

CO-LIVING:

PROPOSAL FOR AN INNOVATIVE AGE-FRIENDLY COHABITATION

in Aler's estate



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Supervisor: prof. Gennaro Postiglione

Assistant supervisor: Francesca Gotti

Stefania Sabatinelli

Student: Ilaria Bianchi (mat.903905)

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ABSTRACT

Imagining innovative forms of co-habitation addressed to the elderlies (over 65 autonomous or with small fragilities that don't need sanitary assistance) for giving qualified response to their necessities and promote an active aging without detaching them from the neighborhood in which for many years they lived: this is the main theme of the proposed work.

One of the aims is to reduce the isolation that afflicts many elderlies and at the same time helping them to develop social relations and offer a support for solving physical and psychological problems. Another purpose is to offer a transgenerational living that isn't designed only for elderlies but is certainly age-friendly.

Co-Living (sharing living) could be the answer for old age problems because it promotes social relations by proposing to share activities and spaces: co-habitation can offer perceptual inputs and interaction occasions, these are life aspects that maybe when an elderly lives alone risks to lose; indeed living among other people helps to feel more active and loved by many people.

But what is exactly Co-living? It's the term to call a living arrangement in which two or more biologically unrelated people live inside a common residential structure; this environment is composed by basic private units independent to each other but connected by a common big space with shared facilities. Co-Living residents are willing not only to share their space with others but also favors, this exchange provides a condition of mutual support in which the inhabitants help each other.

What emerges from the theoretical research is how the phenomenon of co-living doesn't regard only the youngsters or teens, but people from all ages; indeed this typology of house sharing was categorized in 6 different models according to their users. Since it's still in development it is quite hard to give a complete definition to the concept because it has not yet reached a proper identification. Therefore to better understand this living approach there is a specific chapter in which is presented a Co-Living Case Studies selection; from these analysis was then possible to define the rules of co-living apartment's design for applying them during the project phase.

Since this proposal develops an intergenerational care-based Co-Living model, while carrying out the project decisions, the specific rules about co-living were integrated with Age-Friendly design strategies, in order to fulfill all different ages people's needs.

In detail my thesis work pointed to generate different hospitality proposals in a Social Housing estate completely owned by Aler where the most part of the inhabitants are elderlies with specific needs. In order to update the existing building are suggested transfor-

mation interventions: the aim is to realize a Co-Living environment that promotes an innovative and intergenerational approach for an active aging. Indeed it's wide demonstrated from Italian and European experiences that the strategies promoting an active aging for elderly population have as a consequence a reduction of the costs for sanitary and welfare services.

In the following pages I'll deal with peoples and not only with Architecture, I'll investigate innovative cohabitation proposals that involve people over 65, self-sufficient but with small fragilities giving them suitable solutions in order to satisfy their lifestyle requirements.

INTRODUCTION

FOREWORD

It's undeniable that 2020 forced us to reconsidered our life approach, to change our social relations approach, our working activities and in general our development model. If all of us, nobody excluded, youngers, families, elderlies, in Italy and all over the world, are severely touched, directly or indirectly, by this unknown virus called Covid19, elderly category is certainly the most exposed one and that payed the worst consequences. Everyone underlines that in few months we lost a generation of people, by now aged, that contribute to affirm our best values.

Daily information of this period about the high number of dead people, mostly between senior people, has kept the attention, from everyone, about the causes of this pandemic. I think that it could be useful to go deeper in these thoughts for reconsidering elderly services, that regarding social relations probably could deserve more consideration and respect.

Today under attack there are RSAs and even thought are widespread have proven to be living solution not suitable in situations where is of fundamental importance a social distancing. We could then wonder if it is possible imagining different cohabitation models for over65 self-sufficient elderlies or with mild fragilities but still able to live independently and that can't have disposable income for accessing to the free housing market. It's still valid that RSAs in specific fragile situations are an efficient living solution.

The life expectancy increase with the passing of time and so elderly population in percentage is destined to increase by contrast with other inhabitant categories; this phenomenon is particularly visible in developed and rich societies in which the life quality is of high level. Statistic studies in Italy and in particular in Lombardy, region economically rich and well developed considering the services, confirm this trend: from 2002 until 2019 the average value of people age has moved from 41,9 to 44,7, while old age index is grown by 138 to 165,5 (Istat studies 2019 - Demographic surveys); the term old age index is referred to the aging level of population given as a percentage ration between number of over65 and number of under 14 aged people.

WHAT I WANT TO DO

Is it possible imagining innovative cohabitation approach that, involving self-sufficient people over65, give answers to life needs, both physical and psychological of this target?

It could be an aim to release the isolation that actually hit many elderlies and at the same time offer them a support for developing social relations, an help direct to physical and psychological fragilities? Co-Living could be imagined for elderly community over 65 as a living solution that promote sharing activities and spaces, minimum base services, some places to practice soft gym, a small medical-nursing unit over than collective space typical of cohabitation models?

The Affordable Housing Laboratory held by professor Gennaro Postiglione during A.A. 2019/2020 affronted with a student group, among other themes, the Age-Friendly one: recovering the useful research developed, trying to understand their work methodology and enriching the research with a specific material according with my aim, it could be possible to give substance to the guessed questions.

Reading publications and the conference notes of professor Antonio Carvalho concerned elderly living theme and combining them with a specific research about regulations, reading and case studies, it could be possible to answer to the following question: Co-Living is it a possible solution for elderly over65 target?

Most of the people over65 have now, or could have in the future, need of assistance both for physical-psychological aspect and also economic-social ones; these necessities could find other solution than the RSAs.

Senior category is composed on one side by people that has their own estate and that are completely self-sufficient and independent; on the other side by people unable to own their house asking to be placed in a Social Housing building or forced to ask assistance to social services of their municipality for their poor economic situation. My focus is on this last category allowing me to involve in my thesis ALER as provider, agency that institutionally give answer to the fragile people housing need.

Different institutions and associations deal with housing problems but surely ALER, between different actors, is that one that has the wider real estate and that through ERP programs addressed to all categories give an answer to social housing necessities.

ALER is a provider that builds, refurbishes and manages its ERP real estate: it's a big property and the numbers are very high. During the years entire ERP quarters were built, also if in the near past, for economic reasons, the intervention directed to build new constructions was decreased giving priority to repairing and recovering interventions, but considering the huge dimension of the estate, today the bigger part of the building are in a bad state. The inhabitant categories that thanks to ALER find a house allocation are families with serious economic or social difficulties, as immigrants or elderly.

The regional council report of 2017 (precious document provided by professor Stefania Sabatinelli), in specific the chapter concerning state of implementation about the Regional Program for Public Housing (Edilizia Residenziale Pubblica - PRERP 2014-2016) offer useful analysis indications connected with ALER presence in Lombardia.

L'ALER è un operatore che costruisce, ristruttura, gestisce il proprio patrimonio immobiliare ERP: si tratta di un grande patrimonio e i numeri in gioco sono molto importanti. Negli anni si è dato corso alla realizzazione di interi quartieri ERP, anche se nell'immediato passato, per motivazioni di tipo economico, si è sempre di più ridotto l'intervento rivolto alle nuove costruzioni e si sono privilegiati interventi di manutenzione e ripristino. Ma data l'enormità del patrimonio, oggi la maggior parte degli immobili versano in cattivo stato manutentivo.

SPECIFIC PROJECT PRECIPITATION

Therefore the theme concerns ERP quarter, big or medium agglomerations in which the dwellings number is large; also the elderly population hosted in these neighbourhood is high, at least in the quarters built during '60s.

Imagining an hospitality addressed to elderly of a specific quarter, that rightly don't have to be uprooted from the quarter in which lived for many years, that promote a living model where people live together and enjoy collective amenities that they couldn't have living alone in their dwelling; this is a project that could have an interesting development.

CREMONA

The Case Studio ALER in Cremona taking the cue from a specific situation and dimensionally manageable, it could be considered as a general thought process, emblematic proposal that could be valid in different contexts and environments and not just as a solution for the chosen city.

As already said the reasoning is true for similar situation on the regional territory but the preference is for Cremona, city I know well as it's where I live, in which I have the possibility to contact agencies and institutions in order to easily recollect materials, publications and drawings.

Carefully analysing Istat surveys referring to 2019 has turned out a meaningful datum that determinates Cremona as one of the cities with an higher average age and the most strong aged index: indeed about the average age Cremona presents a value of 45,8 while the regional average is of 44,7 years and about the aged index Cremona has a value of 189 respect the regional one of 165,5. Therefore is evident that Cremona, preceded only by Pavia, is the city of Lombardy with the higher percent of over65 people that is constituted by 24,4% of the population.

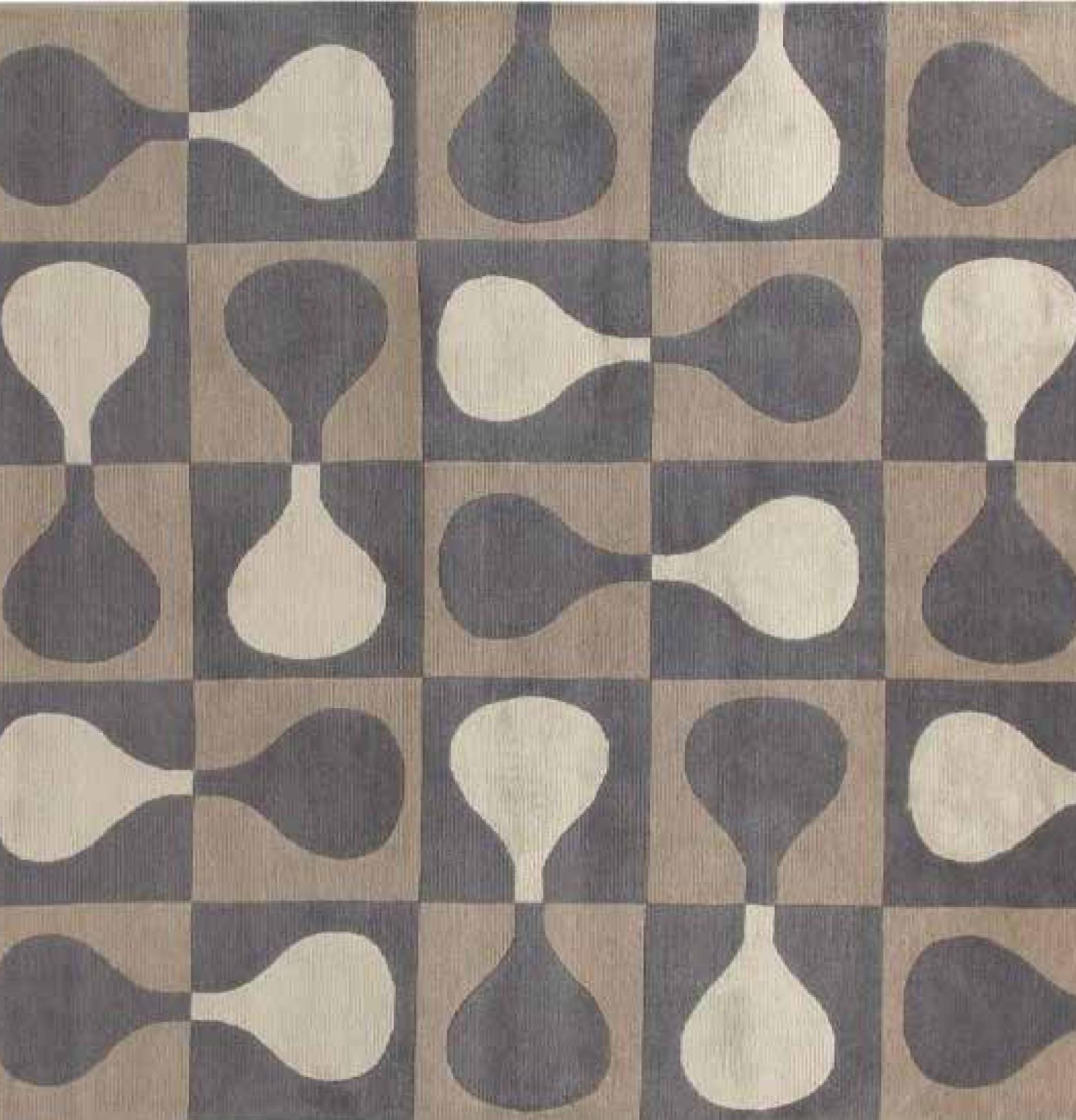
The work "ALER and elderly" is structured with data referred to the real estate, both quantitative and qualitative, to the users typologies categorized according their social state, age and ISEE situation; these information are integrated with surveys and interviews direct to over65 categories, analysing specific dwelling situations.

Taking as assumption that ALER's users aren't the owner of the lodgings in which they are living, the project analysis carries out an inner mobility hypothesis according with let or unlet apartments: the idea is to move the elderly, single or couple, inside the quarter; the result is to free underuses house. This strategy creates the possibility of an inner mobility: is configured the hypothesis to free one or two floor of a prototype building that becomes an emblematic example for imagining a Co-Living destined to over65 self-sufficient category, confirming for the other floors a family presence, young people, immigrants, ensuring an intergenerational mix certainly useful to promote social interactions.

On one side the benefit is for the elderly that have the possibility to stay in their neighbourhood and on the other side is for the families that could have bigger and more suitable houses according with their needs.

The work essence is to generate different living possibilities sharing with the provider ALER the project reasoning and suggest transformation interventions directed to realize a Co-Living as an housing solution.

The theme is therefore the dwelling for self-sufficient elderly or with small fragilities in a Public Housing situations, promoting a co-habitation model that avoid the loneliness typical of old age and promote a sharing of services that actually isn't possible.



1.

ABOUT CO-LIVING

INTRODUCTION

We are living almost at the beginning of 21 century; in a world that is neither living up on the tradition of the past nor on the limitless of the future. In fact, we are making connection between these two. Our generation is the generation of transition between past to the future. We meet a lot of people from different races and backgrounds, we talk and exchange ideas together, we travel , we work and most of all we share. Indeed today more than anytime before, we are ready to share. Ten years ago, the sharing economy didn't even have a name. But now Beyond the practical and economic reasons, the rise of the sharing economy reflects our craving for human connection.

We are sharing more goods and services than ever before and many of us use the sharing economy in our daily lives from ordering a taxi to finding a room for the night. Instead of owning things, we are now accustomed to subscribing to services that provide us with music, movies and transportation. Sharing is central to how we live today: it is what we do online; it is a model of economic behavior; and it is also a type of therapeutic talk. Sharing embodies positive values such as empathy, communication, fairness, openness and equality. But as much as our world and our logic have changed, sharing and its meanings also have changed in the digital age. Although the first phase of the sharing economy might have started to depart, emerging technologies might soon resurrect it in a more radical form. As you can now easily turn your car into a taxi or your house into a hotel, in the future you might be able to turn any type of asset into a productive piece of capital and share.

One of the things that we are starting to share is our houses. In other words, we share spaces and facilities and even our life in our own house with other strangers. Shared living isn't just a trendy throwback to a utopian idea from the past, But it is a probable answer to some of our biggest contemporary challenges. As more people move to urban areas in search of better lives, our cities will grow like never before. Yet with cities become denser and spaces becoming scarcer people could struggle to find an adequate and affordable place to live so shared living models are becoming increasingly relevant and thus alternative ideas for living more densely and sustainably in the cities, are desperately needed, which can lighten the load of housing shortages, inflated prices, and increasing levels of loneliness.

As a typology of house sharing, Co-living a recent trend in living is started being practiced in many important urban centers of the world. It is the model with the most sharing level of facilities and services between unrelated people. Since the house in our world usually identified as a private spaces, housing one or more related households, sharing it in terms of co-living can be seem unpleasant for many of the people. So in order to be hopeful for the future of co-living, precise analysis and planning should be implemented in order to understand the way to achieve balance between shared and private spheres, and also to create spaces that appeal to a broader spectrum of people, foster community, encourage us to share resources, and generate a greater sense of togetherness and belonging.

Therefore, The current chapter is seeking research in to the matter of shared living and co-living in particular. Starting from knowing the dynamics which is or will resulted in formation of co-living lifestyle. Then for better investigating the co-living, with regards to the theoretical analysis of the object of research; furthermore The analysis will trace the history of cohabitation in to the present political, social and economic context. This framework will be furthermore enriched by the study of significant historical and contemporary case studies. The selected case studies will be analyzed and compared through diagrams, in order to reveal their typological patterns, the facilities that are being shared and for the most part, the relationship between shared and private space.

Space10. Urgent Agency. (2018). Exploring the Brave New World of Shared Living. Imagine journal.

John, Nicholas A. (2016). The age of sharing. Polity Press. Oxford, United Kingdom



young people having breakfast together in a overcrowded kitchen, Getty Images

1.1 CONTEMPORARY SOCIETY CRISIS



people at the train looking at their phones, photo of people sitting inside of train, Japan

ECONOMIC AND WORK ISSUE

The rise of the so-called sharing economy, coupled with the planet's rapidly depleting resources and fast-growing population, is forcing us to rethink the concept of ownership and sharing in our everyday lives, including in terms of housing. The housing issue is urgent and our society already is being occupied thinking of providing sufficient resources to house its population; Entirely new cities are being built and former industrial and abandoned buildings are also being converted into alternative housing, but they aren't enough or even somehow causing the situation get worse. So maybe we need to rethink our housing lifestyle, and start to look at house sharing as an imminent solution. But Shared living isn't a lifestyle trend, it is a response to some world issues, directly or indirectly affecting humans. There are number of reason which as the dynamics force people currently

or in the future redefine what they mean by home, giving up their total autonomy of a private house to start to share it with the others conceptualizing a new way of living.

Economic, Socio-demographic and housing policies have affected dramatically the life of people in society. The increase of unemployment, the instability and delocalization of jobs which affect young adults in particular, are all factors that contribute to a longer transition into adulthood for the younger generations. These also affect The age of marriage, an important social factor as the starting point for a new family. Together with the decrease in births, people are living longer, and the oldest brackets of the population are increasing in size compared to the youngest. Finally, the meaning of family itself changed and the traditional family structure is no longer the widespread norm. The last social phenomena to consider are the increase of people living just above the poverty threshold, together with the economic and work instability. Above all the policies that should affect the housing market in order to make them more affordable for people-in need are acting opposite. All this crises are affecting people and the place they are intending to call home.

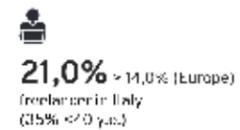
From the 1970s, Europe started to face a deep change after the solid welfare model of previous decades in which there was a stable economic and demographic situation. This stability replaced by growing instability both in economic and social terms. The economic changes led to a high level of unemployment that was almost absent during the previous decades which for some even continues until the second half of the 1990s, the time in which the economic situation started to recover. Afterwards organization of a new production system that became more flexible and organized, brought about temporary job contracts which doubled in percentage from the seventies. Aside from this, a large group of women started to join the work force and become the new breadwinners, this impacted not only the job market but also the demographic and social sphere, as it was an important passage in the society from the "male breadwinner" model to a "dual adult worker" type of family. This changes economy and labour force continue to our modern world, but what we see right now is that the salaries that once intended to cover the living expenses are now take more distance from housing prices. So, The income people received by working do not cover the cost of buying a house or renting it on their own. And the situation in some cities as London and New York are even worse and Housing prices in some have skyrocketed against the average family net income. So in these cities there is a great mismatch between housing market prices and the medium income the middle class workers in society received causing a big gap between wages and housing market leading to more poverty and less affordability.

Space10. Urgent Agency. (2018). Exploring the Brave New World of Shared Living. Imagine journal.

Ranci, C. and Pavolini, E. (2015). Le politiche di welfare. Bologna: Il Mulino.

Besides, working and studying conditions is not static and the same as before. Statistics show that people specially those age 25-35 are facing hardship finding settled job so in pursuit of better employment they may need to relocate more than often. Most of the jobs that are offered to them are either short term contracts or in another cities far from were they live. What's more, due to change of the workstation or the lifestyle of many people, such as changing of the working practices to more dynamic models like freelancer and start-up requires them to travel from a city to another one and thus relying on temporary settlement. What's more although in this situation finding job may become easier but at the same times people will be hired on shorter contracts or by project, and the depreciation of their skills will reflect in a decrease of their salary. These conditions will create weaker social classes, made up by new young workers who will still be depending on their families, single adults and families with a lower overall income if not on minimum wage.

ITALIAN WORKERS COMPOSITION



ITALIAN STUDENTS COMPOSITION



Diagram 1,2 retrieved from:
Baggiarini, Matteo. Barone, Sara Stefania
(2019). Urban Co-living: Co-living as a strategy for urban regeneration. Master of Architecture, Politecnico di Milano.

For youngsters also living a different lifestyle or experiences for a period can be considered a decisive element by guaranteeing more dynamism. So the number of students who willing to pursue their higher education in other cities or even other countries, are on the rise, ultimately leading to a flow of more or less mild population looking for affordable temporary residences. These numbers are increasing year by year, as in the case of Italy comparing 2016 to 2017, number of Italian students who went out of Italy for short period of Erasmus studies had increased by 40 percents and at the same time nearly 25000 international students came to Italy for studying. But most of the time the destination universities don't provide these newcomers by student housing or they offers are far expensive than the local housing market. So, It's the local housing market that should provide this flux of population by housings.

SOCIOLOGIC AND DEMOGRAPHIC CHANGES

More than 90% of the world's population is currently concentrated on about 10% of our land surface, and this density is only increasing. As more people move to urban areas in search of better lives and new opportunities, the urban population is predicted to increase around 2.5 billion by 2050, which means cities are projected to almost double. This sharp growth could lead the urban centers to become highly overcrowded. Yet no matter where it occurs, rapid urbanization isn't without its consequences and for sure will fundamentally change our lifestyle and our houses.

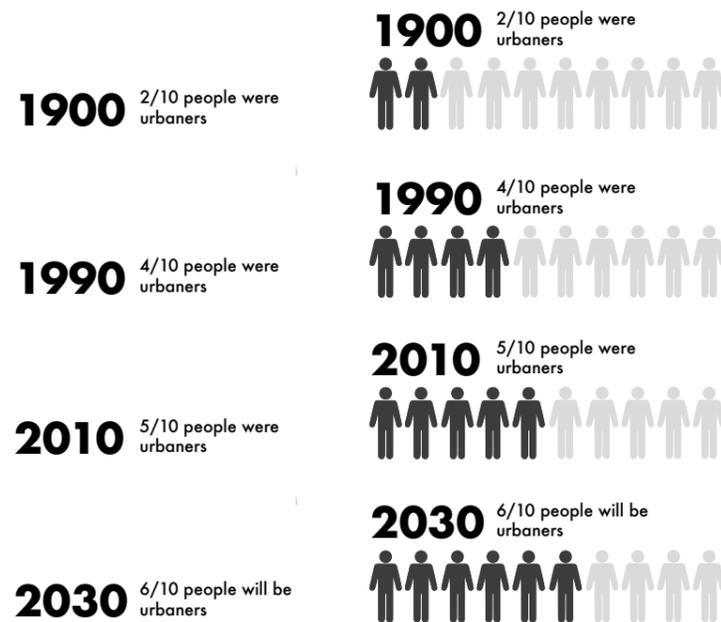
Yet this increase in population doesn't mean that people will have more chance to socialize, but in fact since the number of people that are living by themselves and using technologies for communications are rising, it will lead to a higher level of loneliness. From moving to a new city, to losing a job, to becoming a new parent, to retiring, many significant changes in life can also leave us feeling isolated and lonely. Moreover, we don't have the same sense of community any more. Around the world we have embraced a culture of individualism, and traditional sources of solidarity. And the bad news is that scientists believe that prolonged loneliness has a large impact on both our mental and physical health, and could even be a greater health hazard than obesity or smoking. It has been widely reported that people who lead more social lives are healthier and have increased life expectancy.

One of the modern social changes is the change in family structures leading to different family typologies, such as Singles, divorced people, single parents, single elderly and LAT couples, Same sex couples. Which mostly formed due to radical cultural and social changes and more individualistic and independent way of life. This new situation has led to the increase of family typologies, which are particularly vulnerable in terms of family income and work-life balance and time management.

They are also exposed to higher social risks and need new protection and support by the welfare system. Furthermore, due to economic and social circumstance, modern people mostly later than their previous generation walk in to adulthood, married and have children so generally couples tend to be older than previous generations when they do get hitched. Divorce is more common today. There is much less stigma about living as a singleton. Families used to have more than three children, while now it is more common for a family to have one or two child maximum; with more women and couples that decide not to have children. This decrease in child birth, along with increase in healthcare for sure, will result in aging of population. The United Nations Department of Economic and Social Affairs projects that the global population aged 60 and over will rise to 3.1 billion by 2100. This new elderly generation will have far fewer family members to look after them, and specifically fewer younger persons to turn to when in need. This problem will also have repercussions on the social field: in 2010, 42% of people aged over 85 were living alone, most of these would probably need assistance in their daily life activities as they become more vulnerable, both in terms of finances and health; but due to current work and education migration phenomena, together with modern day full employment, they may not have any children or relatives who can take care of them. According to architect and Architizer co-founder Matthias Hollwich. Speaking at the World Architecture Festival in Berlin, the HWKN director said that current housing options for older people, from retirement communities to nursing homes, are "storage devices" that create social segregation. He claimed that co-living complexes- a cross between student housing and hotels, where residents share facilities are a much better solution, and could lead to happier communities.

Finally, the last big social change can be identified in the migratory fluxes; an increasing phenomenon that is no longer temporary and turned permanent. This migrants are refugees and workers who move from a country to another, with the consequent mutations and variations in terms of social and economic integration.

URBANERS PEOPLE IN XXI AND XXII CENTURY



Space10. Urgent Agency. (2018). Exploring the Brave New World of Shared Living. Imagine journal.

Sgritta, G. and Deriu, F. (2011). Housing Matters: invecchiamento, politiche abitative e innovazione. La rivista delle politiche sociali.

Istat (2017). Che genere di differenze?. Available at: <https://www.istat.it/it/archivio/197687>

Filandri Marianna and Sonia Bertolini (2016). Young people and home ownership in Europe. International Journal of Housing Policy

ACTUAL HOUSING POLICIES

The distinction between the different generations and their allocation of suitable modes of living regardless of their common needs and attitudes, the discordance between the actual modes of habitation and the built environment, the housing shortage and the extreme land values, summarize the housing crisis, which need a good intervention with the help of Housing policies. But since they need to deal with demographic conditions, these policies are the most unstable elements in terms of welfare interventions. In fact, there aren't enough affordable housing being built by the policy makers in order to keep up with the demand of our ever-increasing urban population. Apart from that, over the last several years, conversations have arisen around the need for increased diversity in housing delivery which also cities suffer.

Indeed Housing policies went through different steps in history, for almost fifty years, the favorable economy allowed most families the possibility of owning a house, so much so that this became the standard form of housing until 2000 that new crisis hit the economy and ultimately changed the housing policies. After these years governments started to implement policies to decrease their intervention in terms of renting policies and new constructions, and on the other hand, help people own their apartment, all of this happened in a situation that the affordability of apartment has decreased due to higher prices and the social changes that require new forms of housing.

Indeed, the deepest affect in housing policy that had an impact on the families' living conditions were mainly the reduction of public funds, a deregulation in the rental market, and new dynamics of living and housing conditions. These all together brought a reduction in social housing investments, less affordable housing projects, an increase of the rental price, resulting in increasing number of people who can't afford a private house. The important consequences that these elements had on housing can be briefly summarized in five points: the decrease of people living in owned accommodations; a lack in the production and investment in social housing; a reduction of housing cost credits, both for the investors in social housing and for the private buyers; acute difficulties in paying loans and rents, and a stricter selection of those entitled to social housing. All in all, the housing demand does not seem to find answers in the housing market. What is clear as said previously the policies are not appropriated regarding the new demographic change and both the housing system and policies, such as national social housing programs and national welfare states, are having problems in providing solutions for the new concepts of "home" and "family".

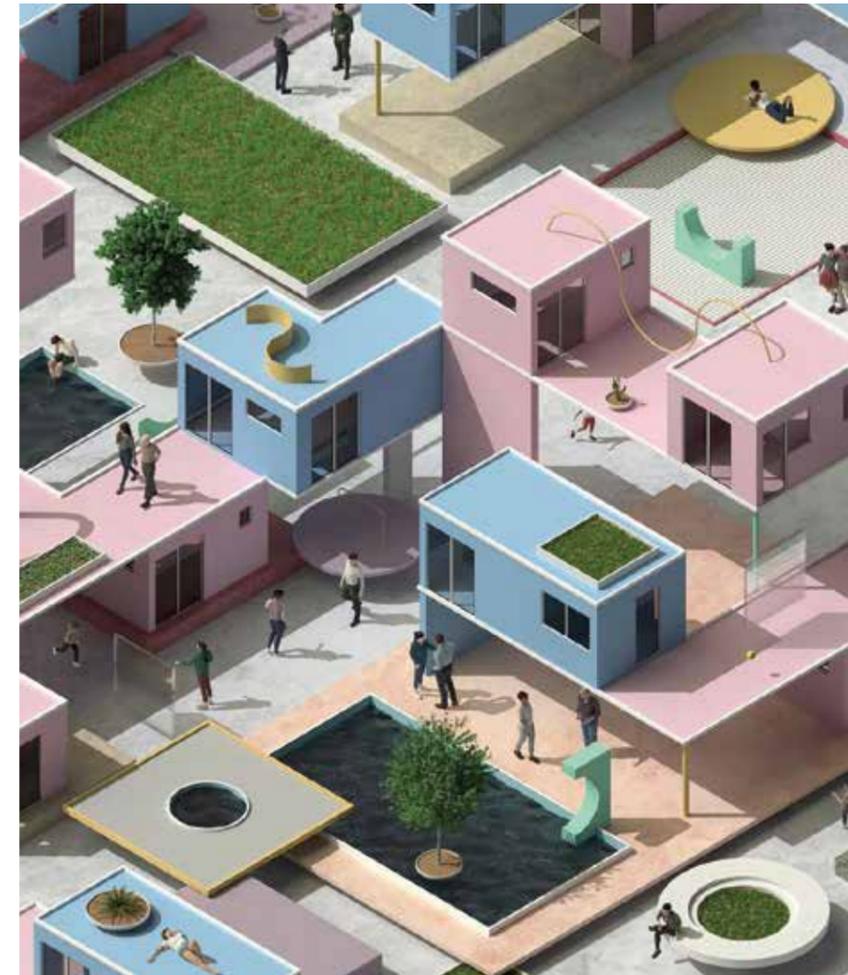


Illustration by Max Guther

Generally the act of shared living in a very simple way can be considered an economic and social problem saver. In other words, living with other people in a shared space is an affordable way of living and also it is a way of socialization. Although, we can deduce that due to the huge economic pressure in the metropolis, the main basis for cohabitation is primarily an economic necessity rather than an individual choice or desire; however, this does not downgrade the fact that cohabitation is also a choice for social or political reasons. Despite the fact that this distinction is not completely accurate since the two forces impelling cohabitation mainly overlap, the primacy of the economic factor remains as the main reason cohabitation appears as a dominant phenomenon in the metropolitan areas.

Oikonomakis, Ilias. (2016). From Coexistence to Cooperation: Living Together Beyond the Family. MPhil in Architecture and Urban Design (Projective Cities)

Although sharing and downsizing for affordability seem like an inconvenience of rapid urbanization and changing employment opportunities and at the same time homeownership is still viewed as a central component of comfortable living condition, there are some social and economic downsides to living alone in a city which makes shared living more suitable. Because of industrialization, we have individualized our housing options. Unfortunately, we have forgotten about what it was to live in a neighborhood where people know you by your name and look after each other.

With shared-living future of home will therefore be flexible, communal, and be made relatively affordable through micro-leasing and shared amenities. It is easy to imagine that instead of everyone having their own kitchen, laundry, work space or dining room, these rooms could be shared by the community. Private spaces may be smaller but they would be more efficient, and residents would have access to more space and better facilities, for less money. A community can also benefit from economies of scale by sharing services or by being more self-sufficient in terms of energy, food and mobility. Saying all of these, as one of the typologies of shared-living, Co-living could be one of the possible effects and consequences of these tendencies bringing the most of shared living experience to it co-livers ultimately formalizing a concept that has been around for millennia.

Co-living is one of different existing typologies of shared living, a form of communal living. It comes in many different variations. But at its core, co-living is about living with others while sharing living space and a set of interests, values, and/or intentions. And for sure there are certain things that need to be arranged when you live with others. This system of living is a new take from an old idea, imagined by a millennial generation that values things like openness and collaboration, social networking, and the sharing economy. And currently it is being provided and practiced by institutions or ordinary people who either by desire or by dealing with urban problems turn to this kind of living arrangement.

1.2.1 WHAT IS CO-LIVING

DEFINITION

Co-living is the term for a living arrangement in which two or more biologically unrelated people share a common residential structure and start to share spaces and different facilities together with either kitchen or bathroom or both included. Generally speaking, co-living stands for communal living but it is quite hard to give an absolute definition to the concept of co-living, because it has not reached a proper identification, since it is still in a phase of development. Also, co-living can be considered to be the conjunction of two aspects of people living together: the physical space, and the shared values or philosophy.

PHYSICALLY co-living is similar to single room occupancy as it offers residents an individual space in a shared property. The defining characteristic is that all co-living spaces offer at least a shared kitchen and living room in the same manner as in a flat-share, yet usually larger and better furnished as co-living spaces focus more on the shared facilities than the individual space.

PHILOSOPHICALLY an intentional community is a planned residential community designed from the start to have a high degree of social cohesion and teamwork. An aspect of intentional communities that is found, especially in smaller independent co-living spaces, is that of shared values, interests, or purpose in life amongst its residents. Such houses often curate their residents to match these values, so that strong bonds and affinities are built. The members of an intentional community typically hold a common social, political, religious, or spiritual vision and often follow an alternative lifestyle. They typically share responsibilities and resources.

ORGANIZATION

A Co-Living apartment is generally characterized by the aggregation of small units each independent to each other but connected to a shared common space. Each unit, can be owned privately, with up to two bedrooms and sometimes a bathroom. These units are connected to larger shared space which is also a division point between other shared spaces such as kitchen and living room. The core of the building as a large common room is dedicated to shared activities and spaces and all the bedrooms and other rooms are directly linked to this main area. The toilets, the bathroom, and other utilities are inserted as separate volumes into the large central room. Besides, Cooking, eating and resting are meant to be collective activities taking place in the common room. The fact that the common room is the physically and conceptually the core of the building constitutes an important typological transformation beyond the typology and the aforementioned historical forms of collective living. The persons who constitute the collective, do not share only spaces, but most importantly activities and daily routines. If we take a look at conventional homes, there is very little overlap between the intimate household spheres, relating to daily activities, and interaction. Within shared living schemes, however, there is often a greater need to consider a balance between intimacy and privacy. The most 'formal' and intimate spheres of sharing are around daily communal meals, as food needs to be bought and cooked for the right amount of people, requiring coordination and effort, while more informal or chance encounters, such as in the communal laundry room, are also vital to building a sense of community, and even to building friendships, but require less intimate contact.

Oikonomakis, Ilias. (2016). From Coexistence to Cooperation: Living Together Beyond the Family. MPhil in Architecture and Urban Design (Projective Cities)

TIPOLOGIES

There have been many typologies of shared living, each different in terms of basic ideas, typologies and targets. Generally speaking, “any shared living space that improves quality of life for its resident can be considered as a co-habitation practice; a house where two or more people, who are not related, live together is a co-living.”

For Co-Liv, co-living is simply a set of shared spaces with a built-in community that is managed by a third-party and provides access to a better quality of life. From live/work/enjoy campuses to large-scale tower-shaped co-livings, co-working and micro-living hotels, shared houses, destination homes for location-independent workers and rural workation retreats, co-living encompasses many ways to experience life, with others.

Contemporary Coliving emerged in the early 2000s in the United States alongside the spread of the digital revolution. Based on the principles of community, sharing, and mobility, it expresses sociological, urban, economic, and demographic shifts through a new form of habitat. During the “Co-living summit 2018” (Paris), it has been identified five different categories for the concept of co-living, according to the length of the stay and to different categories of users.

So, it is possible to differentiate co-living spaces according to the period of stay; it can be addressed to flexible and nomadic young professionals who are able to stay for short-term periods, or to regards residents, that are seeking medium to long-term stays. It is also possible to recognize different co-living models in relationship to the different users/founders.

LIFESTYLE-ORIENTED model in which people chose to co-live due to their own preference of sharing their resident with others or due to joking an enhanced life through the sharing of multiple amenities.

WORK-ORIENTED model is linked to the change of the global labour market and it is oriented to people who constantly move to a location for short to long period. Also the Institutional examples for people who works on military or those students study in boarding houses or other cities are also falling in to this category.

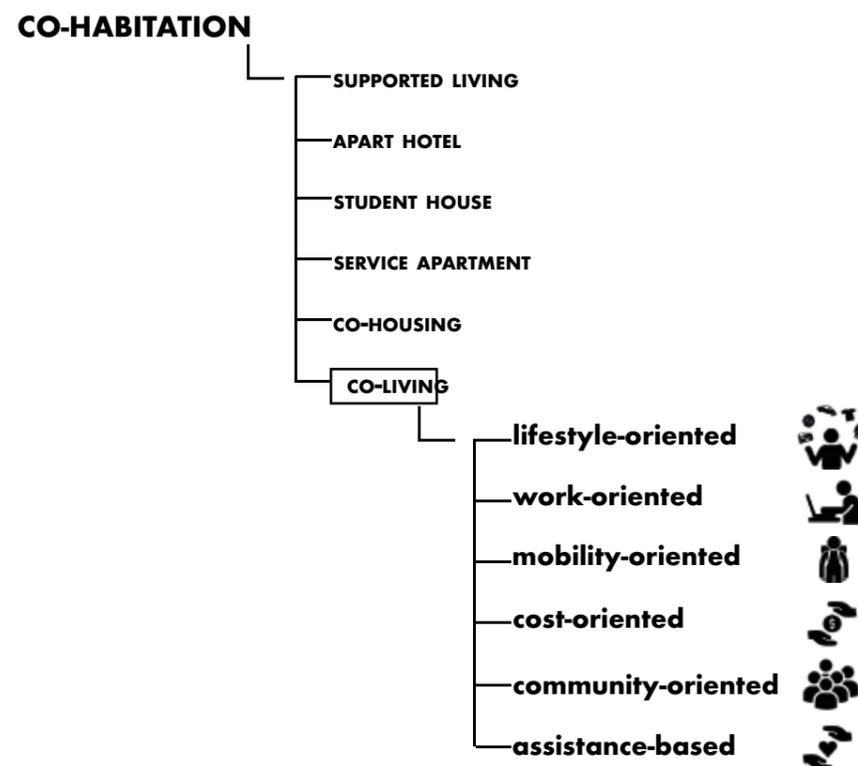
MOBILITY-ORIENTED model is identified for people who love traveling and moving constantly from one city to another. The common example of this typology is practiced at hotel, hostel, Airbnb, or as Couchsurfing.

COST-ORIENTED model is linked to those concerned with the affordability of their co-living space, which largely cater to younger people like startappers and young entrepreneurs, who are on a budget.

COMMUNITY-ORIENTED model that does not define the typology of guests, but is more spontaneous, less exclusive and open to each person who wants to live in a communal lifestyle

ASSISTANCE-BASED model which are housing schemes provided for older or disable people; the aim is to help them have an independent life with the constant support of an assistant on-site. This typology of living generally divided into categories based on the physical or mental condition of the patient.

TREE DIAGRAM OF 6 CO-HABITATION MODELS



Baggiarini, Matteo. Barone, Sara Stefania (2019). Urban Co-living: Co-living as a strategy for urban regeneration. Master of Architecture, Politecnico di Milano

HomeShare UK (2018). Homeshare Sector report 2018 Executive Summary. Liverpool

TIMELINE

CO-LIVING

COLLECTIVE DESIGN

SOCIAL / POLITICAL

TECHNOLOGICAL



Tulou

Fujian, China



12th Century



La Cascina Boscaiola

Milan, Italy
Owned by: Visconti and Sforza family



15th Century



Phalanstère

Utopian Community
theorist: Charles Fourier



1820



Boarding house

mostly USA



1830



Fruitlands

Massachusetts, USA
theorist: Amos Bronson Alcott
Charles Lane



1840



Oneida Community Mansion House

New York, USA
theorist: John Humphrey Noyes



1848

Neolithic Revolution
10000 - 8000 BC

Industrial Revolution
1800 - 1840

1800 The Age of Utopian Socialism

An array of communal and "utopian" counterculture communities that were based on common ownership. However, unlike many previous communist communities they replaced the religious emphasis with a rational and philanthropic basis. such as "New Lanark", which became a successful community in Scotland.

1790s French Revolution

Period of profound social and political upheaval overthrew the monarchy, established a republic.

16th Century Individualism

The sixteenth century saw the triumph of individualism as a human behavior in daily life leading to private spaces starting to form within living units.

1844 Rochdale Principles

a group of workers pooled their food at affordable prices. this experiment gave rise to seven principles of cooperation. which can be regarded as the beginning of the modern cooperative movement.

1848 The Communist Manifesto

Publishe by Karl Marx, it is known as one of the world's most influential political documents against class relations and capitalist modes of production.

managed by

- △ State
- Cooperative
- ◇ Community
- ⬡ Start-up
- Individual

based on

- Utopian Socialism
- Reformist Idea
- Cooperative movement
- Scandinavian housing
- Miscellaneous



Phalanstère

Utopian Community
theorist: Charles Fourier



1820



Boarding house

mostly USA



1830



Fruitlands

Massachusetts, USA
theorist: Amos Bronson Alcott
Charles Lane



1840



Oneida Community Mansion House

New York, USA
theorist: John Humphrey Noyes



1848



Familistère

Guise, France
theorist: André Godin



1859



Toynbee Hall

London, UK
theorist: Henrietta Barnett
Samuel Barnett



1884



Hull house

Chicago, USA
theorist: Jane Addams
Ellen Gates Starr



1889

Industrial Revolution
1800 - 1840

1800 The Age of Utopian Socialism

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1848 The Communist Manifesto

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1884 Cooperative movement Central-Kitchen House

Based on feminist theory that women should be free from doing house chores, cooking in particular, two books "Cooperative Housekeeping" and "Frauenarbeit und Hauswirtschaft" were published during 1884-1901, which form the basis for an innovation of co-operative Buildings with communal kitchen.

1849 Reinforced concrete

Invented by Frenchman Joseph Monier, reinforced concrete enables large building projects.



L'Albergo Popolare

Milan, Italy
architect: **Francesco Magnani**
Mario Rondoni



1901



kibbutzim

Israel
theorist: **Palestine Pioneers**
movement



1910



Amerikanerhaus

Zurich, Switzerland
architect: **Oskar(karl) Schwank**



1916



Kommunalka

Russia
theorist: **Vladmir Lenin**



1917



Rooming House

mostly **North America**



1920



Frauenkolonie Lettenhof

Zurich, Switzerland
architect: **Lux Guyer**



1927



Narkomfin

Moscow, Russia
architect: **Moisei Ginzburg**
Ignatii Milinis



1928

World War I
1914 - 1918

1917 Russian Revolution

Russian Revolution set the conditions for the rise to state power of socialistic and communalistic Vladimir Lenin and his ideas such that "The real emancipation of women" is in her distance from housekeeping.

1920 Women's Right to Vote

The women's contribution to the war effort challenged the notion of women's physical and mental inferiority. Thus making them an important social and economic figures who seeks more independence, leading to most of the american and european countries legalizing women's suffrage 1920s.

1926 The Social Condenser

Soviet experiments in housing, collectivised living and the ability of architecture to influence social behaviour and break down perceived social hierarchies thus creating socially equitable spaces.

1899 Garden cities Collective management

Garden cities were intended to be planned, self-contained communities surrounded by containing proportionate areas of residences, industry and agriculture. First Garden City Association founded to create the garden city of Letchworth in UK, since then many other garden cities inspired by this model have since been build all over the world



Kollektivhuset

Stockholm, Sweden
architect: **Sven Markelius**
Alva Myrdal



1935



Tinggården

Copenhagen, Denmark
architect: **Tegnestuen Vandkunsten**



1974



Bergsligata 13

Trondheim, Norway



1977



Stacken

Bergsjön, Sweden
architect: **Lars Ågren**



1979



Kollontai

Amsterdam, Netherlands
architect: **Sier van Rhijn**



1980



Prästgårdshagen

Stockholm, Sweden
Developer: municipal housing company
Familjebostäder



1983



Friis gate 6

Oslo, Norway
Developer: **USBL** residential company



1987



Saishunka Seiyaku women's dormitory

Kumamoto, Japan
architect: **SANAA**



1991

World War II
1939 - 1945

1970s

The Communes movement

New politically motivated movement based on freedom and independence. By abolishing private property, the commune members sought to interpret habitation as a revolutionary act.

1967

Co-Housing

Tackled by an article published by Bodil Graae, questioning the structure of the traditional family unit, a new way of communal living was born in Denmark leading to development of the oldest modern co-housing community, Sættedammen in Denmark.

1954

Civil Right Movement

The social movement calling for the end of legalised racial segregation and discrimination laws in the United States



Färdknäppen

Stockholm, Sweden
architect: Jan Lundqvist Arkitekter



1993



Svartlamon

Trondheim, Norway
architect: Brendeland & Kristoffersen



2005



CoopHousing at River Spreefeld

Berlin, Germany
architect: Carpaneto Architekten
Fatkoehl Architekten
BARarchitekten



2013



Lt Josai

Nagoya, Japan
architect: Naruse Inokuma Architects



2013



House for 7 people

Tokyo, Japan
architect: MNM



2013



Gap house

Seongnam, South Korea
architect: Archihood WXY



2015



Collective old oak

London, UK
architect: PLP Architecture



2015



WeLive

New York, USA
architect: S9 Architects
Perkins Eastman



2016

2004

Coachsurfing

Coachsurfing, largest worldwide travel community launched service. it is a homestay and social networking service accessible via web/app and it is based on gift economy.

2009

AirBnB Launched

Airbnb, an online marketplace, offering lodging, primarily homestays, or tourism experiences worldwide, launched in United States. And ever since with more than thousands user and listings has affected the housing market.

2005

The Rise of Co-Working

The first co-working spaces started to shape in San Francisco, in which freelancers work on a communal shared space, representing virtual work. Their idea of sharing spaces ultimately gave rise Co-living startups.

1993

The Advent of Internet and Smartphones (Apps)

Giving rise of instant communication, The Internet has had a revolutionary impact on culture, commerce, and technology.

2015

'Sharing Economy'

Enters the Oxford Dictionary, describing ideas like individuals are said to rent or share things like personal assets and time to other individuals in a peer-to-peer fashion as an efficient model of matching supply with demand



Sillim-dong Share house

Seoul, South Korea
architect: JYA-architects



2016



VinziRast

Vienna, Austria
architect: Gaupenraub +/-



2016



Bellevue di Monaco

Munich, Germany
architect: Hirner & Riehl
City Planner BDA



2017

And it will be **continued**

COMMON HISTORY

While co-living may be widely seen as new, it's quite the opposite in some ways. Co-living is the natural extension of our shared human history as a social species and since the dawn of civilization, humans have lived in close-knit communities for countless reasons, including survival, efficiency and affiliation. Not to mention, the form of this communal living has been either changed or repeated through the time in order to respond to different cultural and economic needs.

Prehistoric hunter-gatherers lived in groups that consisted of several families resulting in a size of a few dozen people, where a division between shared and private life was impossible, as impossible was also the possibility of surviving as a single-family household. They lived in egalitarian society with communal sharing of everything they had which was known primitive communism way of life. Domestication of animals and plants following the Neolithic Revolution was seen as the turning point from primitive communism to class society and the development of gradual private ownership. The Middle Ages, when homes were essentially gathering places for small groups of revolving residents, represent a conceptual midpoint between hunter-gatherers' living arrangements and those common today. People in medieval Europe lived with a mix of friends and extended family. and locals would often treat houses like public property and People even entered without knocking. Until 16th century It was completely unrealistic for most people to find the time, money, and resources to run a household on their own. Even those who did usually had big households full of unrelated people; they relied on the larger community far too much to survive as a single-family unit. The sixteenth and seventeenth centuries saw the triumph of individualism as a human behavior in daily life and private spaces start to form within living units. But The individualism as a term defined in contrast to collectivism and more corporate social forms, was first coined in the nineteenth century, initially around 1820 in French, and then quickly spread to the other European languages. It wasn't until then that people began drawing a sharp distinction between family and friends when it came to who they lived with.

Widlök, Thomas. Tadesse, Wolde Gossa. (2006). Property and Equality: Ritualization, Sharing, Egalitarianism. (Vol. 1). New York, Oxford: Berghahn Books

Ariès, Phillippe. Duby, Georges. (1987). A History of Private Life: Passions of the Renaissance. (Vols. 3). Trans. Arthur Goldhammer. Cambridge, Massachusetts, USA: Belknap Press of Harvard University Press



Illustration that represent a collective lunch moment set in Paleolithic Era

Industrial revolution started at the turn of the 19 century. Industrialization made extended communities less vital for earning a living. As industrialization took hold, people started leaving home to go to work, commuting to factories and, later, offices. Something communal was lost, Households shrank down to nuclear families, much more closed-off from relatives and neighbors than ever before. But meanwhile, In the Europe and United States of early to mid-19th century, there appeared an array of communal and "utopian" counter-culture groups. William Godwin's anarchism exerted an ideological influence on some of this, but more so the socialism of Robert Owen and Charles Fourier. These utopian communities were based on common ownership. However, unlike many previous communist communities they replaced the religious emphasis with a rational and philanthropic basis. Robert Owen made two community project, the first one New Lanark (1800) in River Clyde, Scotland become a successful business and model industrial community as the flagship project of early socialism; But the second, New Harmony (1825-1827) in Indiana, USA turned out as a failed utopian project.

What was sought by Owen was a social reform in the form of a model housing development meant for a regulated, harmonious society under Owen's paternalistic supervision that would be entirely free of the concept of property. In 1820, Charles Fourier, a French philosopher and influential early socialist thinker calculated 1,620 to be the optimum number for people living and working together, thus formed his concept in Phalanstère a self-contained utopian living concept uniting residential, industrial and communal spaces in a large building complex where 500-2000 people of various professions and social classes would be living together accordingly to the principles of social freedom, collective property and social interaction. Although Phalanstère was never built, but it highly influenced the other social communities built after itself. In 1844, a group of workers, Rochdale equitable pioneers' society, in Rochdale, UK pooled their collective capital to set up a grocer's shop offering food at affordable prices. This experiment gave rise to seven principles of cooperation, known as Rochdale Principles, which can be regarded as the beginning of the modern cooperative movement. These principles were meant to put a set of morals on how should the members of the community act towards race, sexual orientation, comic cooperation and etc.

Melusina fay Pierce was a women's rights campaigner from city of Boston, USA, in 1884 she published the book Cooperative Housekeeping, in which she proposed a model of collective housekeeping that was intended to liberate women from housework. Pierce also worked in urban planning and created concepts for entire city districts with buildings based around central kitchens. Followed by this in 1901 Berlin, Lily Braun published the book Frauenarbeit und Hauswirtschaft, which can be literally translated as "women's work and domestic economics" revolving her model of the cooperative central-kitchen building. This was the first theoretical treatise on the po-

tential of centralized housekeeping to transform both the proletarian and the middle-class way of life, and it triggered a wave of housing projects in Europe. So, Between 19th and 20th century, in Europe, the idea, that a group of families could share the task of preparing food by organizing a central kitchen, arose and several "Central kitchen buildings" were put up in different European cities.

The most relevant examples of collective living during the 19 century, which continued through 20th, was represented by the American Boarding House. A boarding house is a house (frequently a family home) in which lodgers rent one or more rooms for a period of time. The common parts of the house are maintained, and some services, such as laundry and cleaning, may be supplied. These houses were in fact spaces of transition for incoming immigrants in New York and Boston. They hosted from 30% to 50% of the Americans until the 1938 when they were hit by a deep decline. One reason for this change was that in the decades following the 1880s, urban reformers began working on modernizing cities; their efforts to create uniformity within areas, less mixture of social classes, maximum privacy for each family, and etc, all meant that housing for single people had to be cut back or eliminated.



Workers eating dinner at their boarding house in Alabama, 1941

But the support for immigrant weren't just centralized in America, In 1910 first collective jewish communities known by kibbutz were built to support the jewish population in israel. This communities were traditionally based on agriculture. A rural settlement characterized by collectively owned property and grassroots democratic structures, in which even children are being brought up collectively. The kibbutzim were first steps towards the founding of anew, egalitarian jewish society. In 1917 October Russian Revolution set the conditions for the rise to state power of Vladimir Lenin's Bolsheviks. Lenin and his counterparts were dreaming to form a society which the basis of its economic and social roots lies on the socialism and communalism of Karl Marx. The Soviet Union that was formed by them was the first communist party governing a country. The intensive industrialization and urbanization of the USSR in the twentieth century put enormous pressure on existing housing stock, and the Soviet government did not begin to prioritise adequate housing until the late 1950s.

Kries, Mateo. Müller, Mathias. Niggli, Daniel. Ruby, Andreas; Ruby, Ilka. (2017). Together! The New Architecture of the Collective. Berlin, Germany: Vitra Design Museum

Hugentobler, Margrit. Hofer, Andreas. Simendinger, Pia. (2015). More than Housing: Cooperative Planning - A Case Study in Zurich. Basel, Switzerland: Birkhäuser

Perhaps many of the worst fears about co-living stem from the legacy of the Kommunalka a mass housing construction project conceived by Lenin when the Russian empire collapsed in 1917. To accommodate labor arriving in Soviet cities and a worsening housing crisis, Lenin had state architects conceive of co-living spaces with two, and up to seven families, sharing a communal apartment each family had one private room and access to shared hallways, kitchen, bathroom. Despite the condemnation that Kommunalka was poorly designed and built and worsened social depravity and isolation, the housing model proliferated across the former USSR.

The racial of the World War II (1939-1945) made the people live force to immigrate even more. But after the war got over the European government tried to make the better welfare item for their citizen. So, there were a wave of social and affordable housing going on many designed by famous architects. Between 1960' and 1970', in Denmark, a new way of communal living, called co-housing, was born. A newspaper article titled "Children Should Have One Hundred Parents," published in 1967 by the journalist Graae, questioning the structure of the traditional family unit, is widely attributed with having spurred fifty families to organize Saettedammen, the oldest known co-housing community. It responded to growing calls for gender equality, and focused on providing childcare. So different families and single mothers decided to live together sharing communal services and helping each other with the education of their children. This phenomenon has spread in all the Nordic countries for the next 30 years. Moving from co-housing to co-living, The Danish term bofællesskab ("living community") was introduced to North America by Kathryn McCamant and Charles Durrett in their 1989 book Cohousing: A Contemporary Approach to Housing Ourselves.

Nowadays the term co-living got a commercial term defining the new developing movement of shared living. Fortunately Today more than ever the co-living spaces are designed and being think of. Co-living is particularly popular in cities and urban spaces where housing is costly and limited, providing a more affordable and amenity-based alternative to individual apartments. Many organization are working to invite more people into this culture.

Kries, Mateo. Müller, Mathias. Niggli, Daniel. Ruby, Andreas; Ruby, Ilka. (2017). Together! The New Architecture of the Collective. Berlin, Germany: Vitra Design Museum

Egerö, Bertil. (2014). Puzzling patterns of co-housing in Scandinavia. kollektivhus NU



Youngers that are sharing a meal all together around a table in Co-Living environment

PROVIDERS

In modern time, In order for the co-living to take place there should be a type of tenancy provided in order for the co-livers to reside. For getting a better idea on how this place is being provided we devided these providers in to two groups of usual housing tenure and Co-living start-up.

HOUSING TENURE

refers to the financial arrangements under which someone has the right to live in a house or apartment. Mixed forms of tenure are possible with tenant be in contact with landlord themselves as the most common one. it divide in to different type.

owner occupancy the person or group that occupies a house owns the building (and usually the land on which it sits).

tenancy a landlord who owns an apartment or building rents the right to occupy the unit to a tenant. The landlord could be a private individual, a non-profit organization such as a housing association, or a government body, as in public housing.

cooperative ownership of the entire building or complex is held in common by a homeowners' association. Individuals have the right to occupy a particular apartment by mutual agreement but do not hold exclusive ownership to it.

condominium ownership of an apartment or house is assigned to an individual, but common areas (e.g. hallways, heating system, elevators, exterior areas) are controlled by the homeowners' association. with Fees being charged to the condo owners for maintenance of the common areas.

public housing government-owned housing, whether provided for free or leased at a subsidised rate.

squatting occupation by non-owner without permission by the owner, if any.

CO-LIVING STARTUPS

In 21st century, The great success of co-working startups spaces brings the same companies or new enterprises to expand the co-working space into co-living, offering a living space with the highest level of comfort, flexibility and immediacy, which is not necessarily affordable, but even comparing to normal houses, most of the time even more expensive.

Retrived from <https://www.gov.uk/housing-local-and-community/housing>

While almost all previous eras of co-living have had a housing crisis at their root, a key difference with this new wave is the way they are addressing the shared living, not through socio-political and housing crisis, but via commercial appeal and developers supplying the majority of essential housing stock. Thus the distinguishing factor which separates this new wave of co-shares from former modes of shared living is a shift in their organization model. Their tenant-ready units are rapidly replacing community-initiated activism or housing policy as the main drivers of shared living. Whats more, due to tendency of younger generation for coming to the big cities in search of better social or economical life, co-living spaces have grown in popularity particularly in cities such as London and New York, where the housing crisis is especially high. In fact big city like New York is were the first co-living start-up such as "common" started to bloom.

In terms of typologies of housing they offer, usually are the reside ces with either permanent or temporary options, that can be ensuite room or just a room with necessities, the rest of the areas are common: from a very usual shared living areas and kitchen to a more luxurious one; cinema, gym or supermarket. The booking system also is using a simple and effective contract that include all the services plus wi-fi, utilities, once per week cleaning, security and many more.



BANANA CO-LIVING (TWN)
 CAPITAL LIVING (UK)
 COHABS (BG, USA)
 COHO (IND)
 COLLECTIVE (UK - USA)
 COMMON (USA)
 GUEST READY (EU - UAE - MY - HK)
 HMLET (SGP - HK - JPN - AU)
 HYPRSPACE (DE)
 MAGIC VILLE (CO)
 NEST (D)
 OLLIE (USA)

OUTPOST ASIA (ID, KH)
 OUTPOST CLUB (USA)
 OUTSITE (USA, PRT, ID)
 PMGX (USA)
 QUARTERS (USA, DE, NL)
 ROAM (UK - JPN - MY - USA)
 RESTATION (CN)
 SCAPE (UK - AU - IRL)
 SEED-UP (FRA)
 STARTUP BASECAMP (IND)
 STUDENT HOTEL (EU)
 WELIVE (USA)

The Economist (2017). Pricy housing markets mean co-living buildings are on the rise.

USERS

Cohabitation as the living condition that creates domestic relations outside of the family model of accommodation can be observed more, due to some necessities, between some specific people with diverse condition, age and family status, usually among middle class or low-income social classes. These people are those who usually live outside the nuclear family model, operating their own household, and ultimately need to co-live in order to reduce their living expenses.

CONDITION

students student that are going to other cities for education are in need of temporary affordable housing.

migrants the migrants tend to find job, not in a very hard situation. But their wages and financial status is much lower comparing to other citizen resulting in need of affordable housing.

AGE

youngster majority of youngsters, aged between 18-34, are living wither parents, since due to bad labor market and low income the housing market is not attracting them

elderlies (over 65) are mostly living in a large houses that are mostly have no residents other than them. So these houses are currently underutilized. Whats more they need some one to live and take care of them in some situation.

FAMILY STATUS

single adult the category includes people who for personal reason or external forces are living alone; they can be students, workers or retired people. Their houses are not suitable for themselves for many reasons.

single parent single adults who are parents. usually accompanied by their child even for temporary term and need a space for that.

couple the category contains a couple without children.

family this typology is composed by families who have at least one child.

Kenyon, Elizabeth. Heath, Sue. (2001). Choosing This Life: Narratives of Choice amongst House Sharers, Housing Studies journal, (Vols. 16:5)

Vanazzi, Laura. (2019) Co-living: A strategy for the future city housing, Master of Architecture, Politecnico di Milano.

Russi, Nicola. (2017). Re-housing: La casa come dispositivo di integrazione. Turin, Italy.

1.3 EVALUATION OF THE ACTUAL SITUATION

Itai Palti, an architect and fellow at the Centre for Urban Design and Mental Health and founder of the Conscious Cities movement, explain that “co-living presents both opportunities and challenges. It has the potential to create new meaningful social connections. However, poorly designed, cramped accommodation with high rents and a lack of privacy may sometimes increase distress, as can strained relationships with fellow co-dwellers”.

POSITIVE ASPECTS

more affordability for better quality

Those who share their home with others can benefit from saving in shared utility prices and so many costs. Besides, generally with paying less money they can have a house with better quality and amenities that otherwise they couldn't afford on their own.

creation of community and mutual support

Co-living promote cooperation, interactions, and exchange that facilitate mutual support and relationships which benefit both individuals and their communities. Spreading this living model based on a cycle of mutual support able to perpetuate itself is also possible improve life in the urban living environment allowing a more healthy life.

socialization and mental well being

As already mentioned coliving, specially for elderlies, will result in more socializing preventing the loneliness and isolation increasing life expectancy. Also for the youngers living with strangers has a positive impact mental health, they become more adept, dynamic and propositve, being more curious and open to different reality.

NEGATIVE ASPECTS

inappropriateness of the sharing space

Most of the spaces that are used by people as a self managed co-living spaces, are not intended for shared living and were originally meant for one household livings so they create problems such as following. The shared and private space are not adequate to a co-living situation: so each inhabitant is not able to have his own private space and the shared area is not designed as a collective space to interact and share.

lack of autonomy and privacy

The living room may generate problems: one living room is not enough for the residents who may wants to use it for different purpose. At the same time the private space often does not offer a sufficient level of privacy for everyone: not all the individuals are able to have a personal room, while if they have, they might not be present a personal bathroom.

Green, Stephen. McCarthy, Lindsey. (2015). Is sharing the solution? Exploring the opportunities and challenges of privately rented shared accommodation for single people in housing need. People, Place and Policy.

Space10. Urgent Agency. (2018). Exploring the Brave New World of Shared Living. Imagine journal.

CONCLUSIONS

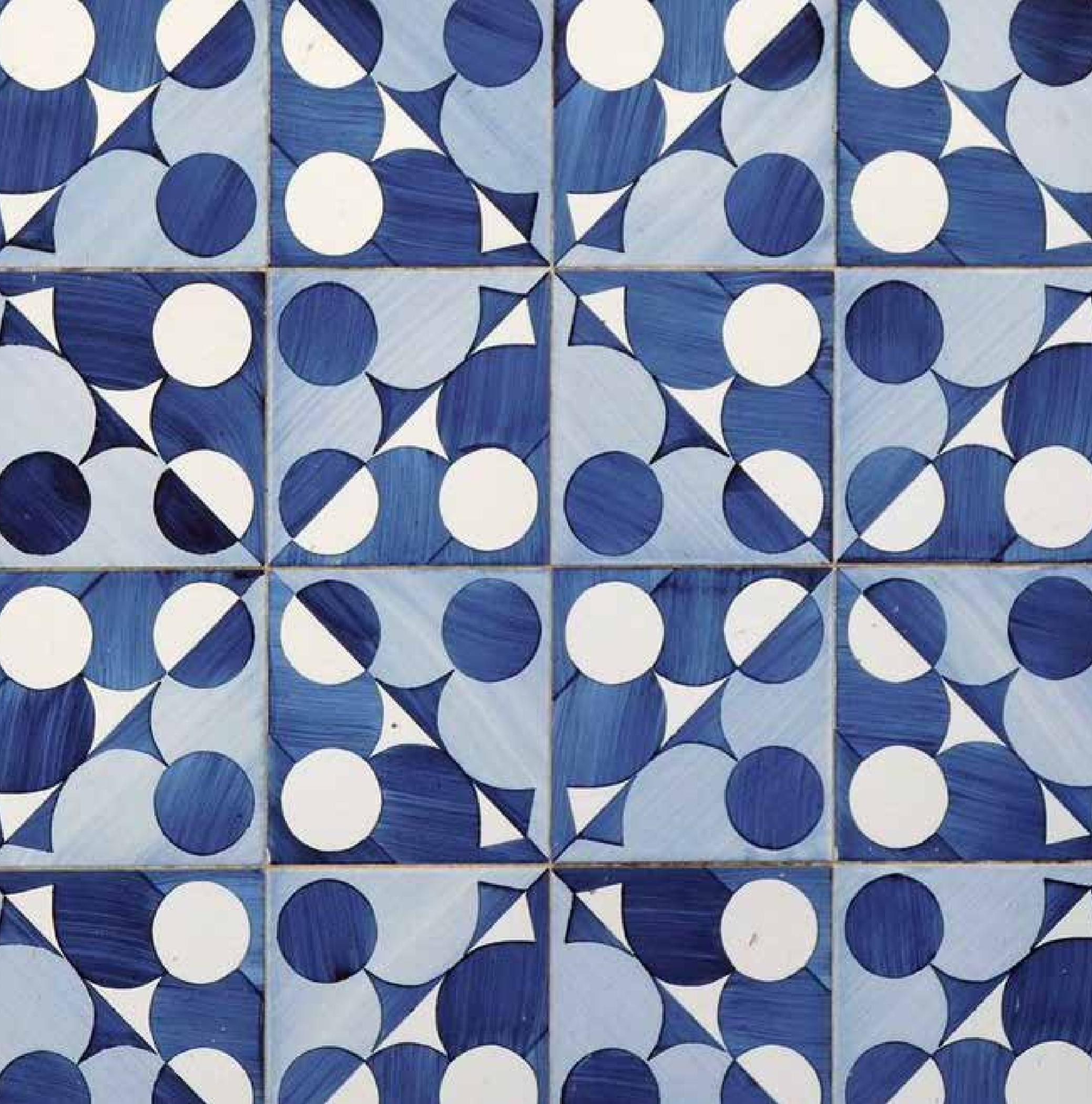
All the world is going toward more sharing in terms of housing, no matter if we eagerly accept it or not. This is what the world wants from our generation and the generation to come. If we take a look at what is presented in media for an instance The current proliferation of contemporary media portrayals of shared households appears to reflect this shift. Typical media sharers are no longer lonely individuals or impoverished students, but groups of young professionals living affluent lifestyles in comfortable surroundings. Television sitcoms, numerous magazine and newspaper articles and documentaries covering real or 'made for TV' shared households all delivering the message that sharing is fashionable.

Generally The way we live today is very much affected by the way we were brought up in the past. Some of us might not be able to imagine living in such shared spaces like the rest of the millennials do. A child raised in such a space might have a completely different point of view about sharing. One common concern about many new shared living spaces is that they resemble branded hotels, not only in their combination of private rooms and anonymous communal areas, but in their lack of internal organization and spatial design. Another concern is that many co-living spaces appear to be aimed at millennials and fail to attract diverse or intergenerational communities. The potential differences in age, culture, gender are able to create both fields of interaction and conflict and the harmonic symbiosis will always be under consideration and in a constant oscillation. The domestic space which can synthesize these characteristics, assumes a character of collective edification and leads on to the creation of new subjectivities.

Green, Stephen. McCarthy, Lindsey. (2015). Is sharing the solution? Exploring the opportunities and challenges of privately rented shared accommodation for single people in housing need. People, Place and Policy.



Illustration of Co-Living Building, StarHabiter 2013, by StartStrategie



2.

CASE STUDIES

DIALOGWEG 6
capacity of 98 co-livers

Duplex Architekten

Zurigo, Svizzera

2015



**LEGA DEL FILO D'ORO
EDIFICIO 4**
capacity of 98 co-livers

Guidarini&Salvadeo

Osimo, Italy

2017



VINZIRAST
capacity of 24 co-livers

Gaopenraub+/-

Vienna, Austria

2015



GAP HOUSE
capacity of 18 co-livers

Archihood WXY

Bokjeong-dong, South Korea

2015



LT JOSAI
capacity of 13 co-livers

Naruse Ikonuma Architect

Nagoya, Japan

2013



GARDEN HOUSE
capacity of 2 co-livers

Teatum+Teatum Architects

Londra, Inghilterra

2017



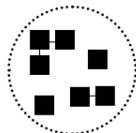
CASE STUDIES SELECTION METHOD

The following Cases Study are selected according 6 selection criteria to bring order into a complex and wide phenomena.

1. the case studies selected are related to the category of "co-living": apartment characterized by the aggregation of small units independent to each other but connected to a shared common space;
2. the co-liver nucleos could be composed by single or couple with different ages, are excluded nucleos with more than two members;
3. the studied buildings have small-medium dimensions and can host from a minimum of 4 co-livers to a maximum of 100 co-livers;
4. the geographical area isn't delimited to take into consideration the customs of different cultures, from the moment that this residential phenomenon is worldwide spread;
5. the selected projects are all existen, this requirement is to demonstrate the validity of projectual decisions;
6. the period analyzed is the XXI century because the most relevant exemples are built during the last ten years, also if is important remember that Co-Living isn't a new practice.

THE 6 CRITERIA FOR CASES STUDIES SELECTION

CO-LIVING



TARGET USERS



CO-LIVERS NUMBER



WORLDWIDE



BUILT



TIME LINE



CASE STUDIES ANALYSIS PROCESS

The Case Studies order follows a dimensional criteria and each one is analyzed with a schedule divided in two parts: the first one analyzes the building organization in clusters; instead the second part is invetsigated the fatures of collective spaces according with co-liver's daily needs.

These projects are analyzed and compared through diagrams, in order to reveal their typological patterns, the facilities that are being shared and which is the right balance, according to the capacity of the building, between private and collective spaces to not create hostility between the inhabitants

The first page with a short text introduce the general information of the project: where is located, who are the architects, which are co-liver's categories. The following drawings analyze the organization of the whole building giving information about the number of clusters and their co-livers.

Special attention is give to study cluster's features and the relation between the different grades in which the spaces are sharing: shared, semi-shared and private. A tridimensional diagram studies the cluster's interior organization and outlines the relation between shared spaces and private units, besides there is a scheme that explain-the different possible organization inside the private room. The capacity of the collective rooms is investigated with an hypotesis of co-liver's daily routine. The aim is to outline the moment in which the room is overcrowded and check if the dimension and the furnitures are enough; for this reason during the process is considered the hypotesys in which the users stay more often in the collective spaces instead inside the private one.

A timeline for each user's categories easily outlines which activities are carried out in a collective space or inside the private unit; a confrontation among the different timelines allow to identify the critic moment of the day in which the bigger number of co-livers is at the same moment in the same space. A volumetric drawing of collective spaces shows the overcrowded situation, in this way is easily check if the room is suitable for hosting all the co-livers. This study is particularly interesting because in a co-living situation is important to know how organize the spaces for answering in the best way to the needs of each inhabitant.

At the end the main cluster's features for each Case Studio are re-collected in two pages; this step help to see which are the recurring design in a Co-Living project introducing the final consideration that will be usefull for a strong project strategy.

DIALOGWEG 6

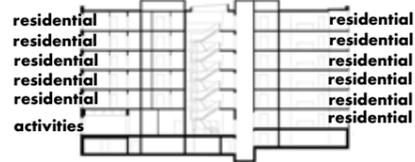
Duplex Architekten

Zurich, Switzerland
2015

MASTERPLAN 1:2000



SECTION N.6 LEVELS



The building belongs to the quarter of 13 houses located in the Hunziker Area. This was a waste-land-area owned by the city of Zurich, leased by the cooperative Mehr als Wohnen and transformed into an urban zone. The entire project is composed by affordable housing that providing an ecological and social sustainable framework. A democratic structure promoting the participation and social cohesion among the inhabitants that belong to different ages and targets.

Dialogweg is developed on 6 levels always with the same organization, the only different is the ground floors on which half part is dedicated to common activities while the rest is residential. Each level is composed by 2 clusters of 5 or 6 units organized around a wide common space that host some service shared among the co-livers. The units doesn't have always the same features, this to guarantee the satisfaction of different inhabitant's needs.

MAX 98 CO-LIVERS



<https://www.mehralswohnen.ch/hunziker-areal/architektur/dialogweg-6/>

http://premiobaffarivolta.ordinearchitetti.mi.it/portfolio_page/18_hunziker-areal-housing-cooperative-mehr-als-wohnen/

<https://dialogweg6stock4sued.wordpress.com/>



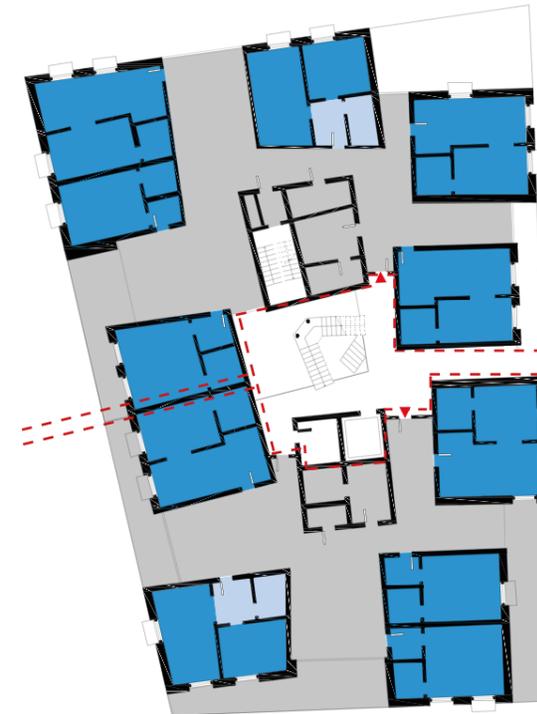
11 CLUSTERS on 6 LEVELS for 98 CO-LIVERS

2°, 3°, 4°, 5°, 6° LEVEL

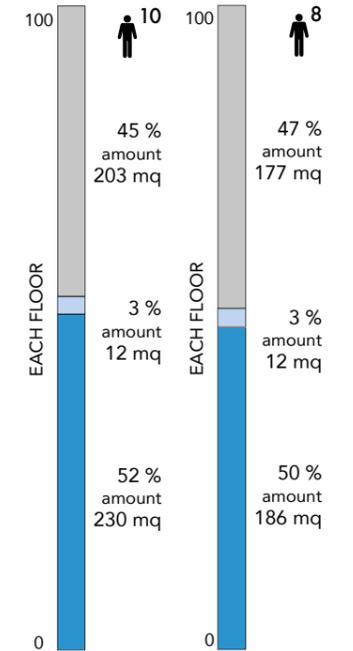
CLUSTER A

CLUSTER B

Standard floor plan
0 5 10 m



CLUSTER A CLUSTER B



SHARED
SEMI-SHARED
PRIVATE

1° LEVEL

CLUSTER B

Ground floor plan
0 5 10 m



BUILDING

COLLECTIVE SPACE:
STUDIO, LABORATORY,
MULTIFUNCTION ROOM,
LIVING

SHARED FACILITIES:
TOILETTE, KITCHINETTE

CLUSTER A



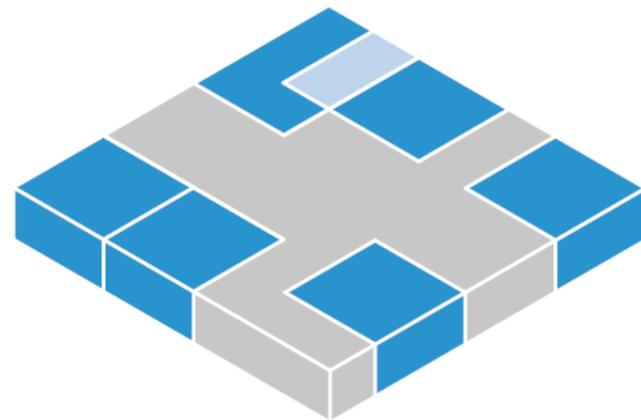
Standard Floor plan
 0 5m

CLUSTER DIAGRAM

CLUSTER

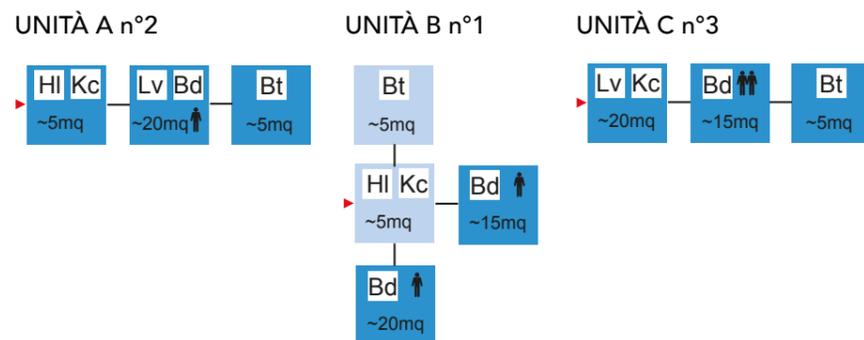
COLLECTIVE SPACES:
 KITCHEN, DINING,
 LIVING, STUDIO,
 TERRACE

SHARED FACILITIES:
 LAUNDRY
 BATHROOM
 STORAGE



6 UNITS

UNIT DIAGRAM



CLUSTER B



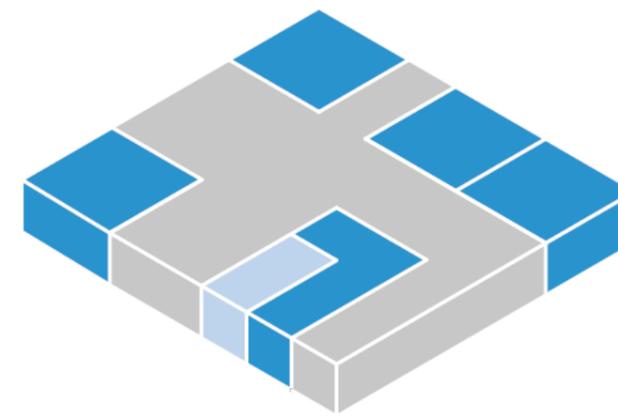
Standard Floor plan
 0 5m

CLUSTER DIAGRAM

CLUSTER

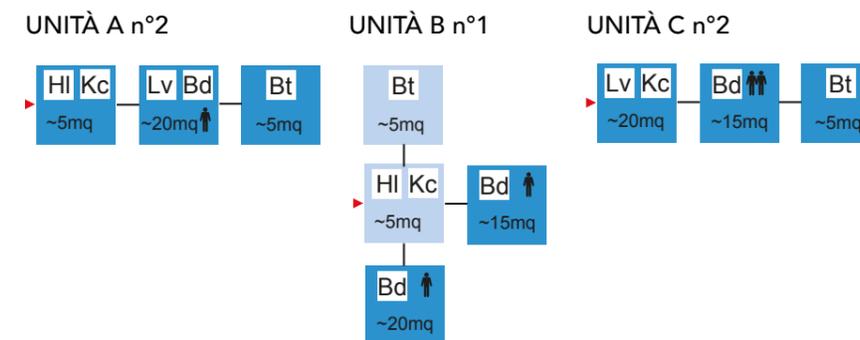
COLLECTIVE SPACES:
 KITCHEN, DINING,
 LIVING, STUDIO,
 TERRACE

SHARED FACILITIES:
 LAUNDRY
 BATHROOM
 STORAGE

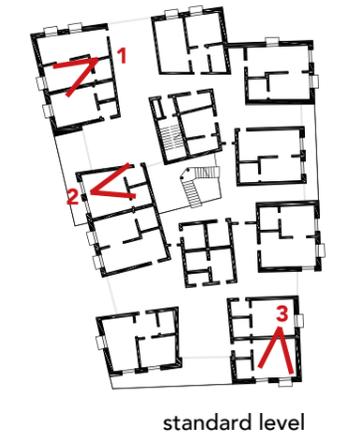
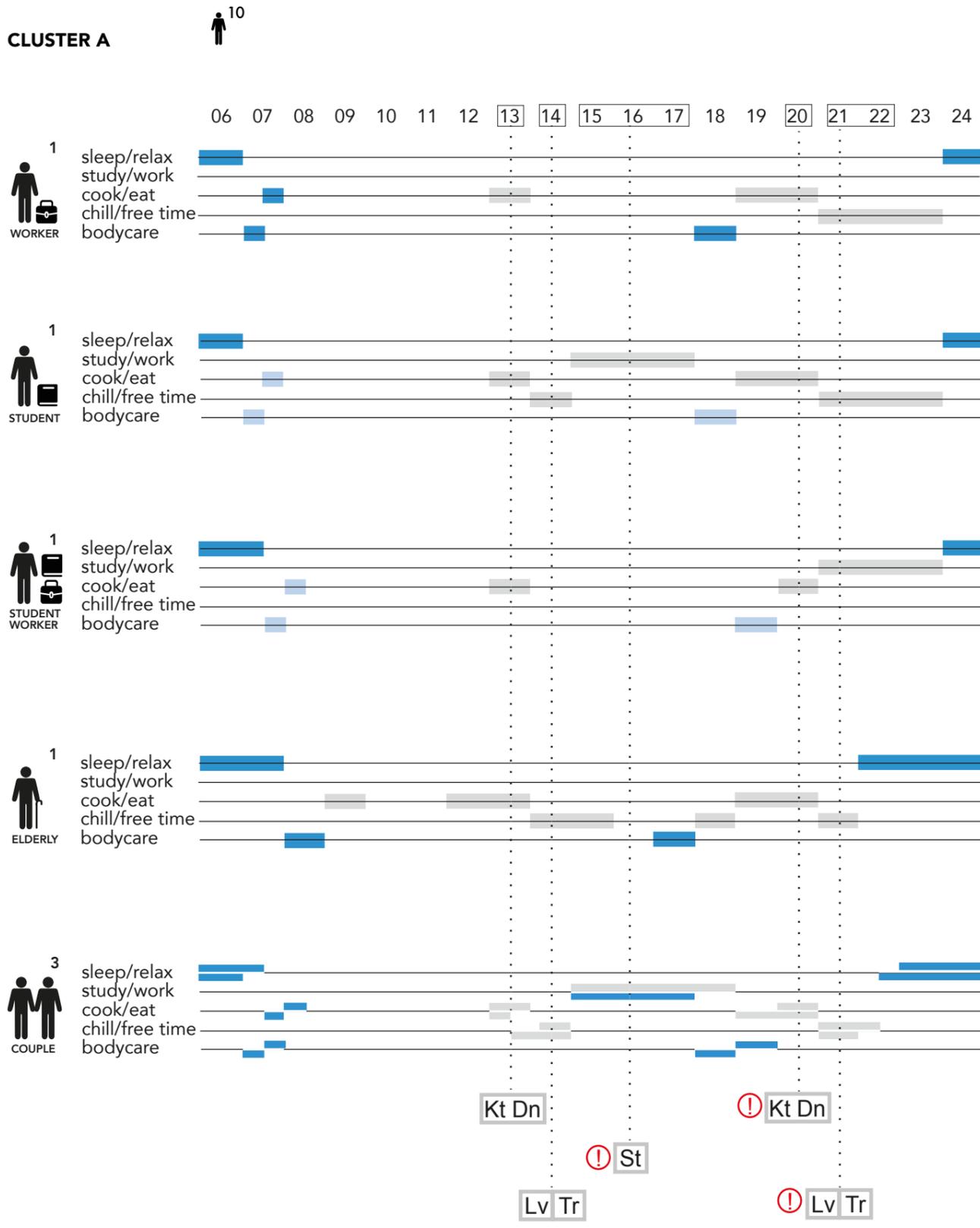


5 UNITS

UNIT DIAGRAM



DAILY ROUTINE



VIEW 1 PRIVATE UNIT C



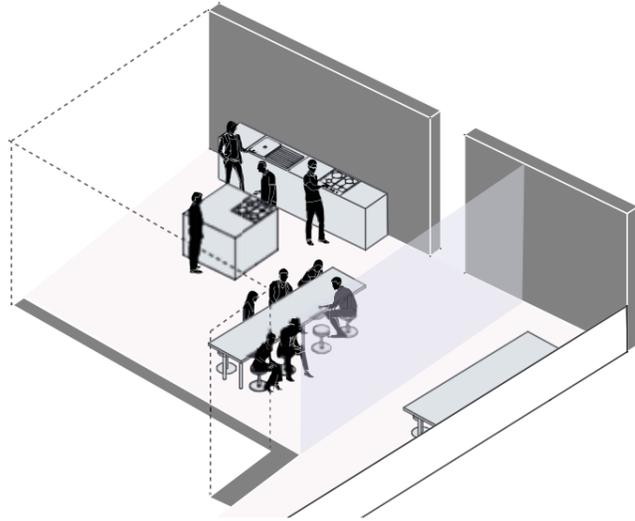
VIEW 2 PRIVATE UNIT A



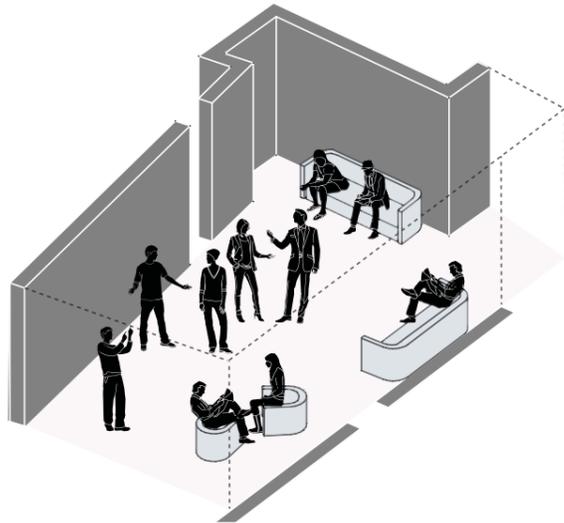
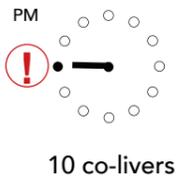
VIEW 3 PRIVATE UNIT C

OVERCROWDED DIAGRAM
CLUSTER A COLLECTIVE SPACES

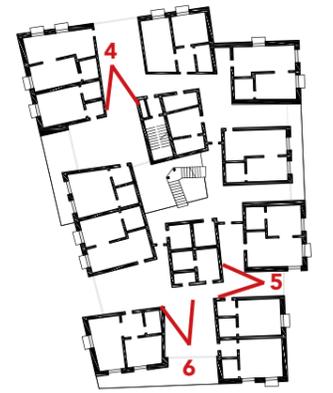
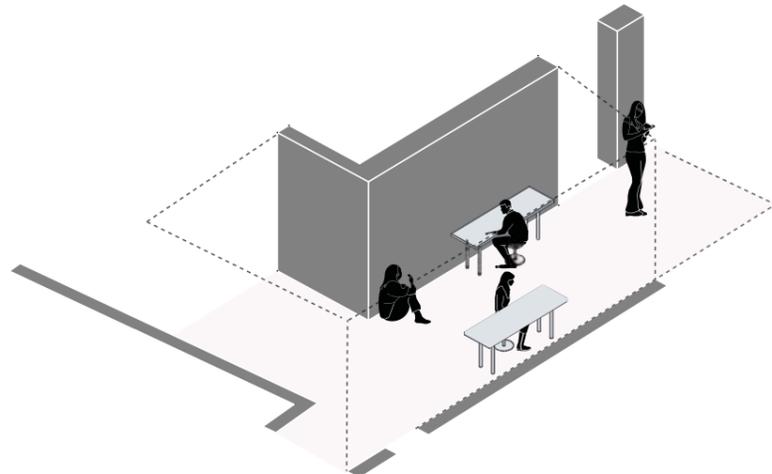
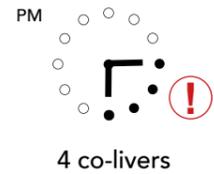
KITCHEN-DINING



LIVING TERRACE



STUDIO



standard level
VIEW 4 SHARED KITCHEN



VIEW 5 SHARED LIVING



VIEW 6 SHARED STUDIO

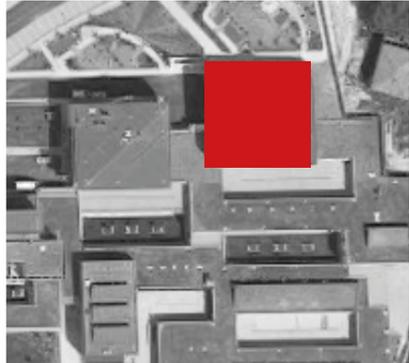
LEGA DEL FILO D'ORO

EDIFICIO 4

Guidarini&Salvadeo

Osimo, Italy
2017

MASTERPLAN 1:2000



SEZIONE N.5 LIVELLI



The Lega del Filo d'Oro is a center located outside the residential market destined for the care, assistance and residence of multi-disabled psycho-sensory people. The project has a high functional mix, in the name of integration between the residences and places for therapy, work, culture, leisure and spaces open. In this way the guest and their accompanying relatives, hosted for a periods from one week to one year, are supported by all the necessary services and facilities designed to ensure residents wellbeing and standards of care.

The temporary residence building is organized in 5 level: the ground floor is dedicated for laboratories and activities rooms; instead the last third floor are destined to temporary residence and are organized in 6 cluster. Each apartment, shared by two families, is divided into two groups of two bedroom and one bathroom, which overlook a common living-dining room with the open kitchen. Thanks to this expedient, residents are offered environments that combine personal privacy with a dimension of collective living.

MAX 98 CO-LIVERS



http://premiobaffarivolta.ordinearchitetti.mi.it/portfolio_page/progetto1/

5 CLUSTERS on 3 LEVELS for 32 CO-LIVERS

2°, 3° LEVEL

CLUSTER B

Standard floor plan
0 5 m

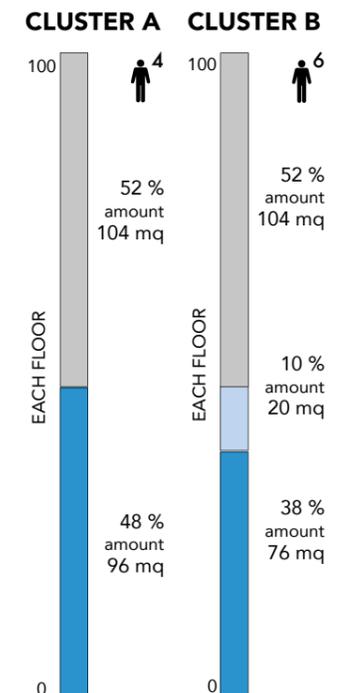
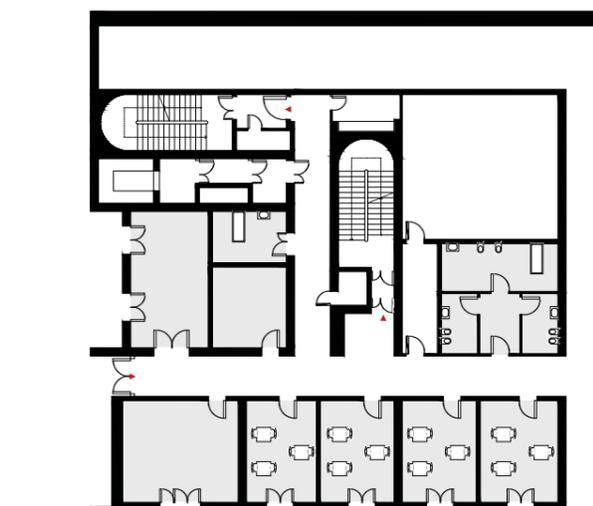
1° LEVEL

CLUSTER A

Ground floor plan
0 5 m

0 LEVEL

Ground floor plan
0 5 m



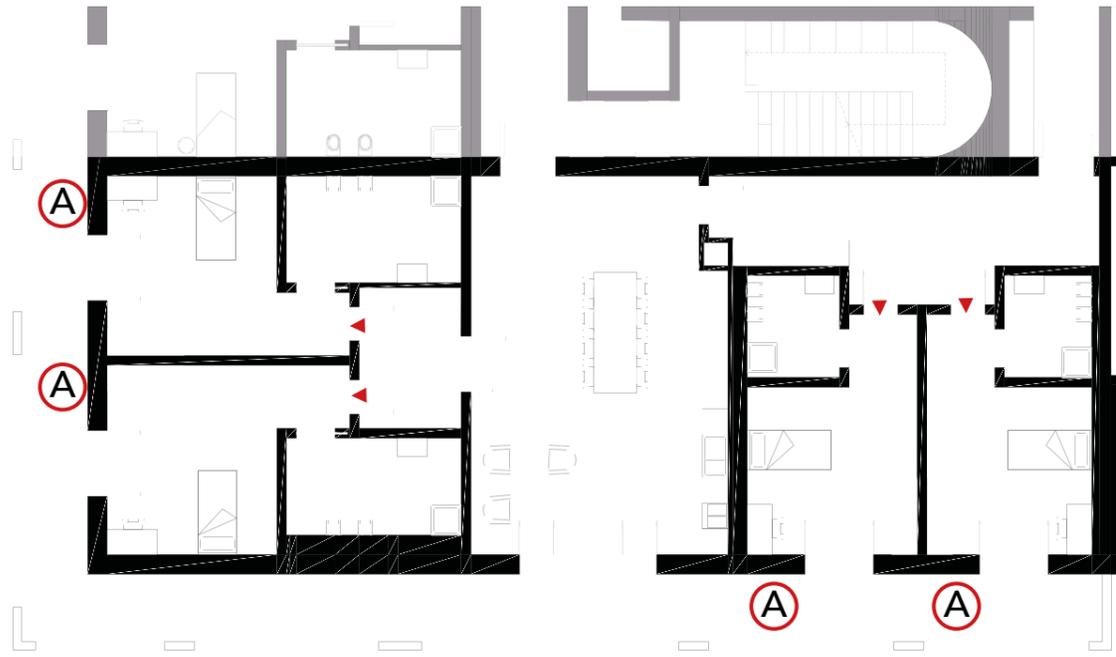
SHARED
SEMI-SHARED
PRIVATE

BUILDING

COLLECTIVE SPACE:
STUDIO, LABORATORY,
MULTIFUNCTION ROOM

SHARED FACILITIES:
TOILETTE, LAUNDRY

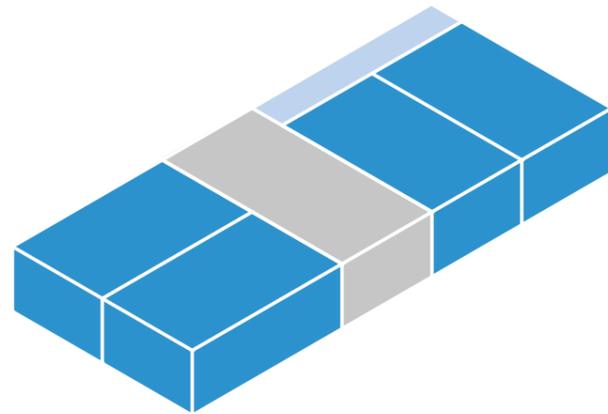
CLUSTER A



Standard Floor plan
 0 1 2 3 m

CLUSTER DIAGRAM

CLUSTER 
COLLECTIVE SPACES:
 KITCHEN, DINING,
 LIVING
SHARED FACILITIES:
 NONE



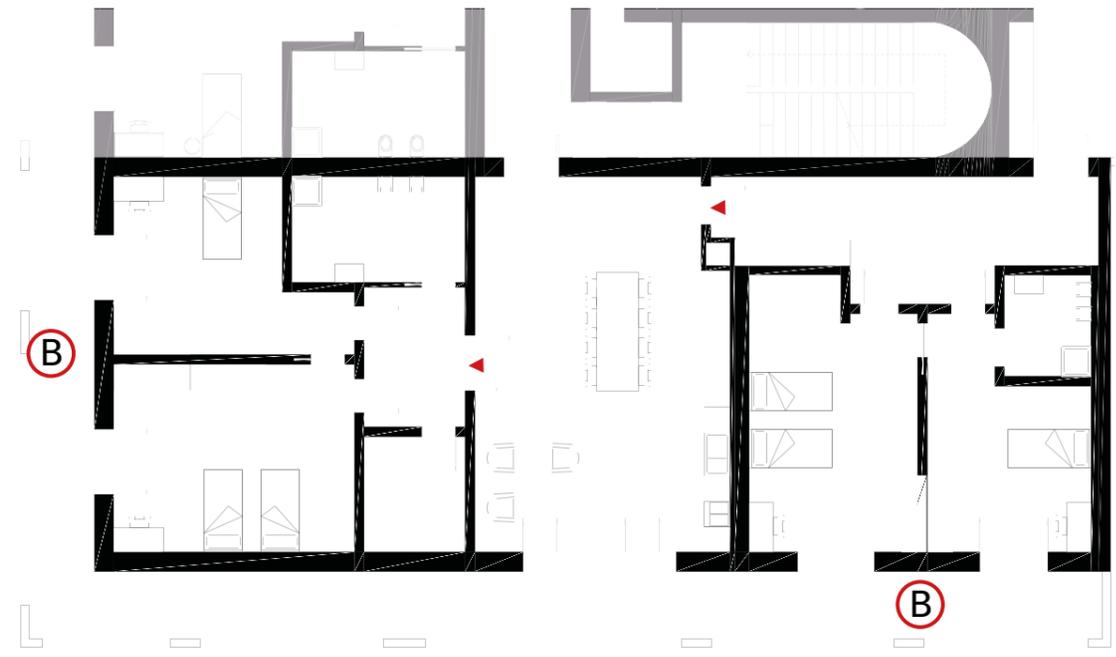
4 UNITS  

UNIT DIAGRAM

UNITÀ A n°4



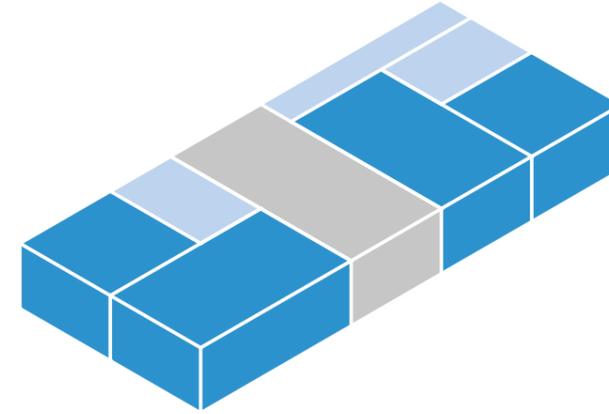
CLUSTER B



Standard Floor plan
 0 1 2 3 m

CLUSTER DIAGRAM

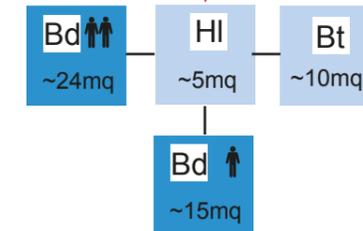
CLUSTER 
COLLECTIVE SPACES:
 KITCHEN, DINING,
 LIVING
SHARED FACILITIES:
 NOONE



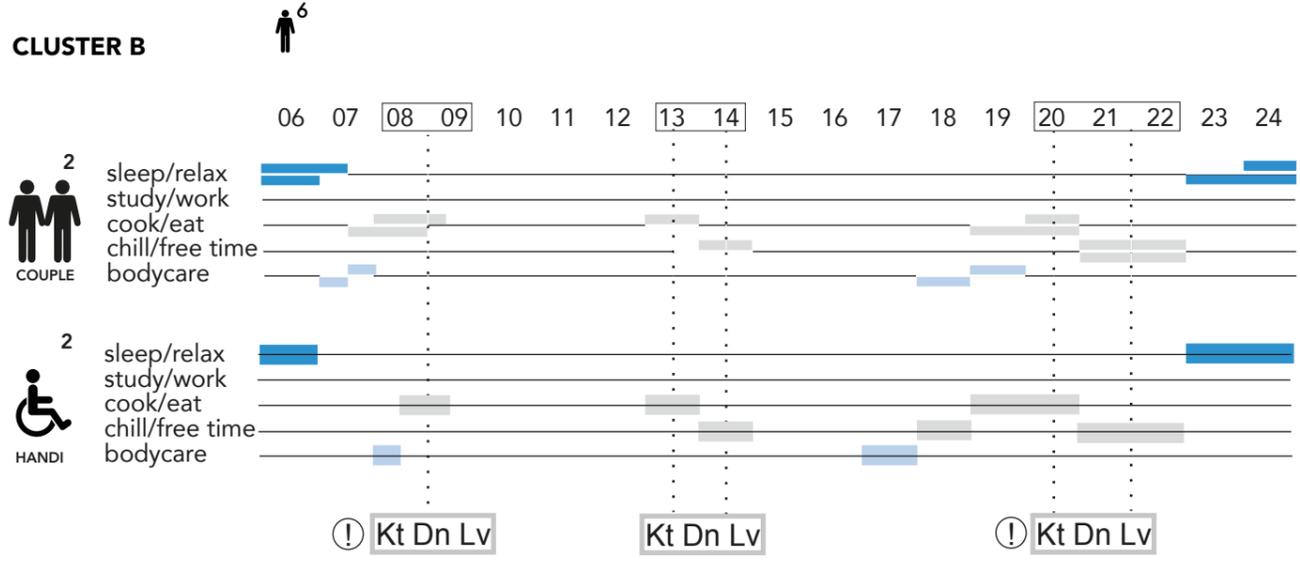
 **4 UNITS** 

UNIT DIAGRAM

UNITÀ B n°2



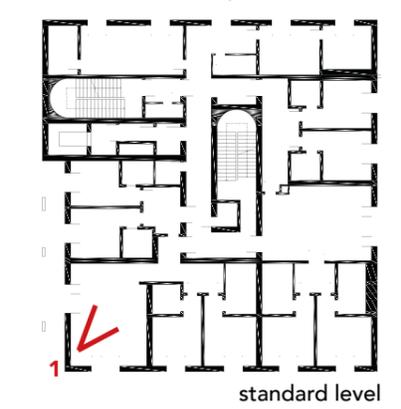
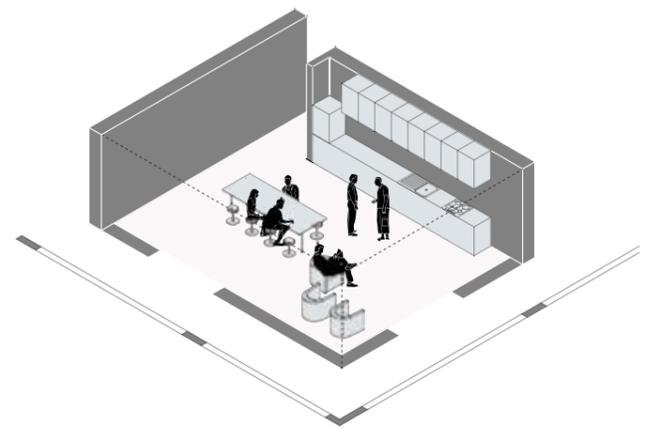
DAILY ROUTINE



OVERCROWDED DIAGRAM

CLUSTER B COLLECTIVE SPACES

KITCHEN-DINING-LIVING



VIEW 1 COLLECTIVE SPACES

VINZIRAST

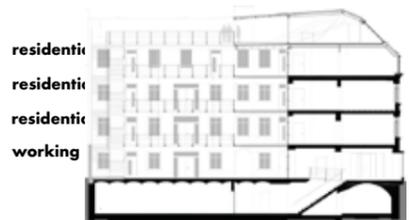
Gauppenraub+/-

Vienna, Austria
2015

MASTERPLAN 1:2000



SECTION N.5 LEVELS



The project concern the refurbishment of an old building located in the center of Vienna following co-living approach for hosting formerly homeless persons and students. The idea born from the cooperation with students and the social association: the porpouse is to integrate homeless people in the society and at the same time help the students to mantain themself.

The building is developed on four levels plus the basement: the two lowest floor are open to the city instead the upper one are residential.

In the basement there is an huge event room instead the ground floor host the restaurant and some workshop areas, these give to the residents the opportunity to work togheter. The upper floor are residential and on each level is located one cluster with three apartments for three people, a shared kitchen and living room. The facilities and the library are shared with the whole building. The furnitue and spaces design allow the residents to avoid or meet people: walking past or communicating are all treated as equally important.

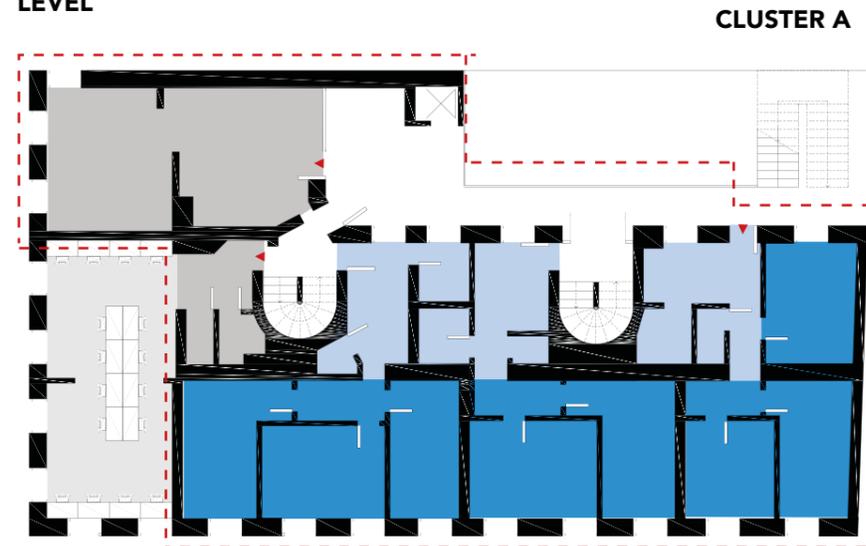
MAX 24 CO-LIVERS



http://premiobaffarivolta.ordinearchitetti.mi.it/portfolio_page/21_vinzirast-mitten-drin-gauppenraub/

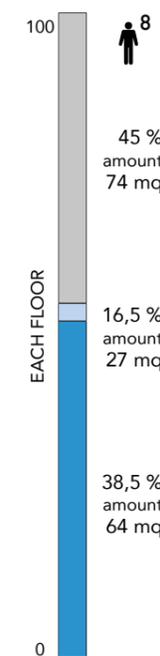
3 CLUSTERS on 3 LEVELS for 24 CO-LIVERS

1°, 2°, 3° LEVEL



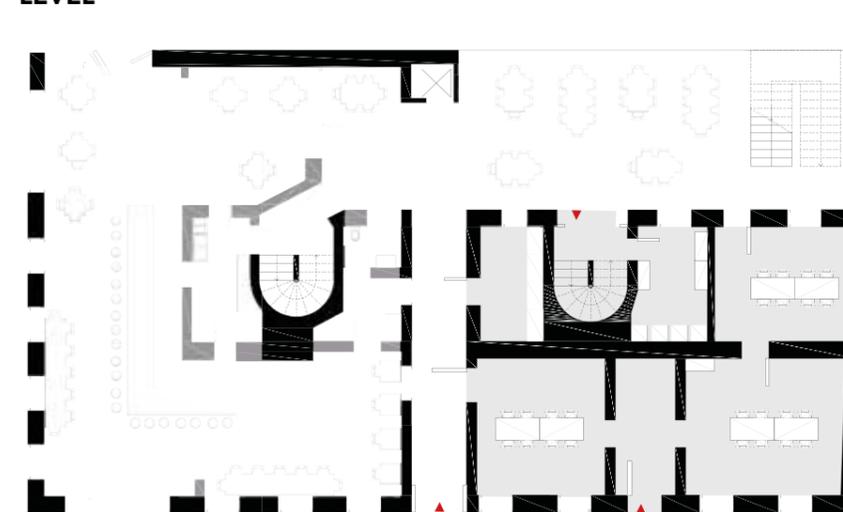
Standard floor plan 0 5 m

CLUSTER A



SHARED
SEMI-SHARED
PRIVATE

0 LEVEL

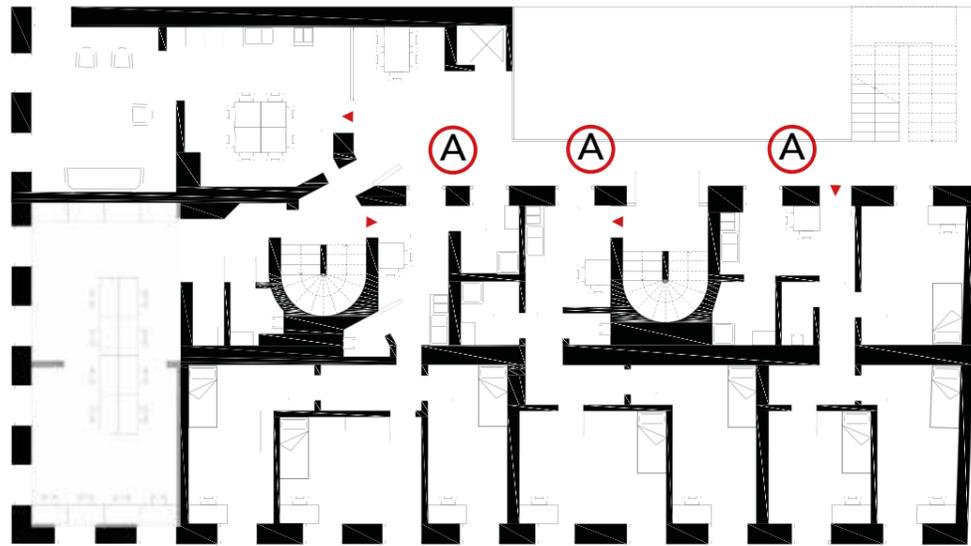


Ground floor plan 0 5 m

BUILDING

COLLECTIVE SPACE:
WORKSHOPS, LIBRARY
RESTAURANT, EVENT ROOM
SHARED FACILITIES:
LAUNDRY, STORAGE

CLUSTER A



Standard Floor plan
0 1 2 3 4 5 m

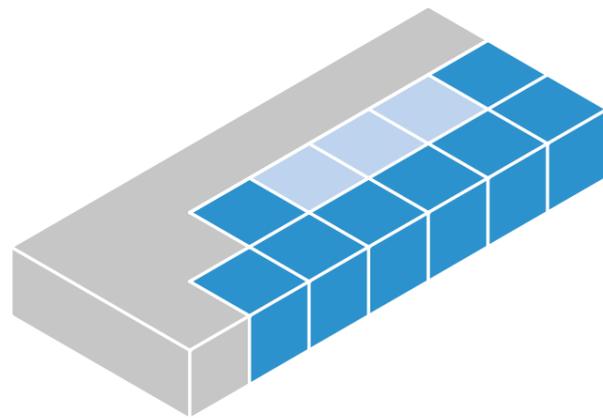
CLUSTER DIAGRAM

CLUSTER

COLLECTIVE SPACES:
KITCHEN, DINING,
LIVING, STUDIO

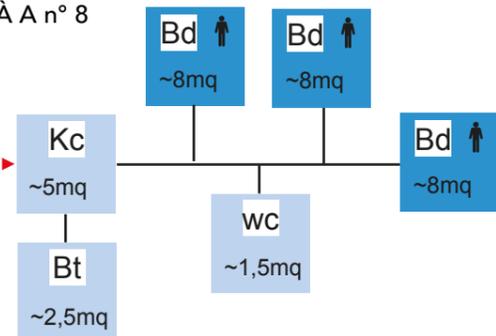
SHARED FACILITIES:
TOILETTE,
STORAGE

8 UNITS



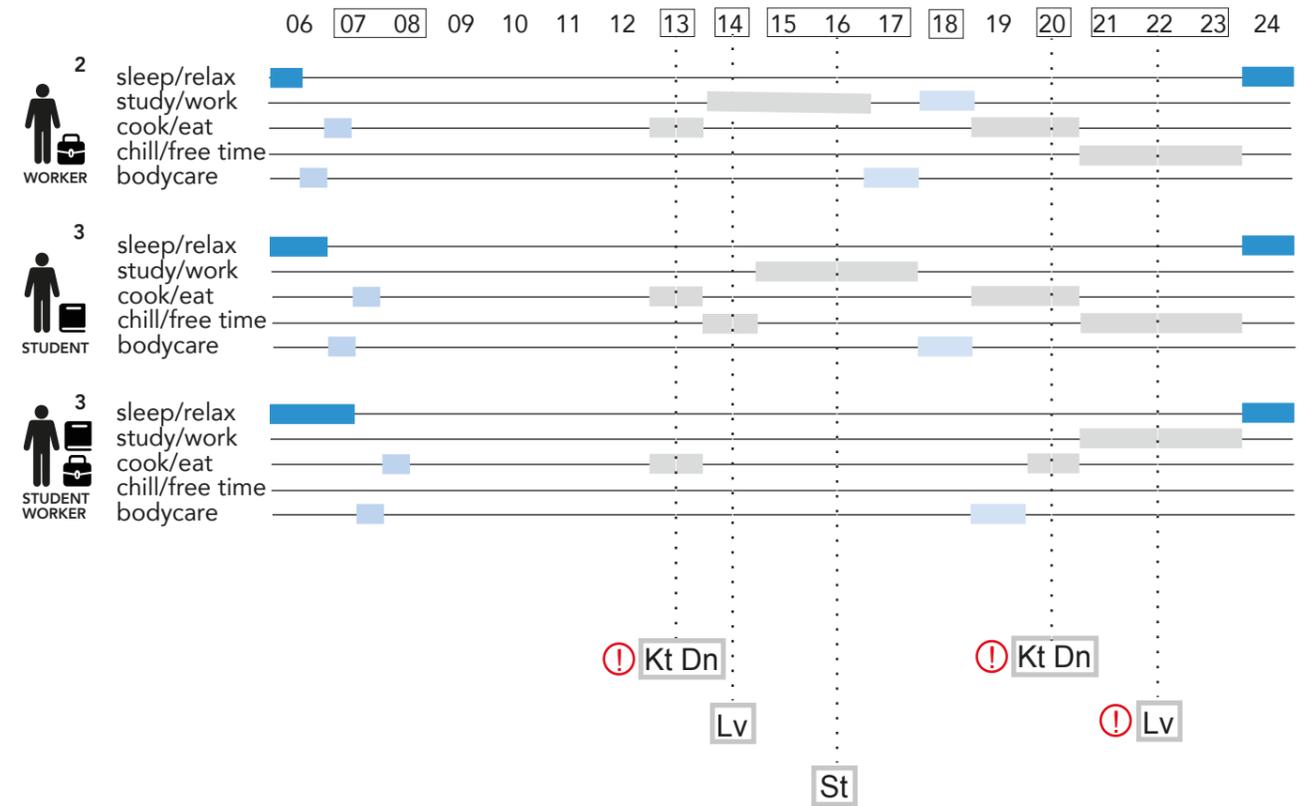
UNIT DIAGRAM

UNITÀ A n° 8



DAILY ROUTINE

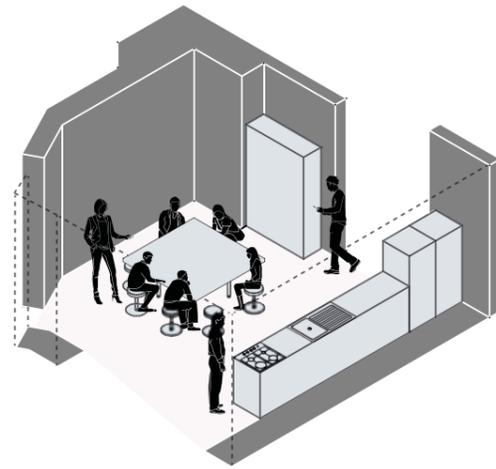
CLUSTER A



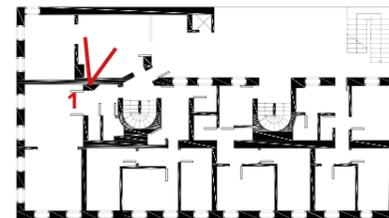
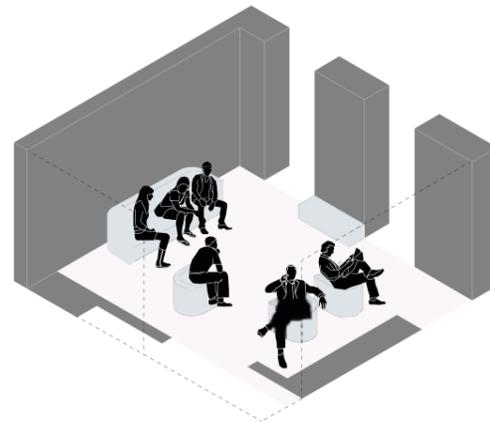
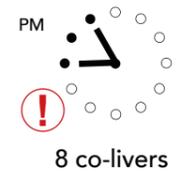
PRIVATE UNIT

OVERCROWDED DIAGRAM
CLUSTER COLLECTIVE SPACES

KITCHEN-DINING



LIVING



S level

VIEW 1

SHARED KITCHEN

GAP HOUSE

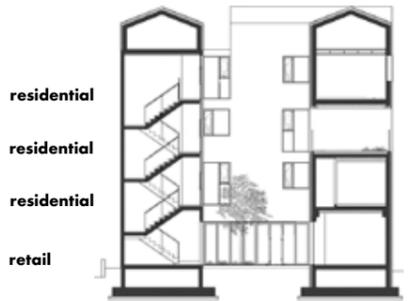
Archihood WXY

**Bokjeong-dong, South Korea
2015**

MASTERPLAN 1:2000



SECTION N. 4 LEVELS



The project is located in a university area because of this the area has become very crowded with multi-dwelling units, studios and student accommodations. This building is different from the massive surrounding: is composed of four blocks separated with balconies that faced on an inner courtyard. These voids help to bring inside the nature and encourage interaction and mingling among housemates.

The 17 single units are organized in 6 clusters that are composed by private bedrooms and a day collective space. All the units have similar features from the moment that all the inhabitants are students. The architect decided to give more space for collective activities than to private one without deprive the inhabitants of their privacy; for this reason all the bedrooms are private but with minimum dimensions.

MAX 17 CO-LIVERS



https://www.archdaily.com/771429/gap-house-archihood-wxy?ad_medium=gallery

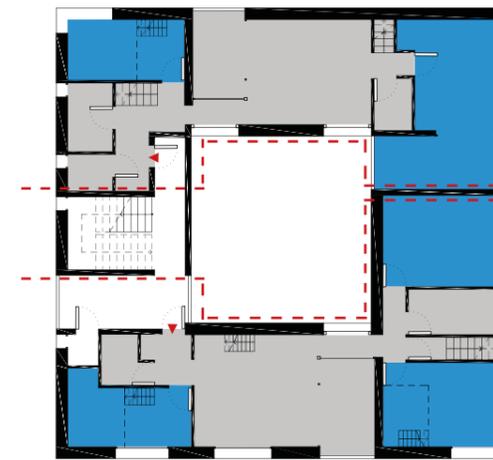
6 CLUSTERS on 3 LEVELS for 17 CO-LIVERS

4° LEVEL

CLUSTER B

CLUSTER C

Top floor plan 0 5 m

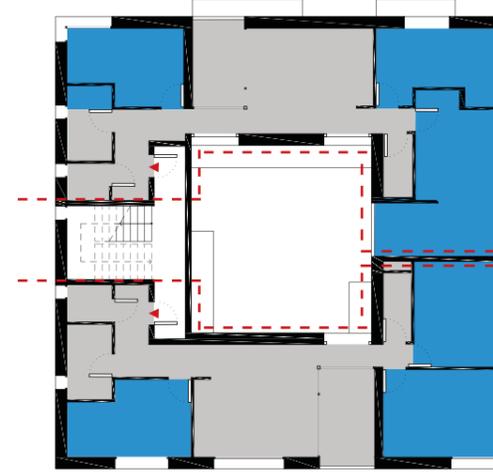


1°, 2° LEVEL

CLUSTER A

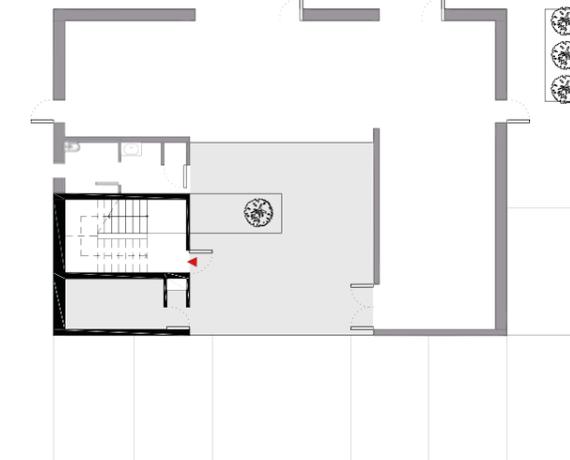
CLUSTER A

Standard floor plan 0 5 m

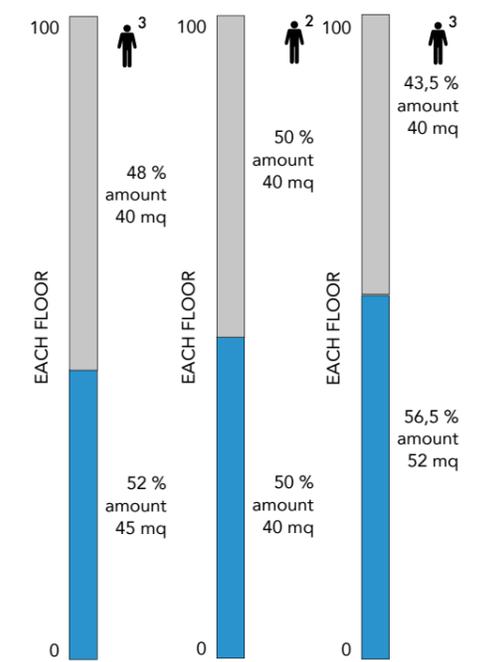


0 LEVEL

Ground floor plan 0 5 m



CLUSTER A CLUSTER B CLUSTER C



SHARED
SEMI-SHARED
PRIVATE

BUILDING

COLLECTIVE SPACE:
GARDEN

SHARED FACILITIES:
STORAGE

CLUSTER A



Standard Floor plan
0 1 2 3 m

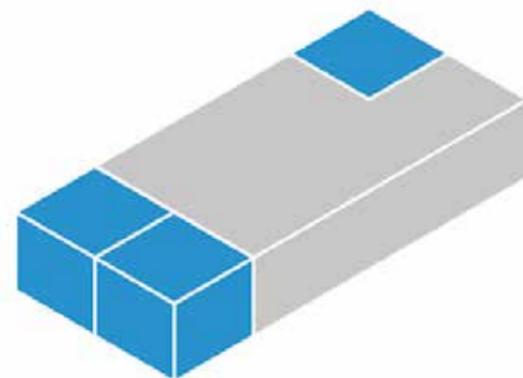
CLUSTER DIAGRAM

CLUSTER

COLLECTIVE SPACES:
KITCHEN, DINING,
TERRACE

SHARED FACILITIES:
LAUNDRY
TOILETTE
BATHROOM
STORAGE

3 UNITS



UNIT DIAGRAM

UNITÀ A n° 2-3



~12mq

UNITÀ B n° 0-1



~20mq

CLUSTER B



Standard Floor plan
0 1 2 3 m

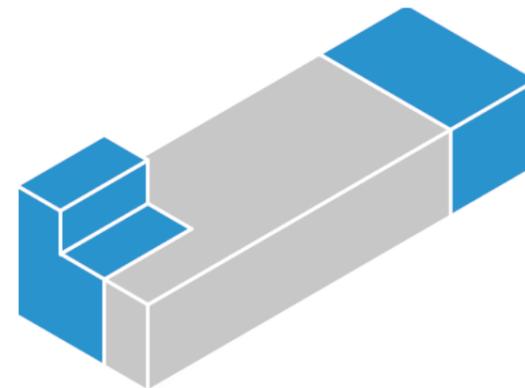
CLUSTER DIAGRAM

CLUSTER

COLLECTIVE SPACES:
KITCHEN, DINING,
TERRACE

SHARED FACILITIES:
LAUNDRY
TOILETTE
BATHROOM
STORAGE

2 UNITS



UNIT DIAGRAM

UNITÀ B n° 1



~20mq

UNITÀ C n° 1



~20mq

CLUSTER C

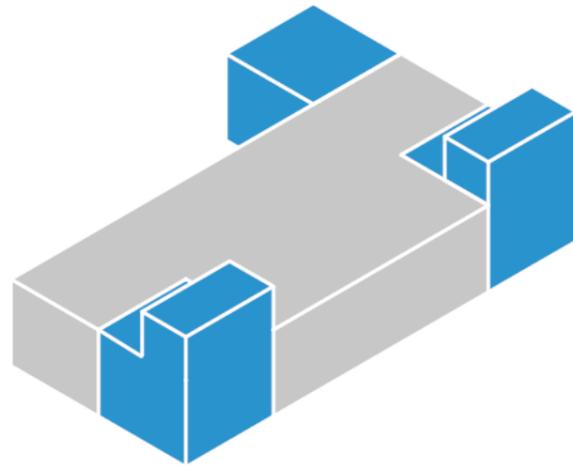


Standard Floor plan
0 3 m

CLUSTER DIAGRAM

- CLUSTER** [Grey square]
- COLLECTIVE SPACES:** KITCHEN, DINING, TERRACE
- SHARED FACILITIES:** LAUNDRY, TOILETTE, BATHROOM, STORAGE

3 UNITS [Blue square]



UNIT DIAGRAM

UNITÀ B n° 1

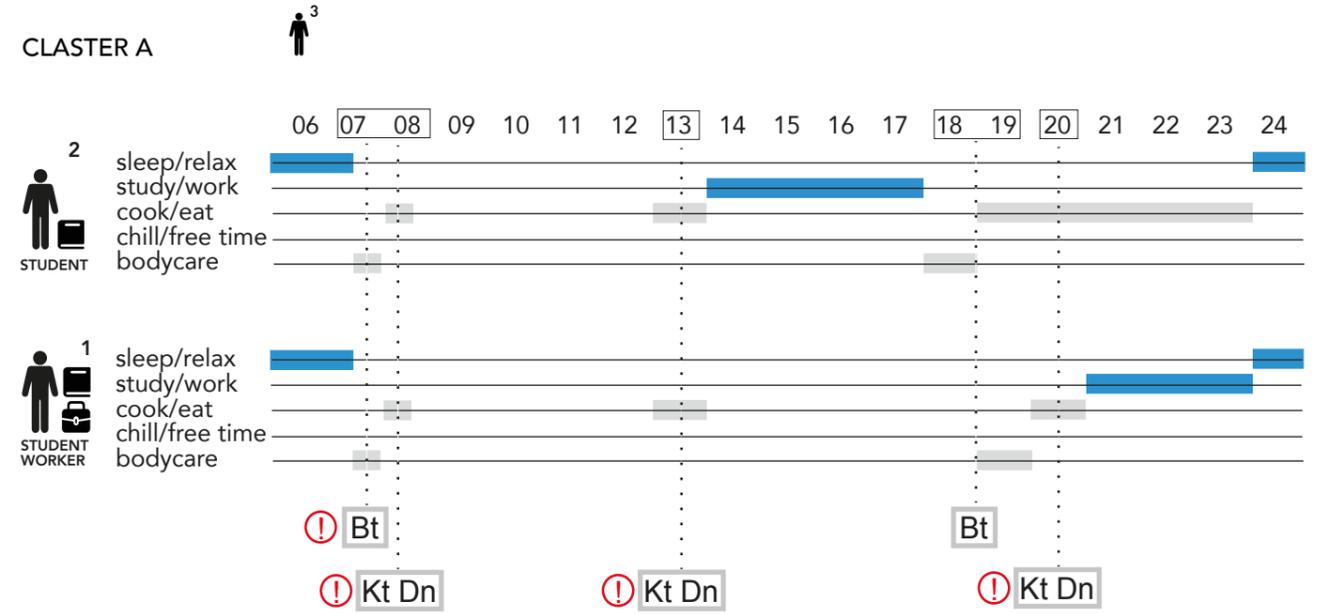


UNITÀ C n° 2



DAILY ROUTINE

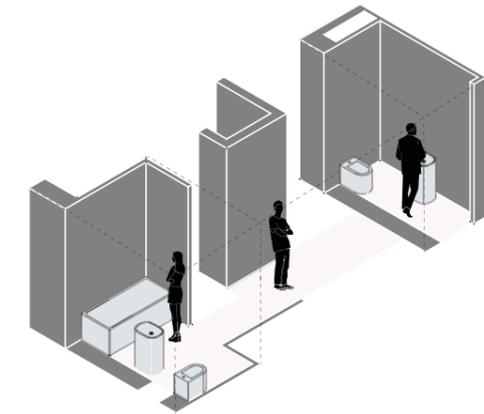
CLUSTER A



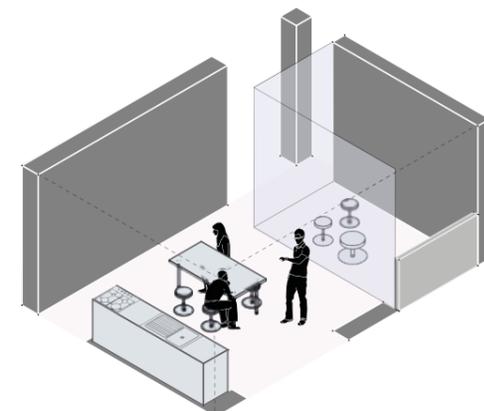
OVERCROWDED DIAGRAM

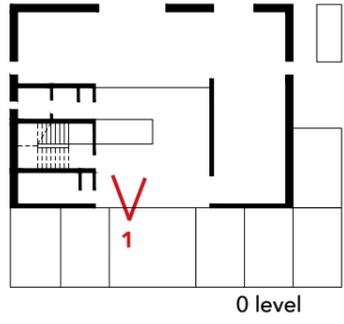
CLUSTER A COLLECTIVE SPACES

BATHROOM

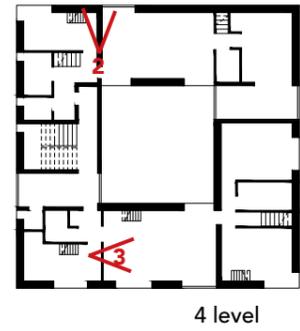


KITCHEN-DINING





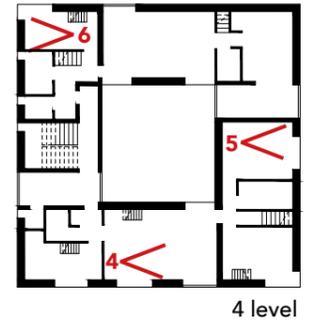
VIEW 1 SHARED GARDEN



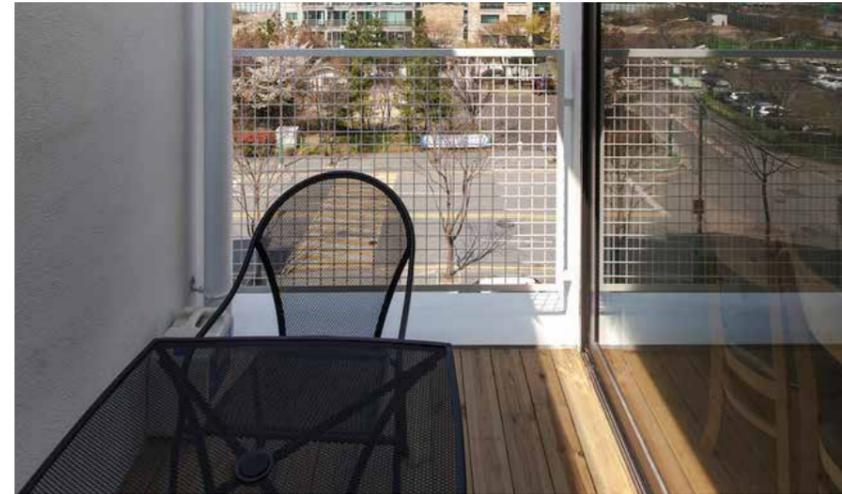
VIEW 2 SHARED KITCHEN



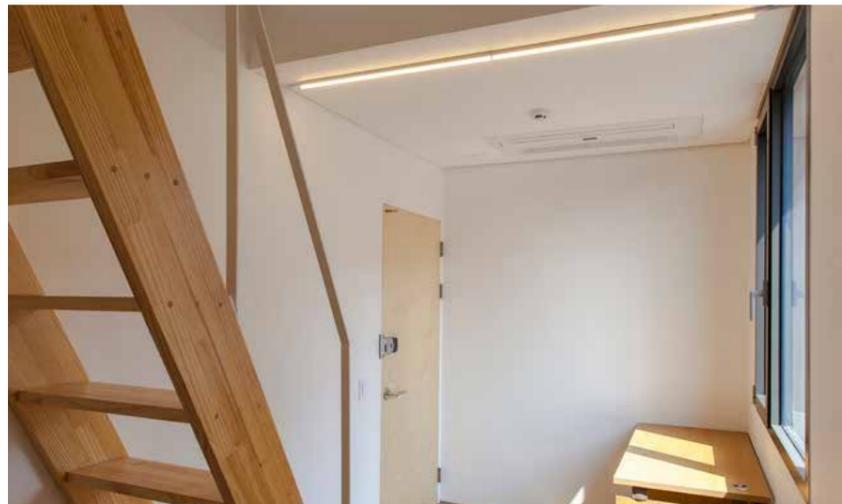
VIEW 3 SHARED TERRACE



VIEW 4 SHARED DINING



VIEW 5 PRIVATE TERRACE



VIEW 6 PRIVATE UNIT

LT JOSAI

Naruse Ikonuma Architect

Nagoya, Japan
2013

MASTERPLAN 1:2000



SECTION N.3 LEVELS



The project is located in Japan for answering an high demand of affordable houses and offer to students and young profesionists a more sustainable and socially-connected way to live.

It's organized in one cluster that is composed by 13 single rooms, shared facilities and collective spaces that encourage the residents to interact each other in different way. Both private and collective spaces are present on each floor and they are studied simultaneously: the second could be considered an extension of the first one. Due to this relation the units, also if seem all similar in plan, aren't the same from the moment that each one is close to one of the different collective spaces.

Various staircases interlink the 4 different levels and create a ring around the double high central living space. Due to this organization between the collective space there is always a flow because is the only way with which the inhabitant can reach their own room.

MAX 13 CO-LIVERS



<https://www.dezeen.com/2013/08/29/share-house-by-naruse-inokuma-architects/>

<https://www.archdaily.com/497357/lt-josai-naruse-inokuma-architects/534df2b6c07a8067e2000060-lt-josai-naruse-inokuma-architects-photo>



1 CLUSTERS on 3 LEVELS for 13 CO-LIVERS

3° LEVEL

CLUSTER A

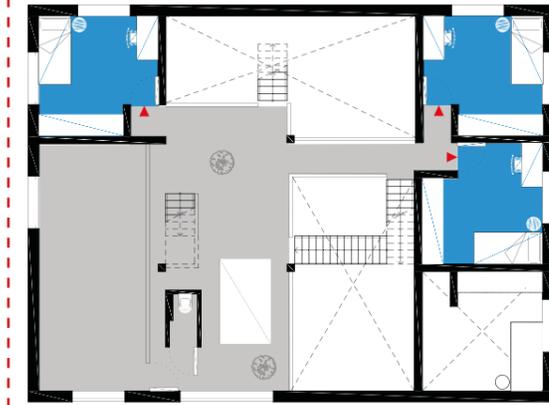
Last floor plan
0 5m



2° LEVEL

CLUSTER A

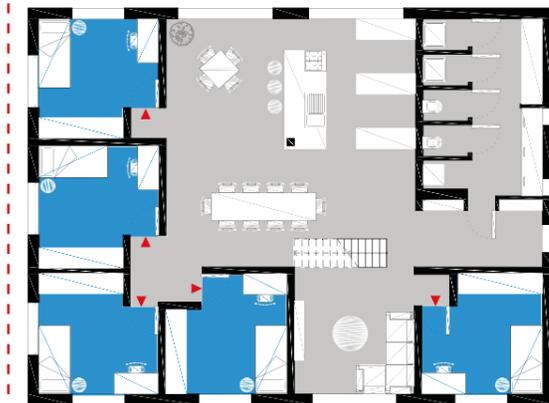
First floor plan
0 5m



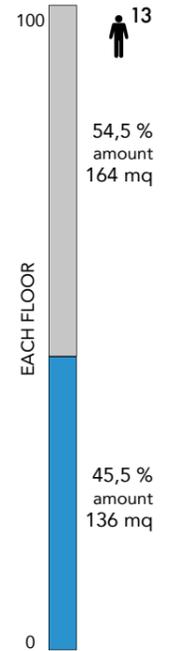
1° LEVEL

CLUSTER A

Ground floor plan
0 5m

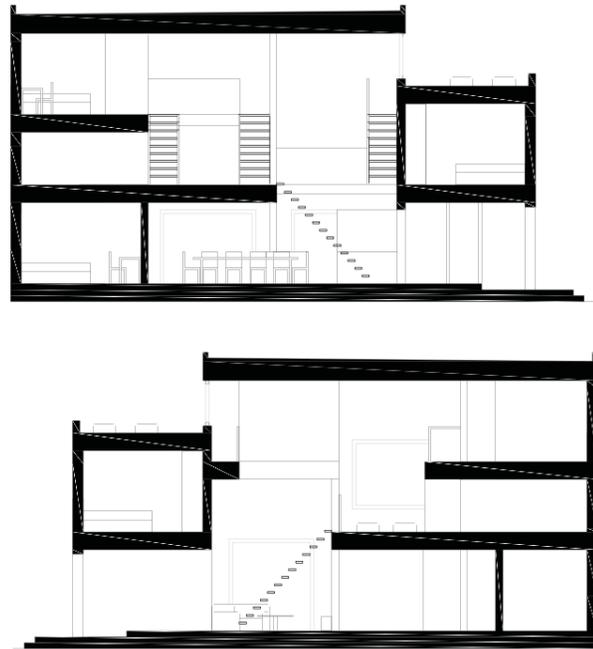
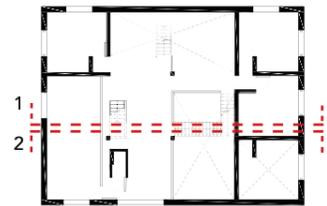


CLUSTER A



SHARED
 SEMI-SHARED
 PRIVATE

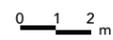
CLUSTER A



TRIPLE HEIGHT SECTION

Section 1

Section 2



CLUSTER DIAGRAM

CLUSTER

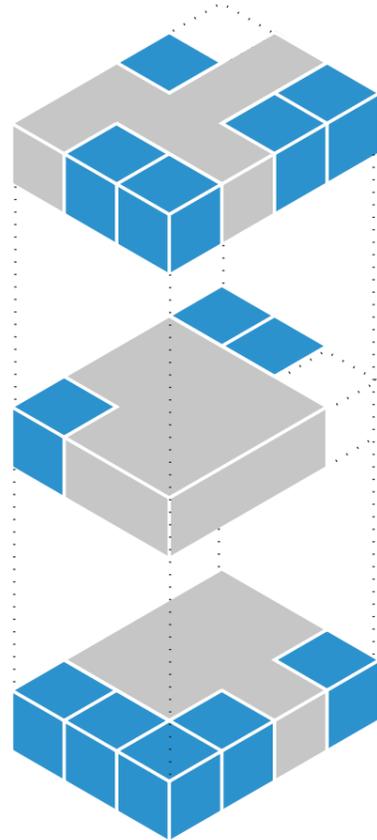
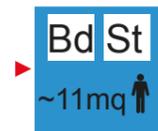
COLLECTIVE SPACES:
KITCHEN, DINING,
LIVING, TERRACE

SHARED FACILITIES:
BATHROOM,
TOILETTE,
STORAGE, LAUNDRY

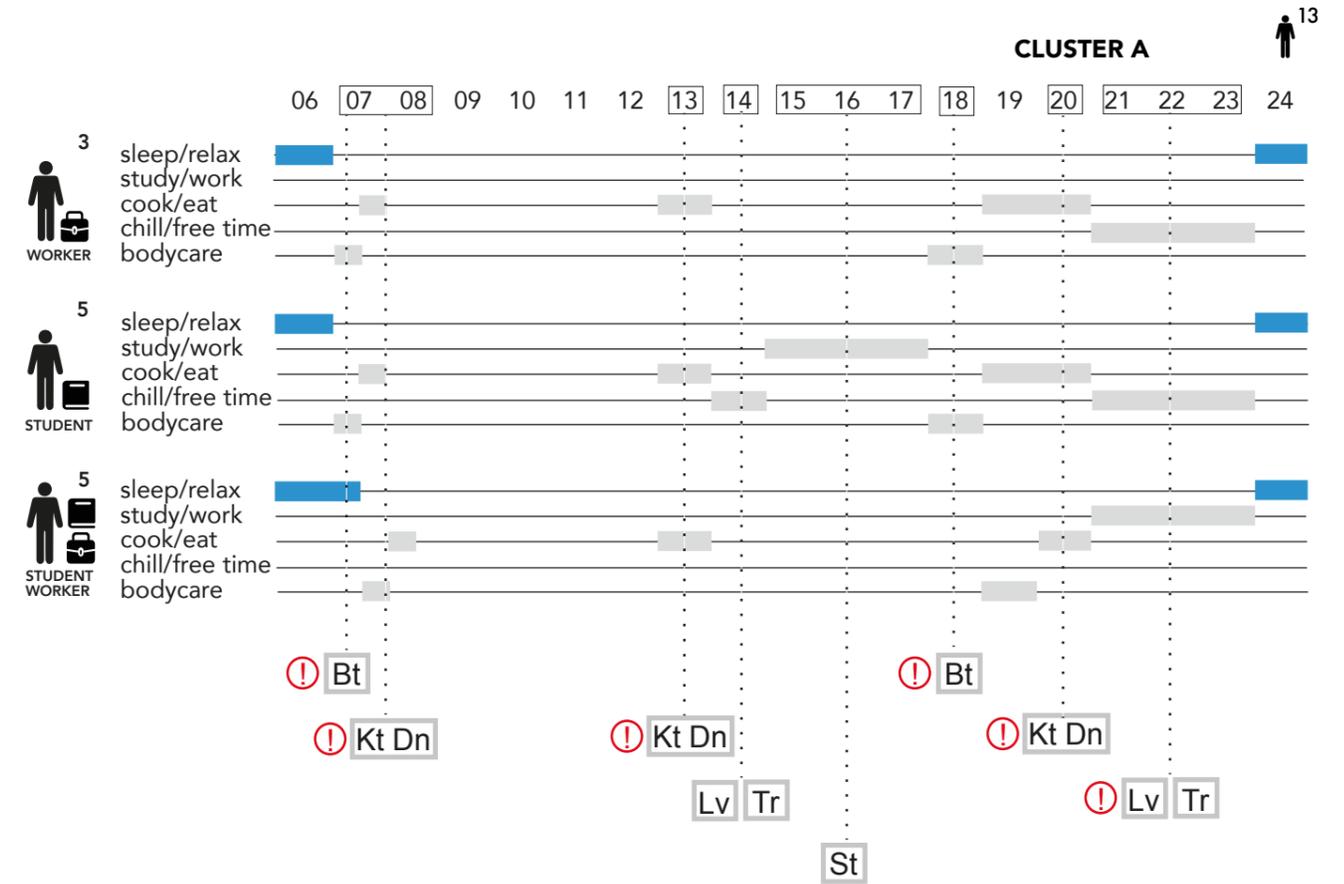
13 UNITS 13

UNIT DIAGRAM

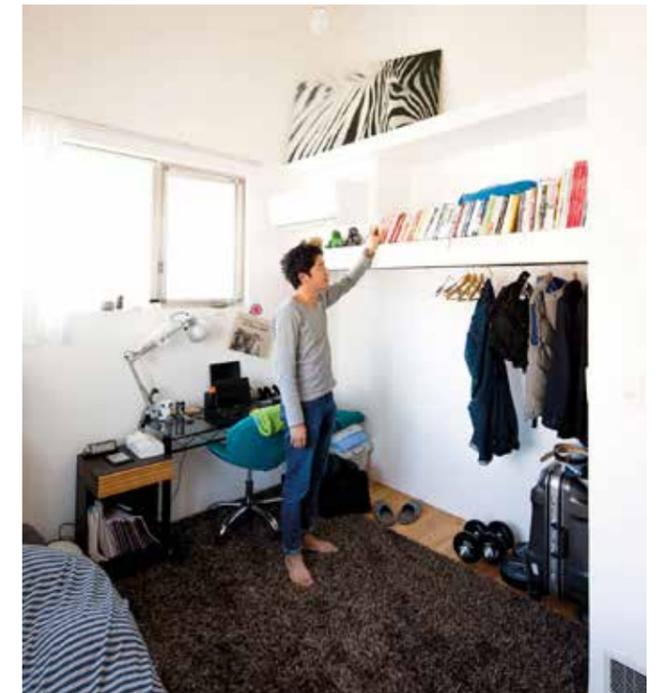
UNITÀ A n° 13



DAILY ROUTINE



PRIVATE UNIT



PRIVATE UNIT

OVERCROWDED DIAGRAM

CLUSTER A COLLECTIVE SPACES

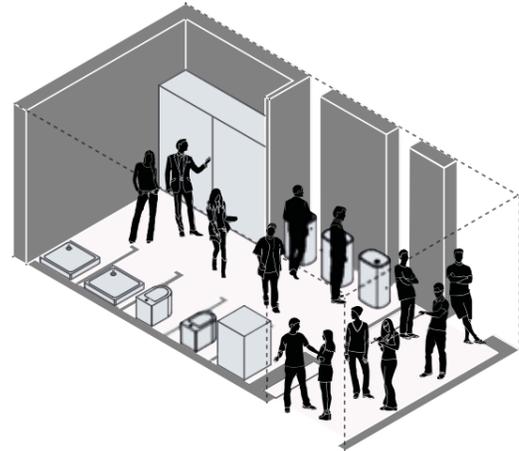
BATHROOM



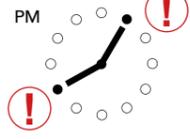
8 co-livers



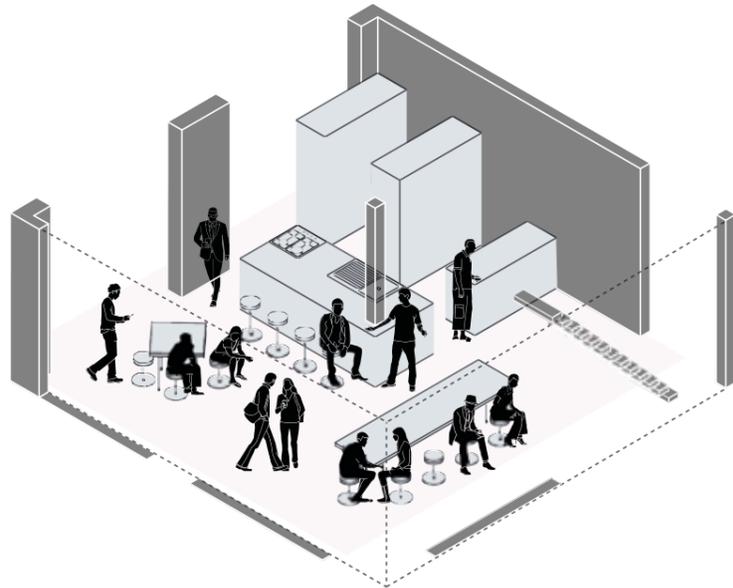
8 co-livers



KITCHEN-DINING



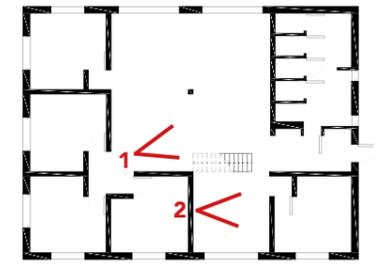
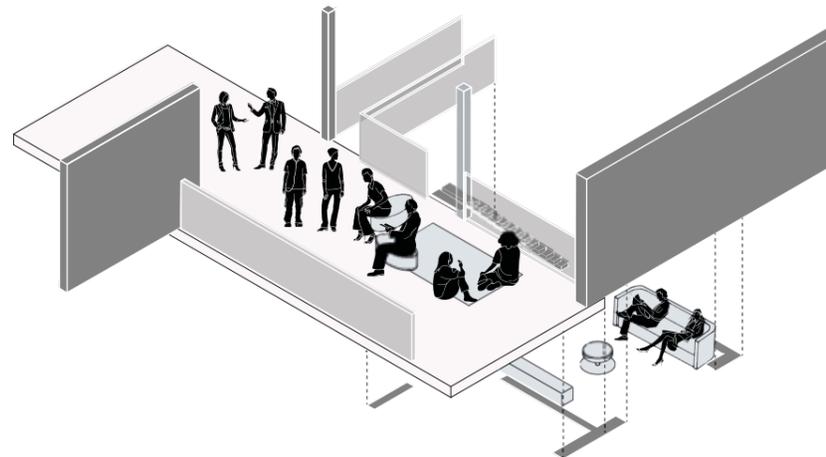
13 co-livers



LIVING TERRACE



13 co-livers

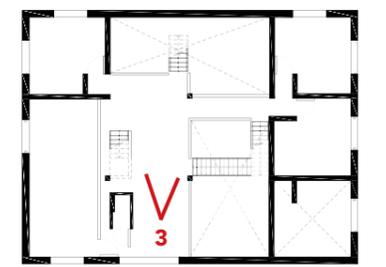


1 LEVEL

VIEW 1 SHARED KITCHEN-DINING



VIEW 2 SHARED LIVING



2 LEVEL

VIEW 3 SHARED LIVING

GARDEN HOUSE

Teatum+Teatum Architects
Londra, Inghilterra

2017

Garden House is a new addition to the network of spaces being produced by Noiascape across London, it is creating an infrastructure of temporary residence that activate relationships and organise social interaction. This house is designed specifically for renting and host from a couple to a group of sharers.

The project is organized in one clusters developed on three levels: night area with two double bedrooms, day area and study area. Unconventionally the night area is located on the ground floor instead the living spaces are located at the upper floor this organization allow the creation of a common terrace on the top that is connected to a common studio where is possible work and learn from homes. Flexible interconnected spaces flow horizontally and vertically allowing an interaction between each level and creating a visual continuity across space. The furniture is positioned to structure the spaces and allow the house to be revealed as you move around; at each level the range of joinery allows personal objects to be stored away or displayed depending on the user.



MASTERPLAN 1:2000



SECTION N.3 LEVELS



MAX 4 CO-LIVERS



https://www.archdaily.com/893909/garden-house-teatum-plus-teatum-architects?ad_medium=gallery

1 CLUSTERS on 3 LEVELS for 4 CO-LIVERS

3° LEVEL

Top floor plan ①
0 1 2 m

2° LEVEL

Medium floor plan ①
0 1 2 m

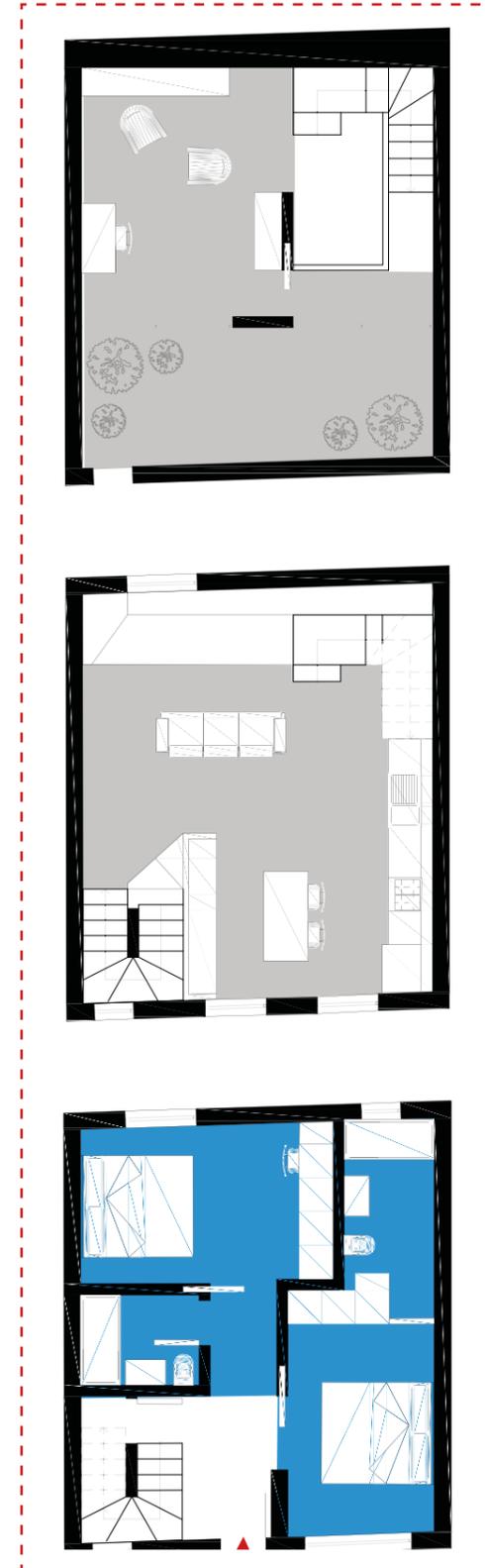
1° LEVEL

Ground floor plan ①
0 1 2 m

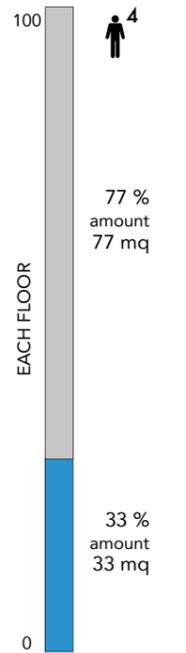
CLUSTER A

CLUSTER A

CLUSTER A

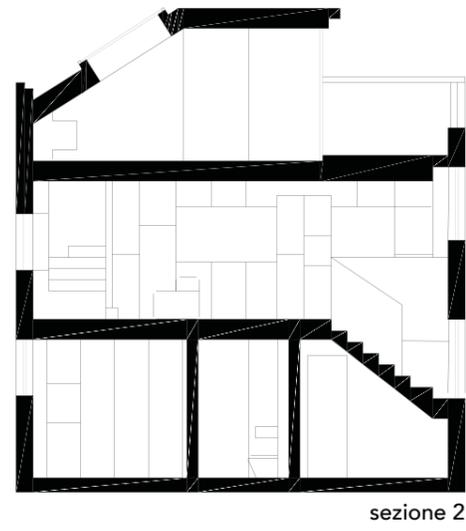
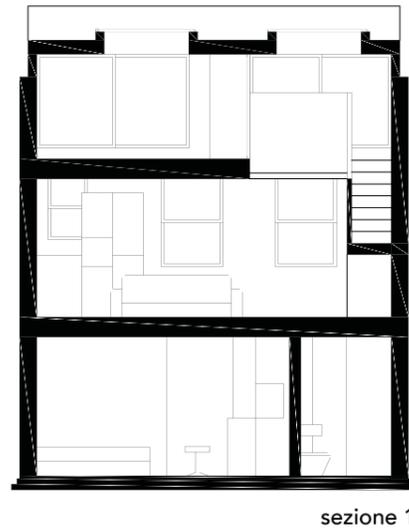
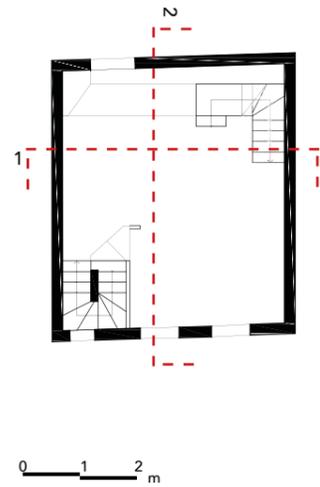


CLUSTER A



SHARED
SEMI-SHARED
PRIVATE

CLUSTER A

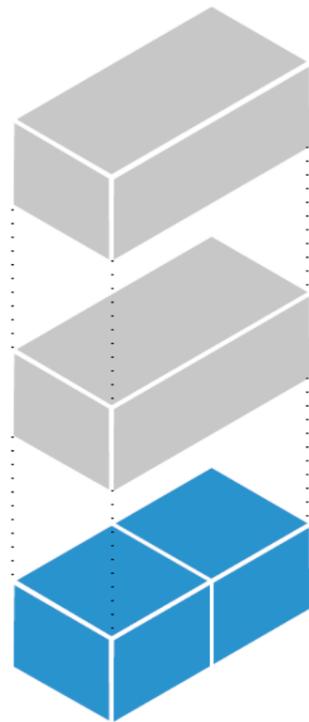
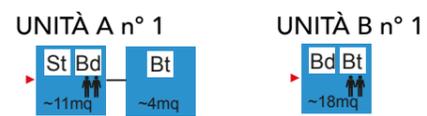


CLUSTER DIAGRAM

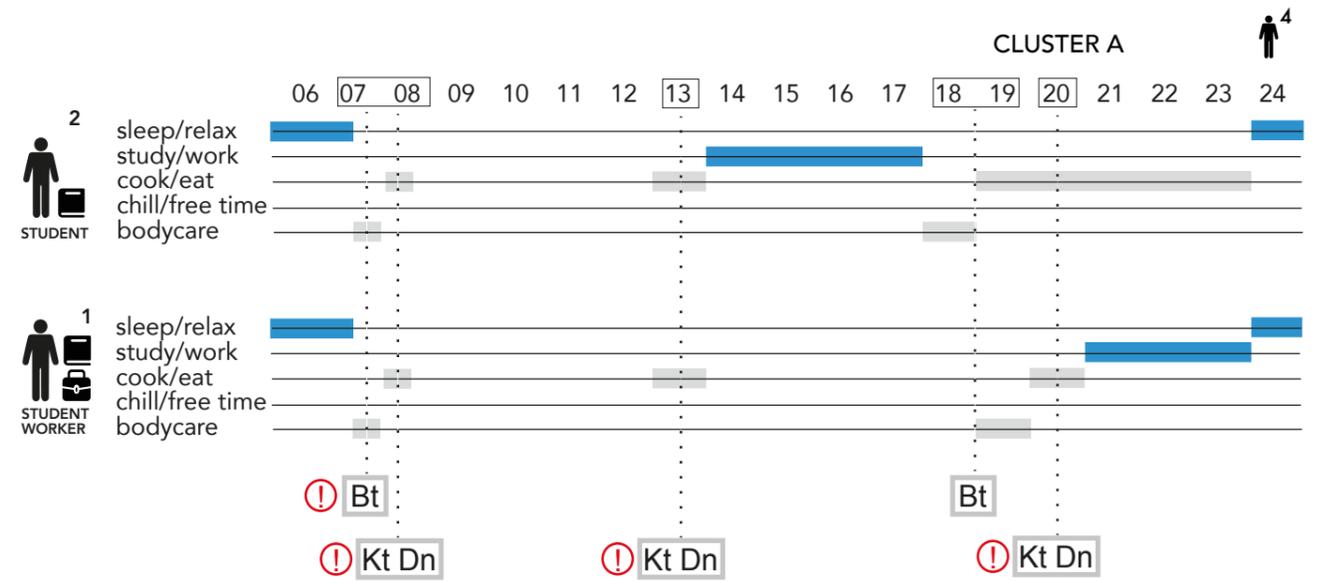
- CLUSTER**
- COLLECTIVE SPACES:** KITCHEN, DINING, STUDIO, TERRACE
- SHARED FACILITIES:** LAUNDRY, STORAGE

2 UNITS

UNIT DIAGRAM

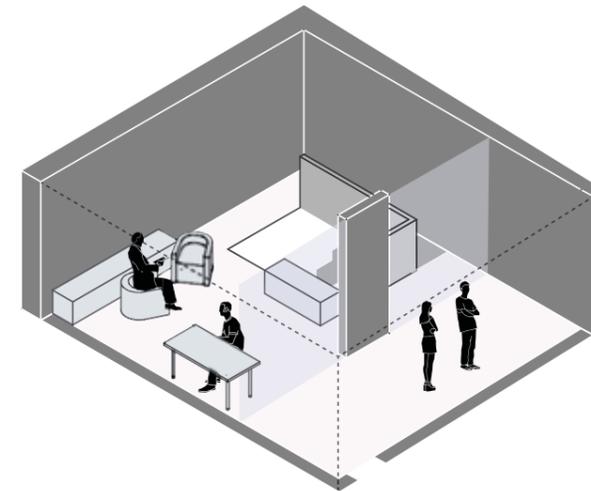


DAILY ROUTINE

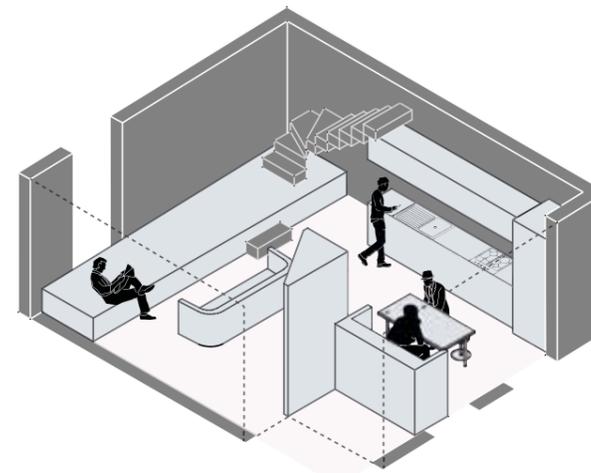
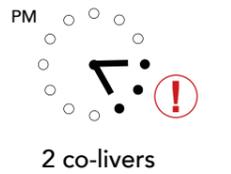


OVERCROWDED DIAGRAM

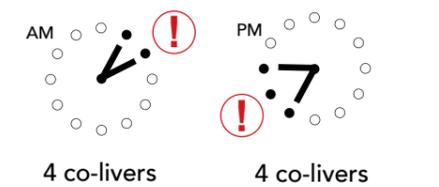
CLUSTER COLLECTIVE SPACES

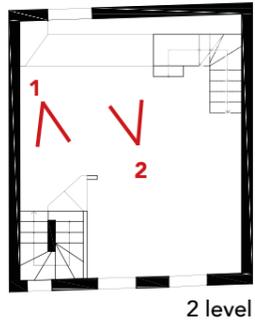


STUDIO-TERRACE



KITCHEN-DINING-LIVING





2 level

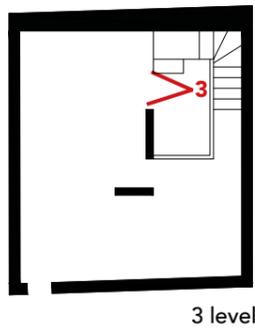
VIEW 1 SHARED KITCHEN



VIEW 2 SHARED LIVING



VIEW 3 SHARED STUDIO



3 level



DIALOGWEG 6

Duplex Architekten
Zurich, Switzerland, 2015

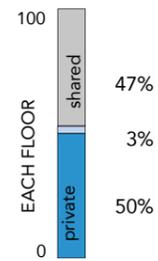
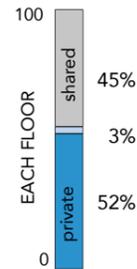
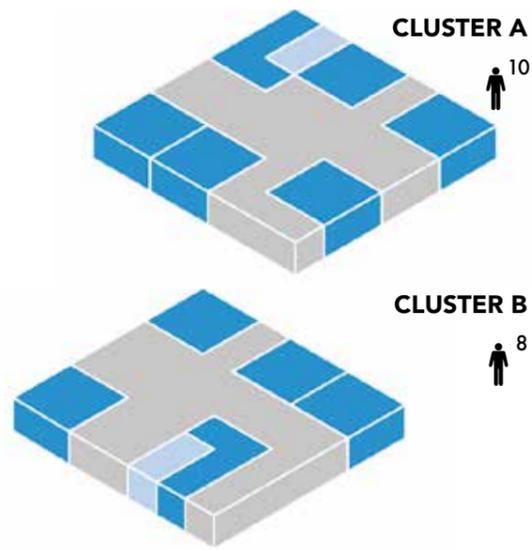
11 CLUSTERS, 6 LEVELS, 66 UNITS
98 CO-LIVERS



CLUSTER SPACES

COLLECTIVE SPACES:
KITCHEN, DINING, LIVING,
STUDIO, TERRACE

SHARED FACILITIES:
LAUNDRY, BATHROOM, STORAGE



LEGA del FILO D'ORO

Guidarini&Salvadeo
Osimo, Italy, 2017

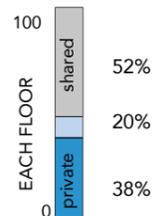
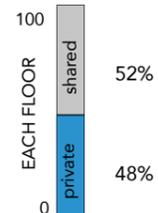
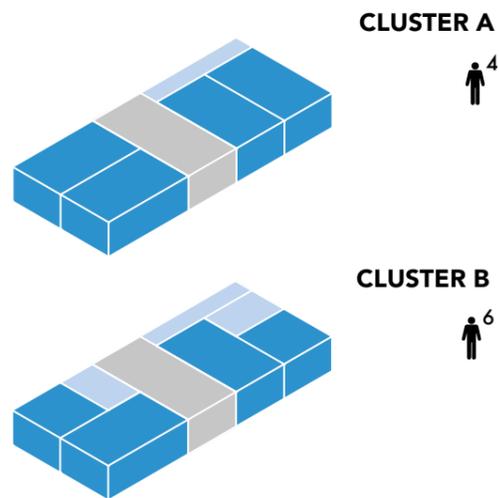
6 CLUSTERS, 3 LEVELS, 32 UNITS
98 CO-LIVERS



CLUSTER SPACES

COLLECTIVE SPACES:
KITCHEN, DINING, LIVING,

SHARED FACILITIES:
LAUNDRY, BATHROOM, STORAGE



VINZIRAST

Gauppenraub+/-
Vienna, Austria, 2015

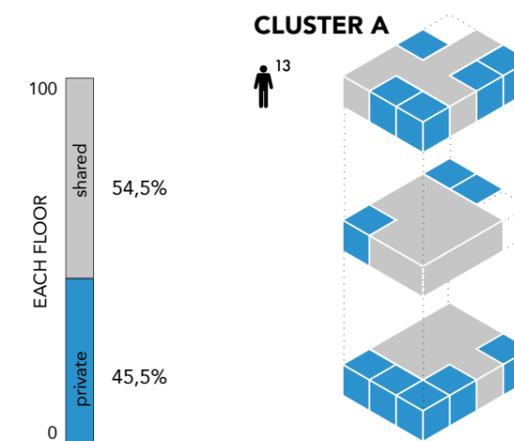
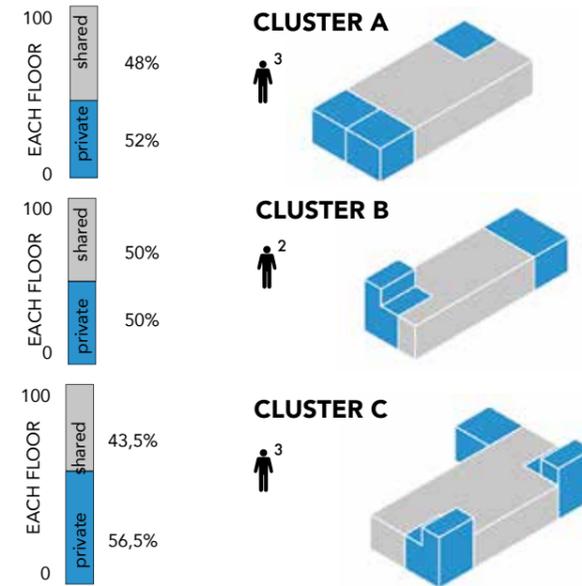
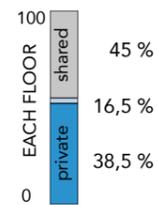
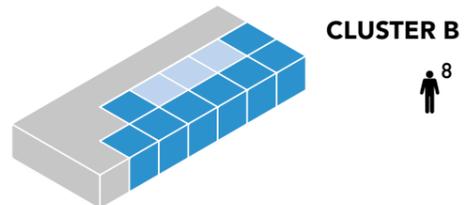
3 CLUSTERS, 3 LEVELS, 24 UNITS
24 CO-LIVERS



CLUSTER SPACES

COLLECTIVE SPACES:
KITCHEN, DINING, LIVING, STUDIO

SHARED FACILITIES:
TOILETTE, STORAGE



GAP HOUSE

Archihood WXY
Bokjeong-dong, South Korea, 2015

6 CLUSTERS, 3 LEVELS, 18 UNITS
17 CO-LIVERS



CLUSTER SPACES

COLLECTIVE SPACES:
KITCHEN, DINING, TERRACE

SHARED FACILITIES:
LAUNDRY, TOILETTE,
BATHROOM, STORAGE

LT JOSAI

Naruse Ikonuma Architect
Nagoya, Japan, 2013

1 CLUSTERS, 3 LEVELS, 13 UNITS
13 CO-LIVERS



CLUSTER SPACES

COLLECTIVE SPACES:
KITCHEN, DINING, LIVING, TERRACE

SHARED FACILITIES:
LAUNDRY, TOILETTE,
BATHROOM, STORAGE

GARDEN HOUSE

Teatum+Teatum Architects
Londra, Inghilterra, 2017

1 CLUSTERS, 3 LEVELS, 2 UNITS
4 CO-LIVERS



CLUSTER SPACES

COLLECTIVE SPACES:
KITCHEN, DINING, STUDIO, TERRACE

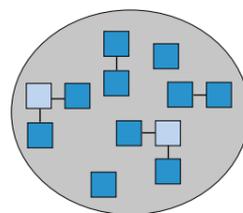
SHARED FACILITIES:
LAUNDRY, STORAGE

CONCLUSIONS

The recap pages allow to confront the main data for each Caso Studio to draw the following considerations:

The balance between private spaces and shared spaces is always 50-50% (is an exception the Graden House where the shared spaces surface is bigger than private one). This percentage data show that also if Co-Living, due to its own concept, promote socialization between people, it has to guarantee that the inhabitants can always take their private time in their private space, whenever they like. Indeed it's important I consider the right balance between collective and private spheres as human interaction doesn't work by forcing people together; if anything too much access to other people can be detrimental when the goal is a constructive relationship.

50% shared spaces
 semi-shared spaces 4%
 private space 46%



In most of the cases studio the private units are developed around central shared spaces and through these the co-livers reach their own unit. Most of the time these are open spaces, don't use partition walls means avoid the need of distribution corridors; in this way is possible make full use of the available surface.

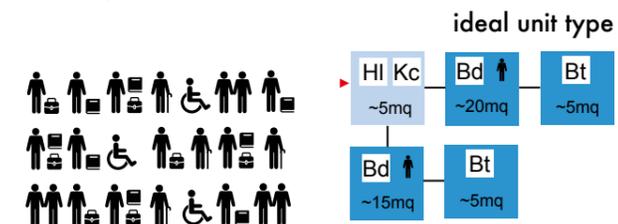
Often more than one co-liver have to the same daily routine; for this reason is necessary that the shared spaces can answer to all the co-liver's needs for avoiding the creation of conflicts inside the cluster.

The collective space are made up by the Kitchen and the Dining area, in most of the case is also present the Living area, the Studio and the Terrace. These are the spaces in which the co-livers has more opportunity to socialize, for this reason the spaces have to be comfortable and the furniture has to be enough to host the bigger quantity of inhabitants.

The facilities include the Laundry, the Storage and the Bathroom; the bathroom is the most intimate space and also the most critic; for this reason is better if each nucleo has its own private bathroom. When this is not possible and it has to be shared among different co-livers is useful separate the shower from the toilette, in this way when is necessary one person can take a shower while another one can use the toilette.

The Cases Studio analyzed can be divided in two categories: medium-bigger Co-Living and small Co-Living.

BIG-MEDIUM CO-LIVING host more than 20 inhabitants and are organized on more levels. Each level is organized in one or two clusters with approximately 10 co-livers. In the most cases inside this complex co-live different users typologies and units change according their age and their lifestyle. To satisfy all co-liver's needs is necessary design more than one typology of private unit. For this reason the spaces are subdivided in three sharing degrees: shared, semi-shared and private.

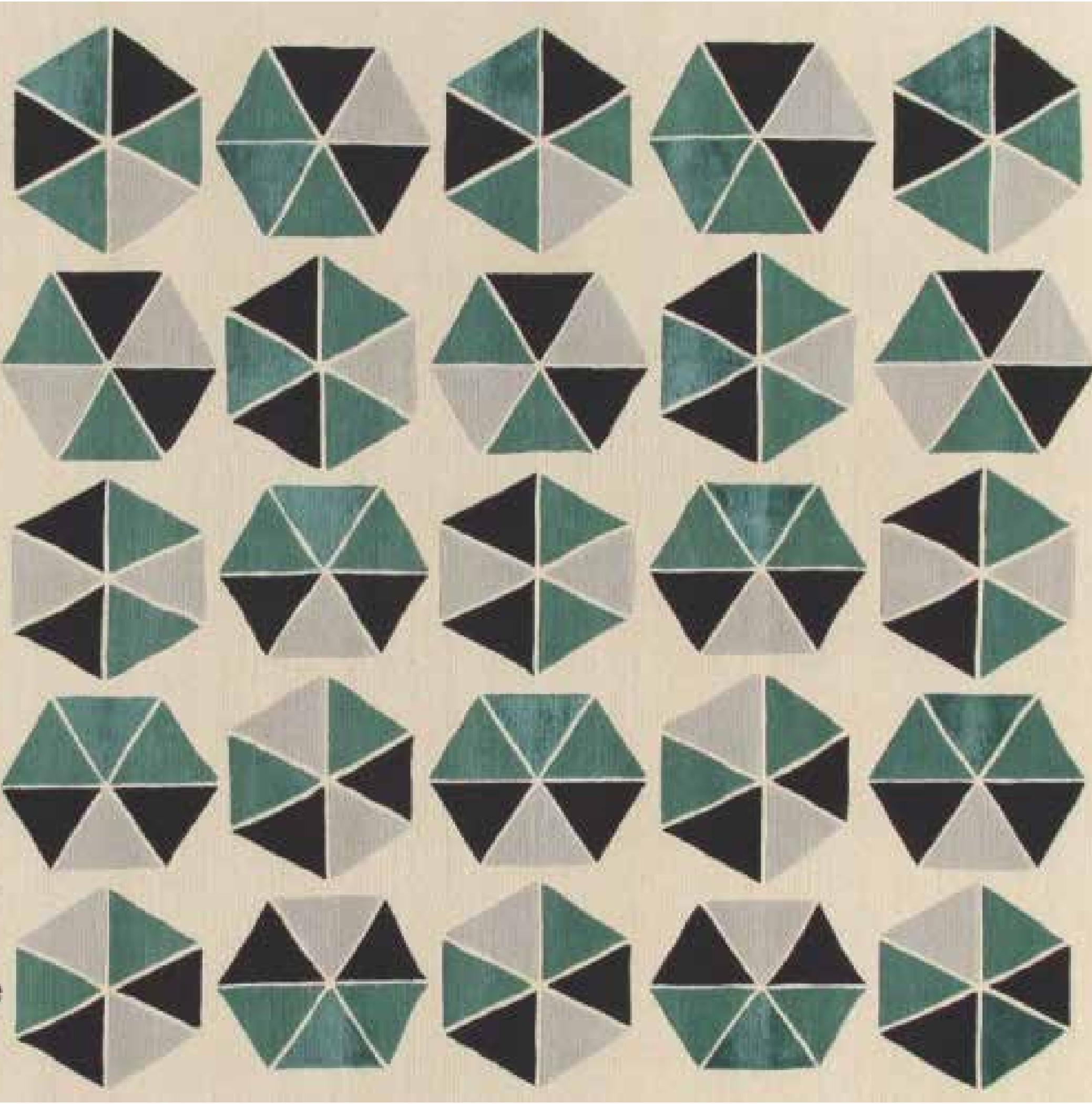


SMALL CO-LIVING don't host more than 20 inhabitants and are organized in one cluster (is excluded the Gap House) developed on more levels. This Co-Living is suitable for young single, students and workers and from the moment that all these categories have a similar lifestyle the private units have the same design.



Is possible conclude that Co-Living is an apartment where the residents are not family and are, instead, unrelated strangers. It's characterized by the aggregation of small units independent to each other but connected to a shared common space. Each unit, owned by a single nucleo, is composed by one or two bedrooms with generally a small bathroom and sometimes small kitchen and living room; while the shared space is one open area that connect living room, dining room, kitchen, study room and work place.

These solutions are not designed for a type of user in specific but for everyone who would like to live in a shared apartment, also if most of the time the users are young single people that would like to live inside a big group of people and in a more affordable house.



3.
CO-LIVING RULES

3.1 WHAT IS EXACTLY CO-LIVING

Co-living is the term to call a living arrangement in which two or more biologically unrelated people live in a common residential structure sharing spaces and different facilities with either kitchen or bathroom or both included. Since it is still in a phase of development it is quite hard to give an absolute definition to the concept because it has not yet reached a proper identification.

Making a comparison between Co-Living apartment and the normal house typology in which we are living is possible noticed that the biggest different is the balance between private and collective spaces: instead of big individual apartments a Co-Living is composed by small different private units that look out on a large communal collective areas, these shared spaces get to host lively and dynamic relationships thus creating a very healthy way to live.

The main concept of Co-Living apartments is sharing to have a better quality of life: for exemple in the traditional apartments a person only gets to have what they specifically own, but a person living with a roommate has access to furniture, and books, and other household resources brought in by others parties for everyone to share. In addition, space within the home is also resource that everyone has access to.

Co-Living can be developed both by social institution and private development companies, reducing the house price for the owner, the developer and the resident. This kind of apartments are characterized by the aggregation of small units independent to each other but connected to a shared common space. Each unit, owned by a single family, is composed by one or two bedrooms with generally a small bathroom and sometimes small kitchen and living room; while the shared space is an assemble of different spaces connected one another, living room, dining room, kitchen, bathroom, play room, study room and work place; sometimes also shared bathroom, guest room, study room and laundry.

These solutions are not designed for a type of user in specific but for everyone who would like to live in a shared apartment, for people who are alone or in a traditional family and would like to live inside a big group of people and in a more affordable house; where of course, they can always take their private time in their private space, whenever they like.

Laura Vanazzi. (2018/2019). Co-Living: A Strategy for the future city housing. Master Thesis in Architettura, Politecnico di Milano Scuola AUIC.

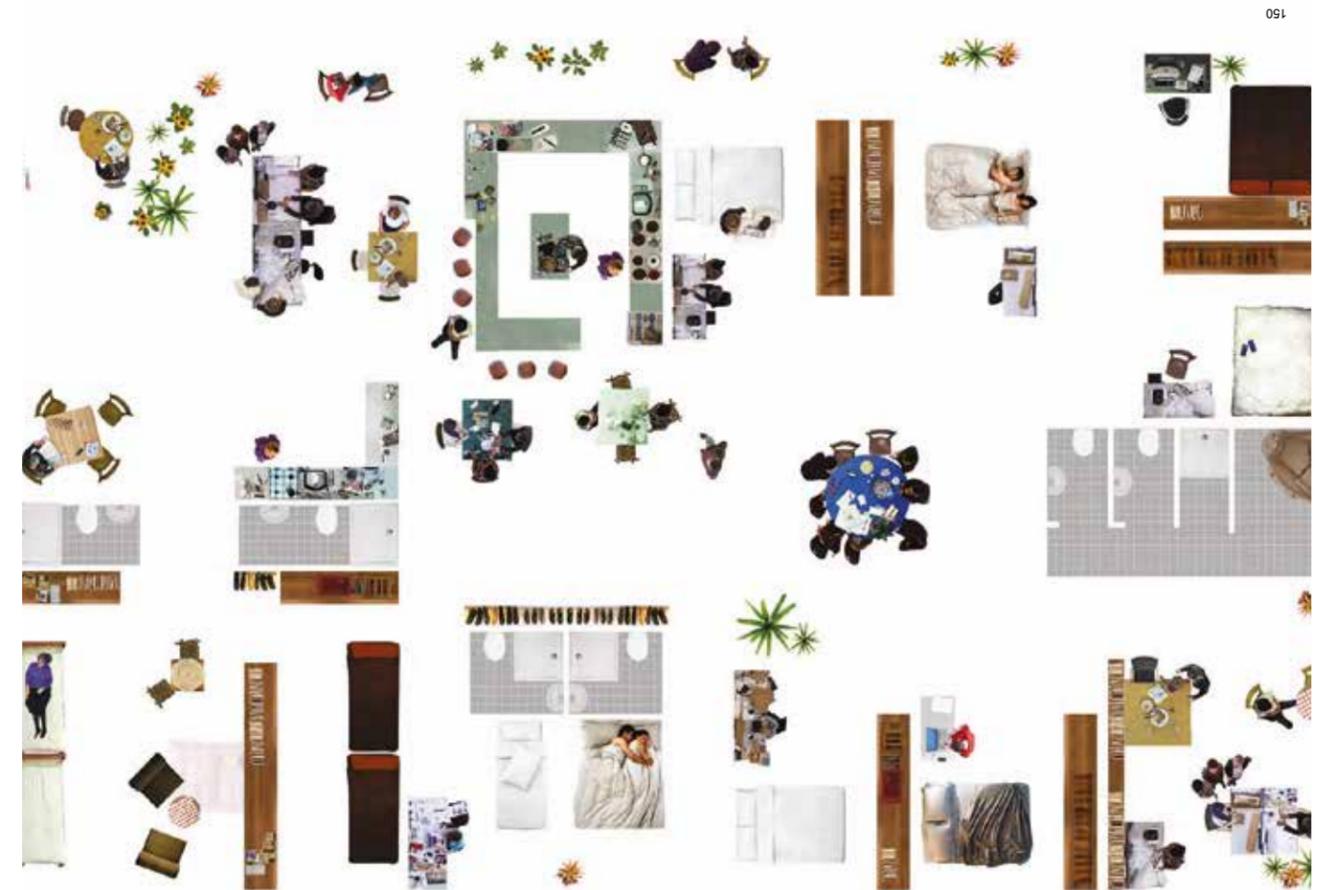
Guidarini, S. (2018). New urban housing. Milano: Skira.

OBSERVATIONS

The following considerations can be drawn from the case studies analysis:

1. in order to dimension the size of the spaces, it is necessary to determine the number of nuclei and not only the number of people, the aim is the right balance between private and collective spaces;
2. the private space is no longer composed only by the bed alone; the focus has to be on social activities;
3. it becomes essential design collective spaces at the centre of the crown composed by private spaces, with an adequate distribution of equipment, services and living spaces in order to avoid the emergence of conflicts between inhabitants.

Postiglione, G., Sabatinelli, S. and Bricocoli, M. (2018). RE.CO.DE: REDESIGNING CONTEMPORARY DWELLING- INSIDE THE CITY. AUIC School and Department of Architecture and Urban Studies - Politecnico di Milano.



Co-Résidence™, 'Habiter en Grand' ou Comment Payer pour une '2CV' et Remporter une 'Co-Rolls Royce'; 2013; coordinato da STAR strategies + architecture (mandataire) & MONU Magazine on Urbanism / BOARD in collaborazione con Eliothe-Egis Group et Lyn Capital

GUIDE LINES

The design guidelines are extrapolated from the case studies and from the analysis of living reality .

TERMINOLOGY

Nucleus group composed by one or more persons linked by blood or family relationships.

Unit is the base, the private space of the single or couple belonging to the Nucleus; each Unit is composed of Social Space+ Bed Niche+ Bathroom; the bed must be double.

Extra Room it is the minimum cell, the added private space, easy to adapted in different situations; each Extra Room is composed of Bed Niche+ Study or Play Area and accommodates two people, the Bathroom is shared and is added every two Extra Rooms

Cluster it is the combination of different Units or Extra Rooms; the composition and size depending on the Nucleus features

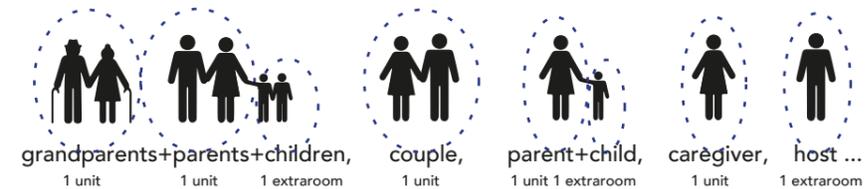
Aggregation constellation of Clusters connected through common spaces; these collective areas are not to be considered rooms but spaces between Clusters

GENERAL RULES

1. each single or couple belonging to the Nucleus needs an own private space, that could be a Unit or an Extra Room
2. the Nucleus inhabitants have the bed niche in front of the private Social Space and a Bathroom, that could be private or shared
3. each Nucleus, if composed by more than two members that are not a couple, has its own Cluster of Units
4. each Aggregation is composed of a minimum of 2 or 4 Nuclei for a maximum of 10 inhabitants
5. the collective areas, which can be reached by staircase or elevator, act as a connective space between the different Units; each Unit has direct access to the collective areas.
6. the collective areas must be articulated and dimensionally congruous.

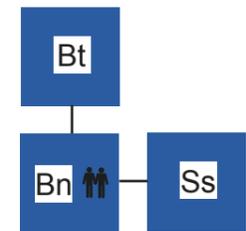
TERMINOLOGY & RULES

Nucleus



Unit or One Room Cluster

(Social space + Bed niche + Bathroom)



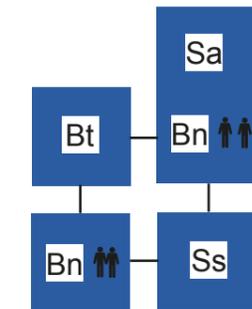
Extra Room

(Bed niche + Study Area)
 one Bathroom
 each 2 Extra Room



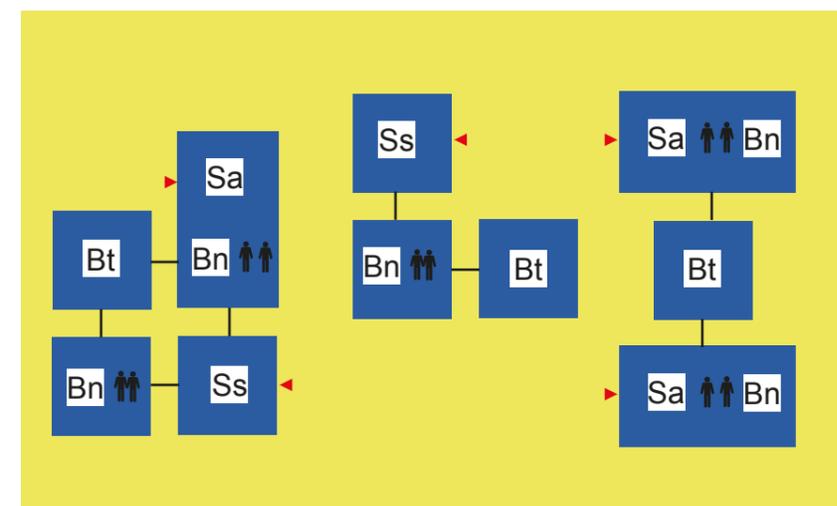
Two Rooms Cluster

(Social space +Bed Niche +Bathroom) +
 (Bed niche +Social space)



Aggregation of 2 or 4 Nuclei

One Room Cluster + Two Extra Room + Two Room Cluster ... + Collective Spaces



3.2 PRIVATE SPACES

The basic room is the minimal space, the private space of the Nucleus members and is composed by the Social Space + Bed-Niche + Bathroom. Working, socializing, playing, sleeping, bathing are the essential activities that take place inside the private unit which must be equipped with the appropriate furniture.

The units must be separated by large sliding doors and not by walls: in this way two close units can be connected to create a Cluster according to the needs of the Nucleus, in order to allow each inhabitant both to maintain their privacy and to be connected with their relatives.

The spaces designed for singles, couples, teenagers, adults such as the guest and the caregiver do not require particular strategies; instead, some categories, such as the elderly and the disabled, need special precautions.

TOOLKIT

Unit Standard per couple or single adult (single parent, caregiver or host)

The standard unit consists of a private social area, a double bedroom in niche and a bathroom; the living and sleeping areas, although adjacent and in direct contact, must be separated by a light filter wall. It is better that the caregiver unit and the guest unit have their own autonomy of access.

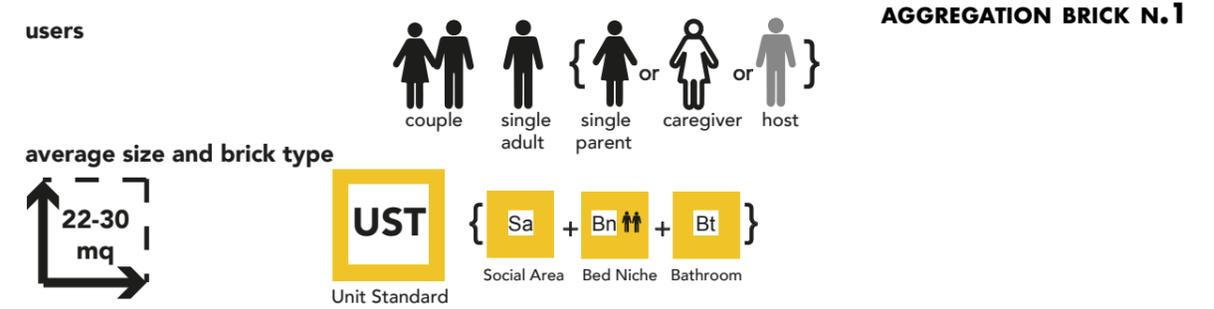
Unit AgeFriendly per anziani singoli o in coppia

The seniors unit has to respect specific design rules in order to satisfy the physical fragility of the users; the scheme is similar to that one of the standard unit: private social area, a bed and a bathroom but the spaces must be larger and for allowing the wheelchair rotation must be present an area free of furniture with a diameter of 150cm.

A further shrewdness is the separation of the sleeping area from the social area through a filter wall that must be transparent, movable and with curtains for allowing the user to create the desired situation: through this expedient if the elderly person is unable to move he can remain in contact with the social area and at the same time isolate himself in his room whenever he wishes.

Extra Room per figli

The Extra Room is composed of one or two single beds niche with adjoining a studio-game space ;is added a shared bathroom each two Extra Rooms.



list of minimum furniture and quality standards



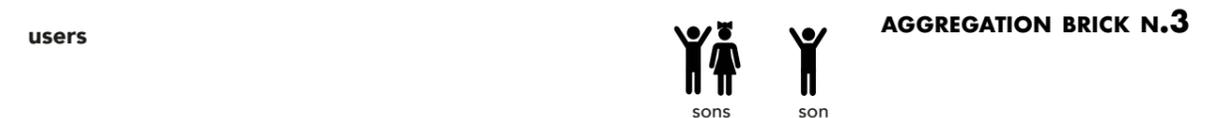
SEAMLESS SPACES GUARANTEED BY MOVABLE PANELS



list of minimum furniture and quality standards



FULLY ACCESSIBLE SPACES



list of minimum furniture and quality standards



SUITABLE SPACES FOR STUDYING AND PLAYING

3.3 COLLECTIVE SPACES

The common areas consist of large rooms divided into thematic areas, these are not limited by walls but through the insertion of movable panels; also a strategic positioning of the furniture and a studied use of materials and colors helps to limit the different areas eliminating the need to insert walls for defining the spaces. Should be avoided the doors use, preferring the folding or sliding doors, curtains and internal windows that create a visual continuity within the space. The strategy is to create a dynamic succession of fluid spaces of different sizes and types with flexible margins suitable to accommodate different activities. It is important the presence of more than one common space: sharing must be a choice!



Project for the International Architecture Competition London Affordable Housing Challenge, 2018, coordinato dal prof. G.Postiglione, M.Briccoci, N.Sirugo e dalla prof.ssa S.Sabatinielli

TOOLKIT

cooking- dinining area

Especially the kitchen, more than any other room, must be practical and safe and accessible to all inhabitants, so it is important to place shelves and shelves at a height that does not exceed 120-150 cm from the floor to allow all people to access it without difficulty. In addition, it is good to provide at least two cooking areas, two worktops and two sinks to allow their simultaneous use while the table must be large enough to accommodate all inhabitants when they want to eat together or when they simply have the same routine, for the same reason it is important that also the countertops are proportioned according to the number of inhabitants.



Double Kitchen and Dining Area with a table big enough for host all the residents.

chatting- playing-living area

This area, must be the most comfortable and convey tranquility, is to be furnished with armchairs, better if of different types for satisfying the different preferences of the inhabitants and it's has to be well sunlit. To make the environment more comfortable is possible insert inner green elements such as plants or flowers; the choice of the species has to be made observing the following characteristics: smell, color, tactile qualities and seasonal changes, avoiding those that could cause allergies or attract insects.



Chatting, Playing, Living Area with different kind of sofas and innner plants that make the environment more comfortable.

laundry room

Equipped with at least two washing machines and two dryers and two sinks. The choice to consider this space as collective is smart because allows to save space inside the unit and destinate it for social space, both private and collective.

3.4 INTERGENERATIONAL LIVING

Inter-generational living can be described as living together in a model of cooperation, interaction, and exchange of physical and not asset that promote a mutual support and relationships which benefit both individuals and their communities.

Live among other people help the elderly, which are often alone and without the company of their family or friends, to feel more active loved by many people and also provide them a support in case of nmobility disease.

Also the youngers can take perks from this intergenerational situations: living with other people has a positive impact on a their mental health because be exposed to different types of people each on with his own interest skillsets and behaviour help to become more adept, dynamic and propositive, being more curious and open to different reality. In 1989-90 psychologist Daniel Greenberg conducted a survey across the United States of children in over 200 co-shares and he concluded that community children were more "socially mature, confident, outgoing, compe-tent, and verbal (and at far younger ages), than their non-community counterparts."

Generations United. "America's Best Inter-generational Communities: Building Livable Communities for Children, Youth, Families and Older Adults." Generations United. Web. <<http://www.gu.org/>>/

BENEFITS FROM INTERGENERATIONAL LIVING

 KEEP A PSYCHOPHISICAL WELLBEING	 PRACTICE SOCIAL AND COLLECTIVE ACTIVITIES	 IMMEDIATE SUPPORT IN CASE OF ACCIDENT
 HELP FOR HOUSE CARE	 HELP TO COMBINE WORK AND CHILDREN	 LEARN FROM PEOPLE WITH MORE EXPERIENCE
 MUTUAL SUPPORT IN DAILY ACTIVITIES	 SHARING SMALL RITUALS	 BUILT SOCIAL RELATIONS

This type of living as allow different generation to live togheter in different way has to offer a variety of flexible housing provisions for responding to changing demands as residents grow older. In addition to providing a range of different sizes and types of residential units as well as flexible floor plan arrangements, such concepts also need to offer opportunities for the residents to come togher: when two people share a kitchen they also share the knowledge and wisdom that they have gained by cooking throughout their lives.

On the other hand it's also important respect the privacy of each person allowing the inhabitants to retire in their own space whenever they want to stay alone.

The success of such concept is, however, very much dependent on the personal commitment of the residents and their degree of interaction. Such relationships should be facilitated by the design of space thus made a part of the everyday life in which people can hold interactions respecting the privacy of each co-livers. It's important consider the right balance between collective and private spheres as human interaction doesn't work by forcing people together; if anything too much access to other people can be detrimental when the goal is a constructive relationship.

At this point the question becomes how design can fulfill the desire of older people to live among young people, accomodating all stage of life's needs and allowing each co-livers to take advantages from the co-habitation.

The architecture elements and the forniture have to meet the different needs that change according to the people age and since the human body is in a continuous evolution most of the measures is subject to change: baby's measures are completely different from the adult's ones, these also change during the aging. Using the following simple rules is possible improve environment's quality and make it safe and accessible for all inhabitants, also for that one with particular necessities or fragilities.



Different type of forniture suitable for all age groups.

3.5 AGE-FRIENDLY RULES

People's ability to move decreases with advancing age: it becomes more difficult for older people to make physical efforts such as climbing stairs, walking and lifting weights; their balance ability also decreases, due to loss of sight and hearing, becoming one of the major causes of falls in older people. For these reasons it is important to design spaces for the elderly that prevent accidents and reduce the difficulty of movement. In order to ensure safety it is necessary:

- keep the floor without level changes
- insert handrails and supports along the walls, especially near the seats
- provide many seats especially in the corridors for allowing the elderly to rest

The hearing and sight loss also causes an increase of communication barriers; a decrease in cognitive abilities causing changes in behavior: the elderly are often confused, have episodes of memory lack and sometimes it is difficult to understand them. In order to help them to recognize different spaces and limit their self-sufficiency loss, it should be:

- use different colors according with the function of different spaces, this help to distinguish between different rooms;
- provide adequate lighting using lights of different colors adapted to the functions of the room in order to create a comfortable environment;
- establish simple and obstacle-free paths to allow a fluid circulation and design wide corridors that connect the different rooms through annular paths so that the elderly can easily change their trajectory, this strategy also ensures the design of flexible spaces.

In addition, providing outdoor spaces such as balconies or terraces and inserting large windows overlooked the outside helps to create a relaxing atmosphere and alleviate elderly conditions because allow them to maintain visual contact with the outside world, especially those unable to move.

It is also important to allow each user to identify their own home: this factor, apparently of secondary importance, takes on a certain importance in older people, as it increases the feeling of feeling part of a community.

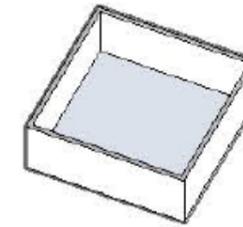
The residential spaces for the elderly must be designed to meet both primary and complementary needs, related to those needs that improve the quality of life and psychological well-being.

Age-Friendly Environments - Affordable Housing Domesticity Reloaded. (2019/2020). Final Design Studio; a cura dei Proff.: Antonio Carvalho, Gennaro Postiglione, Massimo Bricocoli, Stefania Sabatinelli, in collaboration with the Research Team "ForDwell-DASTU Dipartimento d'Eccellenza"

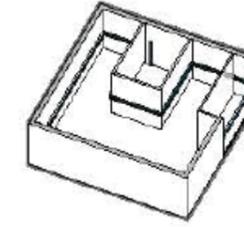
Yu Sun. (2015). Social-Family: An "Aging in Place" Solution for Elderly People. Master Thesis in Architettura, Politecnico di Milano Scuola AUIC

AGE-FRIENDLY DESIGN STRATEGIES

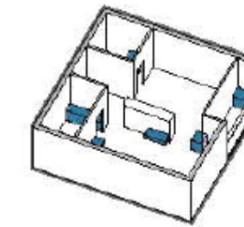
Exercise Capacity Decline & Balance Function Decline



FLAT FLOOR

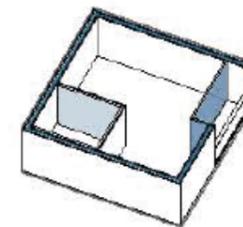


HANDRAIL ALL OVER

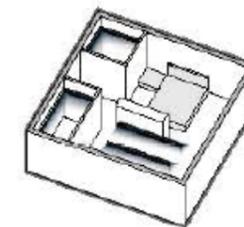


FURNITURE OF REST

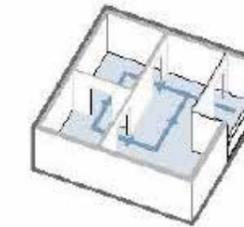
Intelligence Decline & Communication Barriers



USE DIFFERENT COLOURS

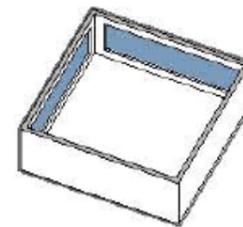


ADEQUATE ILLUMINATION

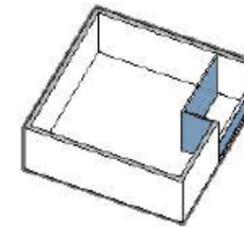


FLOABILITY OF SPACE

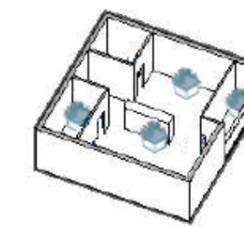
Depression Problem & Loneliness



MORE OPEN INTERFACE



OUTDOORSPACES

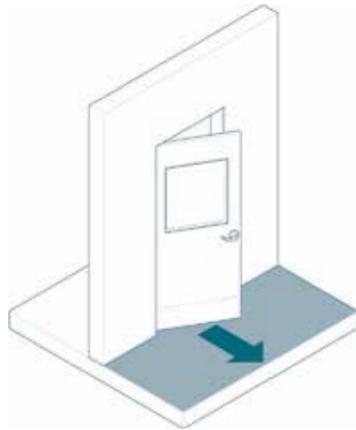


INNER PLANTS

DOORS

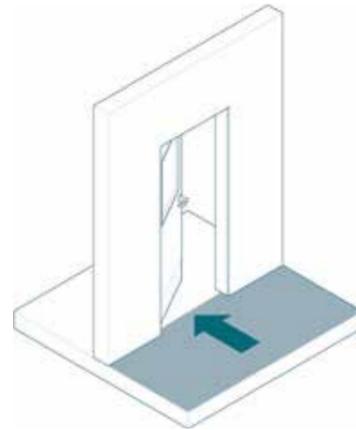
In order to be safe and efficient and to allow a fluid circulation, the doors must respect the following rules: have a minimum opening of 80 cm, always open inside the room with the exception of those in the bathroom and be made of light materials to ensure easy opening-closing. It is preferable to use sliding doors, they are easier to open and allow to create openspace.

INWARD DOORS



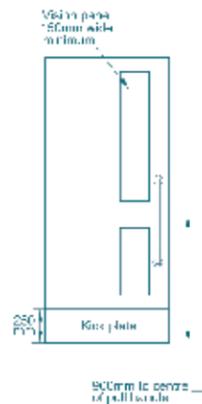
Doors should always open inwards into rooms.

OUTWARD DOORS



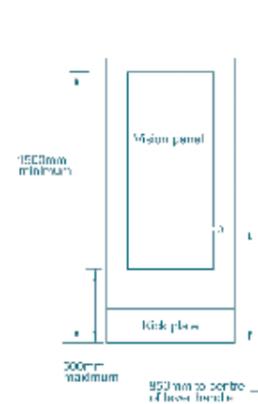
Except for bathroom doors, which need to be designed to open outwards, or to slide into the walls.

DOOR TYPE A



Install doors with large handles and kick plates at the bottom to be easily operated by all users. These types of doors work best in common spaces.

DOOR TYPE B

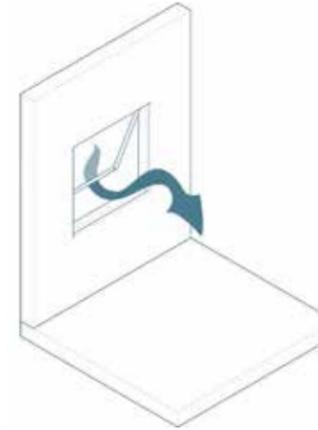


Install large vision panels within interior doors so that the users can be monitored by their co-living housemates in case of emergencies. These types of doors work best in common spaces.

WINDOWS

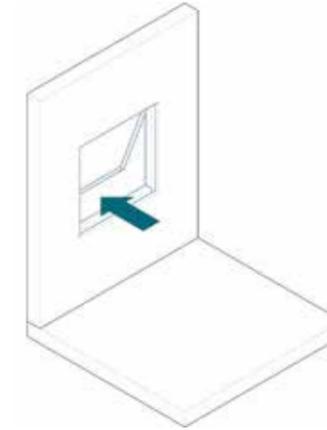
The windows must be strategically placed to ensure the most natural lighting and ventilation possible within the unit and must respect several factors that depend on the surrounding environment: the direction of the sun, air flows and any landscape viewpoints to be enhanced. It is better to choose the vasistas windows, which are easier to open, and include sun and wind protection systems; their height must allow people to enjoy the outside view to the full.

NATURAL VENTILATION



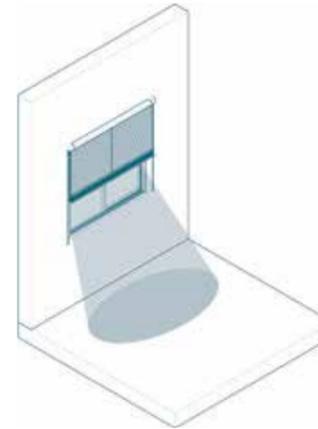
Optimize natural ventilation pathways by placing multiple windows in the same space that relate to the wind paths and speed patterns.

WINDOW TYPE



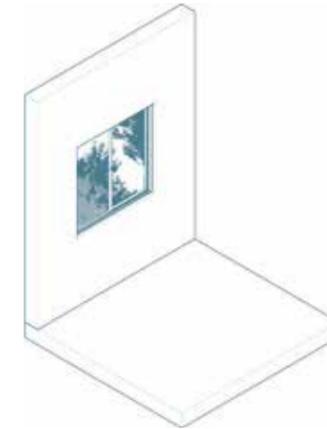
When choosing window frames, choose awning windows as they are easier to operate than other types.

BLIND AND SHADING SYSTEM



Optimize natural ventilation pathways by placing multiple windows in the same space that relate to the wind paths and speed patterns.

PLACEMENT FOR VIEW



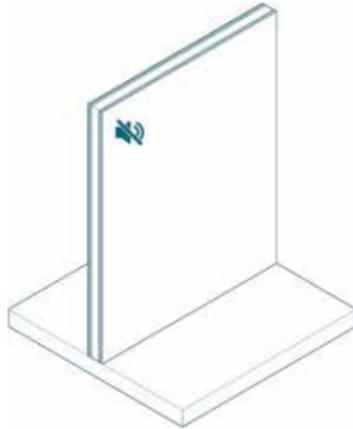
Place windows at appropriate height and locations to allow the users to enjoy the external view and use natural sunlight.

Age-Friendly Environments - Affordable Housing Domesticity Reloaded. (2019/2020). Final Design Studio; a cura dei Proff.: Antonio Carvalho, Gennaro Postiglione, Massimo Bricocoli, Stefania Sabatinelli, in collaboration with the Research Team "ForDwell-DASTU Dipartimento d'Ecceellenza"

MATERIALS

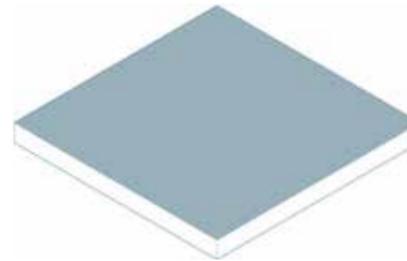
Elderly people often suffer from depression; a careful choice of materials can help to alleviate this physiological problem and create a welcoming and relaxing atmosphere: wood conveys calm and quiet, to ensure safety choose soft and resilient materials and avoid shiny or reflective surfaces such as marble, glass tiles and the like. Do not use aggressive and too bright or contrasting colours in order to avoid accidents distinguish the intersecting edges between walls and floor by choosing two different materials. In addition, the elderly are more subject to temperature and humidity changes and are more sensitive to disturbing external noise, so it is better to choose materials that function as both thermal and acoustic insulation to improve their living conditions.

NOISE REDUCING MATERIALS



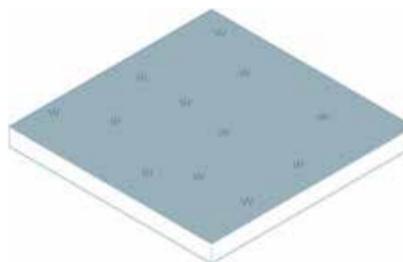
Use sound proofing materials to reduce the echo within the space and to filter the external noise.

SOFT FLOORING MATERIALS



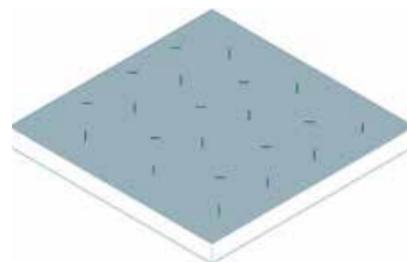
Install soft and resilient floor materials across the building.

CARPET



Install a tight-looped carpet with a low profile, it has sound proofing properties and provide warmth to the space.

SLIP-RESISTANT MATERIALS

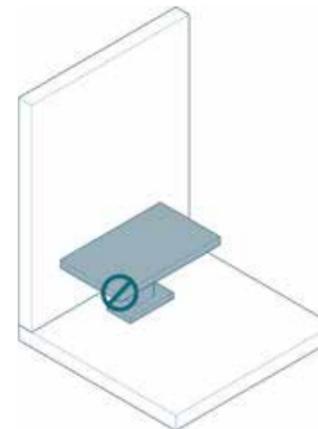


Use slip resistant flooring materials and coverings throughout the whole building.

FURNITURE

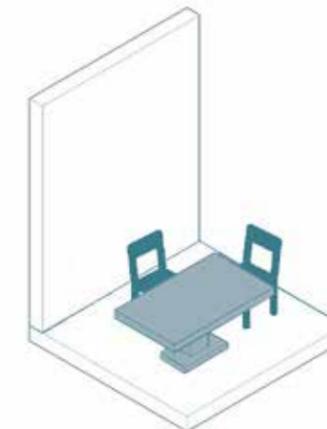
Older people, having lived for a long time, have many objects to which they are attached, it is good to provide suitable furniture for allowing them to keep their memories safely. It's also better avoid furniture with sharp corners preferring drawer cabinets instead of those with doors and objects with rounded corners. Wardrobes must be positioned at a height that does not exceed 120-150 cm from the floor while tops, tables and shelves must be positioned at a height that does not exceed 70-85 cm from the floor; seats must be 45-50 cm high and 60 cm deep and there must be a free space of 75x 120 cm around each seat. If carpets are inserted they must be large in size, with a thin profile and not slippery material to prevent them from falling.

AVOID SHARP EDGES



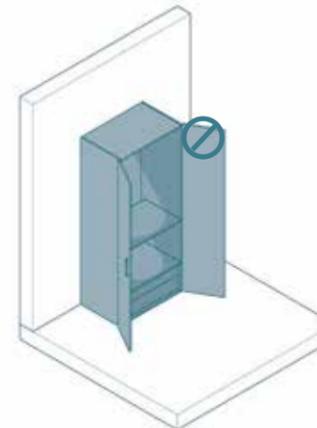
Avoid choosing furniture with sharp edges. Softer or round edges are recommended as they are less dangerous.

TABLES



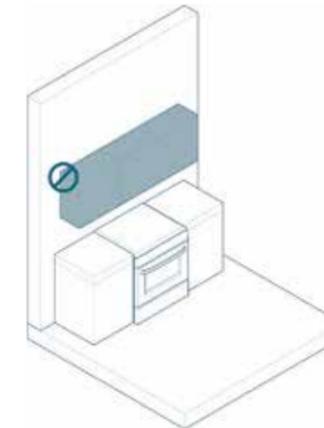
Use tables that are 70 cm to 85 cm high, seats should be 45 cm to 50 cm high, and 60 cm deep.

DRAWERS



Avoid doors wardrobe because they are more difficult to open and prefer drawers.

CABINETS



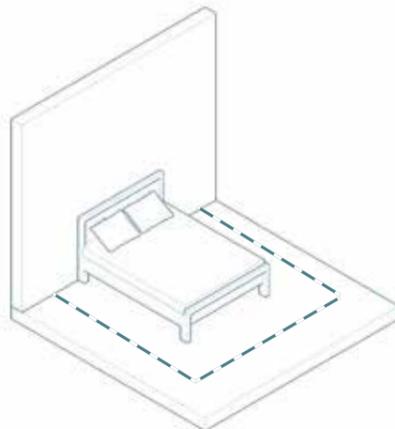
Upper cabinets should be placed at a lower than usual height, around 120 cm to 150 cm.

THE BEDROOM

The change in sleep rhythm is a normal part of the ageing process: older people need to take naps even during the day; this need is related to the fact that they spend most of the time in an awake sleep without ever reaching deep sleep. As a result, the bedroom becomes a room where older people spend most of their time, which is why it must be designed to ensure maximum comfort and efficiency:

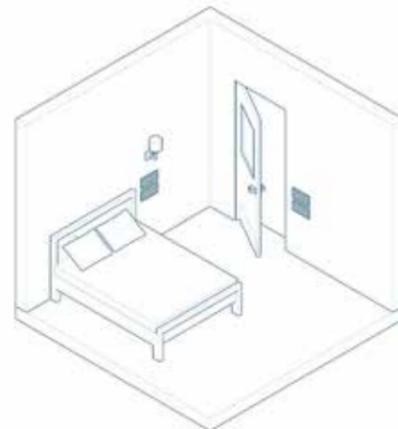
- the bed must be accessible on all sides; therefore it cannot be in a niche
- the paths must be linear and free to allow rotation of the wheelchair
- the switch system must be double: one near the bed and the other near the door. The hot and cold air control system and emergency telephone must also be connected to this lighting system.

FREE BED



The bed isn't anymore Niche Bed but it has to be free on three sides. Ensure the existence of clear paths without any obstructions throughout the room.

CONTROL SYSTEMS



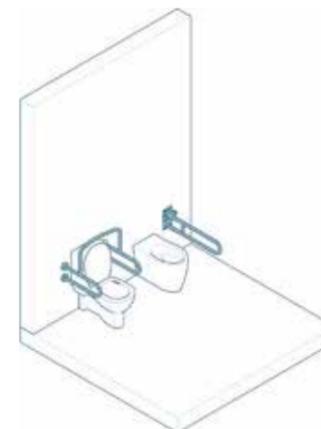
Place control systems around the sleeping area, these systems could control light, air ventilation, air conditioning, heating, audio, emergency etc...
The light control has to be double: one switch next to the door while the other next to the sleeping area.

THE BATHROOM

Another recurrent problem in the elderly is endocrine dysfunction with the consequent need to go to the bathroom more frequently, for this reason the bathroom must be easily accessible both from the social space and from the bedroom; it must also comply with ADA regulations and be accessible to people with disabilities:

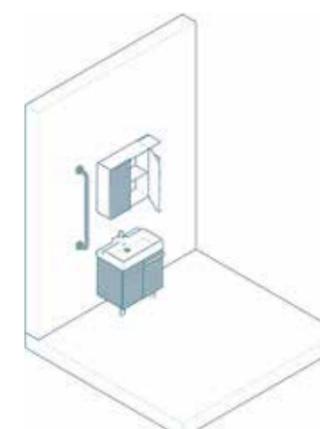
- the doors must be designed to open outwards, alternatively use sliding doors
- support handles must be installed near the sink, toilet seat, bathtub and shower
- the bathtub and shower must be able to hold the appropriate seat and there must also be space for the bidet.
- the sink must be raised and have no furniture under the sink to allow free rotation of the wheelchair

TOILETTE SEAT



Install grab bars by the toilet seat and bidet. Toilet seats should also be compliant with accessibility requirements.

TOILETTE SIT AND CABINET



Use removable under the sink cabinets for easier access to wheelchairs. And use anti-fog coating on the mirrors.

GENERAL AGE-FRIENDLY REQUIREMENTS CHECKLIST

The building, the first sphere of relationship of the elderly person, must be conceived as the natural extension of private living spaces allowing all users to move freely without difficulty.

Below a list of the requirements that the building and the surrounding areas must have; if necessary integrate their lack in the design phase.

entrance to the building

- clearly visible and easy to identify
- floors made of non-slip material and presence of sun and water protection systems
- presence of stairs and ramps if the entrance of the building is at a different height from the ground
- easy to open doors with handles and panels that allow visibility

horizontal circulation

- wide corridors easily accessible to wheelchairs; the furniture must be placed in a niche inside the wall so as not to obstruct the passage
- more than one entrance to the rooms and wide enough to facilitate circulation
- all floors at the same level, without steps or changes in height or raised thresholds with homogeneous floor surface within the same area

vertical circulation

- adequate handrails, both high and low, on both sides of the stairs and ramps; high handrails must be installed at a height of 8-95 cm above the ground, while low handrails at a maximum height of 70 cm, the diameter of the handrails must be 2.5x5 cm
- landings at each staircase with a free area of 180x180 cm
- elevators suitable for wheelchairs
- niche seats near elevators and stairs

wayfinding

- visual signage indicating different paths and using different colors and pictograms or symbols according to zones to easily identify the functions of each space
- house numbers and clearly legible lettering, even in braille, use large letters (minimum character height of 1.5 cm), contrasting colors (illuminated text on black background are optimal) and provide adequate lighting
- choose appropriate lighting should be indirect to avoid eye contact and glare effect

10 H.A.P.P.I. RECOMMENDATIONS

The H.A.P.P.I. principles are based on 10 key design criteria. Many are recognisable from good design generally, - good light, ventilation, room to move around and good storage but they have particular relevance to the spectrum of older persons' housing which needs to both offer an attractive alternative to the family home, and be able to adapt over time to meet changing needs.

-  Generous space designed with flexible layout
-  Daylight in the home and in shared spaces
-  Outdoor space with enough space for table and chairs
-  Adaptability and 'care ready' design
-  Positive use of circulation space for encouraging interaction, supporting interdependence and avoiding an 'institutional feel'
-  Shared facilities and multi-purpose space serving the neighbourhood as a community "hub"
-  Plants, trees, and natural environment
-  Energy efficiency and sustainable design
-  Adequate storage for belongings
-  External shared surfaces and 'home zones that give priority to pedestrians rather than cars

H.A.P.P.I. is a report made in 2009 from the British Homes & Communities Agency in which are collected many examples of innovative living practices come from all Europe. The first report published in 2009 by the Housing our Ageing Population Panel for Innovation contains case studies with details of design features and provide some information about how the schemes are integrated with the wider community.

Homes and Communities Agency, Communities and Local Government, Department of Health. (2009). HAPPI Housing our Ageing Population: Panel for Innovation; https://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Other_reports_and_guidance/Happi_Final_Report.pdf



4.

ELDERLY LIVING

INTRODUCTION

The ageing of the population and the birth decline are two phenomena at the centre of various demographic studies. Many times we hear about the ageing of the population as a negative aspect, for the economy, for society, for our welfare system; but, instead, it is the effect of one of the greatest achievements of humanity. Ageing is the result of a revolution, that of lengthening human survival: in Italy life expectancy at birth is brought to the current 80 years for men and 85 years for women; it is a structural fact of our society with which we must learn to come to terms, also culturally.

Little attention seems to be paid by decision-makers and unexpectedly by citizens to the social and economic repercussions on these society phenomena. In fact, it is common for people to consider ageing not in perspective but as a present condition that concerns only the people who are already elderly. Most of us believe that we aren't aged person, although we share its prerogatives and problematic implications, if we are not directly involved for obvious age determinants. Most of the literature about active ageing indicates that people begins to age "when are young" and that they need to plan their own ageing before it occurs.

The gerontological habitat policies adopted in the different European countries can be taxonomically connected to some macro areas: individual housing, public or private housing, which have become the object of specific adaptation interventions; flats always of individual type, which by functional choice or for social reasons are grouped together in more complex and organized residential solutions of proximity; housing solutions with protection services at various levels implemented on the basis of different operational strategies and with different welfare intensity; micro communities organized on the principles of cohousing on a motivational basis.

These practices confirm a good penetration of the key concepts about a meta-generational vision advocated by the ONU in 1999, as well as a series of strategic actions and good practices from which is possible draw important methodological indications. The aim is offer to the elderly population the widest possible choice between housing solutions and protection options, in harmony with individual psychological, social and cultural characteristics. From this point of view, the apparently chaotic European landscape actually expresses an extraordinary heritage of operational creativity and adaptability to the environment and local cultures.

FPR-Abitare sociale. (2012). Servizi per l'invecchiamento attivo, Abitare sociale con servizi. elaborato nel corso del Congresso Nazionale della Società di Igiene (SITI).

Predazzi M. (2013), Arco di vita e habitat in Europa. Realtà, tendenze e ipotesi progettuali. Milano: Fondazione Housing Sociale.

Inclusive ageing in place – IN-AGE. (2018-2020). Politecnico di Milano, INRCA e Università della Calabria; collabora AUSER; finanziato da Fondazione Cariplo.

European welfare is therefore increasingly oriented towards living, whose updated forms appear able to respond effectively to elderly needs, implementing the current housing offer with new models of intervention: from housing adaptation policies to the diffusion of updated models of social housing, of housing integrated with ancillary services and unconventional forms of community housing.

The main question is how to provide good quality, easy to reach and affordable housing in the cities in order to offer the best solution for each user.

The originality of the new orientation lies in having identified as fundamental objectives the maintenance of self-sufficiency and quality of life of the elderly. In addition to the specialized and rehabilitative treatment of the disease, a task that remains essential, the goal that must be set is to implement preventive interventions that can minimize the main risk factors and promote appropriate lifestyles at all ages, while promoting access to services and integration of the subject in its social context.

This orientation has been taken on board by the European Union, which has proclaimed 2012 the "European Year of Active Ageing and Solidarity between Generations", and by the World Health Organization, which has dedicated World Health Day 2012 to "Aging and Health: Good Health Adds Life to the Years".

Verso una nuova generazione di servizi per anziani. (2014) F.Giunco; Collana "Quaderni dell'Osservatorio" n. 17, Fondazione Cariplo



Roland, 85, Les Arcades du Lac, 2015, by Laurent Kronental

4.1 EVOLUTION OF THE AGING CONCEPT

The definition of old age is based on those who are 'no longer young' and coincides with the demographic indication 'those over 65', in turn prompted by an economic interpretation 'who no longer works and/or acquires the status of pensioner'.

These definitions, however, are not able to exhaust the complexity and differentiations marking the elderly condition; moreover, the lengthening of life also determines a lengthening of old age, with the possibility that very different conditions coexist.

Therefore it is important to imagine ageing as a process that can follow different speeds according to the characteristics of employment and domestic work, family responsibilities, relational experiences that the life path.

In the current sense, ageing is a multifactorial process characterized by a progressive loss of functional capacity and increasing comorbidity, proportional to the advancement of age and affecting the entire life span.

The state of health of the elderly is no longer identified only with the reduced presence of disease, but with the maintenance of psychophysical and relational wellbeing, even in the presence of polypathologies. For this reason, one of the most frequently used indicators to measure the well-being and health status of the population is disability free life expectancy (DFLE), a composite indicator that combines information on mortality and disability, extending the concept of life expectancy beyond the simple number of years lived, quantifying how many of these are actually lived without limitations in daily activities (ADL, activities of daily living and IADL, instrumental activities of daily living).

Social, health and welfare perspectives in order to face the challenge of an ageing population, it is necessary that the technical-organizational response of the social and health system is adapted promptly to the changes in progress and new needs, avoiding hospitalization and favouring interventions in the territory, aimed at prevention, rehabilitation, environmental facilitation, economic, social and motivational support for the elderly and their family, in the context of life.

One of the possible answers to this need is represented by the integrated network of social and health services that sees the interaction of different professional figures (doctor, social worker, professional nurse, physiotherapist, etc.), in order to frame the elderly person in his unity, identifying at an early stage the "fragile" elderly person (at risk of losing self-sufficiency), outlining a personalized intervention programme and periodically checking its effectiveness, adapting it to the evolution of the situation.

Schenk Herrard. (2008). *The adventure of growing old: on growing old and staying Young*, in A. Huber (ed.), *New Approaches to Housing for the second half of life*, Berlin: Birkauer

World Health Organization. 2012). *World Health Day 2012 - Ageing and health*

Through multidimensional assessment it is possible to analyse the degree of physical and mental health, the level of disability and handicap, the family, socialenvironmental and economic situation, and the risk of losing self-sufficiency. In order to outline a programme of intervention, which is not only suitable for the subject but also feasible, the evaluation activity must know in detail what facilities (geriatric ward, nursing home, day hospital, retirement home, etc.) and services (integrated home care, home hospitalization, day centres, social services, voluntary work, etc.) are available in the territory.

In conclusion, the integrated network of services should be the instrument to coordinate interventions for the elderly, in order to improve their beneficial impact and to direct, according to ethical, logical and economic criteria, the allocation of the scarce resources available to prolong the maintenance of an active life, both physically and intellectually and socially.

Unfortunately, according to the results of the project "ULISSE - Observatory for the Quality of Care of the Fragile Elderly" this objective in Italy is still a long way off: health services for the elderly, whether in the home, acute or long-term care, are generally insufficient and suffer from a consistent heterogeneity and fragmentation; the individuals who access them have an average age over 80 years, a high prevalence of multimorbidity and a high consumption of drugs. They are also characterized by high levels of disability and as many as 70% of institutionalized people suffer from cognitive impairment, of which 40% are severe.



Josette, 90, Vision 80, Esplanade de la défense, 2013, by Laurent Kronental

4.2 GERONTOLOGIC HOUSING POLICY IN EU

THE SIX TYPES

In this chapter different types of housing for seniors citizens will be analyzed according to two parameters: the level of assistance needed and the level of cohabitation allowed/provided.

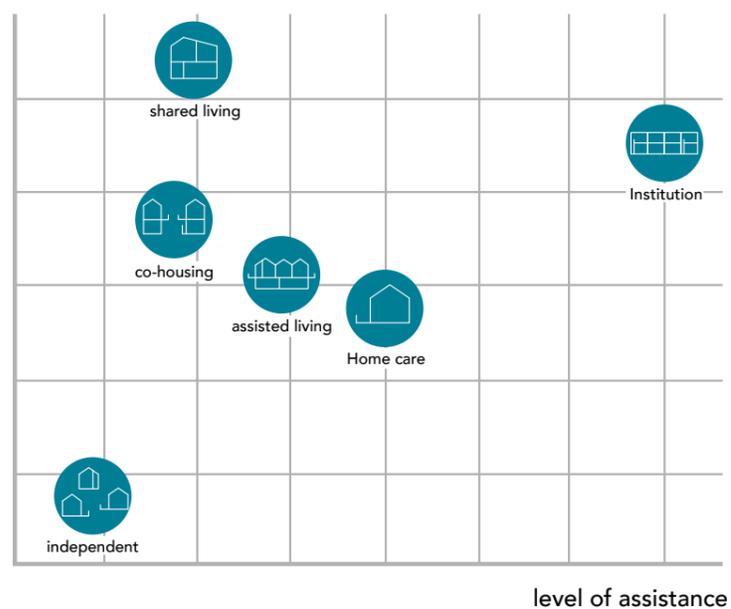
Each type answers to different needs and it is appropriate for various users: in fact, these housing types allow the cohabitation of elderly with other social classes like students, workers, medical staff.

The parameters help the users to select the best option according to his/her requirements.

This first parameter is necessary in order to understand the needs of the users. In fact, the type of living chosen by elderly is strictly related to the different necessities and requirements: there might be users who do not need any help and can perform all the most common activities without any important problematic; these people are the ones who are able to live independently or with their spouse. Growing the level of assistance needed, the presence of other people able to help the seniors is often required.

This second parameter allows the analysis of the type of housing with respect to the level of cohabitation scheduled by the organization of the facility. As the level of cohabitation grows, the number of people who share the space also grows: this parameter is strictly related to the previous one, in fact if there is a greater need of assistance there also is a greater level of cohabitation. The combination of two parameters aims to define and describe the different residential solutions in which a senior could live.

RELATION BETWEEN PARAMETER co-habitation

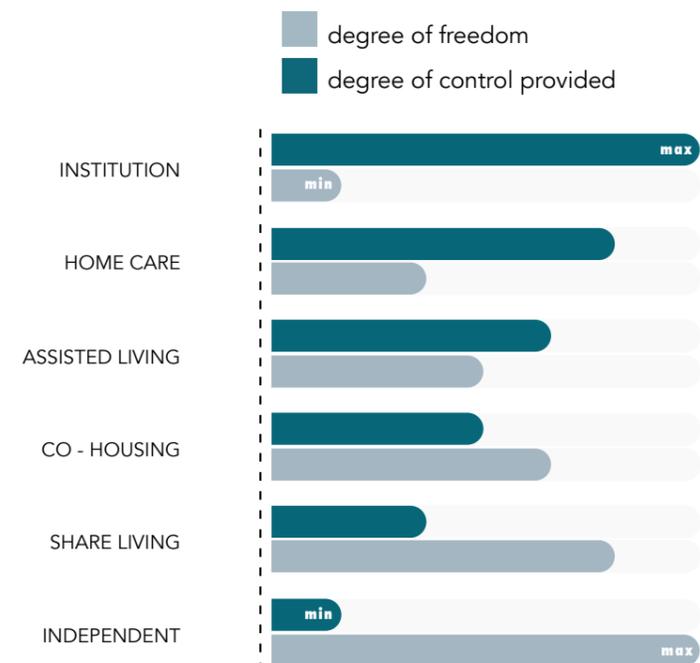


The diagram that is shown upwards represents the combination of the two parameters already explained in the previous pages. Here it is possible to notice how the two parameters are not directly proportional, in fact the growing of one does not always mean the reduction of the other one: the cases of shared living and co-housing, for example, present a great level of cohabitation and a low level of assistance. Home care, on the contrary, shows a medium-high level of assistance, and a low level of co-habitation.

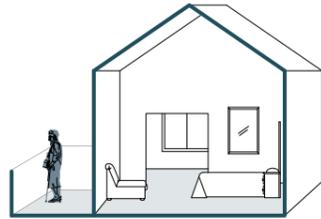
The six different types offer various solutions in terms of degree of freedom and level of control provided: as the graph shows, the former is inversely proportional to the latter. The more assistance is required by the users of a type, the more the degree of freedom is consequently reduced. As one can imagine, institution presents a maximum degree of control provided, while independent living presents a maximum degree of freedom: all the other types are in the middle between these two opposite poles. This graph offers a rapid view of the different solutions provided, in order to clarify the differences among them.

Antonio Carvalho, Gennaro Postiglione, Massimo Bricocoli, Stefania Sabatinelli, in collaboration with the Research Team "For-Dwell-DASTU Dipartimento d'Eccellenza". (2019/2020). Age-Friendly Environments - Affordable Housing Domesticity Reloaded. Final Design Studio.

DEGREE OF SUPERVISOR PROVIDED



Independent living



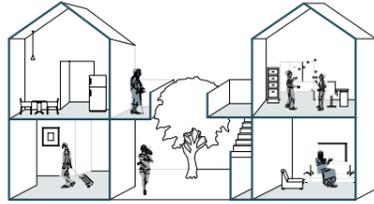
Independent living is for seniors who are able to live on their own in an apartment or house, and do not need any help or care from other people, and they do not share any need with anyone else.

The elderly who live independently are often simply aged in the house they have also lived in during their working life: the interior spaces are therefore not designed for elderly users, and may sometimes present different architectural barriers.

Despite these lacks, however, the user often binds himself to his home and does not want to leave it because he is accustomed to living with his own furniture, spaces and uses. As long as the user is in good physical and mental health, he will continue to live in his own home.

A problem related to this typology occurs in case of domestic accidents, or during periods of illness of the user: if the senior is alone at home, it is not so easy to ask for help when it is needed.

Shared living



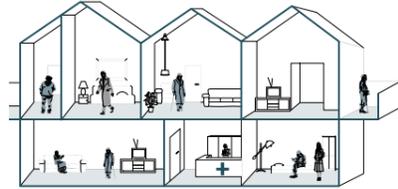
Seniors share the units for daily needs like bathrooms or kitchen or also bedrooms. This type encourages the development of strong, supportive, often roommate-like relationships, and pushes the users to be connected to and embraced by a community; Furthermore, it allows a great level of independence, fostering the users' interests and allowing to build new skills.

This solution can be perfect for seniors who do not want to be always alone in their home: they can decide to share their apartment with a friend, or to host a young student for a short or long period of time.

The positive aspects of shared-living system, are not only related to the willing to avoid loneliness; in fact, sharing an apartment or a house means also sharing costs. For some categories of people, like seniors and students, this is a crucial point.

Furthermore, for a senior, having other people around instead of being alone at home, means a greater sense of safety: in case of a domestic accident, or in a period of indisposition there would be someone ready to help them.

Co-Housing



It is a cooperative in which seniors decide to live together with other elderlies they know or with younger relatives in the same house/building and share expenses and services. This type also brings economical benefits: as for shared living, the users can decide to share costs and expenses, helping each other. Seniors can feel safe avoiding loneliness, but they can keep their own independence. Therefore loneliness in older adults has been linked to an increased risk of coronary disease, stroke, dementia, and a shortened life expectancy. Loneliness has also been tied to poorer mental health overall.

Co-housing allows seniors to maintain some control over what they do, set their own schedules, and maintain their own friendships. It could be the perfect fit for many seniors who don't need constant care.

Assisted Living



Home care, also referred to as domiciliary care, social care, or in-home care, is supportive care provided in the home.

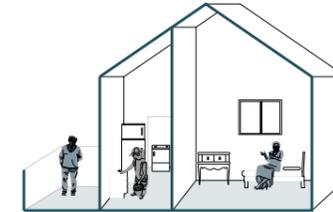
Care may be provided by licensed healthcare professionals who provide medical treatment needs or by professional caregivers who provide daily assistance to ensure the activities of daily living are met.

Often, the term assisted living is used to distinguish it from medical care, custodial care, or private-duty care which refers to assistance and services provided by persons who are nurses, doctors, or other licensed medical personnel. In fact, Assisted living is a solution that includes non medical care givers.

The largest segment of assisted living consists of unlicensed caregivers who assist the care seeker.

Care assistants are useful to help the individual with daily tasks such as bathing, cleaning the home, preparing meals and offering the recipient support and companionship. These services help the user to stay at home versus moving in an institutional structure.

Supported Living



A system of housing units equipped with bathroom, kitchen and bedrooms that is designed for senior citizens in order to promote autonomy.

Here elderlies can find extra medical services and help managed by an external source.

Supported living facilities are similar to nursing homes in which there is 24-hour care, but usually patients in supported living do not need as intrusive care as nursing home residents. Residents usually have their own living space and have the possibility to socialize with other residents freely.

Meals are provided to residents, but some facilities allow patients to cook for themselves, if they are still able to do it.

This residential option is ideal for an elderly parent who does not need many nursing cares but has difficulty living alone.

Such a parent requires only few medical care, a supervision and a sense of communal living.

Supported living facilities also offer multiple services to help elderly parents handle daily tasks and challenges.

Supported Living



An organisation providing health and living care in a confined setting for people with special needs. This system does not allow freedom, and the access to it is controlled and restricted, it often presents a lack of individuality.

One of the toughest decisions people can make is putting a loved one into hospice-like care, but it is the best and most comforting choice in certain situations.

This type of care is specifically made for people with Alzheimer's disease.

Though that sounds like a specific type of care, more than five million people every year are affected with the disease.

This type of care is specifically made for people with Alzheimer's disease. Though that sounds like a specific type of care, more than five million people every year are affected with the disease.

In our society it is often associated to the idea of disinterest towards the elderly, this conception is in conflict with the truth: an institution is often the best option especially for specific needs related to medical issues.

4.3 AGING POPULATION IN ITALY

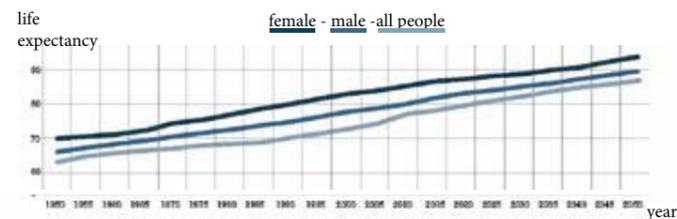
Italy is one of the oldest countries in the world. The proportion of the 65+ population is, according to ISTAT (2011) 20.1%, a value that grew by 37% in the last 20 years and almost doubled in the less than fifty years. In the early 1990s, there were 8.7 million older people living in Italy, which has risen to 11.9million by 2008; a net increase of 3.2 million individuals. And as it showed before 16.7 million people over 60 live all over the country, which is 27.4% till 2030 and keep increasing to 38.7% in 2050 around 24.2 million.

Italy is a country that is aging quickly, considering that over the past decade the amount of elderly has increased, as well as the “very old” (80+), who constitute about 6% of the Italian population. Life expectancy has also increased, in 2012 men reached 80 years old and women 86 years old. On the other hand, the birth rate is among the lowest in Europe, the average number of children per woman is 1.42. Within the next 20 years a ratio of two elderly people for very young person will be reached, and the average life expectancy of 43.7 years will rise again. That will lead the country to an old society.

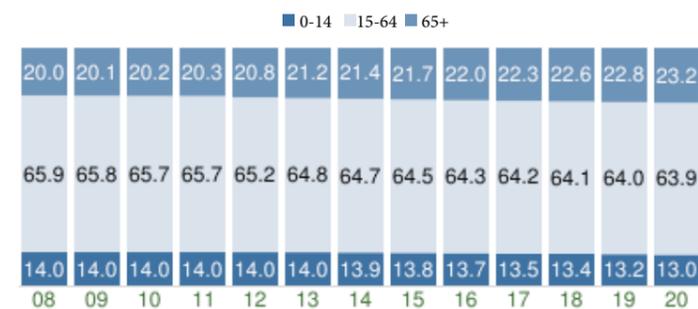
While the trend of population decrease in Italy, the average age of Italian become higher from 46.6 (2016) to 47.2 (2030) and reach 50.3 till 2050. From these data is visible how the Life expectancy is a continuously increasing this means that the whole country is aging faster, this tendency should make people more interested into the elderly people.

Yu Sun. (2015). Social-Family: An “Aging in Place” Solution for Elderly People. Master Thesis in Architettura, Politecnico di Milano Scuola AUIC

LIFE EXPECTATION IN ITALY



DEMOGRAPHIC INDEX IN ITALY



<https://www.tuttitalia.it/statistiche/indici-demografici-struttura-popolazione/>

GLOBAL AGEWATCH INDEX

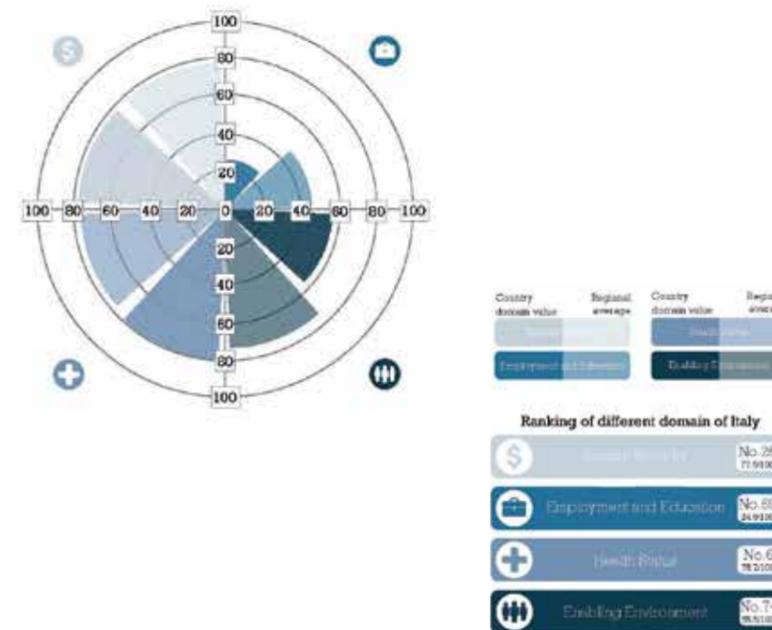
Italy ranks moderately on the Global AgeWatch Index, at 39 overall. According to the “Global AgeWatch Index”, in the four domains of value, Italy performs best in the health domain (6), with values above the regional average on life expectancy indicators. And it performs well in the income security domain (25) with pension coverage of 81% elderly population (over 65, according to data of Istat).

It ranks low in the capability domain (69) with a below average employment rate (40.4%) and rate of educational attainment among older people (41,4%). However the weakest domain of Italy is enabling environment (74), with lower values of regional average of Europe. That means if we want to offer better life condition for the elderly in Italy, the domains of capability as well as enabling environment are the main points we need to put effort on.

Despite this demographic profile, Italy remains quite underdeveloped in terms of public policies aiming at coping with ageing consequences, specifically long-term care needs but also regarding the issue of housing needs in old age, which can be consider as one of main reasons lead to the problem of enabling environment.

Yu Sun; 2015; SOCIAL FAMILY - An “Aging in place” solution for elderly people; March. Politecnico di Milano

ITALY AGEWATCH RESULT



<http://globalagewatch.org/reports/global-agewatch-insights-2018-report-summary-and-country-profiles/>

4.4 GERONTOLOGIC HOUSING POLICY IN ITALY

In Italy, contrary to the European experience in which the intensive protection of housing represents the backbone of ageing policies, the only "protection", except for some reductive interpretations, seems to be provided by small institutions and by some municipal home care services.

In our country the public social services offer has so far obeyed to the philosophy of the traditional welfare state, according to which material needs find response with fragmented social interventions and standardized social and health services, characterized by care discontinuity.

The model today requires a substantial change, of which co-habitation could be an example of innovation both in terms of public policy and economic logics:

in terms of public policies, co-housing solutions correspond to the welfare community model proposing a better integration between market, institutions and civil society and an involvement of a wide range of economic and social actors such as companies, insurance companies, foundations, third sector and local governments, also in public-private partnerships, for launching a new "Second Welfare" paths that go alongside traditional welfare with suitable program adapted to integrate its shortcomings.

In terms of economic logic, cohousing, with its emphasis on the use of common resources, highlights the emergence in Italy of the "sharing economy": a concept of sustainable economy that goes beyond the traditional models of exchange and redistribution, and conceives the shared use of goods, services, space, time, information and skills, which, thanks to collaborative living, are "put into the supply chain".

This widespread awareness about active ageing is taking substance on the different aspects of the elderly person considered as a "social subject"; the main ones are: the living and the services.

About the living, there is a growing conviction that it is necessary rethink the housing offer for elderlies as a proactive form of living and not just as a formula for care offer: the recognition of one's identity have to be safeguarded by allowing people to age actively in their own places of life (ageing at home or as if at home) compared to the imposition of an institutionalized residential structure, where there is the risks to lose one's identity by reducing activities to a minimum.

Instead about aging services it is difficult to take off the awareness that it is necessary to make "formal" active ageing services that prepare people for developing active roles and new skills on time without waiting to lose most of the autonomy for receiving a personalized service..

<http://www.lombardiasociale.it/2013/11/04/sono-possibili-buone-forme-di-residenzialita-per-anziani-i-risultati-del-progetto-abitare-leggero/>

SOME DATAS ABOUT ELDERLIES LIVING SITUATION

In Italy the majority of old people live in their own house, seem that the country is quite underdeveloped in terms of public services such as homecare, nursing homes and day care centers. Residential care homes or supported living services are not spread all over the country and the "Social home care" and "Health home care" only cover 1,6% and 3,7% of the elderly over 65years old in Italy. While the Nursing homes and day care centers, which are strongly medical oriented and are targeted ad the most dependent older adults, only allow 2,5% of the elderly (65+) to live inside. Differentiate between the coverage of LTC service in the Centre-North of Italy and in the South, is possible see that the availability of services in the Centre-North is closer to Central Europe, especially in Lombardy, the richest and most populated region of Italy, whereas the situation is dramatically lower in the South.

Because of the traditional Italian "care responsibility culture", that the young generations of family always have to take care of the older ones, it becomes very difficult for family members to put out of caring. While at the same time the special residential solutions for elderlies have not been developed: older people in Italy resettle quite rarely to new or adapted homes residences or supported living facilities because there are very few such options available. Both reasons above lead to scarcity of public services such as homecare and residential facilities force older adults normally stay in their homes even if they are not appropriate anymore for their needs.

According to the health condition report (ISTAT 2013) the number of persons with functional limitations is estimated at over 3 million, of which over 80% are elderly people. So over 2,4 million elderly have functional limitation and need to have some care service. While the high own ship of house in Italy the traditional preference for caring at home, the will of elderly people to stay in their original home as long as possible, makes most of the elderly to choice their own house to spend their old life and be cared by the young generations. So in Italy the care for elderly people is still on families duty.

Other data from ISTAT shows the increasing trends over past 40 years (1970-2010) in the proportion of both women and men aged 65 and older in the private household population living alone in Italy. With a complete time series we observe that the proportion of women living alone in this time period almost doubled in Italy (from 22 to 40 percent), so as the men (from 6 to 14 percent). Indeed more and more elderly cannot be taken care of their children, because of the leaving of young generations and also lots of the youth still living in the country are not able to take care of the elderly of their family; this two factors make the elderly to risk living alone.

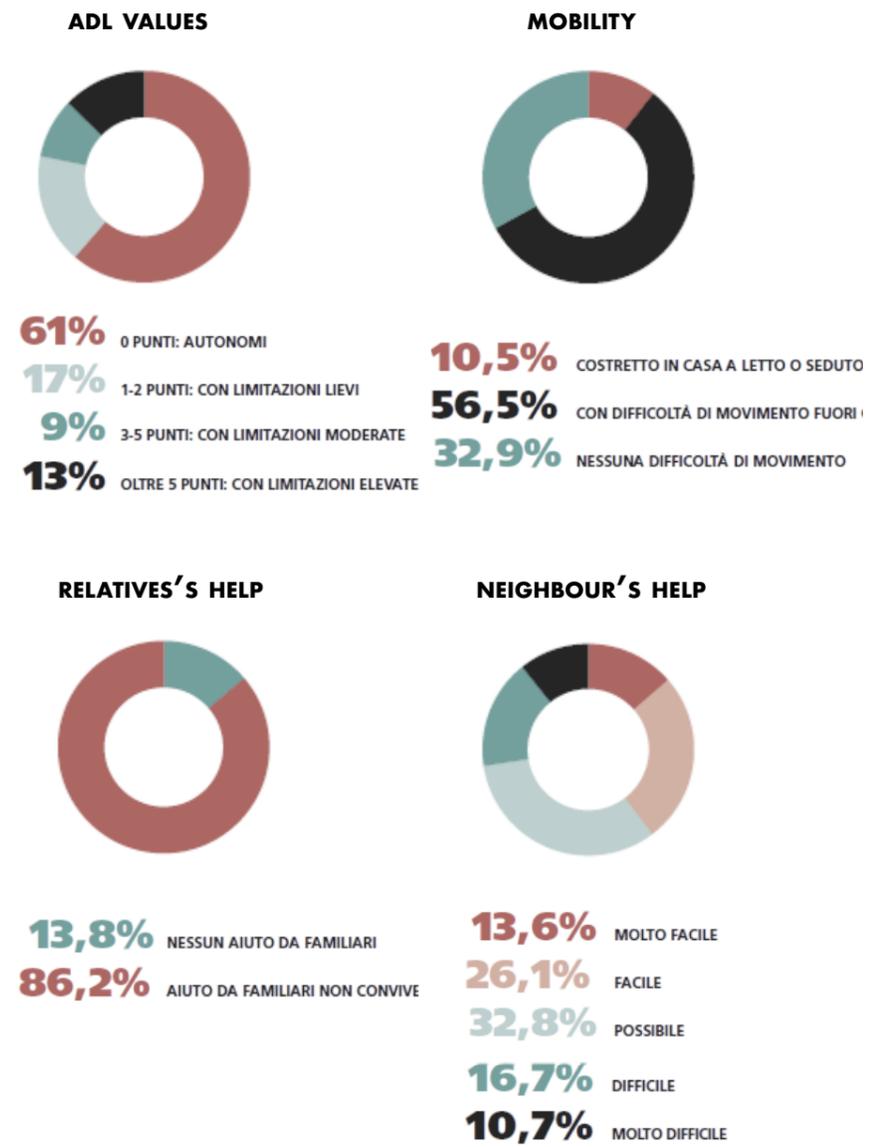
According to the living arrangements of elderly in Italy, loneliness is a problem affecting a large number of elderly. The number of over 65 women living alone is three times the number of men, this is due to the longevity of women and the higher number of single among

them. It's also interesting that many people live in households with not relative people, as a joint member; among them 7% of elderly women, this solution is sometimes necessary as long as elderly become less self-sufficient.

Living among other elderly and not relative person could be a smart proposal: on one hand single elderly can find someone to take care of them in certain kind of situation, the other hand it can also be a way to solve some certain kind of social problems like the "care givers burnout disease".

Yu Sun. (2015). Social-Family: An "Aging in Place" Solution for Elderly People. Master Thesis in Architettura, Politecnico di Milano Scuola AUIC

NUMBER OF PEOPLE OVER 65 THAT LIVE ALONE ACCORDING...

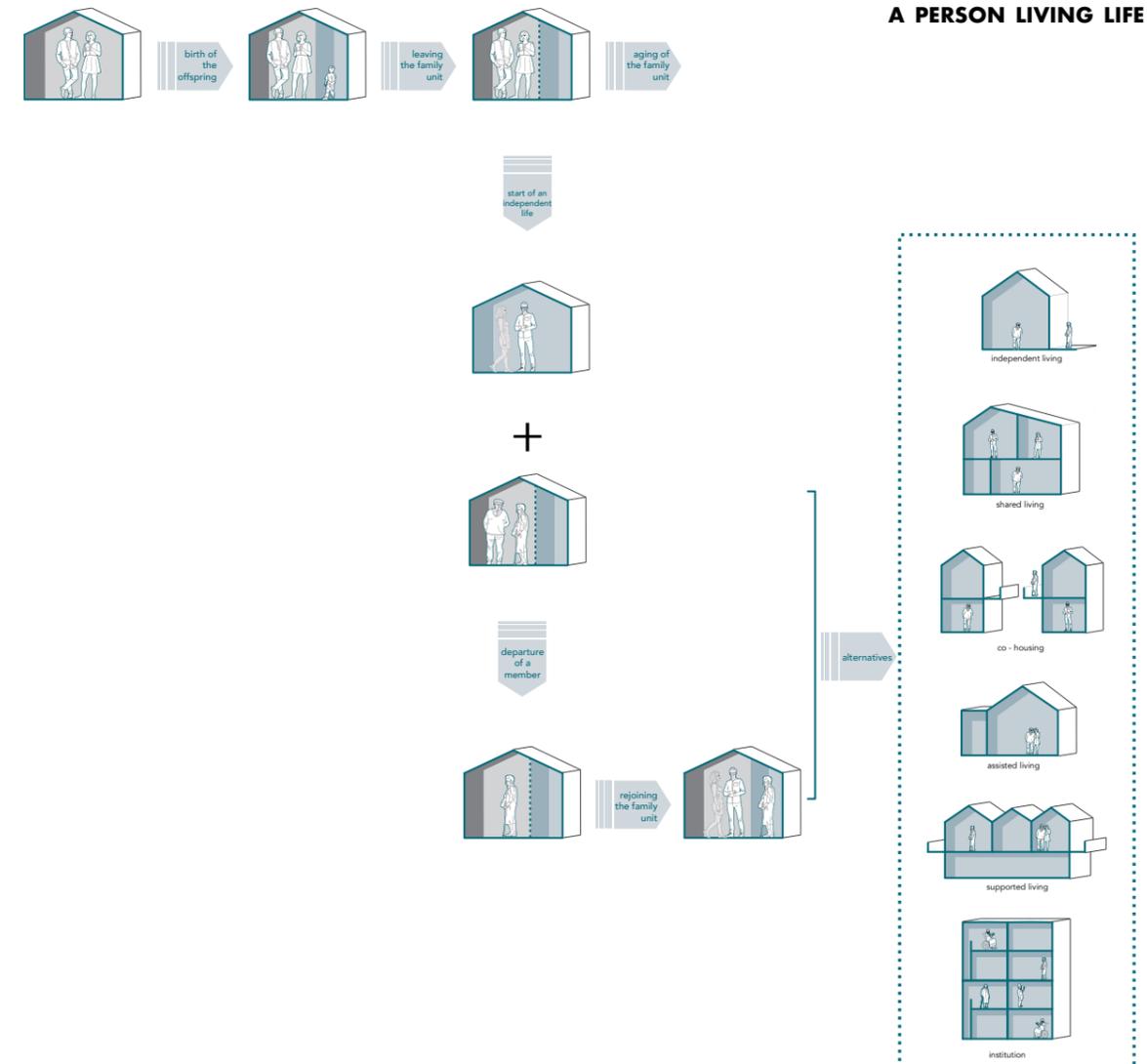


Inclusive ageing in place – IN-AGE. (2018-2020). Politecnico di Milano, INRCA e Università della Calabria; collabora AUSER; finanziato da Fondazione Cariplo.

A PERSON LIVING LIFE PATH

The life path of a person is to consider as an experience: starting from the formation of the family unit, with the birth of the offspring. When time passes, and the children have become adults, they are going to leave their parents' house to start a new independent life. Parents have now to face the aging process, alone or as a couple, and they can chose among different offered both by the family and by the municipalities. According to their needs and habits, they can keep, as explain before, on living independently, or asking for help just for some tasks they are not anymore able to accomplish. Otherwise, they can decide to move in specialized housing systems thought and designed appropriately for them.

Antonio Carvalho, Gennaro Postiglione, Massimo Bricocoli, Stefania Sabatinelli, in collaboration with the Research Team "For-Dwell-DASTU Dipartimento d'Eccellenza". (2019/2020). Age-Friendly Environments - Affordable Housing Domesticity Reloaded. Final Design Studio.



A PERSON LIVING LIFE PATH

4.5 WHY ELDERLIES SHOULDN'T LIVE ALONE

Elderly living alone will bring several problems:

DISORDERLINESS As senior age, they **experience the loss of friends and loved ones**, such loses can lead to withdrawal from social life. Potentially, it can also lead to lapses in self-care and hygiene and their living space will become more and more disorderliness in this case.

UNSAFETY Many older adults are healthy, but **can no longer live alone safely**. Dangerous obstacles including staircases, slippery tile and tall shelving can be obstacle for a senior. Falling down can be detrimental for older adults. As a person ages, they are at high risk for bone fractures due to progressive loss of bone mass. Also poorly lit rooms or small bathrooms in the home of an aging people may also prove difficulties.

DISABILITY AND DISEASE Health problems can make it hard to live alone. As people getting older, it will become **easier to catch disease**. The quality of life and ability to live independently could be undermined because of this. Elderly will need someone to take care of them when they are sick or have physical problem with their body.

DEPRESSION AND LONELINESS As a person ages, he or she may **not be comfortable living alone anymore**. Common signs of this discomfort can include "night fright", depression, and feelings of isolation. In this case they need social care, such as more communication to others to fight with the mental problem.

As the elderly are becoming less independent when they get old, they may need somebody that offer them care and help to live a better. The solution of living in a cohabitation environment offer a good example for solving this problem, for a complete experience is better if the situation is intergenerational having the possibilities to share different social resource and personal skills with each other. It's a good way to make a social net like community not only good for the elderly but also for the younger.

Yu Sun. (2015). Social-Family: An "Aging in Place" Solution for Elderly People. Master Thesis in Architettura, Politecnico di Milano Scuola AUIC

4.5 CO-HABITATION AS SMART SOLUTION FOR ELDERLIES

Senior cohabitation, in particular, proves to be an expression of a paradigm shift in services aimed at the elderly, because it overturns the logic of intervening on problematic cases when they have become manifest. Instead it promotes ex ante actions towards potential discomfort, so as to reduce the social and health costs of interventions aimed at problems that have become established. Senior cohabitation is able to produce some benefits at different levels of individual-relational, community and social complexity:

on an **individual level** the experience of senior cohabitation puts the elderly person in a position to assume responsibility, being open up to new existential possibilities and renewing their life engagement. The passive role that they could experience in case of loneliness or hospitalization in RSA, often accompanied by a sense of distrust and discouragement in facing the daily problems, is avoided;

on a **community level** the senior cohabitation solution strengthens the community in which the coliver is inserted, because it supports cohesion, strengthens the relationships system that innervates the territory and promotes the exercise of active citizenship;

on a **social level** senior cohabitation is an intervention capable to reduce social, health and housing costs because it does not add to the various response interventions that occur throughout the life cycle of the person, but rather replaces them in a medium-long term perspective with solutions inspired by the logic of

Fabrizio Giunco. (2015). Abitare leggero in Europa, Abitare & Anziani, Roma



Happy elderlies during an afternoon tea, Getty Images

The experimental elaboration for gerontological living refers to three guidelines related to the life span concept:

variability the Elderly are not a category, a homogeneous cohort of individuals with homologated needs; rather they represent a whole world of biographical variables that requires equally diverse and articulated choices on which to base an authentic and adequate freedom of choice;

plasticity above all the evolutionary one, because ageing is a path and not a state; it is a dynamic and progressive event, which requires perennially adaptable support strategies and solutions, capable of accompanying the various phases of age in a harmonious and prosthetic way, never constricting or overwhelming the individual evolution of the existential process;

intergenerationality the solution to old age problems cannot be separated from a strategy of global involvement in the society promoting the resources of the informal network and the proximity relationships, the enhancement of family care-giver, the synergies of the new professions of domestic care, economic and welfare policies; all this within a planning that contemplates multigenerationality as a resource and not as an obstacle.

These three key concepts have found acceptance, with different degrees of penetration, in the most recent experiences and experiments in the different EU countries that Italy should draw inspiration from.

Within a collaborative living experience elderly people benefit from shared goods and self-produced services as this form of living generates a real "innovative chain of support to the person" and at the same time limits the necessity of the caregiver; this reduction is very useful as caregivers are becoming fewer and fewer from the moment that a substantial part of the family nucleus is reduced to a single person. Cohabitation is a solution to the problem of care discontinuity and fragmentation in the provision of services to the elderly, which can often generate "burnout syndrome" in caregivers. Indeed, this new way of living encourages the elderly to be autonomous reducing the phenomenon of isolation and fragility of this segment of the population, promoting psycho-physical well-being by strengthening the sense of participation in a community and giving sense to the existential condition of old age.

Matthias Hollwich, the co-founding principal of progressive New York architecture firm Hollwich Kushner (HWKN) and Architizer, has developed a new line of thinking about how to make aging an empowering process. He has since shared this message at events for TEDx, PICNIC, the World Health Organization, and the New Aging conference at University of Pennsylvania: Co-living complexes like WeLive and The Collective aren't just for millennials – they could also be used to house the growing population of senior citizens, according to Matthias Hollwich.

Speaking at the World Architecture Festival in Berlin, the HWKN director said that current housing options for older people, from retirement communities to nursing homes, are "storage devices" that create social segregation. He claimed that co-living complexes – a cross between student housing and hotels, where residents share facilities – are a much better solution, and could lead to happier communities.

"WeLive is looking into serving the millennials but it goes full circle. I think it is the perfect product for the boomers, because their interests are very similar, about experiences, about community, about safety and security. We have to break down fences and allow people to start sharing amenities in their living environment so that there is a quality of life but also a social activation," he added. "Retirement is an amazing idea, but it sucks," he said. "What happens is people retire, then they entertain themselves for the rest of their life. We as planners have to find alternatives. We need to provide places where people can unleash their creative powers. And we should allow people to be students forever."

The architect also said that the current model for retirement is out of date. He claimed it would be better if people could continue to work or study in later life, because active participation in society is fundamental for a happy life.



Matthias Hollwich & Bruce Mau Design. (2016). *New Aging: Live Smarter Now to Live Better Forever*, Paperback



5.

PROJECT PROPOSAL

5.1 INTRODUCTION

This chapter is dedicated to the presentation of the research process: its outcome was the construction of a complex picture of the real conditions in which the elderly people of the neighbourhood live. This work was indispensable to identify existing critical situations and pursue effective strategic lines for the intervention.

The chosen project area is located in the city of Cremona and as the city where I live and that I know I hadn't difficulty to find the material necessary to proceed with the analysis. During this research process was essential the opportunity to speak directly with the Manager of Aler's Office Heritage who provided me with both the architectural drawings in hard copy of the buildings of my interest and the lists of the corresponding family nuclei identified not by name but by their date of birth; this cataloguing allowed me to analyze the nucleus families composition protecting the people's privacy. This material was indispensable to carry out the preliminary mapping analyses and subsequently develop the project.

Another important meeting was that one with the architect Michele de Crecchio who, in his capacity as Town Planning Councillor of Cremona Municipality, inspired the Planning Office throughout the construction period of the PEEP districts.

Moreover, the surveys carried out in the project area were an occasion to meet the inhabitants of the district and pose them some questions; this comparison allowed me to integrate the quantitative data received from Aler, consisting of numbers and lists, with qualitative information drawn from the inhabitants' answers.

Once the necessary material had been collected, it was then possible to tackle the mapping phase reprocessing the information received from Aler. On one side were identified the Aler accommodation typologies inside the selected buildings and on the other side the families categories living in these dwellings. At this point was possible match the quantitative data, relative to the typology and dwellings dimensions, with the lists of the corresponding inhabitants in order to create a three-dimensional puzzle that would graphically visualize the dwellings density.

Thanks to this detailed mapping was possible to consider in their specificity the different situations in order to solve them in the best way: the main idea of this work is to make minimum interventions for optimizing the current housing conditions. The aim is to propose an internal mobility strategy that moves the families living in critical conditions into more suitable housing that better meet their needs.

On one side the aim is to release the underneath houses for destinating them to more numerous families, on the other side the aim is to assign to the older inhabitants suitable house that can meet their

specific needs without detaching them from their neighbourhood. The purpose is to not uproot the elderly from the context of relationships and habits in which they have lived for years; the Aler heritage is in fact inhabited for a considerable percentage by people over 65 that have specific needs.

Once complete the critical points analysis and after having identified the individual families with a code, it was possible to start with the displacement phase, first selecting the families suitable to live in the Co-Living, then reallocating the other families in vacant flats.

The main theme of the proposed work is the cohabitation: it is therefore fundamental to analyze the families' profiles in order to select the most suitable to be the future Co-Living inhabitants and imagine how to aggregate them. A lifestyle based on reciprocity and sharing processes that will encourage the exchange of knowledge and skills between inhabitants of different generations will be proposed to the selected families.

The adopted methodology to organize the Aggregations is initially articulated giving priority to the formation and the performance of human group, real nucleus of the project, only after this step is possible to start to design and construct the Private Units and Collective areas.

The redesign project concerns only the Ground Floor and the First Floor accommodations of the linear building which are destined to the families that will go to live in Co-Living. The building tower, as large containers of inhabitants, are used as a precious source from which to take different inhabitants' profiles useful to carry out the exhaustive analysis mapping preliminary to the project.

The proposed Aler Case Study is based on a specific situation and dimensionally manageable but it will generate the availability of new spaces it can be considered as an interesting operation to replicate in other Social Housing environments. In this case my project will be an emblematic and replicable proposal. Indeed often Aler's estate have several problems both structural, because there isn't enough maintenance and intrinsic as the dwellings aren't adequate to satisfy their specific inhabitants' needs. In addition there is another problem connected with a high demand to be allocated inside a Social Housing apartment.

However it's important to underline that the interior mobility strategies proposed can be implemented only when the inhabitants don't own the house in which they are living: this is a fundamental prerequisite to reproduce in other situations the work proposed in this chapter.

5.2 PROJECT AREA

Analyzed all the Aler neighborhoods of Cremona the choice of the project case study was made for dimensional issues, ease of access to data and the presence of critical social situations, but above all in function of the complete ownership by Aler of the housing.

It has therefore fallen on Via P. Nuvolone within the Cambonino district; it was decided to consider the civic numbers from 1 to 11 and the civic numbers from 2 to 6: in essence it was decided to analyze a portion of street made up of opposite buildings, on one side a linear building and on the other side tower buildings, for a congruous total number equal to about 100 housing units.

The building in line and the towers as a whole offer a significant housing complexity determining a statistical representation of the population and the family units that inhabit the neighborhood and their needs. Both buildings are considered as a resource of housing profiles and a resource of spaces to be allocated: it is assumed that the families will be redistributed within the two types; in particular, the basin of units which inhabit the tower buildings is used as a resource for the project while for the detailed project the reconfiguration of the building in line is only considered.

The project is to be considered as an example of a methodology that can then be reproduced on the entire Via P. Nuvolone and on the entire Cambonino district.



Via P.Nuvolone, Cremona, Lombardia, Italy



Linear Building civic number 1-3-5-7-9-11, Via P.Nuvolone, Cremona, Lombardia, Italy



Tower Building civic number 2-4-6, Via P.Nuvolone, Cremona, Lombardia, Italy

CREMONA

The Case Study in Cremona, starting from a specific and dimensionally manageable situation, could be valid as a general reasoning, an emblematic proposal that can always be true, in different areas and different contexts and not only as a solution referred to the city analyzed.

The reasoning would be valid for similar situations on the regional territory but the preference falls on the city of Cremona as the city where I live and that I know, where I have easy relations with institutions and institutions in recovering material, publications, drawings. In addition, Cremona, as a provincial reality, offers different opportunities compared to large cities.

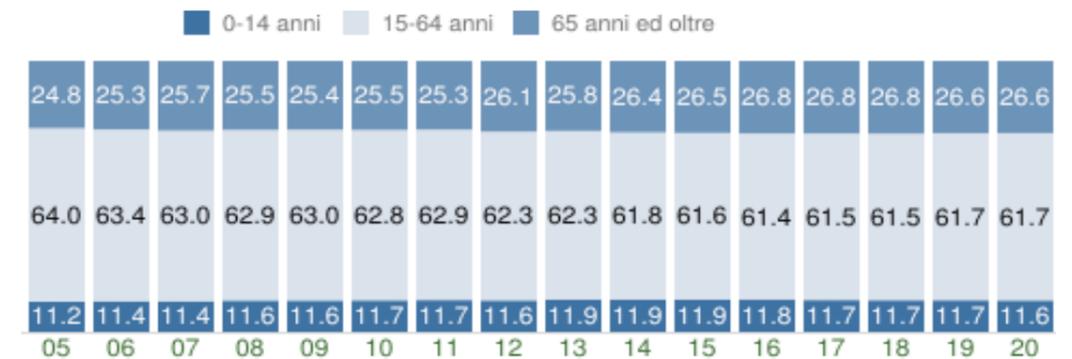
Analyzing carefully the ISTAT 2019 surveys, a significant data emerges which identifies among the cities with the highest average age and the most marked old age index the province of Cremona, which compared to a regional average of about 44.7 years has a value equal to 45.8 years and, in relation to the old age index, compared to a value equal to 165.5 Cremona stands at 189; therefore, the obvious consideration is that Cremona is the Lombard province, preceded only by Pavia, with a larger population over 65 years of age, which makes up 24.2% of the population.

Analyzing carefully the ISTAT 2019 surveys, a significant figure emerges that identifies the most marked old age index in the province of Cremona, which compared to a regional average of about 44.7 years has a value equal to 45.8 years and, in relation to the old age index, compared to a value equal to 165.5 Cremona stands at 189. Therefore, the obvious consideration is that Cremona is the province in Lombardy, preceded only by Pavia, with the largest population of elderly people over 65, which constitutes the 24.2% of the population.



Cremona, Lombardia, Italy

scala 1:20.000



Struttura per età della popolazione (valori in %) dall'anno 2005 all'anno 2020, in Provincia di Cremona, dati ISTAT

ALER

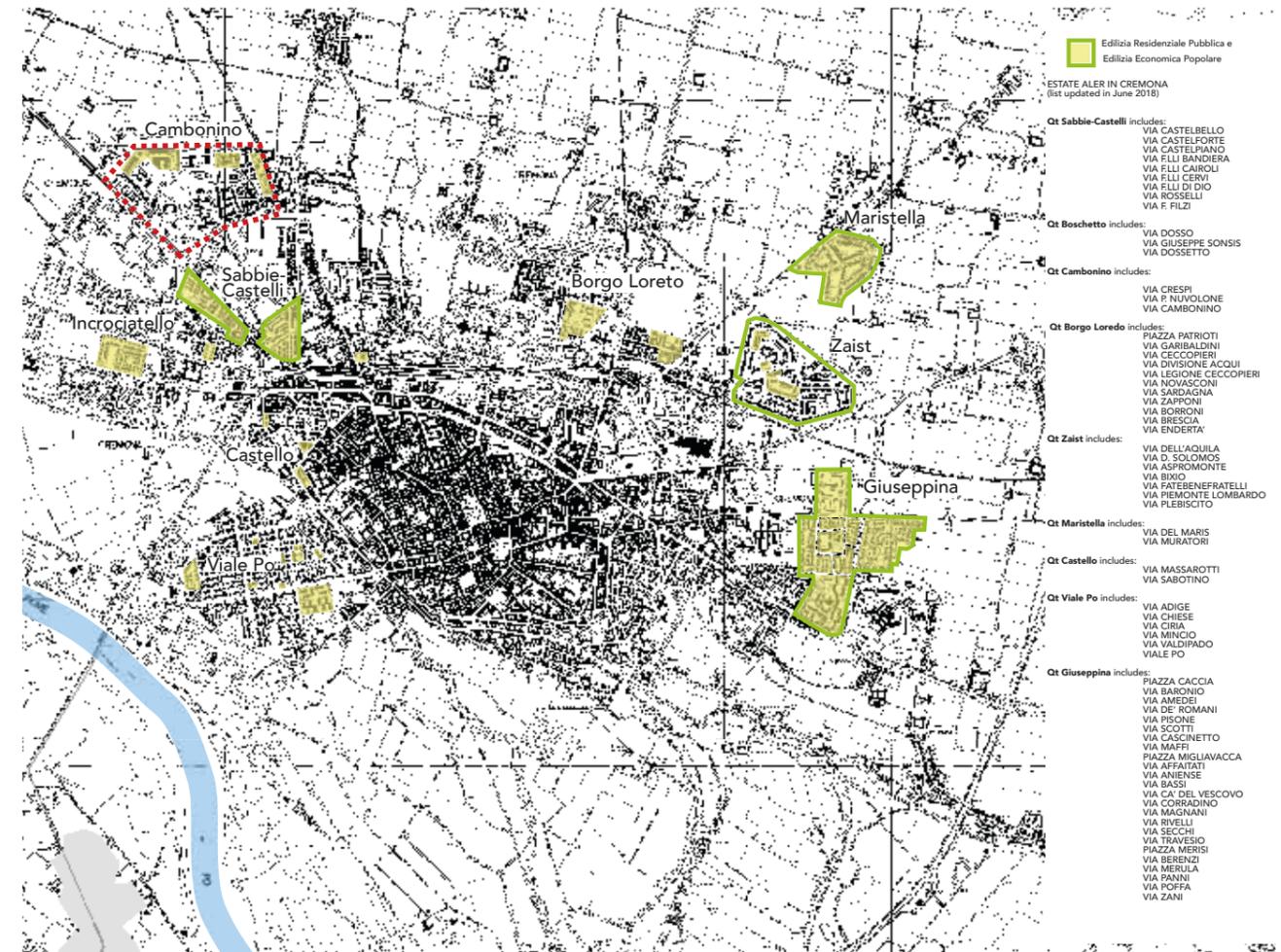
Answers to housing problems are provided by several bodies and associations but certainly the ALER among the various actors is the one that has the largest real estate assets and that through ERP programs aimed at all categories responds to the need for social housing. ALER is an operator that builds, restructures and manages its ERP real estate assets: it is a great asset and the numbers involved are very important. Over the years, the construction of entire ERP districts has been undertaken, although in the immediate past, for economic reasons, the intervention aimed at new buildings has increasingly reduced and maintenance and restoration interventions have been favored. But given the enormity of the built heritage, today most of the properties are in a poor state of maintenance.

The categories of inhabitants that thanks to Aler find answers to housing needs are families with serious economic problems related to income or social problems, families with head of household without work or low single income families, legal immigrants and elderly people. The 2017 Report to the Regional Council, in particular the chapter relating to the state of implementation of the Regional Program for Public Residential Building (PRERP) 2014 - 2016, provides useful information for analysis in relation to the ALER system of the Lombardy Region; specifically in Cremona, following the first regional program concluded in 2014, 67 vacant apartments owned by Aler were recovered out of a total of 106 ERP homes. ERP neighborhoods, large or medium agglomerations whose numbers at stake from the point of view of the amount of housing are considerable, host a large elderly population, if only in those areas that had their origin in the 60s.

The theme is therefore to respond to the inadequacy of the Aler heritage inhabited by a percentage of elderly people with specific needs. The Aler heritage presents some critical issues, which are structural problems related to the lack of maintenance; then there are contingent problems: housing that are not adequate to the needs of that specific category of inhabitants. It is therefore as if two criticalities were added together, that of inadequacy with respect to the objective and that of the condition. Then there is a third criticality that is that of the great demand of inhabitants who request to enter an ERP house: the project also aims to increase the supply in the availability of Aler houses. The speech in this sense becomes more general can be true always and not only in the reality of Cremona; ALER in Cremona is therefore a specific case of a wider reasoning.

Aler. (2014 - 2016) Rapporto al Consiglio Regionale 2017, capitolo relativo allo Stato di attuazione del Programma Regionale per l'Edilizia Residenziale Pubblica (PRERP)

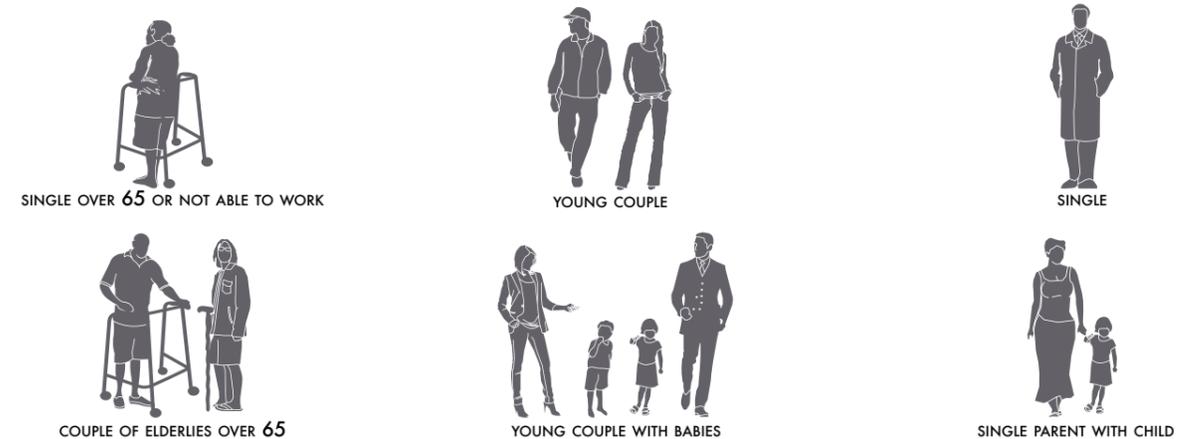
Regione Lombardia (24 giugno 2011). Bollettino ufficiale regione Lombardia, n.25, Assegnazione e gestione alloggi ERP, Testo coordinato al Regolamento Regionale 2014-2011.



ALER's quarters in Cremona, Lombardia, Italy

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TYPES OF FAMILY NUCLEUS THAT LIVE IN ALER'S ESTATE



THE CHOICE OF THE DISTRICT

The basic criteria that guided the choice of the neighborhood are the following:

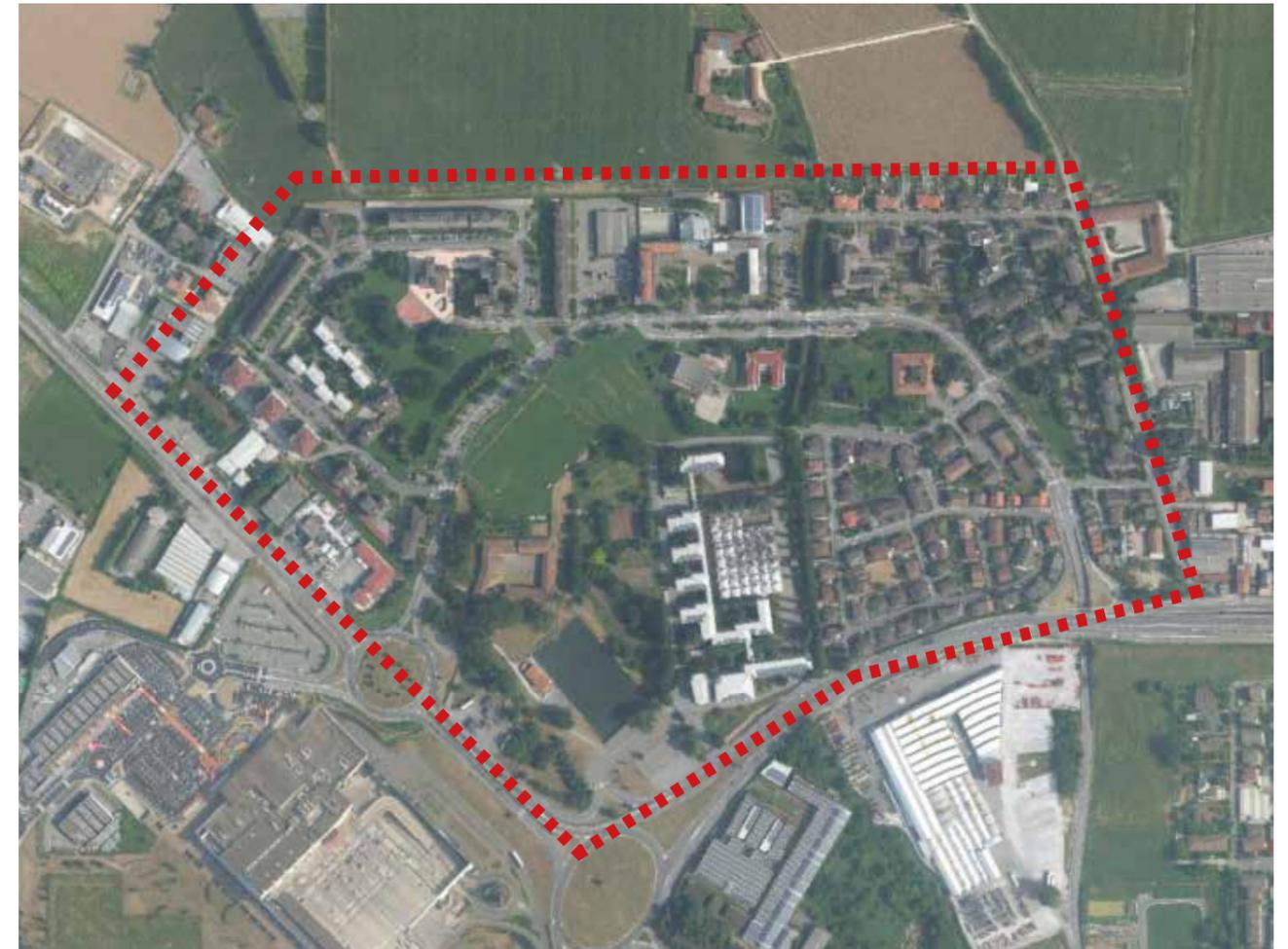
1. need to be able to work in an area completely owned by Aler in order to be able to “move” households freely as a result of the analysis of existing critical issues

2. district realized in the '70s because the direct consequence is that most of the families to which 50 years ago was assigned the housing have now an advanced age and for this reason they lend themselves well to become the future inhabitants of my project of Intergenerational Co-Living

3. dimensionally contained neighborhood or possibility to analyze a piece of the neighborhood itself: the number of about 100 households constitutes a representative sample of the housing complexity of a neighborhood and a significant quantity to be able to “juggle” the movements

4. ease in finding graphic and statistical material: access to information is crucial to the choice of building types.

The choice of the Cambonino neighborhood becomes therefore a sample to be analyzed imagining that the situations that will emerge are emblematic of a more general situation and the variables can reflect what can happen in the entire neighborhood and in the other neighborhoods owned by Aler which often are in conditions of economic and living discomfort. Cambonino falls into this category and is considered one of the most critical areas and full of uneasy situations in the city of Cremona. The position in which it was built, an area surrounded by high traffic extra-urban state roads, aggravates this situation of isolation and marginalization.



The civic district Cambonino, Cremona, Lombardia, Italy

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CRITERIA FOR THE QUARTER'S CHOICE

ALER ESTATE



This situation allow to move freely families nucleus, if is necessary, to improve their actual condition

BUILDING YEAR



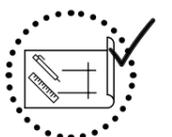
Consequence of this situation is the high age of the inhabitants that are living in the quarter

FAMILY NUCLEUS



Is interesting create a representative sample that show the living condition complexity

SOURCES



Find drawings and materials is fundamentals to move forward in the project

5.3 THE QUARTER 4: CAMBONINO



The Cambonino district, built towards the end of the 70s, is a suburb of the city of Cremona and is an interesting example because it was the first neighborhood in the city of Cremona built in an integrated way between housing, commercial services, religious services, social services and public green, ensuring the protection of the environment and existing historical buildings. To date, no other city district has such an intense endowment of public green areas and services and this is worth, at least in part, to compensate for the marginalization due to the peripheral location.

The design intentions, despite the difficult social conditions in which the neighborhood finds itself today, were definitely correct; in fact, the neighborhood was one of the first in Cremona to be built respecting urban planning standards, which recently came into force with the issuing of Ministerial Decree 1444/68. The neighborhood is characterized both by a well-designed and organically completed urban layout and by a varied architectural composition that is anything but random and is an example of mid-'70s architecture. The Cambonino was originally designed to accommodate 8,000 inhabitants but in 1975 it was drastically redesigned, limiting its capacity to only 4,000 inhabitants; this choice made it possible to design the large service line that currently crosses it from east to west.

The position in which it was designed, an area surrounded by high-traffic extra-urban state roads, aggravates this situation of abandonment and marginalization, the decision to place the district beyond the urban ring road, made by the Administration in the 60s, was dictated by the construction in those years of the Higher Technical Institute which is currently located in the southern area of the district.

The architect Michele De Crecchio, elected city planning councilor in the Zanoni junta in 1975, worked out the project to complete the district, reorganizing the internal urban structure and creating the conditions for a pedestrian and car cycle connection with an underpass to the city. The original location choice was dictated by the enthusiasm generated by the new road just completed direct to Milan adjacent to the Cambonino district.

The urban planning project is hinged on the current street called Via Cambonino that currently crosses the neighborhood and was built with a size and type really unusual for those years but in line with the forecasts of urban development dictated by the economic boom of the 70s.



Elderly walking with his dog, Cambonino, Cremona, Lombardia, Italy



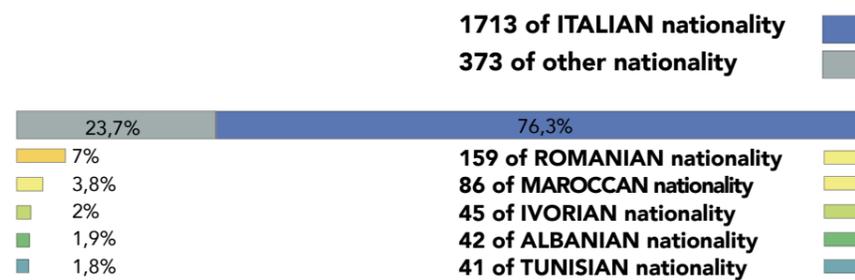
Elderlies inhabitants in the park, Cambonino, Cremona, Lombardia, Italy



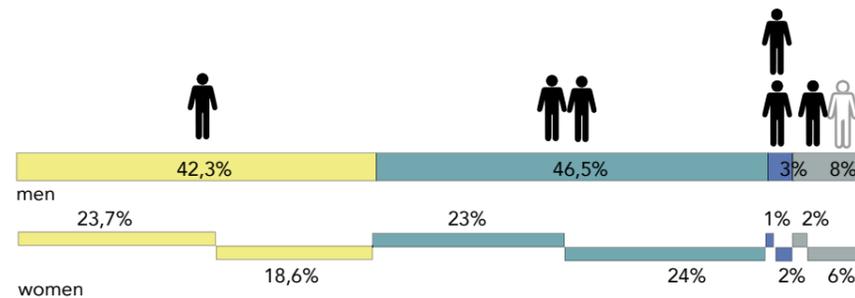
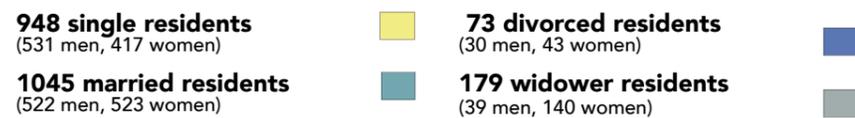
Young boy in the playground, Cambonino, Cremona, Lombardia, Italy

NUMBER ABOUT POPULATION

In 2018 the number of residents in the neighborhood was 2245, of these 1713 were Italians and 532 foreigners; currently, according to data from the municipal registry office, there are 2138 inhabitants living in Cambonino belonging to 23 different nationalities, including the Italian one. although in recent years the population has decreased by 4.7% the proportion of Italian and foreign residents has remained unchanged, this report confirms the "interesting variety of population living in the neighborhood.

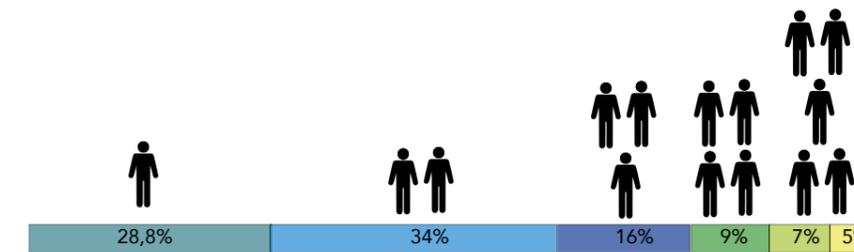


Among Italian and foreign residents there are a greater number of married persons followed by unmarried persons (single).

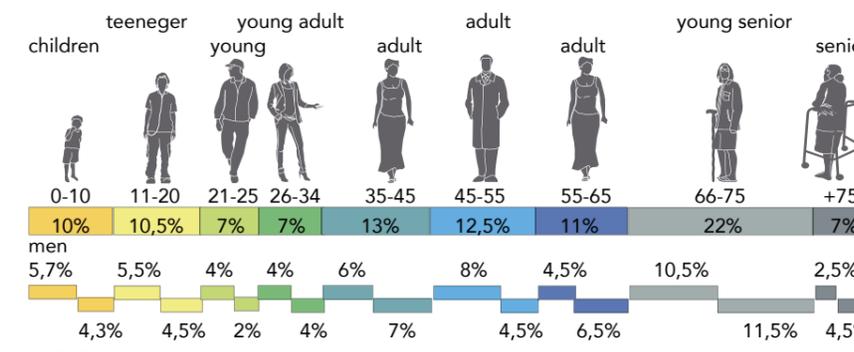


Comune di Cremona, ufficio prossimità quartieri. (2018). Documento di zona, quartiere Cambonino.

The total number of families living in the district is 898 and the bigger category is that one composed by 2 members.



Most of the residents belong to the age group between 66-68 years and between 36-45 and 46-55 years. this portion of the population, about 30% is at risk of fragility both for the condition linked to socio-economic difficulties and for some difficulties related to living, first of all the inadequacy of the housing in which they live: the houses, once suitable to accommodate the family, now no longer meet the new needs of the owners.





THE RESIDENCES

The neighborhood is in the evidence subdivided by social classes and this articulation can also be found at the typological-architectural level: there are the small villas owned by people of the middle class and then there are the "palazzoni" Aler. In this regard, it should be noted that one of the processes initiated in the Lombardy Region to generate participation in the social life of the neighborhood was the introduction of the so-called "housing mix" in ERP contexts. In fact, several studies and concrete experiences in the field of social policies show that the inhabitants living in owned houses are more involved in the life of the neighborhood and that the social mix allows demographic heterogeneity, greater tolerance among social groups and strengthens the overall coexistence among residents. The buildings realized by Aler in the Cambonino district are buildings in line or tower, on two, three, five floors, up to seven and precisely are located in:

street Crespi, h.n. 1, 3, 5, 7, 9; four-storey buildings, including the ground floor, built between '68-'70; well distributed in the green;
street Cambonino, h.n. 5, 9; buildings, slightly interpenetrating between them for a total of 68 lodgings begun in '75 and completed in '77;

street Panfilo Nuvolone, building of a certain structural boldness, consisting of 6 residential complexes for a total of 280 housing:

street Panfilo Nuvolone, h.n. 1, 3, 5, 7, 9, 11
typology in line for 36 well-composed accommodations, located on three floors, in addition to the usual semi-porch ground floor and with the common parts for accesses. The stairwells help to move and interrupt the monotony of the continuity of the facade;

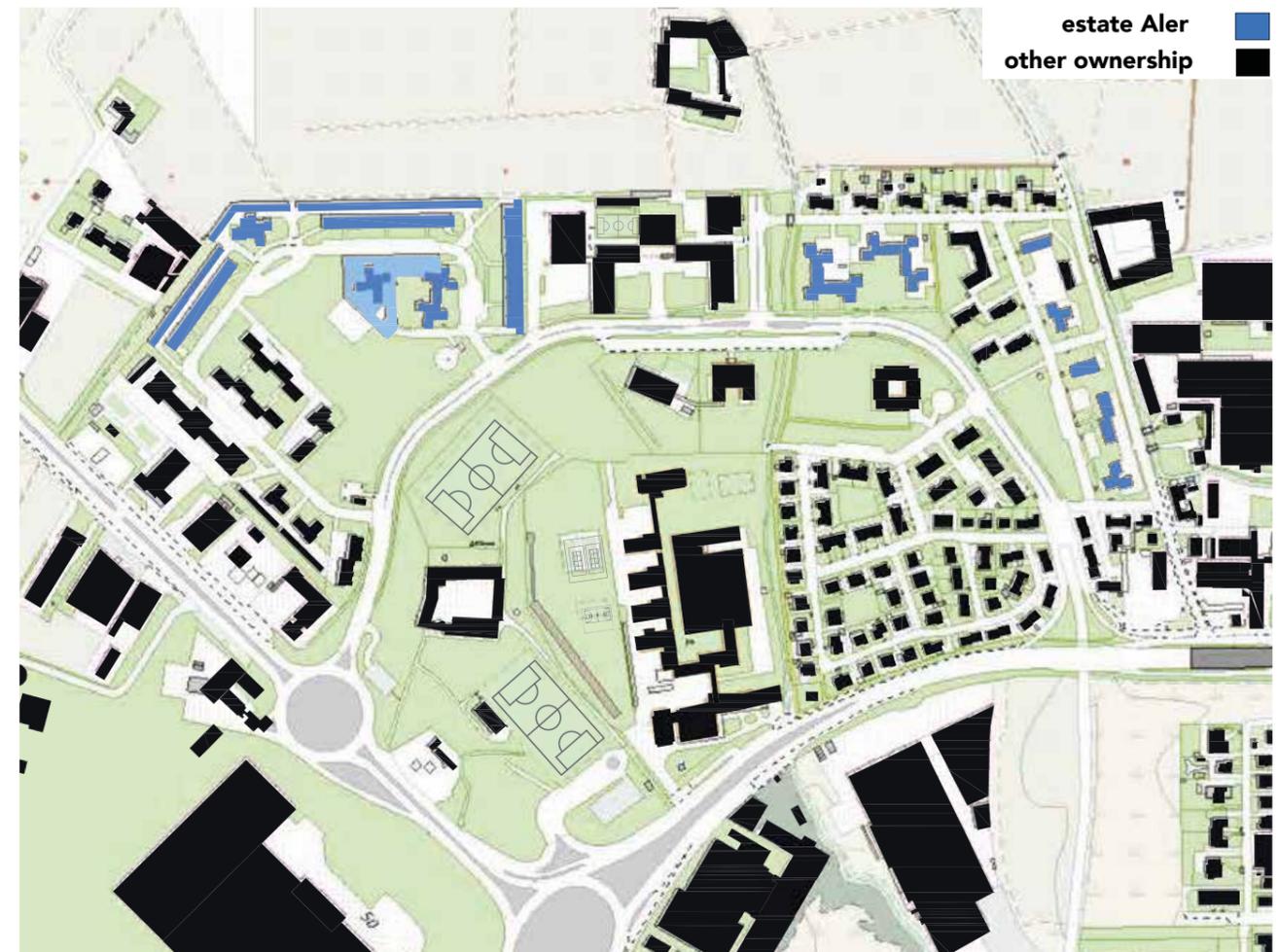
street Panfilo Nuvolone, h.n. 2-4-6
complex consisting of three cruciform buildings, arranged on seven floors in addition to a garages floor, a porticoed floor and uncovered common parts for access to the 80 lodgings, which takes place from three separate stairwells with elevator

street Panfilo Nuvolone, h.n. from 13 to 23
building in line elongated and distributed over several stairwells

street Panfilo Nuvolone, h.n. 27
tower building developed on seven residential floor more than the Ground Floor, the large porch has a pilotis structure from which there are the accesses to the common areas of the 28 lodgings

street Panfilo Nuvolone, h.n. 31-33-35-37-39
tower building on seven residential floors, in addition to the ground floor; the large porch on pilotis leads to the entrances of the common parts of the 28 lodgings.

A. Locatelli, D. Paoletti, M. Zane. (2001).
Dall'Istituto Autonomo per le Case Popolari all'Azienda Lombarda per l'Edilizia Residenziale, Da Casalmaggiore a Cremona, novant'anni di storia (1911-2001)



Existing ALER's estate, Cambonino, Cremona, Lombardia, Italy

scala 1:5.000



ALER's building in via Panfilo Nuvolone, Cambonino, Cremona, Lombardia, Italy

THE SERVICES

Thanks to the Ministerial Decree 1444/1968 that provided for each inhabitant 9 square meters for green areas, the houses in the Cambonino neighborhood are surrounded by lush gardens; moreover, for each inhabitant the same decree provided for 4.5 square meters for school equipment and 2 square meters for equipment of common interest and this has made the neighborhood equipped from the point of view of educational cultural services.

The public services present in the neighborhood were grouped together during the urban planning phase in the south-west area; this choice was determined mainly by the pre-existence of a farmhouse and the residual naturalistic presence of the Rodanino cable: this structure, as representative of an agricultural landscape now overwhelmed by urban expansion, has become a precious testimony of the past and therefore recovered and used as the seat of the Museum of Peasant Civilization. Also in the area to the south, the district sees the presence of the State Technical High School ITIS.

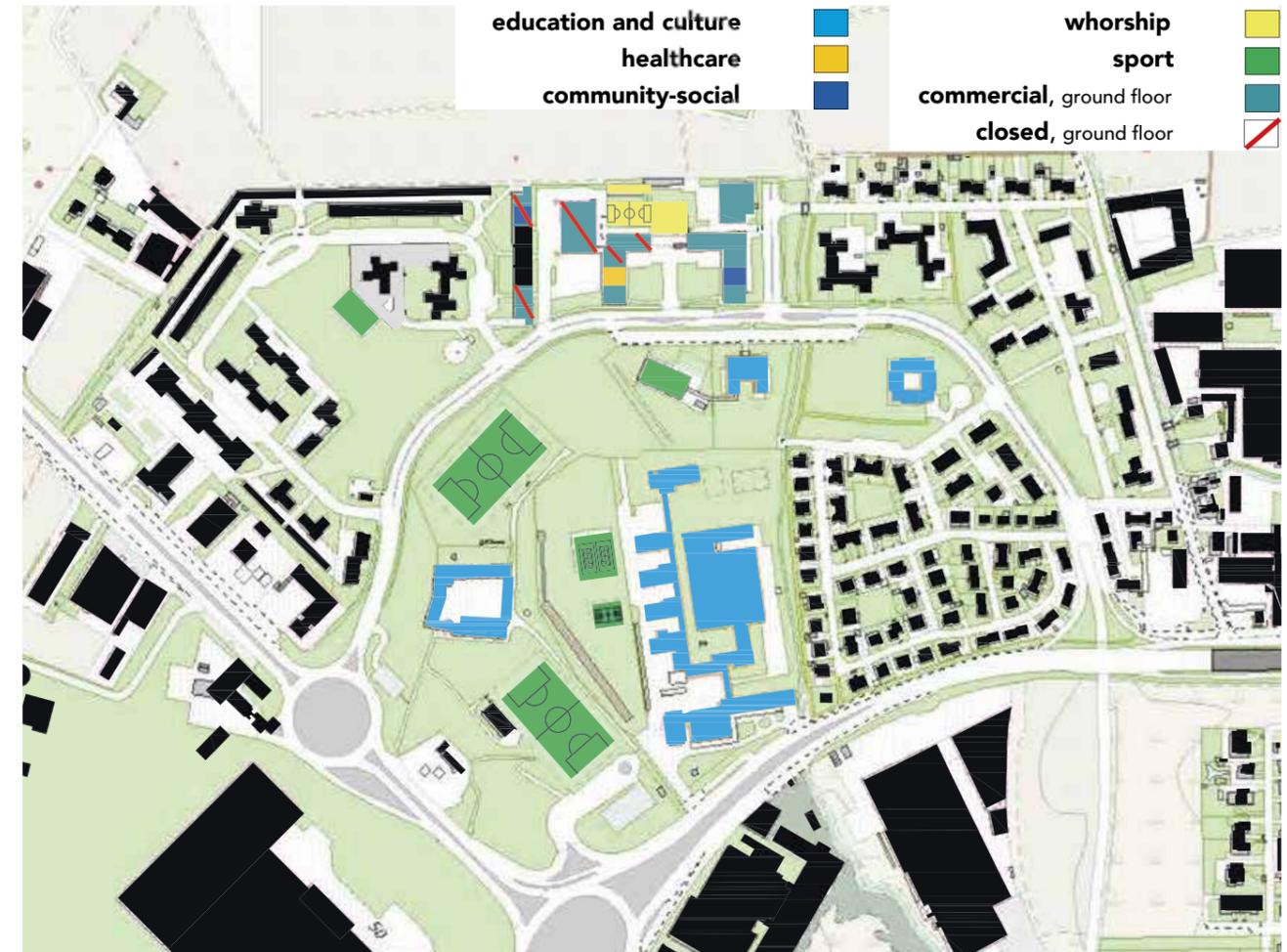
As reported in the Ministry Circular LL.PP. 425/67, collective equipment is considered buildings, areas, plants and installations aimed at providing services; the circular lists the following activities as necessary in the urban planning phase:

- presence of working activities in the neighborhood;
- education, education, culture;
- health care, assistance, welfare;
- religion and worship;
- access to consumer goods;
- physical education, games;
- leisure needs (cultural integration, entertainment, entertainment);
- community and associative activities

The urban planning of the Cambonino district has tried to comply with the directives of the Circular of the Ministry LL.PP. 425/67: with regard to the services present in the district, the town planner Michele De Crecchio, Councillor for Urban Planning and inspirer of the project of the neighborhood, during our interview says:

"... I am left with the satisfaction of seeing how they were built in the neighborhood: the finest Cremonese example of a faithfully restored farmhouse (the Cambonino Vecchio), the most beautiful happily created city school (the Lacchini kindergarten), the most beautiful contemporary town church (San Giuseppe)."

<https://www.camera.it/temiap/2014/12/09/OCD177-705.pdf>, Decreto Ministeriale 1444/1968 e Circolare Ministero LL.PP. 425/67



Quarter's services, Cambonino, Cremona, Lombardia, Italy

scala 1:5.000

URBANISTIC STANDARDS FOR DISTRICT LOWER THAN 10.000 INHABITANTS

The M.D. 1444/1968 establish that the minimum of green area and service have to be divided as below

tot.	12 mq/ab.
verde attrezzato	4 mq/ab.
istruzione	4 mq/ab.
parcheggi pubblici	2mq/ab.

RESIDENTIAL STANDARDS : for each inhabitants correspond a total gross surface of 25 mq, eventually added with 5 mq for destinations connected to the residence.

Commercial services

The urban project involved the location of the commercial services under the portico that surrounds the main square of the district, dedicated to the memory of Aldo Moro, which also overlooks the parish church. The portico connects this square with the adjacent one used as a parking lot: on this urban space there is a structure originally built to house the supermarket. Adjacent to the parking lot is a building owned by Aler whose ground floor was used to house commercial activities. However, many of these premises are now vacant and the cause of their failure was the opening, too close, of the IperCoop shopping center built in 2006, which led to impoverishment from the point of view of the commercial offer of the neighborhood. In the past, the Cambonino had a pharmacy, a bank, clothing stores, two well-located bars, two hairdressers, one for men, one for women; these activities are now abandoned and unfortunately only the stationery shop, the tobacconist and the bakery remain active, however, open with reduced hours.

This situation of lack of services weighs mainly on the older population, which corresponds to about 30% of the inhabitants of the district, which certainly encounters more difficulty in moving around. The nearby and large shopping complex houses a large Coop hypermarket and more than 70 shops: from major global brands of electronics and clothing to small businesses such as laundry, shoemaker, hairdresser and other services such as newsagents, bank, pharmacy, tobacconist, optician, dentist; furthermore, on the upper floor there are 10 cinema halls and as many dining rooms to which a large library can be added.



the stationery, Cambonino, Cremona, Lombardia, Italy

Worship services

At the center of the district, in Piazza Aldo Moro, is the church, characterized by a modern architectural style. The decision to reserve the heart of the neighborhood for the future religious center, according to the political class of the time, was far-sighted and wise and only found its fulfillment in 1997 in the construction of the church dedicated to San Giuseppe Lavoratore. For the council of the time, this choice was considered a dutiful act of respect for the cultural traditions of our people as well as a demonstration of trust in the aggregating function that this institution could have determined in a neighborhood mainly inhabited by disadvantaged social classes. The volume of the church is set back and aligned with the rear edge of the buildings; in this way the space is created for a small churchyard which functions as a filter between the sacred space of the church and the square. The churchyard is also raised by about one meter; this rise makes it possible to create a basement intended for complementary activities.

In the years 2000 the parish priest of S.Giuseppe Carlo Pedretti writes about the realization of the church of Cambonino how the work is born from the will to realize a functional structure and at the same time of spiritual value proposing to translate in concrete forms the deep spiritual values that a church must express, as a physical testimony of an epoch but at the same time able to survive to the time, knowing how to transfer to posterity the strength and the values of the message that it expresses.

Again according to the parish priest, the insertion of the church in the surrounding environment has been studied with particular attention taking into account, and searching with strength, the fact that for too long the suburbs have been understood as places of amnesia without any characterization that would distinguish them and allow the identification between inhabitant and place.



the catholic church, Cambonino, Cremona, Lombardia, Italy

C. Pedretti. (2000). Chiesa Nuova al Cambonino, Numero unico della Parrocchia di S.Giuseppe-ITIS, Cremona

Educational and cultural services

The educational services of the neighborhood consist of a kindergarten, an elementary school, a technical high school and, on a cultural level, there is the farmhouse called Cambonino Vecchio.

ITIS

The project for the realization of the Istituto Tecnico Superiore was drawn up in 1963 by architects Gentilini, Rastelli and Priori and was approved by the Civil Engineers in 1964.

As the researcher Carmine Lazzarini affirms "The decision of the Provincial Administration aroused various perplexities and it cannot be said that it was completely peaceful, since it constituted an important element of a much wider comparison, which concerned the future urban planning of the city, between those who aimed at a valorization and a revitalization of areas and structures closer to or inserted in the historical center and those who instead aimed at an expansion in an oil slick on the thrust of the "economic boom" of those years and the needs of private initiative".

In 1963 the architects who designed the new headquarters can write "the area of the new institute will be included in the great urban plan of a new neighborhood, which the City of Cremona is studying ... said plan of allotment provides together with the development of the center of the district and large residential areas, an important complex of new schools (kindergartens, elementary schools, middle school, sports fields)".



the technical high school, Cambonino, Cremona, Lombardia, Italy

THE FARMSTEAD

The Cascina, pre-existing on the agricultural land used for the construction of the Cambonino, has been restored, despite the fact that its demolition was planned, thanks to the intuition of the architect Michele DeCrecchio. With far-sightedness the architect was able to perceive the new philosophy of conservation and restoration that was spreading in public opinion and among the thoughts of urban planners: in the 70s the pre-existences began to be recognized as an important testimony of the history of the territory and considered elements that, if well used, can enrich the urban landscape.

The farmhouse with its square structure and the functional distribution of the buildings facing inside the courtyard is an example of the so-called "closed courtyard" farmhouse, a type widespread in the Cremona plain.

Since 1978 the farmhouse has been used as a Museum of Peasant Civilization, becoming a prototype at national level and then repeated in other areas of Italy. It periodically hosts exhibitions and in the summer season are organized in the farmyard outdoor film screenings, music events, poetry book readings and, for children, puppet shows.



the cascina's courtyard, Cambonino, Cremona, Lombardia, Italy

Healthcare and assistance services

The original project of the neighborhood included the presence of the family doctor's office, a room used as an infirmary and a rehabilitative gym; today only the medical clinic and a dental office are still active. There is also a veterinarian and this service is very useful because it is a neighborhood with a lot of greenery and almost every family has at least one pet.



the health center, Cambonino, Cremona, Lombardia, Italy

Services for community and associative activities

In the neighborhood there is a committee, based in Piazza Aldo Moro, which offers a space for listening, information, collection of ideas and proposals; there are also other figures who offer support to the citizens such as the district policeman, the President of the Neighborhood Committee and the Condominium Tutor.

The Condominium Tutor is a municipal service active on the neighborhood since 2017 and offers to respond to a concrete problem represented by the social discomfort that, as often happens in peripheral areas with high density of housing Erp, is well present at Cambonino, always considered one of the most difficult neighborhoods of the city.

Dr. Grossi Eugenia, director of social policy in the province of Cremona, says that "the condominium tutor, experienced by the Administration since 2013 with very encouraging results, is a facilitator and promoter of relationships: he promotes good neighborhood relations and the activation of the resident community acting as a bridge between the territory and the services, public and private, thus contributing to the spread of a renewed culture of living based on cooperation regulated on mutual aid and positive behaviors.

The Oratory is one of the most active associations within the neighborhood and organizes activities for all ages: from trips for children, to family dinners, to evenings where there are card tournaments or group dances for the elderly.

The following cooperatives are also active in the neighborhood:

Iride, is a Social Cooperative of Solidarity founded in 1987 and directed, without profit, towards the area of maladjustment and child and youth marginalization resulting from situations of physical and psychological disadvantage and social discomfort. To achieve this goal, the Cooperative proposes the organization and management of educational, training and social welfare services.

Coop Nazareth, is a cooperative founded in 2001 by some Cremonese organizations engaged in solidarity and carries out activities of planning, implementation, management of educational and welfare services aimed primarily at children and families. During 2013 the Nazareth cooperative has also started to deal with the employment of disadvantaged people.

AUSER, is an ONLUS association of voluntary work and social promotion, founded in 1989 by Cgil and the Spi-Cgil Pensioners' Union; recognized as a National Association with welfare purposes, it is committed to promoting the active aging of the elderly and enhancing their role in society. The association's proposal is aimed primarily at the elderly, but is open to dialogue between generations, nationalities and different cultures. The objective is to support fragility by spreading the culture and practice of solidarity and participation by making the person of any age the protagonist and resource for himself and others.



the cooperative's office, Cambonino, Cremona, Lombardia, Italy

**5.4 THE BUILDINGS:
THE LINEAR ONE
AND THREE TOWERS**

Having analyzed all the Aler districts of Cremona, the choice of the project case study (for dimensional issues, ease of access to data and the presence of critical social situations) fell on via P. Nuvolone within the Cambonino district;

in particular, it was decided to consider street numbers from 1 to 11 and street numbers from 2 to 6:

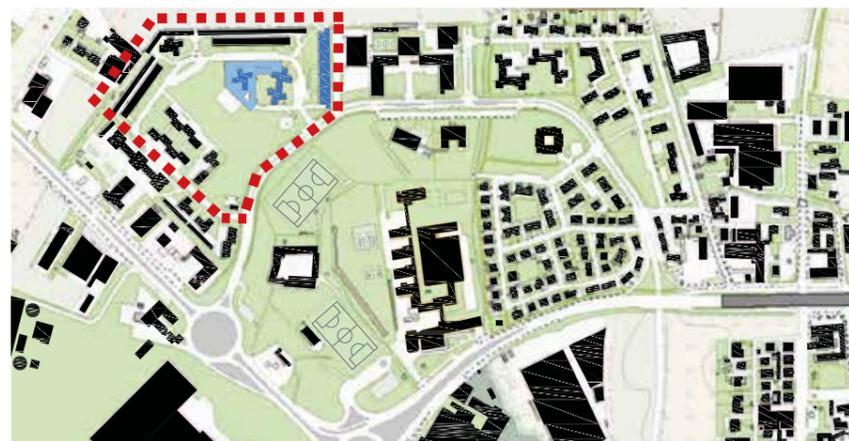
in essence, it was decided to analyze a stretch of street consisting of opposing buildings, on one side a linear building and on the other buildings with a tower type, for a congruous total number of about 100 housing units.

The building in line and the towers as a whole offer a significant housing complexity highlighting the criticalities, the needs and determine a statistical representation of the population and the nuclei that inhabit the neighborhood.

Towers in particular therefore become a resource of housing profiles and a resource of spaces to be allocated.

The detailed project then considers the reconfiguration of the building in line only and hypothesizes to redistribute the families also within the tower types, using the pool of nuclei residing in the latter as a resource for the project.

The project must be considered as an example of a methodology that can then be reproduced on the entire Via P. Nuvolone and on the entire Cambonino district.



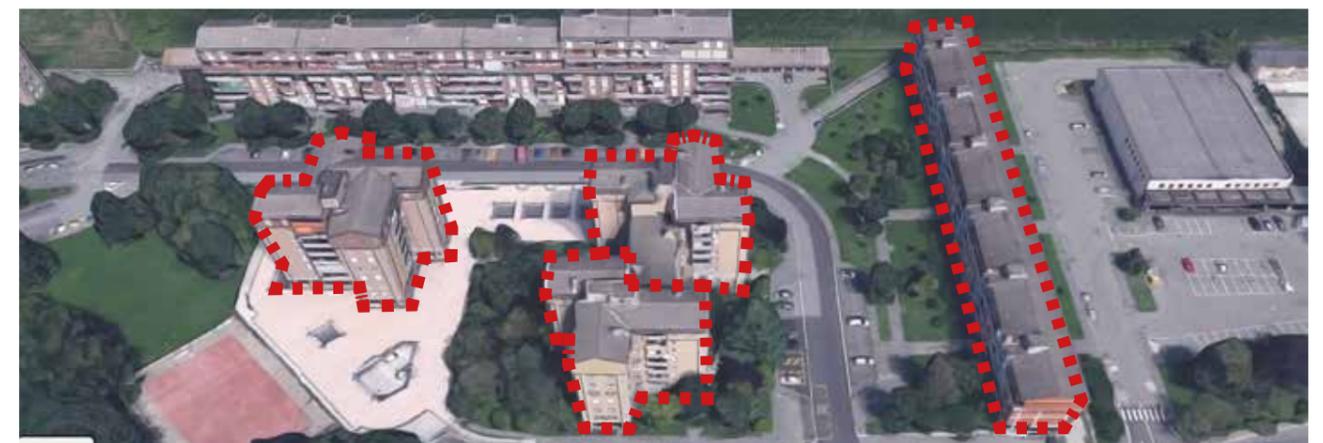
the Linear Building, the three Tower in Cambonino district

scala 1:10.000



via Panfilo Nuvolone, Cambonino, Cremona, Lombardia, Italy

scala 1:2.000



the Linear Building, the three Tower, via Panfilo Nuvolone, Cremona, Lombardia, Italy

street P. Nuvolone

LINEAR BUILDING

- h.n. 1 n.6 units, 1 shop
- 3 n.6 units
- 5 n.6 units, 1 shop
- 3 n.6 units, 1 shop
- 9 n.6 units
- 11 n.6 units, 1 shop

TOWER BUILDING

- h.n. 2 n.28 units, 1 office
- 4 n.26 units, 1 shop
- 6 n.26 units, 1 shop

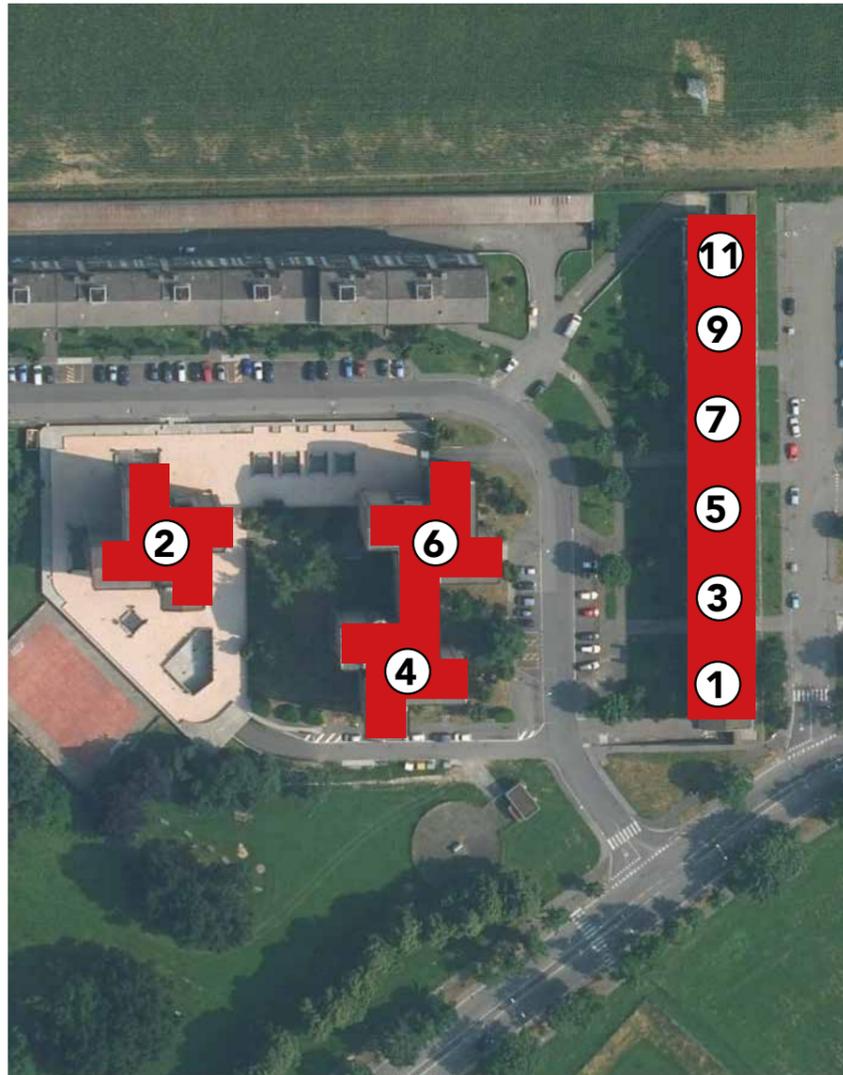


Photo Plan of the linear building and the towers, via P. Nuvolone, Cremona, Lombardia, Italy



the Linear Building, the three Tower, via Panfilo Nuvolone, Cremona, Lombardia, Italy



the Linear Building, the three Tower, via Panfilo Nuvolone, Cremona, Lombardia, Italy

5.4.1 LINEAR BUILDING,
photographic survey



1. west elevation, Linear Building, via Panfilo Nuvolone



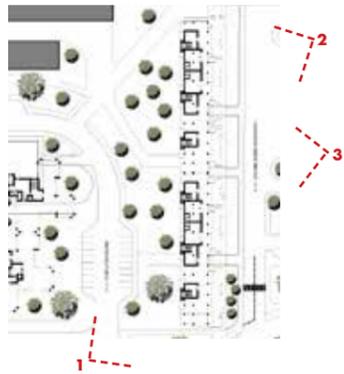
4. Ground floor porch, west elevation, Linear Building, via Panfilo Nuvolone



2. east elevation, Linear Building, via Panfilo Nuvolone



5. Ground floor porch, east elevation, Linear Building, via Panfilo Nuvolone



3. east elevation, Linear Building, via Panfilo Nuvolone



6. Ground floor porch, east elevation, Linear Building, via Panfilo Nuvolone



5.4.2 TOWER BUILDING,
photographic survey



1. West elevation, Tower Building, via Panfilo Nuvolone



4. Terrace, Tower Building, via Panfilo Nuvolone



2. East elevation, Tower Building, via Panfilo Nuvolone



5. Stairs to the terrace, Tower Building, via Panfilo Nuvolone



3. Terrace, Tower Building, via Panfilo Nuvolone



6. Ground floor porch and inner garden, Tower Building, via Panfilo Nuvolone



5.5 MAPPING HOUSING SITUATION

The following lists, drawn up starting from quantitative data received from Aler, show the number of inhabitants and relative age for each accommodation, divided into house numbers. This work allowed me to build an illustrative framework that describes the housing complexity of the neighborhood.

LINEAR BUILDING via P.Nuvolone, Cremona, civico 1-11

First Floor		fam.edificio.civico.piano.alloggio	
civ.1:	unit 2	n.3 person (born in 1952, 1956, 1997)	fam.L.1.1.2
	unit 1	n.1 person (born in 1933)	fam.L.1.1.1
civ.3:	unit 8	n.2 person (born in 1945, 1952)	fam.L.3.1.8
	unit 7	n.1 person (born in 1939)	fam.L.3.1.7
civ.5:	unit 14	n.3 person (born in '42, '74, '76)	fam.L.5.1.14
	unit 13	unlet	
civ.7:	unit 20	n.3 person (born in '39, '73, '95)	fam.L.7.1.20
	unit 19	unlet	
civ. 9:	unit 26	n.2 person (born in '45, '66)	fam.L.9.1.26
	unit 25	n.1 person (born in '58)	fam.L.9.1.25
civ. 11:	unit 32	n.6 person (born in '66, '75, '82, 2005, 2011, 2015)	fam.L.11.1.32
	unit 31	n. 2 person (born in '88, 2012)	fam.L.11.1.31
Second Floor			
civ.1 :	unit 4	n.5 person (born in '82, '82, 2010, 2014, 2016)	fam.L.1.2.4
	unit 3	n.5 person (born in '72, '79, 2010, 2014, 2017)	fam.L.1.2.3
civ.3:	unit 10	n.1 person (born in '32)	fam.L.3.2.10
	unit 9	n.1 person (born in '48)	fam.L.3.2.9
civ. 5:	unit 16	n.5 person (born in '37, '41, '66, '68, '98)	fam.L.5.2.16
	unit 15	unlet	
civ.7:	unit 22	n.1 person (born in '39)	fam.L.7.2.22
	unit 21	n.3 person (born in '39, '73, '95)	fam.L.7.2.21
civ.9:	unit 28	n.2 person (born in '45-'51)	fam.L.9.2.28
	unit 27	n.1 person (born in '44)	fam.L.9.2.27
civ.1:1	unit 34	n. 3 person (born in '73, '93, '96)	fam.L.11.2.33
	unit 33	unlet	
Third floor			
civ.1:	unit 6	n.8 person (born in '73, '76, '95, '96, '97, 2000, 2001, 2017)	fam.L.1.3.6
	unit 5	unlet	
civ.3:	unit 12	n. 5 person (born in '37, '41, '66, '68, '98)	fam.L.3.3.12
	unit 11	unlet	
civ.5:	unit 18	n.1 person (born in '35)	fam.L.3.3.18
	unit 17	unlet	
civ.7:	unit 24	unlet	
	unit 23	unlet	
civ.9:	unit 30	n.5 person (born in '68, '79, 2000, 2002, 2006)	fam.L.9.3.30
	unit 29	n.6 person (born in '74, 2001, 2003, 2005, 2007, 2011)	fam.L.9.3.29
civ.11:	unit 36	n. 2 person (born in '56, '66)	fam.L.11.3.36
	unit 35	n. 4 person (born in '60, '67, 1995, 2020)	fam.L.11.3.35

Questo lavoro è stato possibile grazie alla collaborazione di Aler Cremona, che ha messo a disposizione la propria Banca dati Patrimoniale e Anagrafe utenza riferite al quartiere Cambonino aggiornati all'anno 2018.

TOWER BUILDING via P.Nuvolone, Cremona, civico 2-4-6

First Floor		fam.edificio.civico.piano.alloggio	
civ.2:	unit 1	n.6 person (born in '57, '71, '95, '96, 2000, 2006)	fam.T.2.1.1
	unit 2	n.3 person (born in '68, '77, '82)	fam.T.2.1.2
	unit 3	n.2 person (born in '42, '42)	fam.T.2.1.3
	unit 4	n.2 person (born in '54, '61)	fam.T.2.1.4
civ. 4:	unit 1	n.5 person (born in '79, '79, '87, 2011, 2015)	fam.T.4.1.1
	unit 2	n.1 person (born in '37)	fam.T.4.1.2
	unit 3	n.1 person (born in '71)	fam.T.4.1.3
	unit 4	n.4 person (born in '87, '90, 2006, 2008)	fam.T.4.1.4
civ. 6:	unit 1	unlet	
	unit 2	n.6 person (born in '67, '76, '97, 2003, 2007, 2010)	fam.T.6.1.2
	unit 3	n.4 person (born in '51, '74, '80, 2014)	fam.T.6.1.3
	unit 4	n.4 person (born in '70, '71, '94, '99)	fam.T.6.1.4
Second Floor			
civ.2	unit 5	n.4 person (born in '87, '90, 2006, 2011)	fam.T.2.2.5
	unit 6	n.3 person (born in '47, '49, '69)	fam.T.2.2.6
	unit 7	n.2 person (born in '44, '46)	fam.T.2.2.7
	unit 8	n.7 person (born in '70, '72, '91, 2002, 2006, 2010, 2016)	fam.T.2.2.8
civ. 4	unit 5	unlet	
	unit 6	n.2 person (born in '41, '73)	fam.T.4.2.6
	unit 7	n.6 person (born in '47, '71, '80, 2008, 2010, 2012)	fam.T.4.2.7
	unit 8	n.2 person (born in '45, '53)	fam.T.4.2.8
civ. 6	unit 5	unlet	
	unit 6	n.3 person (born in '67, '67, '98)	fam.T.6.2.6
	unit 7	n.1 person (born in '44)	fam.T.6.2.7
	unit 8	n.1 person (born in '64)	fam.T.6.2.8
Third floor			
civ.2	unit 9	n.3 person (born in '86, '78, 2006)	fam.T.2.3.9
	unit 10	n.5 person (born in '77, '86, 2009, 2011, 2017)	fam.T.2.3.10
	unit 11	n.2 person (born in '48, '49)	fam.T.2.3.11
	unit 12	n. 5 person (born in '54, '59, '89, 2009, 2017)	fam.T.2.3.12
civ. 4	unit 9	unlet	
	unit 10	n.1 person (born in '38)	fam.T.4.3.10
	unit 11	n.4 persona (born in '51, '60, '82, '89)	fam.T.4.3.11
	unit 12	n.2 person (born in '39, '81)	fam.T.4.3.12
civ. 6	unit 9	unlet	
	unit 10	n.2 person (born in '48, '50)	fam.T.6.3.10
	unit 11	n.7 person (born in '67, '76, 2002, 2004, 2009, 2013, 2016)	fam.T.6.3.11
	unit 12	n.5 person (born in '81, '84, 2006, 2008, 2012)	fam.T.6.3.12
Fourth Floor			
civ.2:	unit 13	n.2 person (born in '47, '49)	fam.T.2.4.13
	unit 14	n.2 person (born in '77, 2013)	fam.T.2.4.14
	unit 15	n.3 person (born in '70, 2004, 2008)	fam.T.2.4.15
	unit 16	n.2 person (born in '35, '63)	fam.T.2.4.16
civ. 4:	unit 13	n.2 persona (born in '44, '49)	fam.T.4.4.13
	unit 14	n.1 person (born in '42)	fam.T.4.4.14
	unit 15	n.6 person (born in '47, '80, '87, 2009, 2013, 2015)	fam.T.4.4.15
	unit 16	n.4 person (born in '34, '59, '94, '96)	fam.T.4.4.16

civ. 6:	unit 13	unlet	
	unit 14	n.1 person (born in '47)	fam.T.6.4.14
	unit 15	n.1 person (born in '36)	fam.T.6.4.15
	unit 16	n.3 person (born in '59, '63, 2001)	fam.T.6.4.16

Fifth Floor

civ.2	unit 17	unlet	
	unit 18	n.2 person (born in '34, '97)	fam.T.2.5.18
	unit 19	n.3 person (born in '61, '66, '93)	fam.T.2.5.19
	unit 20	n.8 person (born in '64, '77, '97, '99, 2001, 2003, 2004, 2014)	fam.T.2.5.20
civ. 4	unit 17	unlet	
	unit 18	n.4 person (born in '77, 2003, 2005, 2019)	fam.T.4.5.18
	unit 19	n.3 person (born in '52, '67, '97)	fam.T.4.5.19
	unit 20	n.5 person (born in '72, 2004, 2004, 2010, 2014)	fam.T.4.5.18
civ. 6	unit 17	unlet	
	unit 18	unlet	
	unit 19	n.2 person (born in '39, '49)	fam.T.6.5.19
	unit 20	n.5 person (born in '65, '68, 2000, 2006, 2020)	fam.T.6.5.20

Sixth Floor

civ.2:	unit 21	unlet	
	unit 22	n.2 person (born in '42, '42)	fam.T.2.6.22
	unit 23	n.1 person (born in '55)	fam.T.2.6.23
	unit 24	n.1 person (born in '30)	fam.T.2.6.24
civ. 4:	unit 21	unlet	
	unit 22	n.5 person (born in '52, '77, '77, 2009, 2017)	fam.T.4.6.22
	unit 23	n.5 person (born in '59, '65, '93, '96, 2008)	fam.T.4.6.23
civ. 6:	unit 21	n.5 person ('77, '86, 2009, 2011, 2017)	fam.T.6.6.21
	unit 22	n.6 person (born in '26, '31, '52, '55, '75, '94)	fam.T.6.6.22
	unit 23	n.4 person (born in '34, '54, '64, 2001)	fam.T.6.6.23

Seventh Floor

civ.2:	unit 24	unlet	
	unit 25	n.5 person (born in '57, '90, '91, 2013, 2017)	fam.T.2.7.25
	unit 26	n.6 person (born in '81, '89, 2008, 2011, 2012, 2016)	fam.T.2.7.26
	unit 27	n.2 person (born in '45, '47)	fam.T.2.7.27
civ. 4:	unit 24	n.1 person (born in '41)	fam.T.4.7.24
	unit 25	n.7 person (born in '79, '79, '97, '99, 2001, 2004, 2017)	fam.T.4.7.25
	unit 26	n.2 person (born in '40, '82)	fam.T.4.7.26
civ. 6:	unit 24	unlet	
	unit 25	n.4 person (born in born in '65, '72, 2001, 2003)	fam.T.6.7.25
	unit 26	n.1 person (born in '40)	fam.T.6.7.27

SOME NUMBERS

Analyzed the resident population within the selected buildings, defined the consistency and profiles of the inhabitants, verified the housing density (distribution of the family within the housing, eg. single person in large housing) and the number of vacant housing, systematized the criterion of "who lives where", we proceeded to classify suitable sets that could describe the reality of housing effectively, with the attention turned to the category covered by this work. Four macro-sets have therefore been identified: Senior, Family with Senior, Big Family and Others (including Singles).

h.n.		1-11	2	4	6	tot
cat. S:	nucleus	9	8	6	6	29
	for total people	11	14	8	8	42
						
cat. FS:	nucleus	7	4	9	3	23
	for total people	24	9	34	14	81
						
cat. BF:	nucleus	6	7	5	5	23
	for total people	35	42	26	28	131
						
cat. O:	nucleus	5	6	2	5	18
	for total people	12	18	5	15	50
						
tot	nucleus	27	25	22	19	93
	for total people	82	83	73	65	304
unlet units		9	3	4	6	22

5.5.1 WHO LIVE WHERE

The residential types were then represented according to the number of rooms and we proceeded to develop a scheme that would highlight the critical housing issues; these issues will become the subject of the project phase.

The result is therefore a work born from the collection, processing and georeferencing of demographic data, on the building heritage and perceptions of the inhabitants of the Cambonio district.

A minute and accurate work of deepening on some housing conditions of families in ERP houses, with particular attention to older users in order to build an effective and truthful representation of what is the relationship with the family and what are their most urgent needs to which the neighborhood should give an answer.

Senior single inhabitants or in pairs over65 (you should not differentiate the elderly single from the elderly in pairs because in the future the accommodation of the single could be assigned to a couple and, conversely, the elderly living in pairs in the future will necessarily become single: for this reason the units of the elderly are always rooms for couples)

Family with Senior families with or without children hosting an ultra65.

Big Family Parents in pairs or singles with at least three cohabiting children or extended families.

Others parents in pairs or singles with less than three children or single persons.

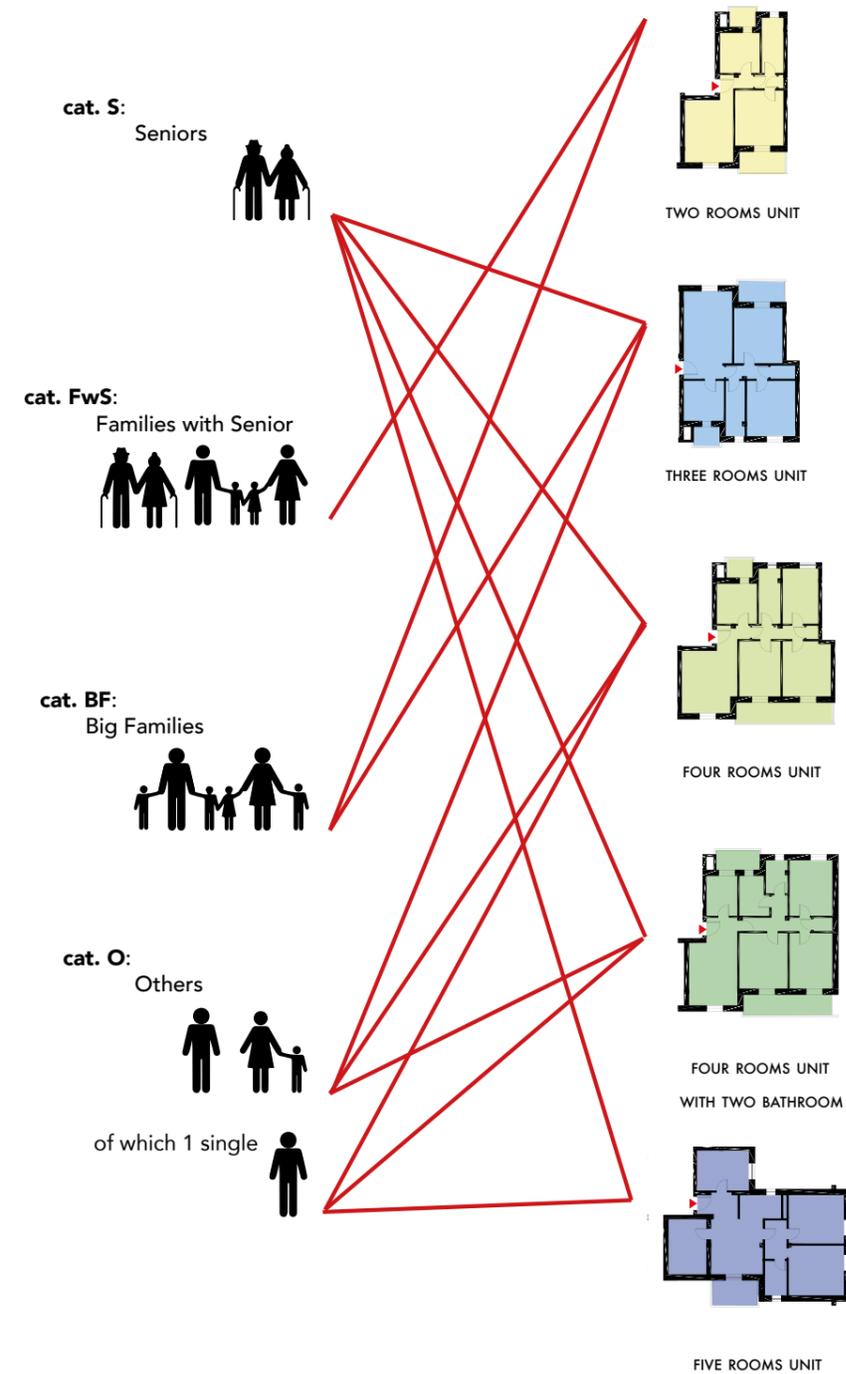
ANALYSIS OF CRITICAL SITUATIONS

Identify the existing critical issues in order to pursue strategic lines of intervention that improve the living conditions of elderly people living alone and resident within a context largely made up of a population alien to them.

Through an analysis of who lives where and by means of a careful overlapping of data and an observation related to the relationship between the number of inhabitants making up the core and the size of the occupied housing, we can arrive at a three-dimensional puzzle construction that optimizes and refines the critical situations in evidence.

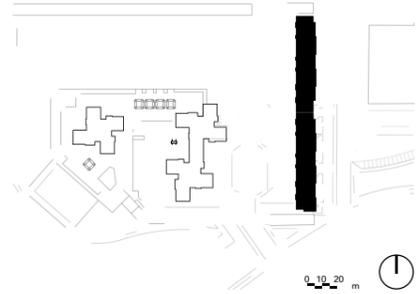
The methodology adopted is borrowed from the Mapping San Siro action research workshop curated by Francesca Cognetti and promoted by the School of Architecture and Society and the Department of Architecture and Urban Studies of the Politecnico di Milano, in collaboration with PoliSocial. The results of the Laboratory were re-proposed for the architectural project presented in 2018 at the London Affordable Housing Challenge and coordinated by prof. G.Postiglione, M.Bricoccoli, N.Sirugo and by Prof. S. Sabinelli.

CRITICAL SITUATIONS



5.5.2 LINEAR BUILDING

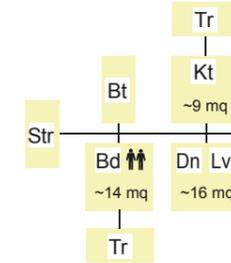
THE LINEAR BUILDING, H.N. 1-3-5-7-9-11,
STREET PANFILO NUVOLONE,
CREMONA, LOMBARDIA, ITALY



UNITS TYPOLOGIES

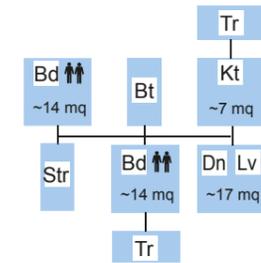
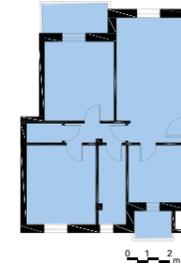
tip.A

two-rooms unit with Kt



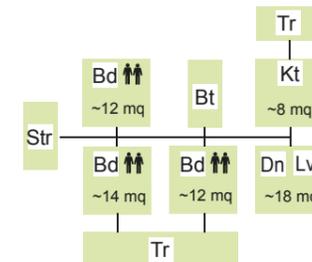
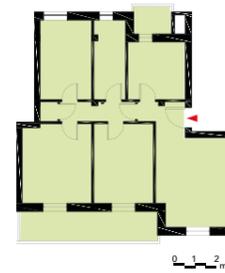
tip.B

three-rooms unit with Kt



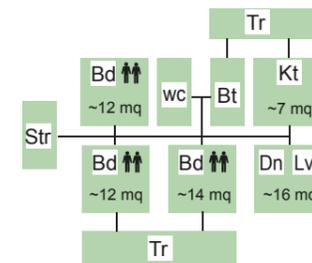
tip.C

four-rooms unit with Kt



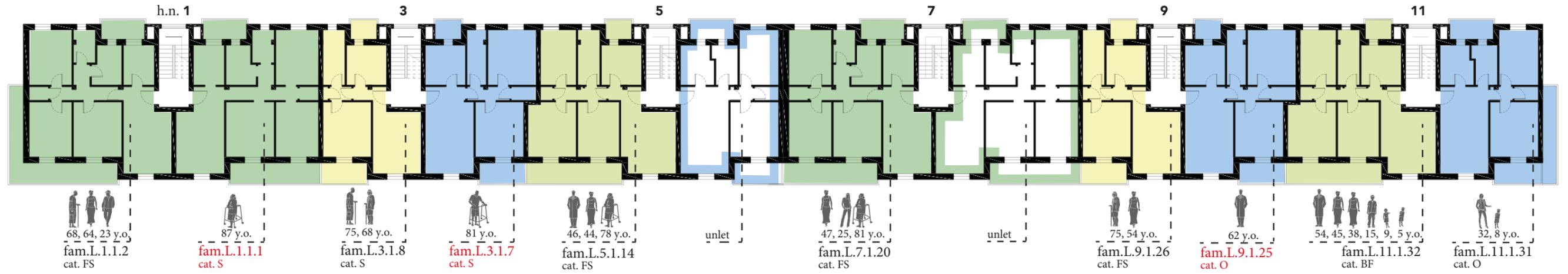
tip.C

four-rooms unit with Kt and two Bt

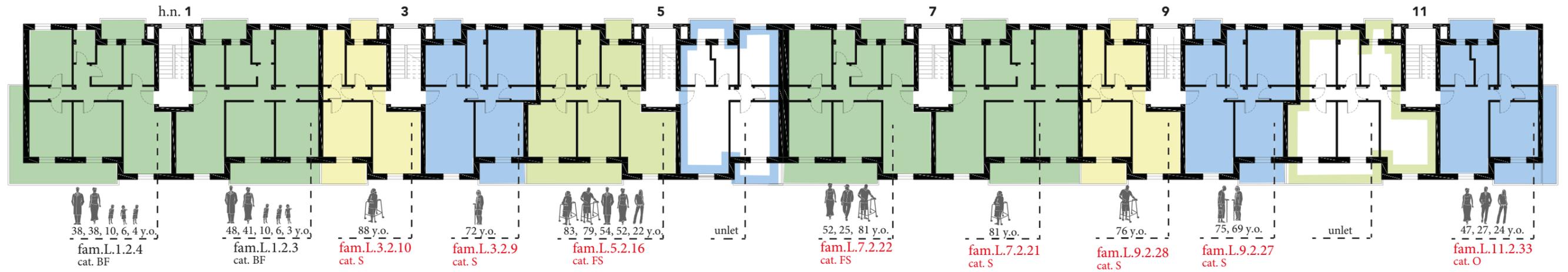


FAMILIES NUCLEUS AND THEIR APARTMENTS

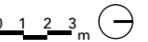
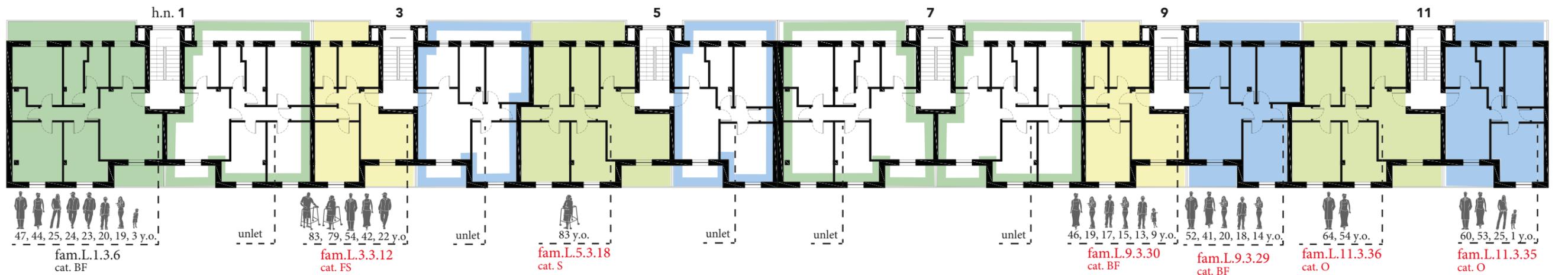
FIRST FLOOR



SECOND FLOOR

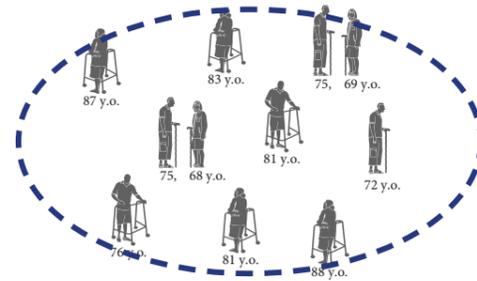


THIRD FLOOR



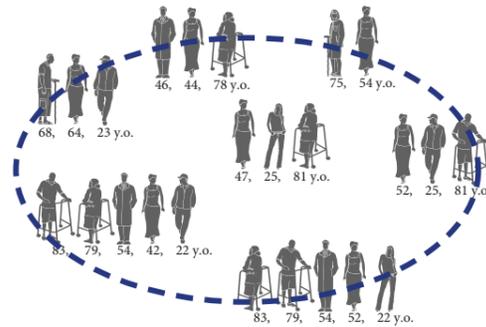
SET OF NUCLEUS

cat.S: Seniors



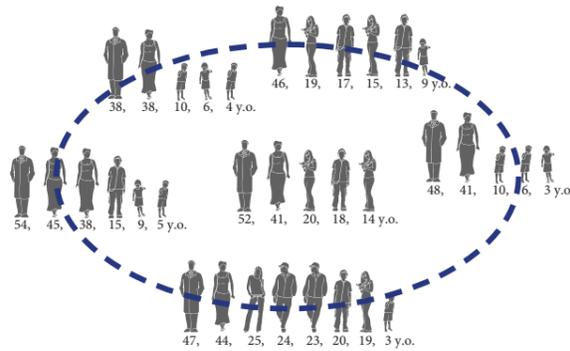
n.9

cat.FwS: Families with Seniors



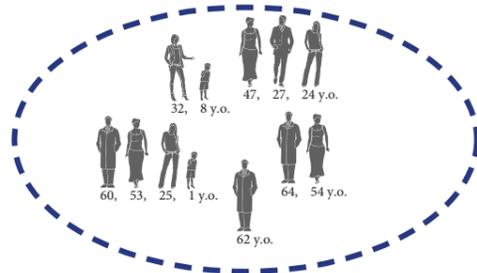
n.7

cat.BF: Big Families



n.6

cat.O: Others



n.5

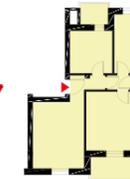
TOTAL FAMILIES NUMBER THAT ARE LIVING IN THE BUILDING: 27, of which 9 senior nuclei equal to 33% of the total number of nuclei resident in the building

NUCLEUS DISTRIBUTION

cat. S: Seniors



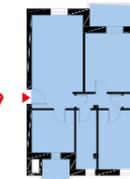
tip. A



cat. FwS: Families with Senior



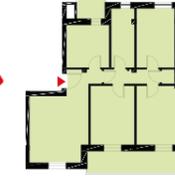
tip. B



cat. BF: Big Families



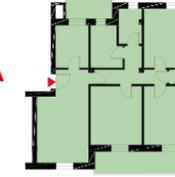
tip. C



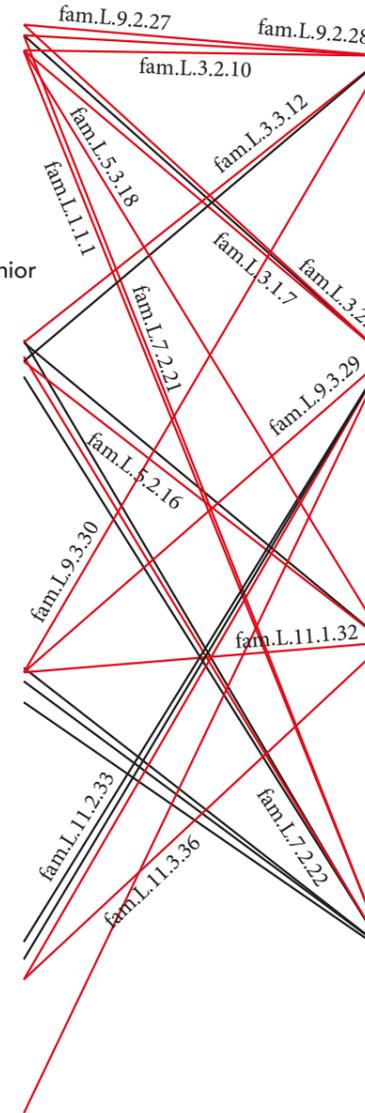
cat. O: Others



tip. D



of which 1 single



CRITICIES 1

- the building in line not being equipped with a lift presents a strong criticality related to the presence of elderly residents on the second and third floors

CRITICIES 2

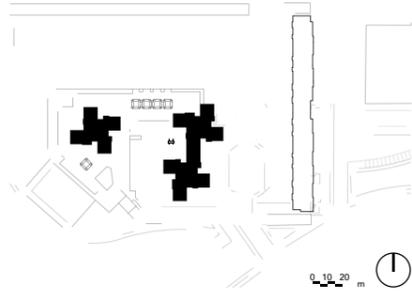
- there are 2 two-room apartments occupied by families with an excessive number of components

- there are 2 three-room apartments occupied by families with an excessive number of components

- there are 4 four-room apartments occupied by nuclei of one or two people

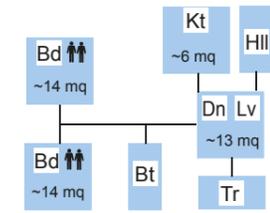
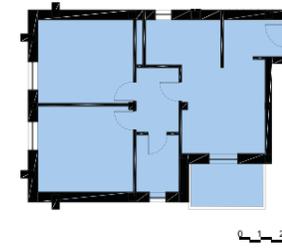
5.5.3 TOWER BUILDING

THE TOWER BUILDING, H.N. 2-4-6,
STREET PANFILO NUVOLONE,
CREMONA, LOMBARDIA, ITALY

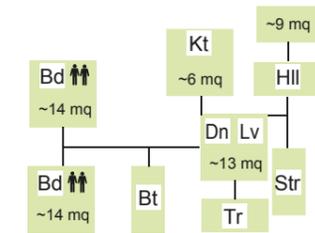


UNITS TIPOLOGIES

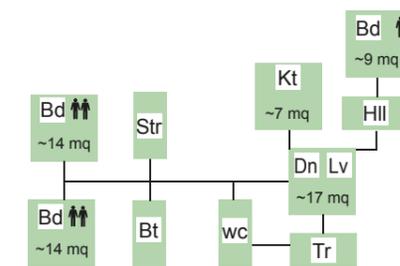
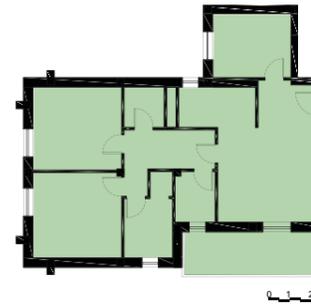
tip.B three-rooms unit with Kt



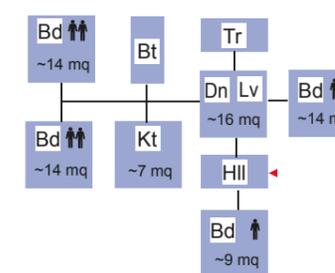
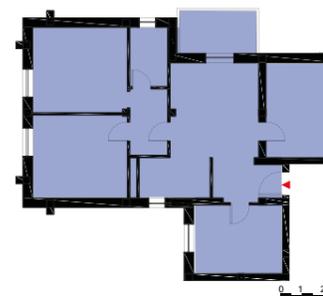
tip.C four-rooms unit with Kt



tip.D four-rooms unit with Kt and two Bt



tip.D five-rooms unit with Kt

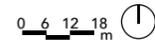
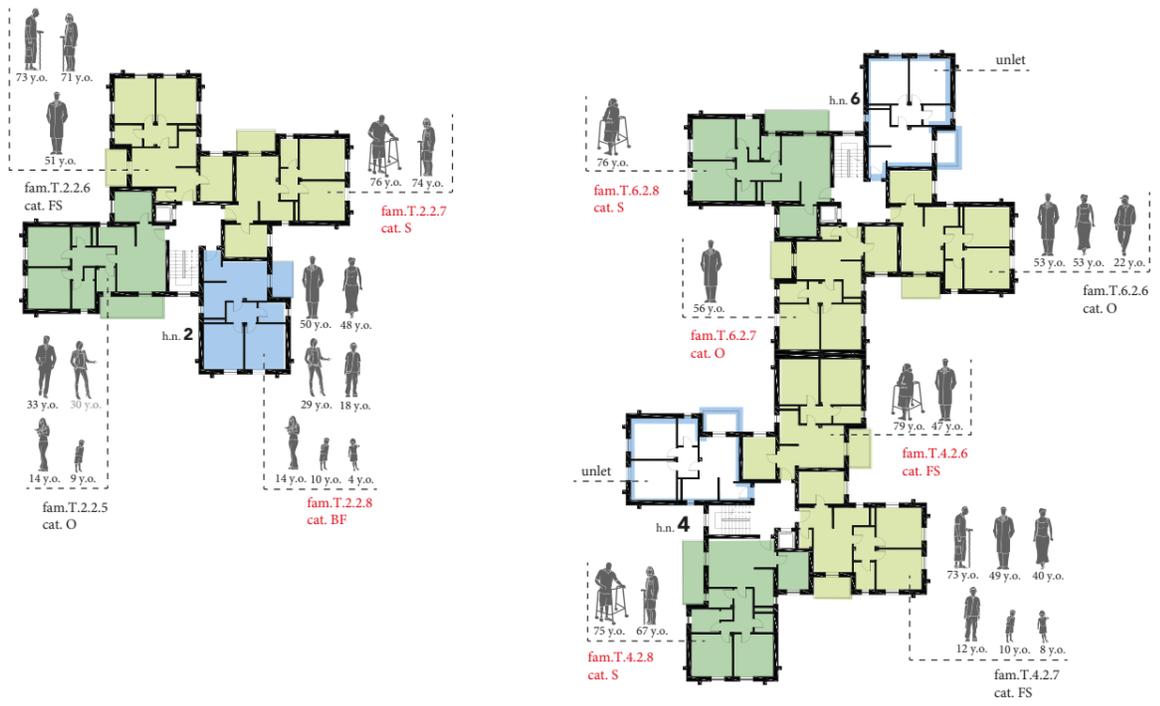


FAMILIES NUCLEUS AND THEIR APARTMENTS

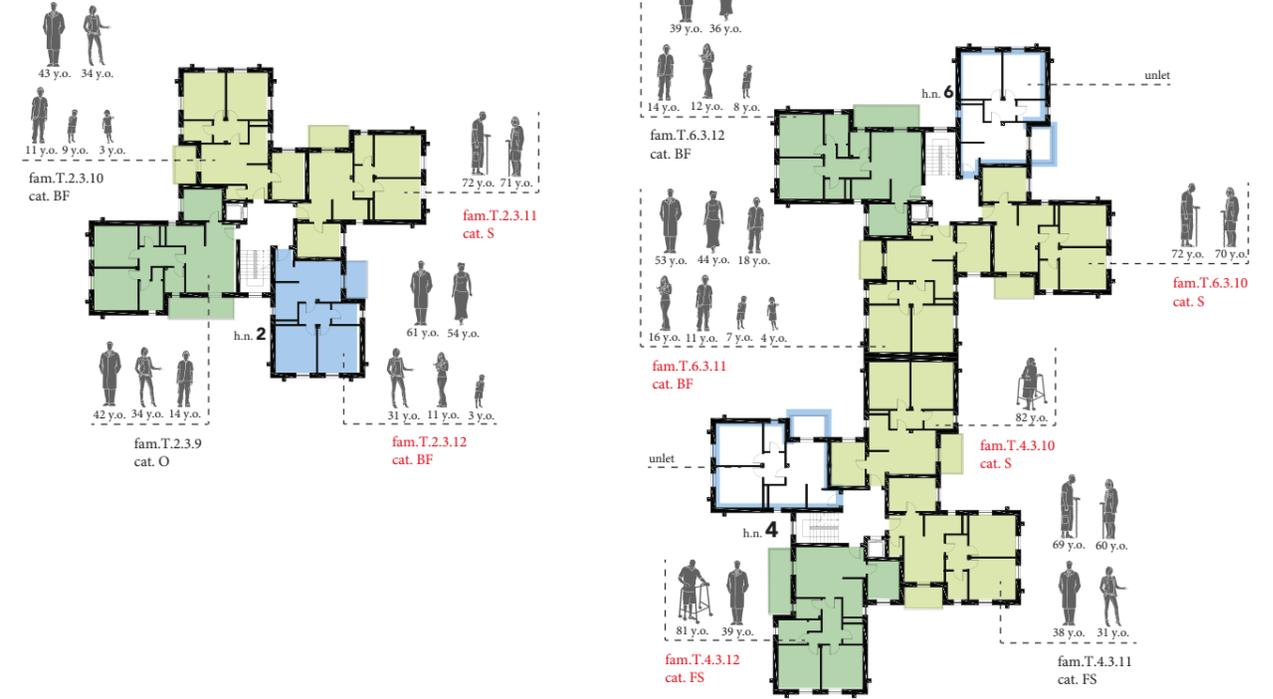
FIRST FLOOR



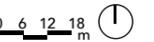
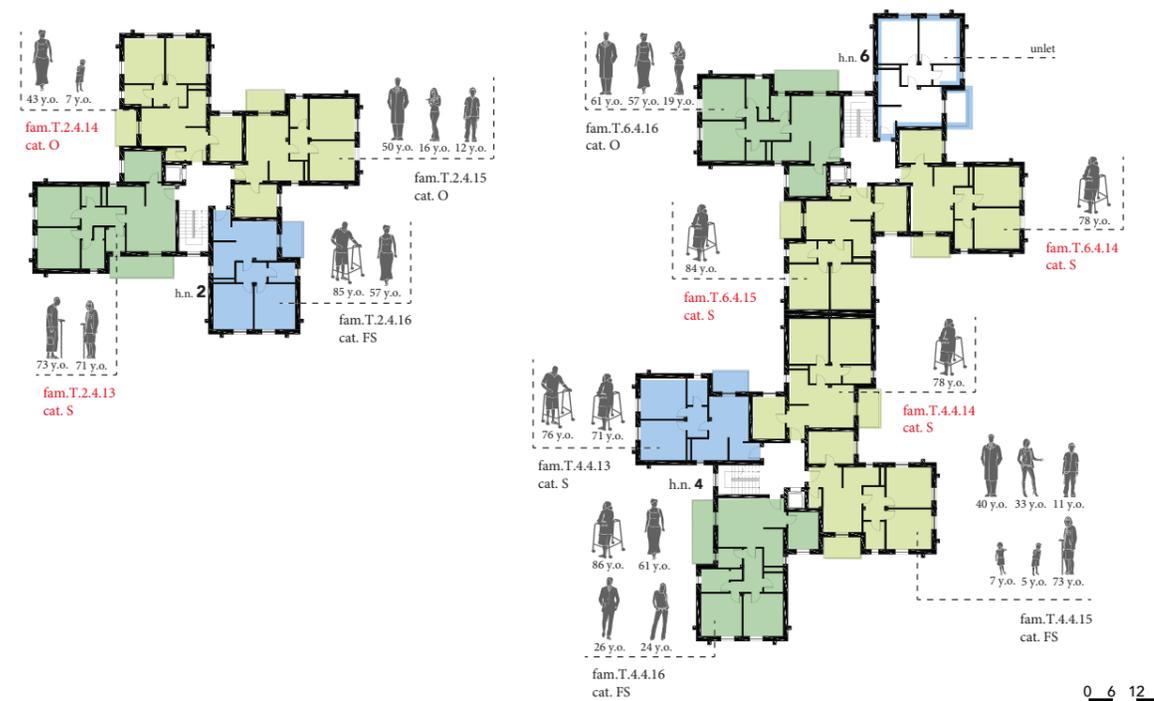
SECOND FLOOR



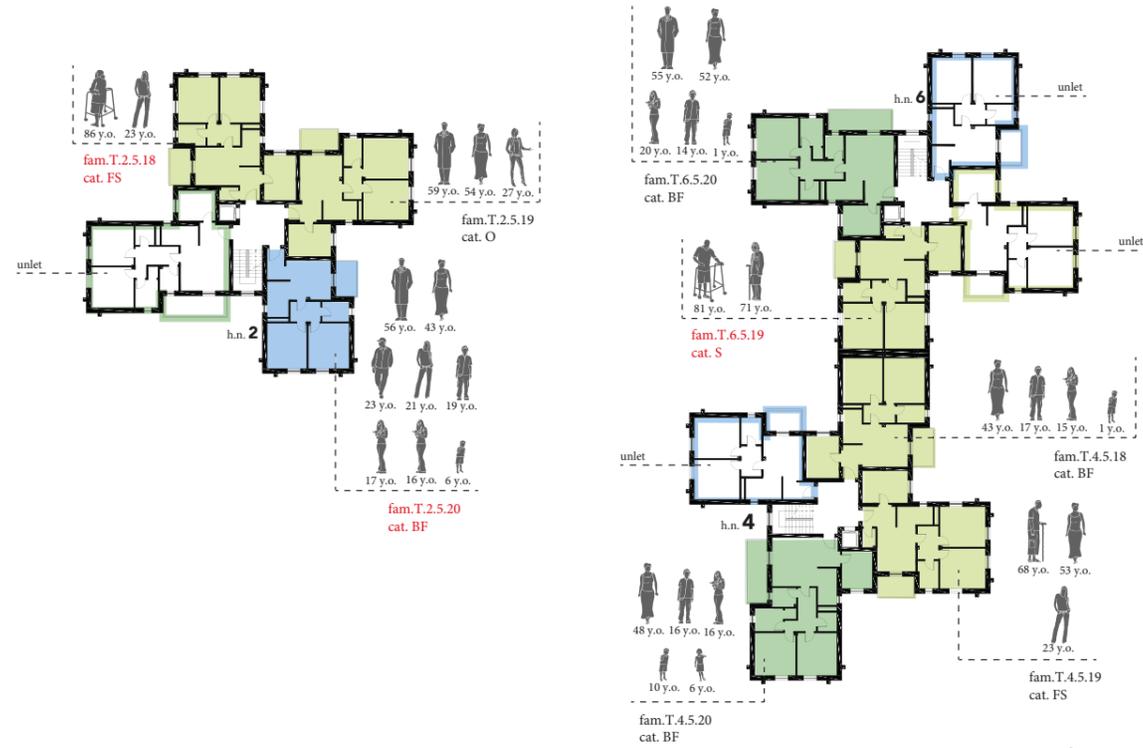
THIRD FLOOR



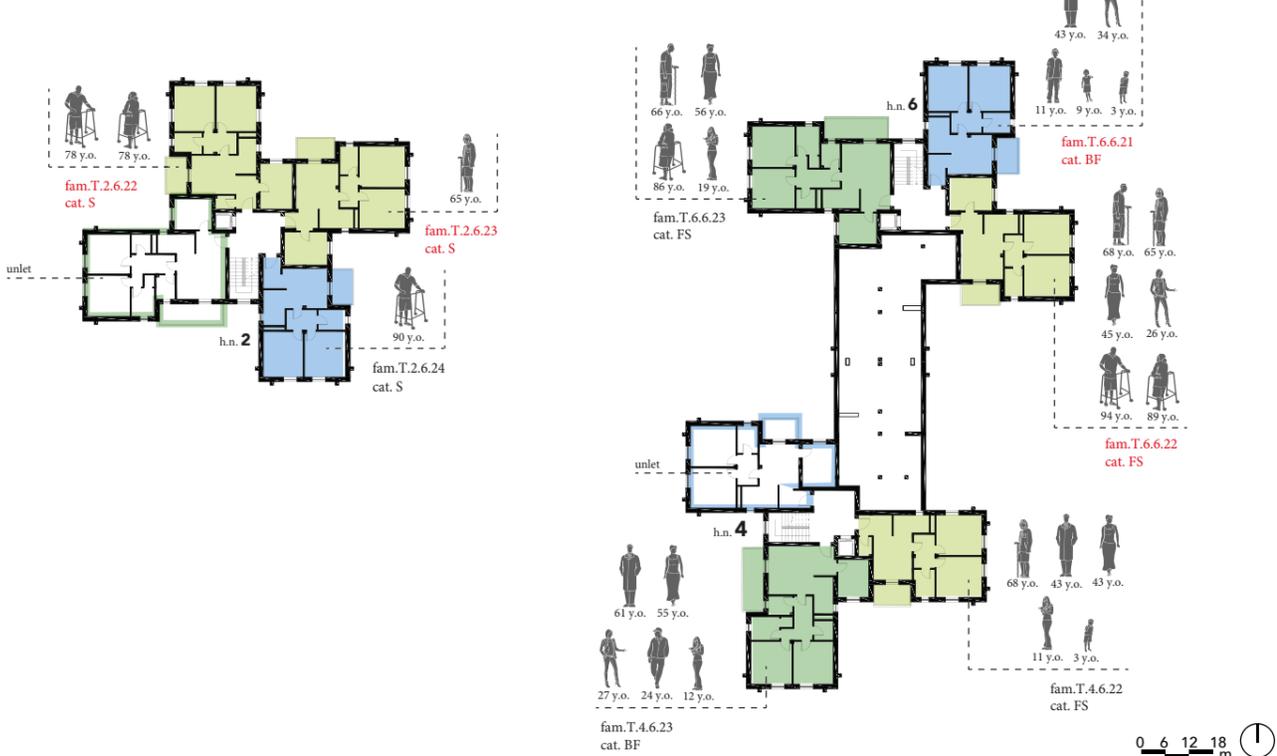
FOURTH FLOOR



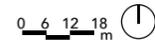
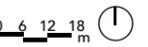
FIFTH FLOOR



SIXTH FLOOR

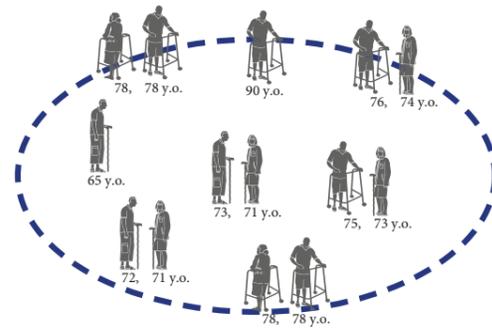


SEVENTH FLOOR



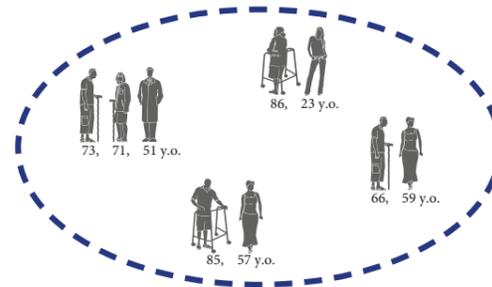
SET OF NUCLEUS

cat.S: Seniors



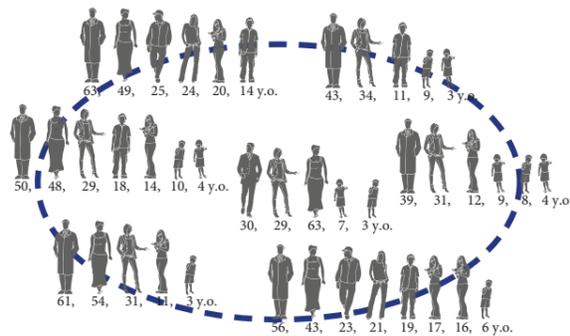
n.8

cat.FwS: Families with Seniors



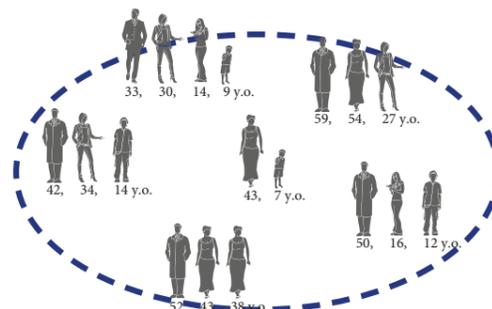
n.4

cat.BF: Big Families



n.7

cat.O: Others



n.5

TOTAL FAMILIES NUMBER THAT ARE LIVING IN THE TOWER 2: 25,
of which 8 Senior nuclei equal to **32%** of the total number of nuclei resident in the building

NULCEUS DISTRIBUTION

cat. S: Seniors



cat. FwS: Families with Senior



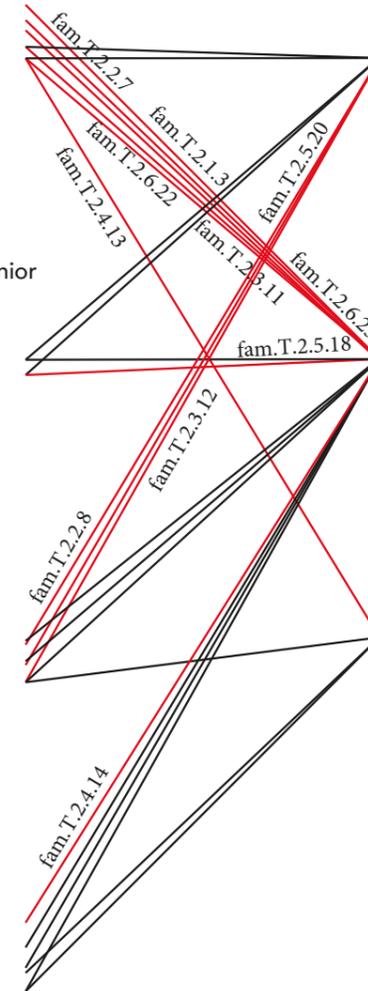
cat. BF: Big Families



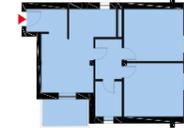
cat. O: Others



of which 1 single



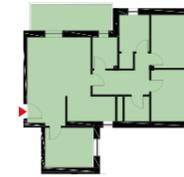
tip. B



tip. C



tip. D



tip. E

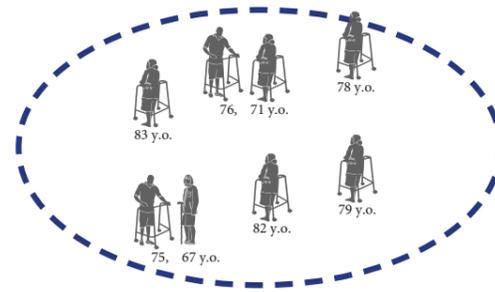


CRITICITIES TOWER 2

- the tower building is equipped with a lift, therefore the only critical point is the composition of the nucleus according to the position of the accommodation
- there are 5 four-room flats occupied by units of one or two people
- there are number 1 four-roomed apartment with double bathroom occupied by a couple
- there is number 1 four-room apartment occupied by a family with a Senior of only two people
- there are 3 three-room apartments occupied by families with five and eight members
- there is number 1 four-room apartment occupied by a single mother with child

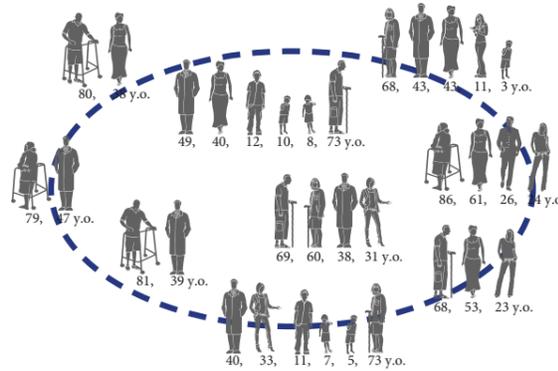
SET OF NUCLEUS

cat.S: Seniors



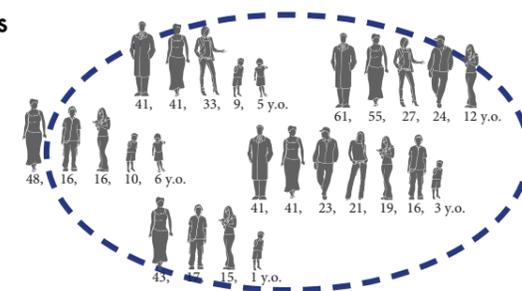
n.6

cat.FwS: Families with Seniors



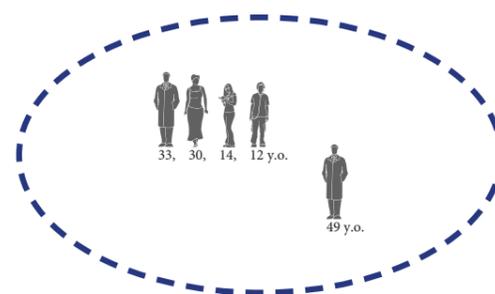
n.9

cat.BF: Big Families



n.5

cat.O: Others



n.2

TOTAL FAMILIES NUMBER THAT ARE LIVING IN THE TOWER 4: 22,
of which 6 Senior nuclei equal to **27%** of the total number of nuclei resident in the building

NUCLEUS DISTRIBUTION

cat. S: Seniors



cat. FwS: Families with Senior



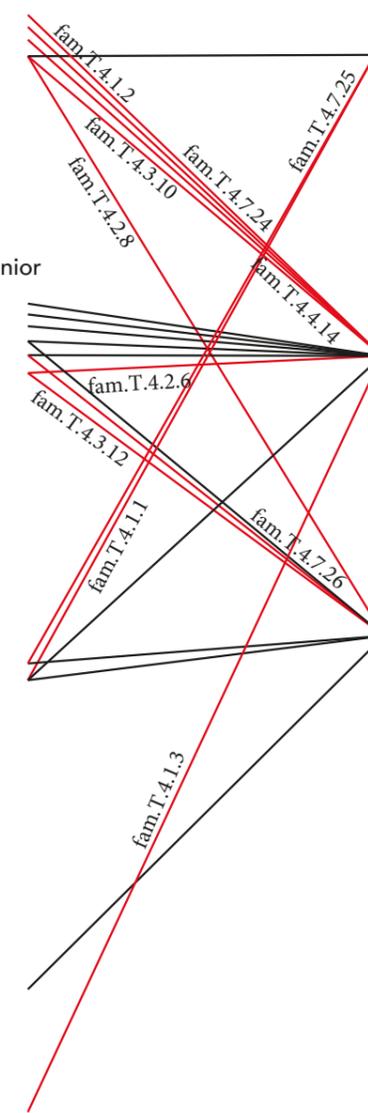
cat. BF: Big Families



cat. O: Others



of which 1 single



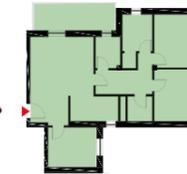
tip. B



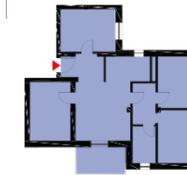
tip. C



tip. D



tip. E



CRITICIES TOWER 4

- the tower building is equipped with a lift, therefore the only critical point is the composition of the nucleus according to the position of the accommodation

- there are 4 four-room flats occupied by units of one or two people

- there is number 1 four-room apartment occupied by a mother with child

- there are number 2 four-roomed apartment with double bathroom occupied by a family with a Senior of only two people

- there are 2 three-room apartments occupied by families with five and seven members

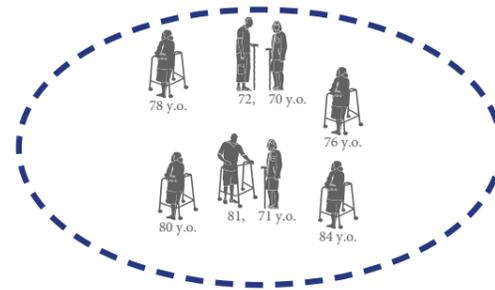
- there is number 1 four-room apartment occupied by a single person

SET OF NUCLEUS

cat.S: Seniors



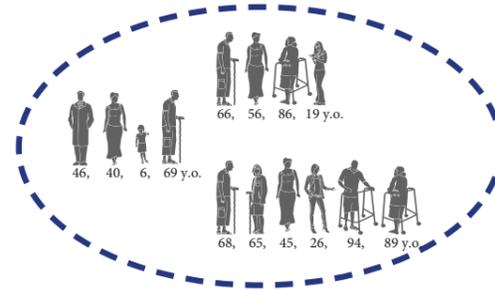
n.6



cat.FwS: Families with Seniors



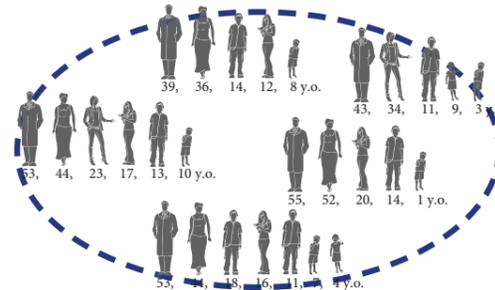
n.9



cat.BF: Big Families



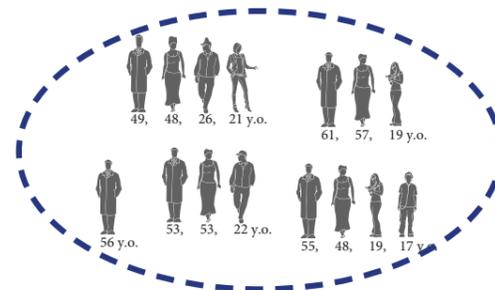
n.5



cat.O: Others



n.2



TOTAL FAMILIES NUMBER THAT ARE LIVING IN THE TOWER 6: 19,
of which 6 Senior nuclei equal to **32%** of the total number of nuclei resident in the building

NUCLEUS DISTRIBUTION

CRITICIES TOWER 4

cat. S: Seniors



cat. FwS: Families with Senior



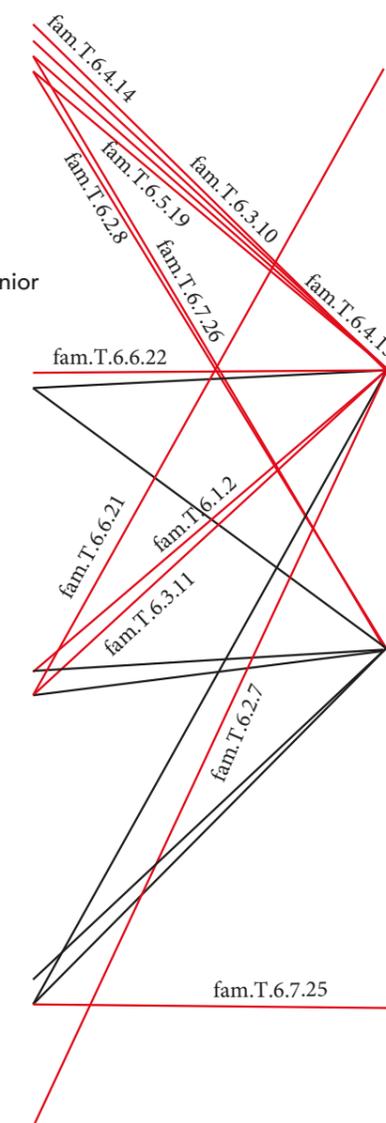
cat. BF: Big Families



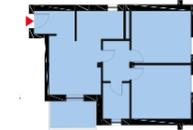
cat. O: Others



of which 1 single



tip. B



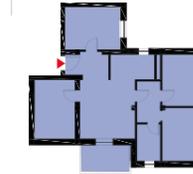
tip. C



tip. D



tip. E



- the tower building is equipped with a lift, therefore the only critical point is the composition of the nucleus according to the position of the accommodation

- there are 4 four-room flats occupied by units of one or two people

- there are number 2 four-roomed apartments with double bathroom occupied by a single person

- there is number 1 four-room apartment occupied by a family with a Senior of six members (two couples and a parent with an adult daughter)

- there is number 1 three-room apartment with a family of 5 members

- there are 2 four-room apartments occupied by a family with five and six members

- there is number 1 pental apartment occupied by a family of four people (couple with two children)

- there is number 1 four-room apartment occupied by a single person

FOREWORD

The aim is to bring out in a structured way the problems encountered by the inhabitants - particular attention is paid to the over 65- who live in ERP houses in the neighborhood. The possibility to have a direct comparison with the users for whom my project is intended allows to build a real cognitive picture of the conditions in which the elderly people of the Cambonino neighborhood live and collect their perceptions. These qualitative data are then put into the system and integrated with the quantitative data provided by Aler about the type and size of housing.

Thanks to the figure of the Tutor of Condominium, a new social figure who listens to the problems of individual inhabitants working as an intermediary with the institutions, and the President of the Neighborhood Committee, which preserves the historical memory because he lives in the neighborhood since 1977, the year of the end of the work of residential construction, I will have the opportunity to be introduced to families and cross the threshold of their home to have a picture of knowledge as real and truthful as possible about the housing conditions of families living in ERP houses.

These encounters will allow me to get in touch with stories, needs, ways of living, expectations and to grasp intimate and personal aspects of life in the neighborhood. The answers of the inhabitants will enrich the learning and research process helping me to identify the existing critical issues in order to pursue effective strategic lines of intervention; particular attention is paid to older and fragile users in order to understand what are their living conditions and what are their most urgent needs that are not reflected in the services currently offered by the neighborhood.

The work will be done with the care to protect the privacy of people and for this reason will be used fictitious names and not the real names of people.

INTRODUCTION

Before starting the interview with the person to be interviewed I present my research work and explain the purpose of the questions I am going to ask. My research and project work begins with the desire to establish relationships with the inhabitants and people.

People are not only spectators of the birth of a project but they are called to compete and interact with its realization. The meaning of my research is therefore not only in the form and matter of the project but in the process that it generates through people, during which the final work loses importance and the meeting, the discovery of the subjects and the resulting bond becomes central. The hope is that the inhabitants will take the value of this involvement seriously.

INTERVIEW 0

ABOUT PREVIOUS FAMILY SITUATION

1. In what year did you start living in the accommodation in via P. Nuvolone? What was your previous living condition? Where did you live and with whom?

2. How was your family composed in that year?

3. Was the assigned house adequate for the family's needs? Were the rooms suitable for the different moments of family life? Was there enough room for everyone? What were the main problems of living together?

ABOUT THE QUARTER BEFORE 2000

4. What did you appreciate about the neighborhood then? Do you remember what services the neighborhood offered?

5. What, if any, were the problems in the neighborhood?

6. Who lived in this house with you? How has the family unit changed over time? How is it composed now?

ABOUT THE QUARTER TODAY

7. Is the house today adequate for your / his needs?

8. What are the advantages of living in the neighborhood today? What services does the neighborhood offer today?

9. In particular, are there any organized activities in the neighborhood for the elderly and children?

10. What, if any, are the neighborhood's problems today?

OPINIONS ABOUT CO-LIVING

11. Have you ever heard of projects based on sharing domestic spaces and / or daily activities? What do you think?

12. Would you consider a sharing hypothesis for yourself?

If so, which activities and which spaces would you be willing to share? With how many people and of what age?

If not, knowing that sharing spaces and activities reduces isolation and leads to economic savings would make you change your mind?

13. What do you think they would appreciate in a sharing situation? What do you think would be difficult or could cause problems?

INTERVISTA 1



name: LUCIANA
age: 71 Years Old
nationality: Italian

persona votata al sacrificio,
molto affabile

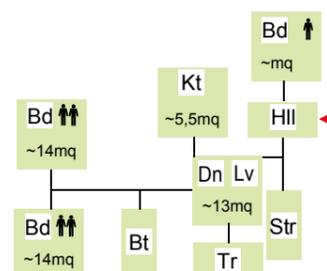
FAMILY COMPOSITION 2002:



TODAY:
(code: T.2.6.23)

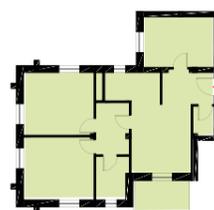


four room units with Kt & one Bt



TOWER BUILDING

tip. C



1. IN CHE ANNO HA INIZIATO AD ABITARE NELL'ALLOGGIO DI VIA P.NUVOLONE? QUAL ERA LA SUA CONDIZIONE ABITATIVA PRECEDENTE? DOVE VIVEVA E CON CHI?

1. Sono arrivata al Cambonino nel 2002, quindi abito in questo quartiere da 18 anni. Prima di venire in questa casa assegnatami da Aler abitavo in una casa di mia proprietà, a Pieve d'Olmi, che abbiamo dovuto lasciare quando mio marito ha iniziato ad avere problemi di movimento, perché la casa era su due piani.

Aler ci ha assegnato questa casa in via Nuvolone al civico 2, secondo piano con ascensore (l'ascensore è stato modificato da poco perché quello vecchio si rompeva sempre e non aveva nemmeno le dimensioni adatte ad accogliere una carrozzina per disabili). Gli ex inquilini, una madre con il figlio con problemi di droga, avevano maltenuto la casa ma il quartiere mi piaceva tanto: con tutto questo verde sembrava di essere in paradiso; abbiamo così deciso di iniziare alcuni lavori per migliorare la casa e poterci trasferire.

2-3. L'alloggio, composto da tre camere da letto, uno sgabuzzino, un bagno, la sala, una cucina vivibile e due balconi, era spazioso ed adatto ad ospitare la nostra famiglia al tempo composta da me, mio marito, uno dei miei figli; per un periodo ha vissuto con noi anche mia mamma che poverina aveva problemi di salute e aveva bisogno di aiuto. Nonostante fossimo tre generazioni nella stessa casa non siamo mai stati scomodi: ognuno di noi possedeva una camera da letto; l'unico problema era il bagno non a norma per accogliere persone con handicap e dal momento che sia mia mamma sia mio marito avevano difficoltà a muoversi abbiamo dovuto attrezzarlo con maniglie a ventosa e sostituire la vasca con una doccia dotata di seduta.

2. IN QUELL'ANNO COME ERA COMPOSTA LA SUA FAMIGLIA?

3. LA CASA ASSEGNATA ERA ADEGUATA ALLE ESIGENZE DELLA FAMIGLIA? LE STANZE ERANO ADATTE AD ACCOGLIERE I DIVERSI MOMENTI DI VITA FAMILIARE? C'ERA ABBASTANZA SPAZIO PER TUTTI? QUALI ERANO I PRINCIPALI PROBLEMI DELLA CONVIVENZA?

4-5. Quando ci siamo trasferiti il Cambonino era proprio un bel quartiere, avevamo i negozi sotto casa, ma ora molte di queste attività hanno chiuso perché qui vicino nel 2008 è stato aperto il Centro Commerciale Ipercoop; è rimasto aperto solo qualche piccolo negozio, un bar poco bello e il veterinario, utile perché in questo quartiere ci sono molti cani; abbiamo chiesto di recintare un'area di giardino per lasciarli liberi di correre ma il Comune non ci ha ascoltato.

4. COSA APPREZZAVA DEL QUARTIERE ALLORA? RICORDA QUALI SERVIZI OFFRIVA IL QUARTIERE?

5. QUALI ERANO, SE C'ERANO, I PROBLEMI DEL QUARTIERE?

6-7. Dopo pochi anni mia mamma è venuta a mancare e mio figlio quando ha trovato lavoro si è trasferito, per qualche anno ho vissuto in compagnia di mio marito ma ora che sono rimasta vedova vivo da sola. La casa che ci era stata assegnata era adatta ad ospitare quattro persone quindi ora risulta un po' grande per me ma non è un grosso problema, qui nella mia casa ho tutti i miei ricordi e non sono disposta a muovermi in un altro appartamento; inoltre avendo più spazio a disposizione posso vivere più comodamente: ho spostato tutti i vestiti in una delle camere vuote così ho potuto togliere gli armadi dalla mia, in questo modo risulta più spaziosa. Le camere in più poi sono utili quando devo ospitare i miei nipoti, io ho tanti nipoti perché ho tre figli; quindi anche se è leggermente grande vivo bene nella mia casa.

6. CHI HA ABITATO INSIEME A LEI IN QUESTA CASA? COME È CAMBIATO IL NUCLEO FAMILIARE NEL CORSO DEL TEMPO? COME È COMPOSTO ORA?

7. LA CASA OGGI RISULTA ADEGUATA ALLE VOSTRE/SUE ESIGENZE?

INTERVISTA 2

8. QUALI SONO OGGI I VANTAGGI DEL VIVERE NEL QUARTIERE? QUALI SERVIZI OFFRE OGGI IL QUARTIERE?

9. IN PARTICOLARE, NEL QUARTIERE ESISTONO ATTIVITÀ ORGANIZZATE PER GLI ANZIANI E I BAMBINI?

10. QUALI SONO, SE CI SONO, I PROBLEMI DEL QUARTIERE OGGI?

8-9-10. La messa domenicale è un'occasione per conoscere le persone che vivono nel quartiere, apprezzo le occasioni che ti permettano di incontrare le persone e fare due chiacchiere; per fortuna l'oratorio è sempre stato molto attivo e organizza cene e piccole festicciole.

L'unico servizio presente, oltre il panettiere, è il camioncino che ogni sera passa per vendere frutta e verdura; è molto comodo ed è anche un'occasione per scambiare due parole con i vicini, almeno con quelli con cui si hanno buoni rapporti e l'unico svantaggio è che il camioncino porta qui i prodotti avanzati dalla giornata e non sempre sono ancora buoni da mangiare e finiscono nei rifiuti.

Il problema più grande infatti è proprio questo dei rifiuti: i bidoni sono condivisi con le tre palazzine però molte persone non seguono la raccolta differenziata e spesso lasciano i sacchi neri fuori dagli appositi cassonetti. Questa situazione è causata anche da una disorganizzazione da parte dell'AEM che non passa abbastanza spesso a raccogliere i rifiuti che si accumulano ed emanano odore; non è igienico, soprattutto perché si affacciano su questa zona le cucine e i soggiorni degli appartamenti.

FAMILY COMPOSITION 1990:



TODAY:
(code: T.6.6.22)



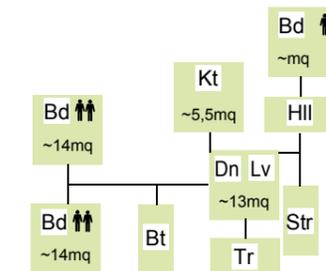
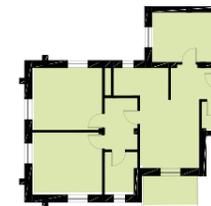
name: LORENZO
age: 66 Years Old
nationality: Italian

capofamiglia deluso e demotivato



TOWER BUILDING tip. C

four room units with Kt & one Bt



11. HA MAI SENTITO PARLARE DI PROGETTI BASATI SULLA CONDIVISIONE DI SPAZI DOMESTICI E/O ATTIVITÀ QUOTIDIANE? COSA NE PENSA?

12. CONSIDEREREBBE PER SE STESSO/A UN'IPOTESI DI CONDIVISIONE?

SE SÌ, QUALI ATTIVITÀ E QUALI SPAZI SAREBBE DIPOSTO/A A CONDIVIDERE? CON QUANTE PERSONE E DI QUALE ETÀ?

SE NO, SAPERE CHE CONDIVIDERE SPAZI ED ATTIVITÀ RIDUCE L'ISOLAMENTO E PORTA AD UN RISPARMIO ECONOMICO LE FAREBBE CAMBIARE IDEA?

13. COSA PENSA CHE APPREZZEREBBE IN UNA SITUAZIONE DI CONDIVISIONE? COSA PENSA INVECE CHE SAREBBE DIFFICILE O POTREBBE CAUSARE PROBLEMI?

11-12-13. Ho sentito parlare di progetti di condivisione, ma io sono anziana, io voglio i miei spazi. Quando ero giovane mi ricordo che insieme a mio marito organizzavamo pranzi e grigliate con tutta la famiglia e gli amici ma ora voglio la mia tranquillità. La mia pensione non è alta ma riesco a farmela bastare, preferisco avere i miei spazi, penso che mi infastidirebbe avere in casa qualche altra persona che non sia mio marito, piano piano mi sono abituata alla solitudine e non mi dispiace. Appena voglio un po' di compagnia posso sempre chiamare una delle mie amiche o vedere se c'è qualche vicina giù sotto i portici a chiacchierare: sarebbe utile però avere uno spazio-salotto accogliente e caldo in cui incontrarmi con le mie amiche durante l'inverno, quando fa troppo freddo per stare fuori.

1-2-3. Vivo in questo quartiere dagli anni '90, ci siamo trasferiti al Cambonino quando i miei suoceri hanno iniziato ad aver bisogno d'aiuto. L'alloggio assegnatoci, composto da tre camere da letto, un bagno, una sala e una cucina, era adatto ad ospitare la nostra famiglia: io e mia moglie avevamo una camera matrimoniale tutta per noi, i miei suoceri una loro camera privata e mia figlia una camera singola; l'unica scomodità era avere un solo bagno da condividere con cinque persone ma siamo sempre riusciti ad organizzarci poiché avendo tutti età abbastanza differenti avevamo anche orari differenti.

1. IN CHE ANNO HA INIZIATO AD ABITARE NELL'ALLOGGIO DI VIA P. NUVOLONE? QUAL ERA LA SUA CONDIZIONE ABITATIVA PRECEDENTE? DOVE VIVEVA E CON CHI?

2. IN QUELL'ANNO COME ERA COMPOSTA LA SUA FAMIGLIA?

3. LA CASA ASSEGNATA ERA ADEGUATA ALLE ESIGENZE DELLA FAMIGLIA? LE STANZE ERANO ADATTE AD ACCOGLIERE I DIVERSI MOMENTI DI VITA FAMILIARE? C'ERA ABBASTANZA SPAZIO PER TUTTI? QUALI ERANO I PRINCIPALI PROBLEMI DELLA CONVIVENZA?

4. COSA APPREZZAVA DEL QUARTIERE ALLORA? RICORDA QUALI SERVIZI OFFRIVA IL QUARTIERE?

5. QUALI ERANO, SE C'ERANO, I PROBLEMI DEL QUARTIERE?

6. CHI HA ABITATO INSIEME A LEI IN QUESTA CASA? COME È CAMBIATO IL NUCLEO FAMILIARE NEL CORSO DEL TEMPO? COME È COMPOSTO ORA?

7. LA CASA OGGI RISULTA ADEGUATA ALLE VOSTRE/SUE ESIGENZE?

4-5. Venti anni fa si respirava un'atmosfera diversa all'interno del quartiere, il clima era sereno e ci conoscevamo tutti: spesso capitava di invitare in casa i vicini per prendere un caffè insieme; inoltre ci si aiutava a vicenda per accudire i bambini o fare la spesa.

L'unico problema era la posizione del quartiere, circondato da superstrade era un po' isolato dal centro città, ma questo non era poi un grosso vizio perché trovavamo sotto casa tutti i servizi di cui avevamo bisogno: c'era la banca, la farmacia, il supermercato, il parrucchiere, il panettiere, due bar molto ospitali con i tavoli fuori in cui spesso ci ritrovavamo per passare una serata in compagnia.

6-7. Rispetto a quando siamo arrivati in questa casa ora abbiamo un ospite in più: la figlia di mia figlia che da quando è nata ha sempre vissuto con noi. Riconosco che la nostra è una situazione rara da trovare oggi, soprattutto in Italia, dal momento che nel nostro appartamento vivono 4 generazioni diverse: quella dei miei suoceri nati negli anni '30; quella mia e di mia moglie nati negli anni '50, quella di mia figlia nata negli anni '70 e quella di mia nipote nata negli '90; nonostante la differenza di età viviamo bene tutti insieme. L'unica scomodità è che, per esigenze di spazio, mia figlia e mia nipote condividono la camera da letto; forse per la ragazza sarebbe comodo avere una camera indipendente, ma non si è mai lamentata di questa situazione. Nel corso degli anni abbiamo apportato piccole modifiche, pagate di tasca nostra, per migliorare la casa: abbiamo fatto cambiare i vetri e adattato i bagni alle esigenze dei miei suoceri che oggi, essendo ormai anziani, hanno più difficoltà motorie rispetto a quando ci siamo trasferiti.

8-9-10. Oggi il quartiere offre ben pochi servizi, la chiusura di quelli esistenti è stata causata dall'apertura del Centro Commerciale Ipercoop, situato poco distante dal Cambonino; non abbiamo più i negozi sotto casa e per fare la spesa siamo costretti a superare le strade extraurbane che dividono il quartiere dal centro commerciale e poi i prodotti dell'Ipercoop sono anche molto costosi. Organizzare un mercato rionale aiuterebbe ad ammortizzare un po' i prezzi della spesa e sarebbe molto utile riaprire all'interno del quartiere una farmacia e un ufficio postale in cui gli anziani possono andare a ritirare la pensione.

La grande differenza rispetto a qualche anno fa è che oggi nel quartiere sono pochissimi i ragazzi con iniziativa e disposti a collaborare per creare gruppi di sport, oratoriali o per organizzare attività di quartiere; manca lo spirito di intraprendenza nei giovani. Delle famiglie che si sono trasferite qui nel '78 sono rimasti solo le generazioni più anziane perché nella maggior parte dei casi i figli si sono trasferiti altrove.

Le troppe regole e complicazioni burocratiche smorzano anche le poche iniziative che vengono proposte: un esempio recente è il fallimento della serata musicale organizzata da mia nipote con il suo gruppo solo perché alcune persone si sono lamentate per la possibile confusione che avrebbe potuto generare una serata simile, nonostante fosse stato accordato con il Comune che la musica sarebbe terminata a mezzanotte.

11-12-13. Penso di capire di cosa stai parlando: come ti ho raccontato prima quando c'erano i vecchi vicini, con i quali eravamo molto legati, spesso eravamo invitati a casa loro per pranzare insieme la domenica o passare una serata in compagnia; anche la nostra porta era sempre aperta per ospitarli.

Mi piacerebbe poter ritrovare la possibilità di vivere situazioni simili; penso che la presenza di spazi in cui è possibile ritrovarsi tra coetanei per parlare e passare un pomeriggio in compagnia potrebbe aiutare a ricreare la confidenza, che oggi non esiste più, tra gli abitanti del quartiere.

8. QUALI SONO OGGI I VANTAGGI DEL VIVERE NEL QUARTIERE? QUALI SERVIZI OFFRE OGGI IL QUARTIERE?

9. IN PARTICOLARE, NEL QUARTIERE ESISTONO ATTIVITÀ ORGANIZZATE PER GLI ANZIANI E I BAMBINI?

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INTERVISTA 3



name: VINCENZO
age: 75 years old
nationality: Italian

persona disabile, di carattere buono e socievole

FAMILY COMPOSITION 1995:



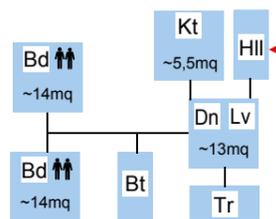
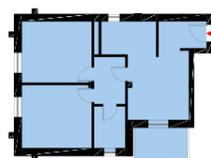
TODAY:
(code: T.2.7.28)



TOWER BUILDING

tip. B

two room units with Kt



1. IN CHE ANNO HA INIZIATO AD ABITARE NELL'ALLOGGIO DI VIA P.NUVOLONE? QUAL ERA LA SUA CONDIZIONE ABITATIVA PRECEDENTE? DOVE VIVEVA E CON CHI?

2. IN QUELL'ANNO COME ERA COMPOSTA LA SUA FAMIGLIA?

3. LA CASA ASSEGNATA ERA ADEGUATA ALLE ESIGENZE DELLA FAMIGLIA? LE STANZE ERANO ADATTE AD ACCOGLIERE I DIVERSI MOMENTI DI VITA FAMILIARE? C'ERA ABBASTANZA SPAZIO PER TUTTI? QUALI ERANO I PRINCIPALI PROBLEMI DELLA CONVIVENZA?

1-2-3. Mi sono trasferito al Cambonino con mia moglie e le due figlie nel '95, dopo aver avuto un infortunio sul lavoro; prima vivevamo al secondo piano di via Tribunali, ma dopo l'incidente abbiamo avuto la necessità di trasferirci perché purtroppo diventando paraplegico non potevo più fare le scale.

Prima del nostro arrivo la casa era affittata ad una famiglia in cui viveva un ragazzo disabile quindi gli arredi erano già adatti a soddisfare le mie nuove esigenze e garantire la comodità anche a una persona in sedia a rotelle.

L'appartamento, composto da due camere da letto, una cucina, un soggiorno e un bagno, anche se un po' piccolo era adatto ad ospitare la nostra famiglia: io e mia moglie condividevamo la camera matrimoniale mentre le mie figlie condividevano l'altra, ma sono sempre andate d'accordo quindi non è mai stato un problema per loro. Ho sempre apprezzato la presenza del soggiorno, l'ho trasformato nel mio studiolo, dal momento che, per problemi di movimento, trascorro molto tempo in questa stanza.

4-5. Ricordo che, quando ci siamo trasferiti, ho avuta un'impressione molto positiva del quartiere, mi era sembrato un gioiellino: le abitazioni erano circondate dagli alberi e nel parco c'erano tanti bambini che giocavano; c'erano poi due bar, ma il mio preferito era quello in cui mi trovavo alla sera per vedere la partita o per giocare a carte con i miei amici. Forse l'unico svantaggio del quartiere era la posizione decentrata rispetto la città ma questo, prima dell'apertura del centro commerciale, non è mai stato un grosso problema dal momento che i servizi necessari erano presenti anche all'interno del quartiere.

6-7. Ora siamo rimasti in casa solo io e mia moglie, le due figlie si sono trasferite dopo essersi sposate e abbiamo quindi una camera in più che utilizziamo solo quando da Milano arrivano a trovarci i nostri nipoti. In futuro però potrebbe essere utile avere una camera aggiuntiva per ospitare una persona che si prenda cura di me, perché è probabile che tra qualche anno mia moglie non riuscirà più a farlo autonomamente.

8-9-10. Oggi il quartiere non offre servizi, è rimasto aperto solo il bar dell'oratorio, i due bar storici sono stati chiusi e sostituiti da uno piccolo e abbastanza nascosto, poco accogliente e con pochi tavoli fuori. Non esiste più un luogo in cui possiamo trovarci tra amici; quando ci sono le belle giornate ci troviamo qui al parco a chiacchierare ma d'inverno non sappiamo dove andare, quindi stiamo spesso in casa.

Inoltre, dopo l'apertura del centro commerciale, il supermercato presente nel quartiere è fallito e ora bisogna per forza uscire dal quartiere anche solo per andare a fare una piccola spesa. È presente un autobus che porta o al centro commerciale o in centro, ma è inefficiente, gli orari delle radiali sono ridotti e per me, che devo muovermi con la sedia a rotelle, risulta molto scomodo.

L'unico aspetto positivo è che ho molti amici nel quartiere che sono sempre disposti ad aiutare me e mia moglie, a volte ci portano la spesa, altre volte mi accompagnano a fare le visite quando mia figlia non può o più semplicemente organizzano un pomeriggio a Cremona per fare un giro in città. Anche se non mi piace come è diventato il Cambonino non chiederei di cambiare casa, mi dispiacerebbe allontanarmi dalle persone che vivono qui.

4. COSA APPREZZAVA DEL QUARTIERE ALLORA? RICORDA QUALI SERVIZI OFFRIVA IL QUARTIERE?

5. QUALI ERANO, SE C'ERANO, I PROBLEMI DEL QUARTIERE?

6. CHI HA ABITATO INSIEME A LEI IN QUESTA CASA? COME È CAMBIATO IL NUCLEO FAMILIARE NEL CORSO DEL TEMPO? COME È COMPOSTO ORA?

7. LA CASA OGGI RISULTA ADEGUATA ALLE VOSTRE/SUE ESIGENZE?

8. QUALI SONO OGGI I VANTAGGI DEL VIVERE NEL QUARTIERE? QUALI SERVIZI OFFRE OGGI IL QUARTIERE?

9. IN PARTICOLARE, NEL QUARTIERE ESISTONO ATTIVITÀ ORGANIZZATE PER GLI ANZIANI E I BAMBINI?

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11-12-13. Forse l'esperienza di mia nipote che vive a Milano in un appartamento condiviso con altri studenti può essere considerata una situazione di co-abitazione. Penso che sia per me, che purtroppo non sono più totalmente indipendente, sia per mia moglie, che sta iniziando a fare fatica ad aiutarmi in determinate situazioni quotidiane, sarebbe utile vivere vicino a qualche altra persona sul cui aiuto sappiamo di poter contare. Non vorrei però dover ospitare in casa mia una badante perchè vorrebbe dire vivere con un estraneo, se fosse una persona amica sarebbe tutto diverso.

Attualmente, come ho già spiegato prima, una camera del nostro appartamento è praticamente inutilizzata, non mi dispiacerebbe se venisse a vivere con noi qualche nostro amico, magari con sua moglie; con questa soluzione non vivremmo più in una casa vuota e potremmo facilmente avere un aiuto in caso di necessità.

Inoltre sarebbe comodo avere uno spazio comune in cui si possono organizzare corsi per la ginnastica dolce o di riabilitazione o di yoga: penso che molte persone apprezzerebbero.

FAMILY COMPOSITION 1978:



TODAY:
(code: T.4.2.6)



name: ALFONSINA
age: 86 years old
nationality: Italian

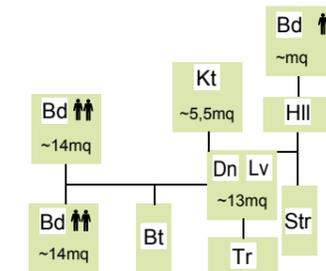
mamma single, oramai ampiamente senior



TOWER BUILDING

tip. C

four room units with Kt & one Bt



1-2-3. Mi sono trasferita in questi alloggi ERP con i miei tre figli dopo aver divorziato da mio marito nel '78 quando il quartiere era appena stato terminato.

Abbiamo sempre vissuto bene in questa casa: i due piccoli condividevano la stessa camera mentre la più grande aveva una camera single. A 20 anni la figlia più grande si è trasferita a Bologna per studiare, in questo modo gli altri due figli hanno potuto avere una camera da letto a testa e quando la ragazza veniva a trovarci dormiva sul divano letto che avevamo aggiunto in soggiorno, ci eravamo organizzati bene.

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4-5. Quarant'anni fa mi piaceva molto vivere in questo quartiere: d'estate accompagnavo i miei bambini al parco a giocare con i loro amici e anche per me era un'occasione per chiacchierare con gli altri genitori. Quando sono cresciuti invece li lasciavo più liberi, il quartiere era sicuro, conoscevo le altre famiglie e sapevo che erano tutte brave persone, non c'era motivo di preoccuparsi; poi potevo sempre controllare che non ci fossero problemi guardando dalla finestra della cucina, che affaccia proprio sul parco. Ricordo che la domenica organizzavamo con gli allenatori le trasferte per accompagnare i nostri ragazzi alle partite: c'era la squadra di pallavolo per le ragazze e quella di calcio per i ragazzi. Tutti e tre i miei figli, fino a quando hanno vissuto al Cambonino, hanno sempre partecipato alle partite; si divertivano molto, si era formato un bel gruppo e queste giornate erano, sia per noi genitori sia per i ragazzi, un'occasione per stare in compagnia.

6-7. Ora in casa siamo rimasti in due: vive con me il figlio più piccolo, trascorre molto tempo fuori casa per il lavoro ma a volte capita di riuscire a passare un po' di tempo insieme in soggiorno. Abbiamo una camera inutilizzata in casa, potremo trasferirci ma il trasloco comunque sarebbe un costo e mi dispiacerebbe abbandonare la casa e il quartiere in cui ho vissuto con i miei figli.

8-9-10. Oggi il quartiere è irriconoscibile, i bambini sono molti meno; mi raccontavano le maestre che le scuole primarie del quartiere, mentre un tempo aveva addirittura troppe iscrizioni, ora ha difficoltà a formare le cinque classi di alunni e anche l'oratorio ha smesso di proporre iniziative perché non aveva più adesioni da parte dei ragazzi.

L'unica struttura attiva che organizza qualche evento è la Cascina: durante la bella stagione nel cortile si leggono poesie e vengono allestiti piccoli concerti con l'orchestra e spettacoli di burattini per i bambini; a volte vengono anche proiettati film sotto le stelle.

Penso che il problema peggiore sia la mancanza di confidenza tra le persone; negli ultimi anni sono arrivate tante famiglie nuove, soprattutto non italiane, che non ho ancora avuto la possibilità di conoscere. Non mi sento più sicura come un tempo a vivere in questo quartiere, il clima che si respira non è più quello cordiale e pacifico ma percepisco diffidenza tra le persone motivata da alcuni episodi spiacevoli che sono accaduti nel quartiere.

11-12-13. Conosco l'esperienza di mia figlia che mentre frequentava l'università divideva la casa in affitto con altre due ragazze, ma non avevo mai considerato che un simile modo di vivere potesse essere riproposto anche a famiglie composte da adulti, lo ritenevo uno stile di vita adatto solo per gli universitari.

Personalmente non mi dispiacerebbe condividere la sala soggiorno con altre famiglie, potrebbe essere un'occasione per trascorrere del tempo in compagnia delle persone del quartiere e costruire legami con le famiglie nuove appena arrivate, forse in questo modo potremmo riuscire a ricostruire il clima di amicizia presente 40 anni fa e che oggi si è perso. Anche una sala pranzo comune sarebbe comoda: qualche volta invito a casa mia per cena le mie amiche ma la mia sala non è così spaziosa, avere uno spazio più adatto sarebbe meglio.

Non sarei però disposta a condividere la camera da letto, nonostante non viva più con mio marito, e il bagno, perché li considero stanze troppo intime; l'adolescente può adattarsi ma alla mia età penso sia indispensabile avere i propri spazi. Inoltre vorrei comunque avere una cucina privata, non mi piacerebbe dover cucinare o mangiare tutti i giorni in un luogo condiviso con altre famiglie.

Sarei disposta a sperimentare questo nuovo modello di abitazione ma se mi vengono garantiti i miei spazi: condividere deve essere una mia scelta, devo avere la possibilità di poter decidere di stare in tranquillità quando lo desidero.

11. HA MAI SENTITO PARLARE DI PROGETTI BASATI SULLA CONDIVISIONE DI SPAZI DOMESTICI E/O ATTIVITÀ QUOTIDIANE? COSA NE PENSA?

12. CONSIDEREREBBE PER SE STESSO/A UN'IPOTESI DI CONDIVISIONE?

SE SÌ, QUALI ATTIVITÀ E QUALI SPAZI SAREBBE DISPOSTO/A A CONDIVIDERE? CON QUANTE PERSONE E DI QUALE ETÀ?

SE NO, SAPERE CHE CONDIVIDERE SPAZI ED ATTIVITÀ RIDUCE L'ISOLAMENTO E PORTA AD UN RISPARMIO ECONOMICO LE FAREBBE CAMBIARE IDEA?

13. COSA PENSA CHE APPREZZEREBBE IN UNA SITUAZIONE DI CONDIVISIONE? COSA PENSA INVECE CHE SAREBBE DIFFICILE O POTREBBE CAUSARE PROBLEMI?

INTERVISTA 5



name: GIUSEPPE
age: 68 years old
nationality: Italian

famiglia meridionale ben integrata
al nord

FAMILY COMPOSITION 1985:



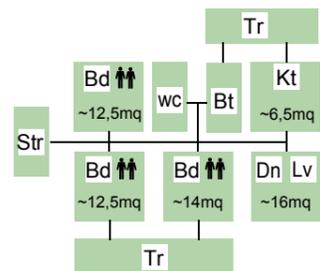
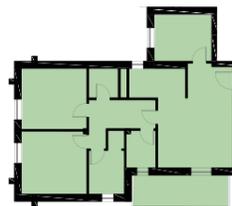
TODAY:
(code: L.1.1.2)



LINEAR BUILDING

tip. D

four room units with Kt & two Bt



1. IN CHE ANNO HA INIZIATO AD ABITARE NELL'ALLOGGIO DI VIA P.NUVOLONE? QUAL ERA LA SUA CONDIZIONE ABITATIVA PRECEDENTE? DOVE VIVEVA E CON CHI?

2. IN QUELL'ANNO COME ERA COMPOSTA LA SUA FAMIGLIA?

3. LA CASA ASSEGNATA ERA ADEGUATA ALLE ESIGENZE DELLA FAMIGLIA? LE STANZE ERANO ADATTE AD ACCOGLIERE I DIVERSI MOMENTI DI VITA FAMILIARE? C'ERA ABBASTANZA SPAZIO PER TUTTI? QUALI ERANO I PRINCIPALI PROBLEMI DELLA CONVIVENZA?

1-2-3. Siamo arrivati al Cambonino nel '85, prima vivevamo a Napoli, ma per motivi di lavoro ci siamo trasferiti a Cremona. L'alloggio che ci è stato assegnato era uno spazioso quadrilocale adatto ad ospitare la mia famiglia composta da 4 persone: io e mia moglie avevamo la nostra camera matrimoniale e i figli, un maschio e una femmina, avevano la loro camera singola. Dopo la nascita del terzo figlio il maschio ha ospitato nella camera il fratellino e per permettere a tutti i figli di avere la propria tranquillità e lo spazio per concentrarsi quando dovevano studiare abbiamo adibito la sala da pranzo a spazio studio, tranne quando era l'ora dei pasti. La presenza di due bagni è stata molto utile, soprattutto essendo due donne in casa.

4-5. Ricordo che nel quartiere c'erano molte famiglie giovani con cui abbiamo stretto subito amicizia, non abbiamo avuto problemi ad integrarci. Quando necessario siamo sempre stati disposti ad aiutare gli altri e metterci in gioco e così facevano anche le altre famiglie; questo altruismo e supporto reciproco ha sempre giovato al bene del quartiere.

6-7. Per alcuni anni abbiamo vissuto tutti insieme, ora siamo rimasti in casa solo io, mio marito e il figlio più piccolo; gli altri due, quando hanno messo su famiglia, si sono trasferiti. In casa ora è presente una camera libera che è utile quando vengono a trovarci i nipoti e vogliono fermarsi più di un giorno.

8-9-10. Non riesco a capire cosa sia cambiato ma oggi il quartiere non è più come una volta, è diventato un quartiere spento; per fortuna sono rimaste le vecchie amicizie ma sono cambiate le condizioni esterne, abbiamo più volte cercato di migliorarle ma non ci è stato permesso. Il problema principale è che non c'è più collaborazione e aiuto reciproco. Qualche anno fa avevamo proposto al Comune di organizzare un piccolo mercato rionale in piazza, allestendo delle bancarelle per vendere il pollo arrosto e il pesce fritto, e poi magari un banchetto per i dolci e uno per i fiori o piccoli gioielli ma il Comune non ha dato il permesso di attuarlo.

Ricordo che prima il verde delle aiuole che circondano il nostro condominio era curato, avevamo anche piantato degli alberi da frutto, oggi però nessuno lo cura più e chi ci prova viene puntualmente demotivato perché le altre persone non lo rispettano, calpestano l'erba e staccano i frutti dagli alberi quando non sono ancora maturi per l'avidità di appropriarsene e poi quando scoprono che non sono pronti da mangiare li buttano in terra e con questo comportamento muore tutto.

Questo comportamento potrebbe essere una metafora di come le persone vivono oggi nel quartiere: tutti pretendono di vedere rispettati i propri diritti ma nessuno è disposto ad impegnarsi per preservare il bene pubblico; ognuno cura la propria casa ma nessuno è disposto a dedicare cure ed attenzioni allo spazio pubblico, degrado ed abbandono sono il risultato.

4. COSA APPREZZAVA DEL QUARTIERE ALLORA? RICORDA QUALI SERVIZI OFFRIVA IL QUARTIERE?

5. QUALI ERANO, SE C'ERANO, I PROBLEMI DEL QUARTIERE?

6. CHI HA ABITATO INSIEME A LEI IN QUESTA CASA? COME È CAMBIATO IL NUCLEO FAMILIARE NEL CORSO DEL TEMPO? COME È COMPOSTO ORA?

7. LA CASA OGGI RISULTA ADEGUATA ALLE VOSTRE/SUE ESIGENZE?

8. QUALI SONO OGGI I VANTAGGI DEL VIVERE NEL QUARTIERE? QUALI SERVIZI OFFRE OGGI IL QUARTIERE?

9. IN PARTICOLARE, NEL QUARTIERE ESISTONO ATTIVITÀ ORGANIZZATE PER GLI ANZIANI E I BAMBINI?

10. QUALI SONO, SE CI SONO, I PROBLEMI DEL QUARTIERE OGGI?

11. HA MAI SENTITO PARLARE DI PROGETTI BASATI SULLA CONDIVISIONE DI SPAZI DOMESTICI E/O ATTIVITÀ QUOTIDIANE? COSA NE PENSA?

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SE NO, SAPERE CHE CONDIVIDERE SPAZI ED ATTIVITÀ RIDUCE L'ISOLAMENTO E PORTA AD UN RISPARMIO ECONOMICO LE FAREBBE CAMBIARE IDEA?

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11-12-13. A questo proposito ricordo che quando eravamo più giovani e abitavamo a Napoli erano ricorrenti i momenti di convivialità e se non avevamo lo spazio per incontrarci lo creavamo: le pizzate che organizzavamo in piazza sono diventate epiche, portavamo i tavoli e le sedie da casa e io, che sono pizzaiolo, cucinavo le pizze per tutti e poi si mangiava tutti insieme. Erano dei bei momenti di socializzazione, mi piacerebbe riuscire a ricreare una situazione simile qui in questo quartiere, potrebbe ravvivare un po' la situazione.

Penso che la presenza di una sala in cui poter organizzare cene in compagnia potrebbe coinvolgere gli abitanti del quartiere ed incentivarli ad essere più propositivi; la stessa sala potrebbe anche ospitare piccole feste con la musica: magari una sera si ballano i lenti, per le persone di una certa età e una sera si ascoltano musiche per i ragazzi più giovani o per i bambini. Personalmente mi piacerebbe avere una cucina collettiva in cui organizzare corsi di cucina, io potrei insegnare a fare la pizza; sarebbe interessante uno scambio di tradizioni culinarie.

Sarebbe bello poter utilizzare i prodotti coltivati da noi e a km0 per le ricette, potremmo riprovare ad avere un orto comune, certo bisogna impegnarsi per poter poi raccogliere i frutti, ma potrebbe essere un'occasione per iniziare a dedicarsi al bene del quartiere; potrebbe essere un simbolo di rinascita per il quartiere e funzionare da insegnamento.

FAMILY COMPOSITION 1978:



TODAY:
(code: T.2.1.3)



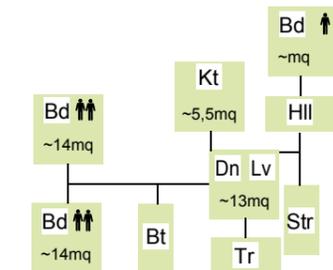
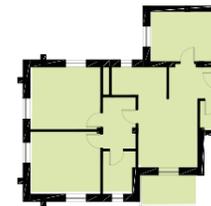
name: Ettore
age: 78 years old
nationality: Italian

signore patriottico, brontolone e diffidente



TOWER BUILDING tip. C

four room units with Kt & one Bt



1-2-3. Sono arrivato in questo alloggio nel '78 e posso ritenermi un abitante storico del quartiere; prima vivevamo a Villanova ma con la nascita della bambina la casa era diventata troppo stretta. Quando siamo arrivati la mia famiglia era composta da me, mia moglie, un figlio e la piccola, che ormai aveva 5 anni, e successivamente sono nati altri due figli.

L'alloggio assegnatoci da ALER era spazioso: io e mia moglie avevamo la nostra camera matrimoniale, mentre i miei figli avevano la loro cameretta personale che però presto hanno dovuto condividere con i fratelli: c'era la camera delle femmine e quella dei ragazzi. La sala pranzo, per fortuna abbastanza spaziosa, era l'unica stanza in cui potevamo ritrovarci per stare tutti insieme; la presenza di un solo bagno invece è sempre stato un po' un problema, soprattutto quando i figli dovevano prepararsi per andare a scuola.

1. IN CHE ANNO HA INIZIATO AD ABITARE NELL'ALLOGGIO DI VIA P. NUVOLONE? QUAL ERA LA SUA CONDIZIONE ABITATIVA PRECEDENTE? DOVE VIVEVA E CON CHI?

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4. COSA APPREZZAVA DEL QUARTIERE ALLORA? RICORDA QUALI SERVIZI OFFRIVA IL QUARTIERE?

5. QUALI ERANO, SE C'ERANO, I PROBLEMI DEL QUARTIERE?

4-5. Prima il quartiere mi piaceva molto, c'erano addirittura due bar: in uno si andava per vedere le partite mentre nell'altro per giocare a carte. L'atmosfera era serena ed eravamo tutti in buoni rapporti perché avevamo rispetto reciproco.

I problemi sono iniziati nel 2008 quando hanno iniziato ad arrivare gli immigrati: alcune sono bravissime persone e mie amiche, altri invece non vogliono integrarsi; spesso queste famiglie non rispettano gli orari e fanno rumore di notte.

6. CHI HA ABITATO INSIEME A LEI IN QUESTA CASA? COME È CAMBIATO IL NUCLEO FAMILIARE NEL CORSO DEL TEMPO? COME È COMPOSTO ORA?

6-7. Attualmente siamo rimasti a vivere nella casa solo io e mia moglie; i miei figli, una volta diventati grandi, hanno deciso di andare via dal quartiere. Se un tempo la casa era un po' stretta per ospitare 6 persone oggi risulta fin troppo grande e le due camere da letto dei ragazzi infatti sono inutilizzate.

7. LA CASA OGGI RISULTA ADEGUATA ALLE VOSTRE/SUE ESIGENZE?

8. QUALI SONO OGGI I VANTAGGI DEL VIVERE NEL QUARTIERE? QUALI SERVIZI OFFRE OGGI IL QUARTIERE?

9. IN PARTICOLARE, NEL QUARTIERE ESISTONO ATTIVITÀ ORGANIZZATE PER GLI ANZIANI E I BAMBINI?

10. QUALI SONO, SE CI SONO, I PROBLEMI DEL QUARTIERE OGGI?

8-9-10. Oggi il quartiere è un disastro, è maltenuto e trascurato; il problema principale è la popolazione straniera arrivata negli ultimi anni, non hanno rispetto per lo spazio pubblico ed ignorano le regole, spesso per puro dispetto. Un esempio ricorrente è quello di trovare la cicca sull'interruttore della luce così la luce non si spegne più e consuma per niente e poi quelli che pagano siamo noi; poi chi paga i danni siamo noi perché loro fanno credere ad Aler di non avere soldi.

Non è raro che alcuni condomini entrino nelle cantine altrui per rubare gli oggetti personali, i più frequenti sono i furti di biciclette ma rubano tutto quello che trovano: una volta è stato rubato addirittura un presepe. Anche i locali abbandonati al piano terra sono motivo di abuso: attualmente sono usati come magazzini e alcuni soggetti, per curiosità se dentro ci potrebbe essere qualcosa di interessante di cui appropriarsi, scassinano le serrature.

Nel quartiere non viene organizzata nessuna attività e se anche si provasse a proporre delle iniziative, fallirebbero dopo poco tempo, perché subirebbero sicuramente danni da parte delle persone che non hanno rispetto. Un tempo l'oratorio organizzava feste e giornate comunitarie ma ora il parroco si è stufato perché i problemi erano maggiori alle soddisfazioni; si è trovato anche costretto a ridurre gli orari di apertura del bar per evitare di subire troppi danni da parte dei ragazzi maleducati. Qualche anno fa hanno organizzato anche le feste dell'Unità ma ora non le fanno più perché alcuni dei residenti si sono lamentati della confusione e dei rumori. I mussulmani residenti in questo quartiere però ogni anno alla fine del Ramadam organizzano la loro festa. Sull'area dell'ex supermercato volevano costruire una moschea ma noi ci siamo battuti per non permetterlo e alla fine ci hanno ascoltato.

Il principale problema del quartiere è che non c'è collaborazione da parte degli stranieri e soprattutto le nuove generazioni di immigrati non hanno rispetto per gli abitanti storici del quartiere, ormai di una certa età; purtroppo si è creata questa rivalità tra italiani e stranieri, causata anche da una mancanza di comunicazione.

11-12-13. Non ho mai sentito parlare di convivenza e non la trovo un'idea interessante; penso che sia giusto avere la propria casa in cui vivere con la propria famiglia senza essere costretti a condividere gli spazi con persone estranee.

Immagino quanti problemi di privacy ci sarebbero in una situazione di convivenza: se io volessi stare nel soggiorno in tranquillità, senza nessun altro nei paraggi, forse non so se potrei permetterlo; inoltre non mi piacerebbe condividere il mio bagno con altre persone. Forse però prima di escludere a priori la coabitazione dovrei informarmi sui vantaggi che potrei ottenere, se dovessi ricredermi di certo non condividerei i miei spazi con persone provenienti da altre culture perché il dialogo e i problemi di comunicazione rimarrebbero molto più complicati e inoltre non è facile vivere con persone che hanno culture differenti da quella italiana

11. HA MAI SENTITO PARLARE DI PROGETTI BASATI SULLA CONDIVISIONE DI SPAZI DOMESTICI E/O ATTIVITÀ QUOTIDIANE? COSA NE PENSA?

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13. COSA PENSA CHE APPREZZEREBBE IN UNA SITUAZIONE DI CONDIVISIONE? COSA PENSA INVECE CHE SAREBBE DIFFICILE O POTREBBE CAUSARE PROBLEMI?

INTERVISTA 7



name: GIOVANNA
age: 81 years old
nationality: Italian

vedova che con gioia si è trasferita dalla figlia

FAMILY COMPOSITION 2000:

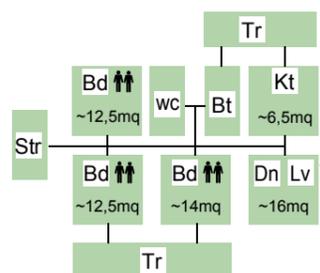
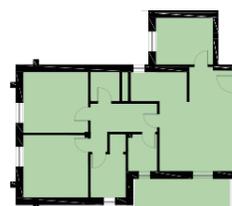


TODAY:
(code: L.7.1.20)



LINEAR BUILDIN tip. D

four room units with Kt & two Bt



1. IN CHE ANNO HA INIZIATO AD ABITARE NELL'ALLOGGIO DI VIA P. NUVOLONE? QUAL ERA LA SUA CONDIZIONE ABITATIVA PRECEDENTE? DOVE VIVEVA E CON CHI?

2. IN QUELL'ANNO COME ERA COMPOSTA LA SUA FAMIGLIA?

3. LA CASA ASSEGNATA ERA ADEGUATA ALLE ESIGENZE DELLA FAMIGLIA? LE STANZE ERANO ADATTE AD ACCOGLIERE I DIVERSI MOMENTI DI VITA FAMILIARE? C'ERA ABBASTANZA SPAZIO PER TUTTI? QUALI ERANO I PRINCIPALI PROBLEMI DELLA CONVIVENZA?

1-2-3. Abito al civico 7 di Via P. Nuvolone da solo 10 anni e mi sono trasferita qui da mia figlia quando sono rimasta vedova; ero così contenta quando mia figlia mi ha proposto di venire a vivere con lei, mi sentivo troppo sola per rimanere a vivere nella mia casa. Fortunatamente potevano permettersi di ospitarmi senza che creassi troppo disturbo; infatti, vivendo in tre in un quadrilocale, avevano una camera vuota da mettere a mia disposizione e anche dopo il mio arrivo sia mia figlia sia mia nipote hanno continuato ad avere la propria camera mentre io mi sono appropriata di quello che loro avevano adibito a studio, ma che sfruttavano poco. La sala da pranzo è spaziosa quindi non abbiamo problemi quando ci troviamo tutti a casa a mangiare, anzi quando capita per me è una gioia perchè ricordo i primi tempi dopo la morte di mia marito come erano tristi le cene in solitudine.

4-5. Prima del mio trasferimento sono passata dal Cambonino solo occasionalmente per venire a trovare mia figlia; per quanto mi ricordo mi sembrava un quartiere calmo e tranquillo, avevo avuto una bella impressione.

6-7. Mia figlia è arrivata al Cambonino negli anni 1998, dopo essere rimasta incinta; prima vivevano in 3 nell'appartamento ma purtroppo lei e il marito si sono separati e per qualche anno hanno vissuto solo in due in casa fino a quando mi sono trasferita qui io. Nonostante il mio arrivo, non abbiamo mai avuto problemi di organizzazione dal momento che ognuno ha la propria camera ed è libero di decidere dove stare se non vuole essere disturbato.

8-9-10. Oggi nel quartiere sono rimasti attivi pochi servizi, mia figlia si lamenta perché dice che quando lei si era trasferita il quartiere era più attrezzato. C'era il supermercato, la banca, il medico, la farmacia: questi servizi hanno chiuso dopo l'apertura del centro commerciale. Io non ho grandi difficoltà perché mia figlia, avendo la patente, non ha problemi ad andare a fare la spesa ma se dovesse riaprire un piccolo supermercato potrei essere un po' più indipendente e magari quando manca qualcosa in casa potrei andare io a fare la spesa.

Non penso ci siano attività organizzate per il quartiere, almeno che io sappia; a volte l'oratorio organizza qualche cena, sono momenti piacevoli, è una delle poche occasioni per stare in compagnia dal momento che non c'è nemmeno un bar accogliente all'interno del quartiere.

Mia nipote dice che sarebbe utile anche avere un campo per lo sport pubblico; nel quartiere sono già presenti due campi da calcio ma, essendo di proprietà privata, i ragazzi non hanno il permesso di utilizzarli.

11-12-13. Non ho mai sentito parlare di situazioni di co-abitazione, ma non mi sembrano troppo diverse da quella che stiamo vivendo al momento: siamo tre generazioni che condividono la stessa casa. Io personalmente mi sto trovando bene a condividere l'alloggio con mia figlia e mia nipote e penso che il segreto sia dare ad ogni persona il proprio spazio in cui poter stare da solo in tranquillità quando lo desidera; forse però noi ci stiamo trovando bene perché siamo famigliari e vivere con persone sconosciute potrebbe essere un po' diverso.

Apprezzerai anche avere una cucina e una sala pranzo comune, non mi piace mangiare in solitudine; se avessi più occasioni di instaurare amicizie con le altre persone nel quartiere potrei dipendere meno dalla compagnia di mia figlia e mia nipote. Sarebbe anche interessante poter avere delle sale attrezzate per organizzare attività di gruppo come ad esempio corsi di cucito per le donne o di falegnameria per gli uomini.

4. COSA APPREZZAVA DEL QUARTIERE ALLORA? RICORDA QUALI SERVIZI OFFRIVA IL QUARTIERE?

5. QUALI ERANO, SE C'ERANO, I PROBLEMI DEL QUARTIERE?

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7. LA CASA OGGI RISULTA ADEGUATA ALLE VOSTRE/SUE ESIGENZE?

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INTERVISTA 8



name: FATIMA
age: 75 years old
nationality: Maroccan

signora immigrata che per metà si sente italiana

FAMILY COMPOSITION 2000:

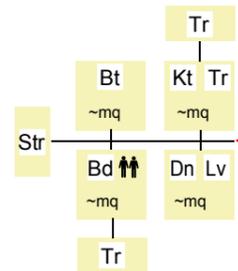
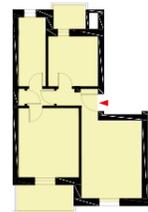


TODAY:
(code: L.9.1.26)



LINEAR BUILDING tip. A

two-room units with Kt



1. IN CHE ANNO HA INIZIATO AD ABITARE NELL'ALLOGGIO DI VIA P.NUVOLONE? QUAL ERA LA SUA CONDIZIONE ABITATIVA PRECEDENTE? DOVE VIVEVA E CON CHI?

2. IN QUELL'ANNO COME ERA COMPOSTA LA SUA FAMIGLIA?

3. LA CASA ASSEGNATA ERA ADEGUATA ALLE ESIGENZE DELLA FAMIGLIA? LE STANZE ERANO ADATTE AD ACCOGLIERE I DIVERSI MOMENTI DI VITA FAMILIARE? C'ERA ABBASTANZA SPAZIO PER TUTTI? QUALI ERANO I PRINCIPALI PROBLEMI DELLA CONVIVENZA?

1-2-3. Mi sono trasferita al Cambonino 20 anni fa, quando è morto mio marito; ho deciso di traslocare perché la casa era diventata troppo grande per me, mi è dispiaciuto molto doverla lasciare perché è la casa in cui ho vissuto per più di 20 anni con la mia famiglia infatti siamo arrivati in Italia quando i bambini erano ancora molto piccoli. Nonostante il dispiacere iniziale penso però di aver fatto la scelta giusta, mi trovo molto meglio nella nuova casa che mi è stata assegnata.

4-5. Ricordo che quando sono arrivata al Cambonino ero una delle poche persone a non essere italiana, ma non ho avuto troppi problemi ad integrarmi; gli altri abitanti non mi hanno mai considerata come straniera, io stessa mi sento per metà italiana: sono arrivata in Italia con mio marito quando ancora eravamo molto giovani, ormai è da 50 anni che vivo in Italia.

Quando sono arrivata all'interno del quartiere erano presenti anche molti servizi utili, che oggi purtroppo hanno chiuso. Per fortuna la chiesa è ancora presente, infatti nonostante la mia nazionalità sono di religione cristiana.

Non ricordo di aver mai avuto particolari problemi, solo un po' all'inizio gli abitanti che vivevano qui da più tempo erano un po' diffidenti nei miei confronti, penso fossero condizionati dai alcuni pregiudizi; sono però riuscita a dimostrare loro che nonostante il colore della mia pelle non sono troppo diversa da loro; adesso ho molte amicizie.

6-7. Sono arrivata in questa casa da sola, ma ora abito con mia figlia che per motivi di lavoro è dovuta tornare in Italia. Abbiamo aggiunto un divano-letto nel soggiorno così entrambe possiamo avere la nostra camera singola, non ho mai utilizzato molto questa stanza perché essendo da sola mangiavo sempre in cucina. Un bilocale per due persone potrebbe risultare un po' stretto ma la ospito molto volentieri.

8-9-10. Purtroppo oggi molti dei servizi presenti hanno chiuso e il quartiere è molto più trascurato. Ho notato anche che le altre famiglie straniere non riescono ad integrarsi con la popolazione storica del quartiere, si respira una certa rivalità tra italiani e non italiani, questa situazione mi rattrista. Un esempio evidente è che quando arrivano a giocare al parco i bambini delle famiglie immigrate le persone italiane sedute sulle panchine a chiacchiere decidono di andare via; un po' li comprendo perché questi bambini urlano e creano disordine apposta per disturbare, ma con questo approccio non si riuscirà mai a rompere le barriere che si sono create.

Una soluzione per poter interagire e creare momenti comunitari piacevoli potrebbe essere quella di organizzare feste etniche nel quartiere; sarebbe molto interessante dal momento che sono presenti 23 etnie diverse e sarebbe un'occasione per conoscersi ed imparare ad apprezzare culture, anche culinarie, diverse dalla nostra. Ricordo che un anno il Comune di Cremona aveva organizzato una festa simile ma poi c'erano state delle lamentele e l'anno dopo non è stato più organizzato nulla.

4. COSA APPREZZAVA DEL QUARTIERE ALLORA? RICORDA QUALI SERVIZI OFFRIVA IL QUARTIERE?

5. QUALI ERANO, SE C'ERANO, I PROBLEMI DEL QUARTIERE?

6. CHI HA ABITATO INSIEME A LEI IN QUESTA CASA? COME È CAMBIATO IL NUCLEO FAMILIARE NEL CORSO DEL TEMPO? COME È COMPOSTO ORA?

7. LA CASA OGGI RISULTA ADEGUATA ALLE VOSTRE/SUE ESIGENZE?

8. QUALI SONO OGGI I VANTAGGI DEL VIVERE NEL QUARTIERE? QUALI SERVIZI OFFRE OGGI IL QUARTIERE?

9. IN PARTICOLARE, NEL QUARTIERE ESISTONO ATTIVITÀ ORGANIZZATE PER GLI ANZIANI E I BAMBINI?

10. QUALI SONO, SE CI SONO, I PROBLEMI DEL QUARTIERE OGGI?

11. HA MAI SENTITO PARLARE DI PROGETTI BASATI SULLA CONDIVISIONE DI SPAZI DOMESTICI E/O ATTIVITÀ QUOTIDIANE? COSA NE PENSA?

12. CONSIDEREREBBE PER SE STESSO/A UN'IPOTESI DI CONDIVISIONE?

SE SÌ, QUALI ATTIVITÀ E QUALI SPAZI SAREBBE DISPOSTO/A A CONDIVIDERE? CON QUANTE PERSONE E DI QUALE ETÀ?

SE NO, SAPERE CHE CONDIVIDERE SPAZI ED ATTIVITÀ RIDUCE L'ISOLAMENTO E PORTA AD UN RISPARMIO ECONOMICO LE FAREBBE CAMBIARE IDEA?

13. COSA PENSA CHE APPREZZEREBBE IN UNA SITUAZIONE DI CONDIVISIONE? COSA PENSA INVECE CHE SAREBBE DIFFICILE O POTREBBE CAUSARE PROBLEMI?

11-12-13. Non ho mai sentito parlare di questi nuovi progetti di coabitazione, a questo proposito mi torna però alla memoria la casa della mia infanzia: vivevo in una vecchia cascina del mio paese, eravamo 5 famiglie, ognuna aveva la propria casa ma dividevamo gli spazi aperti, la cucina e la grande sala da pranzo.

Ricordo i momenti passati nell'aia a giocare con gli altri bambini mentre le nostre mamme preparavano da mangiare e i nostri papà erano nei campi, quando poi era il momento del pranzo lo consumavamo tutti insieme: d'inverno nella grande sala mentre d'estate sotto il portico; ora sono rare simili situazioni ma un tempo erano la normalità. Sinceramente non avevo mai pensato di poter sperimentare una nuova situazione di condivisione; mi piacerebbe molto, sarebbe come poter rivivere il clima di comunitario che ricordo con nostalgia.

Rimango solo un po' perplessa perché come ho già detto non percepisco confidenza tra gli abitanti del quartiere, inoltre le famiglie che vivevano con me nella cascina si conoscevano da diverse generazioni, in pratica eravamo una grande famiglia; in questo caso invece la convivenza sarebbe tra conoscenti se non persone totalmente sconosciute.

Riporto di seguito i racconti di informazione e alcune testimonianze a mio avviso interessanti come testimonianza dell'attività di raccolta sul campo che mi ha permesso di accedere ad alcune informazioni importanti, non altrimenti accessibili.

I had the opportunity to meet the following characters :

the town planner Michele deCrecchio, a charismatic figure in the cultural panorama of the city of Cremona, a curious intellectual with a vocation to engage in the political sphere for the good of the community, the architect Michele de Crecchio, in his capacity as Town Planning Councillor of the City of Cremona in various periods and during various five years in the left-wing substance, since 1975 in the council headed by the mayor Emilio Zanoni inspires the Planning Office throughout the planning period of the PEEP districts in general and the project of the Quarter n.4 Cambonino in particular.

the Neighbourhood President Committee who, living in the neighbourhood since the 1970s, preserves its historical memory; a very active person who is committed to redeeming the Cambonino and preventing the neighbourhood from falling into the category of those ERP housing contexts, generally located in the outskirts of the city, which record high degrees of social distress and disaffection of the resident population.

the Tutor of Condominio, a young girl, who was very kind and willing to tell me about her work experience in this neighbourhood. She explained to me that this service has been active at Cambonino since 2017 and that its task is to establish direct contact with the inhabitants in order to get to know in depth and constantly monitor some parts of the neighborhood and then act as a liaison with the institutions.

In data 08-07-2020, in data 09-07-2020 e in data 10-07-2020 ho avuto l'opportunità di approfittare della grande disponibilità dell'architetto Michele De Crecchio a tollerare una serie di preziosi colloqui telefonici aventi come oggetto il quartiere PEEP Cambonino a Cremona.

1. Buongiorno architetto De Crecchio, mi descriverebbe in sintesi il suo percorso di impegno politico e istituzionale?

Sono stato eletto, come "indipendente" nella lista del Partito Comunista Italiano, consigliere del Comune di Cremona in quattro tornate amministrative consecutive, dal 1975 al 1995.

Dal 1975 al 1980 ho retto l'assessorato all'urbanistica (giunta di sinistra PCI-PSI con sindaco Emilio Zanoni).

Dal 1980 al 1985 ho retto ancora l'assessorato all'urbanistica, giunta di sinistra moderata PCI-PSI-PSDI-PRI con sindaco Renzo Zaffanella e l'assessorato al traffico. Dalle mie competenze di assessore all'urbanistica erano però state tolte quelle relative al rilascio dei permessi edilizi e alla vigilanza edilizia.

Dal 1985 al 1990 sono stato semplice consigliere comunale, giunta di centro-sinistra spostata a destra PSI, PSDI, PRI, DC, ancora con sindaco Renzo Zaffanella.

Dal 1990 al 1995 ho retto l'assessorato ai lavori pubblici, giunta "anomala" PCI-DC con sindaco Alfeo Garini; la nostra fu, credo, l'unica giunta lombarda di un comune capoluogo di provincia che passò indenne da guai giudiziari attraverso gli anni difficili (dal 1992 in poi) caratterizzati dalle famose inchieste denominate "mani pulite"! Dal 1975 al 1995 feci, nello stesso comune, ininterrottamente, parte sia della Commissione Edilizia (composta da tecnici) che della Commissione Urbanistica (composta da politici).

Alla fine del mio quarto mandato amministrativo, decisi, senza imposizioni esterne, di abbandonare la mia attività politica. Erano infatti ormai maturate convinzioni politiche e amministrative che non mi sentivo più di condividere.

2. Le andrebbe di raccontarmi le vicende storiche e urbanistiche del quartiere Cambonino a Cremona?

Per inquadrare la nascita di questo insediamento nella realtà cremonese bisogna fare una piccola premessa relativa alla situazione urbanistica e sociale dell'Italia di quegli anni.

Negli anni '60 si assiste ad una migrazione di popolazione a livello nazionale, dal sud le famiglie migrano al nord e dalle campagne si spostano in città; questo fenomeno di proporzioni bibliche determina in tutte le città, e anche a Cremona, seppur in misura ridotta perché il nostro territorio ha sempre risentito in maniera rallentata dei fenomeni economici nazionali, una fame estrema di case che, non venendo risolta dall'iniziativa privata, doveva essere affrontata

dagli enti pubblici.

Lo Stato attraverso vari Istituti per la realizzazione di case per lavoratori era solito investire i fondi in quartieri immaginati in aree situate in posizioni decisamente periferiche e questo perché i terreni lontani dai centri urbani costavano considerevolmente di meno e i proprietari di tali terreni erano più favorevoli ed inclini alle alienazioni.

La maggior parte delle abitazioni popolari in affitto (e cioè della cosiddetta edilizia residenziale sovvenzionata) oggi gestite dall'ALER -ex IACP- risale agli anni settanta e ottanta. Prima di allora lo IACP cremonese costruiva soprattutto edilizia destinata alla proprietà (edilizia residenziale cosiddetta convenzionata ed edilizia libera).

Spesso i terreni interessati dai piani di costruzione erano completamente agricoli e pertanto semplici da edificare in quanto le uniche preesistenze in tali comparti erano le cascine, per le quali non si immaginava altro che una drastica demolizione.

Questa impostazione di politica per la casa determinava grossi problemi di emarginazione dei ceti popolari che abitavano questi quartieri; per rimediare a questa grave situazione e al disagio conseguente nel 1962 viene emanata la famosa Legge n.167 con la quale vengono istituiti i Piani di Zona per l'Edilizia Economica Popolare (PEEP): l'obbligo di redigere questi piani era di pertinenza dei Comuni Capoluogo di Provincia e la nuova legislazione permetteva ai Comuni stessi di individuare delle aree un po' più vicine al centro urbano per la realizzazione dei nuovi quartieri.

In questi anni, precisamente nel 1967, viene anche varata la Legge Urbanistica n.765, denominata anche Legge Ponte, come provvedimento transitorio che si sarebbe dovuto adottare in attesa di una legge più generale di riforma urbanistica; ma questo non accadde e la legge ha regolato l'urbanistica italiana negli anni successivi fino a giorni a noi vicini. La legge porta con se due decreti ministeriali attuativi: il primo, riferito ai rispetti stradali, introduce l'obbligo prima inesistente di tener le adeguate distanze da strade urbane; il secondo, più importante relativo agli standard urbanistici, obbliga a riservare, sia nei piani regolatori sia nei piani attuativi, ad uso pubblico per verde e servizi sociali determinate quantità di spazi in funzione del numero di abitanti previsti.

In molti Comuni italiani, e Cremona con il quartiere Cambonino non fa eccezione, accadde che i PEEP, nonostante fossero già approvati dal Ministero dei Lavori Pubblici di Roma, rimanessero inattuati. Forse il motivo di questi ritardi era l'assenza di una legge sugli espropri veramente efficace: infatti, ponendo in attuazione il piano il Comune si sarebbe trovato di fronte al rischio di dover riconoscere delle indennità molto gravose dal punto di vista economico alle proprietà. Nel 1971, ben 9 anni dopo l'approvazione della Legge n.167, finalmente l'Italia si dota di una legge sugli espropri efficiente, la Legge n.865 denominata Legge sulla Casa, che consente di entrare in possesso delle aree ad un prezzo non speculativo in modo da poter procedere molto più efficacemente con gli espropri; questa mossa determinò in molti Comuni il risveglio dei PEEP che giacevano da anni inattuati.

In quel periodo storico a livello nazionale grandi movimenti di opi-

nione e un importante sciopero generale nazionale avevano come argomento principale il problema della casa; lo Stato Italiano, sulla spinta della richiesta popolare di abitazioni e in applicazione della Legge n.865, inizia a finanziare le operazioni di costruzione e di esproprio dei terreni. Inoltre in questi anni viene istituita la GESCAL (Gestione Case Lavoratori), finanziata attraverso una ritenuta generalizzata su tutti gli stipendi dei lavoratori dipendenti: nelle casse dello stato si forma così un consistente patrimonio di soldi inutilizzati che cominciarono ad essere sbloccati a partire dal 1975; l'arrivo di questi imponenti finanziamenti e l'obbligo di realizzare le opere entro tempi stretti coglie impreparati i territori e le amministrazioni locali.

3. Queste Leggi Nazionali come impattano sulla realtà Cremonese?

Come precedentemente accennato a Cremona, nonostante la Legge sulla Casa fosse stata approvata nel 1971, il PEEP Cambonino rimane sostanzialmente inattuato, fino al 1975, probabilmente per questioni connesse ad un ritardo culturale e amministrativo.

In quello stesso anno si rinnova l'amministrazione comunale e la giunta da una posizione moderata passa a una di sinistra, più convinta e coraggiosa nel contrastare la speculazione edilizia.

Un ulteriore motivo determinante per l'attuazione del PEEP Cambonino fu che il Comune di Cremona realizzò il PEEP non tanto per volontà politica ma per adempiere ad un obbligo legislativo; fino a quel momento il locale Istituto Autonomo Case Popolari (oggi ALER) aveva operato con iniziative discutibili costruendo su aree non edificabili e ottenendo licenze in deroga. Prevedere la realizzazione dei nuovi quartieri anche all'interno di aree non edificabili ha come conseguenza la sottrazione di terreni destinati ad attività produttive per poterli trasformare in aree residenziali, instaurando così conflitti tra le nuove residenze e le attività limitrofe in essere o future. Questo comportamento, causa di grossi abusi dal punto di vista legislativo e normativo a scapito dei cittadini, è il motivo per cui tantissimi quartieri PEEP si trovano in aree industriali o in fascia protetta autostradale. Il 1975 è stato anche l'anno in cui mi hanno eletto Assessore all'Urbanistica del Comune di Cremona e mi è stato assegnato il compito di rivedere il Piano Regolatore della città perché, secondo le convinzioni della nuova amministrazione, era inidoneo: il primo compito amministrativo di cui mi sono occupato è stata l'attuazione dei PEEP nelle aree del Cambonino, dello Zaist, di Cavatigozzi, del quartiere Po, di Borgo Loreto, di S. Ambrogio. Nonostante ritenessi fosse meglio avviare i lavori partendo dall'area di via Zaist, si è deciso di indirizzare i primi finanziamenti dello Stato nell'area a nord dell'ITIS, appunto sulle aree del Cambonino, dove la precedente amministrazione aveva già collocato un piccolo intervento dello IACP.

Le aree più rilevanti previste nel PEEP approvato dal Comune di Cremona sono l'area del Cambonino, dove in quegli anni era in corso la realizzazione all'Istituto Tecnico Industriale Superiore, e l'area a sud di via Zaist.

L'area del quartiere Cambonino, nelle cronache di allora chiamato anche quartiere 167 con riferimento alla legge che ne ha permesso la realizzazione, riproduce purtroppo le condizioni di emarginazione sociale caratterizzanti i quartieri PEEP in generale.

4. Quindi il Cambonino fu il primo quartiere PEEP attuato a Cremona?

Esatto, il Cambonino fu proprio il primo quartiere PEEP attivato a Cremona; in quell'occasione si sperimentano per la prima volta le possibilità di esproprio concesse dalla Legge sulla Casa n.865 del 1971 e fu anche la prima volta in cui venne progettato un quartiere prevedendo al suo interno i relativi servizi ad integrazione delle residenze, rispettando gli standard urbanistici introdotti con la Legge Ponte n.865; in passato i servizi urbani, i servizi sociali, le scuole, il verde erano praticamente dimenticati durante la realizzazione di un nuovo insediamento.

Il precedente Piano Urbanistico per il quartiere Cambonino, redatto sotto l'amministrazione di centro-sinistra del sindaco Vernaschi, prevedeva una edificazione realizzata con tipologia a torri atte ad ospitare circa 8.000 abitanti; questo progetto, nonostante l'approvazione del Ministero, non è stato attuato per anni sia perché non erano presenti i finanziamenti sia perché gli espropri sarebbero risultati troppi costosi.

L'approvazione della Legge sulla Casa permise al Comune di Cremona di procedere con l'attuazione del piano; in questa occasione il Comune e lo IACP (oggi ALER) operano con discreto coordinamento seguendo le direttive del sottoscritto, a quel tempo nel ruolo di Assessore all'Urbanistica. Si decise di riprogettare il quartiere nel rispetto dei nuovi standard urbanistici e riducendo il numero di abitanti della metà, da 8.000 a circa 4.000 (oggi nel quartiere risiedono circa 2.500 persone) in modo da poter destinare parte del terreno così recuperato alla realizzazione del verde e prevedendo l'inserimento all'interno del quartiere di molti servizi quali campi da calcio, farmacia, supermercato ecc; successivamente negli anni a seguire l'amministrazione realizza una scuola materna e una scuola primaria.

Il Piano Urbanistico, ovvero la rete delle strade e la localizzazione dei servizi, è stato aggiornato dall'Ufficio Comunale, allora condotto dall'architetto Mino Galetti, mentre il gruppo di edifici residenziali è stato rapidamente riprogettato dall'ufficio tecnico dello IACP, condotto dall'architetto Ferruccio Benassi; a Cremona non si era mai realizzato un complesso così importante dal punto di vista dimensionale e soprattutto in tempi così celeri.

I tempi imposti dallo Stato per la costruzione del quartiere erano ristretti e se i lavori non fossero stati iniziati entro una determinata data i finanziamenti sarebbero stati dirottati in altri Comuni; originariamente la legge prevedeva per i Comuni 10 anni di tempo per la realizzazione delle opere, ma poi questi termini furono prolungati. Per questo motivo i lavori di riprogettazione furono iniziati subito, sia in Comune con l'obiettivo di rivedere tutto il piano del quartiere, ormai irregolare dal punto di vista delle disposizioni urbanistiche, sia

allo IACP (Istituto Autonomo Case Popolari) con il fine di progettare gli edifici. Il Piano venne attuato rispettando i tempi e con inconsueta rapidità per il Comune di Cremona: l'intervento edilizio, la realizzazione e le prime sistemazioni dei servizi vennero realizzate in poco più di un paio di anni, tra il 1975 e il 1978; gli edifici residenziali e le strade hanno visto la conclusione delle opere in simultanea, mentre gli edifici a destinazione sociale sono stati terminati successivamente, poiché necessitavano di finanziamenti ancora da reperire.

Se da un lato la condizione del rispetto di tempi ridottissimi è stata positiva perché ha evitato di perdersi in lungaggini, dall'altra ha costretto a fare troppo rapidamente alcune importanti operazioni che avrebbero richiesto tempi più lunghi relativamente alla maturazione delle scelte, con il grande rischio di fare errori.

5. Quali sono stati secondo lei appunto gli errori che si sarebbero potuti evitare?

In primis la localizzazione: il quartiere ha come difetto di nascita il fatto di essere circondato da strade extraurbane importanti molto trafficate. La localizzazione esterna alla tangenziale urbana, effettuata nei primi anni '60 sotto l'amministrazione del sindaco Vernaschi con Assessore all'Urbanistica il professor Coppetti, pesa molto sul quartiere che si ritrova emarginato rispetto al contesto urbano consolidato; questo difetto di accessibilità è stato solo in parte mitigato dalla realizzazione di due sottopassi di cui uno ciclopedonale (poco sicuro) e uno automobilistico. Solo recentemente è stata realizzata una connessione diretta e a raso con la grande rotonda al servizio del nuovo centro commerciale.

Inoltre mi rattrista molto che verso la Castellonese, un'arteria dal carattere fortemente commerciale, il quartiere sia circondato da capannoncini, fabbrichette, rappresentanze di automobili che si sono insediate in quella che sarebbe dovuta essere la fascia a verde piantumata di contorno al quartiere con lo scopo di proteggerlo dall'inquinamento acustico e ambientale della strada.

Al centro del quartiere, in piazza Aldo Moro, si trova la chiesa, contraddistinta da uno stile architettonico moderno e il centro parrocchiale. Il porticato che circonda la piazza accoglie i servizi comunitari e i negozi: la maggior parte di questi locali oggi però è abbandonata poiché le piccole attività commerciali presenti all'interno del quartiere hanno chiuso a causa dell'apertura, poco dopo l'anno 2000, del contiguo Centro Commerciale IperCoop, e ciò a scapito dei cittadini, in particolar modo degli anziani, i quali sono costretti ad allontanarsi dal proprio quartiere anche solo semplicemente per fare la spesa.

L'insediamento dell'Ipercoop aveva destato a suo tempo tantissime critiche e io stesso in articoli sulla stampa locale suggerivo di non costruire il centro commerciale nei pressi del quartiere Cambonino per evitare la morte dei servizi interni al quartiere, facendo riferimento e citando la legge urbanistica inglese che proibisce la realizzazione di nuovi centri commerciali a ridosso di quartieri esistenti già dotati di servizi interni.

6. E quali gli elementi innovativi introdotti con il progetto del quartiere Cambonino?

Esclusi i difetti derivati dalla localizzazione secondo me il quartiere è una giusta miscela di tipologie diverse che ospitano livelli e gruppi sociali diversi ed è caratterizzato da un raro equilibrio tra verde e spazi costruiti, appunto raro da trovare in altri quartieri della città. Il Cambonino è un quartiere articolato per livelli e categorie sociali e questa distinzione è evidente anche a livello tipologico-architettonico: ci sono le villette unifamiliari con giardino di proprietà di persone di un certo ceto sociale e poi ci sono le case ERP di proprietà Aler per le famiglie con fragilità sociali.

Considero il quartiere Cambonino un esperimento riformatore sia per il finanziamento statale importante, sia per le modalità di acquisizione dei terreni tramite l'esproprio; ritengo poi soprattutto innovativo il progetto del quartiere anche per l'obbligo di prevedere una congrua dotazione di aree destinate a standard urbanistici e servizi. Le costruzioni oggi risultano immerse nel verde e la dotazione di aree aperte per il gioco e lo svago appare in effetti al di sopra della quota abituale in altri quartieri.

Personalmente sono molto orgoglioso del quartiere e del risultato raggiunto, nonostante le molte critiche indirizzate al quartiere Cambonino negli anni; ritengo che taluni commenti negativi siano stati più di orientamento politico che di carattere urbanistico-architettonico; su tutti un titolo comparso sulla stampa locale che riportava: "COMPAGNI, VI PIACE IL DE CRECCHIONE?". In particolare la parte conservatrice della DC sosteneva, erroneamente, che gli edifici fossero stati costruiti così alti e dimensionalmente importanti con l'obiettivo di ingabbiare le persone, come negli alveari-case di stampo sovietico.

La dotazione dei servizi nel quartiere è molto più che sufficiente: sono presenti un asilo, una scuola elementare, un istituto tecnico superiore e il Museo della Civiltà Contadina collocato all'interno della cascina preesistente alla costruzione del quartiere, sul terreno agricolo utilizzato per la realizzazione del PEEP;

grazie ad una mia intuizione la cascina venne preservata: infatti solitamente in interventi analoghi anche in realtà cittadine diverse, per le strutture agricole veniva prevista la demolizione; avendo innata consapevolezza del valore degli organismi storici e percependo la nuova filosofia di conservazione e restauro che in quegli anni si stava diffondendo tra gli addetti ai lavori, architetti, urbanisti e nell'opinione pubblica in generale, si è immaginato di valorizzare la costruzione agricola. La preesistenza viene riconosciuta come un'importante testimonianza della storia del territorio e considerata quale elemento che, se ben riutilizzato, può arricchire il paesaggio urbano e per questo viene considerato con maggiore attenzione. All'interno della struttura agricola viene allestito il Museo della Civiltà Contadina e l'esposizione di oggetti agricoli connessi alle lavorazioni contadine diviene richiamo per l'intera cittadinanza cremonese.

CHIACCHIERATA CON IL PRESIDENTE COMITATO DI QUARTIERE CROCI

Vivo nel quartiere dal 1980, anno in cui sono finiti i lavori e sono stato membro del Comitato per 4 anni per poi diventarne il presidente; posso quindi affermare di aver vissuto fin dall'inizio tutta la sua storia. Secondo me il Cambonino, con il passare degli anni, ha subito un drastico cambiamento, purtroppo negativo; è come se il Comune si fosse dimenticato di noi, siamo stati abbandonati a noi stessi.

L'evento determinante risale agli anni '80 quando è stato ucciso un signore; voglio precisare che l'assassino non era un abitante del quartiere, ma da questo evento il Cambonino ha iniziato ad essere riconosciuto come "il Bronks". Un altro evento spiacevole è stato l'incendio esploso 9 anni fa in una casa delle tre torri, era stato causato dall'utilizzo di una stufa a kerosene, non più a norma; ricordo che l'incendio è stato spento da uno degli abitanti che di professione era pompiere perché la terrazza, essendo sopraelevata, era irraggiungibile dai camion venuti in soccorso. Anni fa, sempre nel complesso delle tre torri, è caduto un bambino giù dal balcone e successivamente è stato constatato che i parapetti non sono a norma perché troppo bassi. A questi spiacevoli incidenti si aggiungono anche problemi tecnici, come l'allagamento dei garage e il blocco degli ascensori, dovuti alla poca efficienza da parte di Aler nella gestione delle sue proprietà.

Questa serie di sfortunati eventi ha creato una cattiva reputazione intorno al Cambonino; molti degli abitanti hanno iniziato a considerare il quartiere poco sicuro e chi poteva permetterselo ha deciso di trasferirsi altrove; nel quartiere sono quindi rimaste a vivere le famiglie più povere appartenenti a fasce di popolazione svantaggiata, molte di queste sono straniere.

Nel 2008, a causa dell'apertura del centro commerciale Ipercoop, la situazione del quartiere è peggiorata ed è aumentata la povertà; infatti molti dei servizi come la banca, la farmacia, l'ambulatorio medico di famiglia, i due bar, il supermercato hanno chiuso perché già previsti all'interno del poco distante centro commerciale; oggi sono rimasti attive solo poche attività commerciali tra cui il tabacchino, l'edicola, un bar, l'oratorio, il medico/dentista e un veterinario. Un servizio che invece sarebbe molto utile e che non è mai stato presente al Cambonino è la Posta: la presenza di questi uffici all'interno del quartiere sarebbe molto comoda agli anziani per il ritiro della pensione; inoltre questo servizio è assente anche all'interno del centro commerciale, motivo in più per poterlo inserire nel quartiere.

La fama negativa del quartiere cresce sempre più anche a causa dei continui articoli di lamentele pubblicati sul giornale provinciale; il giornale per noi è un arma a doppio taglio: da una parte è necessario pubblicare articoli sul giornale poiché è l'unico modo per far intervenire il Comune a sistemare la situazione ma dall'altra parte in questo modo si alimenta la cattiva reputazione del Cambonino che continuerà ad essere considerato il quartiere più problematico della città. Per quanto riguarda alcuni problemi, ad esempio quello dell'immondizia o il taglio dell'erba o le porte e le lampadine rotte negli ingressi dei palazzi, abbiamo provato a prendere l'iniziativa per cercare di preservare l'immagine del quartiere rendendolo

meno trascurato ma siamo stati rimproverati dal Comune perché non abbiamo rispettato l'iter burocratico. Ci tengo a precisare che non sono razzista, però penso che il degrado in cui viviamo oggi sia causato anche dalla popolazione che abita il quartiere. Ricordo che 40 anni fa abitavano nel quartiere solo italiani a quel tempo il clima era tranquillo, riuscivamo a tenere il quartiere pulito ed ordinato e i pochi stranieri presenti si erano integrati bene. Solo successivamente, quando hanno iniziato ad arrivare troppi stranieri e le famiglie italiane hanno deciso di trasferirsi altrove, sono iniziati i problemi.

Sono soprattutto gli stranieri che non collaborano per mantenere l'ordine pubblico e non osservano molte delle regole, anche i bambini sono irrispettosi soprattutto nei confronti dei più anziani. Le discussioni più ricorrenti, spesso ma non solo causate da difficoltà di comunicazione, sono riguardo la raccolta indifferenziata fatta in modo sbagliato, confusione e disordine nelle ore notturne e le macchine parcheggiate davanti ai garage che bloccano l'uscita. Quest'ultima situazione, in particolare, è causata da una gestione sbagliata da parte di Aler dei locali automobili: le persone che da contratto pagano un affitto irrisorio, non potendo permettersi di pagare la quota intera, non hanno certo la possibilità di permettersi il garage; la conseguenza sono molti garage sfitti e allo stesso tempo parcheggi auto pubblici insufficienti.

Mi ricordo che qualche anno fa, quando ero presidente del comitato, la comunità mussulmana del quartiere si era rivolta a me perché desiderava trasformare l'area verde del quartiere in un campo da calcio; io mi sono impegnato a capire quali fossero le procedure e li ho messi in contatto con il comune di Cremona ma loro, quando hanno scoperto che avrebbero dovuto compilare diversi moduli burocratici e quindi impegnarsi in prima persona affinché il loro desiderio venisse realizzato, si sono tirati indietro e nessuno ha più fatto niente.

Negli anni abbiamo anche provato ad organizzare feste gastronomiche, come quelle che realizzano in centro città, penso che potrebbe essere un'occasione per conoscere tutte le 23 etnie che abitano il quartiere e cercare di instaurare relazioni tra i residenti ma per un problema economico non sono mai state realizzate: non troviamo chi è disposto a sponsorizzare questa iniziativa, noi del comitato non abbiamo soldi nostri da poter investire. Un'alternativa simile sarebbe l'allestimento di un mercato durante un giorno della settimana; questa opzione sarebbe più fattibile perché non serve trovare investimenti, è sufficiente trovare gli ambulanti disposti ad allestire le proprie bancarelle.

Sarebbe bello avere anche una sala multifunzionale per organizzare attività dedicate a tutte le fasce di età e cercare di coinvolgere i residenti ad avere una vita attiva nel loro contesto abitativo ed evitare la nascita di un circolo vizioso fra bassa qualità dell'ambiente fisico e sociale e la conseguente insoddisfazione da parte di residenti per il loro quartiere. Temo però che solo poche persone si impegnerebbero per farla funzionare, le persone fanno solo lamentarsi ma poi non sono propositive per migliorare la situazione. Succede così anche alle elezioni per il presidente del Comitato di Quartiere, non si candida mai nessuno; io ormai sono stanco, è da 4 anni che

INCONTRO CON TUTOR DI CONDOMINIO MARA

cerco di risolvere i problemi del quartiere senza vedere risultati, alle prossime elezioni non mi candido più.

Ho paura che il Cambonino venga dimenticato e peggio lasciato in mano ai cittadini stranieri che, per esperienza personale, non ritengo essere in grado di gestire il quartiere; anche se questo sarebbe il loro obiettivo come dimostrano le frasi irrispettose dei bambini stranieri, ci sono pochissimi bambini italiani, urlate con rancore immotivato contro gli anziani, quasi tutti italiani, che vivono da anni nel quartiere: "VEDRETE: DOMANI SAREMO NOI I PADRONI DEL QUARTIERE".

Per risolvere queste situazioni di rivalità il Comune ha pensato introdurre al Cambonino la figura del tutor di condominio, operatore incaricato di seguire chi abita nelle case popolari nell'ottica di favorire la convivenza e prevenire i problemi. Spero che questa decisione aiuti ad instaurare relazioni all'interno della comunità e migliorare l'atmosfera negativa che si respira attualmente.

La mia figura è rivolta a risolvere le situazioni di maggior disagio sociale e gli abitanti si rivolgono a me per segnalare situazioni anomale, le più semplici vengono risolte mentre quelle più complicate vengono segnalate agli assistenti sociali. L'obiettivo è quello di rafforzare il senso di appartenenza al quartiere coinvolgendo tutte le realtà presenti nella zona in un percorso attivo e partecipato di cura dello spazio di vita quotidiano.

Il mio compito consiste nell'ascoltare i problemi dei singoli abitanti cercando di trovare insieme a loro una soluzione e, quando necessario, metterli in contatto con le istituzioni; inoltre cerco di accompagnarli quotidianamente in un percorso di crescita affinché imparino ad autogestire la propria vita: dal pagamento delle bollette, all'iscrizione all'anno scolastico dei figli.

Ho iniziato a lavorare al Cambonino 4 anni fa, lo studio in cui ci troviamo adesso ci è stato assegnato in modalità provvisoria e lo condividiamo con il Comitato di Quartiere; abbiamo avanzato la richiesta di poter spostare la nostra sede al piano terra delle tre torri all'interno di uno dei locali che, originariamente destinati ad attività svago e ricreativo e che oggi risultano abbandonati. In questo modo sarebbe più facile controllare le dinamiche sociali che si instaurano all'interno dei condomini Aler; inoltre sarebbe un espediente per riuscire a monitorare la situazione più da vicino e controllare i residenti più indisciplinati cercando di fargli rispettare le regole.

Una tra le zone più critiche e difficile da sorvegliare all'interno del quartiere è proprio il piano interrato di queste tre torri che ospita i garage e le cantine, questi locali sono connessi tra loro da tunnel labirintici che ben si prestano a nascondere situazioni non legali come lo spaccio o il consumo di sostanze stupefacenti; purtroppo capita anche che le persone sfrattate si ritrovino a dormire nelle cantine. Più di una volta è successo anche che all'interno di questi tunnel i bambini si divertono a svuotare gli estintori, questo gioco risulta pericoloso per i bambini stessi e irrispettoso nei confronti dei condomini che devono provvedere a pagare i costi di sostituzione.

Nei pressi di questi condomini è anche presente il giardino pubblico con un campetto da calcio per i ragazzi e una zona giochi per i bambini più piccoli; se la nostra sede si trovasse in questa zona potremmo vigilare meglio queste aree pubbliche, spesso luogo di diatribe e litigi tra ragazzi e non raramente tra ragazzi stranieri e anziani italiani.

Abbiamo già fatto domanda ad Aler ma per ora questo trasferimento non è possibile perché i locali non sono agibili. Un'altra idea per poter riutilizzare uno dei tanti locali sfitti è l'apertura di uno sportello Arci, associazione con la quale potremmo collaborare per riqualificare il quartiere.

Per quanto riguarda la popolazione la maggior parte dei bambini e ragazzi sono stranieri mentre gli over 65 sono per la maggioranza italiana; tra queste due categorie, la cui distanza culturale è molto elevata, si generano spesso situazioni di rivalità. Gli anziani si sentono in qualche modo minacciati e alcuni episodi effettivamente confermano questo loro timore, si lamentano di vivere male all'interno del quartiere ma non vogliono spostarsi perché sono legati alla propria casa e alle proprie abitudini. È esemplificativa la storia di questo anziano che, nonostante viva in una casa non più adatta ad ospitarlo, non è disposto a cambiarla; l'unico trasferimento che sarebbe disposto a fare è traslocare nell'alloggio a fianco perché ci abitava una sua amica.

5.7 WHO WILL LIVE WHERE

The detailed mapping allows to make a specific work to solve in the best way the situations considering their specificity; the main idea of this work is to make minimum interventions, moving the families living in critical conditions in housing more suitable to meet their characteristics to optimize the current housing reality. After the analysis of the criticality we proceed to move the families first selecting the families suitable to live in the Co-Living then reallocating the other families in apartments left free. If the project generates new space availability would be an interesting operation because it means that the investment made in reorganizing the apartments generates new spaces.

RELOCATION STRATEGIES IN FREE APARTMENTS

- in general, families are not moved if there are no criticalities
- if it is necessary to move a family unit, this occurs if possible within the same building
- vacant housing is enhanced, which is a potential resource
- the assignments are reorganized by giving each family suitable spaces:

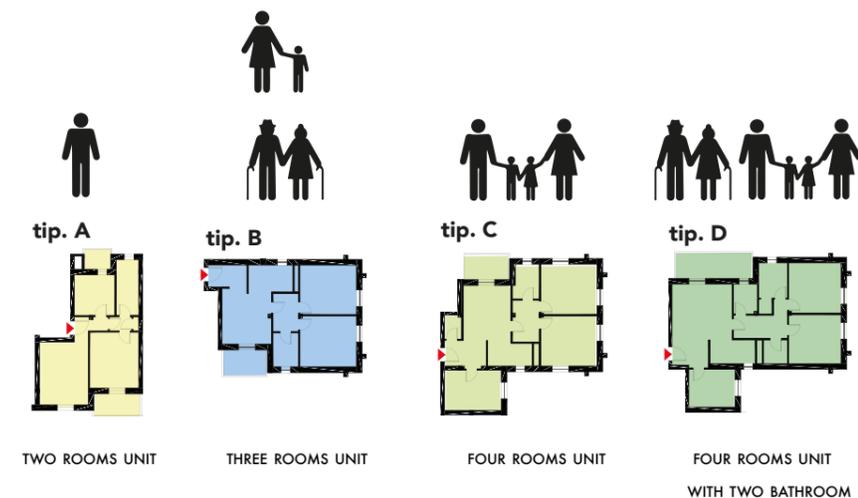
big families are transferred to four-room apartments with 2 bathrooms

the units made up of two people are transferred to three-room apartments

Nuclei composed of two people to which one or more people are added are transferred to four-room apartments, if possible with two bathrooms

the single Nuclei move into two-room apartments

REALLOCATIONS STRATEGIES



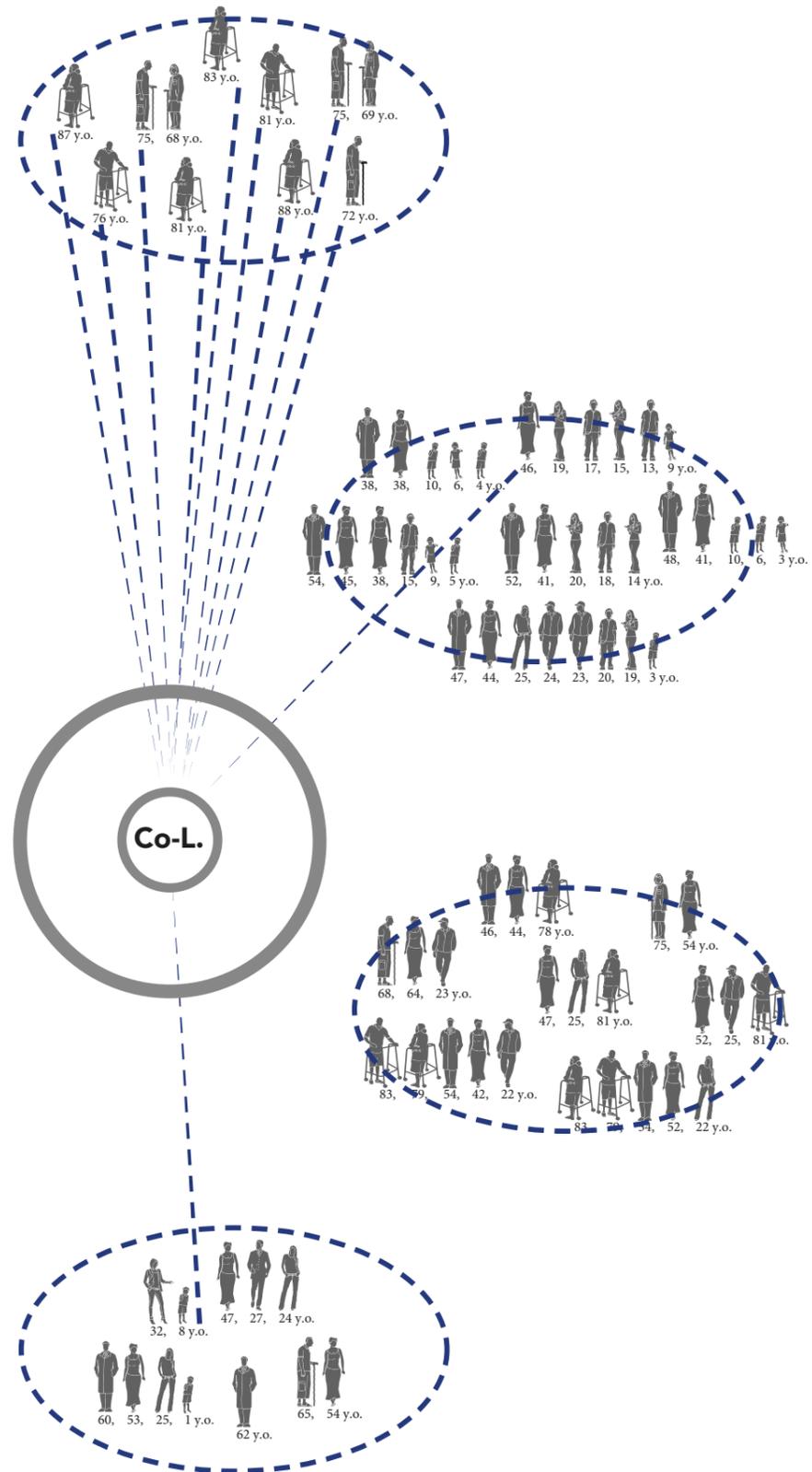
CO-LIVING ASSIGNMENTS STRATEGIES

- we think about the issue of coexistence considering above all the profiles and composition of families to understand which sets of Nuclei to include in the Co-living Clusters, avoiding the "ghetto Senior"
- the coexistence within a Co-Living between Children from 0 to 10 years and Senior is considered precious and to achieve the goal of transgenerational living, Aggregation between Senior Nuclei and Nuclei are carried out with the presence of at least one child, who belongs to a Nucleus in difficulty: Family with single parent or Host family with a Senior
- habitable volumes are recovered with the reuse of ground floor rooms in the past used for services and now unused or with the creation of new volumes using the pilotis ground floors or the garden space. The public green is reorganized, destining it to vegetable gardens or gardens belonging to the Co-Living.
- the allocation of ground floor or first floor accommodation to the Senior category is preferred, in buildings without a lift. In any case, even in buildings with elevators, the choice of creating Co-Living spaces on the first floor is confirmed to favor the relationship of the Senior Nuclei with the space of the street and greenery

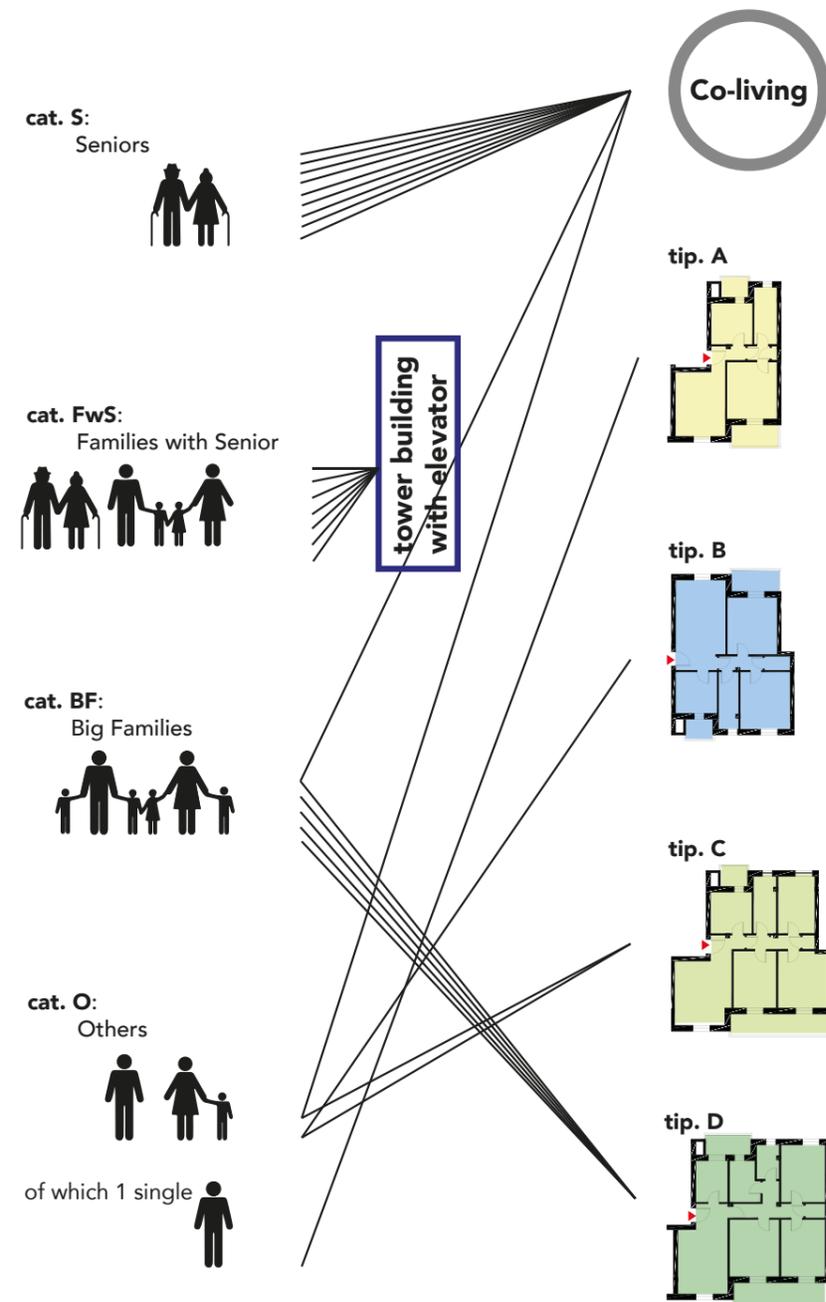
The redesign of the project concerns only the flats on the ground and first floor of the building in line for families who will live in Co-Living: through the redesign and the generation of continuity between Units, the Aggregations are carried out promoting intergenerational living, specifically the units planned are those for the Elderly Unit, the Caregiver Unit and the Single Mother Unit with children. Each of these units will be designed with different characteristics and dimensions in order to best meet the needs of their respective inhabitants.

The tower buildings, on the other hand, have been used as a resource for housing profiles as these buildings are very large containers of inhabitants.

5.7.1 FUTURE COLIVERS OF LINEAR BUILDING

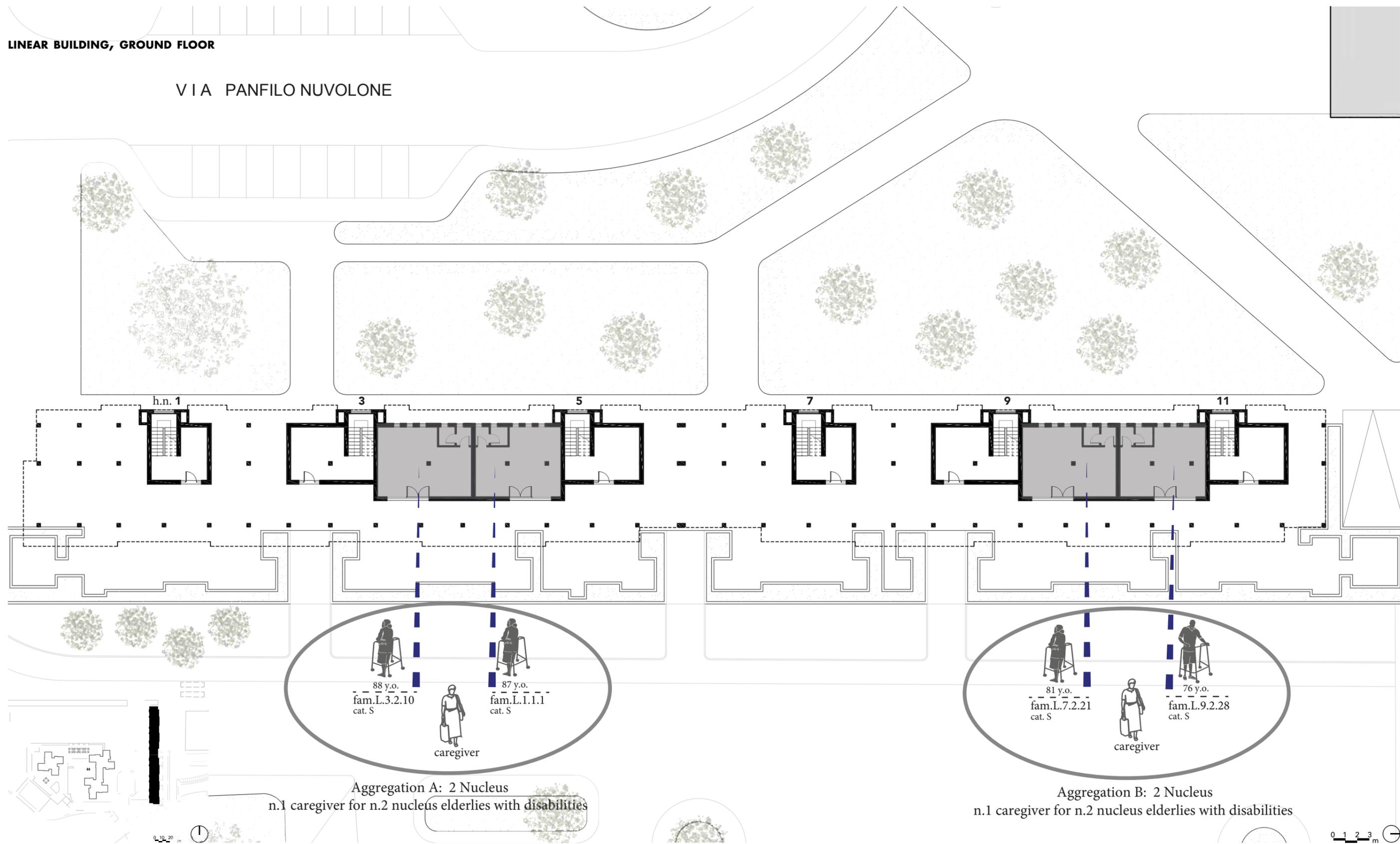


REALLOCATIONS



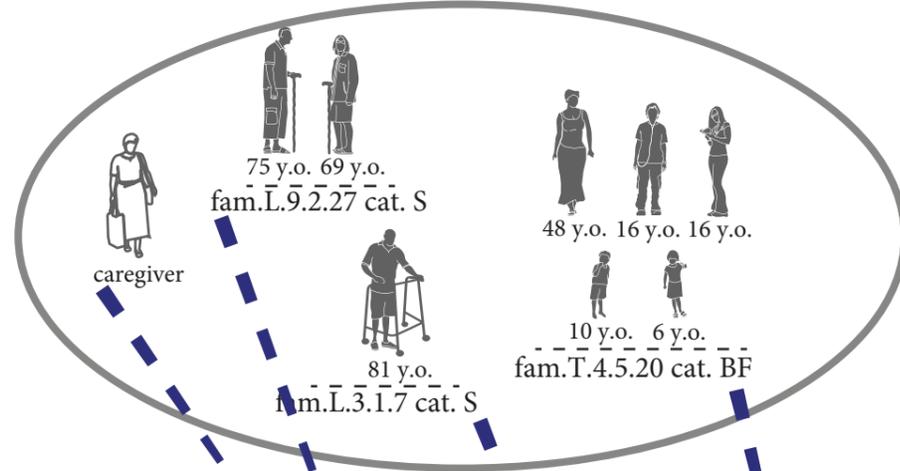
LINEAR BUILDING, GROUND FLOOR

VIA PANFILO NUVOLONE

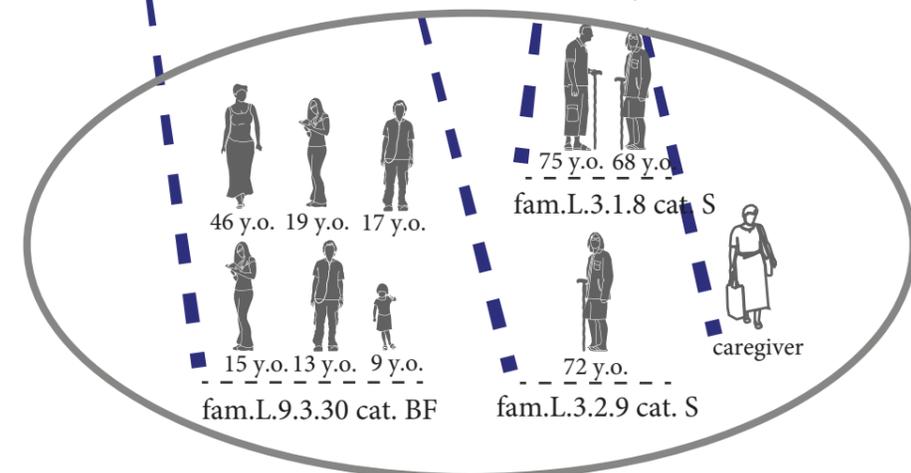
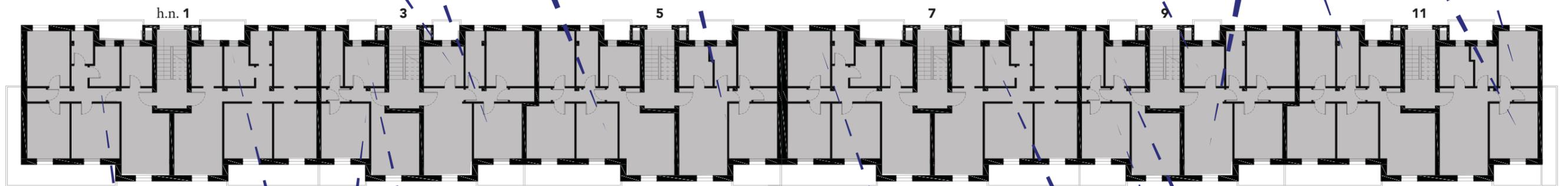
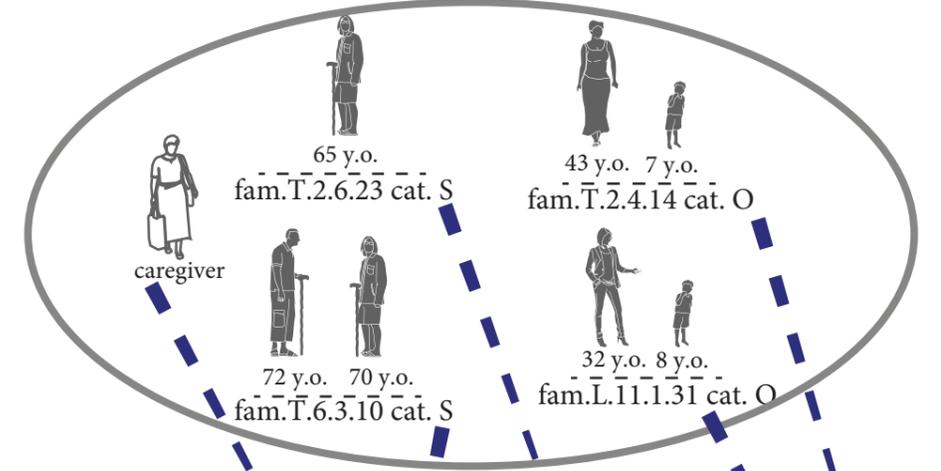


LINEAR BUILDING, FIRST FLOOR

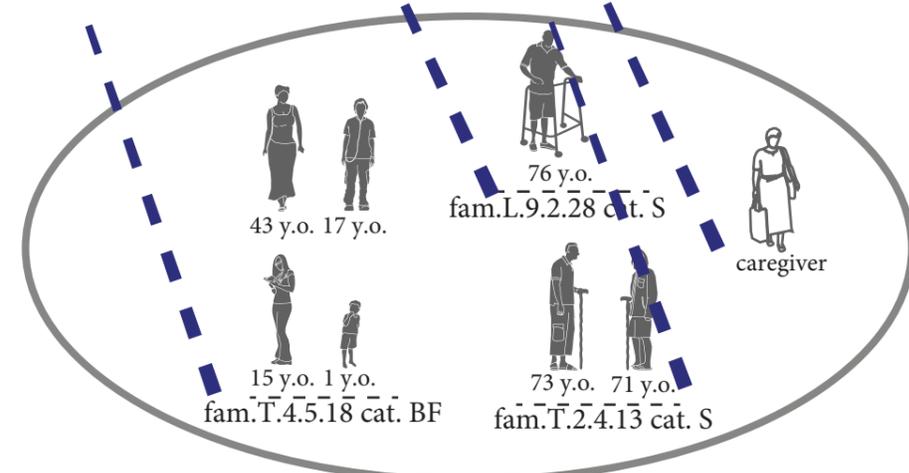
Aggregation D: 4 Nucleus
n.1 caregiver for n.2 nucleus elderlies+1 nucleus single parent with childrens



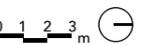
Aggregation F: 4 Nucleus
n.1 caregiver for n.2 nucleus elderlies+ 1 nucleus single parent with childrens



Aggregation C: 4 Nucleus
n.1 caregiver for n.2 nucleus elderlies+ n.1 nucleus single parent with childrens

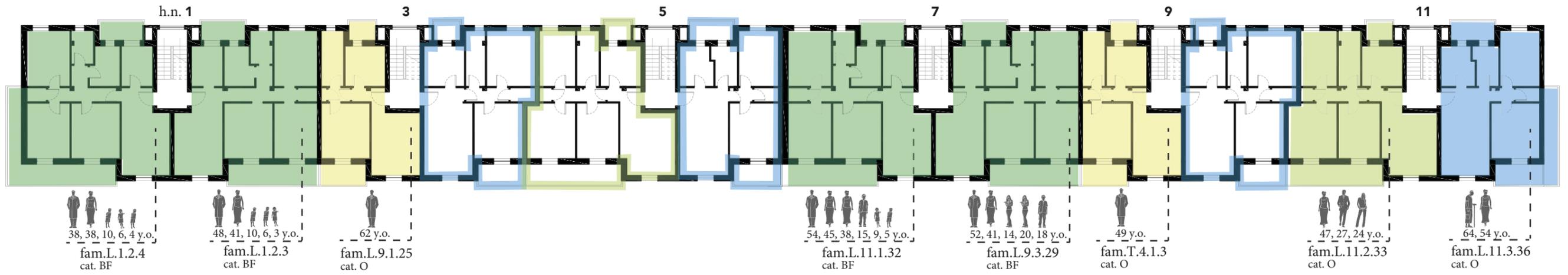


Aggregation E: 5 Nucleus
n.1 caregiver for n.2 nucleus elderlies+ n.2 nucleus single parent with childrens

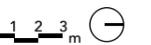


REALLOCATION OF FAMILIES NUCLEUS

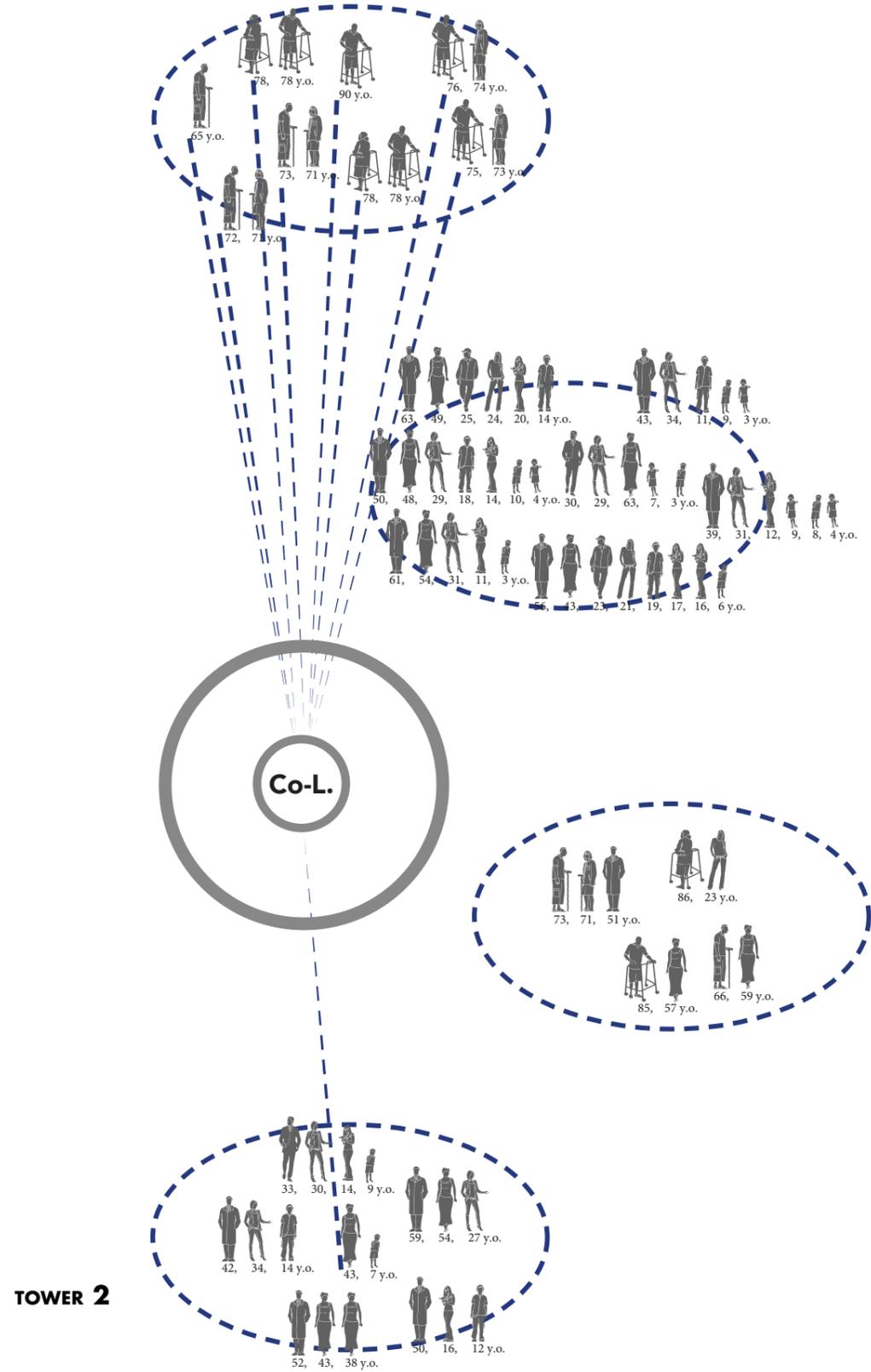
SECOND FLOOR



THIRD FLOOR



5.7.2 FUTURE COLIVERS OF TOWER BUILDING



REALLOCATIONS

cat. S:
Seniors



fam.T.4.4.15

cat. FwS:
Families with Senior



fam.L.9.1.26

cat. BF:
Big Families



fam.L.1.1.2
fam.L.7.2.22
fam.L.5.1.14
fam.L.7.1.20

cat. O:
Others

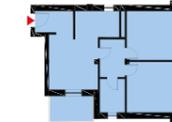


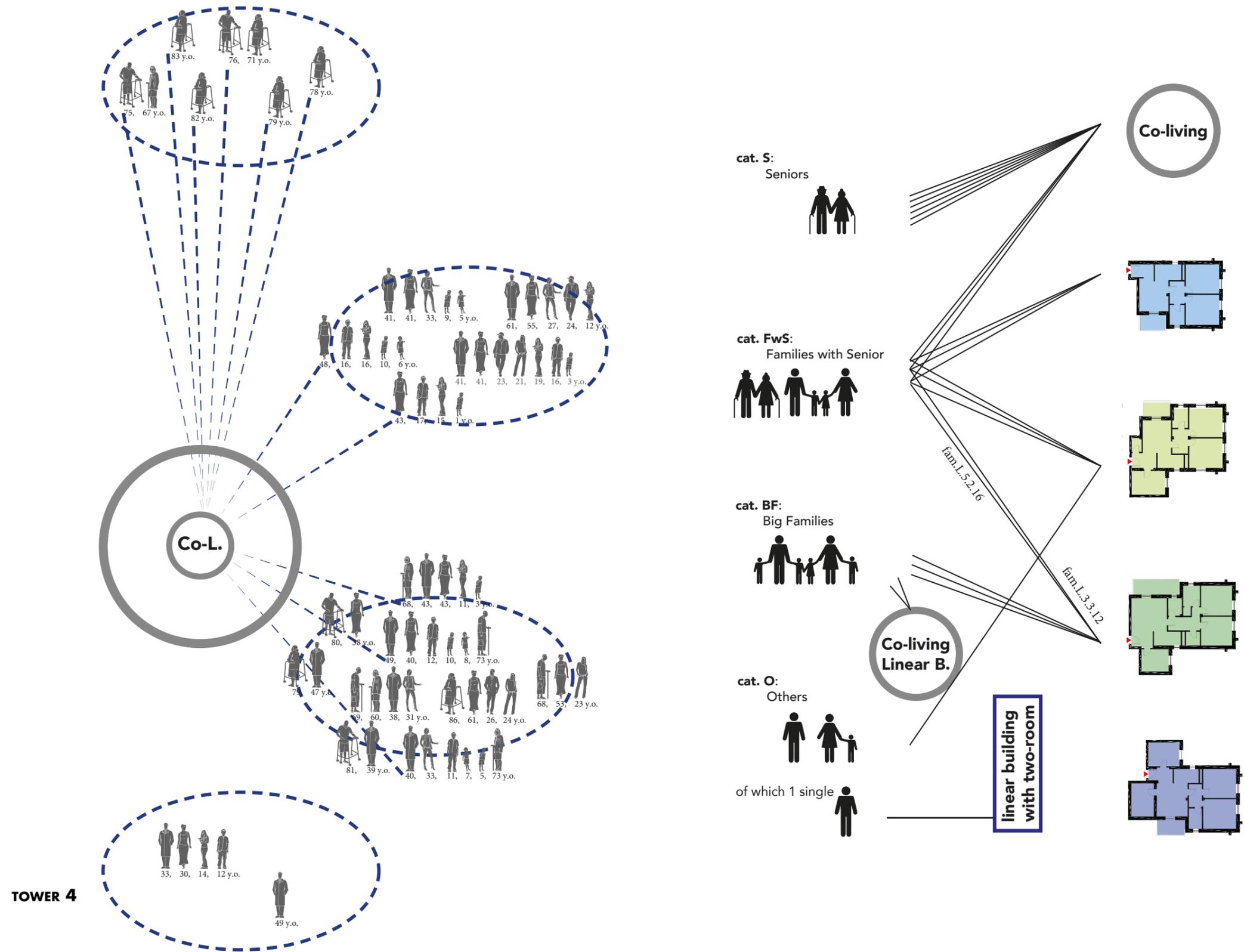
of which 1 single

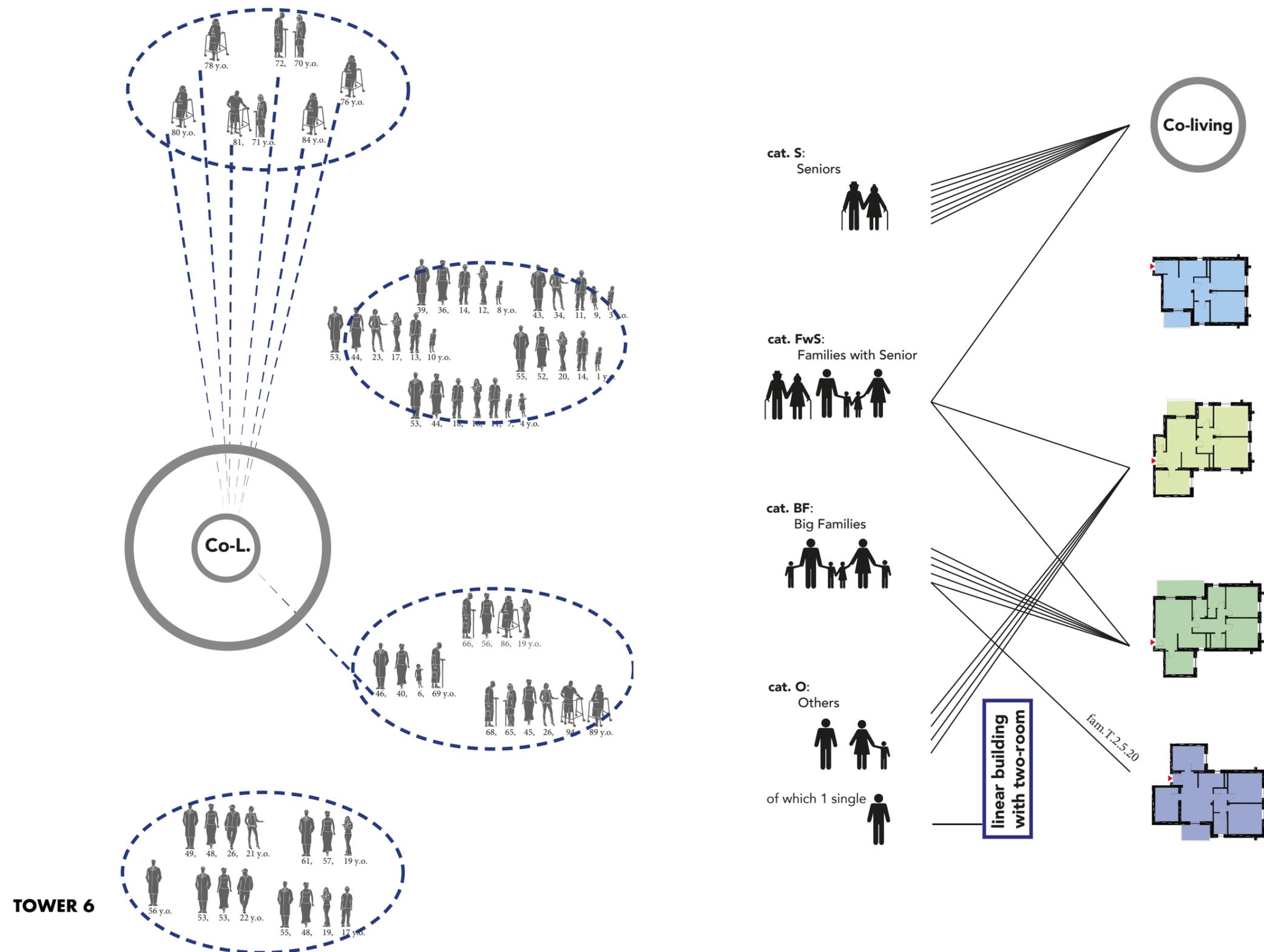


Co-living

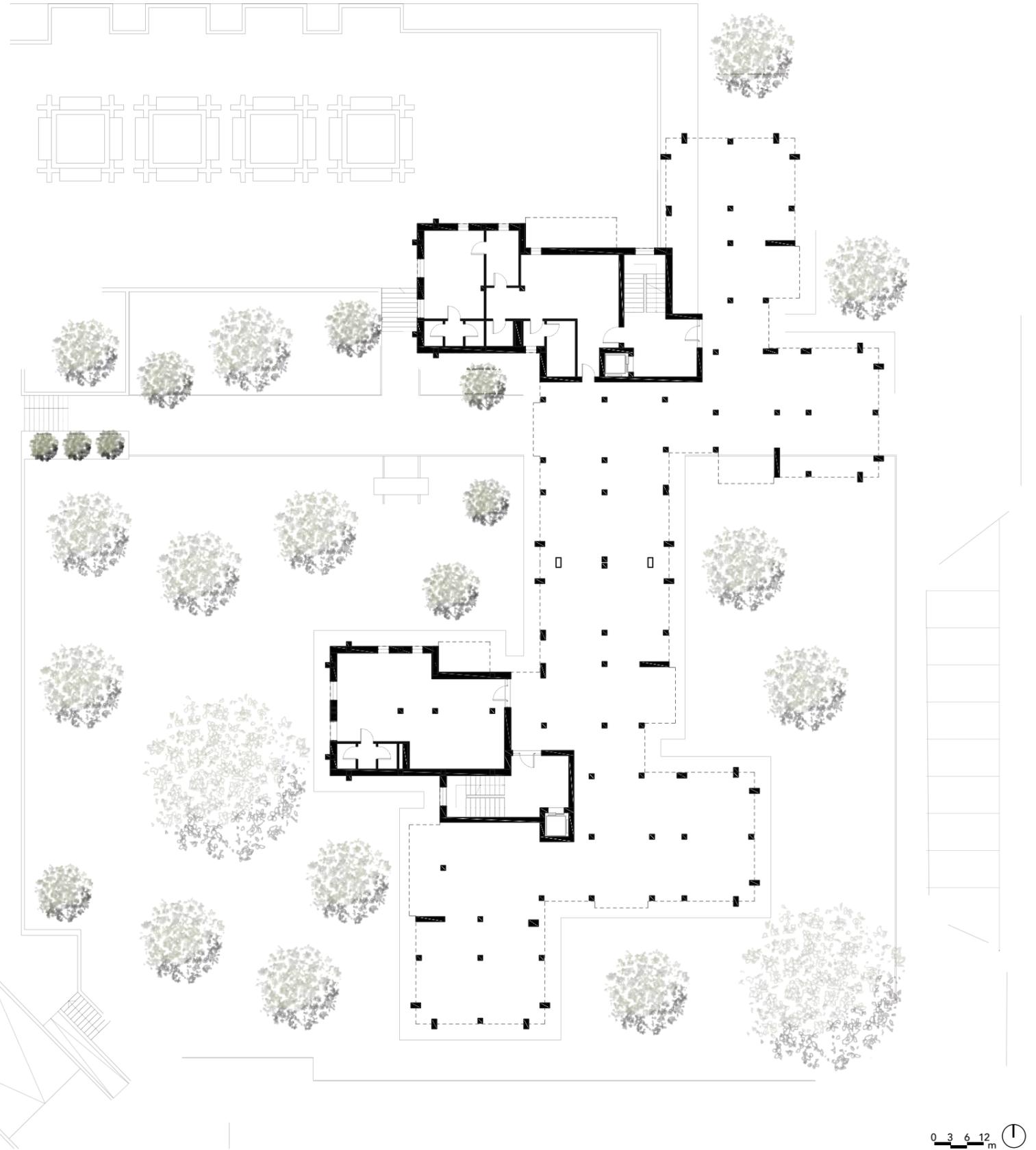
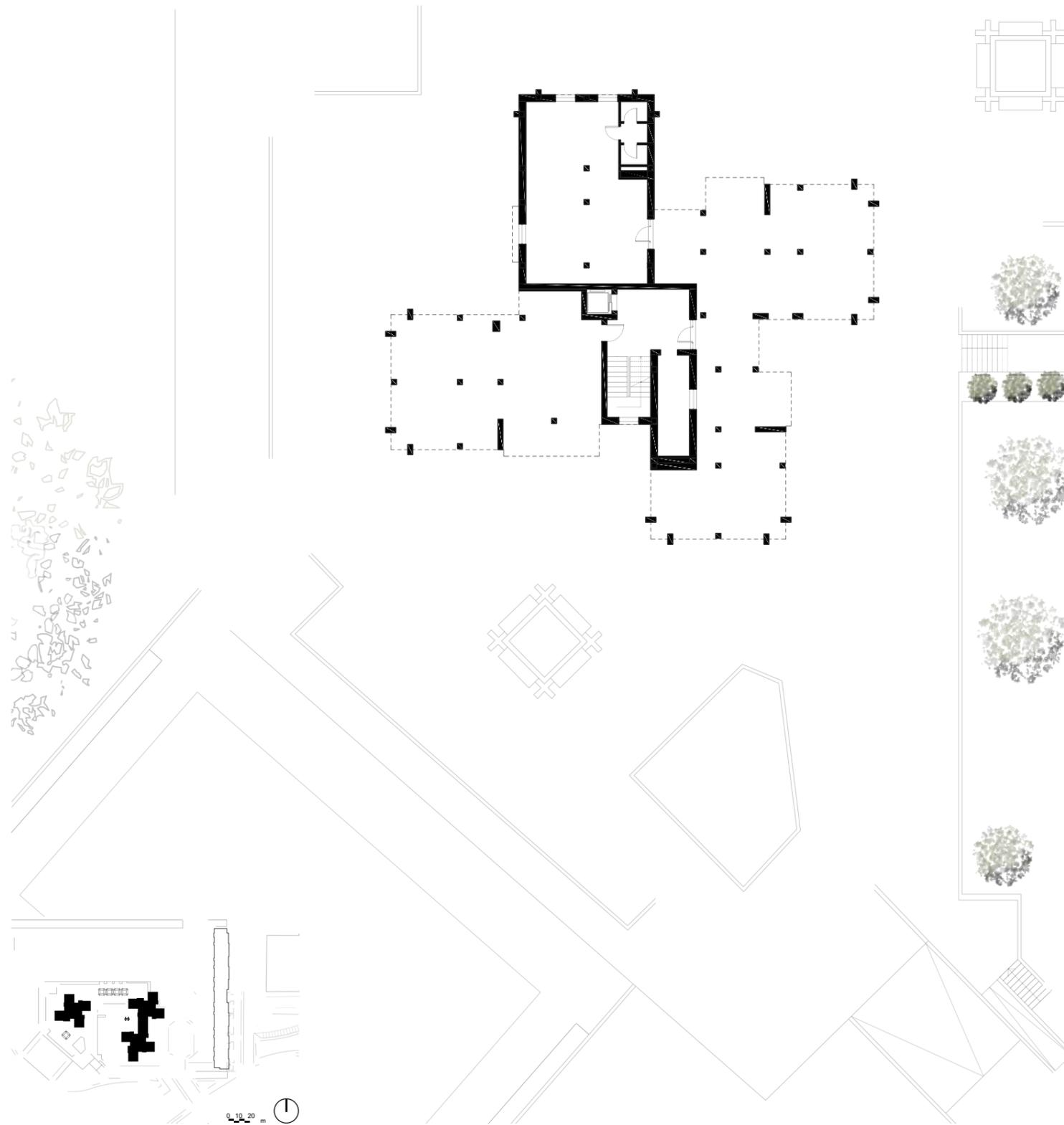
Co-living
Linear B.





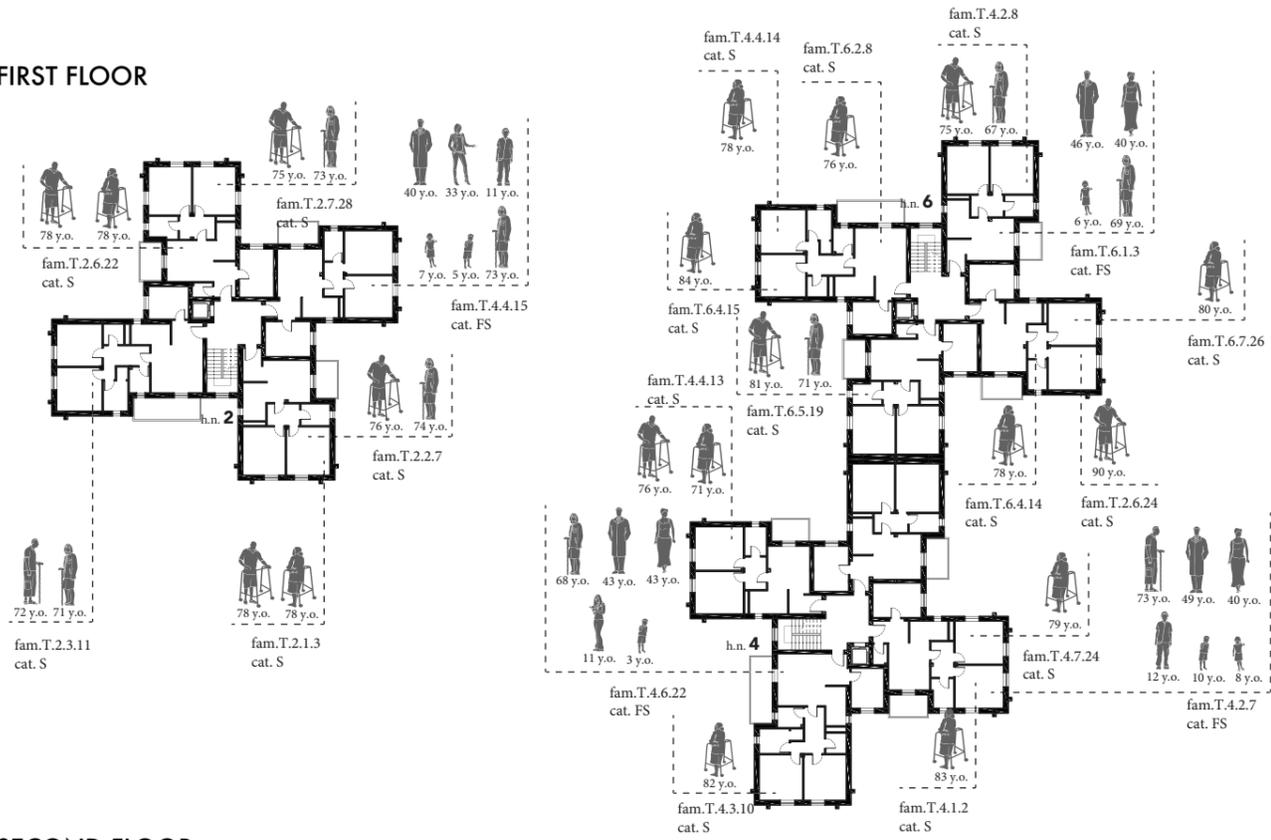


TOWER BUILDING, GROUND FLOOR

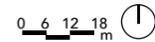
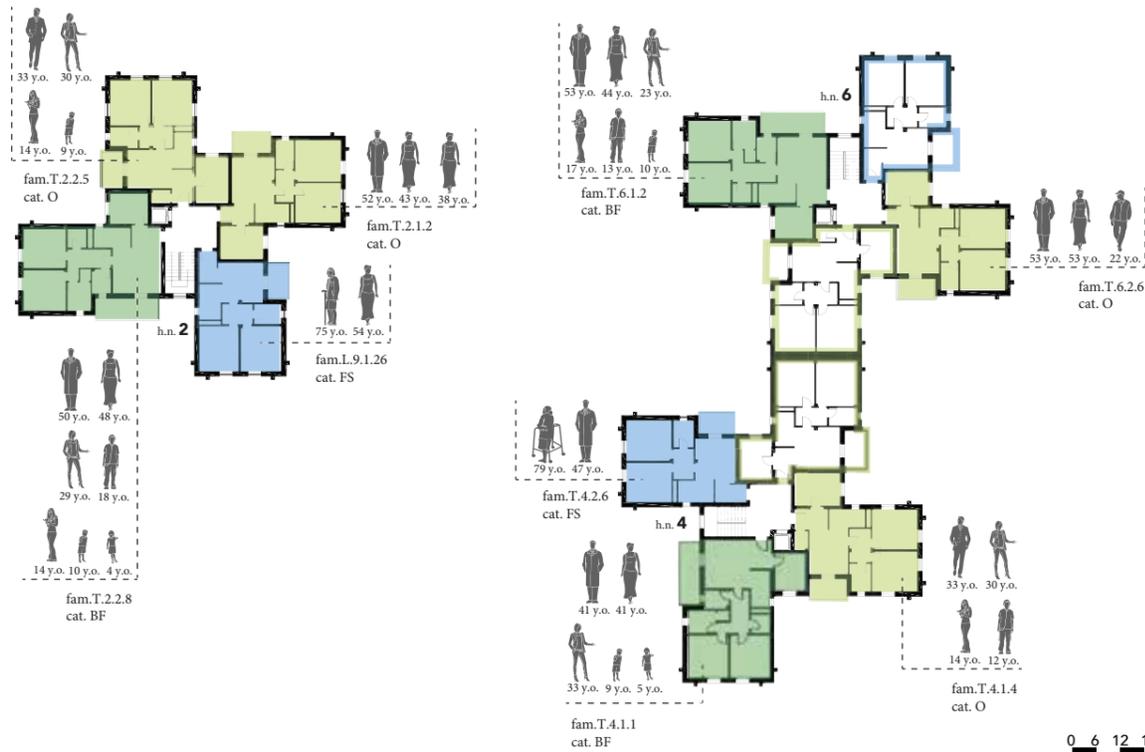


REALLOCATION OF FAMILIES NUCLEUS

FIRST FLOOR



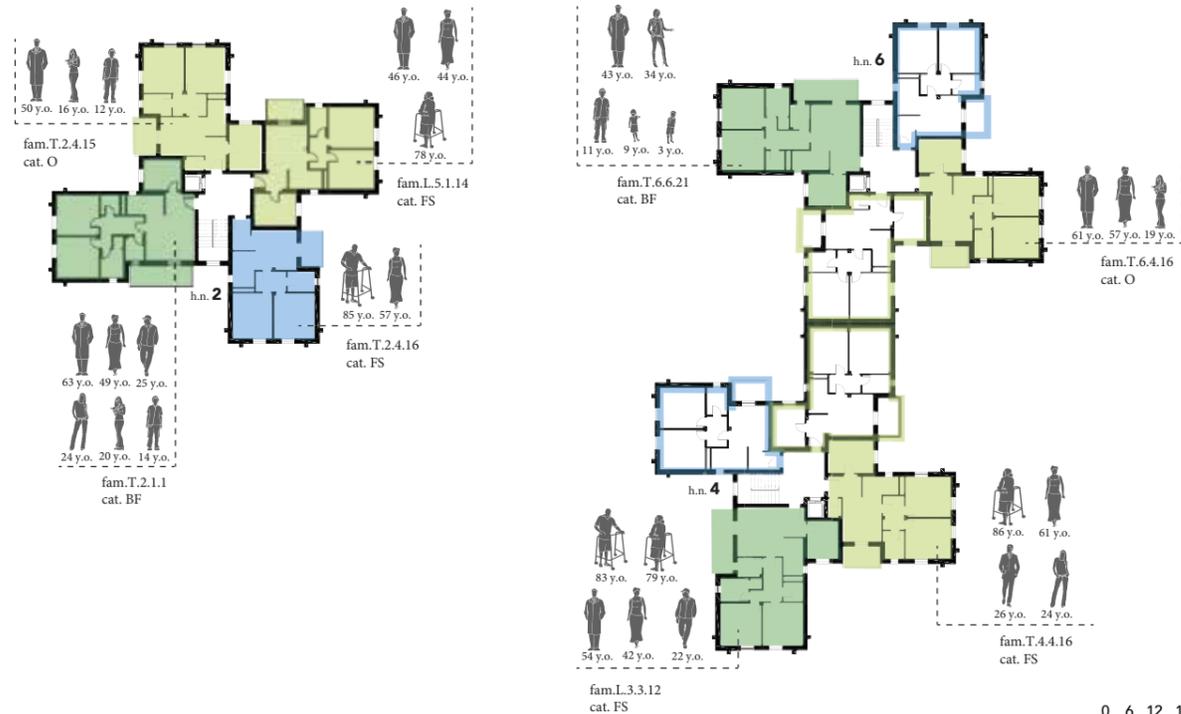
SECOND FLOOR



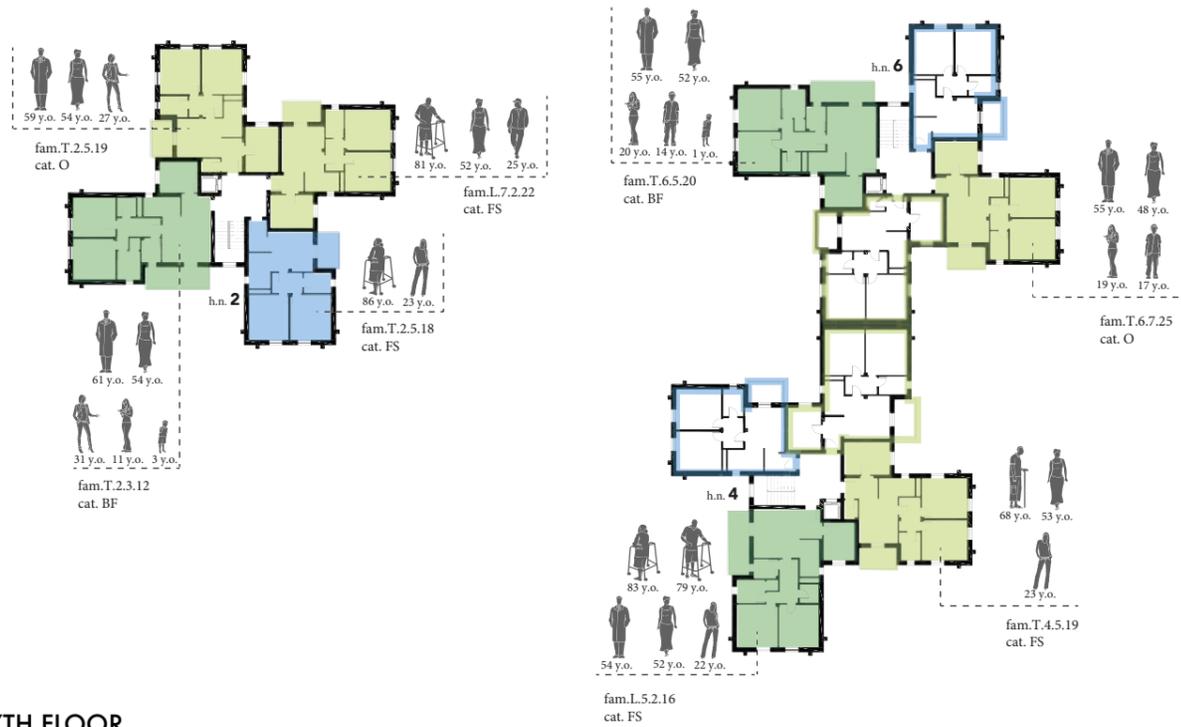
THIRD FLOOR



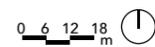
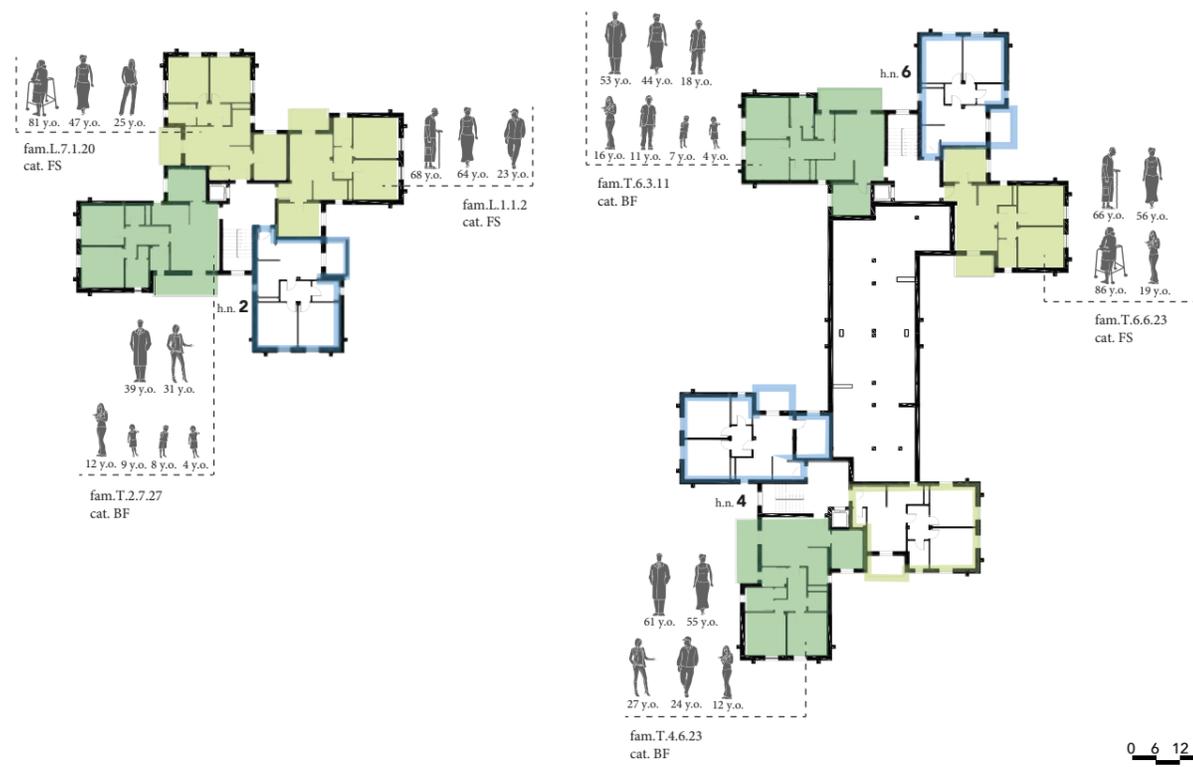
FOURTH FLOOR



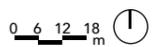
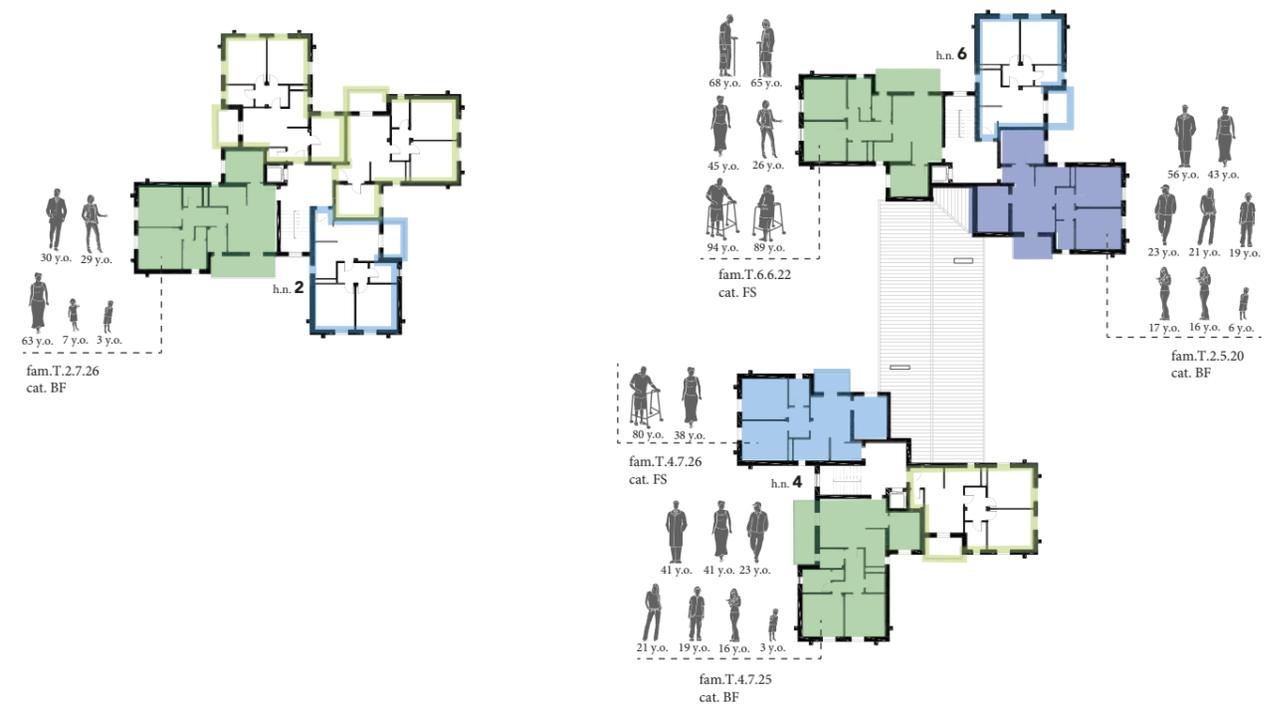
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR



5.8 PROJECT PROPOSAL FOR LINEAR BUILDING

The architectural-social aspect is intrinsic with the project proposal that, through the spaces reorganization inside an existing building, propose to the actual inhabitants a new living approach based on a transgenerational cohabitation. Although the project will host people of different ages particular attention is reserved to follow age-friendly environments standards, the aim is to improve the life quality and the wellbeing of this fragile category.

The project faced the existing situation of which the limits and potentialities was analyzed. Indeed one theme was the confrontation with the actual building situation consisting of structural walls, technical slots, pillars, open and close walls, vertical connections as staircases and horizontal circulation as porch and hallways. Many different solutions are analyzed during the thought process that found its end with my project proposal.

Through transformation intervention was than possible find a new organization for the interior spaces proposing a pattern that follows Co-Living rules and allows to project the Aggregation composed by a dynamic sequence of private and collective spaces. Moreover particular attention was focused on the horizontal circulation, the aim was to transform the corridors from a space that only connects two rooms into a space to live. The corridor is not only a space to move through indeed it can provide chance of encounters with other co-livers if is designed to be inhabiting or lingering.

The interior spaces are designed following an order criteria that respects the geometric alignments in order to have a clear design; a central spine host all technical spaces generating a longitudinal order that order spaces distribution: this line, characterized by colors and materials becoming a meaningful element inside the project proposed. The walls that delimit this band are the only interior partitions and other division elements inserted inside the space in order to differentiate the various function are movable as sliding panels and double curtains that allow an acoustic and visual isolation.

Using movable interior partitions is possible avoid the creation of unuseful corridors transforming the circulation connection in a collective space where residents can meet other residents naturally while they are doing their daily activities. This strategy allow to optimized the living surface and guarantee to generate continuity between Private Units and Collective Areas and the creation of flowing interior space that; in this way the inhabitants are connect each other and can experience the great benefits of Co-Living without give up to their privacy.

Regarding the materials was chosen natural colours for walls and flooring: specifically the pavement is covered with an industrial whitened parquet instead the walls are painted using a cold grey for high areas and a warmer grey for social areas. The services band that

organized the interior space organization is characterized with an OSB covering that give it an own strong identity; also the bookshelves that divided the different collective spaces and the tables and the bench in the dining area are made up by OSB panels contrasted by the anthracite grey used for the kitchen module. The movable vertical partitions are glass panels or curtains; for those ones that divides the night from the private social space was chosen a blue shadows velvet while for those ones that divide the Private Unit's Space from the Aggregation's Collective Space a yellow cotton, considering that cold colours, as blue or grey, create a chill and calm atmosphere while the warmest ones, as brown or yellow convey a sense of sociality and friendliness. All the furniture pieces, designed by Vitra, was selected with different hues, like the canvas yellow or cobaltous chair-sofas, the petrol green couch, the oranges and ice blue chairs, bringing some colours in the background composed most of all by natural tones.

All the paths, the living rooms and the kitchens are projected allowing wheelchairs rotation, as some Unit host elderly users that occasionally could have mobility difficulties. Anyway the Age-Friendly Units on the First Floor, also if respect measures and requirements, aren't imagined for disabled people on the wheelchair; indeed due to the elevator absence was possible located Units specifically destined to host people with serious mobility difficulties only on the Ground Floor as it's reachable directly from the street level.

The philosophy adopted conceive the house, unlike the common thought, as a services for the family nucleus and not as a private estate: this conception determines the idea that a person can change accommodation in order to better fit with his changed physical conditions. This way thinking implicates that isn't necessary the presence of the elevator inside the building in project. Anyway the focus was on the design of the Ground Floor and First Floor plan because they are easier, indeed the future inhabitants of Co-Living project are aged persons that could have difficulties to take the stairs if too long. Specifically the planned units are the Age-Friendly one and that one destined to host the Caregiver and the Single Mom with children; each one will be design with its own features and dimension in order to fulfill in the better way their inhabitants needs.

On the second and third floor the families have been reallocated within the actual existing lodgings following the rules already described in the paragraph Who Will Live Where and attributing to each nucleus the most suitable flat according the housing capacity based related with the number of components of the Nucleus. However, the possibility of re-proposing the Co-Living project on the upper floors cannot be ruled out, as the proposed Aggregations lend themselves well to being adapted to the needs of the various households without distorting the main design idea.

THE GROUND FLOOR

The Ground Floor with the entrance to a building not only mediates the transition between public and private realms; it also provides a local for residents of the two worlds to meet on neutral ground, for this reason it has to be well designed.

In order to enhance the Ground Floor of the building inside the previous spaces, today unused, are imagined residential services specifically destined to old people as a small room for playing soft gym and a small library/reading room overlook the behind green area and urban gardens.

At the extremes of the building are proposed two over residential activities open to the quarter as a hairdresser and a small vegetable shop that sell product km0 cultivated in the vegetable gardens around the building from inhabitants themselves; as from the interview with the inhabitants it's figure out that it could be useful have a small food shop inside the quarter as now there is only a small bakery.

Always on the Ground Floor are realized two Aggregations suitable to host disable persons on the wheelchair assisted by a caregiver that live with them. In order to have more available surfaces the existing walls are moved keeping part of the porch area and new big windows are added. These glass walls also stimulate the visual contact with the surrounding and bring natural light into the room; the privacy is observe adding curtains that protect the private room from stranger sights. The result part unused space is adapted to locate collective laundry rooms that serve all Co-Living Aggregations.

The inhabitants also suffering the absence of a gathering space for this reason the porch on the Ground Floor and the surrounding gardens, actually abandoned, are redesigned as space where people can met and spend good time together or if prefer they can relax reading a book under the trees. These open spaces, originally lawn but in reality "no man's land", with this redevelopment becoming an integral part of the Co-Living proposal offering to the inhabitants the opportunity to practice leisure activities and, at the same time, to produce primary goods.

With this project the ground floor can support a mutually beneficial relationship between the building and the quarter, indeed bring life into the building can help keep elderly people to be involved in their communities and keep them physically and mentally active.

THE FIRST FLOOR

The first floor of the building is completely reorganized according to Co-Living criteria becoming the space, the floor for intergenerational living shared between families composed by a single parent and at least a child between 0 and 10 years old and elderly people sustained by the presence of a caregiver.

This floor, organized in four Aggregations specifically designed to host families identified in the Mapping work described in the previous paragraph, is served by 6 vertical connecting staircases: the project decision is to assign to each Aggregation its own access staircase that reach the Co-Living spaces, the two remaining staircases are reserved to caregivers; in this way, is possible offer to this figure a bigger living autonomy condition.

The projected collective spaces pursues the aim to offer articulate environments in which the inhabitants will have the opportunity to take their privacy zone inside the spaces specifically planned in order to promote social relations.

The collective areas, in order to guarantee the inhabitants, according to the moment and to their mood, the possibility of choice if and who share the space, are articulated in different area: is therefore proposed a double living room, a double dining room and a double kitchen. Thresholds between Collective Spaces and Private Units are defined using sliding panels, folding doors and curtains that when are open generate a spatial and visual continuity between the collective living and the social private space.

A similar spaces setting allow people to live together respecting each other privacy: each person or couple whenever they want can close own private Unit; in this way the inhabitants can choose when and at which level share the spaces.

Always according with this strategy the spaces with different functions are defined using the furniture that become an useful element for delimiting the spaces, avoid traditional interior walls allow to project fluid and dynamic spaces; is indeed demonstrated that the proximity of spaces with different functions creates the conditions for generating rich and interesting interactions.

During the organization phase of the Collective Spaces particular attention was directed to follow an east-west orientation in order to enjoy, both during the morning and the afternoon hours, of the best natural lighting.

5.8.1 CONCEPTUAL DIAGRAMS

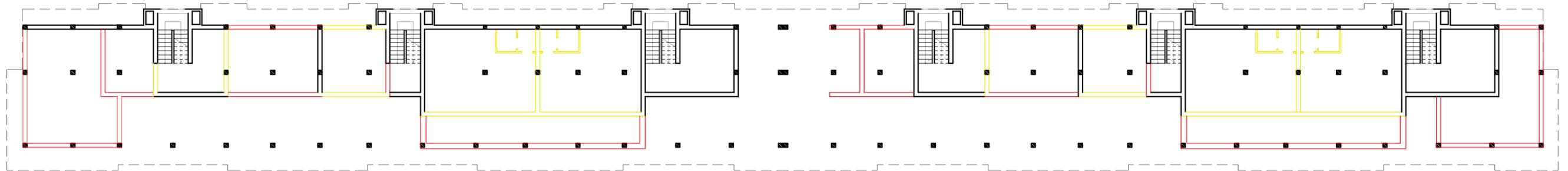
GROUND FLOOR

THE EXISTING STRUCTURE

The Ground Floor was designed to host services and shops but actually these previous functions doesn't exist anymore. As it's easy to reach it will be converted into a Co-Living space and it will hold accommodations for disabled people on wheelchair. The vast porch will be transform in order to host residents and neighborhood services and facilities. Wide glasswindow provide a new shape to the inner spaces that will be equiped with furniture in order to promote social relations.

The ground floor houses two Aggregations directly accessible from the porch; the entrance to the unit has no architectural barriers and all the internal spaces, both private and collective, are designed for disabled and wheelchair users. The collective spaces face directly onto the vegetable gardens at the back.

— maintained walls
— demolished walls
— new walls



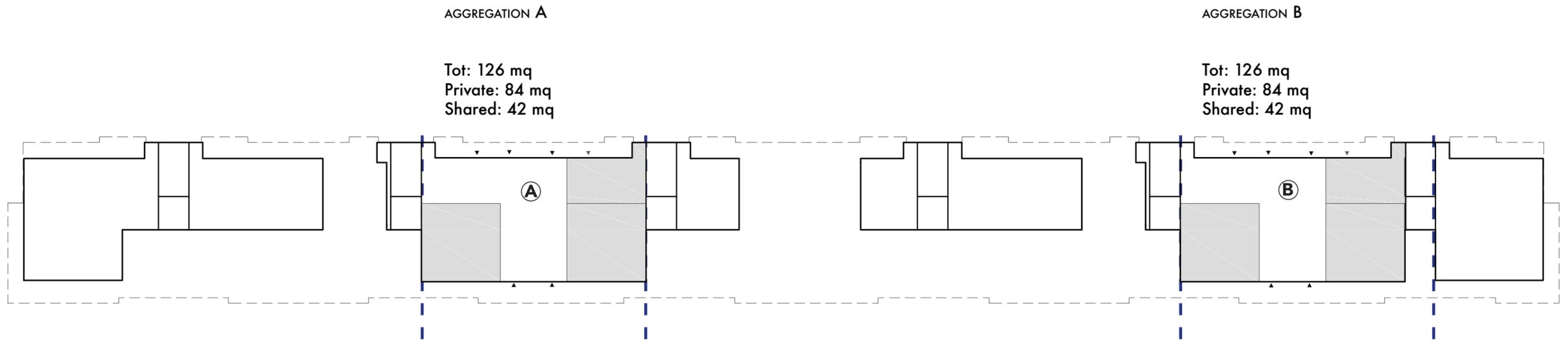
The green areas and the urban gardens offer to the elderly who will live in Co-Living the opportunity to practise leisure activities and, at the same time, to produce primary goods. Therefore the open spaces originally were lawn, but in reality "no man's land" are carefully designed and requalified becoming an integral part of the Co-Living proposal. With this project the ground floor can support a mutually beneficial relationship between the building and the quarter, indeed bring life into the building can help keep elderly people to be involved in their communities and keep them physically and mentally active.

The chose to collocate these two aggregations for disabled people on the ground floor allows easy communication with the outdoor collective spaces such as the porch, the green spaces, the vegetable gardens, the residential areas and the commercial activities designed to serve the neighbourhood. The proximity to the public services and to the green areas, both the presence of shops and other services contribute to ensuring a good level of social participation and involve the co-livers in the life of the community.

ASSEMBLATION STRATEGIES

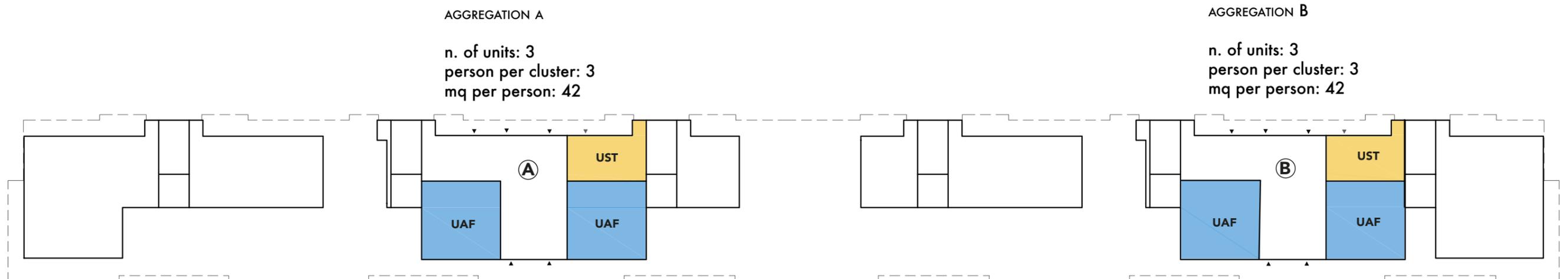
The response to the Who Will Live Where diagrams generated in the Ground Floor plan number 2 Aggregations for people with severe physical disabilities, each consisting of 2 nuclei + one caregiver. The collective spaces on which the Private Private overlook are directly accessible to the porch.

THE AGGREGATIONS



THE UNITS

UST Unit Standard **UAF** Unit AgeFriendly

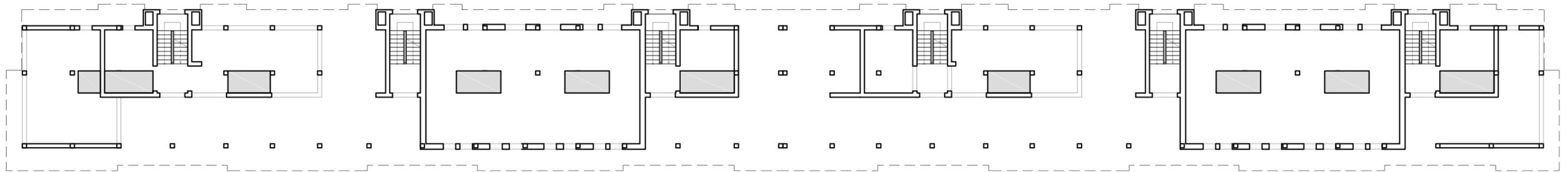


SPACES STRATEGIES

THE BAND BATHROOMS

A central spine limits and includes all technical spaces: this band has an own identity made by colours and materials and it's characterized and defined by the articulation of all other spaces. These allignments are also respected for the position of residential collective laundries that are consider as technical space too.

These wall around technical spaces follow the position of the existing pillars and are the only fixed wall of the inner spaces. This layout allow to mantein the plan as more free as possible indeed adopting this strategy is possible avoid the corridors in the interior collective space and deisgn easy paths in which disabled people are free to move and rotate with their wheelchair without find obstacles.

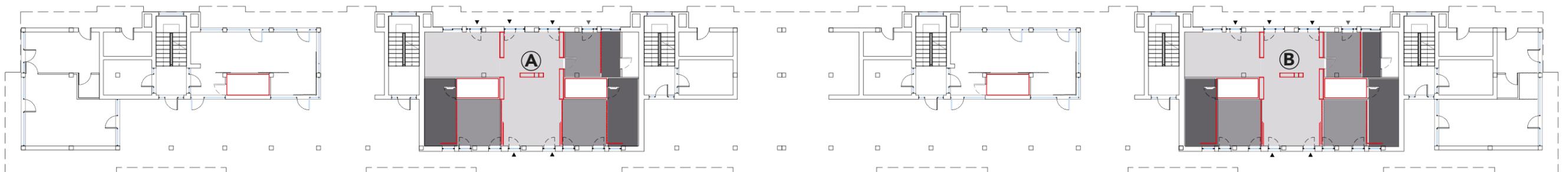


THE TRESHOLDS

Collective Spaces
 Social Private Spaces
 Night Area

Sliding doors and acoustic curtains , playwood bookshelves and wood partitions , defined the interiors; it's avoided the use of traditional dividing wall.

The Private Units overlook the collective space: this layout allow the inhabitants to be connected with other co-livers also staying in their room, they just need to slide the panles, otherwise if they want some privacy they can always decide to close the panels. Big french window stimulate the visual contact with the porch and the natural environment and bring natural light into the room; the privacy is observe adding curtains that protect the private room from strangers sights.



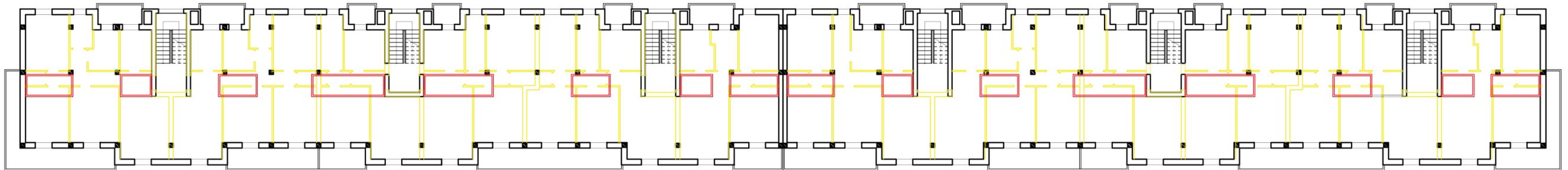
FIRST FLOOR

THE EXISTING STRUCTURE

The existing structure is composed by bearing walls which defined the design of the space. The existing not bearing wall were all removed, in order to leave a free plan that can generates different private units inside a shared space. The building perimeter has been completely respected and the existing structure is taken as design conditions.

The entire first floor served by 6 vertical connecting staircases has been divided into 4 aggregations, it was decided to allocate to each one its own staircase to access the Co-Living spaces. It was therefore imagined to use the remaining two stairs for independent access to the caregiver unit, this choice gives to this figure an higher living autonomy.

— maintained walls
— demolished walls
— new walls



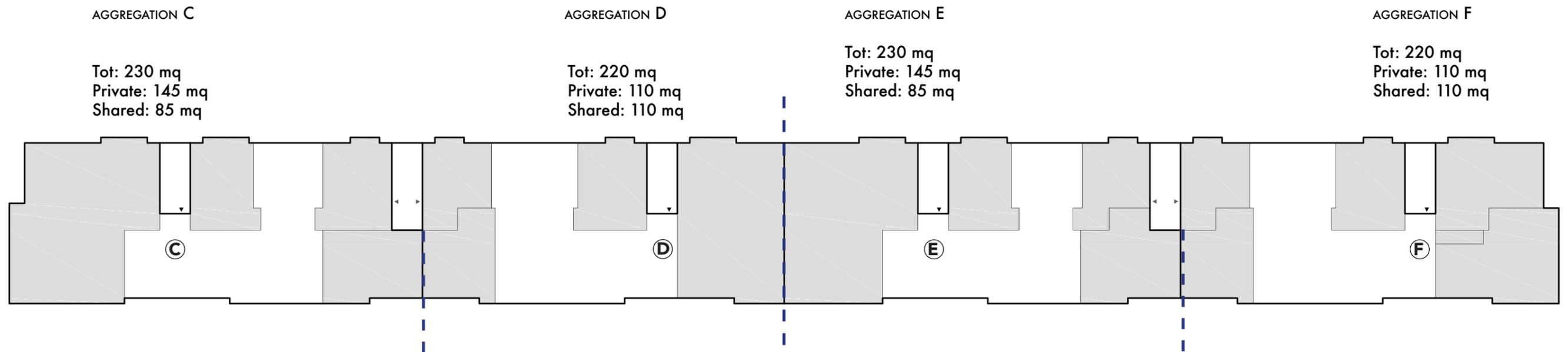
The punctiform structures - the pillars - the position and size of the windows, the presence of technical slots have took great importance for defining the interior spaces. The elongated conformation of the building and the articulated recesses generated by the balconies, as well as the two north and south ends completely without windows, were the most difficult conditions faced during the design phase.

The linear and elongated building has long fronts with east-west exposure: this orientation led to the choice of positioning the collective spaces with both east and west exposure, allowing optimal daytime lighting for all the collective areas.

ASSEMBLATION STRATEGIES

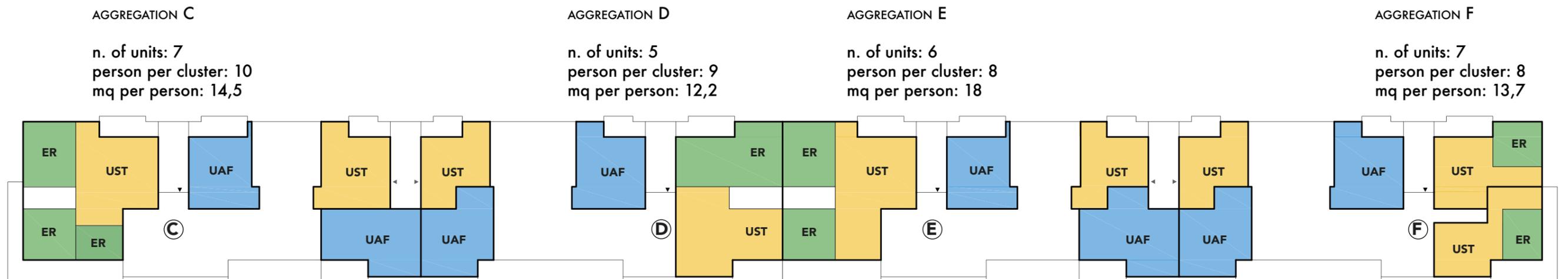
The response to the diagrams of Who Will Live Where generated number 4 Aggregations, each composed of 4 nuclei + one caregiver, each one separated by a staircase that allows to reach the collective space. This space is imagined with an "L" shape to allow the greatest viewing of the Private Units on the Collective Spaces.

THE AGGREGATIONS



THE UNITS

UST Unit Standard
 UAF Unit AgeFriendly
 ER ExtraRoom

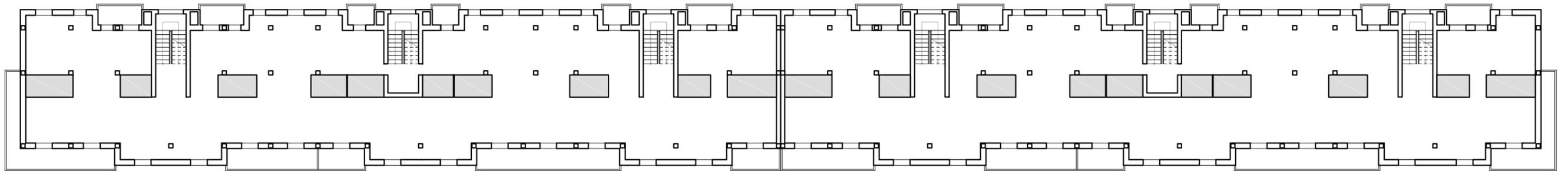


SPACES STRATEGIES

THE BAND BATHROOMS

A central spine limits and includes all technical spaces; this band has an own identity made by colours and materials and it's defined by the articulation of all other spaces. These are the only fixed walls, collocated in the interior spaces, this strategy allow to avoid the creation of corridors.

There is only one corridors that is collocated besides the band walls and that connects the different collectives areas but is wide enough for being transforming from a space that only connects two rooms into a space to live. Indeed the corridor is not only a space to move through, it can provide chance of encounters with other co-livers if is designed to be inhabiting or lingering.

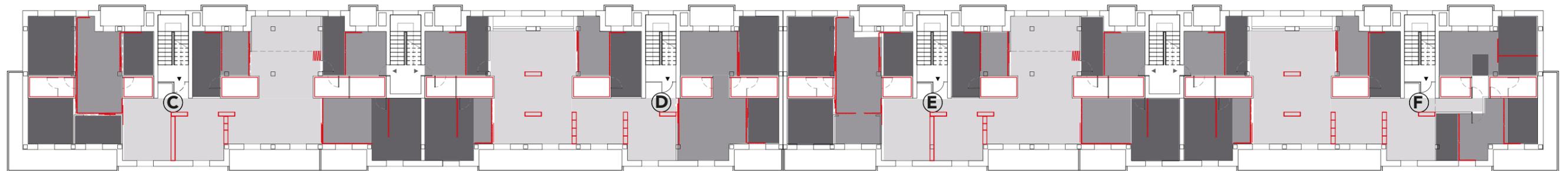


THE TRESHOLDS

Collective Spaces
 Social Private Spaces
 Night Area

Sliding doors and acoustic curtains ,
 plywood bookshelves and wood partitions ,
 defined the interiors; it's avoided the use of traditional dividing wall.

This strategy allow to provide the Private Units with a visual permeability and interaction with the Collective Space without compromising the boundary of either.. The sliding panels allow to create a kind of interior window that look out on the inner living plaza, these are particularly suitable with elderlies lifestyle: if they have difficulties to move and they feel alone in their room and desire some company they just need to slide the panles and they will be connectd with the other inhabitant.



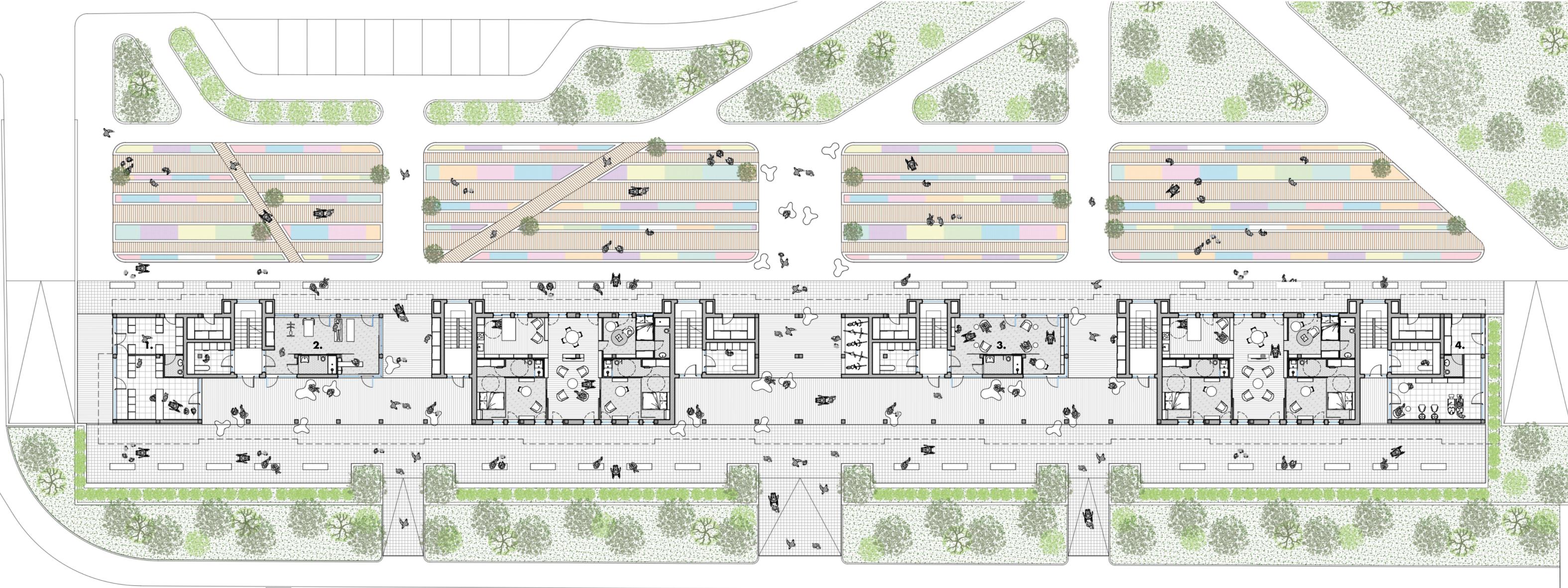
5.8.2 DRAWINGS

GROUND FLOOR,
THE QUARTER SERVICES
and THE BOTANICAL
GARDEN

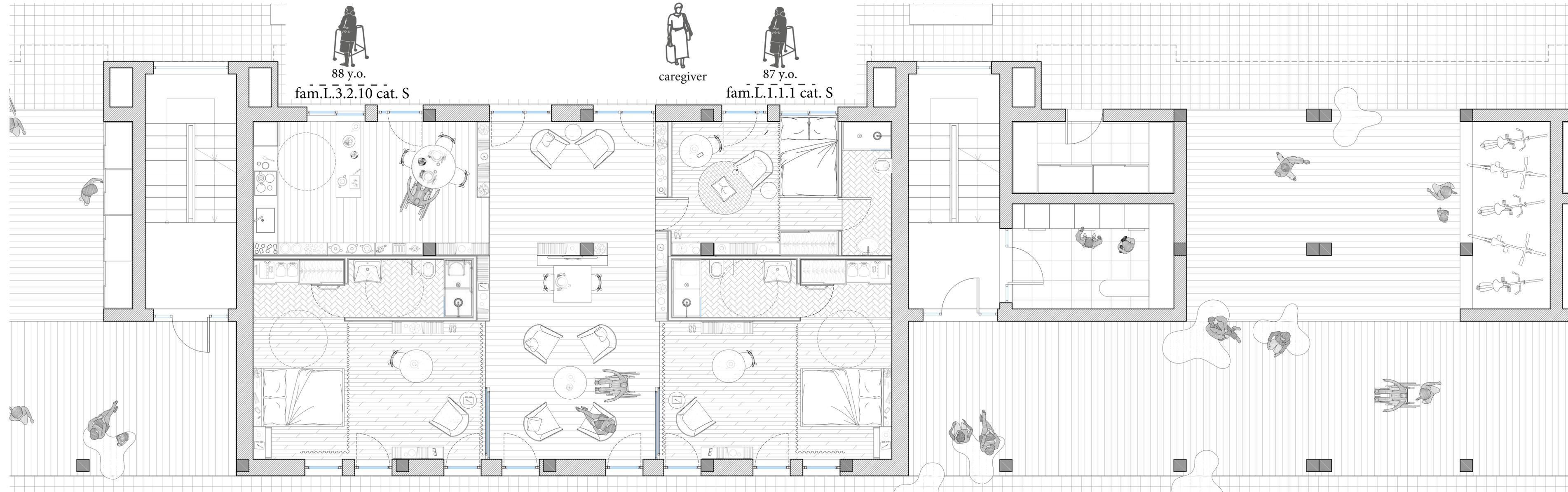
- 1. Greengrocer
- 2. Soft Gym Room
- 3. Reading room
- 4. Hair Salon

MASTERPLAN

0 1 2 3 4 m



GROUND FLOOR,
AGGREGATIONS A



GROUND FLOOR

0 0,5 1 m



**FIRST FLOOR,
AGGREGATIONS C,D,E,F**

AGGREGATION C: 4 Nuclues, 10 inhabitants
n.1 Caregiver for n.2 nucleus of Senior + n.1 nucleus Single parent with children

AGGREGATION D: 4 Nuclues, 9 inhabitants
n.1 Caregiver for n.2 nucleus of Senior + n.1 nucleus Single parent with children

AGGREGATION E: 4 Nuclues, 8 inhabitants
n.1 Caregiver for n.2 nucleus of Senior + n.1 nucleus Single parent with children

AGGREGATION F: 5 Nuclues, 8 inhabitants
n.1 Caregiver for n.2 nucleus of Senior + n.2 nucleus Single parent with children



72 y.o.
fam.L.3.2.9 cat. S

caregiver

caregiver

81 y.o.
fam.L.3.1.7 cat. S

48 y.o. 16 y.o. 16 y.o.
10 y.o. 6 y.o.
fam.T.4.5.20 cat. BF

43 y.o. 17 y.o.
15 y.o. 1 y.o.
fam.T.4.5.18 cat. BF

76 y.o.
fam.L.9.2.28 cat. S

caregiver

caregiver

65 y.o.
fam.T.2.6.23 cat. S

43 y.o. 7 y.o.
fam.T.2.4.14 cat. O

46 y.o. 19 y.o. 17 y.o.

15 y.o. 13 y.o. 9 y.o.
fam.L.9.3.30 cat. BF

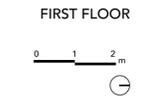
75 y.o. 68 y.o.
fam.L.3.1.8 cat. S

75 y.o. 69 y.o.
fam.L.9.2.27 cat. S

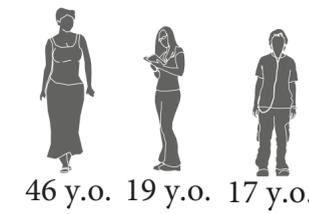
73 y.o. 71 y.o.
fam.T.2.4.13 cat. S

72 y.o. 70 y.o.
fam.T.6.3.10 cat. S

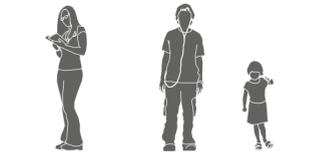
32 y.o. 8 y.o.
fam.L.11.1.31 cat. O



FIRST FLOOR, AGGREGATIONS C



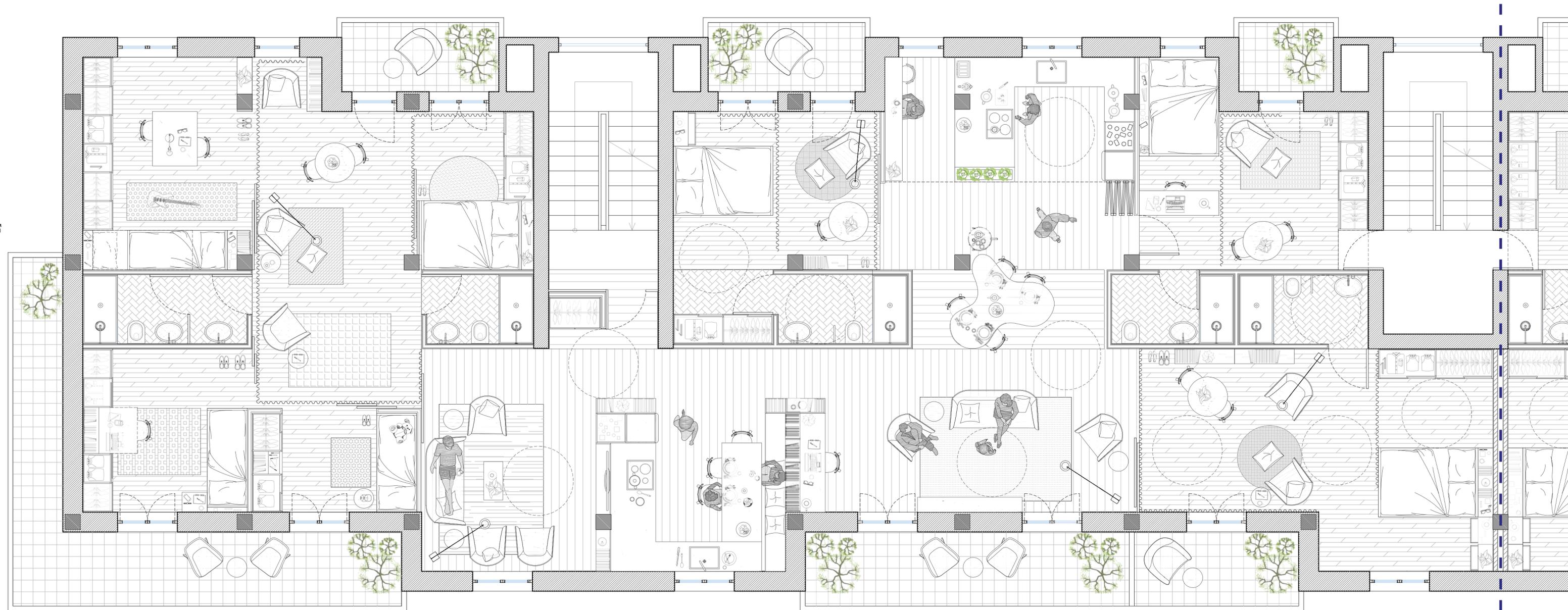
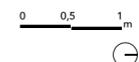
46 y.o. 19 y.o. 17 y.o.



15 y.o. 13 y.o. 9 y.o.

fam.L.9.3.30 cat. BF

FIRST FLOOR



72 y.o.
fam.L.3.2.9 cat. S

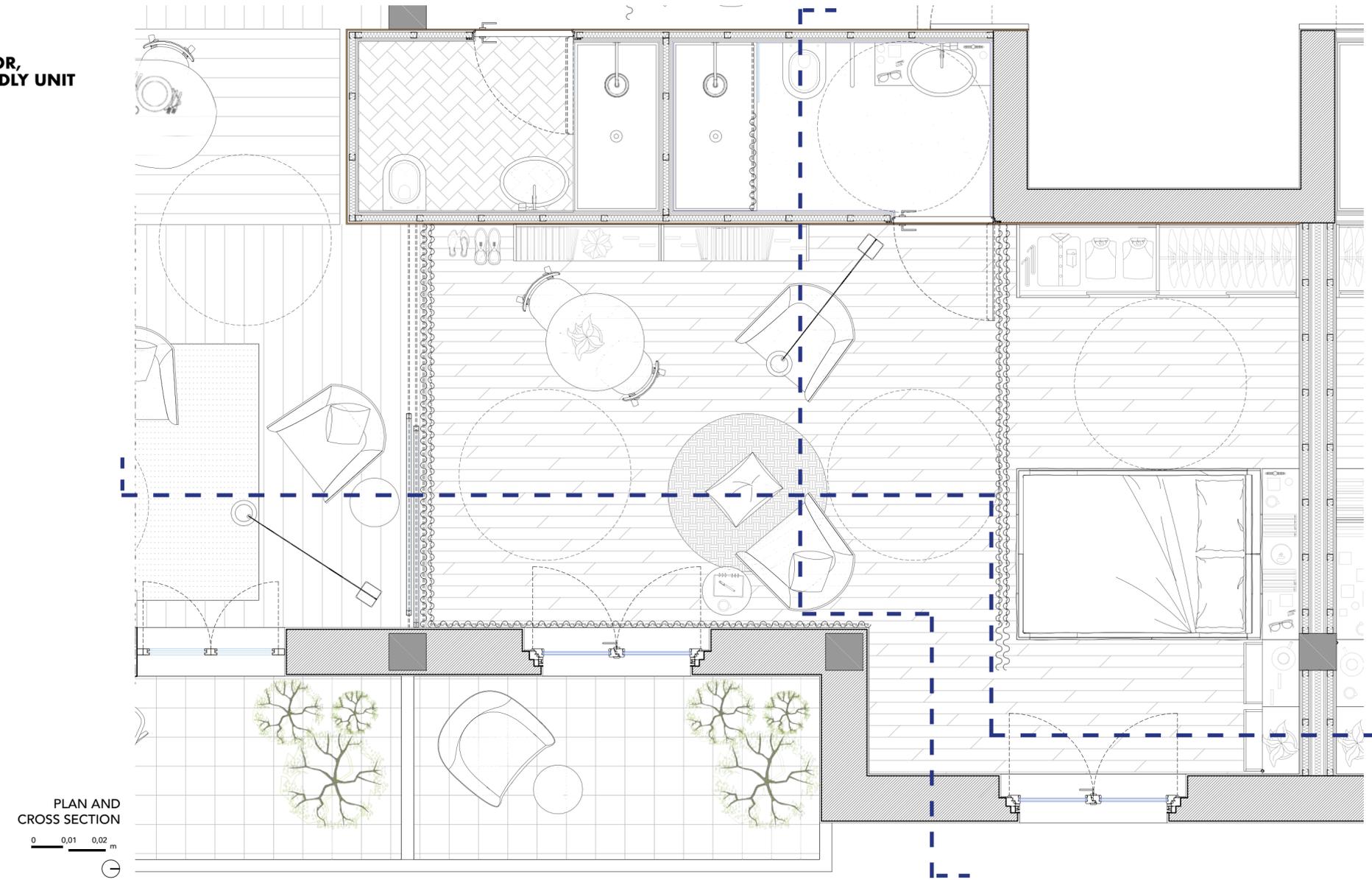


caregiver



75 y.o. 68 y.o.
fam.L.3.1.8 cat. S

**FIRST FLOOR,
AGE-FRIENDLY UNIT**



PLAN AND
CROSS SECTION

0 0,01 0,02
m



private social space and night area floor:
white industrial parquet



wall: colorfull wall painting



bathroom floor: resing floor

coating bathroom wall : enamel coating



central spiane wall coating : OSB wood

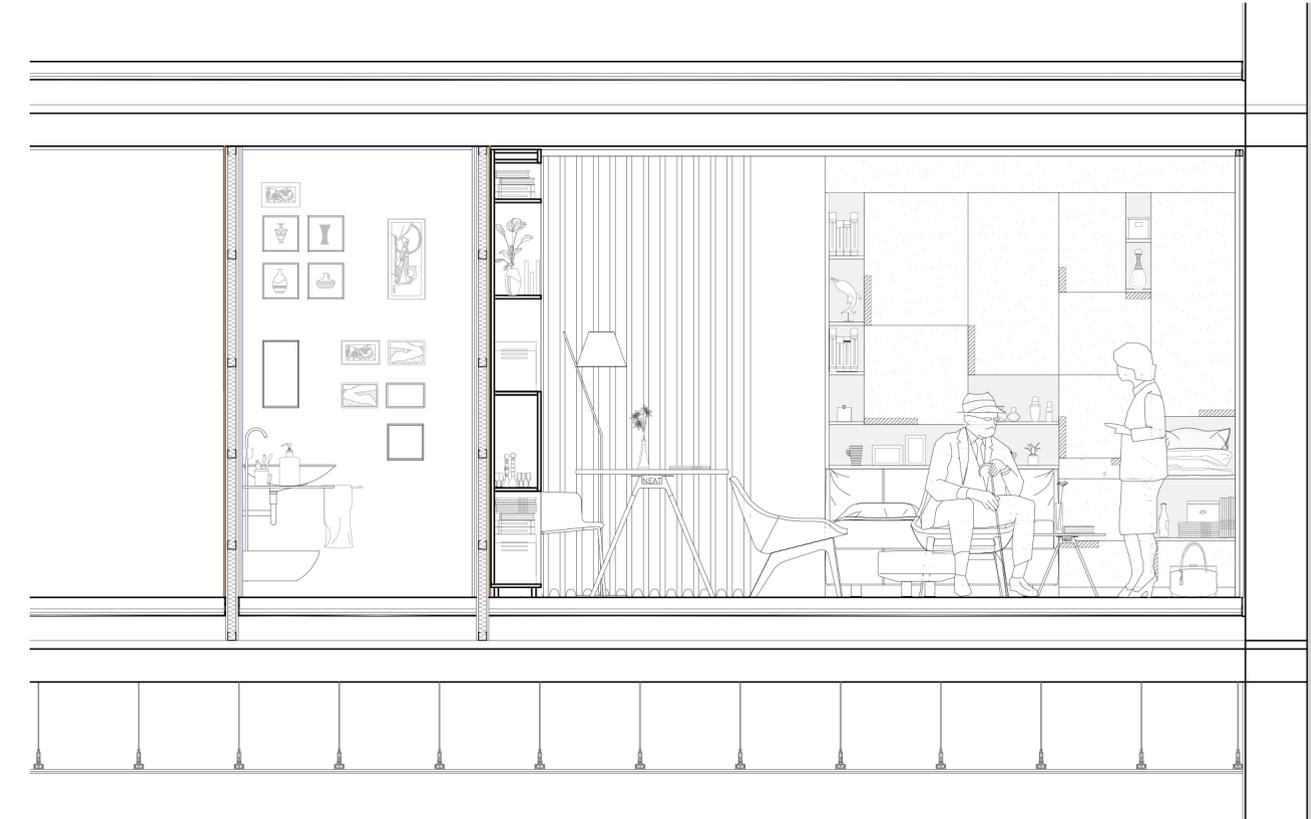


acoustic and obscuring curtains: velvet

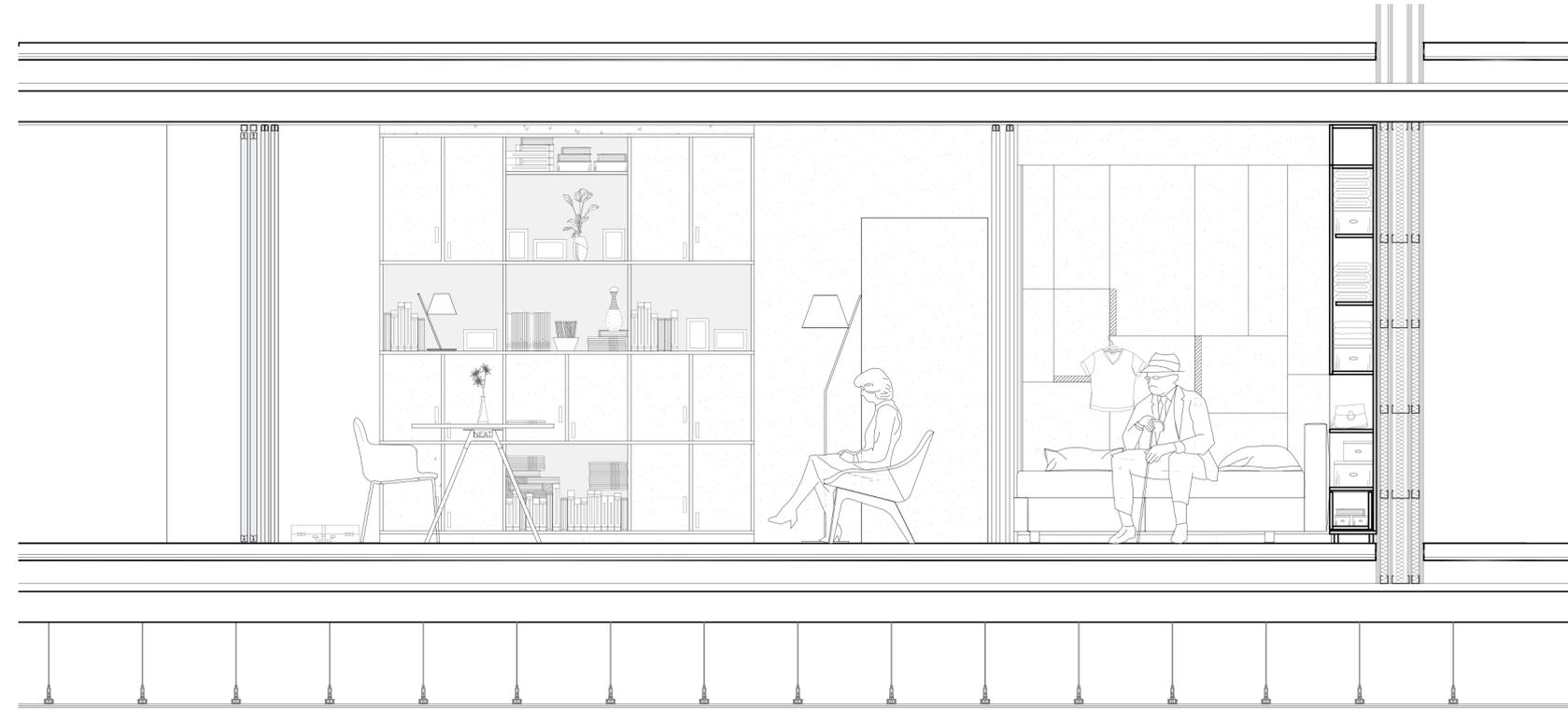


sliding panels: wood and glass

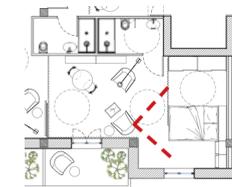
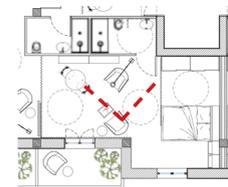
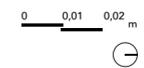
windows frame: white lacquered wood



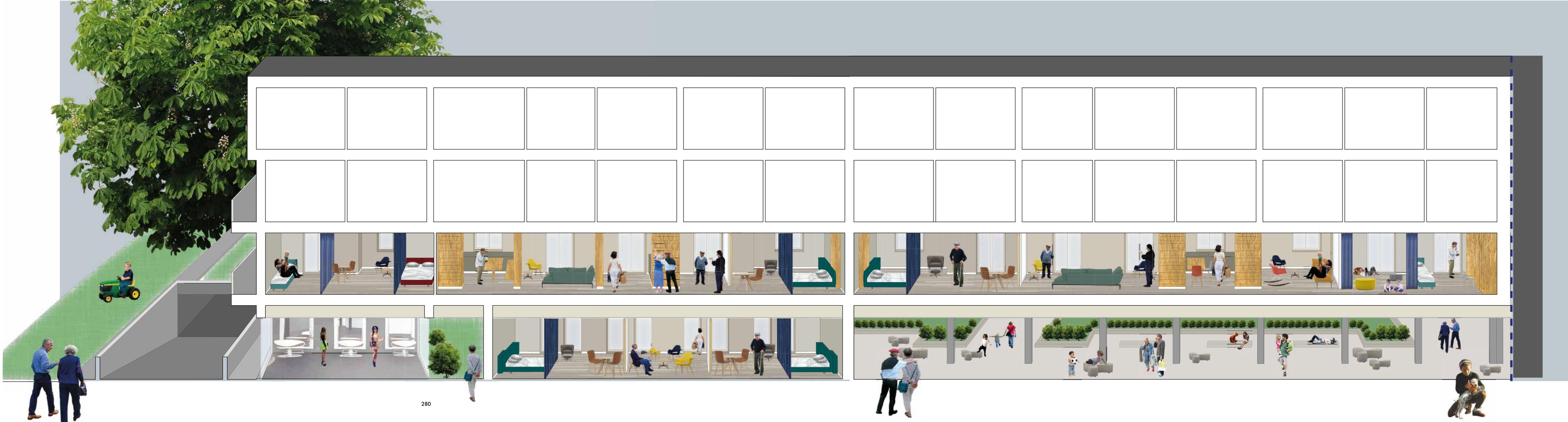
FIRST FLOOR,
AGE-FRIENDLY UNIT



LONGITUDINAL SECTION
AND PROSPECTIVE VIEW



CUTAWAY PERSPECTIVE



CONCLUSIONS

The project fixes the reasoning made, revealing the meaning of the full process: how to organize the functions, how to manage the Aggregations, how to articulate the collective spaces; it's come to light a structure that could be proposed also for the other building floors as it contains many other alternatives, more than that one developed. Conceptually the project proposes an intergenerational way of living that promotes mutually supportive relationships allowing individuals the option to pursue an active and healthy lifestyle regardless of their age.

Transformation interventions of the interior spaces on the First Floor and the Ground Floor allow to implement the housing offer: with the intergenerational Co-Living proposal it's possible to obtain living space for 16 family nuclei for a total number of 35 people instead of the 12 family nuclei, for a total number of 24 people, that actually are living on the First Floor (to report the presence of two unlet lodgings); then there are also 6 family nuclei located on the Ground Floor, actually not used, for a total number of 6 people. These data demonstrate that the investment made to reorganize the interior spaces determinates more available accommodations than the existing ones increasing the housing offer; therefore it is possible to observe that Co-Living could be considered a solution that doesn't waste space instead it produces new usable surfaces.

Much importance and attention is reserved to the design of the spaces located under the porch area, that are equipped with furniture, benches and lighting; while the green areas surrounding the building, actually "no man's land" are redesigned to become residential urban gardens.

Valorizing the open spaces it is possible to improve elderly's life quality and little small attentions during the design phase are enough to promote the construction of social relations and daily activities. For this reason the Ground Floor hosts some residential services, open also to the neighborhood's inhabitants, as the gym for soft fitness and the small library/reading room. On the Ground floor are added also two commercial activities that service the entire neighborhood: a small greengrocer, that sells km0 products cultivated in the surrounding vegetables gardens, and a hairdresser.

Drawings and interior views describe the life quality proposed showing the many different environments definition and most of all the sequence in which the Private Units and the Collective Spaces are interchanged. Indeed the Collective spaces are designed not as one big space but as many different and disarticulated small room, distant from the hotel's hall idea where the privacy concept isn't considered. These spaces, imagined fragmented in small islands defined according functional settings, are connected to each other with hallways that, besides their main distribution function, achieve the

purpose to become spaces useful for promoting social interaction. The relationship between social and private spaces is declined integrating them with layers that allow different and progressive privacy levels. The thresholds strategy allows to open internal window generating physical and visual continuity between the Private Units and the Collective Spaces; this aspect is considered of fundamental importance especially inside Age-friendly Units.

The project process, developed through different layers of thoughts and reasoning, interprets and tries to answer to the theme of the pure design, of the shape clarity, of the functions distributions and of the facilities collocation; the reasoning evolved with critical sensibility avoiding superficial solution and investigating all the possibilities before defining the final design conclusion.

The developed project, concerned two floorplan inside an existing Aler's building, is an emblematic studio and its concept of assembled rooms around collective spaces could become a methodology, in which Co-Living logics and the strategies are an unbreakable trace, replicable in different situation and contexts. With my project I tried to propose a variety of typologies Units that in their quality are all different and for this suitable to be adapted according to the conformation of all the future buildings that will be chosen to be transformed following the Co-Living philosophy.

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