

POLITECNICO DI MILANO



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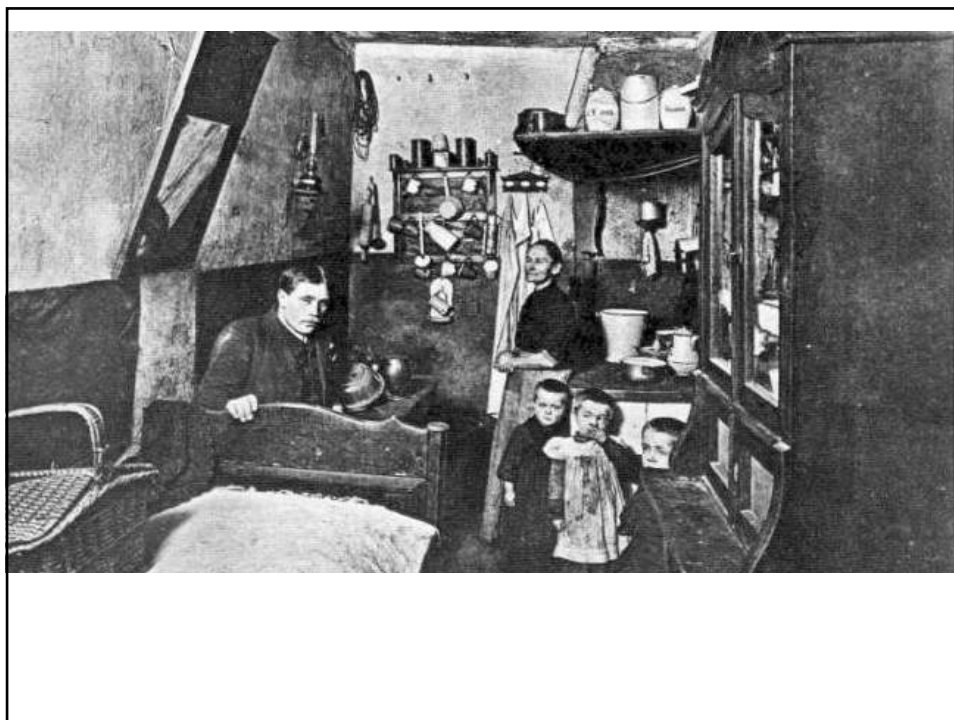


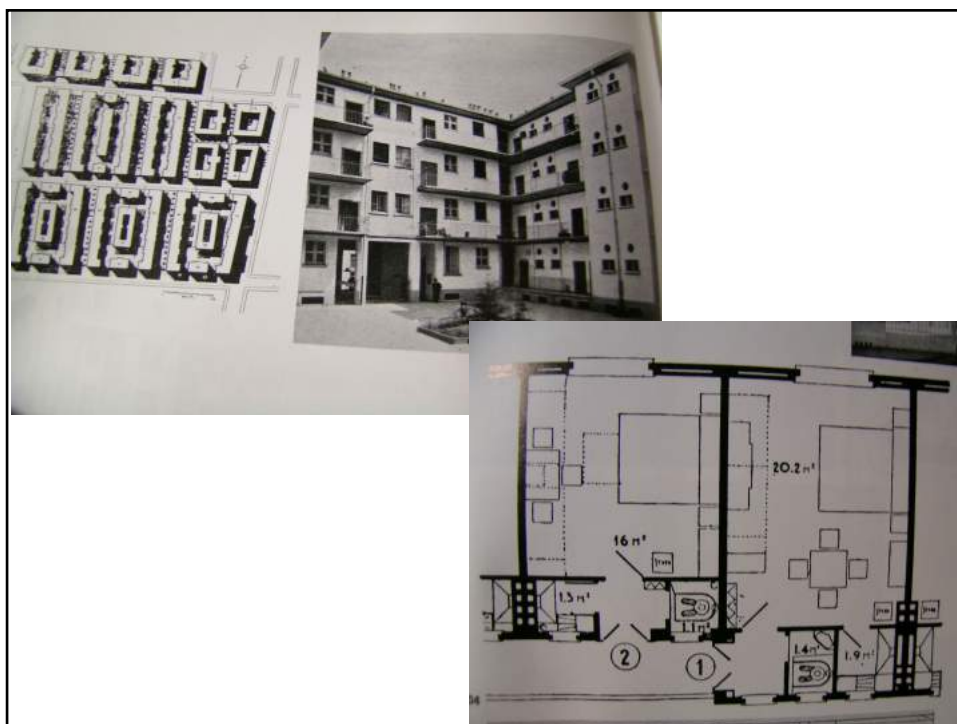
**DIMENSIONE SOCIALE E RIGENERAZIONE
URBANA: UN FUOCO SULLA QUESTIONE
ABITATIVA**

A. I QUARTIERI PUBBLICI COME RISORSA

I quartieri di edilizia residenziale pubblica come “soluzioni”

- Costruiti nella fase di **sviluppo economico e demografico**
(in particolare del primo e secondo dopoguerra)
- **Soluzioni** per rispondere alla pressante **domanda abitativa** nelle maggiori aree urbane
- **Non solo alloggi**, ma contesti/piattaforme per:
 - Integrazione culturale
 - Socializzazione politica
 - Decentramento amministrativo







**B. I QUARTIERI PUBBLICI COME PROBLEMA
(CRITICITA')**

I quartieri ERP in crisi: da “soluzioni“ a “problemi”

- Dalla metà degli anni '70, **crisi economica, ristrutturazione industriale e il ritrarsi del welfare state:**
 - I quartieri erp **perdono il loro ruolo “funzionale”** allo sviluppo della città industriale e dell'economia fordista
 - Divengono spesso **luoghi di concentrazione delle fasce più vulnerabili della popolazione**
 - Si avvia un controverso dibattito sul **fallimento dell'architettura moderna**
- **Paradossi della istituzionalizzazione:**
 - I cittadini a cui viene assegnato un alloggio pubblico entrano in un processo burocratico che li pone nella condizione di “**inquilini**”, quando si dice partecipazione degli abitanti....
 - La **gestione** dei quartieri si fa sempre più “distante” (erp e servizi sociali)
 - Si rendono progressivamente evidenti gli **effetti perversi degli interventi settoriali** che agiscono sui vari fronti (separando tipicamente quello fisico da quello sociale, economico, sanitario)

In particolare:

- Cresce la concentrazione dei soggetti più “**pluri-svantaggiati**” nei quartieri meno attrattivi (chi può si trasferisce altrove)
- **Riduzione dei finanziamenti** all' erp (povertà e degrado delle strutture)
- Mancanza di innovazione, **miseria della gestione** del patrimonio erp











La nouvelle géographie prioritaire | Gouvernement.fr


09/06/15 11:36

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Barre de recherche

ACTUALITÉ du Premier ministre | LES ACTIONS du Gouvernement | LE GOUVERNEMENT et les institutions | PARTAGEZ et diffusez

Le Point | Les actions | L'essentiel des ministères | Le Point-parole | Conseil des ministres



Dynamiser les villes et les quartiers

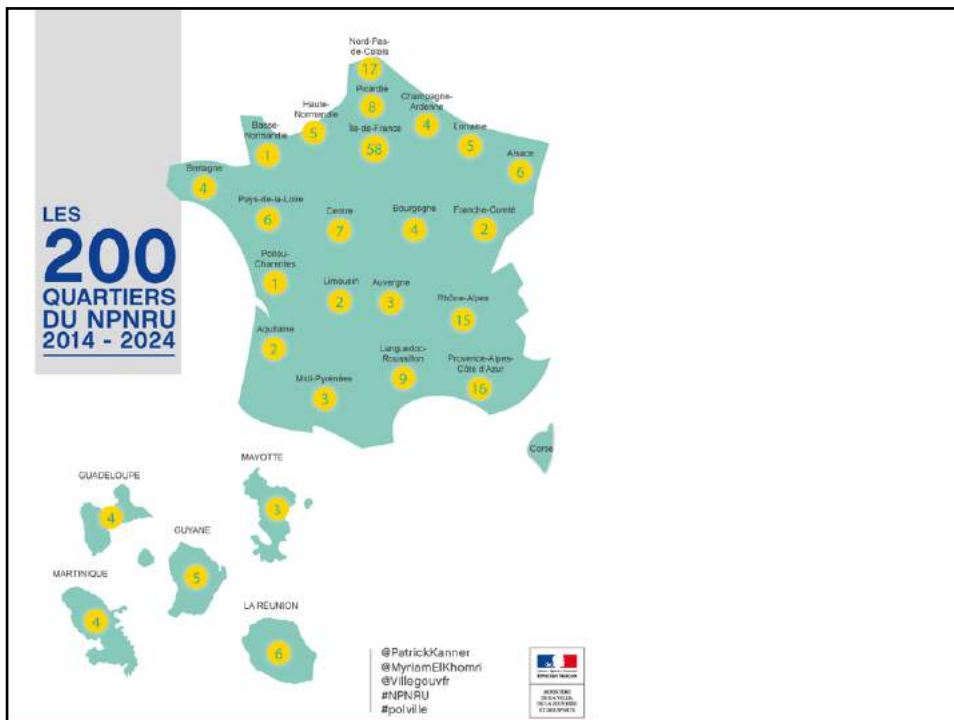
La nouvelle géographie prioritaire

Mis à jour le 5 mai 2015 - Projet porté par Patrick Komar, Myriam El Khomri

La nouvelle géographie d'intervention de la politique de la ville concerne 1 300 quartiers, contre 2 600 auparavant afin de concentrer les efforts sur les quartiers les plus pauvres. Le Nouveau programme de renouvellement urbain 2014-2024 consacre 5 milliards d'euros pour 200 quartiers déclarés d'intérêt national. Suite aux attentats de janvier, un comité interministériel consacré à la lutte contre les inégalités se réunira en mars.

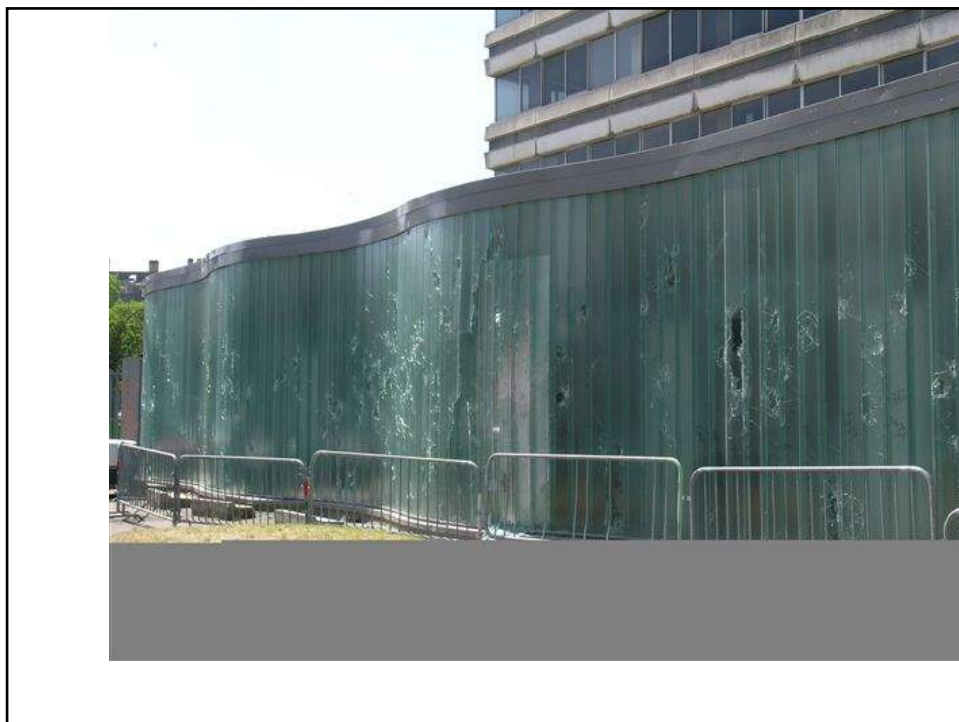
Conseil des ministres | Proposition | 1 300 quartiers | PNRU 2 | Entree en vigueur | Contrats de ville | Comité interministériel

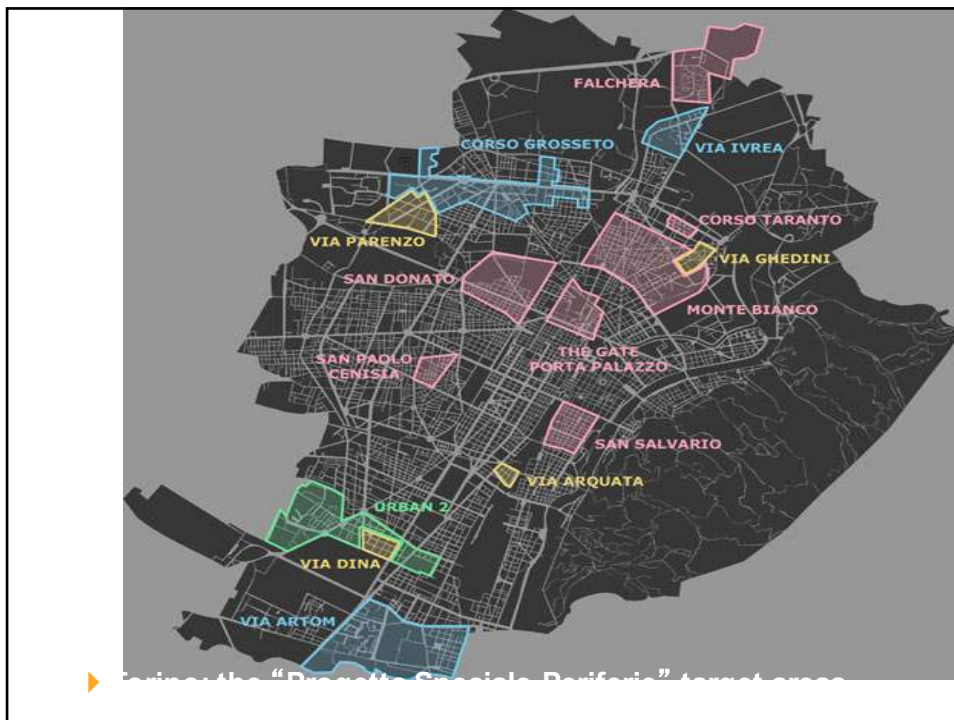
<http://www.gouvernement.fr/actions/la-nouvelle-geographie-prioritaire> Page 1 of 6



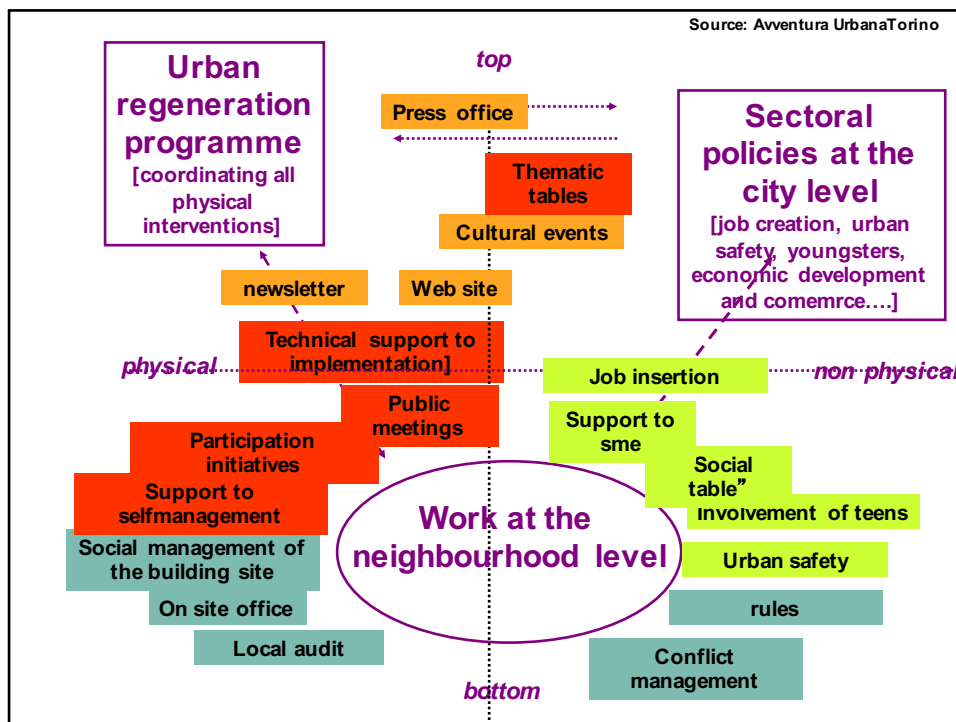




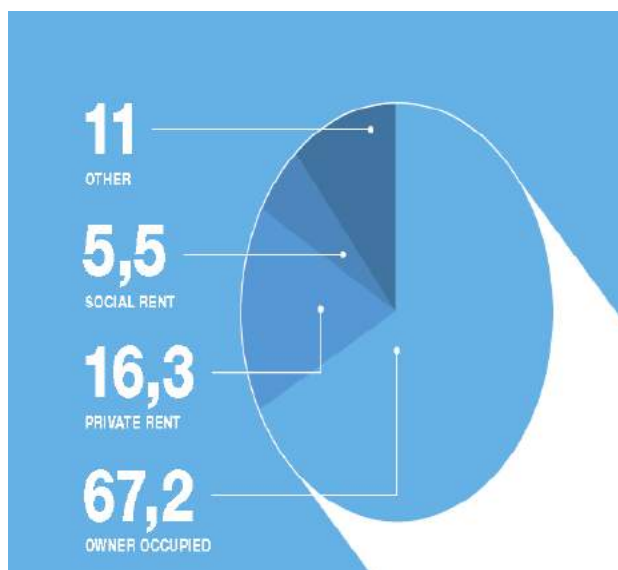






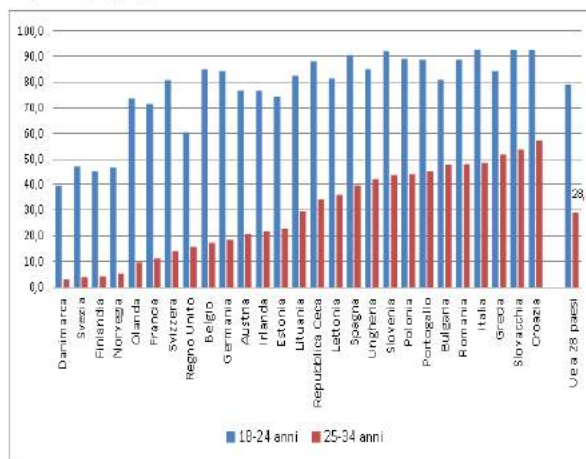


OGGI E IN PROSPETTIVA, IN ITALIA (EUROPA)

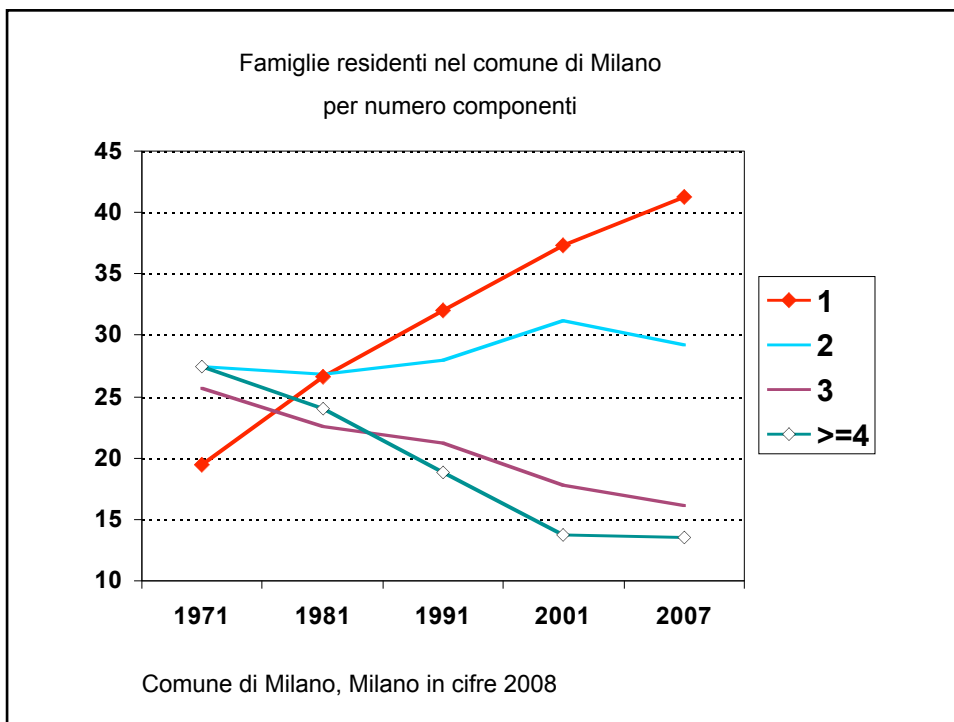
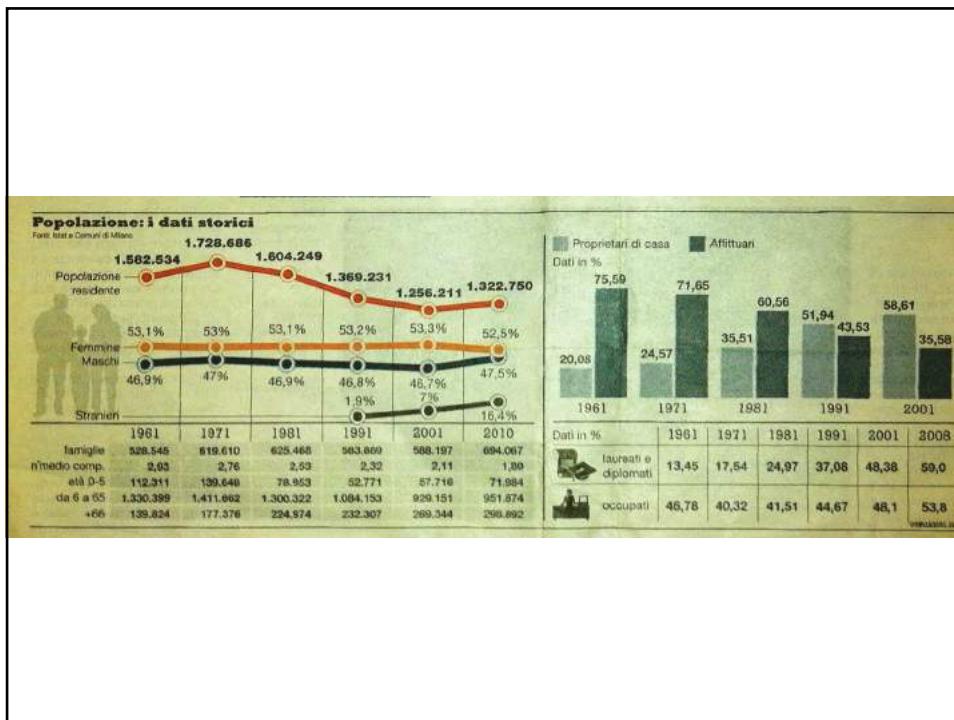


The State of Housing in Italy.
Source: Housing Europe, The state of Housing in EU 2015.

Fig. 10 - Percentuale di giovani (18-24 anni e 25-34 anni) che vivono ancora con la famiglia di origine nei paesi europei (val.%) 2014



Fonte: elaborazione Censis su dati Eurostat



Singles a Milano

	2001	2009	2011	2012
singles	276,000	340,000	368,000	
% on total families	38,25 %	49 %	51 %	52,7 %

*Source: La Repubblica, 10 agosto 2012 +
update Comune di Milano*

Depositare, storicizzare, valorizzare e generalizzare

ESPERIENZE PIONIERISTICHE

versus

mantra e mainstream

(sostenibilità economico-finanziaria, „fascia grigia“,
innovazione sociale, city makers)

e ambiguità:

la casa come servizio / retoriche della mobilità

Gruppo di studio „Piano Città“
Ministero delle Infrastrutture e dei Trasporti
opzioni strategiche

- costruire un repertorio di esperienze virtuose, riconoscendo in modo selettivo le eccellenze che si sono prodotte;
- assumere le città (e i quartieri) come terreno concreto di integrazione di diverse politiche (sulla base delle esperienze, dei programmi già sperimentati);
- supportare e valorizzare progetti (in campo abitativo, del welfare, degli spazi pubblici) orientati a supportare forme di innovazione dei servizi alla popolazione per rispondere in modo efficace ai processi di cambiamento (invecchiamento della popolazione, migrazione, nuove povertà, abitare temporaneo);
- superare i limiti del bando come dispositivo di allocazione delle risorse: individuare forme di allocazione che premiano la progettualità nel medio e lungo periodo e la capacità di risposta ai problemi prioritari;

Gruppo di studio „Piano Città“
Ministero delle Infrastrutture e dei Trasporti

3 orientamenti

1. Politiche di rigenerazione dello stock di edilizia residenziale pubblica (di cui curare gestione e manutenzione) quali politiche integrate di welfare

- Rigenerare i quartieri, ripristinare il potenziale del patrimonio esistente e sperimentare programmi di valorizzazione alternativa del patrimonio che agiscano su una ridefinizione delle modalità di governo e di gestione del patrimonio nonché sulle condizioni di vita delle persone, colmando lo scarto tra i bisogni sociali e le risposte fornite.
- Aprire a riflessioni e sperimentazioni sull'abitare con l'obiettivo di coniugare strumenti e risorse delle politiche sociali e strumenti e risorse in materia di edilizia e urbanistica.
- In questa direzione, alcune esperienze più avanzate mettono in evidenza interpretazioni virtuose della *spending review*.

2. Un'interpretazione più ampia del ruolo dell'attore pubblico rispetto all'intero stock residenziale disponibile e al riuso dell'esistente

- La definizione di risposte alla questione abitativa sollecita sempre più a disegnare politiche e interventi che muovano dal patrimonio esistente.
- In questa direzione, è necessario *mobilizzare* il patrimonio costruito nel suo insieme, estendendo il campo di azione delle politiche abitative e includendo interventi diretti anche allo *stock* di abitazioni private, immaginando un ruolo forte, sia pure di intermediazione, da parte delle amministrazioni locali nella promozione di un uso più efficiente degli alloggi già esistenti:
 - *riuso del patrimonio sfitto,*
 - *riconfigurazione del patrimonio di alloggi*

3. Investire intelligenze, risorse e progetti per realizzare sinergie nell'impiego di risorse in una visione transcalare e in una prospettiva di integrazione tra politiche

- Risposte efficaci alla questione abitativa possono derivare da scelte in altri ambiti di policy
- E' necessario superare una logica in cui le risposte alla domanda abitativa sono da rintracciare entro i perimetri comunali.
- Una maggiore integrazione tra i piani urbanistici e i piani di zona dei servizi sociali potrebbe, da questo punto di vista, alimentare un ridisegno importante delle politiche abitative, superando la logica della produzione edilizia e alimentando prospettive transcalari di integrazione tra servizi.

"The Interior of the Metropolis"

by STELLA STEVINGS + ARCHITECTS

In the Parisian there is a need (and an ambition) to build 70,000 new apartments each year up to 2020, which represents a doubling of the current production. However, at the moment 50% of the apartments in the Metropolis of Paris are under-polluted. Moreover, French construction has fallen to its lowest level for more than 15 years.

Since 2005, 100% of the new apartments in France need to be "accessible" (adapted to wheelchair users). The dimensional regulations arising from the new accessibility regulations (larger hallways, toilets, and general rooms, among others) imply an increase of about 1m² for an average sized 3-room apartment. Thus, the extra surface needed to "adapt" the 70,000 new apartments represents 500,000 new 3-room apartments (not for one year) - an amount that would build all the housing people of the Paris agglomeration.

Note: Unfortunately, nothing tried in an apartment would become available. Thus, apartments have reduced living rooms in order to adapt to the regulations and needs.

Note: In France 4.7% of the population uses a wheelchair, but since 2005 100% of the apartments need to be adapted to persons in wheelchairs.

Over these plus size units is already standardised housing in France. A flat with a new type of room, the kitchen-interior living room a very generous bathroom and a (too) large toilet. No natural light and ventilation for the kitchen or bathroom, no orientation towards a green courtyard. This standardised floor plan is the French answer to the current regulations and market constraints. A new French model?

Note: Before 2005 kitchen and entrance had been dedicated spaces and the rest of the room was living room (see left case # 1 & 2).

Beyond the surprising multiplicity of the standardised floor plans, one can make any sense at all to even talk about "living standardisation" during a time when the diversity of households and living practices is higher than ever? It would have expected that the extremely rich diversification of household types and the growing number of new living practices would have generated the richest palette of typologies of apartments, able to adapt to the diversity of their inhabitants - and not only to regulations.

At a time when the Parisian state is building the most, it is reducing the most.

A constraint seems to prevail among the professionals in the housing sector: nothing can be done remains under current conditions (market and regulations). Architects have known to the word: "l'impossible est par Français".

To help paving off better the resolution of this pile of standardised apartments, buildings are equipped with the most distinctive and unique facade: library, rooftop, aquatic habitat, green walls - never able to produce signs. This stands in the place where the imagination of architects fully explodes.

It is necessary for us to take a distance from this method of thinking in order to have the subject of housing in its very essence: the apartment. The real revolution in housing is indoors.

17 years after Bertel presented his captivating section of a building, without its facade to show the society of the moment, it is time to draw again to restore the beauty and observe with fresh and curious eyes what happens behind the walls, inside the apartments. And to follow an discover a reality that does not need to generate such interest, behind the spectacular facade we discover a pile of ordinary apartments.

Behind, the first section shows the existing gap between the house and the household: the connection that inhabitants can't force to go through to solve their lifestyle in their standardised apartment. So here a dissonant matter and her son lies in a 3-room apartment, rearranging the living room and right into a bedroom or here, on the top floor apartment, a young woman finds her company in her living room and reaction for chaos between the kitchen and the laundry, continuing in even more functions in a space that was not that to start with; on this old lady, who can hardly imagine her living 3-room apartment where she has lived the decades, but it now alone.

As for the Bertel illustration, once the section is completely revealed, today's society appears in all its depth, showing all its contradictions, its diversity, and its richness. And it is this richness that guided and inspired the generation of the second illustration: an ideal section that takes the inhabitants and their lifestyles as starting points to develop apartments adapted to their situation, their resources, and their evolution. We see in this illustration the reality of the first section and new residents who have come to modify this representation. In this ideal section the apartment that adapts to the inhabitants, no longer the other way around. The apartment can "grow" to prepare for the arrival of a new child, the kitchen can move to create an extra space, the children's rooms (Bertel's old kitchen area transformed into a studio for music...), moreover, the ideal building has shared spaces and common services: the "Carande Station" becomes a support system for its inhabitants.

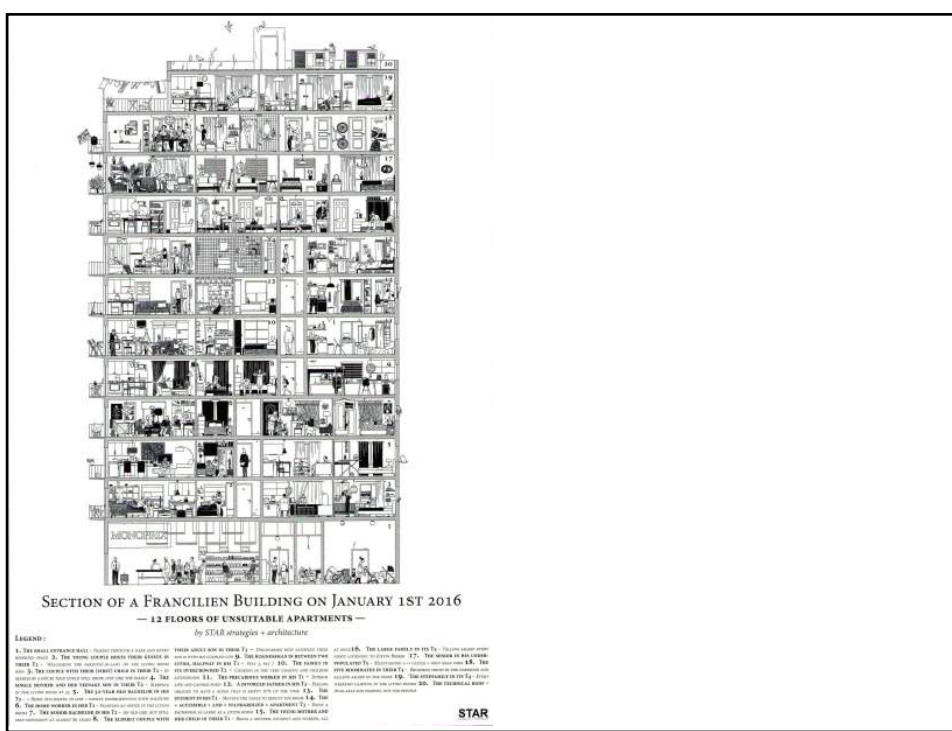
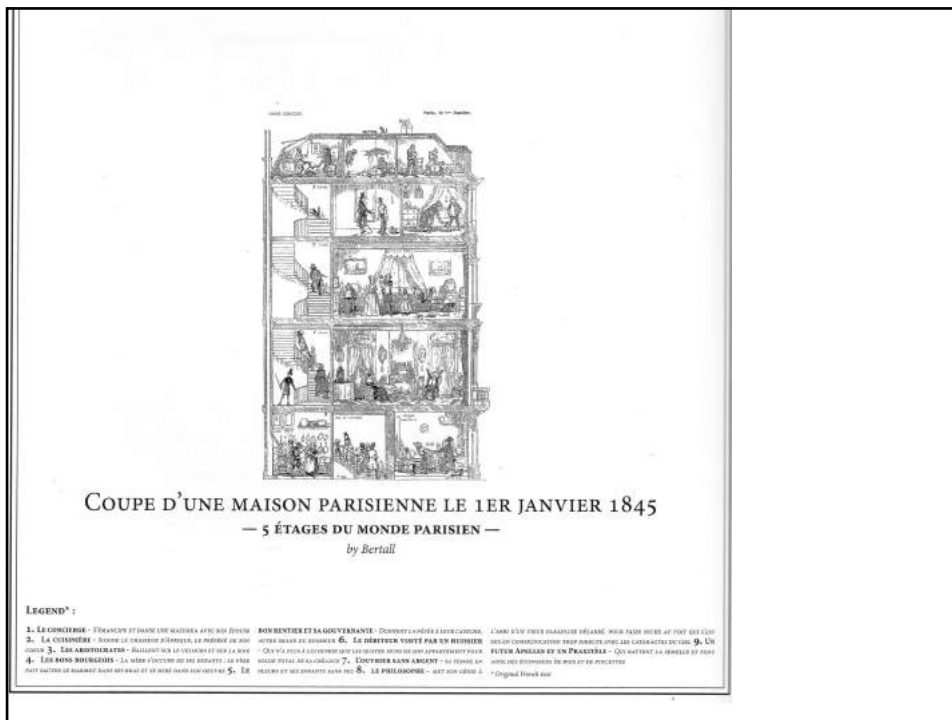
This ideal situation is not meant to be utopian, it represents a real project that meets current regulations, integrates economic constraints, and meets energy performance targets. It is both a manifesto (see "STRA Principles for the Apartment") and proof that it is possible to do much better than the most repetitive of what is being built, without being more expensive, bigger, or more-consuming - just by arranging the three plus slightly differently.

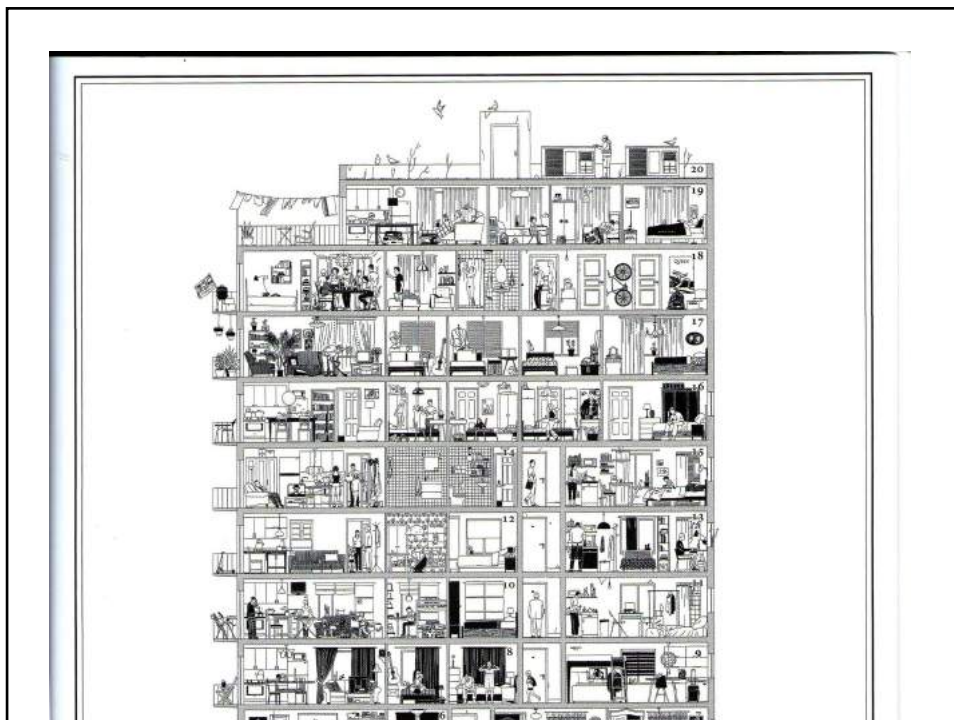
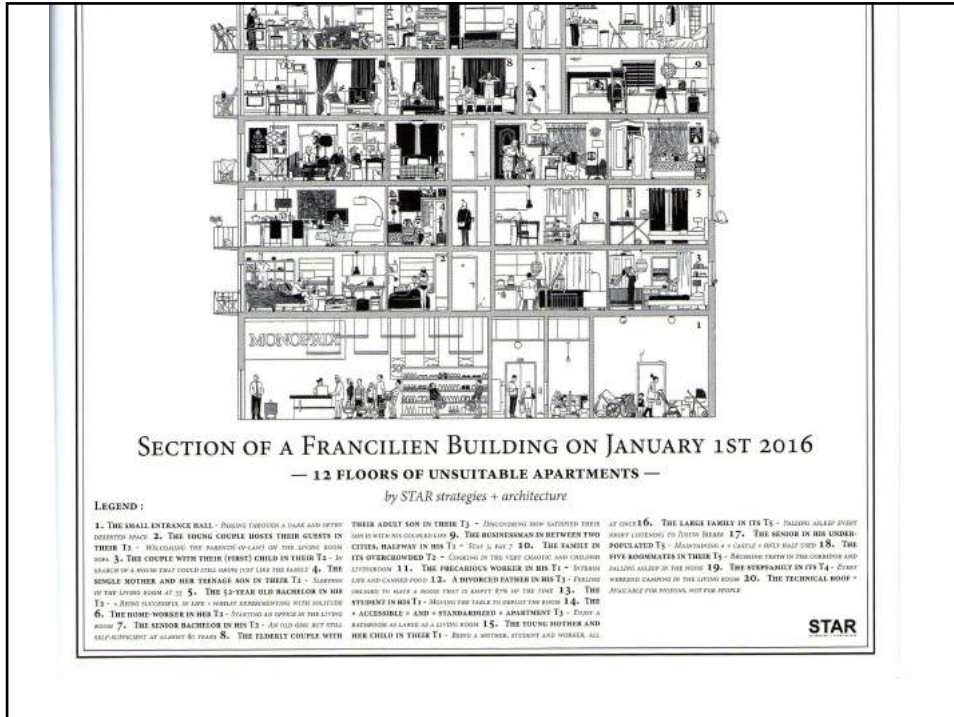
There does not seem to be any rational explanation for the current standardisation trend.

Note: In the first illustration is the reconstruction of the building plans in the second section (see French edition). The method was conceived and managed by STELLA STEVINGS through a unique media approach that placed the project designed by STELLA at the heart of the process, and her ambition in the construction field is to draw the highest price of the market (PROFIT) and to bring a unique design around the production of the project. The financial reality of STELLA STEVINGS is the result of her unique strategy, she supported the project from its conception, in 2005, the first social housing corporation.

They open up plans, sections, and thoughts around the subject of housing, especially in urban projects (see STELLA STEVINGS, in the book of Paris, and the STELLA STEVINGS International de Grand Paris).

urbanism





STAR'S PRINCIPLES FOR THE APARTMENT

I THE MEDIUM LIVING ROOM:

A living room that can be temporarily split into two parts in order to create a separate space to host somebody to work, etc. A second window is installed to draw the user's attention to the living area functions while having a good view of nature for good daylight, good views from directly outside for a pleasant general covering for children for the weekend.

V THE FLEXIBLE KITCHEN:

This is a kitchen that allows for 2 configurations according to the volume of the kitchen households, separated from the living room, main space, or mainly prepared for it to meet kitchen needs.

IX THE ENTRY ROOM:

There will be no shared paths from the building to the user's entrance. A small wall will be changed for sight. When it is not occupied it can be used through an alternative perspective. Other shared spaces are planned to hold holding for 2 children's room or storage rooms for storage.

II THE ENTRY ROOM:

An above the space (entry) attached to the living room that helps to create a sense of welcome. It has a kitchen as a central part of the entrance. This principle is to improve "T1-T2" in a "T3" plan. It is available for single room households, people working in home, or couples who might consider being child in the future.

VI THE ACTIVE CORRIDOR OR NO CORRIDOR:

Corridors for adults only can function going from a room to another, and that of the plan. To improve the quality of the space the solution can be considered, other alternative to consider for connecting the space between them or merge the corridors to allow to give a character and other storage spaces.

X QUALITY PRINCIPLES:

Use or avoid use in necessary because correct better condition than to be entered in the next program.

The kitchen: the center space of a good proportion and in connection to the living area.

The window in the kitchen: A kitchen is an important space therefore a window is mandatory.

The window in the bathroom: it is naturally mandatory. Bathroom is a very specific: showing better view is a pleasure.

The layout for water: Operations to show for good ventilation and lighting apart from being more practical.

The "L-shaped" Living space: Circular people, rectangular spaces, all make the apartment "lighter" and allow without adding surface.

III THE PLAN:

The plan is a feature that must be studied in the house in order to create an open work. Its implementation is described in the Construction rules. It works in a "house" of space that is a small office, even for a child, a large living room, etc.

VII THE INTEGRATED STORAGE:

The apartment must contain the possibility of a general storage of storage space (bookshelves, wardrobes, shelves), part of which is built in. In the case of the storage space follows the standards of affordable containers such as box or heavy shelves.

VIII THE INDEPENDENT ROOMS:

In the T3 apartment T1 and T2, the general room is independent from the others and it has its own bathroom. The other rooms share a second bathroom and is placed close to the entrance.

This configuration will have all possible types of "living", power + adult room, parents + grandchild, child + student, other + home assistant, etc. avoiding privacy problems and environmental noise.

IV LA MARCHÉ DES ENFANTS:

This is a child's playground (play-kitchen) room, a table, shelves, and heavy chairs. It offers multiple configurations of space, which can be used for the children's play. It is possible that T1 and T2 apartments that will be the best child's playground area.

STAR'S PRINCIPLES FOR THE TYPOLOGY

T1/T2 SUPER EQUIPED:

T1/T2 apartment with plenty of integrated storage space (T1/T2).

T1/T2 GROUPABLE:

T1/T2 apartments connected to be finished with the apartment near floor to make the same figure. They are connected by an entrance who can then be split for two clear apartment values to buy in.

T1/T2 IN CO-RESIDENCE:

A Co-housing is a project that must be divided by a professional household which will have their private spaces and shared areas with other co-housing units. Like the kitchen, dining and living rooms, and other services such as laundry or rooms. This allows co-housing households to live together, to use on their own and to support each other. It is especially suitable for young adults, students, single parents, co-workers and families from all ages within financial means etc.

The concept was created by STAR Architects in 2005. See article in ARCHIVE.

T3 SUPER ADAPTABLE:

All the T3 apartments have independent storage spaces (T3/T3) in all possible types of "living".

T4 - T5 EVOLUTIVE:

All the T4 and T5 apartments have a flexible kitchen (T4/T5) that can be divided to create a studio or use the kitchen everything as a separate for living or sleeping, the being the presence of the second floor that allows the user to have a second wall. This operation creates a new apartment within the existing building and gives the owner extra income by selling at a higher price.

STAR'S PRINCIPLES FOR THE TYPOLOGY (CONTINUED)

T1 SUPER EQUIPED:

Services such as laundry or rooms. This allows co-housing households to live together, to use on their own and to support each other. It is especially suitable for young adults, students, single parents, co-workers and families from all ages within financial means etc.

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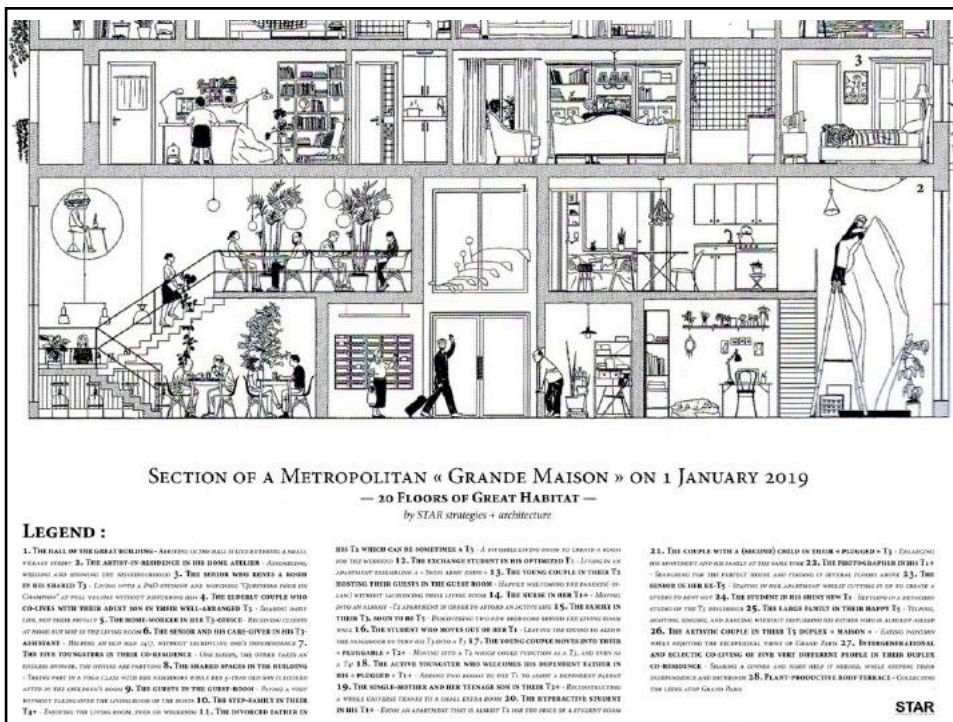
T1-T2-T3-T4 + PLUS:

The typology T1-T2-T3-T4 has three PLUS solutions: adding the first floor (T1), the floor. If an apartment can separate as "extra space" without adding extra surface it will be called "T1-T2-T3-T4 + PLUS".





SECTION OF A METROPOLITAN « GRANDE MAISON » ON 1 JANUARY 2019
— 20 FLOORS OF GREAT HABITAT —
by STAR strategies + architecture



SECTION OF A METROPOLITAN « GRANDE MAISON » ON 1 JANUARY 2019
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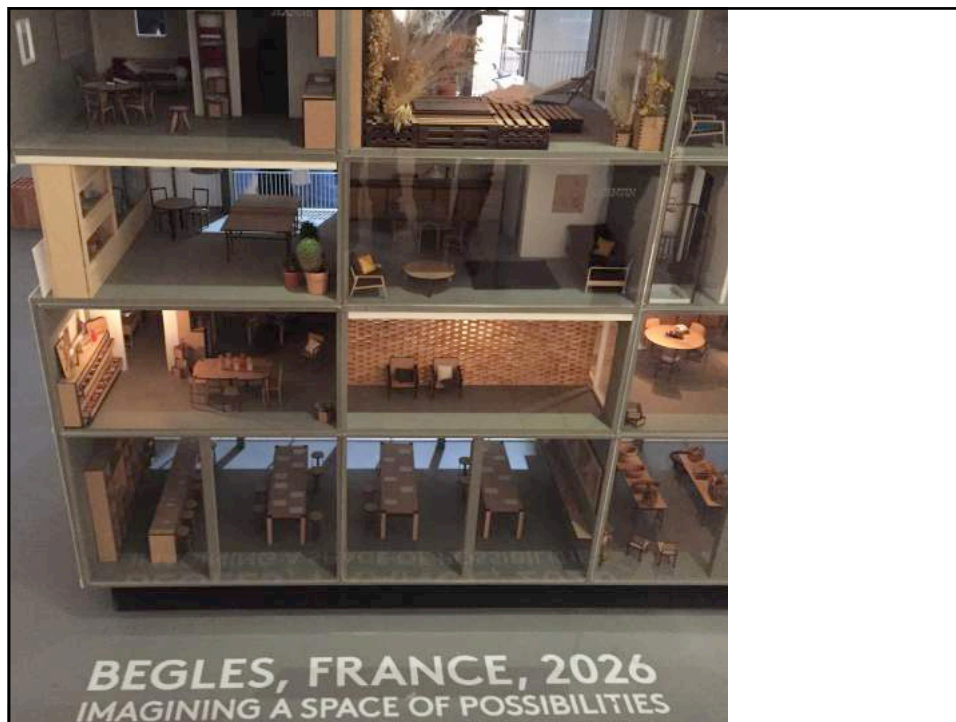
LEGEND :

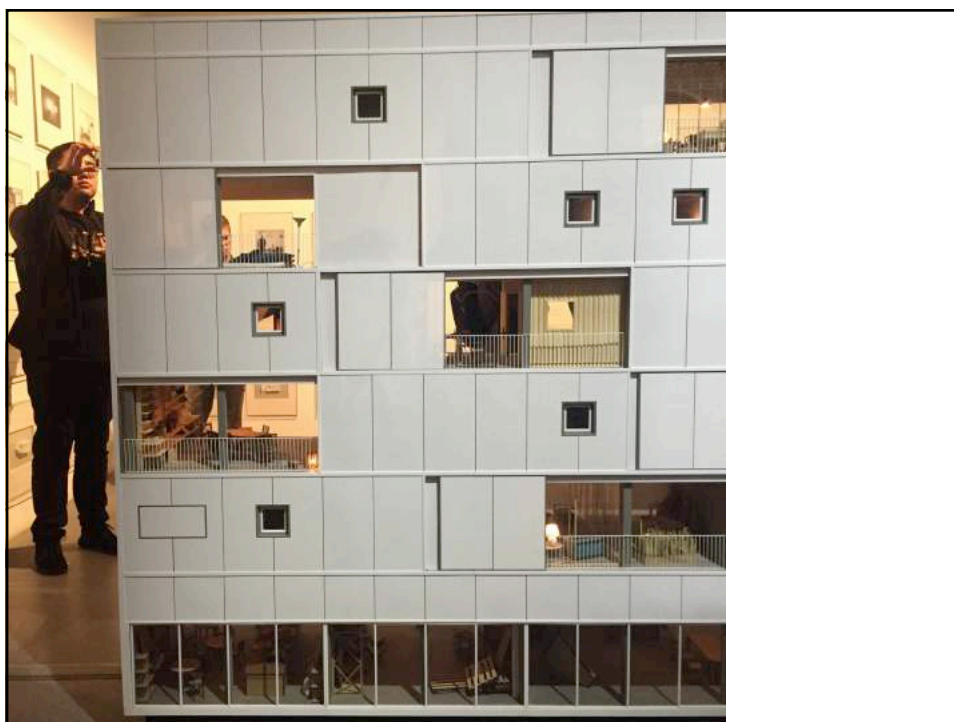
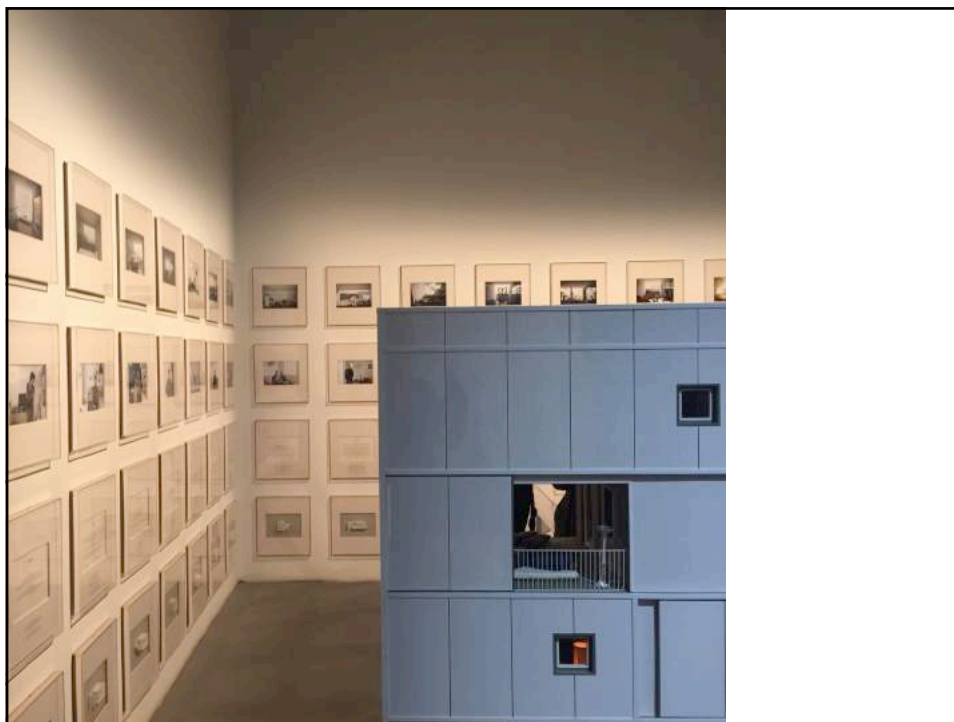
1. THE HALL OF THE GREAT BUILDING - ARRIVING IN THE HALL, YOU CAN FIND A SMALL VESTIBULE. 2. THE ARTIST IN RESIDENCE IN HIS HOME OFFICE - ARRIVING, VISITING AND WORKING THE ARTIST'S ROOM. 3. THE SENIOR WHO RENTS A ROOM IN HIS SHARED T2 - LEAVING WITH A PAIR OF SHOES AND WORKING. 4. THE ELDERLY COUPLE WHO CO-LIVES WITH THEIR ADULT SON IN THEIR WELL-ARRANGED T3 - SEARCHING ABOUT THE WAY FROM OFFICE TO THE HOME. 5. THE HOME-WORKER IN HER T2-APARTMENT - RECEIVING CALLS OF HER SON FROM THE OFFICE ROOM. 6. THE SENIOR AND HIS CARE-GIVER IN HER T2-APARTMENT - HELPING AN OLD MAN GO TO WORK. 7. THE FIVE FINGERSTERS IN THEIR CO-HOUSE - ONE SINGS, THE OTHER TAKES AN ICEBERG SANDWICH, THE OTHER SAYS HELLO. 8. THE DRINKER DRINKS IN THE BELLEVUE - TAKING PART IN A DRINK CLASS WITH HIS NEIGHBORS WHILE HIS 2 CHILDREN SON IS ASLEEP AFTER HIS CAREGIVER'S ROOM. 9. THE GUESTS IN THE GUEST ROOM - BEING A VISIT WITHOUT TELEPHONE THE OFFICE OF THE ROOM. 10. THE STEP-FAMILY IN THEIR T4 - FINISHING THE LIVING ROOM, FEELING UNCOMFORTABLE. 11. THE INTERACTIVE SENIOR IN

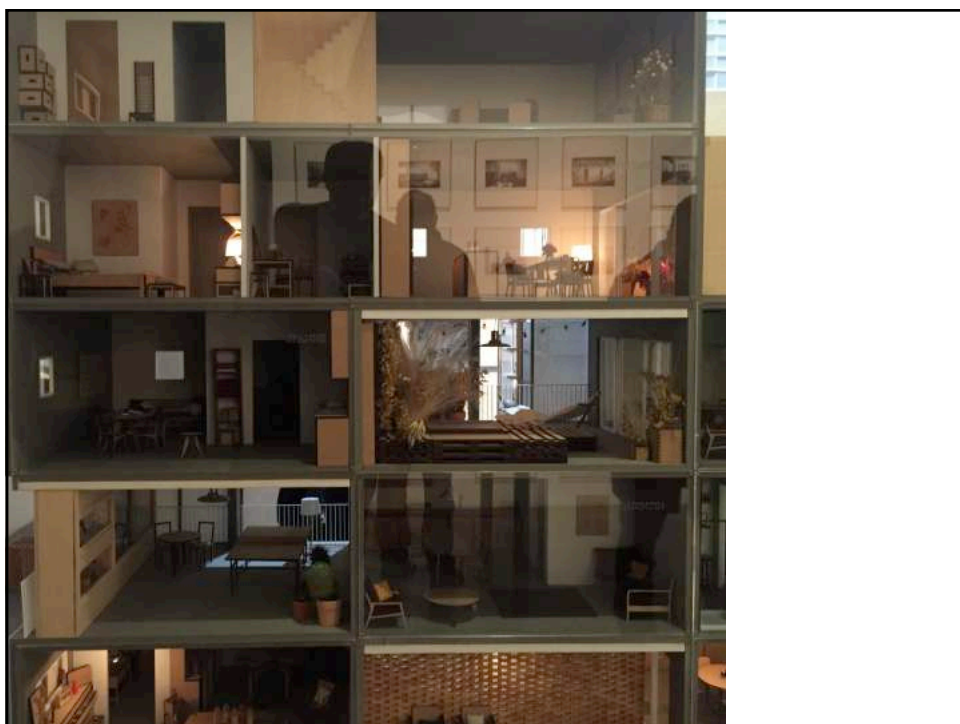
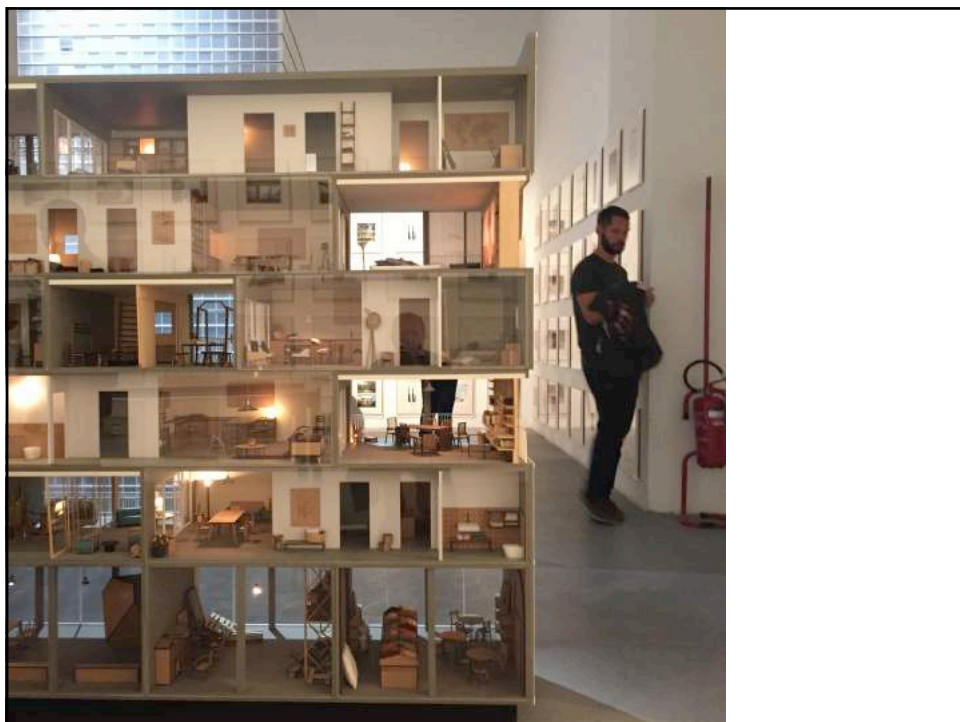
HER T4 WHICH CAN BE SOMETIMES A T3 - A VISITING STUDENT WHO TO CREATE A ROOM FOR THE WEEKEND. 12. THE EXCHANGE STUDENT IN HIS OPTIMIZED T3 - LEAVING AN APPOINTMENT REGARDING A THIRD PARTY COURT. 13. THE YOUNG COUPLE IN THEIR T2 HOSTING THEIR GUESTS IN THE GUEST ROOM - PLAYING VIDEO-GAMES AND PRACTICING (JAZZ) WITHOUT INTERRUPTING THEIR LIVING ROOM. 14. THE NURSE IN HER T4 - MOVING INTO AN APARTMENT - TO TAKE PART IN ORDER TO ATTEND AN ACTIVITY. 15. THE FAMILY IN THEIR T4 MOVING TO HER T3 - PRACTICING THE ARTS AND CRAFTS AND LEAVING ROOM FOR A 16. THE STUDENT WHO MOVES OUT OF HER T4 - LEAVING THE ROOM TO ALLOW THE EXCHANGE TO HER ALL T3 AND T4. 17. THE YOUNG COUPLE MOVING INTO THEIR CO-HOUSE - T4 - MOVING INTO A T2 WHICH OFFERS FUNCTION AS A T2 AND EVEN AS A T4. 18. THE ACTIVE YOUNGSTER WHO WELCOMES HIS DEPENDENT FATHER IN HIS CO-HOUSE - T4 - ARRIVING FROM PARIS TO SEE HIS AGING AND DEPENDENT FATHER. 19. THE SINGLE-MOTHER AND HER TEENAGE SON IN THEIR T4 - RECONSTRUCTING A SMALL KITCHEN LEANED TO A SMALL EXTRA ROOM. 20. THE INTERACTIVE SENIOR IN HER T4 - LEAVING AN APPOINTMENT THAT IS ABOUT TO END THE PRICE OF A VISITING SENIOR.

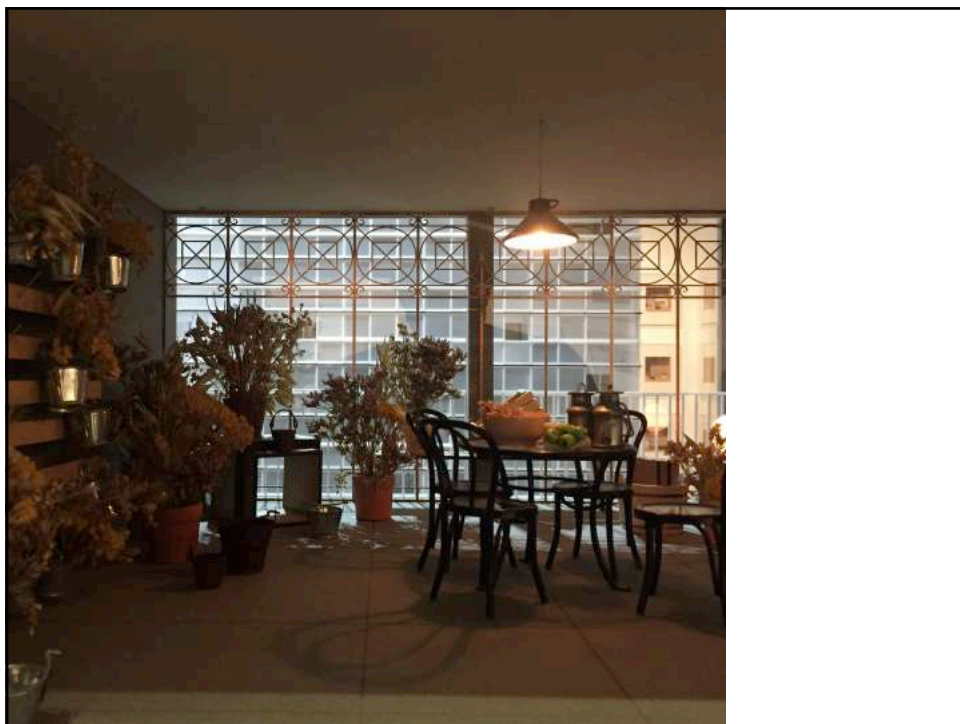
21. THE COUPLE WITH A (GRAND) CHILD IN THEIR CO-HOUSE - T3 - ENJOYING HER APPOINTMENT AND HER FAMILY AT THE SAME TIME. 22. THE PHOTOGRAPHER IN HER T4 - SEARCHING FOR THE PERFECT ANGLE AND FINISHING UP SEVERAL PAGES ABOUT. 23. THE SENIOR IN HER T4 - TRYING TO BE AS ACTIVE AS SHEEP CUTTING IT IN TO CREATE A ROOM TO LIVE IN. 24. THE STUDENT IN HIS SHARED T2 - BEING IN A DISTANT OFFICE OF THE T2, BELIEVING. 25. THE LARGER FAMILY IN THEIR HAPPY T4 - TALKING, SINGING, DRINKING AND ENJOYING WITHOUT INTERRUPTING HIS FATHER WHO IS ALREADY ASLEEP. 26. THE ARTISTIC COUPLE IN THEIR T2 OFFICE + BATHROOM - LEAVING NOTHING WHILE SUPPORTING THE EDUCATIONAL VISIT OF GRAND PARENT. 27. INTERPERSONAL AND RELUCTANT CO-LIVING OF FIVE VERY DIFFERENT PEOPLE IN THEIR DUPLEX CO-HOUSE - BEING A HOUSE AND HOME THAT IS OPEN, WHILE OFFERING THEIR UNDERSTANDING AND RESPECT. 28. PLANT-PRODUCTIVE AND TERRACE - CALCULATING THE LONG-TERM GRAND PLAN.

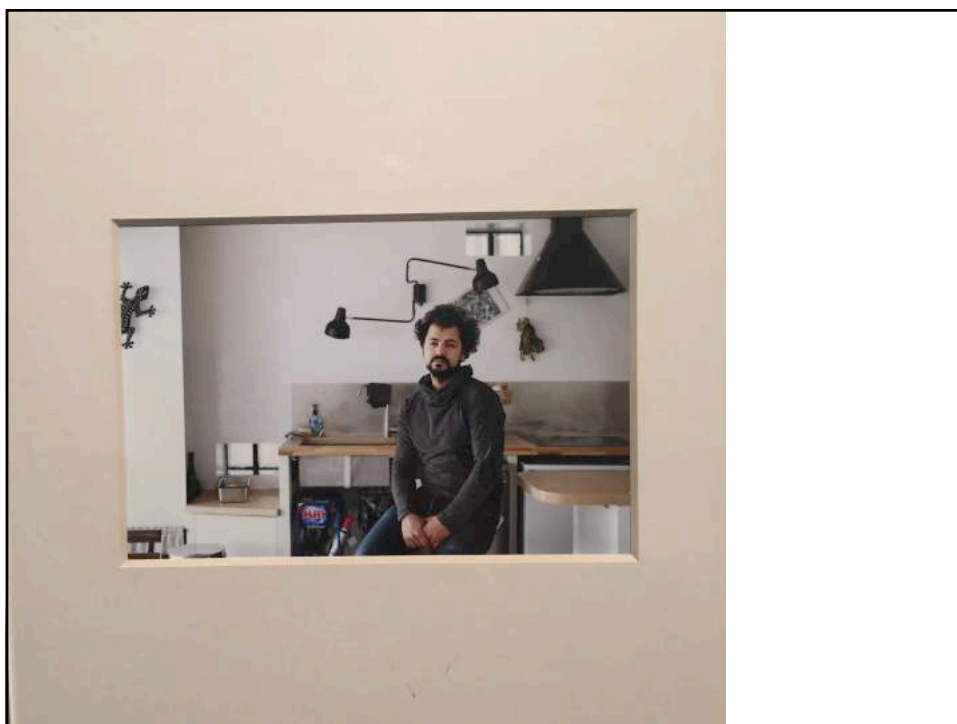


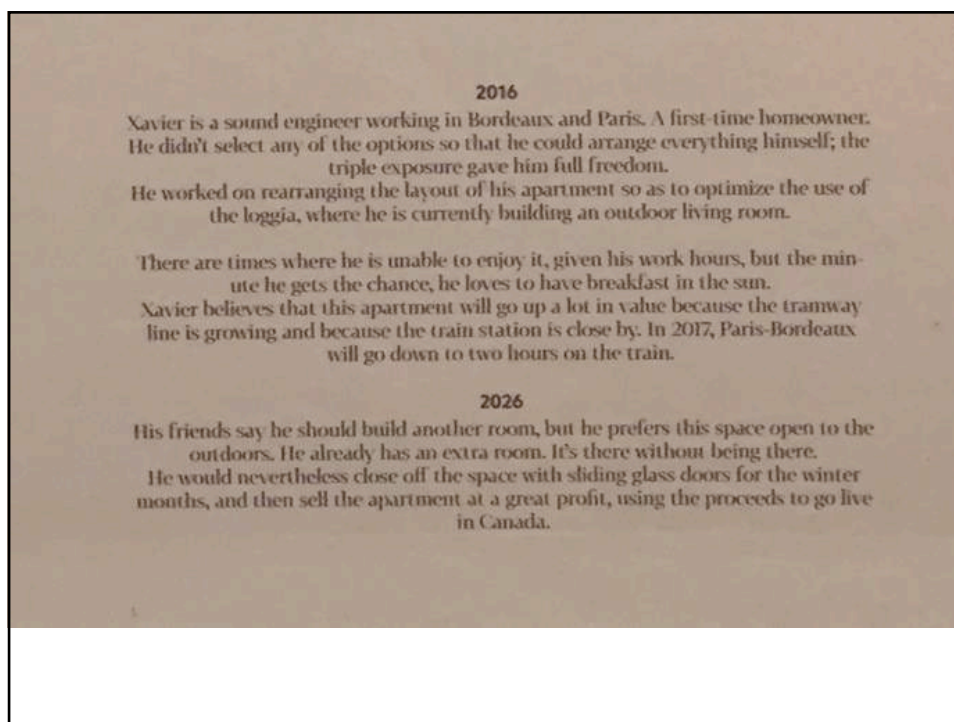
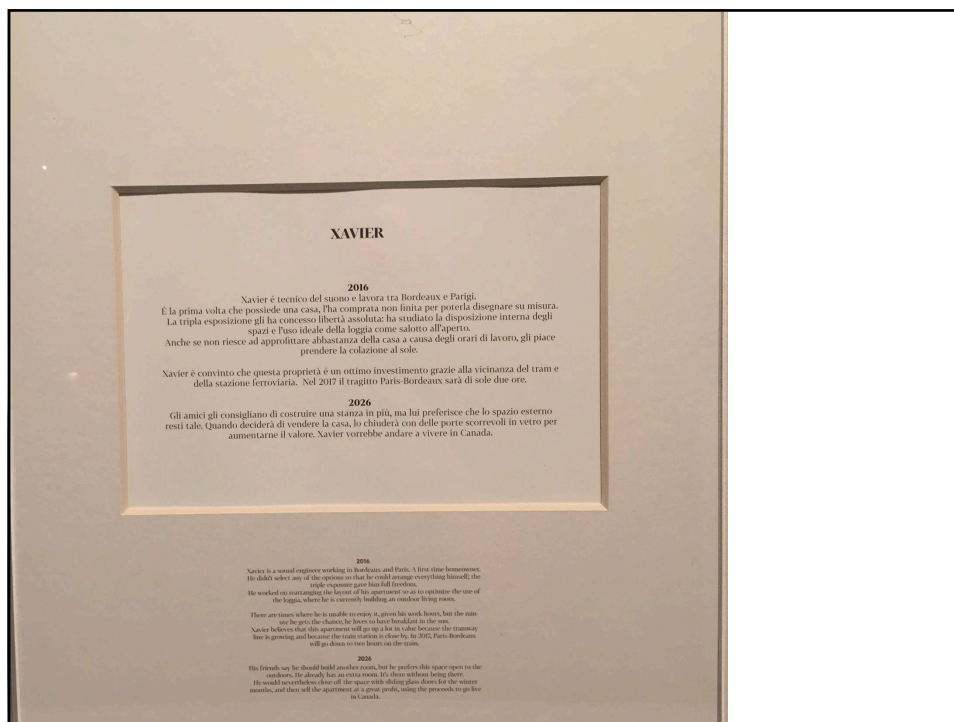




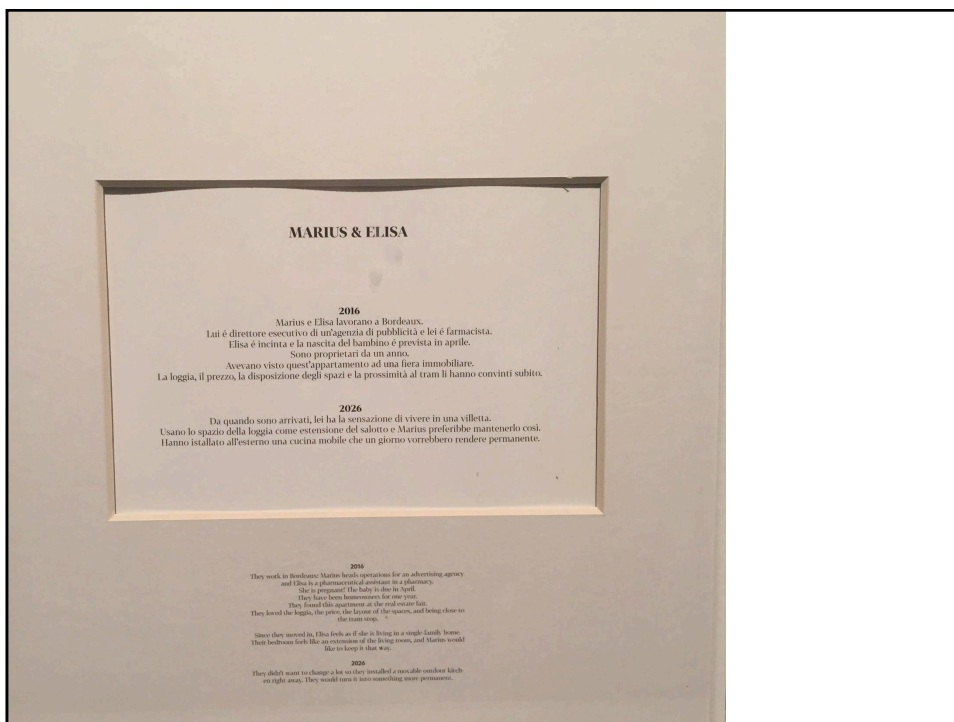












2016

They work in Bordeaux: Marius heads operations for an advertising agency and Elisa is a pharmaceutical assistant in a pharmacy.

She is pregnant! The baby is due in April.

They have been homeowners for one year.

They found this apartment at the real estate fair.

They loved the loggia, the price, the layout of the spaces, and being close to the tram stop.

Since they moved in, Elisa feels as if she is living in a single-family home. Their bedroom feels like an extension of the living room, and Marius would like to keep it that way.

2026

They didn't want to change a lot so they installed a movable outdoor kitchen right away. They would turn it into something more permanent.

