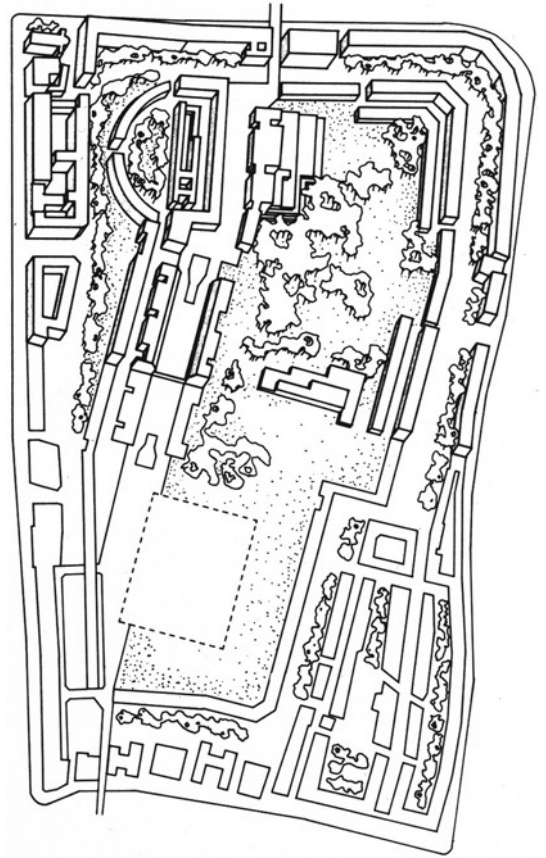
**FIGURE 8.11a**

The existing plot layout and building development in an area of London that might be regarded as an environmental room. But it is subdivided by roads and the limited size of the building plot increasingly forces development upward.

about the same size as St James's Park (Fig. 8.11). Precisely the same amount of floor space would have been accommodated. There need be no tall buildings, unless they are specifically wanted. All the housing could look onto a park. Buildings such as schools could stand freely within this. There would be a free site and a park-like setting for new hospital buildings.

All that may sound theoretical and abstract. But to know what is theoretically possible is to allow wider scope for decisions and objectives. We can choose. We can accept the grid of streets as it is. In that case we can never avoid the constant pressure on the land. Housing will be increasingly in tall flats. Hospitals will have no adequate space for expansion. Historic areas will be eaten into by new building.

**FIGURE 8.11b**

The same area as that in 8.11a. The road network is now enlarged and runs around the boundary of the area. Theoretically an entirely new disposition of buildings is possible and the illustration shows exactly the same amount of floor space in a new form. Tall buildings are no longer necessary: the buildings themselves have a new freedom for development and a considerable area of open space is discovered.

A total area once unified by use will be increasingly subdivided by traffic. We can leave things as they are and call development organic growth, or we can accept a new theoretical framework as an outline of the general rules of the game and work towards this. We shall know that the land we need is there if we use it effectively. We can modify the theoretical frame to respect historic areas and elaborate it as we build. And we shall also know that the overlapping needs of living in an area have been seen as a whole and that there will be new possibilities and choices for the future.