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MASTERS THESIS

SOCIAL HOUSING AND SOCIAL INTEGRATION:

Design guidelines for a better answer to house the immigrants.

MILAN/ITALY

RELATORE:

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ABSTRACT

The prospect of the continuous multiplication of life styles, the obsolescence of the traditional typological diagrams, the usability of spaces on different territorial scales, imposes on contemporary architecture the search for new models of living.

Starting in the mid 1990's, the real estate market has witnessed a general increase in prices corresponding to a relatively small increase in family income, generating tensions in the housing market, to which the traditional instruments of Public Housing have difficulty finding adequate responses. Housing demand in Italy has transformed over time, becoming more complex and diversified, and is currently characterized by the presence of "atypical" housing demand (strong increase in singles, single-parent families, immigrants, temporary workers, off-campus students and others) and the extension of the housing emergency into intermediate segments of the population who until recently were untouched by such difficulties.

Within a greater progressive match between the complexity of what exists outside the living space and what happens inside, high density housing cannot refuse the social emergency to ensure high quality and low cost dwellings, to a new people target: students, temporary workers, key workers, foreign, young couples without children, families with children and, in general, people who carry out public services.

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CHAPTER-1

INTRODUCTION AND RESEARCH METHEDOLOGY

1.1 INTRODUCTION

"People deserve to get an accommodation [...]. The house should have those values that involve the community and make it better. The house must [...] be prepared for the inevitable future of our cities, which will become increasingly multiethnic and then offer accommodations that allows to cook not only an omelette but also, if necessary, the kebab or the couscous [...] I am more and more convinced that the dwelling should fully respond to the different cultures of the communities, through different ways of living the private and urban spaces, to live the individual, family, collective dimension. Since the architecture should serve people and not the opposite."

Giancarlo De Carlo (Italian Architect)

Milan is one of the largest cities in Italy and it is the capital city of the Lombardy region and the province of Milan. It is a highly cosmopolitan city with a large amount of population from abroad. It is one of Europe's main transportation and industrial hubs with its well-known Central Station and the airports. Milan is recognized as a world fashion and design capital, with a major global influence in commerce, industry, music, sport, literature, art and media. The city has a rich cultural heritage and legacy, a vibrant nightlife, and has a unique cuisine. It is also one of the most famous touristic places in the world with its important monuments, churches, museums etc.

In spite of being a world class city, the city has a very big problem for accommodating the urban poor and the immigrants who come here in search of a better life prospects.

Housing demand is constantly increasing in Milan mainly due to dynamics of migration. This increasing demand mingles with the requirement for sustainable development for a liveable future. Accordingly there is a need for sustainable social housing in order to accommodate the population especially those who have difficulties to pay considerably high values of rent.

Choosing a social housing for the research topic of thesis might seem to be encumbering the authors, however, the strong social and cultural aspects of such a research makes it so attractive that intensive workload could be quite acceptable. This is mainly due to the fact that such projects contribute to the vision of the performers of the project, since they require a deep analysis of the society, culture, social life, urban development, environment, and economy, as well as a thorough understanding of the architectural aspects, such as functionality, spatial quality and aesthetics.

This thesis has the goal to define a scenario of the transformations that have taken place in the metropolitan area of Milan subsequent to those housing policies that, starting from the evaluation

of critical issues and potential areas of intervention, propose possible integrations and modifications of the procedures actually adopted.

This thesis also deals with the topic of Urban Poverty by which still a large number of people are being affected in a world class city like Milan. Being on the verge of the World Expo 2015, this Urban Poverty brings an embarrassment to the city. How can this problem can be tackled and how can the homeless can be given a home to live in?

There are currently over 208,000 immigrants legally residing in Milan - almost 1 in 6 of its population and their numbers are continuing to rise, according to the city council. In 1980, there were just 21,000 immigrants in Milan. The 208,021 immigrants living in Italy's business and fashion hub make up 16 percent of its population; more than double the national average of 6.5 percent, the Milan city council report states.

So as we can see that there is a very huge demand of public housing because of the large number of immigrants coming to Milan every year. There is a need for these immigrants to be provided with good accommodation and as a result they can also mix the local culture and conditions without facing any ethnic segregation.

There is also a need of creating Social Housings which are sustainable in each and every respect. However, providing social integration is also another important issue. Thus the new social housing projects should be designed such that people from different social classes or age groups can integrate. Comparing some of the projects on Sustainable Social Housings in the cities like Berlin, Basel, Wien etc.

To sum up, the thesis will be a comprehensive study about social housing and sustainable urban development. How the policies for the Social Housing have changed over the years in Milan. What is the new Model for the Social Housing in respect to the sustainable urban development?

1.2 RESEARCH METHEDOLOGY

The main part of the study will be a detailed study of the literature and the requirements for the social housing. Some case studies will also be covered to gather information about the requirements and then how should these requirements be fulfilled.

This thesis is articulated in four main sections, plus a final summary.

The first section starts with a brief study of the history of social housing in Milan. In which we come to know that how the housing scenario has changed over the years in Milan. Then we also study the Italian housing context and the current situation of Milan. The housing problems of immigrants have also been discussed in this section.

The second section of the research will be given to some case studies

The third section deals with the aims and goals of a social housing. This will be in relation with the review of the literature and the case studies.

The fourth section will deal with the design guidelines and recommendations for a good social housing project that will accommodate not only the Italians but also the immigrants from different ethnic backgrounds.

CASE STUDIES
EMPIRICAL TRANSLATIONS OF
THEORETICAL CHOICES THAT
CONTRIBUTE TO DEFINE THE
FRAMEWORK OF DESIGN CRITERIA

REVIEW OF LITERATURE
HISTORY OF SOCIAL HOUSING
IN MILAN, ITALIAN HOUSING CONTEXT,
SITUATION OF IMMIGRANTS

REQUIREMENTS,AIMS
AND GOALS
PARAMETERS TAKEN FROM
LITERATURE AND
CASE STUDIES

DESIGN GUIDELINES &
RECOMMENDATIONS
CRITERIA FOR A HIGH QUALITY
DESIGN OF SPACES AND
CONNECTIONS IN THE SOCIAL
HOUSING CONTEXT

Fig-1.THE PROPOSED RESEARCH METHOD

CHAPTER-2

HISTORY OF SOCIAL HOUSING IN ITALY

2.1 THE MEANING OF SOCIAL HOUSING IN ITALY

In the first sense, the social housing includes all the interventions in support of housing by the public. In a second mean the social housing represents a housing policy sector contextualized to public housing, but different in flexibility, reference targets namely a wide range of people in difficulty. A further approach identifies the social housing as all those activities aimed at promoting housing offer and specific targets in the context of a broader policy of social cohesion. Within this plurality of meanings, the significant elements of social housing are related: to the implementation of general functions for the promotion of a stronger regional social cohesion: to the intervention in non-extreme discomfort areas, hence excluded from public interventions; to people not able to support the free market; to the application of the horizontal subsidiary principle and to the integration between policies (Venditti, 2009). The social accommodation is configured as an essential element within the social housing system, consisting of that set of housing services aimed at fulfilling the primary needs. It is possible to consider as "social housing" those accommodations built, or re-qualified, from public and private operators, with public contributions or facilities intended for the temporary location (at least 8 years) and also to property (CECODHAS, 2011). According to Edoardo Longa (2009), social housing is distinguished from public housing mainly because:

1. It is not based on the expropriation of the areas, but on the use of already public areas available or acquired by private sector through equalization;

2. It tends to be a component inside of not specialized urban transformations, by replacing the model of neighbourhoods built entirely from public housing with integrated social needs within socially mixed tissues;

3. It tends to produce accommodation for rent, not only under social canon, but on a range of more articulated canons, precisely because the access to renting accommodation is no longer referred only to the weakest population;

4. It tries to involve private resources in real estate investments that are paid with resources from rent, through a new relationship between the public and in private.

2.2 HUNDRED YEARS OF LEGISLATIVE PROCESS

In Italy the development of Social Housing is accompanied by specific legislative measures on public housing and starts in the early twentieth century with the law Luzzatti (law n. 251/1903), which introduced the "Istituti Autonomi per le Case Popolari" (IACP). This operation, and those that followed in pre-war period, were designed to transform and improve the living conditions of the population and to provide for proletarians, artisans, small settlers, small rural owners, employee, through the construction of new living quarters (Longa, 2009).

The development of public house themes begins in the post-war period through the instrument of popular house. Interventions occurred from the first post-war period until the beginning of 1970s have been based on legal framework introduced by the "Testo Unico per l'edilizia popolare ed economica" dated 1938 (April 28, 1938, N. 1163) and include, among others, the INA-Casa plan and the Gescal plan (Pugliese et al., 2005).

After the post-war reconstruction started, the government launches a broad policy aiming at creating employment and labour with buildings through measures which give origin to the INA-Casa plan, which is "plan for increasing workers' employment by the construction of houses. Since beneficiaries of the plan could redeem their home in which they were rented, more than 70% of the apartments are ransomed; for the first time, 40% of families become owner of a dwelling (Venditti, 2009). The objective is to build the largest number of accommodation at the lowest cost as possible, within the framework of defined technical and typological characteristics. The best examples are the district Harrar in via Dessie in Milan (1951/1955), the Villaggio San Marco in Mestre (1951/1961), the district Falchera in Turin (Longa, 2009).

Fig.2.1.DISTRICT HARRAR IN VIA DESSIE IN MILAN, FRONT AND SIDE VIEW

Source-www.ordinearchitetti.mi.it

Social Housing and Social Integration

Fig.2.2. THE VILLAGGIO SAN MARCO IN MESTRE, MASTERPLAN Source-www.mestreantica.it

Fig.2.3. ELEVATED FOURTH QUARTER AND CORE CONSTRUCTION, 1958

Source-www.mestreantica.it

Fig.2.4. VIEW OF DUPLEX HOUSES OF THE SECOND CORE

Source-www.mestreantica.it

The Plan INA-Casa is replaced with the Law n. 60 14 February, 1963, by the "Programma decennale di costruzione di alloggi per lavoratori". New organizational structures are established, such as the Comitato Centrale and Gescal (Gestione case per lavoratori). Compared to the previous Plan there is a notable decentralization in execution stages, achieved by giving full operational responsibility to the IACP, which become executive instruments of the program at the provincial level. One of the introduced novelties is the provision of funding for the construction of facilities and services for recreational, social and spiritual activities. The primary purpose is to provide the concrete tools to plan interventions in the housing sector by contrasting the land speculation and directing the construction development to be realized on expropriated areas (Longa, 2009). In the period 1963-1973 there is a new concept of ratio home-services: among the examples of the period, the district

Sant'Ambrogio in Milan (1964-65) and the residential complex in Gallarate neighbourhood in Milan (1967-1974). The Gescal system is deleted from the Constitutional Court's sentence n.424 in September 12, 1995, and ceased between 1995 and 1998 (Venditti, 2009).

With the approval of the Law n.865 October 22, 1971, "Programmi e coordinamento dell'ediliza residenziale pubblica. Norme sull'espropriazione per pubblica utilità", there is the introduction of the unitary programming principle for all the interventions. The IACP are the only administrations responsible for the implementation of interventions in residential public buildings. In the same time it sets up a new central unit, the CER (Comitato per l'edilizia residenziale) for the distribution of funds to Regions (Pugliese et al., 2005). As a result of the application of the law n.865 /1971, new neighbourhoods, designed as real cities self-managed, starts growing, as, for instance, the Rozzol Melara district in Trieste. Conceived as a self-sufficient settlement, from the beginning this district has been isolated from the urban context, with a consequent social exclusion of the population and a growing degrades (Venditti, 2009).

Starting from the 1990s there have been approved some reforms for the liberalization of the housing policy, in order to promote the private investments, to create a national fund for housing construction and a national observatory aimed at analyzing the living conditions and giving new responsibilities to Regions. However, the gradual reduction in the number of resources for the financing and the maintenance of the public housing heritage (ERP), and in particular the disappearance of ex-Gescal funding, have fostered the creation of new housing policies expressly called "social housing" (Longa, 2009). This new trade is positioned next to the regional or municipal programs, traditionally articulated in the subsidized housing sectors financed by the government, carried out in support of the families concerned primarily to purchase accommodations through low-interest loans, and of the social housing (Longa, 2009).

2.3 A BRIEF HISTORY OF DEVELOPMENT IN MILAN

If the plan of the city of Milan is examined, it can be observed that the city plan resembles a cut tree trunk. The urban form appears as a pattern of interlocking circles and radials. It is visible that the city has grown as series of concentric belts around a core. This development pattern is quite intriguing for the observers and understanding its reason is crucial for development of any plans projected to be implemented in the future.

As cities are sometimes considered as living organisms, it is possible to talk about an evolution process through which a city passes. Since one of the most important concepts of evolution is adaptation which results in alteration of living organisms leading to their evolution, it is also possible to say cities are also adapting to changes through time. In biological terms the adaptation process is triggered by changes in the environment. Similarly, a city needs to adapt itself to some changes occurring in the environment and also in people's demands. As regards to Milan, once the historical development of the city is studies it can be observed that the city continually adapted to changes, in the demand for spaces for the production and exchange of goods, for housing and social relationships, firstly as a result of a serious of wartime events, then over the last century through the intense dynamic of its economy and process of urbanization and reconstruction of the stock of buildings.

Milan nearly a fifth of the buildings has at least four floors above ground, and this percentage rises up to 23.1% in the high housing tension municipalities, even to 66.4% in the inner Milan (Gay, 2006). The regional program for public housing, arranged by the Lombardy Region to 2002-2004, introduces new methods of intervention of the public housing in relation either to the funds' exhaustion of ex Gescal or to changes in society. The

Fig.2.5. POPULAR HOUSING OF TIEPOLO DISTRICT, DESIGNED BY GIOVANNI BROGLIO

Source-www.skyscrapercity.com

enabled strategies operate in three possible directions: the recovery and enhancement of the existing heritage, the construction of approximately 11,000 new homes for social or moderate rent and finally the review of the rules for the access eligibility.

CHAPTER-3

ITALIAN HOUSING CONTEXT, SITUATION IN MILAN

3.1 ITALIAN HOUSING CONTEXT

In Italy, the percentage of housing owners is high, in fact more than 80% of households the accommodation where they lives. From the middle of the 1990s there has been a significant increase either in price of property and rents in comparison to household incomes, or in the population demand as a result of the enlarged flow of migrants, the growing number of small families, the aging of the population, the lack of job for young people. The new types of discomfort adhere not only to the poorest in precarious housing condition (first of all immigrants), but also to families, to young people, students, elderly. The situation of many families belonging to the medium-low class, especially in large areas, does not allow them to be eligible for public housing because of holders of higher incomes than the minimum required, for more they do not have sufficient means to access a property home and they suffer for the increase in rents that they are not able to face. With reference to young people, it is observed that in 2006, 73% of the population, comprised in the age group between 20 and 30 years, was living with their parents.
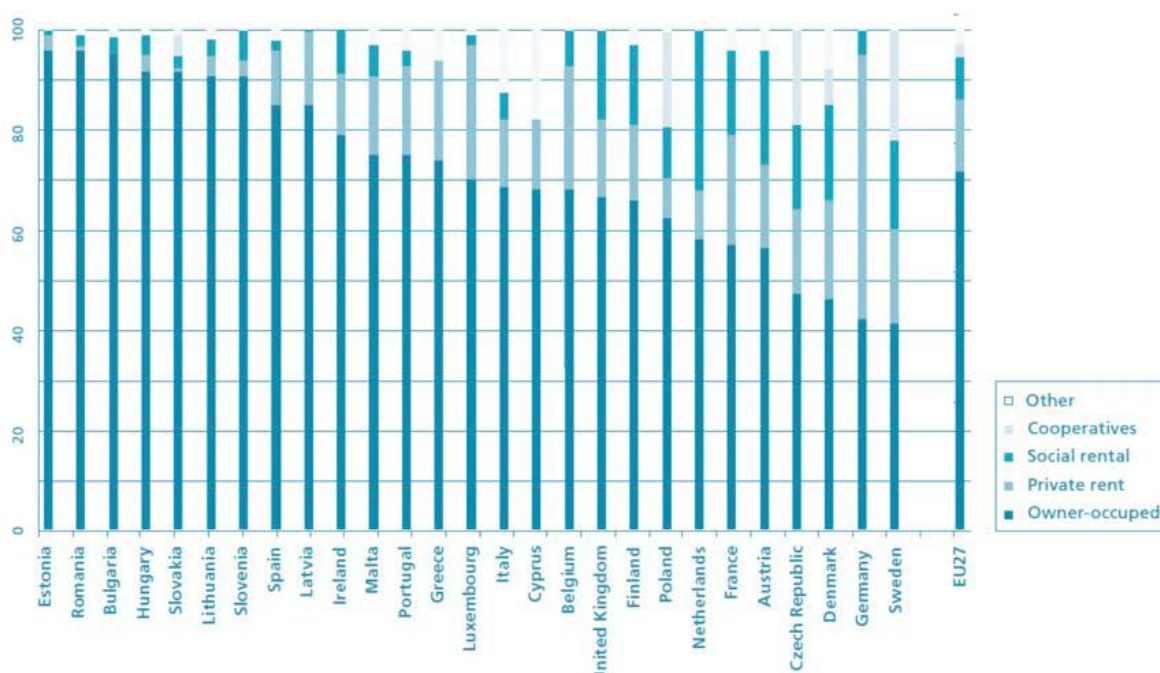
Table.3.1 TENURE SPLIT IN THE 27 EU MEMBER STATES AS A PERCENTAGE OF THE HOUSING STOCK.

Source- HOUSING STATISTICS IN THE EUROPEAN UNION 2010

 In the first sense, the social housing includes all the interventions in support of housing by the public. In a second mean the social housing represents a housing policy sector contextualized to public housing, but different in flexibility, reference targets namely a wide range of people in difficulty. A further approach identifies the social housing as all those activities aimed at promoting housing offer and specific targets in the context of a broader policy of social cohesion. Within this plurality of meanings, the significant elements of social housing are related: to the implementation of general functions for the promotion of a stronger regional social cohesion: to the intervention in non-extreme discomfort areas, hence excluded from public interventions; to people not able to support the free market; to the application of the horizontal subsidiary principle and to the integration between policies.

3.2 QUALITY HOUSING CONDITIONS AND DEMOGRAPHIC DYNAMICS IN EUROPEAN CITIES

In 2009 the average 17.8% of the European population was living in overcrowded homes, with peaks in most of the countries of Eastern Europe (CECODHAS, 2011). Due to the decrease of the average size of families, which is linked to a series of different factors, such as life expectancy, fertility rate and yew of divorce and separation etc., the number of households has increased much more rapidly than the population in most European countries over the past decades (Dexia Crediop, 2008).

The total number of households in Europe has increased from about 193 million in 2005 to 202.8 million in 2009 (CECODHAS, 2011). In Europe the two largest components of family structure are represented by individual adults and couples without children; furthermore, in recent years these two categories have grown more rapidly than the others. The phenomenon of the population aging is expected to have a significant impact on the real estate sector in terms of adaptation of dwellings to the needs of the elderly. Together with the ageing trend, there is an alarming trend growing in several countries: young people between 19 and 30 years old and up who still live at home because they cannot afford to live by their own (Casolo, 2007).

Generally many countries have positive policies to promote owner-occupation in order to foster the departure of the middle class from social housing. However, it also encourages diversities on income and tenure. It is largely observed how increasing income and social segregation affects especially unpopular estates (Whitehead and Scanlon, 2007). Old problems are currently reaffirming: sub-standards, unhealthy living condition and forced cohabitation (Casolo, 2007).

3.3 ETHNICITY AND MIX USE TENURE

In many European countries providers of social housing are involved in plans for urban regeneration and social mix even through by only inner and outer house renovations. Furthermore, in order to avoid forms of ghettoisation some strategies could be adopted by attracting wealthy families towards social housing areas or by inserting precarious households into different areas (Venditti, 2009). Within the city limits there may exist considerable differences in terms of economic and social opportunities in different areas, but also in terms of different qualities of environment?

In addition, the differences between social and economic development are still growing, thus fostering the phenomenon of urban destabilisation. A social integration policy that contributes to reducing inequalities and to prevent social exclusion should be the best solution to maintain our cities safe. The housing issue should underlie a new conception of living, which can no longer be traced back to the construction of individual apartments (the "bricks and mortars" logic often and sadly configured ghetto districts) (Venditti, 2009). Designers should foresee the provision of social infrastructure (aggregation, listening-cultural and sporting centres, meeting places etc.), commercial and economic facilities that are significant factors of social inclusion (Venditti, 2009).
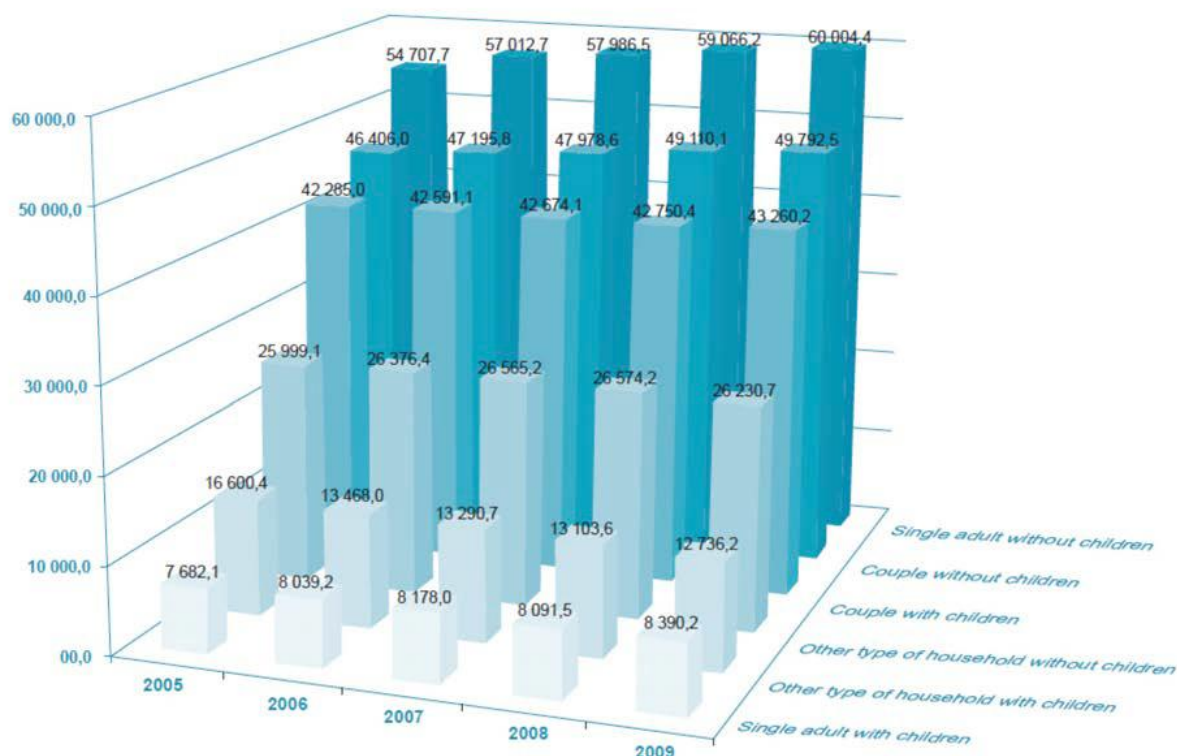
Table.3.2. PRIVATE HOUSEHOLDS BY HOUSEHOLD COMPOSITION, 2005-2009

Source- EUROSTAT

3.4 LOMBARDIA AND MILAN

It is possible to identify four main periods in the hundred years' history of social housing in Milan; a first period between 1900 and 1930, is characterised by Giovanni Broglio's intervention "mimesis" of the middle class housing architecture; the second period lasted fifteen years and is considered the season of rationalism and the hypothesis of a new order in the city; a third period goes from war and implied the recovery of the tradition, in the 1940s and 1950s; and finally the period of the large dimensions' ambition in the late 1970s and 1980s (Pugliese, 2005).

In the regional policy the approval of Law n. 27 18/12/2007 has increased levels of rental in 176,308 houses owned by Aler and municipalities. It has concluded the reform began in 2000 as a result of the allocation of legislative powers on social housing to the regions by the government. According to Anna Delera (2009) these key elements can be deducted by a comparison between laws, regulations and decisions of the Lombardy region**:**

1. Articulation of public funding toward the most varied categories of bad demand, where the subsidized building social fee is taken as a priority;

2. A particular attention is reserved for to the households that have a certain income and buy a house to obtain from the region a lost fund of € 5000;

3. Funding to municipalities, Aler and private operators and foundations for the construction of affordable housing;

4. Reduction in the social rented housing supply through shares of reserve intended for special categories (policemen, nurses, temporary workers, etc.);

5. Sale of public existing stock (20% of the total, approximately 37,000 dwellings) and introduction of the compulsory mobility for those who refuse to or cannot buy their own accommodation inserted in the sale plans;

6. Increase of 60% of the revenue from Aler rentals starting from lowest incomes and in oldest and most degraded housing conditions;

7. Reduction in all of those tools of social fund for the poorest local people (about 13,000 Aler households in Milan);

8. Halving and/or reset of regional resources for new constructions and refurbishment of the public housing districts;

9. Prohibition to apply, for a social accommodation, for those who do not have the residence in Lombardy by at least five years, for those who have needed a accommodation over the past five years, and for those poor who were evicted from a popular house for arrears in the past five years.

In 2001 Lombardy was populated by 8,953,515 people, whose 319.564 were foreigners and 3,652,954 were families. Compared to the beginning of the 1990s, Lombardy had seen a constant increase in population and housing with a greater percentage than the national average and other regions of the North West of Italy (Gay, 2006). 90% of residential buildings are located at towns and villages, while the remaining 10% are equally divided between settlements and scattered houses. In Milan nearly a fifth of the buildings have at least four floors above ground, and this percentage rises up to 23.1% in the high housing tension municipalities, even to 66.4% in the inner Milan. The regional program for public housing, arranged by the Lombardy Region to 2002-2004, introduces new methods of intervention of the public housing in relation either to the funds' exhaustion of ex Gescal or to changes in society. The enabled strategies operate in three possible directions: the recovery and enhancement of the existing heritage, the construction of approximately 11.000 new homes for social or moderate rent and finally the review of the rules for the access eligibility (Pugliese 2005).

3.5 SOCIAL CHANGES AND PRESENT CHALLENGES

In recent years the municipality of Milan has been focusing on the difficult problem of rebalancing the outskirts by acting on different directions, first of all through a refurbishing policy of disused industrial areas (over 6.5 million square meters in 1997): with the essential contribution it was possible to achieve a stunning urban transformation and renovation process (from Bicocca and Portello to Rogoredo and Lambrate) by investing, in the period 1998-2004, in renovation of suburban areas with interventions on the building heritage, for a total amount of 1 billion and 350 million euro (Bargiggia and Bricocoli, 2005).

The aging of the population is a typical and widespread phenomenon in high-tension urban areas: some have experienced higher quotes of aging population. In particular, in all areas of Milan, both those central and peripheral, the aging phenomenon is common in 30% of the elderly persons. The reasons for the aging in urban areas are connected to the emigration of the younger families to the outskirt metropolitan areas, attracted by the availability of larger and cheaper houses and, perhaps, by a better quality of the environment and, by the efficient service of the urban infrastructure (Gay, 2006).

Another component of the metropolitan transformation is represented by the foreign immigration. Immigrants are distributed in the metropolitan area according to a scheme where urban centres have a dominant attractor role. In fact, immigration is concentrated in the inner area of Milan, in those larger municipalities touched by a de-industrialization process: in Milan, the immigrant population represents the 7%. (Gay, 2006). In relation to the demand expressed by families it is necessary to consider some key elements such as: the composition of the family units, lifestyles of the components, the different models of fruition of the housing dimension, the propensity to mobility, the consumption expenditure, the costs of conduction and maintenance of buildings, the tax burden. Several researches carried out at the end of the 1990s have shown that around 40% of dwellings in suburbs should be renovated. Urban regeneration schemes are the latest attempt to enlarging the scope of intervention on public housing. In fact, the commitment to increase the housing offer for the marginal social bands is related their transformation into a complex system of actions aiming at the peripheral and degraded areas.

CHAPTER-4

IMMIGRANTS IN MILAN

4.1 IMMIGRANTS IN MILAN

There are currently over 208,000 immigrants legally residing in Milan - almost 1 in 6 of its population and their numbers are continuing to rise, according to the city council. In 1980, there were just 21,000 immigrants in Milan.

The 208,021 immigrants living in Italy's business and fashion hub make up 16 percent of its population; more than double the national average of 6.5 percent, the Milan city council report states.

Almost 9,000 immigrants are arriving each year, the report said. Filipinos are the largest immigrant group (32,000) followed by Egyptians (27,000), and Chinese (18,000).
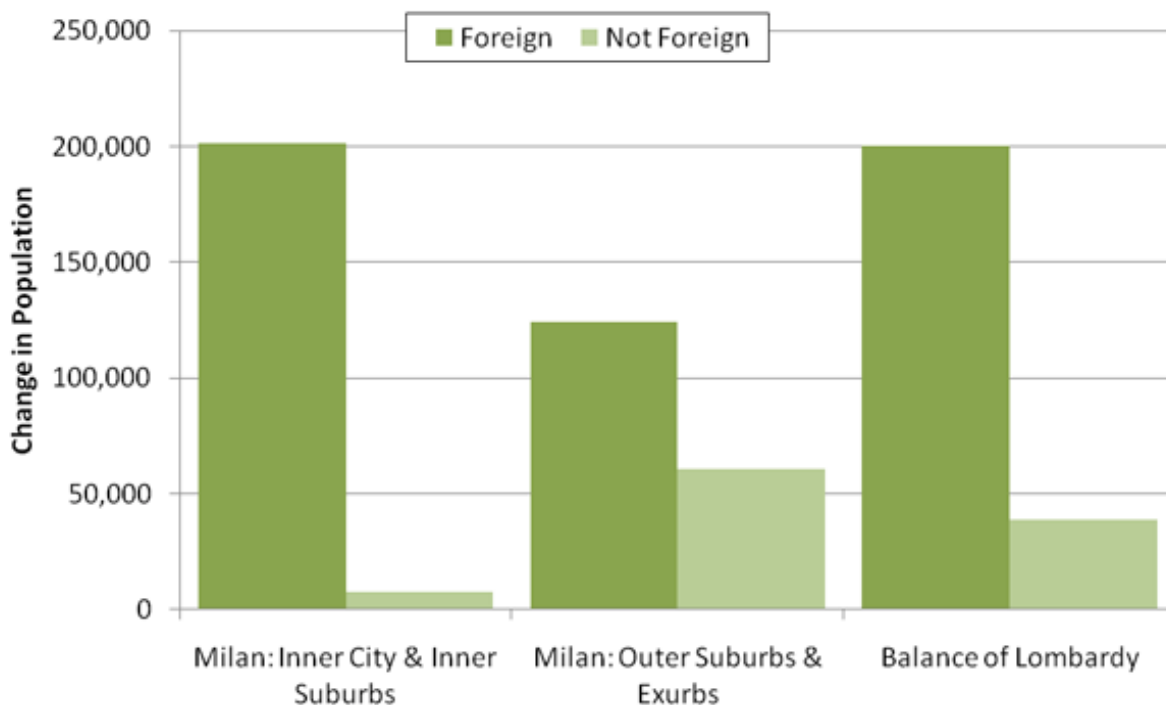
Table.4.1. POPULATION GROWTH IN LOMBARDY 2001-2010

Source- ISTAT

The European Union, together with North America, confirms itself as the continental area with the largest number of international migrants. At the beginning of 2012, foreign-born residents were 49,957,682 whereas foreign citizens were 34,360,456, equal to 6.8% of the total population (of whom 20,699,798 were non-EU citizens). In 2011, there were 1.7 million new entries; in the same year, according to the Federal Statistics Office, workers who entered Germany from the Mediterranean Member States – including Italy – were 361,000.

Italy confirmed its role as a country of arrival for international migration, especially since the beginning of the 21st century. Even during the crisis period there has been an increase in immigration: the 3.4 million foreign citizens residing in Italy in 2007 have became 4,387,721 in 2012, equal to 7.4% of the total Italian population.

In the same period, non-EU residents increased from 2.6 million to 3,764,236; according to estimates of the *Dossier*, the total amount of regular immigrants increased from 3,982,000 to 5,186,000 people. As regards the continental origin of foreign citizens regularly residing in Italy, according to estimates by the Dossier, Europe prevails with 50.3% of the total, followed by Africa (22.2%), Asia (19.4%), America (8.0%) and Oceania (0.1%).

4.2 THE FLOWS OF FOREIGN WORKERS IN ITALY IN 2006

In 2006, an effort to double the annual quota of workers coming from abroad (increased to 170,000) was met by a demand three times that number, demonstrating the deficiencies of the mechanisms of encounter between supply and demand. For years it was assumed that foreign workers would wait for the call from abroad, while in fact they had already started to work in Italy, awaiting legal recognition. The 540,000 requests for legal status made a second decree on worker flows necessary, allowing an additional 350,000 admissions. The following information emerges from an analysis of this data (relative to 9 questions out of 10):

1. A low incidence of applications from highly qualified professionals (only 1,200 requests from managers and similar occupations)

2. A high concentration of requests in certain provinces, namely in Rome (over 50,000), Milan (over 37,000), Turin and Brescia (around 20,000), Bologna (almost 15,000) and Verona, Padova, Venice and Naples and Treviso (a little over 10,000 respectively), which confirms a certain territorial polarization of flows towards Lombardia, the Veneto, Emilia Romagna, Lazio, Campania, and in the South. Regarding the country of origin of these workers, Romania is the largest group (over 130,000 requests), followed by Morocco (50,000 requests), Ukraine and Moldova (35,000 requests respectively), Albania (30,000), China (27,000), Bangladesh (20,000 requests). India comes in at the end of the top ten countries of origin and, at the same numeric level, Sri Lanka and Tunisia, accounting for 13,000 while the other two countries account for 10,000 requests. Jointly examining the flows of 2006 and those of 2005 the following trends emerge:

3. The areas with the highest levels of employment (North West, North East and Centre) confirm, with high numbers of employed workers, their role as leaders and register an increase compared to the local population.

4. The South has entry flows that correspond to 12-14% of total registered entrances over the last two years and that, if confirmed, are destined to increase the importance of the presence of the foreign population

5. The Islands, accounting for only 1 out of every 25 workers that have entered Italy, are characterized by a stable but contained increase in numbers.
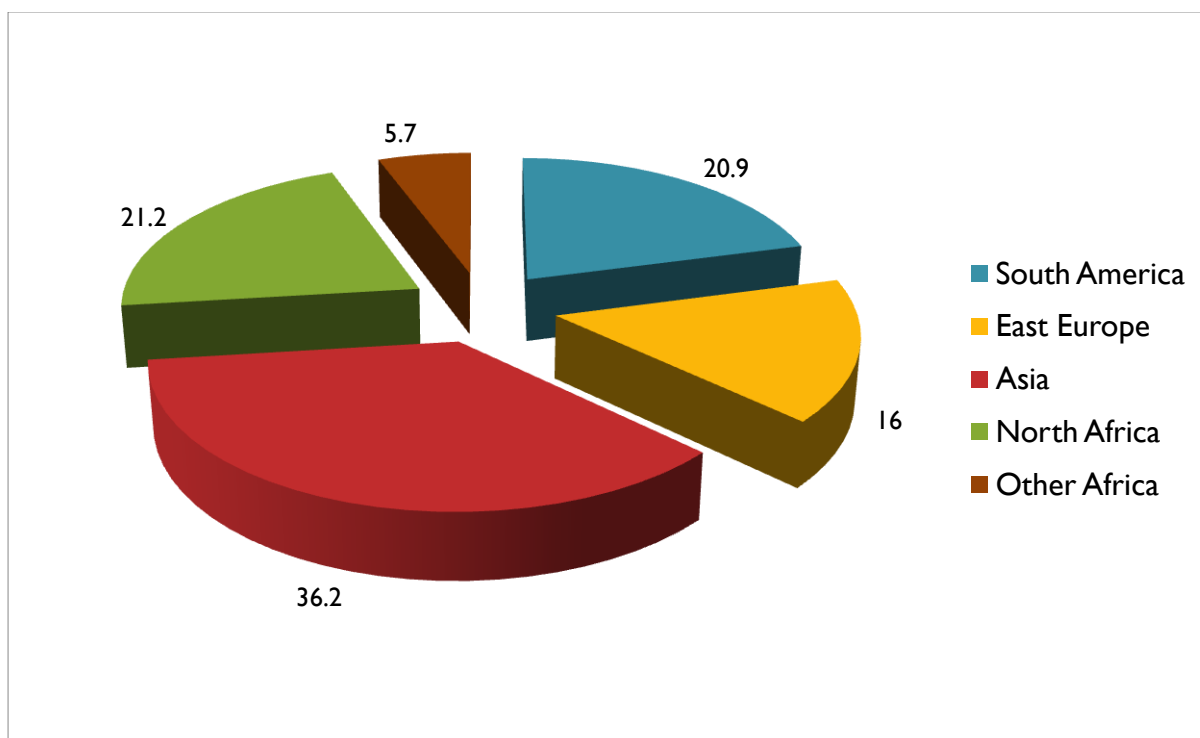
Table.4.2. MILAN-APPROX.15% FOREIGN BORN POPULATION (18-22% UNDOCUMENTED IMMIGRANTS ESTIMATED)

Source- ISTAT

4.3 CONCENTRATION OF IMMIGRANTS TO NORTH ITALY

Among the areas of residence, the most preferred ones are in the Northern (61.8%) and Central (24.2%) of Italy, whereas the provinces of Milan and Rome hold one-sixth of the total residents (16.9%).

In 2012, and in the immediately preceding years, entry quotas for non-seasonal work were reduced. As a result, work-related immigration flows decreased as well. Between 2011 and 2012, visas for employment decreased from 90,843 to 52,328 (in both cases less than during the pre-crisis years). Also worthy of notice was the regularization of non-EU irregular workers which was carried out in 2012 (135,000 applications submitted, less than half compared to the previous regularization campaign in 2009: 295,000). For the future, we hope for the introduction of a permanent regularization.
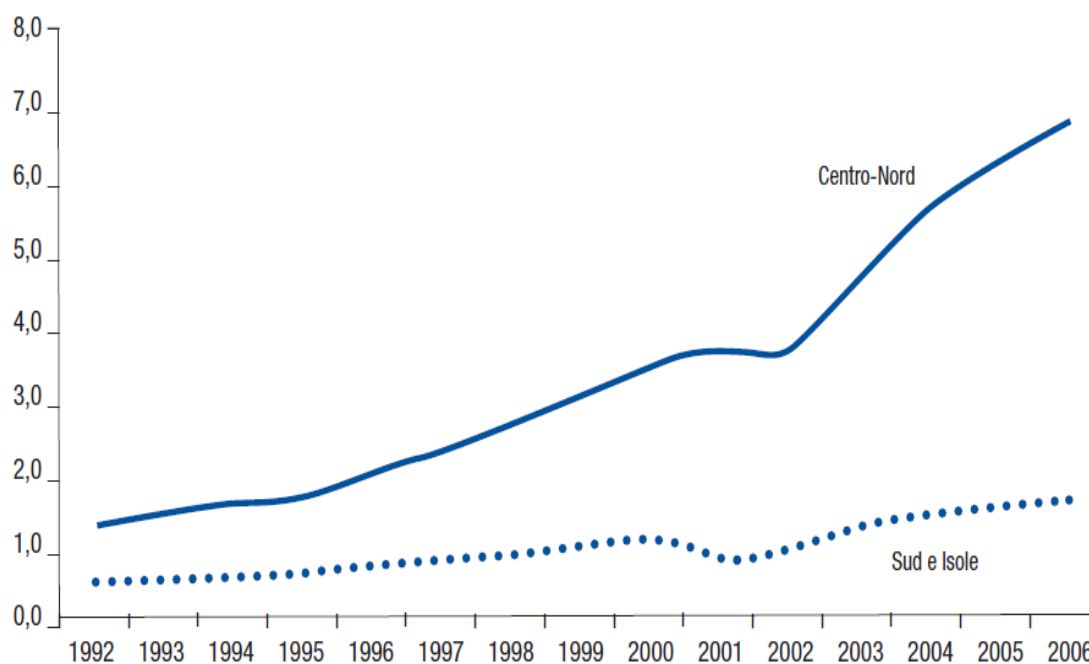
Table.4.3 CONCENTRATION IMMIGRANTS' FLOWS TO NORTH ITALY

SOURCE-ISTAT, 2008

4.4 HIGH LEVEL OCCUPATIONAL SEGREGATION; UNEMPLOYMENT, UNDOCUMENTED WORKERS

Even during the years of the crisis (2008-2012) the employment rate of immigrants increased, in both absolute and percentage terms; while the number of employed Italians decreased by almost 1 million people, non-nationals increased by 31.4% (from 1.75 to 2.3 million and even more, when counting seasonal workers and those who live with their employer), reaching at least 10% of the total employed population, although the majority was employed in low-skill jobs not sought after by the Italians.

Foreign-born business owners are 477,519 (including individual enterprises, companies or corporations in which more than half of their members is foreign born), a significant amount despite the fact that foreigners have more difficulties in obtaining loans.

In 2012, one of the main reasons for the growth of the foreign population are the children born in Italy to foreign parents (79,894; they were less than 30,000 in 2000), who are joined by the 26,714 children of mixed couples (who have direct access to the Italian citizenship).

786,650 foreign students enrolled in 2012-13 (representing 8.8% of the total and 9.8% of those enrolled at elementary schools). In 2,500 schools (14.6% of the total) foreign students are more than 30% of the total student population. In this regard, the Minister of Education, Mrs. Carrozza, recommended not to exaggerate with the difficulties and to be more flexible, based on the circumstances and the resources available; after all, 47.2% of these students were born in Italy. 81,322 visas for family reunification were issued in 2012. Permits for family reasons now account for 40.9% of all foreign citizens with an expiring permit (48.5% of which for work reasons) and for 44.3% of new entries (26.9% for work reasons): in times of crisis, family reunification is the most widespread entry channel.

Long-term non-EU residents (authorized for permanent stay) have also increased: they are now more than 2 million people, 54.3% of the total (8% more than in 2010).

Return flows, more out of necessity than choice, are also increasing as a result of the crisis and the unemployment rate of the country. Overall, in 2012, 180,000 residence permits expired without being renewed (source: Istat), more than half of which were permits for work or family reasons; it is a substantial amount, but lower than the amount of those expired in 2011 (263,000), when the law which extended the duration of a residence permit for seeking employment from 6 to 12 months was not enacted yet.

Flows of people fleeing in search of safety and protection, which greatly increased in 2011 – the year of the so-called "Arab Spring" – were also quite relevant in 2012 (17,350 asylum applications, plus 10,910 of the first half of 2013).

Often, these are people fleeing across the Mediterranean Sea, landing on Italian shores (13,267 landings in 2012). The total number of foreigners staying for asylum or humanitarian reason is 77,000.

As regards irregular migration flows and the measures adopted to combat this phenomenon, as well as concerning the necessary further attention towards human rights, the *Dossier* underlines the expensiveness and non-effectiveness of such measures, including detention at the Centres for Identification and Expulsion (between 2005 and 2012, 40.5% of detected irregular immigrants were removed, whereas in 2012 they accounted for 51.8% of the total).
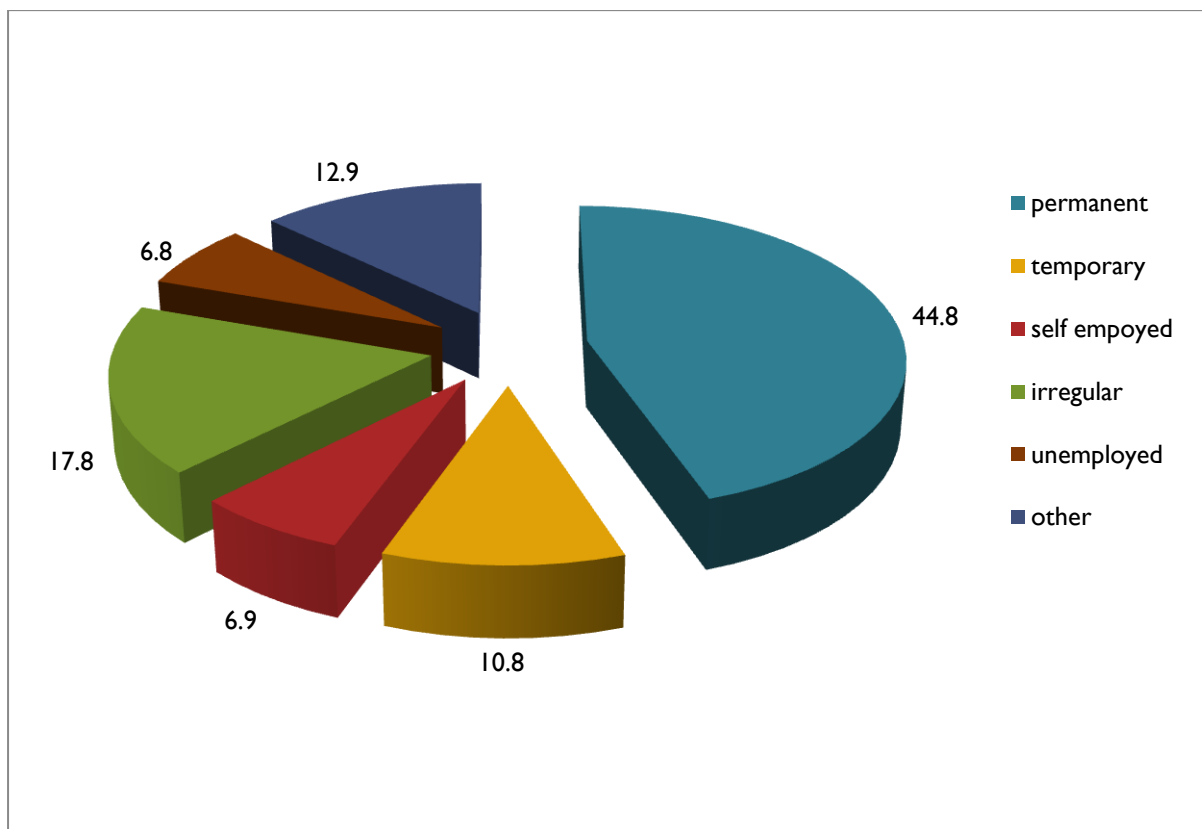
Table.4.4.HIGH LEVEL OCCUPATIONAL SEGREGATION; UNEMPLOYMENT, UNDOCUMENTED WORKERS

Source- ISTAT

4.5 SEGREGATION OF IMMIGRANTS IN MILAN

In this mixed economic pattern of development, immigrants are segregated at the bottom of the occupational structure, dealing with some particular problems. The first is related to the general condition of illegal residency in Italy, that often implies irregular occupational situations, around 17% of the immigrant population in Milan is employed through an irregular job. In addition unemployment still represents a problem (9.7% of the total immigrant population in 2009).
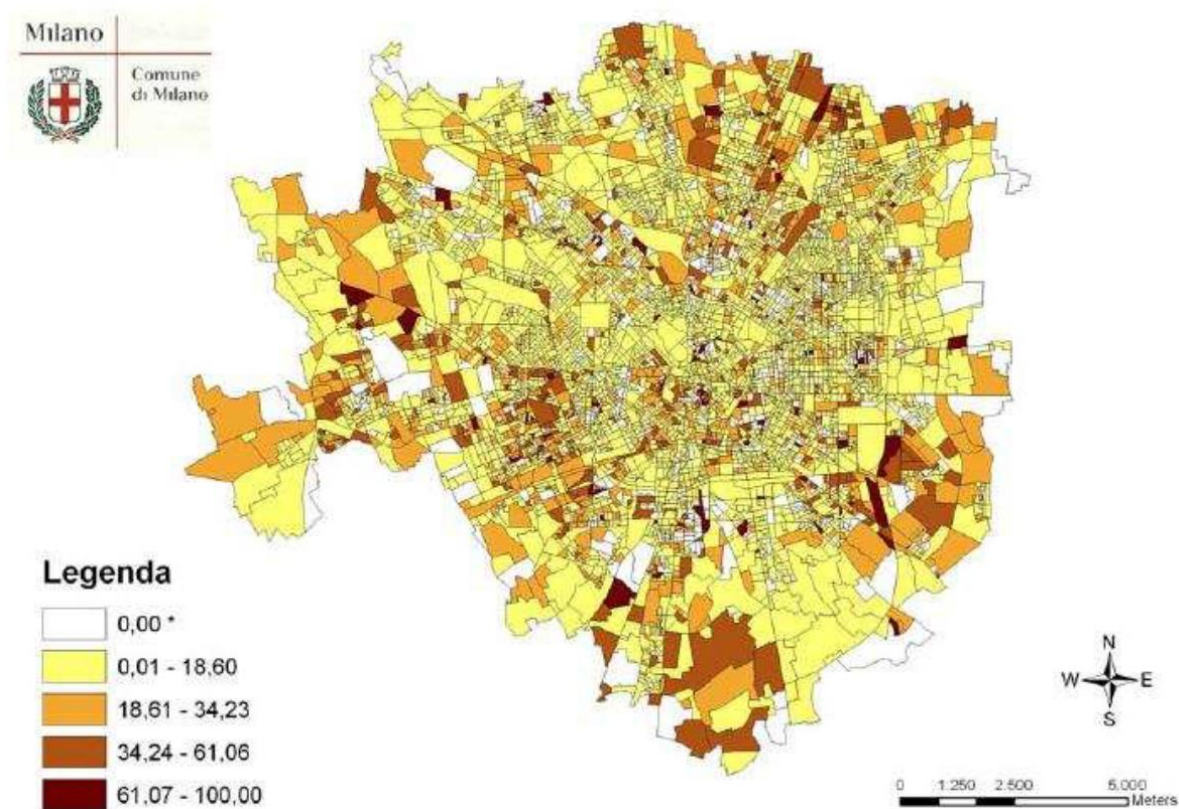
Fig.4.1.SPATIAL DISTRIBUTION OF IMMIGRANTS IN MILAN IN 2008

Source- MUNICIPAL STATISTICS

Also in Milan immigrants are horizontally segregated in the economic sectors characterized by low salaries: men especially into the building sectors and women in housekeeping and elderly care. All these factors explain the strong pay gap between Italians and immigrants: in 2004 the average net income of Italians living in Milan was around 19,000 Euros/year, while for the people from Ecuador it was 6,060 Euros/year.

In terms of settlement patterns, the conditions of socio-economic vulnerability have gone hand-in-hand with a strong increase in the cost of the private housing market and a restructuring process in social housing policies.

They generally fill up spaces abandoned by the Italians and in a state of disrepair, as well as in the private market and in the social housing stock. In the private market, because of high level of discrimination, their presence often reduces the perceived desirability of living in a neighbourhood, cutting real estate prices and reinforcing mechanisms of self segregation of the Italian population. This is the case Viale Padova, for example, a former working class neighbourhood in the north of Milan, populated by workers employed in local large-medium sized manufacturing firms, and now characterized by a very high concentration on immigrants for Milan's standards.

A similar mechanism produces in public housing a relative concentration of migrants in the older, more rundown and socially difficult public housing neighbourhoods, where Italian families generally refuse to settle, choosing to prolong their waiting time for a house, the concentration of immigrants into the social housing sector is higher in the public housing build before the WWII, however usually inferior to their common presence into the city. This creates a vicious circle, making these areas increasingly problematic and therefore less desirable. Although some recent programs for the revitalization of some public areas where the percentage of immigrants is quite high.

4.6 THE FIVE MAIN COMMUNITIES IN MILAN

Focusing on the 5 major communities of foreigners on the territory of Milan, the Philippines, Egypt, China, Peru and Ecuador, it is possible to assess the extent of their presence in the functional areas through the location quotients. Their distribution shows us immediately a diversified settling behaviour among the five communities. While the Chinese population tends to concentrate in functional areas located in the north and north-west of the city, with concentrations that reach more than 6 times the average concentration calculated over the entire foreign population, the Peruvian and the Ecuadorian ones are distributed more widely throughout the territory, with concentrations that rarely reach twice the average value. Even the Philippine and the Egyptian populations seem to follow a rather diffuse settlement pattern, but their presence follows the usual trajectory the spaces occupied by the two ethnic groups are mutually exclusive, the Philippine community occupies mainly the central areas while the Egyptian one rank in the most remote areas.

Philippines
- Lower than the average
- Average
- To twice the average
- More than twice the average
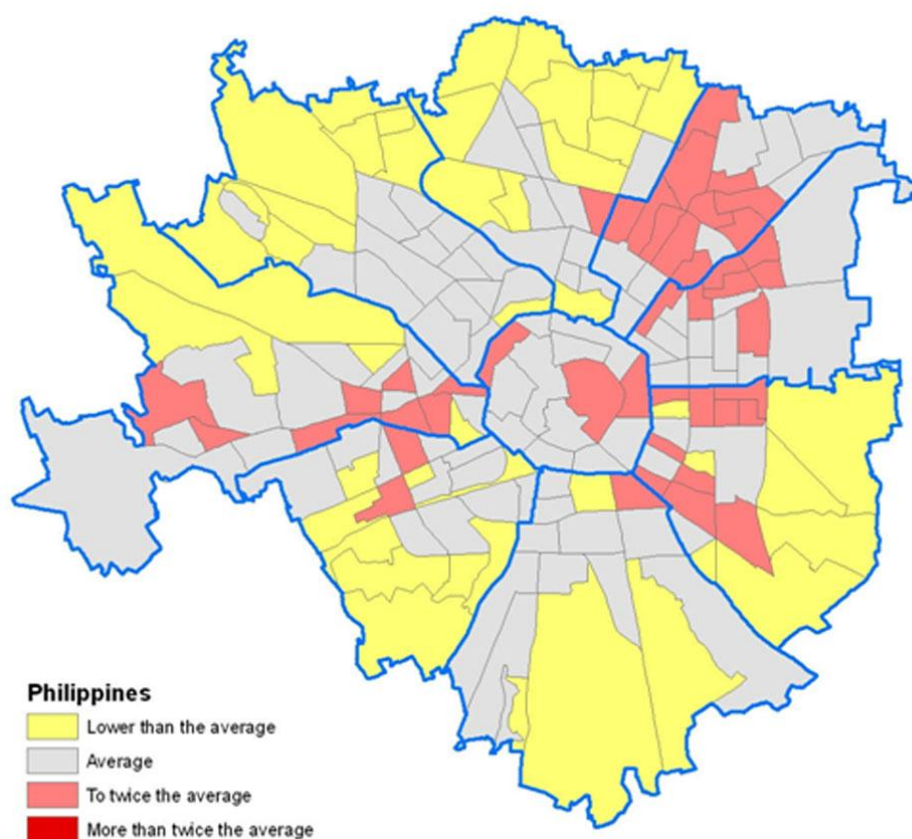
Fig.4.2. LOCATION QUOTIENTS 2009, FILIPINOS IN MILAN

Source- CALCULATIONS FROM ISTAT DATA
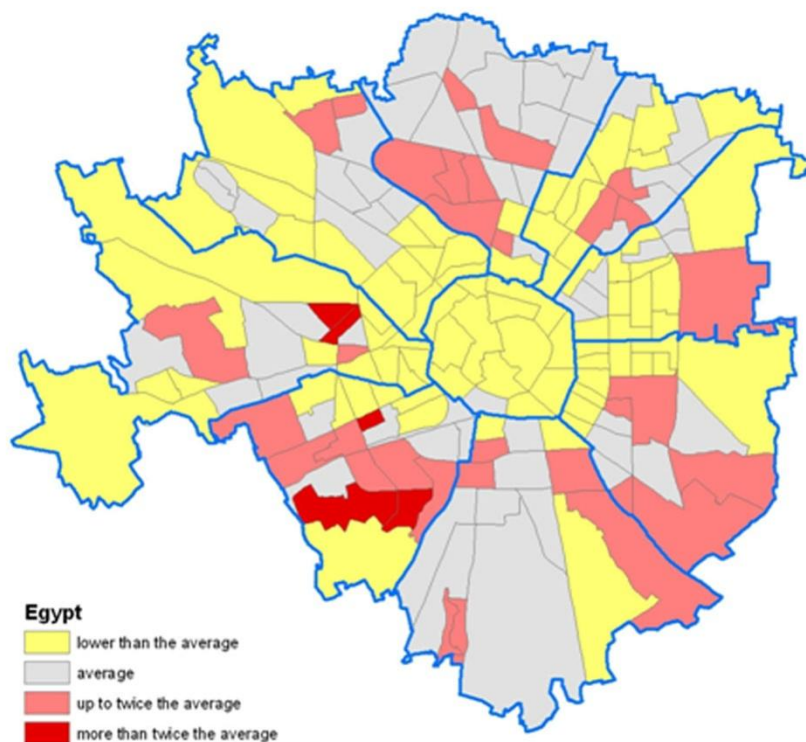
Fig.4.3. LOCATION QUOTIENTS 2009, EQYPTIANS IN MILAN

Source- CALCULATIONS FROM ISTAT DATA
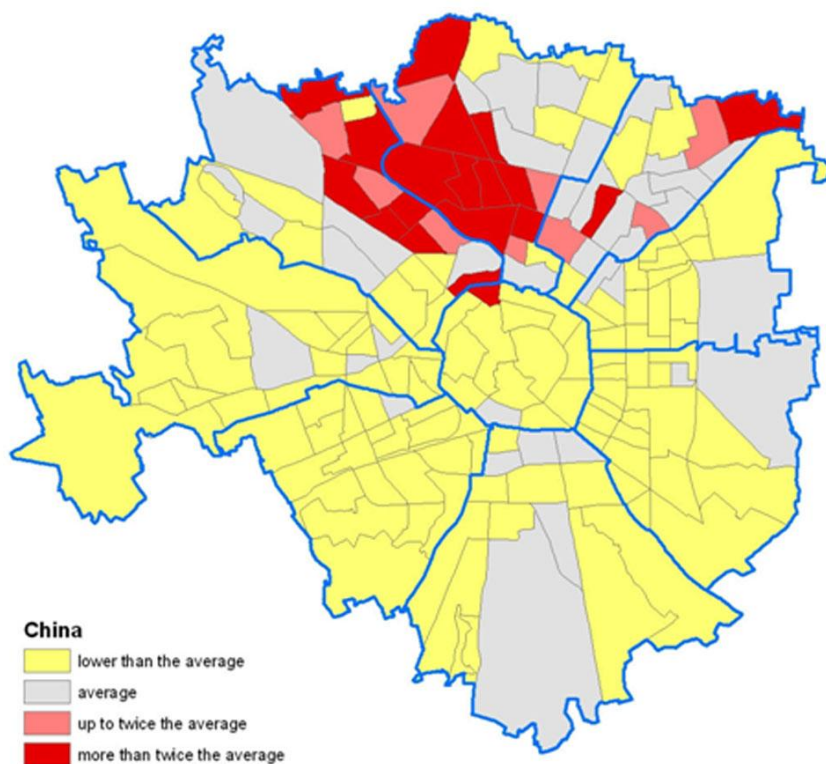
Fig.4.4. LOCATION QUOTIENTS 2009, CHINESE IN MILAN

Source- CALCULATIONS FROM ISTAT DATA

Ecuador

☐ lower than the average
☐ average
☐ up to twice the average
☐ more than twice the average
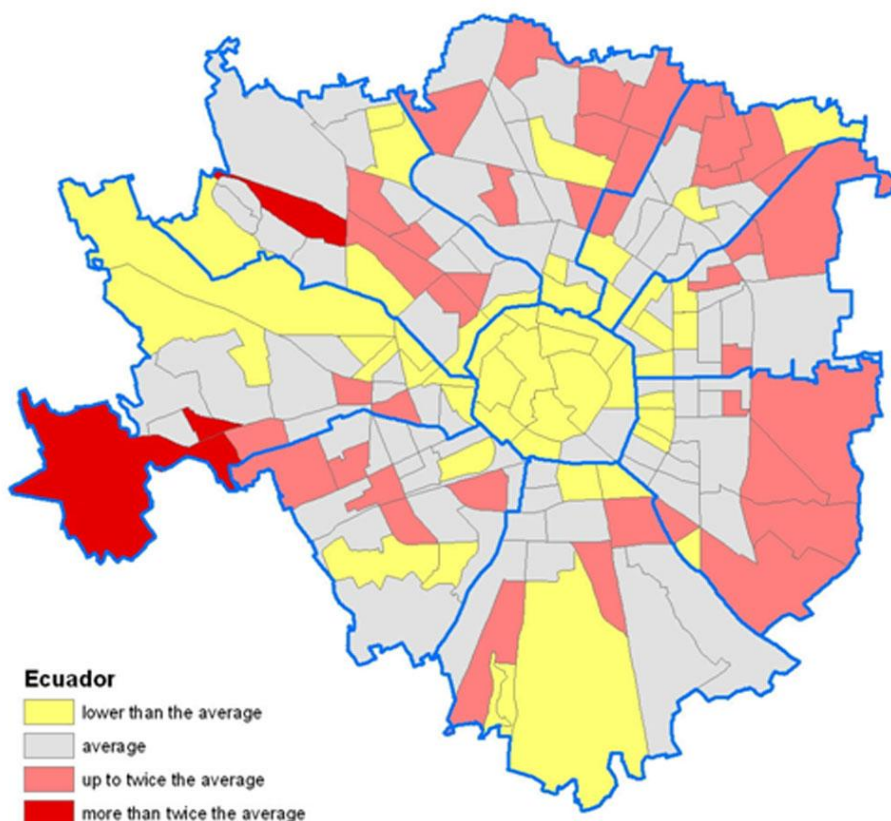
Fig.4.5. LOCATION QUOTIENTS 2009, EQUADORIANS IN MILAN

Source- CALCULATIONS FROM ISTAT DATA

Peru

☐ lower than the average
☐ average
☐ up to twice the average
☐ more than twice the average
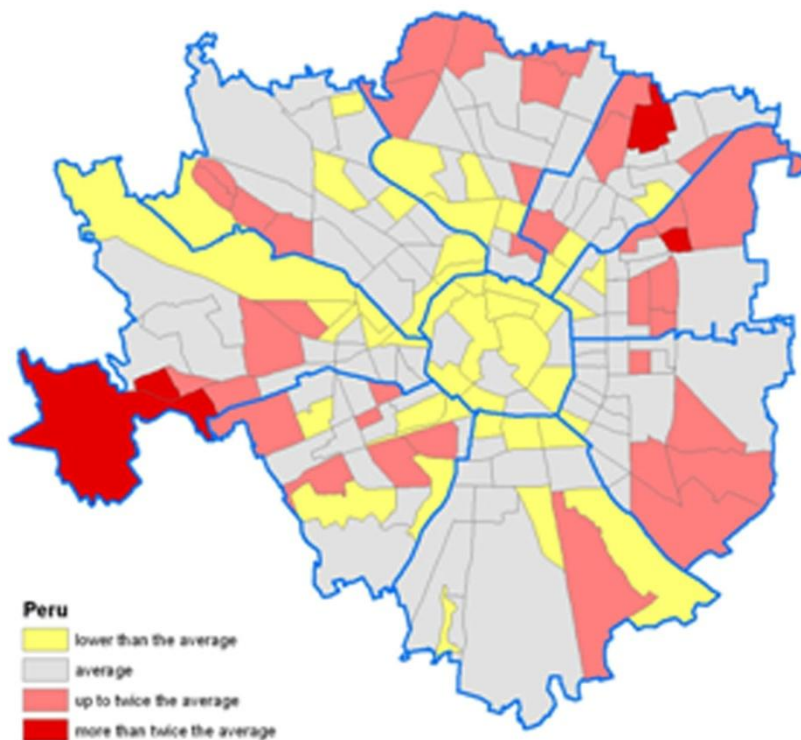
Fig.4.6. LOCATION QUOTIENTS 2009, PERUVIANS IN MILAN

Source- CALCULATIONS FROM ISTAT DATA

4.7 THE HIGH PRICES IN HOUSING SECTOR

Starting in the mid 1990's, the real estate market has witnessed a general increase in prices corresponding to a relatively small increase in family income, generating tensions in the housing market (especially in the metropolitan areas), to which the traditional instruments of Public Housing (Edilizia Residenziale Pubblica - ERP) have difficulty finding adequate responses.

Housing demand in Italy has transformed over time, becoming more complex and diversified, and is currently characterized by the presence of "atypical" housing demand (strong increase in singles, single-parent families, immigrants, temporary workers, off-campus students and others) and the extension of the housing emergency into intermediate segments of the population who until recently were untouched by such difficulties.

Effective rents
Family incomes
Incomes of rental families
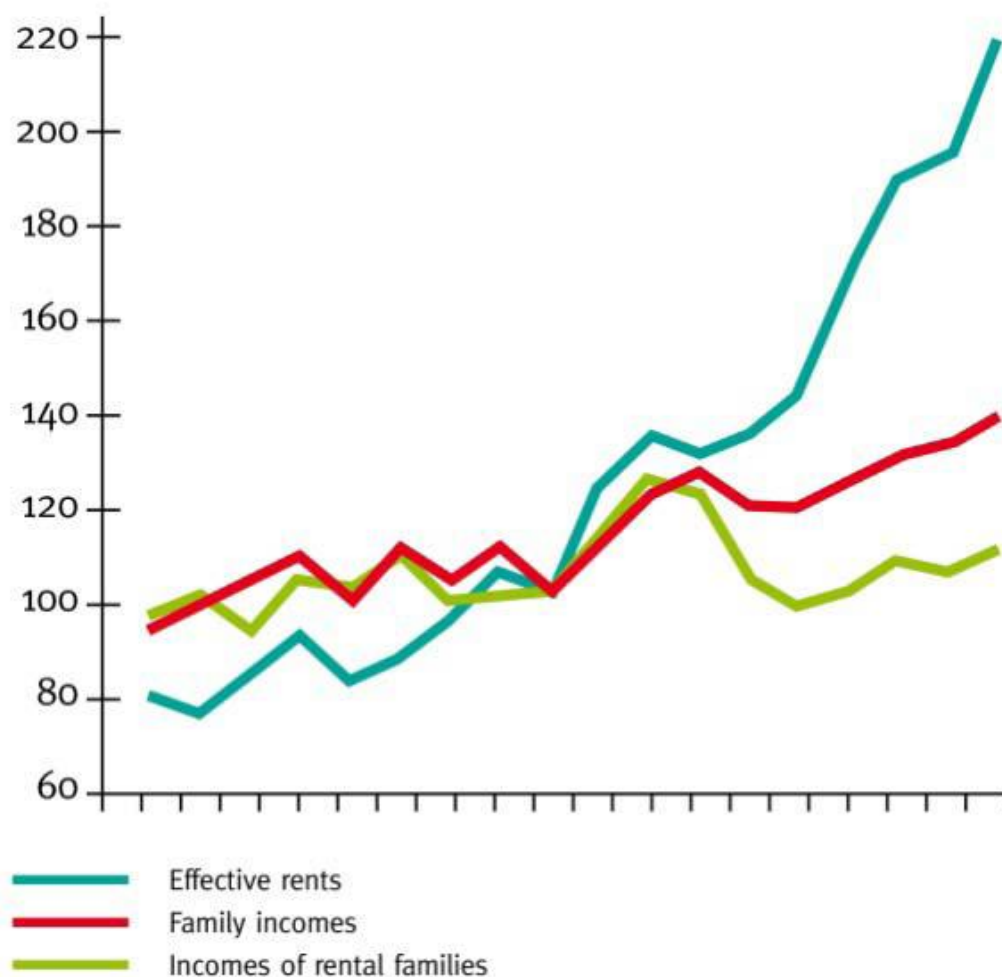
Table.4.5. EVOLUTION OF RENTS AND INCOMES IN ITALY

Source- QUESTIONI DI ECONOMIA E FINANZA, OCCASIONAL PAPERS OF BANCA D'ITALIA, "L'ACCESSO ALL'ABITAZIONE DI RESIDENZA IN ITALIA", NUMBER 9 - JULY 2007, BY GIOVANNI D'ALESSIO AND ROMINA GAMBACORTA

4.8 DECREASES IN SOCIAL HOUSING STOCK

After many years of favouring self-owned housing, with over 80% of Italians owning their homes, policymakers also began to think about the general need for flexibility and the growing difficulty of those who are not in the condition to take out a mortgage or who need temporary housing solutions, highlighting the need to increase the availability of rent-controlled rental units.
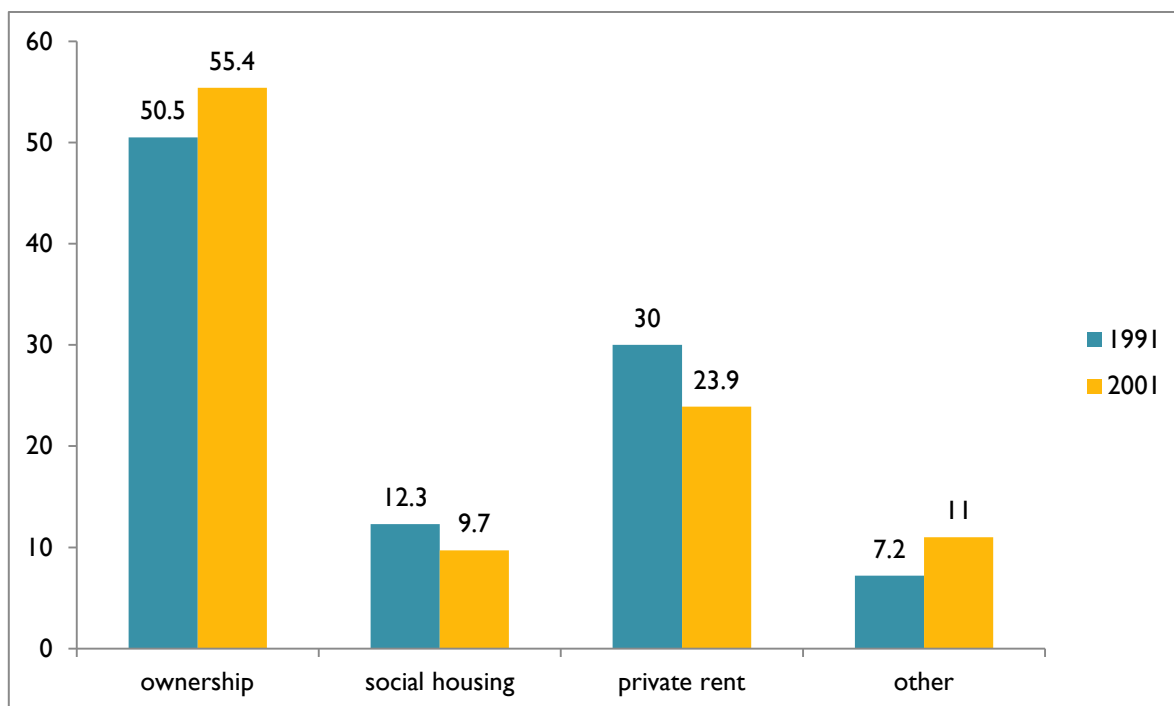
Table.4.6. DECREASES IN SOCIAL HOUSING STOCK

Source: MUNICIPAL STATISTICS, 2009

4.9 THE PRICE RISE AND HIGH FLOW OF IMMIGRANTS LEADS TO HOMELESSNESS

Homeless people in Italy are almost 48 thousand. Over 70% of them, before living on the streets,

had their own house and, on average, the duration of the homelessness is equal to 2.5 years.

Homeless people and confidence interval by geographical region
and largest municipality.
year 2011

Homeless People		Geographical Region	
		Lower Limit	Upper Limit
Nord-ovest	**18.456**	**16.068**	**20.844**
Lombardia	15.802	13.446	18.158
Milano	*13.115*	*11.354*	*14.876*
Piemonte	2.112	1.079	3.145
Torino	*1.424*	*560*	*2.288*
Nord-est	**9.362**	**7.645**	**11.080**
Emilia Romagna	4.394	2.706	6.083
Bologna	*1.005*	*481*	*1.529*
Centro	**10.878**	**8.247**	**13.509**
Toscana	2.612	1.562	3.662
Firenze	*1.911*	*1.114*	*2.707*
Lazio	8.065	5.049	11.081
Roma	*7.827*	*4.832*	*10.822*
Sud	**4.133**	**2.731**	**5.535**
Campania	1.651	967	2.334
Napoli	*909*	*555*	*1.264*
Isole	**4.819**	**4.275**	**5.363**
Sicilia	4.625	3.724	5.525
Palermo	*3.829*	*3.045*	*4.612*
Totale	**47.648**	**43.425**	**51.872**

Table.4.7. HOMELESS PEOPLE AND CONFIDENCE INTERVAL BY GEOGRAPHICAL REGION AND LARGEST MUNICIPALITY, 2011

Source- MINISTRY OF LABOUR AND SOCIAL POLICY

4.10 THE HOUSING CONDITIONS OF IMMIGRANTS

The growing migration phenomenon has coincided with the stabilization of immigrants on the territory; this process has deeply diversified the housing demand, which has gradually grown more complex and is no longer limited to a one-bed accommodation.

If we see and examine the housing situation of immigrants on the basis of the few data available, it is possible to notice a tendency towards the *polarization of housing situations:* on the one side, long-settled immigrants who have decide to fulfil their migratory project in Italy and who improve their housing situation; on the other side, it is possible to notice a persistent state of precariousness or even worsening of the status of the weakest segments from the outset of their migratory itinerary.

Consequently, while there is a growing tendency to purchase one's own home (*Scenari Immobiliari* estimated that, by 2004, 12.6% of real-estate purchases were to be by immigrant aliens, amounting to a total of 100,000 purchasers), at the same time it is possible to notice an uptrend in the number of immigrants who are deeply affected by housing insecurity. In this respect, two recent Censis surveys should be consulted: the first, conducted on a sample of 1,100 immigrants who had applied for regularization under Law 189/2002 (and who had been residing in Italy for an average of 26 months), reveals that only 0.8% of these own a house, 50.8% rent one, 24.7% is staying with relatives, friends or acquaintances, 17.2% live on their work premises, and 5.5% is hosted in a shelter facility.

Housing situation	% Val.
Rented apartment	50.8
Guest of relatives and friends	24.7
Living on work premises	17.2
Shelter facilities	5.5
Home-owners	0.8
Total	100.0

Table.4.8. THE HOUSING SITUATION OF IMMIGRANTS WHO APPLIED FOR REGULARIZATION IN 2002 (% VAL.)

Source- CENSIS SURVEY, 2002

On performing a territorial breakdown of the data, it is possible to see that the North-East shows a lower degree of insecurity as home-owners amount to 3.1% and the percentage of those renting an accommodation amounts to 65.2% of the total.

The prohibitive cost of rentals in large urban centres necessarily drives immigrants towards semi-central and peripheral areas. Furthermore, there are a growing number of foreigners who opt for smaller centres bordering the city where they perform their working activity: 45.1% of newly regularized immigrants work in peripheral areas, 22.2% in semi-central areas, 13.5% in a town bordering on the urban area, 3.7% in the country-side and only 15.5% in a central area.

The survey, conducted on a sample of 1,500 immigrants legally residing in the Northern Italian regions for at least two years2, reveals that 57.8% of the interviewees live in a rented house while 5.7% reports owning one. Thus, if on the one hand, there is a growing tendency to purchase one's own home, associated with a general condition of greater stability, there nonetheless continue to be significant percentages of immigrants who live in marginalized housing conditions: 4.5% live in makeshift accommodations; 3.1% is hosted by homeless shelters; 13.5% live on their work premises and 12.8% are guests in the house of friends, relations or acquaintances. Although a more stable situation can be recorded among long-settled immigrants, even among these there are considerable numbers of people who have not yet reached their stability; suffice it to think that 4.8% of immigrants living in Italy for over ten years still live in abandoned houses.

Housing	Permanence in Italy					Total
	Up to 2 years	2-3 years	3-5 years	5-10 years	Over 10 years	
Home-owners	2.5	1.7	2.9	12.9	27.6	5.7
Rented home	50.6	51.5	63.6	66.4	59.9	57.8
Guest of relatives, friends or acquaintances	22.2	17.9	8.3	5.6	2.9	12.8
On their work premises	12.8	15.6	16.8	8.6	1.9	13.5
Homeless shelter	3.0	4.5	3.1	1.3	1.0	3.1
Pension/hotel	1.5	1.3	1.0	0.9		1.1
Abandoned house/makeshift accommodation	4.9	6.4	2.4	3.4	4.8	4.5
Other	2.5	1.1	1.9	0.9	1.9	1.5
Total	100.0	100.0	100.0	100.0	100.0	100.0

Table.4.9. HOUSING CONDITIONS OF IMMIGRANTS RESIDING IN THE NORTH OF ITALY (% VAL.)

Source- CENSIS SURVEY FOR "SYSTEM ACTION FOR THE STUDY OF IMMIGRATION IN THE MEZZOGIORNO" 2003

In order to analyse the housing condition of immigrants, which is after all not so different from that of the weakest segments of native populations, it is essential to take into consideration the deep transformation undergone that our Country's social fabric is currently undergoing. *Societal makeup has changed:* today, there are a much larger number of single-parent families requiring greater independence but which cannot manage finding it in the existing housing stock. *There is an increasing demand for quality housing,* i.e. new houses located in a sustainable habitat. This need is also expressed by those who already own a house but who, due to the urbanization and city transformation processes, have seen new roads, bridges and thoroughfares being built adjacent to their homes. Furthermore, *the urban fabric makeup has changed,* meaning thereby that towns have emptied out and their inhabitants have moved to city suburbs thus increasing the demand for housing. Lastly, there is also an increase in the *"worn" housing stock* which needs refurbishing and restructuring.

Today, it is estimated that out of 22.1 million Italian families, only 18.7% rents a house and that the current trend will increasingly be to purchase one's own home. Consequently, the shortage of housing stock mainly affects the weaker segments of the population as well as immigrants who are obliged to resort to the rental market because of the high degree of labour force mobility, of the uncertainty as to the duration of their migration project, of their scarce capacity to capitalize on real-estate and of the difficulties encountered in their access to credit facilities for the purchase of a house.

However, the immigrants' housing demand is different from any other because of the complexity of the factors that contribute in forming it and that issue from their earning capacity, the composition of their family nucleus, their network of relations, their nationality, the specificity and duration of their migration project and their degree of social integration.

On examining and cross-referencing these variables, it becomes evident that it would be more correct to speak in terms of a housing distress *condition* rather than just of housing distress: there are lawfully resident immigrants with a steady job who just cannot access the private house-rental market because of the diffidence showed by owners; other foreign residents might not be able to access it because of economic problems; and still others live in an alarming situation of social marginalization leading to conditions of extreme distress. This is what favours the growth, especially in the larger urban areas, of the so-called informal housing sector made up of slums, decommissioned sheds and dilapidated houses. (Source- CENSIS SURVEY, 2002)

4.11 THE PROBLEMS OF HOUSING FOR THE IMMIGRANTS

The right to buy principle, social housing stock has dramatically decreased in Italy during recent decades (only between 2001‑2004 – 10% of tenants), promoting even longer waiting lists in the municipalities; in Milan, for example in 2009 only 1,500 requests on 15,000 have been satisfied, with a high increase in the units assigned to immigrants (+70% between 2001‑2004 in North Italy), unless they are usually represented consistently with the percentage of residents in the urban context (13% in Milan) (Municipal Statistics, 2011).

For these reasons, has gradually started to emerge the image of foreigners as rivals for meagre resources that has also been exploited by some political forces. At the same time, some concern for the concentration of immigrants in such parts of the housing stock, has promoted the first institutional and public discourses about the need for more "balanced social mix."
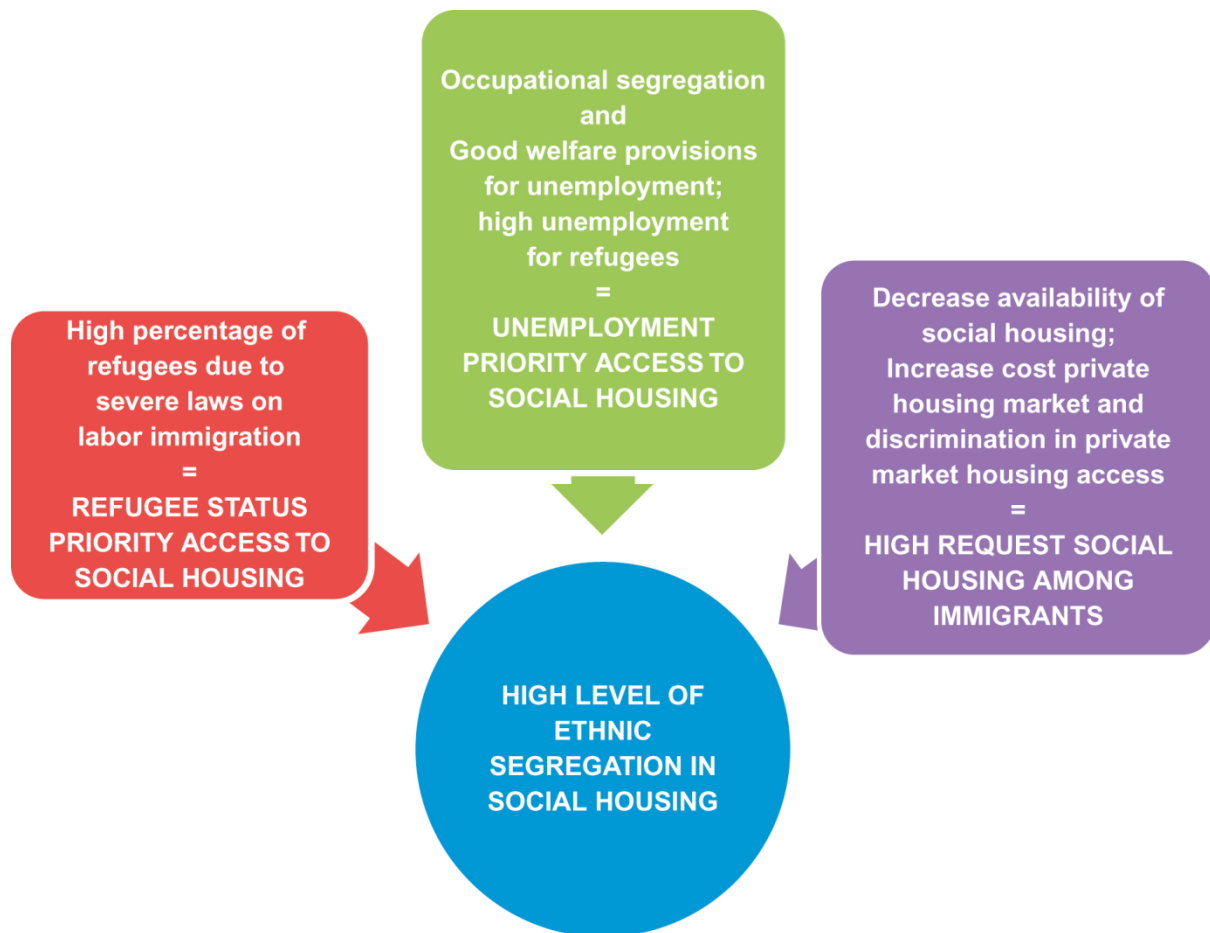
Fig.4.7. FLOWCHART, REASONS LEADING TO ETHNIC SEGREGATION OF IMMIGRANTS

Source-The Hidden Unwanted: Patterns of Immigrants' Marginality in Copenhagen (Denmark) and Milan (Italy) by Roberta Cucca

In terms of programs and policies fostered to limit the spatial segregation of immigrants, the most important has been related to the procedures for the allocation of the social housing units. At a regional level, have been implemented measures to restrict the access of foreigners to public housing worsening immigrants' conditions, especially for newcomers, and paving the way for a very restrictive law at national level. At present this national law demands five years' residence in the same region and 10 years in Italy as conditions of eligibility for public housing.
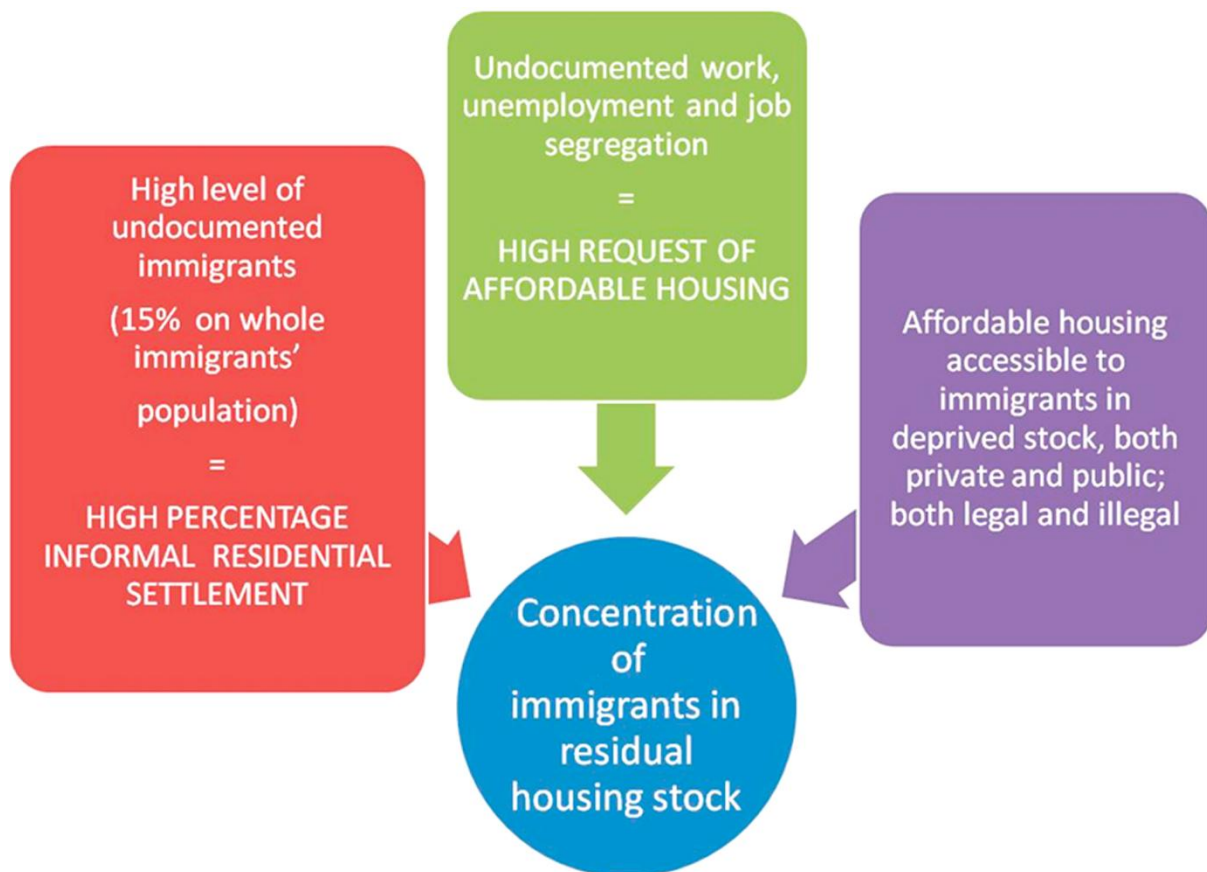
Fig.4.8. FLOWCHART, REASONS LEADING IMMIGRANTS TO RESIDUAL HOUSING STOCK

Source-The Hidden Unwanted: Patterns of Immigrants' Marginality in Copenhagen (Denmark) and Milan (Italy) by Roberta Cucca

The difficulties in accessing social housing, as well as the discrimination in the private market, the undocumented condition of life and work of 10% of the immigrant population and their disadvantage in terms of work conditions, seem also to have worsened the segregation of the most fragile immigrants into the deprived housing stock, into a total lack of institutional recognition. Only during recent years, due to some riots in the Viale Padova area, the municipality has started to act, especially through some repressive regulations in terms of limited opening hours of shops and restaurants usually run by immigrants in the area. (Stigmatized, peripheral and residual: patterns of spatial segregation among recent immigrants in Copenhagen, Toronto and Milan by Roberta Cucca)

4.12 SOME OTHER PROBLEMS THAT THE IMMIGRANTS FACE WHILE ACQUIRING A HOUSE

It should also be noted that immigrants seeking a house to rent often find themselves having to come to terms with particular forms of discrimination arising exclusively from their being foreigners.

- **Pumped up Rentals**

Some landlords renting houses to foreigners demand an additional fee and, in many cases, also request legally established immigrants to sign a bank security. According to the report "Il colore delle case" ("The Colour of Houses") conducted by Ares 2000, in a city like Rome, immigrants are said to be subjected to rentals that are up to 40-70% higher than the ones applied to Italian nationals (the two percentages refer to the difference between market rental rates and negotiated rates). In other cities, the difference drops to 17%-44% (Turin), to 21%-51% (Milan), and to 16%-44% (Genoa). Furthermore, especially in large cities, the rent requested from immigrants is generally provisional and is paid per person instead of per square metre.

- **Diffidence**

House-owners refuse to rent to foreigners without adequate guarantees. Having finally overcome the cliché of immigrants being dirty and delinquent, other dividing walls have been erected that exclude access to foreigners: unreliability, the number of members forming the family unit, different habits and time-tables, fear of terrorism.

- **Speculation**

An immigrant searching for a house has become a *business* target: the only houses sold or rented to immigrants are the left-over's of the housing stock, the "substandard" houses discarded by the market. Even real-estate agencies take advantage of the situation by frequently asking for sizable amounts for their intermediation in looking for an apartment that will never actually materialize and by refusing to reimburse the amounts paid.

Lastly, legally established immigrants who have obtained a steady job and an acceptable level of disposable income and now want to take out a loan in order to purchase a house, come up against the rigidities of the banking world. Foreigners are often thought to be unreliable: the fear that they might leave Italy without having paid up their mortgage rates makes banks very reluctant to grant them the requested loan.

(Source- HOUSING POLICIES AND SERVICES FOR IMMIGRANTS IN ITALY by Censis Survey-2005)

CHAPTER-5

CASE STUDIES

5.1 INTRODUCTION TO THE CASE STUDIES

In this chapter there will be introduced some virtuous examples of social housing projects, either renovation or new building interventions, critically evaluated in relation also to the ideas and topics presented in the previous section.

The case studies presented are relevant to the themes of sustainability on the environmental, economical and social side, within a high density urban context. Every case study includes a brief overview with original pictures and drawings, a short section about the way the design choices meet the requirements, which should be considered in practice.

The analysis of such case studies is aimed at reaching a series of design notions that can be instrumental for the explanation of the design guidelines presented in the next chapter.

The case studies will deal with some important topics related to social housing. Some of the important topics will be like Social Sustainability, Urban Integration etc.

The case studies chosen on basis of three points-

1. Housing projects related to Immigrants and the native people.

2. Housing projects related to social sustainability.

3. Housing projects- A modern approach.

5.2 PART-1 CASE STUDIES CHOSEN RELATED TO IMMIGRANTS AND NATIVE PEOPLE

5.3 CASE STUDY-1

5.3.1 THE STADERA DISTRICT OF MILAN

Stadera is a low-cost public housing district (almost all the houses belong to Aler) situated in the southern suburbs of Milan that, since the mid-'90s, has been witnessing a growing presence of immigrants. The district is badly degraded and bears the high costs of the marginalization and abandonment processes ensuing from the growth of the suburbs of large metropolitan areas. In these last few years, there have been a growing number of interventions aimed at recuperating the district's housing stock and social heritage through complex planning instruments. The activities conducted by the Dar Casa and ABcittà Cooperatives fall within the scope of one of these instruments: the PRU, or "Programma di Recupero Urbano" (Urban Rehabilitation Programme) which was expedited in 2000 with the establishment of the Lombard Agency to relaunch rentals. Dar Casa, in particular, has focused on the restructuring and subsequent assignment of the housing units in one of building blocks of the four courtyards located in Stadera.

5.3.2 TERRITORY OF INTERVENTION

Municipality of Milan

5.3.3 PLAYERS

Dar casa was established in 1991 as a housing cooperative with the aim of finding low-cost housing units to rent to Italian and non-Italian workers incapable of bearing market costs. At present, Dar Casa counts 1,131 members, of which 407 Italians and 724 foreign nationals. 786 members, the large majority of which is foreign, are currently on the waiting list. Through an intense mediation and sensitization activity in the field of social rentals, Dar Casa has, from 1992 to date, succeeded in managing a real-estate stock comprising nearly 200 housing units which it subsequently assigns to an equivalent number of members, most of which are foreign. ABcittà is a social cooperative developing partnership projects and that manages a social guidance service funded by the Social Services of the Municipality of Milan.

5.3.4 TYPES OF ACTIVITIES

RESTRUCTURING

Restructuring works began in March 2002 and were completed in July 2004 with the subsequent assignment of the first homes belonging to Dar Casa.

ASSIGNMENT OF HOUSING UNITS

Dar Casa draws upon the catchment area of its members and relies on a criterion of membership seniority in assigning the housing units, with only one significant exception: it also includes some Italian members in order to avoid an excessive concentration of foreign populations entailing ghetto formation phenomena.

GUIDANCE TO SETTLING IN THE HOUSES

Subsequently to the assignment of housing

Fig.5.1. ACTIVITIES OF SOCIAL MIX WITHIN THE STADERA DISTRICT Source-www.darcasa.org

Fig.5.2. ACTIVITIES FOR CHILDREN

Source-www.darcasa.org

units, a programme was implemented aimed at providing guidance to the families who had settled in these houses in order to provide them with assistance in case of problems with maintenance work, punctual payment of the rent and compliance with good neighbour relations.

5.3.5 TARGETS

Italians and non-Italians in housing distress.

5.3.6 RESULTS ACHIEVED

The final assignment of housing units requires that 2/3 be assigned to foreign families and the remainder to Italian families. This assures inclusion to 31 foreign family nuclei, for a total of approximately 90 persons.

5.3.7 CONCLUSIONS

1. The importance of the project lies in the attention paid by the cooperative to the social impact that the arrival of so many new families, mostly foreign, could have had in the neighbourhood assigning according to the principle of social mix and nationality.

2. In addition to facilitating the integration of members, the cooperative ABcittà, in collaboration with the Dar and with the participation of Aler and the cooperative family, through funding the foreign office of the municipality of Milan, conducted a flanking path of future residents aimed at improving their inclusion in the homes and in the neighbourhood and coexistence among neighbours.

3. Knowledge: The grants were met at the individual level in order to deepen mutual understanding and lay the foundation for building a relationship of trust.

4. Activation and Design: With the involvement of families there were organized and collective moments of meeting specific activities that facilitated the creation of a good "atmosphere of the neighbourhood," both within the court and also within the district.

5. Accompaniment: A specific route has been started with the residents of the court to promote a responsible attitude of respect and care of your new home, encouraging the development of a positive atmosphere between neighbours and facilitating management. The product of this process is the "pact of coexistence," decided and approved by the inhabitants themselves: not a simple building regulations, but the set of rules, desires and expectations of a small community.

5.4 CASE STUDY-2

5.4.1 UN TETTO PER TUTTI

The project was expedited in 2001 in three different municipalities in the Region of Umbria and envisages a do-it-yourself partnership pooling together architects, immigration experts, public administration officers and single Italian and non-Italian nationals with the aim of designing and building new city districts. The peculiarity of this initiative lies in the fact that the very same future home-owners take part in the construction work thus succeeding to considerably lower the cost of purchasing a home. The do-it-yourself construction projects utilize simple techniques and fairly priced materials, albeit of good quality, in building new city districts and require the establishment of cooperatives of future home-owners. In addition to the good will of the do-it-yourself builders and the collaboration of qualified professionals, an essential prerequisite is the involvement of Local Authorities, and especially of Municipal Authorities, with a view to making available land suitable for low-cost buildings at controlled prices, to conceding housing grants and to providing security to the banks granting the relative loans. The decision to incentivate do-it-yourself construction arises from the awareness of the fact that, for many immigrants, their housing problem is not linked to their income but to their scarce capacity to capitalize on real estate.

5.4.2 TERRITORY OF INTERVENTION

Municipalities of Perugia, Marsciano and Terni.

5.4.3 PLAYERS

There are two organizations directly involved in managing do-it-yourself construction projects: *Alisei Autocostruzioni srl,* develops the housing design and provides assistance on the building site, and *Alisei Coop.* which provides support, guidance and general assistance in the different phases of the do-it-yourself construction process.

5.4.4 TYPES OF ACTIVITY

The do-it-yourself construction partnership process is neither easy nor short as it entails a number of obligations – technical, administrative and human – that need to be continuously coordinated and monitored by expert personnel and whose failure or blockage risks undermining the outcome of the project. The first three pilot experiences implemented in Umbria have been unquestionably affected by the need to perfect the methodology applied: from 2001, the year in which the project was first developed, the houses shall only be completed at the end of 2005.

The implementation phases of the first three building sites in Umbria turned out to be the following:

1) Singling out the areas and assuring the involvement of Local Authorities

2) Promoting the project vis-à-vis public opinion

3) Selecting the candidate workers

4) Providing training

5) Establishing the Cooperatives

6) Housing Design

7) Fulfilling administrative procedures

8) Selecting the credit institutions

9) Working on the construction sites.

5.4.5 TARGETS

The users of this project are the very same do-it-yourself builders, 58% of which are immigrants.

5.4.6 RESULTS ACHIEVED

The three Cooperatives established and their relative construction sites are: "Quarantotto Mani" ("Forty-Eight Hands") in Terni (24 housing units), "Casatua" ("Your Home") in Marciano (13 housing units), and "Arna Insieme" in Perugia (14 housing units).

Fig.5.3. SOME PHASES OF WORK

Source-www.filleacgil.it

Fig.5.4. DO IT YOURSELF INITIATIVE

Source-www.filleacgil.it

Fig.5.5. LE CASE DI RIPA, PERUGIA

Source-www.filleacgil.it

Fig.5.6. LE CASE DI MARSCIANO, PERUGIA

Source-www.filleacgil.it

5.4.7 CONCLUSIONS

1. A do-it-yourself partnership pooling together architects, immigration experts, public administration officers and single Italian and non-Italian nationals with the aim of designing and building new city districts.

2. The peculiarity of this initiative lies in the fact that the very same future home-owners take part in the construction work thus succeeding to considerably lower the cost of purchasing a home.

3. The do-it-yourself construction projects utilize simple techniques and fairly priced materials, albeit of good quality, in building new city districts and require the establishment of cooperatives of future home-owners.

4. In "along the four cooperatives have grouped 97 home builders, more than half of married and with children, with an" average age of 39 years, about two-thirds and one-third employed labourers, of Italian nationality for about fifty percent and the remainder coming from Albania, Morocco, Eastern Europe, Latin America, all with proven income weak, although unable to repay a bank loan.

5.5 CASE STUDY-3

5.5.1 NUOVO VILLAGGIO COOPERATIVE

The Nuovo Villaggio Cooperative was established in 1993 as a consumer's cooperative seeking real-estate property on the market to make available to its members. The positive experience accumulated in the first years of its activity was followed up with the establishment of the Fondazione La Casa, a new real-estate management organization having legal personality, and focused on the implementation of best practices in finding, purchasing, selling and restructuring real-estate property with the aim of fostering the inclusion of disadvantaged persons. In the same year that saw the establishment of the Fondazione, the idea was launched to create the Villaggio Solidale Consortium, a syndicate of cooperatives that united in order to experiment innovative housing projects. Villaggio Solidale is a Consortium created in order to implement social housing projects aimed at integrating segments of the population risking social exclusion. The aim is to propose and test an integrated system (interlinking mediation services, outreach services and social networking) in managing real-estate initiatives and housing services in a way as to make the experience repeatable, sustainable, exportable, testable, comparable and diversified according to different types of housing distress.

5.5.2 TERRITORY OF INTERVENTION

The Veneto Region.

5.5.3 PLAYERS

The Fondazione La Casa was established pursuant to the intent expressed by the Chamber of Commerce of Padua, by the provincial A.C.L.I., by the Nuovo Villaggio Cooperative and by the Banca Popolare Etica, with the support of the Dioceses of Padua and of the CARIPARO Foundation. The project was subsequently joined by the Provinces of Padua, Venice, Rovigo, by the municipalities of Camposampiero and of Vigonza and by the Veneto Region. The Foundation is also funded by private individuals and companies.

5.5.4 TYPES OF ACTIVITY

The Nuovo Villaggio Cooperative mainly deals with social guidance services whereas the Fondazione La Casa conducts its activities in the following sectors: social and socio-sanitary assistance; education and training; charity. Within the framework of said activities, the Foundation intends to give institutional status to the implementation of initiatives aimed at providing support in situations of personal, family and social distress arising from the lack of a decent house capable of facilitating the

acquisition of a job and inclusion in the economic and production social fabric and of promoting social integration throughout the territory of the Veneto Region.

The Villaggio Solidale Consortium has instead envisaged the following activities:

- To provide services to the cooperatives that deal with social housing and with housing guidance and mediation services;

- Set up a centre of studies for the development of housing guidance and social mediation models;

- Emergency shelter project management through the syndicated cooperatives;

- To act as the incubator for new companies or activities in this sector (experimenting innovative problem-solving approaches);

- Act as the general contractor for interim employment agencies or for large corporations by managing, through the syndicated cooperatives, a service providing accommodations and housing guidance to Italian and non-Italian workers throughout the national territory.

5.5.5 Targets

The users of Nuovo Villaggio services are single individuals and families, foreigners and Italians, immigrant workers and young people coming from other Italian regions.

5.5.6 Results achieved

The Nuovo Villaggio Cooperative manages 56 housing units located in the provincial territory and provides social guidance services to approximately 220 users. From 2001 to 2005, the Foundation refurbished and assigned for management 35 previously restructured housing units (19 in the province of Padua; 8 in the province of Rovigo; 8 in the province of Venice) with a total of 225 beds. 19 additional real-estate properties were purchased in 2005 and are currently undergoing restructuring work, providing a total of 72 beds.

5.5.7 CONCLUSIONS

1. The project offers services to single individuals and families, foreigners and Italians, immigrant workers and young people coming from other Italian regions.

2. Provides support to families in personal and social distress.

3. Gives chance of social mix within the community.

4. Provides assistance to 226 peoples.

5.6 CASE STUDY-4

5.6.1 THE RENTAL AGENCY OF THE AZIENDA CASA EMILIA-ROMAGNA OF RIMINI

The experience of the Azienda Casa Emilia-Romagna (ACER), headquartered in the Province of Rimini, appears to be an interesting example of the efficiency of a public service in meeting housing demands with innovative instruments, by creating territorial networking and including new forms of housing distress services among its activities. Alongside its principal mission, namely to build and manage public housing aimed at providing permanent rentals, at the beginning of 2002 Acer expedited a Rental Agency with the aim of meeting the housing needs of distressed families, as provided for by regional legislation. Ever since it began its activity, the Agency has tried to design its interventions by going beyond a purely social assistance perspective and targeting its actions on promoting independence and responsibility-building among the beneficiaries of the service. The Rental Agency was recently sided with the Agenzia Affitto Garantito (Guaranteed Rent Agency) which relies on the same procedures but is entirely independent from the pre-existing Agency and aims at providing its services on the private rental market, therefore outside the scope of emergency housing needs, with the intention of facilitating the application of concerted rents and greater transparency and lawfulness in the house rental market.

5.6.2 TERRITORY OF INTERVENTION

The Province of Rimini

5.6.3 PLAYERS

The Rental Agency carries out its activities on behalf of the Municipal Authorities and of the Public Administration Agencies of the Province of Rimini (affiliated Municipal Authorities, Provincial Authorities, Trade Union Organizations, Universities, Entrepreneurial Associations, and Associations of Real-estate Owners).

5.6.4 TYPES OF ACTIVITY

The Agency finds the housing units and assigns them for lease to the beneficiaries by acting as the intermediary and the direct guarantor of rental payment and of compliance to contractual agreements vis-à-vis the homeowners. This operating approach is aimed at controlling the price of rentals, which are particularly high in towns like Rimini, thus also succeeding in having part of the underground rental market come to the surface.

5.6.5 TARGETS

Families in a condition of housing distress, immigrant workers and university students living on their own.

5.6.6 RESULTS ACHIEVED

The 133 housing units found by the Agency are comprehensively inhabited by 465 persons, 295 of which are foreign nationals.

5.6.7 CONCLUSIONS

1. The project offers services to single individuals and families, foreigners and Italians, immigrant workers and young people coming from other Italian regions.

2. Provides support to families in personal and social distress.

3. Gives chance of social mix within the community.

4. Provides assistance to 465 people out of which 295 are immigrants.

5.7 PART-2 CASE STUDIES CHOSEN RELATED TO SUSTAINABLE COMMUNITY

5.8 CASE STUDY-1

5.8.1 NEIGHBOURHOOD DEVELOPMENT BASEL, SWITZERLAND

Building site: 646 m²

Total living area: 1235 m²

Residents: 24 adults, 10 children

Flats: 17 (35-141 m²)

Community space: - Common space 26 m²

                             - Garden 211 m²

Special feature: "shared space" street.
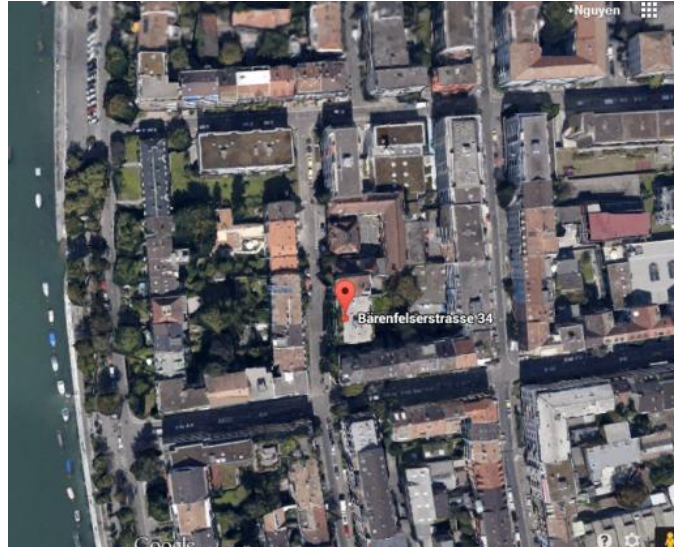
Fig.5.7. LOCATION PLAN

Source-www.designsponge.com

Fig.5.8. STREET VIEW OF THE PROJECT Source-www.designsponge.com

Main features of the Project:

- To create the common space by converting from a bedroom of one apartment

- Plants have grown across the facade to get more green

- The neighbour street is considerable place for children play, festivals and to celebrate, seniors and young people meet on the comfortable bench. It also serves as place for lunch, meeting place, residential street organisation, and editorial office for neighbourhood newspapers. It promotes the community activities of the local residents but still keep separated by the fence, wall, garden and court-yards.

Fig.5.9. ACTIVITIES ON THE STREETS

Source-www.designsponge.com

Fig.5.10. VIEW OF THE LIVING ROOM IN THE APARTMENT

Source-www.designsponge.com

Fig.5.11. GARDEN FOR THE RESIDENTS

Source-www.designsponge.com

Social Housing and Social Integration

Design guidelines for a better answer to house the immigrants.

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5.9 CASE STUDY-2

5.9.1 MULTIGENERATION HOUSING COOPERATIVES BERLIN, GERMANY

Building site: 5000 m²

Total living area: 1982 m²

Residents: 60 (0-80 years old)

Flats: 21 (55 -155 m²)

Community space: -Common space 40 m² -Bike and storage room 40 m² -Garden and playground 3000 m²

Special feature: integrative multigenerational rental housing (seniors, disabled or people in need of care), 2/3 of unit's fre

Fig.5.12. SITE PLAN Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.13. STREET VIEW OF THE PROJECT Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Main features of the Project:

- Combine the different interests of the generations: create the garden with playground and tree house; it is also space for common meal, barbecue and information discussions.
- How to live under one roof with people outside of their own family that relate to housing culture. The residents come together for regular cleaning and working actions for example in garden, and contribute in craft, social work according to the individual skills.
- They have discussions and monthly meeting to solve the conflicts.
- How to connect to the children: take place the activities as tell a story once a week, go to music school, bake and cook together...

Fig.5.14. FACILITIES FOR HANDICAPPED

Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.15. PEOPLE WORKING COLLECTIVELY

Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.16. OUTDOOR ACTIVITIES FOR OLD AND CHILDREN

Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

5.10 CASE STUDY-3

5.10.1 ECOLOGICAL BUILDING AN AFFORDABLE HOUSING BRUXELLES, BELGIUM

Building site: 1024 m²

Total living area: 1711 m²

Residents: 80 (1-59 years old)

Flats: 14 (84-152 m²)

Community space: neighbour garden

Special feature: passive building for 14 families from different nations and wood construction, green roof, thermal solar energy.
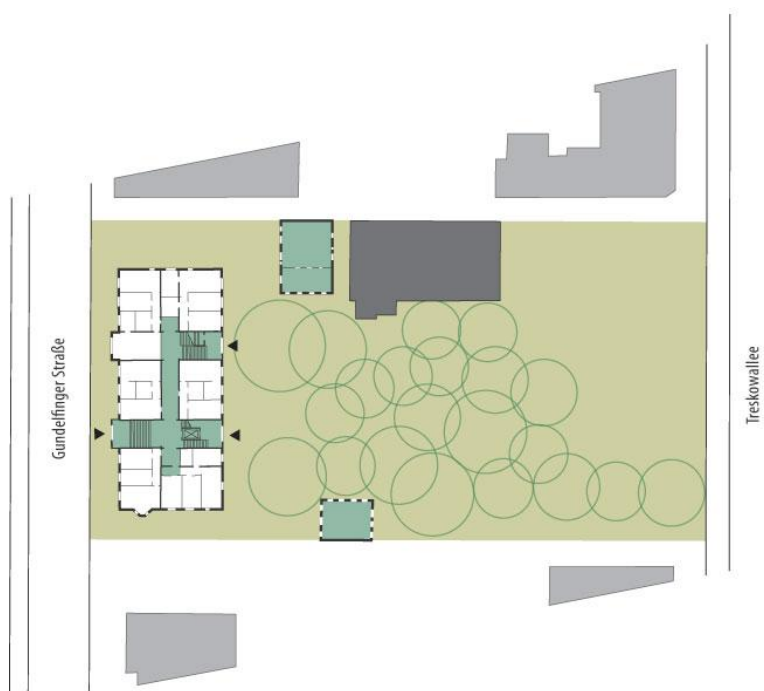

Fig.5.17. SITE PLAN Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.18. STREET VIEW OF THE PROJECT Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Main features of the Project:

- The motivated families were a part of the project from the beginning, they were put together and the workshops were organised to start thinking living ideals.

- The meeting between the project group and families led to the project guidelines and monthly meeting to evaluate the development.

- Create the adequate apartment.

- Organized the street festival and community garden.

Fig.5.19. COMMUNITY GARDEN

Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.20. SOCIAL MIX OF PEOPLE, CHILDREN BEING AN IMPORTANT PART OF A SOCIAL MIX

Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.21. CELEBRATING FESTIVAL TOGETHER Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

5.11 CASE STUDY-4

5.11.1 CO-PLANNING AND COHOUSING FOR THE SECOND OF LIFE COPENHAGEN, DENMARK

Building site: 18.000 m²

Total living area: 13.400 m²

Residents: 100 (3-80 years old, 60 Adults, 40 Children)

Flats: 33(90-130 m²)

Community space: - Dining room, kitchen, laundry, TV, hobby room, workshop

-Outside: semi private area, around building, car-free lanes, the forest.
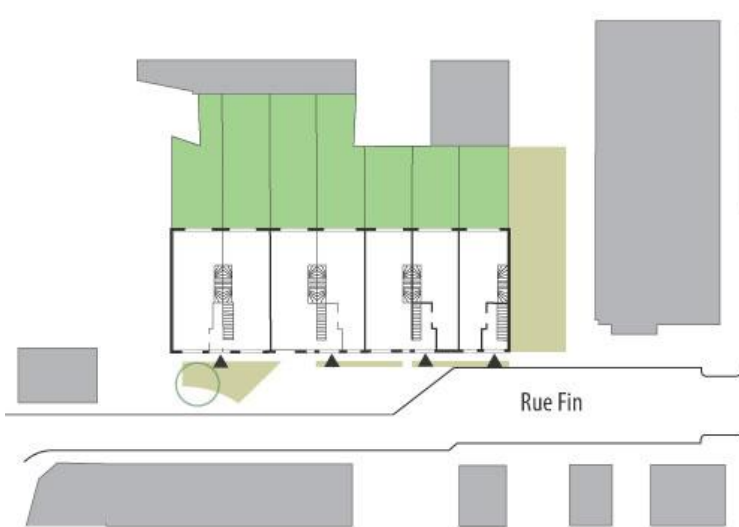
Special feature: the first generation

of the cohousing.

Fig.5.22. SITE PLAN Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.23. OUTDOOR SPACE FOR SOCIAL MIX Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Main features of the project:

- The open space and path between the buildings, the cars kept at the edges of the area.

- Private terrace and semi-private area around house allowed the families who can take place their activities outside.

- Forest offers space for various uses such as a nature play ground and camping.

- Common house consist three levels including a large dining room, a kitchen equipped for cooking for a large activity room where residents quiet room for drawing, reading and playing games, TV room, and bar, basement for youth, laundry and space for bicycle parking.

- All adults must participate in at least one of community activity.

- Celebrates seasonal festival like birthday, Mid-summer, Christmas, and New Year.

- Common space can be reserved by residents for private parties.

Fig.5.24. COMMUNITY GARDEN FOR GROUP ACTIVITIES AND INTERACTION Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.25. COMMON KITCHEN FOR COOKING

Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

Fig.5.26. OUTDOOR SPACE FOR ELDERLY TO RELAX Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

5.12 PART-3 CASE STUDIES CHOSEN RELATED TO MODERN APPROACH IN HOUSING

5.13 CASE STUDY-1

5.13.1 VIA GALLARATE, MILAN BY MAB ARQUITECTURA

Fig.5.27. VIA GALLARATE HOUSING

Source-www.mabarquitectura.com

Location: Via Gallarate, Milan

Architects: MAB Arquitectura

Intervention type: New building

Year of completion: 2009

Client: Municipality of Mila

Budget: €24,500,000

Gross floor area: 20.683 m² dwellings + 9.216 m² parking

Total number of inhabitants: 503

Total number of dwellings: 184 units

Social target: one-parent family, elderly, young couples, etc.

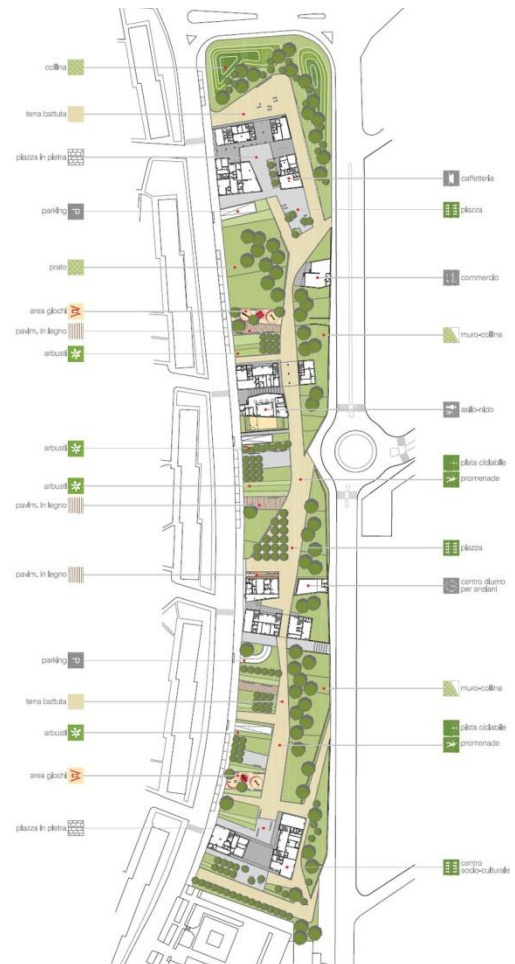**Mix of private and social tenure:** No (100% affordable housing)

Fig.5.28. THE MASTERPLAN

Source-www.mabarquitectura.com

5.13.2 OVERVIEW

The project proposes a "Social living" model where housing is supported by a strong structure of public spaces and services that create new synergies with the existing neighbourhood and contribute to the correct insertion of the new community within it. The concept of "living" is not extinguished in minimum surface area of the apartment, but extends to the community spaces (meeting, common deposits), to the open spaces, the recreational areas of the park and to social services like the kindergarten, the socio-cultural centre and the day care centre for the elderly (the target is divided into three different age groups: children, young people and elderly). Retail spaces and cafés contribute to characterize the new intervention and become places of attraction for the whole district.

The park and the public space structure the architectural intervention by correlating buildings, green areas and routes in one continuous, homogeneous and unitary way. A east-west pedestrian path organizes the composition, fostering relationships between green bands in the north and south. To the south, the park is equipped with picnic areas with different uses and quality of materials, and is configured as an extension of the Via Appennini, thus becoming public space for the whole Gallarate district.

This intervention has provided the realization of 184 accommodations, 7 commercial premises and neighbourhood services (kindergarten for 30 children, centre for the elderly and a socio-cultural centre) for a total of 20,683 m². On the ground floor there have been are also planned several multipurpose rooms at the disposal of the inhabitants, access for a possible concierge service and local laundries.
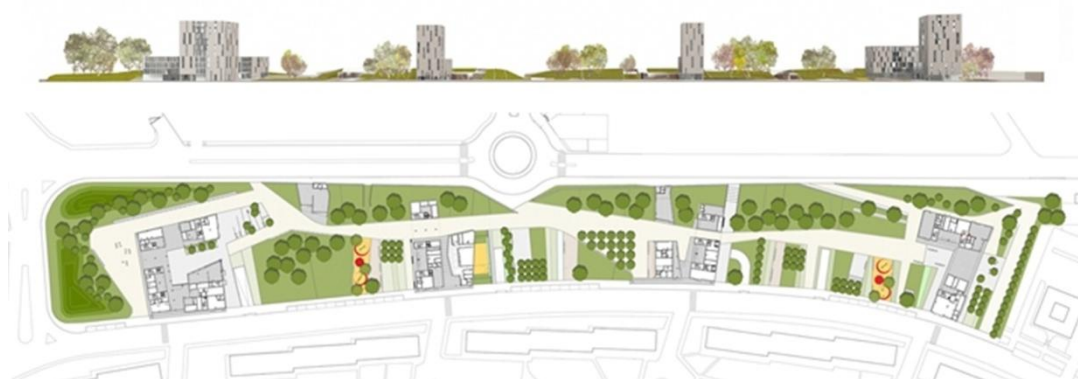
Fig.5.29. SITE ELEVATION SHOWING THE VARIATION OF HEIGHTS IN THE PARK

Source-www.mabarquitectura.com

PUBLIC SPACE AREAS

☐ Common spaces - Shops
☐ Public services: Kindergarden - Third age day center - Socio-cultural center
☐ Urban Public Space: squares, porches, pedestrian crosses
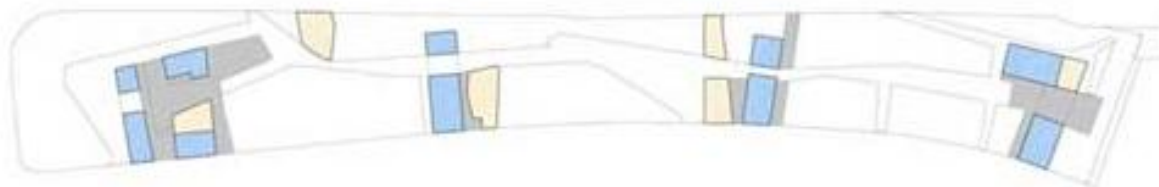
Fig.5.30. PUBLIC SPACE AREAS WITHIN THE SITE Source-www.mabarquitectura.com

PUBLIC GARDEN AREAS

☐ Nord - Slope - Random vegetation clusters
☐ Promenade - Compacted soil
☐ Urban Garden/Public facilities - Vegetation distributed on a Geometrical patternion

Fig.5.31. PUBLIC GARDEN AREAS WITHIN THE SITE Source-www.mabarquitectura.com

VEGETATION LAYOUT

☐ Random vegetation clusters

☐ Vegetation distributed on a Geometrical patternion

Fig.5.32. VEGETATION LAYOUT WITHIN THE SITE Source-www.mabarquitectura.com

5.13.3 FINDINGS FROM THE CASE STUDY

1. Allowing the coexistence of people belonging to the same group-

The various types of dwellings, mainly two and three-roomed flats, are organised with internal sliding panels that separate spaces.

2. Feeling sense of belonging to a community and a place-

The intervention is focused on one of the most important issues relating the city: the relationship between social life, public dimension and neighbourhood community. It is characterized by a concept of co-habitation between residences and public space, where the inhabitants can live in a pedestrian environment largely supported by infrastructure, commerce and public services.

3. Allowing a profitable and peaceful coexistence of different people-

Fig.5.33. SPACE FOR CHILDREN TO PLAY

Source-www.mabarquitectura.com

Fig.5.34. THIS SPACE CAN ALSO BE USED FOR SOCIAL MIX Source www.mabarquitectura.com

Most of the accommodation is intoned to social rent (those social housing for the poorest) and a significant percentage, approximately one-third, are assigned to moderate fee (for those who do not have the requirements for the social fee, but are unable to access the private market).

4. Pursuing high density of relationships-

The complex is also provided with: a small kindergarten for thirty children from 1 to 3 years; a day centre for the elderly; spaces for commercial activities; a centre of orientation to the facilities for foreign citizens; more spaces for associations available to the residents of the district.

5. Ensuring balance between individual and collective from the building to the urban scale-

The park becomes a leitmotiv at all scales of the intervention, from urban project to the architectural, up to the landscape, becoming the basis where connections and paths interweave. A living park thought for the growth of new social relations were also the choice of materials demonstrates the attention in the design process.

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5.14 CASE STUDY-2

5.14.1 ABITARE MILANO BY CONSALEZ ROSSI ARCHITETTI ASSOCIATI

Fig.5.35. ABITARE MILANO, VIA CIVITAVECCHIA

Source-www.consalezrossi.com

Location: Via Civitavecchia, Milan

Architects: Consalez Rossi architetti associati

Intervention type: New building

Year of completion: 2010

Client: Municipality of Milan

Budget: €15,050,000

Gross floor area: 11.590 m²

Total number of inhabitants: 125

Total number of dwellings: 110

Social target: one-parent family, elderly, young couples, etc.

Mix of private and social tenure: Yes

Fig.5.36. SITE PLAN

Source-www.consalezrossi.com

5.14.2 OVERVIEW

The project involved the construction of residential buildings, a new public park, commercial activities and services dedicated to the district and the city. The 14500m² Park creates continuity between the city and the Parco Lambro. The ultimate goals of the project are encouraging residential development and urban landscape of this area and attracting new business.

The assignment was received in July 2005, due to the winning of International competition "Living in Milan/1"in the area of via Civitavecchia. The project of building permit was consigned and approved by the Municipality (September 2005). The executive project was fixed for the 30th of November 2005. The aim of the project is to make a connection between Parco Lambro to the city. The urban idea is to mirror part of the city into the park, and vice versa, in order to move forward the existing park into the city.

The housing project is based on two typologies of residential buildings: the tower, a typical urban building that is characteristically designed as a unique block, like a sculpture. The window compositions that are cut out on the building face, remind the typical and traditional Milanese design. The social houses are conceived into using a modular system of six different apartment typologies that are combined together. The unique architectural image is based on the same six modules. The combination of the apartments is not only a simple expression of an aggregation system, but also an attempt, in terms of form and colour, to find out a character that can be related to the context.

Fig.5.37. SITE PLAN SHOWING THE CONTINUATION WITH PARCO LAMBRO

Source-www.consalezrossi.com

5.14.3 FINDINGS FROM THE CASE STUDY

1. Allowing the coexistence of people belonging to the same group-

The overlapped accommodation units create broad double and triple height loggias, which create gaps in the facade and expand the possibilities of the accommodation customizing due to the needs of the inhabitants.

2. Feeling sense of belonging to a community and a place-

The piazza ideally continues through the staircase to the inside of the buildings through the loggias until the last floor that hosts public rooms and gardens. The material that covers the path is the same everywhere, in order to sensorially highlight the public belonging of path and its crossed spaces.

3. Allowing a profitable and peaceful coexistence of different people-

The dwellings adopt two architectural types: the tower

 building for the subsidised housing and the line building in for the houses of ALER, the so-called "popular housing".

4. Pursuing high density of relationships-

Designers have thought of redistribution on all floors of line buildings also for the services, up to the roof, entirely dedicated to collective uses. The inhabited roofs house a community room and large terraces, accompanied by hanging gardens and a cloister,

thought for the recreational activities of children.

Fig.5.38. DOUBLE AND TRIPLE HEIGHT LOGGIAS CREATE FLEXIBLE SPACES

Source-www.consalezrossi.com

Fig.5.39. PLENTY OF GREEN SPACE FOR SOCIAL MIX OF COMMUNITY

Source-www.consalezrossi.com

Fig.5.40. USE OF TERRACE FOR COLLECTIVE USE AND RECREATIONAL ACTIVITIES FOR CHILDREN

Source-www.consalezrossi.com

CHAPTER-6

REQUIREMENTS, AIMS AND GOALS

6.1 REQUIREMENTS FOR THE SOCIAL SUSTAINABILITY AND THE SPATIAL/FUNCTIONAL WELFARE

Starting from the data collected in the previous chapters, this paragraph will introduce a number of ideas related to social, ecological and functional-spatial goals that should be achieved by a virtuous design in the social housing context. They can be taken as a sort of planning brief for a good practice oriented on an overall cost containment.

6.1 SOCIAL REQUIREMENTS

6.1.1 Allowing the coexistence of people belonging to different groups

Due to the high rigidity of dwellings, induced sometimes by design choices but more often by the characteristics of construction systems originally adopted, the inhabitants are hardly allowed to the reorganization of the living spaces for more heterogeneous life styles. Improving the compliance of the building stock to residential demand characteristic, with particular reference to those requirements proposed by the poorest population, is one of the last crucial of redevelopment programs.

6.1.2 Providing different social dynamics in time

It is now accepted that housing needs of users are not a stable condition, unchanging in time, but in continuous evolution, both in relation to changes that occur in families, and in the wider social composition. Therefore it would not be wise continuing the search for "ecstatic" accommodation and building complexes, which are defined in relation to a family standard that responds to current models but for sure it will not be suitable for the future.

6.1.3 Feeling sense of belonging to a community and a place

Being part of a group is a common need among population, because it allows people to share visions and values. The community fosters the positive outcome of the individual characteristics.

6.1.4 Ensuring balance between individual and collective from the building to the urban scale

Quality of the living space and the social interaction of the inhabitants are deeply influenced by traffic links, urban planning accessibility to public facilities, building access, layout and design of green spaces. High density requires innovation, but it also means strengthening possibility of relations and pedestrians movements; at the same time high density facilitates the introduction of small radius transport systems, well integrated with those ones of wider distance

6.1.5 Allowing a profitable and peaceful coexistence of different people

Designers cannot offer standardized solutions. Socio-economic changes of the population, the evolution of the family composition, the new cultural models, the demand of different ages and different activities induce different operational needs.

6.1.6 Pursuing high density of relationships

The need for proximity, density and variety, are largely considered catalysts of an innovative economy. This is true both for villages and towns, as compress village centres create the conditions for community growth. The physical configuration of a settlement is a key factor in fostering connectivity and interaction, in fact common facilities like pubs, shops, churches and libraries encourage encounters.

6.2 SPATIAL-FUNCTIONAL REQUIREMENTS

Several instruments to measure the level of spatial-functional quality in residential buildings have been promoted by different countries, for example the "Indicateur Qualitel" (France), the "Sistema di Valutazione degli Alloggi" (Switzerland) and the "Housing Quality Indicator system" (United Kingdom). The following requirements would integrate those ones proposed by the current range of quality, with other ones, linked to the concepts of privacy and different forms of psychological wellbeing. The individual feels the need of some form of space that provides a refuge from the socio-environmental pressure, a need of personal and family privacy. It is not a simple biological response because there are deep cultural differences among different human populations.

The perception of space is sometimes tied to personal and subjective factors. It is possible, however, to treat some conditions that could contribute to make more pleasing residential spaces in term of psychological and physical welfare. The proposed list is a macro summary of space and functional requirements.

The extreme synthesis is carried out due to the future analysis development of this research:

1. Ensuring sanitary and environmental wellness

2. Securing the safety of inhabitants

3. Predicting that sizing which allows an optimal welfare

4. Guaranteeing accessibility to all types of users

5. Promoting visual comfort (Source- A foundation for social housing in Italy)

6.3 THE BIRTH OF A SUSTAINABLE COMMUNITY

6.3.1 Inclusion-

The inclusion of people in disadvantaged circumstances is also favoured via specific projects that not only help meet the needs of their direct beneficiaries but also help strengthen the community identity, the network of interpersonal relations, and a shared feeling of a more sociable living dimension.

Fig.6.1. NEIGHBOURHOOD DEVELOPMENT BASEL, SWITZERLAND (COMMUNITY GARDEN)

Source-Creating Cohousing: building sustainable communities / Kathrvn McCamant and Charles Durrett

6.3.2 Social mix-

This scenario entails the objective of achieving an appropriate social mix, i.e., a heterogeneous and balanced community including disadvantaged segments and a good range of diversity, implementing instruments and organizational methods that facilitate the management of cohabitation and community functions and safeguard its components.

Fig.6.2.ECOLOGICAL BUILDING AN AFFORDABLE HOUSING BRUXELLES, BELGIUM (STREET FESTIVAL)

Source-Creating Cohousing: building sustainable communities / Kathrvn McCamant and Charles Durrett

6.3.3 Functional mix-

The social mix must be accompanied by a functional mix incorporating a variety of services into the residential context, contributing to improving the quality of life and ensuring services in the territory, oriented especially to help the most vulnerable.

Fig.6.3. CO-PLANNING AND COHOUSING FOR THE SECOND OF LIFE COPENHAGEN, DENMARK Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

6.3.4 Sense of identity and membership-

The development of a sense of identity and membership in the place where one lives is considered to be one of the most critical elements in providing incentives for active participation in community life, transforming the residents from simple beneficiaries of a service into active players in the determination of the quality of their condition and their context.

Fig.6.4.MULTIGENERATION HOUSING COOPERATIVES BERLIN, GERMANY (IDENTITY FOR ELDERLY) Source-Creating Cohousing: building sustainable communities / Kathryn McCamant and Charles Durrett

6.4 SPACES FOR A VIRTUAL COMMUNITY

Architectural design in social housing projects represents the synthesis of choices made in a number of different planning arenas (social, economic, management, etc.). The first implication here is that certain planning themes become real constituent elements of the project.

With decades of experience in a number of European countries, research in social housing has produced invaluable guidelines regarding the spatial distribution and formal choices that favour the achievement of certain objectives regarding both social relations and residential quality. The guidelines we present below are the outcome of a comparative review of Italian praxis and approaches to social housing developed in countries such as Netherlands and the United Kingdom.

Identity of place and design of future interactions between the pre-existing neighbourhood and the new development

The first among these regards the importance of strengthening of the identity of place and the definition of the future interactions between the pre-existing neighbourhood and the new development. (Source- A foundation for social housing in Italy)

6.5 PUBLIC SPACE AS A PLACE FOR INTERRELATION AND EXCHANGE

In a social housing project, public spaces take on particular importance because they represent the grounds for exchange, both physical and symbolic, between the new development and the existing community. We may say that the quality of the new public space and the value it succeeds in creating are the "dowry" that the intervention brings to the existing neighbourhood.

There must be a meaningful relationship with the public space of the neighbourhood; however, this must not compromise the integrity of the semi-public space that is included in the project.

The design of open spaces must ensure continuity of cityscape in order to blur then boundaries between the different levels of relationship to the place - public vs. private and vice versa - without creating any real barriers.

The organization of the outdoor space has to provide a clear distinction between public spaces open to all, such as public spaces and local and urban services, and those open principally to the residents, such as open spaces immediately adjacent to the buildings and supplementary resident services. This must be accomplished without continuous physical barriers such as fences or other enclosures. Thus, the distinctions of "which spaces belong to whom" must be mainly determined by landscape and compositional elements and by the placement of the buildings. In this regard, the placement of services is also highly strategic. Depending on their different function and the way they are used they can mark the transition from one type of open space to another. A further element that must necessarily be assessed in designing the massing composition of the buildings and the overall project is the need for housing clusters that are manageable and conducive to the creation of a community with neighbourhood relations, keeping in mind that the project will provide housing for some one hundred and thirty families. (Source- A foundation for social housing in Italy)

6.6 DESIGN OF NEIGHBOURHOOD SPACES

Particular attention must be paid to the breakdown and design of neighbourhood spaces within the project area: green areas, playgrounds for children, adult activity spaces, service activities, permeability to foot traffic to each building and pedestrian connections. All these spaces must be planned and designed in order to allow a multiplicity of possibilities for people to meet, gather and interrelate within the project area.

Park areas and playgrounds must be designed in relation to the different age groups, creating, for example, spaces farther away from the buildings for teenagers so that they can be together and enjoy each other's company without disturbing the rest of the neighbourhood, and spaces much closer to the homes for younger children who can thus have some autonomy of exploration, while remaining under the watchful eye of an adult. These are a number of examples serving to highlight the importance of and need for appropriate planning and design of outdoor spaces so as to ensure multiple usage possibilities. Spaces without a specific purpose must also be provided and integrated into the general plan, spaces that can be adapted at some future point in time based on the emerging needs and with the involvement of the local community, without this compromising the

general plan (for example, small garden plots for residents, or places that can be set up for community functions such as barbecues, picnics, parties, etc.).

The semi-public spaces include common spaces inside the buildings, such as the concierge quarters, the hallways and the stairs. Great importance is given to the concierge's quarters in all social housing projects, treating them as real reception desks, a space that welcomes people and also has a formal representational status. The hallways and stair tower entrances also have to be places where people feel comfortable stopping to chat, where a bulletin board may be put up, where children can leave their toys—in other words, a space that is an integral, vital part of the community and not just a point of transit.

Lastly, the hierarchy of outdoor, public, semi-public and private spaces must correspond to an equally gradated organization of roads, bicycle paths and pedestrian routes, keeping the roads as far as possible from the residences.

Another important variable in the architectural design is the adaptability of the spaces, residential and otherwise, to new functions and needs without having this compromise the overall organic wholeness of the building design.

The residential spaces comprise a number of basic types (two-room, three-room or four-room) and special types (apartments for students or young workers, housing for solitary families, apartments for day-care by "day mothers"), this means design that makes them easily joined together and modifiable to suit new needs and regulations. (Source- A foundation for social housing in Italy)

6.7 INTEGRATION BETWEEN DWELLINGS AND SERVICES

The services project is the result of assessments of the needs of the area, including those of a commercial nature, or in any case suitable for composing an appropriate mix of functions. The plan has been formulated on the basis of a preliminary assessment of economic sustainability, consistency with the overall project concept and the contribution of each action to the enhancement of the characteristic features of the place.

The criterion in designing services is the creation of what we call a Service-system, i.e., services composed of a number of interrelated functions. The Service-systems associate urban-scale functions with activities addressed to the neighbourhood or to single residences, interlinked by a specific user ship or by a shared theme (health, environment, etc.). One of the distinctive characteristics of the planned services is that in addition to responding to a need, they are also con-ceived, where possible, to offer the community places for meeting and socializing.

6.7.1 Local and urban services

Services open to the pre-existing local reality as well as to the new community. They consolidate the social fabric and facilitate integration (helping prevent the "gated village" effect). Local and urban services may be conceived focusing on specific user categories, or, conversely, combining complementary user types (for example, the elderly and children). The fact that they are addressed to the entire community means that new and interesting interrelations can be promoted in a given place (e.g., a multifunctional recreational facility).

6.7.2 Supplementary resident services-

Spaces, facilities, equipment and functions addressed exclusively (or at least prevalently) to the new residents that enhance the liveability of the residential space and allow users to interact and work together to produce a recognized benefit for the entire community (for example, gardening work in common areas). These are spaces where the residents play the dual role of service beneficiaries and providers. These supplemental resident services are conceived so as to increase the degree of intra-community socialization, motivating people to get organized and work together to find solutions to everyday issues (from childcare to food purchasing), often by means of alternative economic models.

6.7.3 Housing services

Services comprising the allocation of dwellings to tertiary sector subjects who will use them to accommodate persons with special needs— those in underprivileged situations or with limited autonomy—performing an explicit and recognized social assistance service. These services are managed by organizations specialized in special needs who ensure the implementation of appropriate assistance programs. There will be some flexibility in the assignment of lodgings in order to best respond to the specific need type and the development of the community.

(Source- A foundation for social housing in Italy)

CHAPTER-7

DESIGN GUIDELINES FOR SOCIAL HOUSING

The successful design of housing schemes and of individual dwelling units depends on the balance struck between ranges of factors. The needs and expectations of residents are of fundamental importance. In addition to adequate space and appropriate services, sustainability, accessibility, security, safety, privacy, community interaction, etc. must be given due weight. Furthermore, the design must be sufficiently flexible and adaptable to meet the demands likely to arise over the foreseeable life of the building, e.g. the typical family dwelling will be required to meet the needs of infants, young children, adults and elderly, either separately or in combination, at various stages of its lifecycle.

7.1 SUSTAINABLE AFFORDABLE HOUSING

It must address all of the intrinsic issues currently being faced by low income communities and immigrants in urban areas:

- Social integration into the larger urban community.

- Social disregard and apathy

- Access to inner city employment opportunities; or other local employment opportunities – leading to increased family poverty.

- Access to fast and convenient public transit.

- Choices and understanding of 'designers' in accommodating the flexible needs of the low income populations.

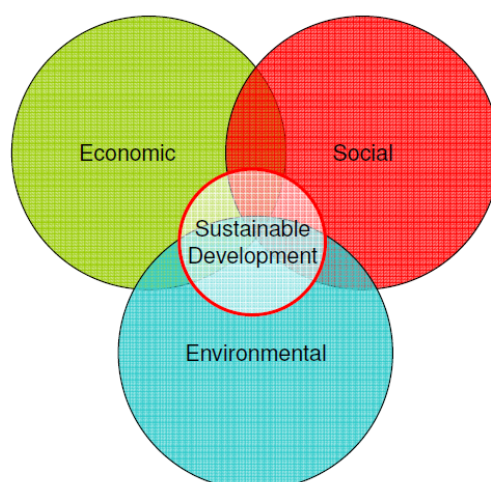- Good and shared public services, resources and amenities.

Fig.7.1.FACTORS FOR SUSTAINABLE DEVELOPMENT

7.2 LOCATE LOW-INCOME GROUPS NEAR EXISTING EMPLOYMENT OPPORTUNITIES

Existing low-income communities within the city are generally located near current employment centres and other sources of livelihood. Therefore people of these communities should be given the option of upgrading their homes and neighbourhoods at the current location itself, and continuing to live near their current places of employment. If the choice of relocation is preferred by some residents, then better quality homes and proximity to transit, adequate employment opportunities and social infrastructure must be provided at the new locations, at various levels of affordability and tenure choices. For new immigrants arriving into the city with limited job skills, new homes must be provided within existing or new mixed income communities, so that they can avail of civic and educational benefits of the city and socially integrate into the city faster. They must also be located near public Rapid Transit so that they can travel to potential work centres easily.
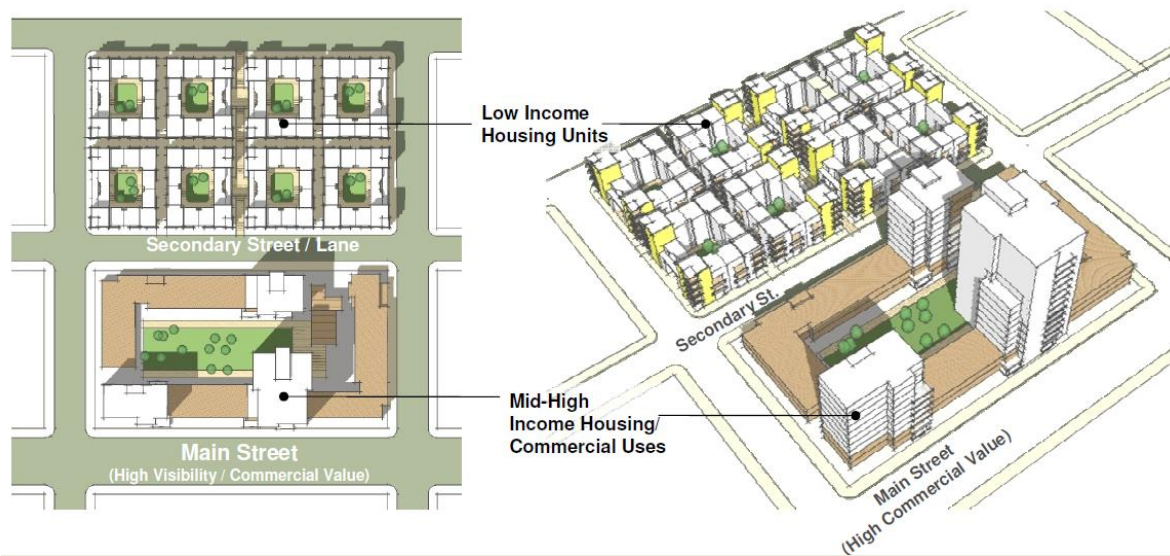

Fig.7.2.LOCATION OF LOW INCOME HOUSING UNITS Source-Spatial Inclusion and Sustainable Design of Low-income communities by National Resource Centre , SPA, New Delhi

7.3 ACCESS TO THE SITE

The layout and design of scheme should provide safe and convenient access to all buildings and to adjacent facilities and services. To minimise vehicle flows and speeds within the housing scheme. However to ensure that access provision is adequate for fire, ambulance, delivery vehicles and

Fig.7.3. SITE ACCESS

other emergency services. Sometimes pedestrians and vehicles can share the use of the same surface. Footpath should be provide to facilitate pedestrian movement within and through of the scheme and to provide easy and convenient access to facilities and services adjacent to the scheme. Parking should be limited to that necessary to meet the estimated needs of the residents, visitors. It
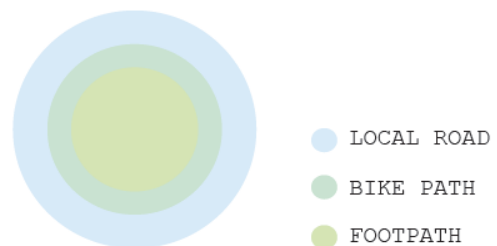
is necessary to avoid accessing of vehicles inside the open space. Seeking to provide the access to public transport which is adjacent to the site. The layout of sidewalk should facilitate safe and easy to access to this service.

Fig.7.4. REACH THE PUBLIC TRANSPORTATION BY FEET

7.4 MIXED USE OF SPACES

In some cases, where the facilities (community place or services) are not available, a suitable site for them should be identified. Residential areas frequently have housing mixed retail and commercial space. It can be a resource of job for the immigrants of area.

Fig.7.5. TRANSFORM THE PARKING INTO THE GREEN SPACE

7.5 LOCATION

The social housing for the immigrants needs to provide easy access to local services such as shops, public transport, parks, school, and community facilities. The location was supported by the infrastructure such as public utilities (sewer, electricity, gas, water and storm water controls). The fabric has to support the local identity and cultural values, provide a positive contribution to urban context.
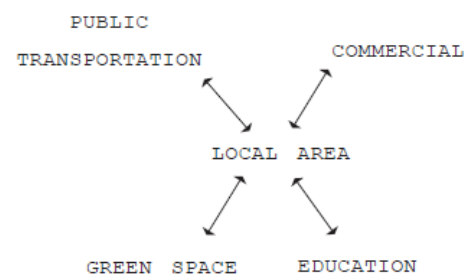

Fig.7.6. EASY ACCESS TO LOCAL SERVICES FOR THE IMMIGRANTS

7.6 CONNECTION

Connection spaces, such as paths, corridors, porches, also provide transition zones. They work to manage the interface between:

- Public and private

- Inside and outside

- Communal area and public area

- Up and down

- Car and pedestrian

Fig.7.8. AN EASY WALKING ENVIRONMENT-
GOODLIGHTING, OVERLOOKING FROM
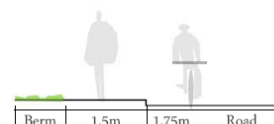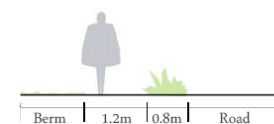SURROUNDING BUILDINGS, AND
SEPARATED FROM VEHICLES

Fig.7.7. TYPICAL
DIMENSION OF
FOOTPATH

7.7 OPEN SPACES FOR THE HOUSING

The residents who will live here are from the different cultures. However most of them have spent a variety of time in Italy, their habits still have kept some characteristics of their countries. The idea to connect each other is the community activities which creates an Interactive environment. The pattern of spaces depends on people age. For example with the elder people, it should provide benches, the small garden, footpath to walk and so on. Create variety of area attempting to meet needs of diverse user groups. Provide seating arrangement to support the type of social contact desired. The benches arranged at right angle encourage contact between residents. And the benches in both sun and shade along paths for people can sit to look around or have a sunbath. Provide areas for sunbathing - to be considered as a social activity - that have good sun exposure and offer protection from prevailing winds. These areas no need to be large. Organise mural painting or allow some artwork to the residents can design the space which they desired and has their cultural characteristics. Dogs have become increasingly popular in cities as companions. But dogs are the reason for pollution problem on sidewalks so it is necessary to provide an area for dogs.
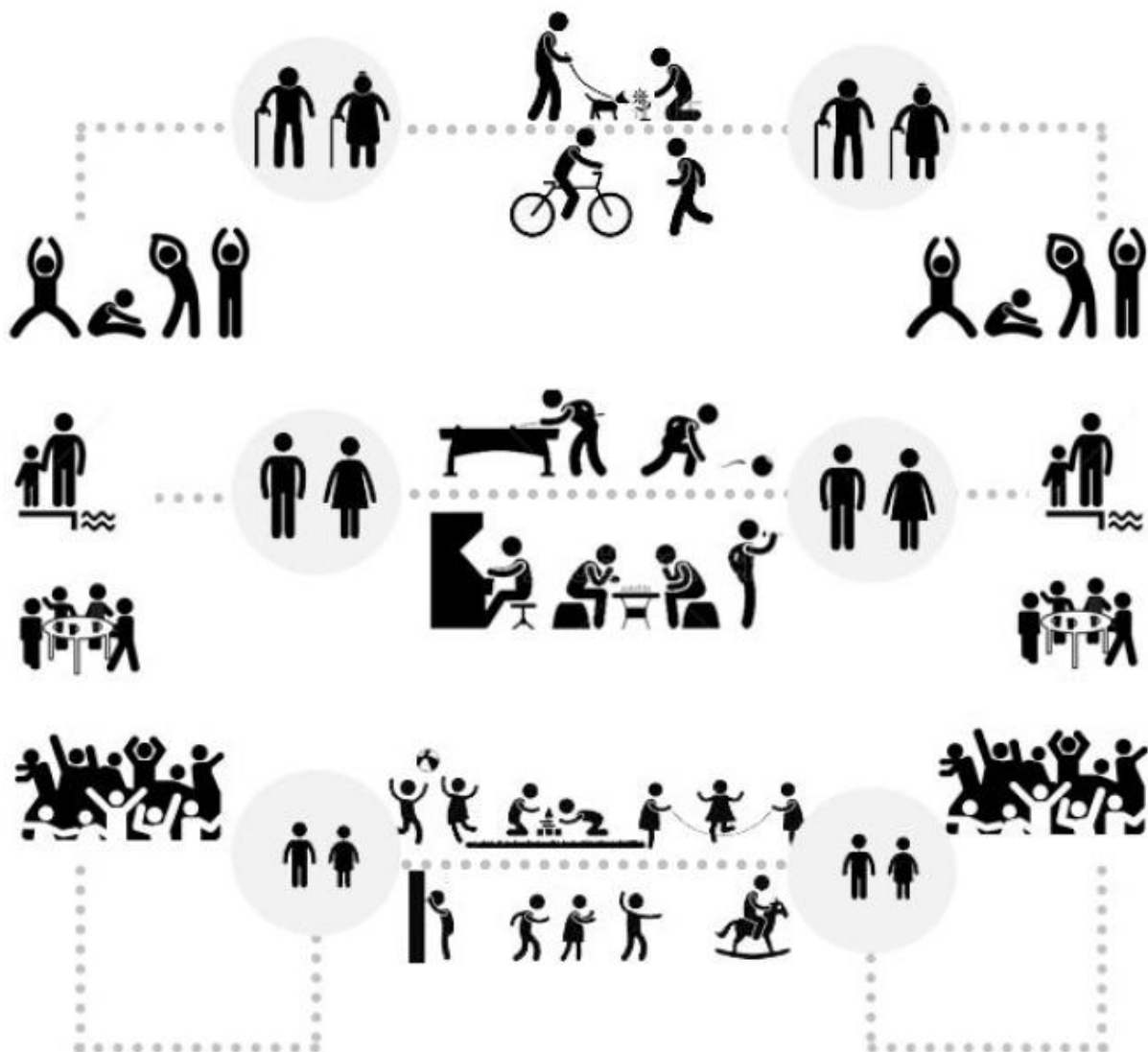
Fig.7.9. ACTIVITIES FOR DIFFERENT GENERATIONS WITHIN THE COMMUNITY

7.8 PLAY SPACES FOR CHILDREN

Need to facilitate safe access to this area for children walking and biking alone. Play ground fenced for small children's safety. Provide picnic tables and benches for adults and children to rest, eat and study while watching their children. Trees create pleasing ambiance and summer shade. Path around central frequently should be used by small children on bicycles.
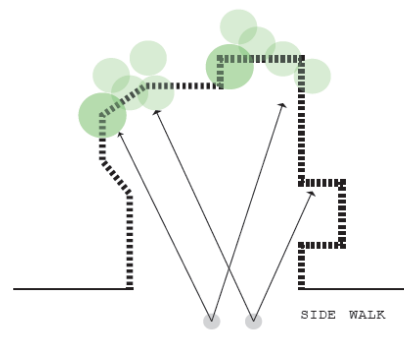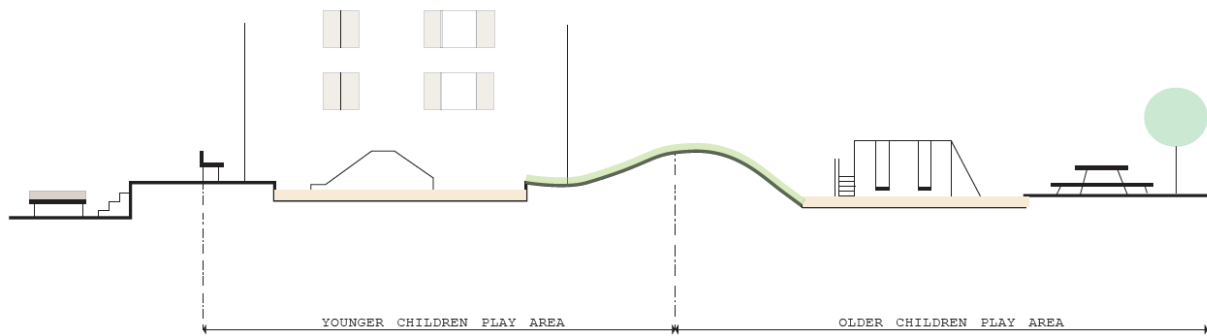

Fig.7.10. VISIBILITY OF ACTIVITIES AND FACILITIES

Fig.7.11. PLAY AREAS FOR CHILDREN FOR DIFFERENT AGE GROUPS

7.9 SPACE PROVISION

Divide the apartment into three typical types based on the amount of generations in the family.

- Type 1: apartment with 3 bedrooms. Because the Asian family's habit is to live together (three

Generations live in same roof).

- Type 2: apartment with 2 bedrooms. This type is so popular and this is has the most percentage of the total frequently, it is suitable for family with children.

- Type3: apartment with 1 bedroom. It is often for the couples without children, person who lives alone and retired or working.

TYPE 1 : FAMILY WITH THREE GENERATIONS

THE LOCAL FAMILY WITH LOW INCOME

THE FAMILY WITH TWO GENERATION HAS LIVED IN ITALY FOR A LONG TIME

A FAMILY REUNION WILL ASSEMBLE GRANDPARENT

TYPE 2 : FAMILY WITH TWO GENERATIONS

A COUPLE WITH STABLE EMPLOYMENT AND HAS A PLAN OF SETTLEMENT IN ITALY

A FAMILY WITH THE CHILDREN WHO WERE BORN IN ITALY

A FAMILY REUNION WILL ASSEMBLE THE TEENAGER CHILDREN WHO WERE BORN AND LIVED IN THEIR HOMETOWN FOR A LONG TIME

TYPE 3 : ONE GENERATION

A SINGLE PERSON WITH STABLE EMPLOYMENT

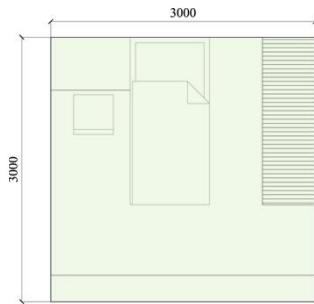A SINGLE RETIRED SENIOR HAS LIVED IN ITALY FOR A LONG TIME

Fig.7.12. DIFFERENT GENERATIONS AND THEIR REQUIREMENTS FOR HOUSING

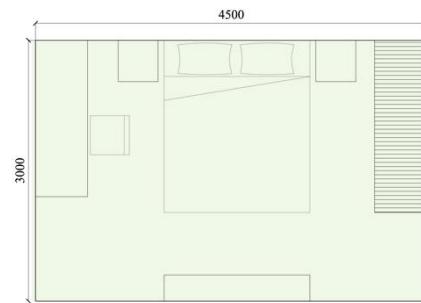**7.10 TYPES OF ROOMS IN AN APARTMENT AND THEIR AREAS**

The areas of rooms have been decided according to the layout of the furniture and also it should suitable circulation around the area.
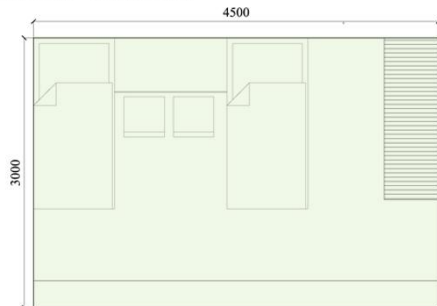
BEDROOM- 9 SQ.MT

- For one person
- One single bed, wardrobe, table chair
- Have a window to be able to receive
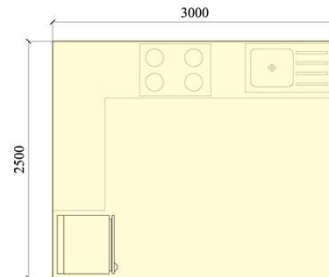natural light and ventilation.

BEDROOM- 13.5 SQ.MT

- For two person
- One double bed, wardrobe, table chair
- Have a window to be able to
receive natural light and ventilation.
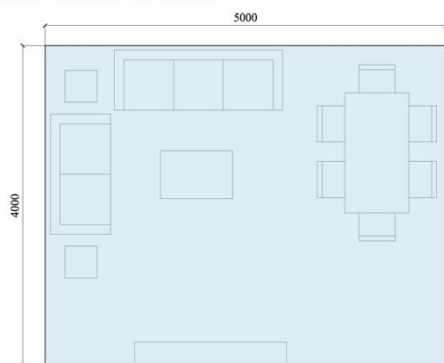
BEDROOM- 13.5 SQ.MT

- For two person
- Two single beds, wardrobe, table chair
- Have a window to be able to receive
natural light and ventilation.
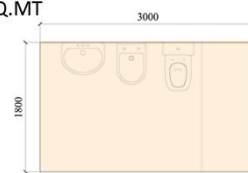
KITCHEN- 7.5 SQ.MT

- Priority of natural ventilation to avoid smell of food
inside for a long time.
- To be able to connect with theliving space with ease

LIVING+DINING- 20 SQ.MT

- A window in this room should be bigger than others to
ensure people feel comfortable, because this place is used
more often by family members.

TOILET- 5.4 SQ.MT

- Need to a window to ventilate naturally in order to avoid
using mechanical ventilation.
- have enough space for the basic equipments

STORE- 3 SQ.MT
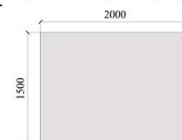
- To leave something not use frequently
- Or in order to make space for praying

Fig.7.13. TYPES OF ROOMS IN AN APARTMENT

7.11 AN APPROACH TOWARDS DESIGN

The general design aim should be to create dwellings which provide pleasant and suitable living environments for prospective occupants are functional and have low cost-in-use over their full lifetime. Insofar as required by the brief, the designer should assess the particular needs and preferences of the future occupants and their likely response to particular design solutions.
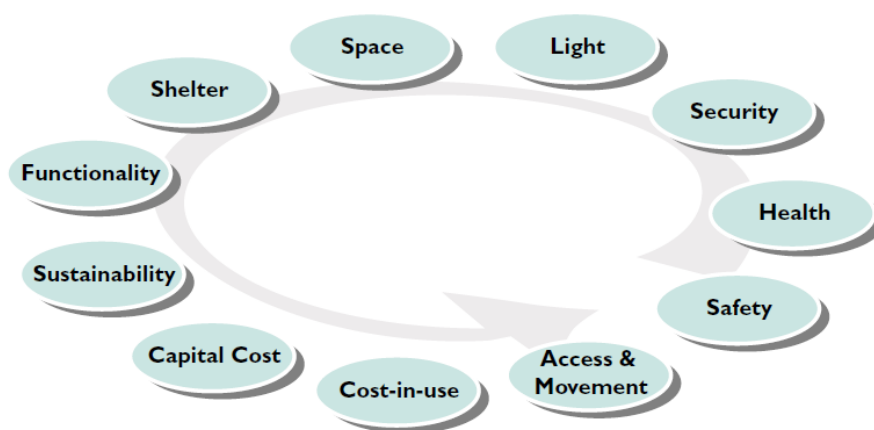

Fig.7.14. CONSIDERATIONS FOR DESIGN Source- Social Housing Guidelines by DEPARTMENT OF THE ENVIRONMENT AND LOCAL GOVERNMENT, Ireland

Designers should consider not only the immediate needs of the prospective occupants but also the changing needs of occupants over the life of the dwelling. Insofar as practicable, the design should ensure flexibility in use, accessibility and adaptability. In this connection, particular attention should be paid to the design of shared areas, e.g. kitchens, bathrooms and circulation areas. The aim should be to ensure that dwellings for general use can meet the varying needs of occupants over their lifetimes, including needs associated with moderate mobility difficulties and the normal frailty associated with old age. Elderly or moderately disabled persons, who wish to remain independent in their own home, should be able to do so without the need for costly and disruptive remodelling of the dwelling. Special housing provision should only be necessary for those with more severe mobility difficulties or suffering from extreme frailty. (Source- Social Housing Guidelines by DEPARTMENT OF THE ENVIRONMENT AND LOCAL GOVERNMENT, Ireland)

7.12 TOWARDS THE UNIT DESIGN

Every dwelling should be provided with a safe and convenient means of access. Circulation within dwellings should also be safe for all users and provide a convenient route from the main access point to each of the main areas within the dwelling. The circulation areas should allow movement between the various areas without causing undue interference with the use of those areas and should be adequate in size to allow for the movement of larger items of furniture.

Access to each of the principal rooms, including the main bathroom/WC, should be directly from the internal circulation area and not from another room. However, the dining room may open off the main living room and/or the kitchen without direct access from the circulation area. Where not integrated with the kitchen, the dining area should be adjacent to the kitchen and movement between those areas should not involve negotiation of steps or stairways. In smaller dwellings, the kitchen may be an annexe to the living room and open directly off it. (Source- Social Housing Guidelines by DEPARTMENT OF THE ENVIRONMENT AND LOCAL GOVERNMENT, Ireland)
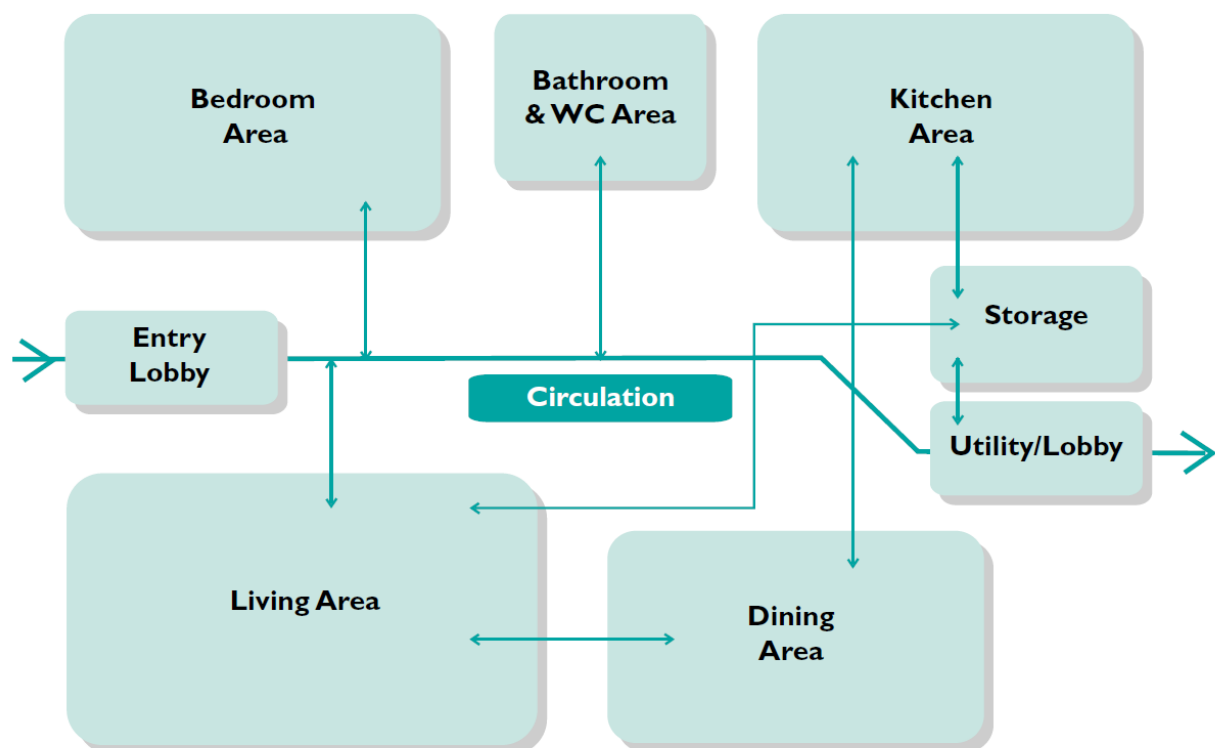

Fig.7.15. CONCEPTUAL SCHEME FOR INTERNAL LAYOUT OF THE UNIT Source- Social Housing Guidelines by DEPARTMENT OF THE ENVIRONMENT AND LOCAL GOVERNMENT, Ireland

7.13 APARTMENT WITH ONE BEDROOM FOR ONE GENERATION

The term of this flat can be used by the senior or the youth person, so it has to provide some specific characteristics to be able to live, such as: -The main door and others doors in the flat have to be accessed by a wheelchair. For the case, when the elderly person has to use it. And the door handle should have the proper height.
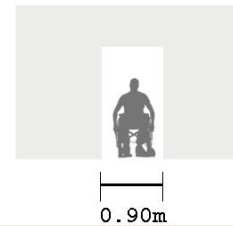
0.90m

Fig.7.16. WIDTH FOR WHEELCHAIRS

-Don't change the height of the floor in the flat

-It is better if it is able to provide the balcony, because there are some people having problem with movement, the balcony help them look around from their apartment.
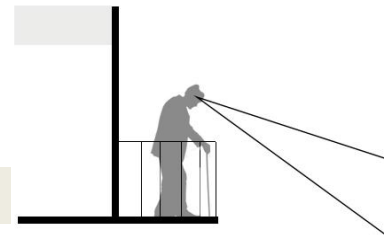
Fig.7.17. VIEW FROM BALCONY

Bedroom   Bathroom   Kitchen

Entrance   Dining room

Living room   Storage
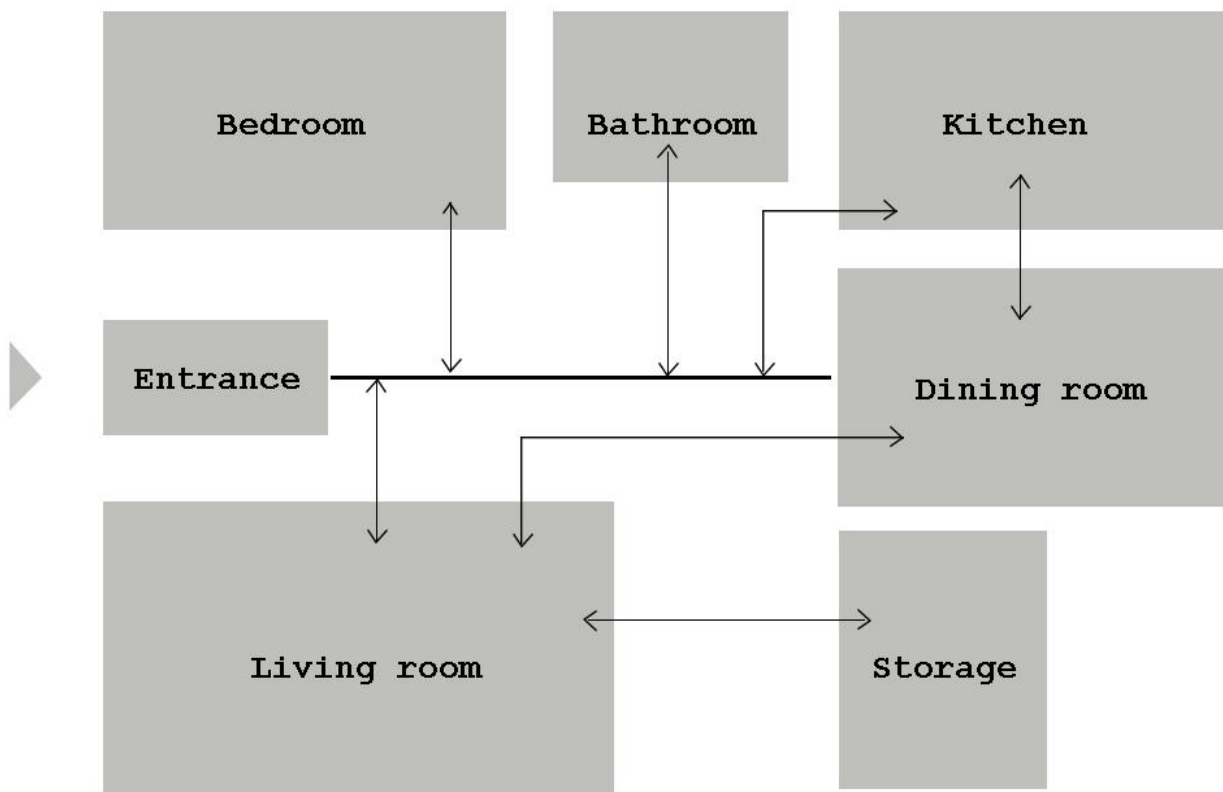
Fig.7.18. CONCEPTUAL SCHEME FOR ONE BEDROOM FLAT

-Also keeping in mind that the kitchen has been placed away from the common space of the building to avoid the smell of food entering the common space. It is one of the key points of conflicts between neighbours.

7.14 APARTMENT WITH TWO BEDROOMS FOR TWO GENERATIONS

This term of the flat frequently will be for the family with children.

-For senior children, they often can have an independent living in their room. But for the young children, it is necessary parent's caring. The Childs in this period need to have space as a small playground inside apartment, which can be combined with living room, or any space would be able to be observed by their parents.
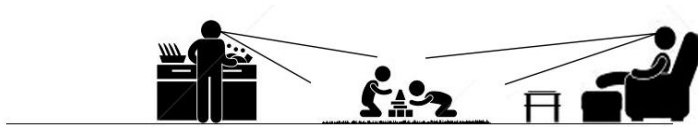
Fig.7.19. PARENT KEEP WATCH ON CHILDREN WHILE PLAYING

-The room for children have to be priority to locate which can receive a variety of natural light.

Fig.7.20. CONCEPTUAL SCHEME FOR TWO BEDROOMS FLAT

-Also keeping in mind that the kitchen has been placed away from the common space of the building to avoid the smell of food entering the common space. It is one of the key points of conflicts between neighbours.

-In two bedrooms flat we have provided only one bathroom to use less space for the flat and also cost effective.

7.15 APARTMENT WITH THREE BEDROOMS FOR THREE GENERATIONS

The Asian families usually have a tradition that the elderly parent has to live with their children to be taken care of. So this kind of apartment can meet a requirement for some of the immigrant families. In addition to the points of apartments with one bedroom and two bedrooms, we propose some characteristics in design to avoid the inconveniences when mixing the different generations in an apartment, such as:

-The elderly person's movement often are slower than the normal person, so the distance from their room to the common room can be short.

-It is easier for their life if they have a private bathroom.

-Their room should be far away from the room for children. As they like a quite atmosphere to take rest.
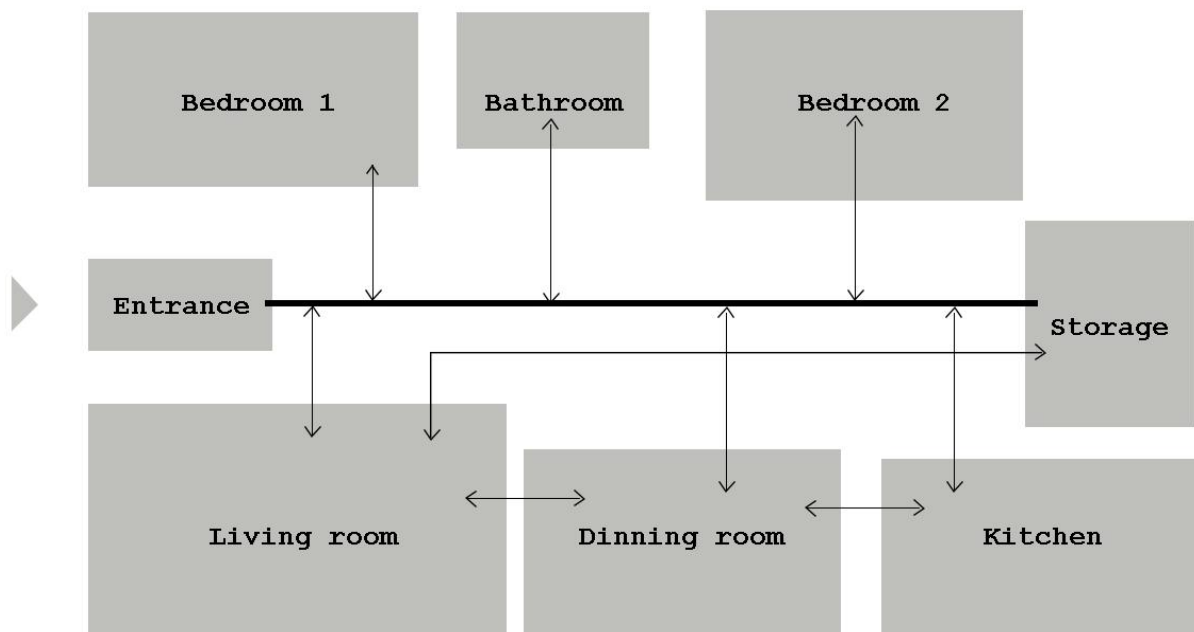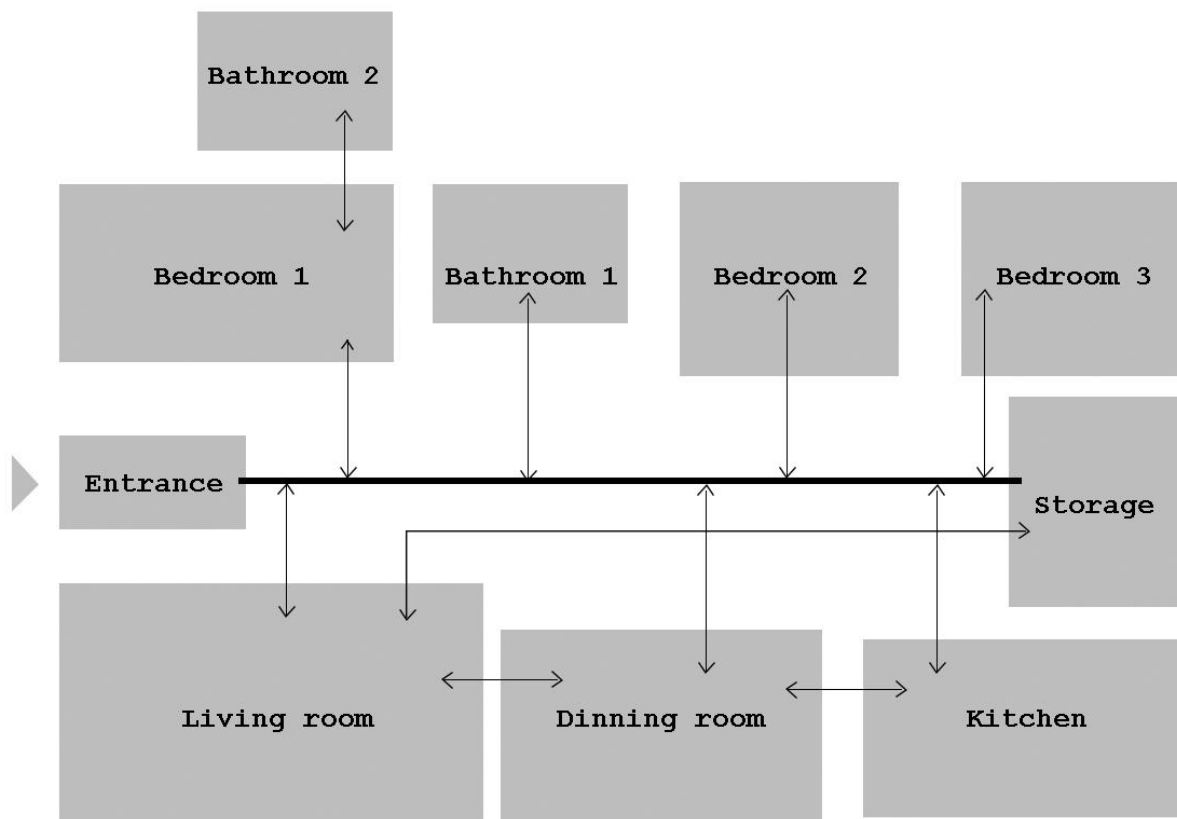

Fig.7.21. CONCEPTUAL SCHEME FOR THREE BEDROOMS FLAT

-Also keeping in mind that the kitchen has been placed away from the common space of the building to avoid the smell of food entering the common space. It is one of the key points of conflicts between neighbours.

-Attached bathroom for elderly room.

7.16 FINAL CONSIDERATIONS IN FORM OF A MATRIX FOR IMMIGRANTS

social sustainability

identity
membership
social inclusion
place to relax
activities related
to old
green environme-
nt
self dependent

affordable shelter

community
inclusion
coexistence
safety
shelter
jobs
practice culture
adapt new
culture

peruvians

immigrants

asians

young

social inclusion

elderly

children

chinese

healthy living

social security

place to play
safety
green spaces
play with elderly
safe environment
natural light in
rooms
different play
space

sense of identity

different generations

inclusion
coexistence
jobs
shelter
security
cost-effective
identity within
community
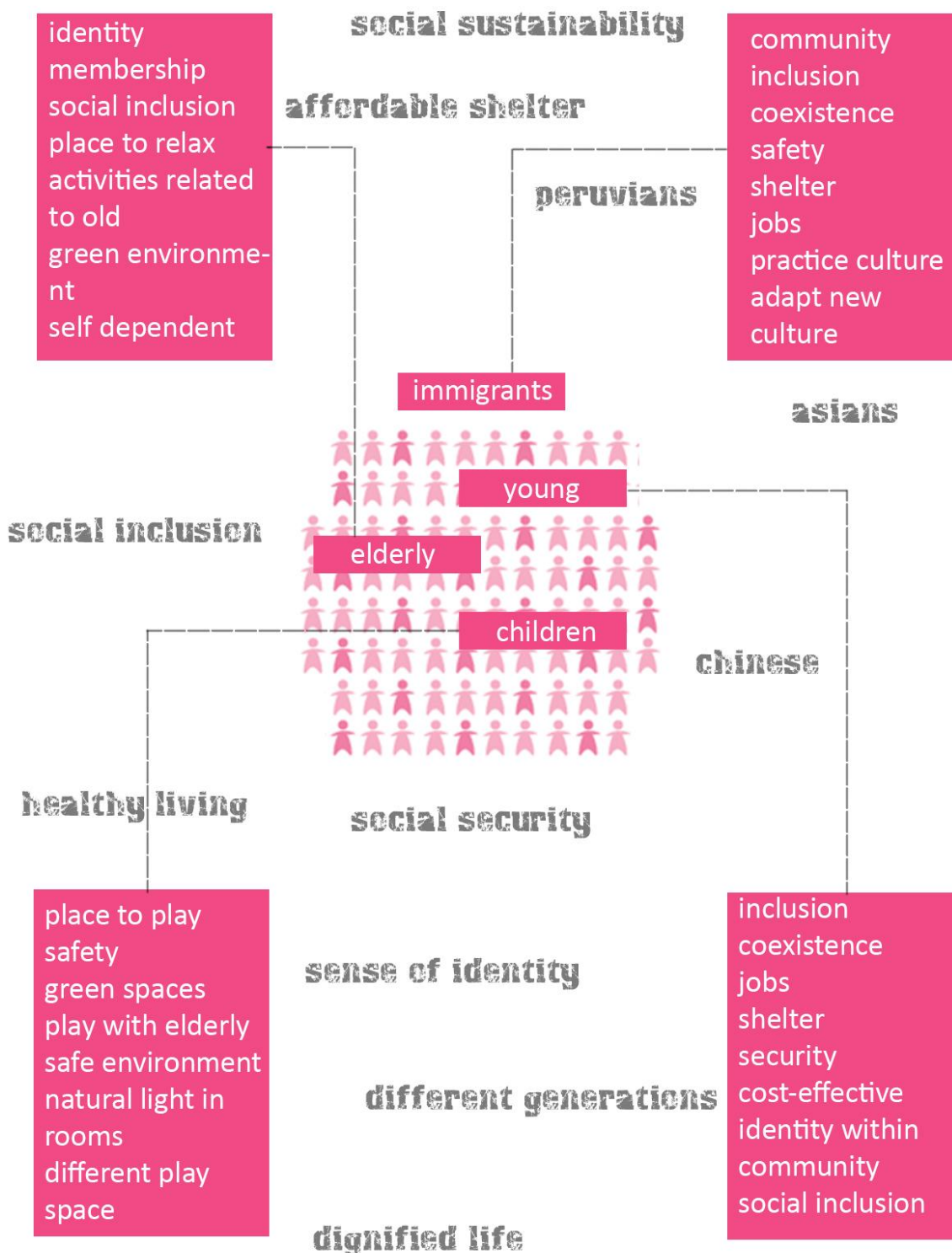social inclusion

dignified life

Fig.7.22. FINAL CONSIDERATIONS MATRIX

7.17 OVERVIEW

This thesis has demonstrated that how immigrants face problems when they have to find a place to live in a foreign country. Especially in Milan these immigrants have to face such problems. So we have tried to demonstrate that how functional and spatial solutions can bring about benefits for immigrants in terms of economic benefits that in term will bring how certain design choices can bring a good design in the social housing context. The variety and quantity of information produced have further confirmed the complexity and the multidisciplinary nature of the topic. A quality accommodation, which guarantees access to a dignified life, is the result of multi criteria strategies that operate on temporal and spatial scales varying from single compartment housing the city system.

For the above set out reasons, this research has adopted a mid-project approach, aided by the analysis of some virtuous case studies. The main results reported in the previous chapter and translated into design guidelines, which meet the specific social and social integration requirements.

The requirements have been grouped, according to their belonging to a certain topic: the quality linked to the spatial and functional configuration, the economic and social sustainability, the social welfare both inside and outside the house. The analysis shows those factors of space structuring that could enhance the value of the connections between architectural intervention and urban structure.

The critical analysis transversely carried out in various areas of the research has defined a series of guidelines as effective tools to use in the social housing design. The nature of the results achieved allows, however, a certain margin of freedom in imagining, designing, and providing a response to the housing demand, considering the social factor as decisive. The identified design criteria may be reflected in various fields of application.

A further development of this research would require to verify, within the Italian context, the goodness of the criteria extrapolated from the literature and the case studies, or, at least, of the more innovative ones

Hence in the next chapter, the guidelines would be applied into the existing case study (Figino in Milan), to reveal that this approach could improve and increase the quality of life of the social and private users and of the neighbourhood community.

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CHAPTER-8

DESIGN THE PROJECT

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8.1 LOCATION OF THE PROJECT AND THE CONTEXT

As the above guideline, we focus on improving the quality of the living for the immigrants with low income. Thus, to decrease the price of the construction, we propose the location be far away the Milan centre to assure enough the space not only for the daily life but also for the public activities. Moreover, the area has to be able to reach by the public transportation to meet the requirement of movement. We found the location of the social housing for the competition in Figino where is in the northwest corner of Milan nears its border with the municipalities of Pero,Rho and Settimo Milanese.

Fig.8.1. THE LOCATION OF FIGINO IN MILAN

The context:

- The road network : To be close to the different kinds of road so it is convenient to connect to the other cities by orbital road, to Milan centre by main road and finally to the around municipalities by secondary road.
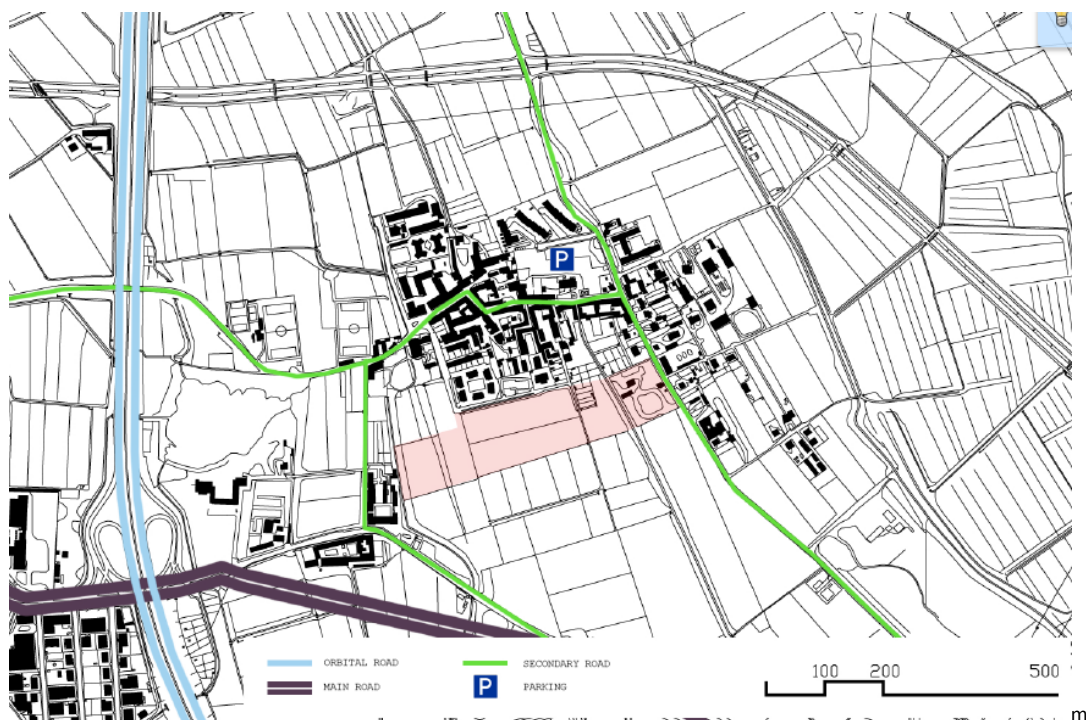

Fig.8.2. THE EXISTING ROAD NETWORK

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- The public transportation : This area can be connected with Molino Dorino on the red line by the bus 72. While it will take about 5 minutes for the residents of area project can reach the bus stop.
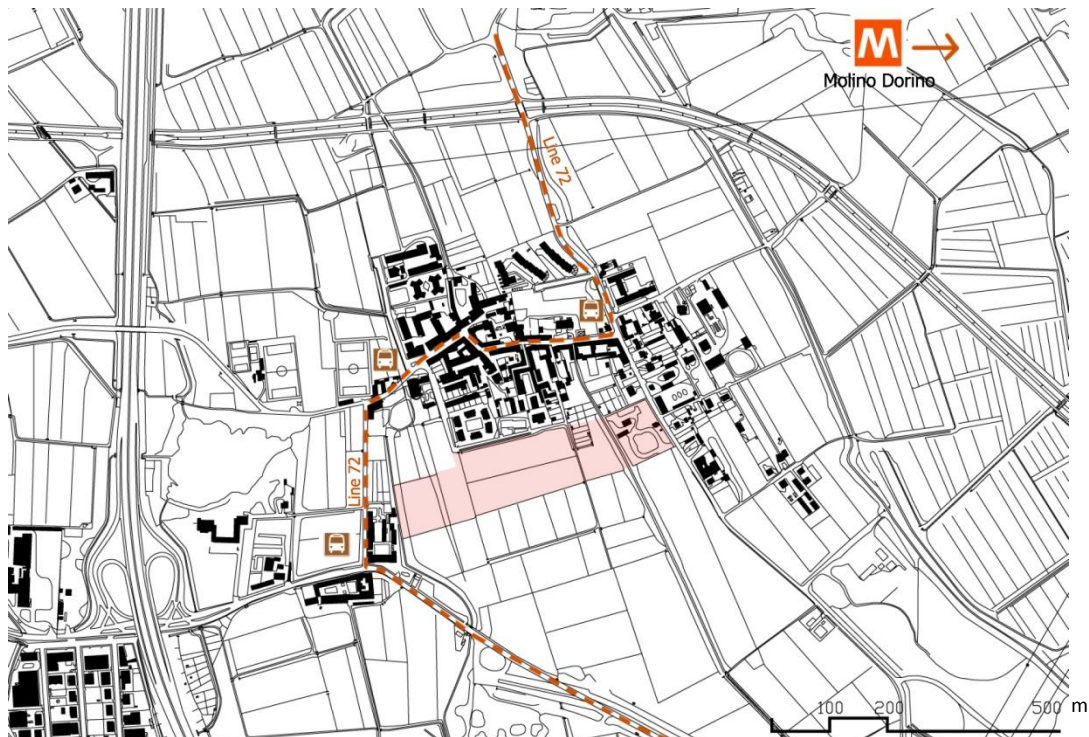

Fig.8.3. THE EXISTING PUBLIC TRANSPORTATION NETWORK

- The existing services: However the neighbourhood area provides several services, it is still not enough to meet the basic requirement of resident community. For example : public middle, high schools, healthcare facilities, banking services, post office or library.
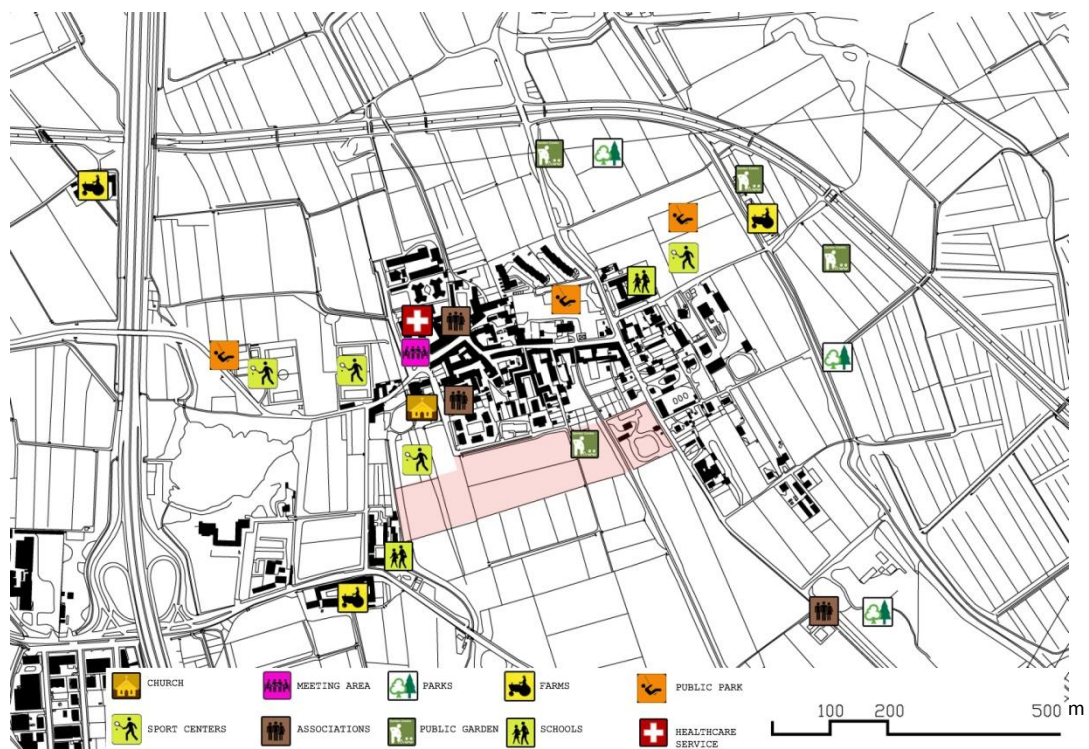

Fig.8.4. THE EXISTING SERVICE PLAN

N

- The utility infrastructure : This element plays an important role in decreasing the cost of construction.

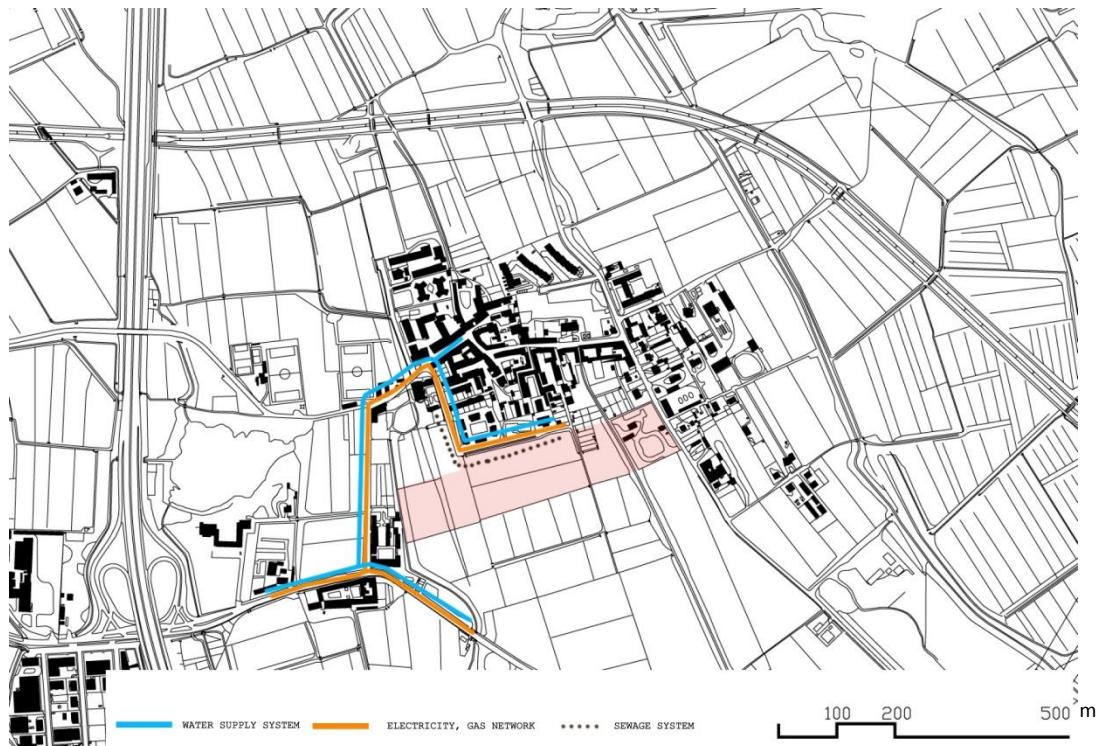|			
—— WATER SUPPLY SYSTEM	—— ELECTRICITY, GAS NETWORK	····· SEWAGE SYSTEM	100 200 500 m

Fig.8.5. THE EXISTING UTILITY INFRASTRUCTURE PLAN

- The environment: The majority of land was used for the agriculture so the development the public garden is an advantage in this area. And it is necessary to provide more public space with attractive activities.
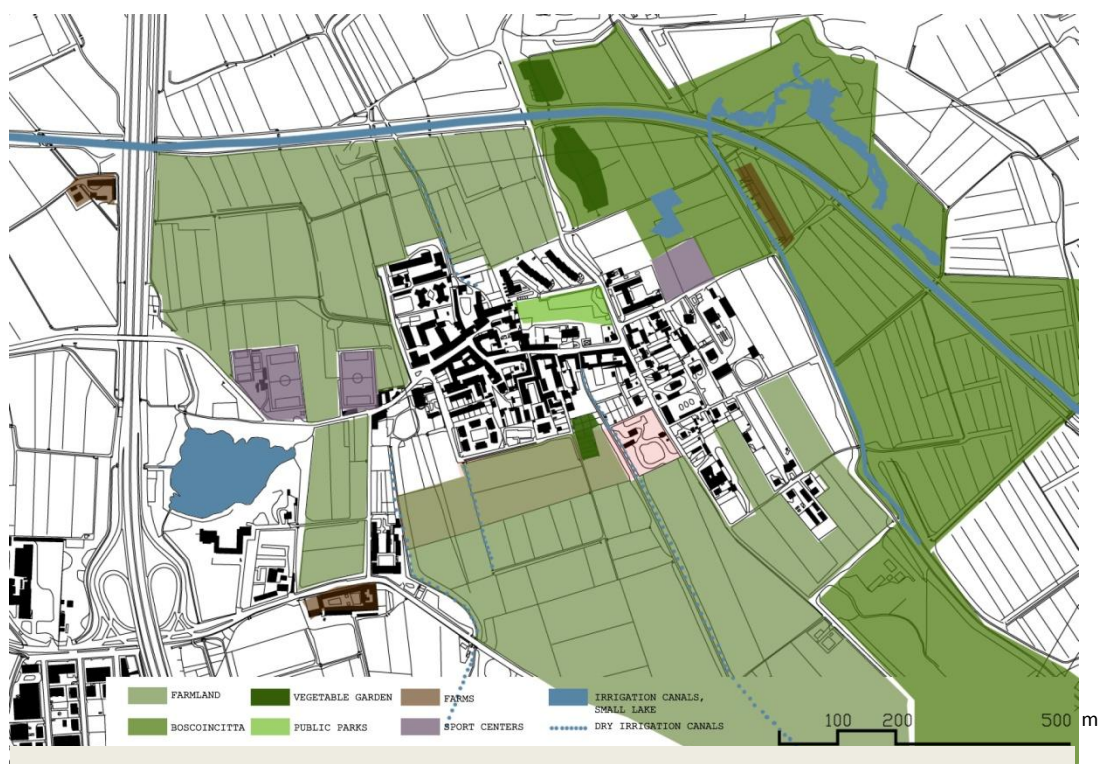

FARMLAND	VEGETABLE GARDEN	FARMS	IRRIGATION CANALS, SMALL LAKE
BOSCOINCITTA	PUBLIC PARKS	SPORT CENTERS	···· DRY IRRIGATION CANALS

100 200   500 m

Fig.8.6. THE EXISTING SURROUNDING ENVIRONMENT

8.2 THE PROPOSALS FOR THE PROJECT AND COMPARISIONS WITH THE WINNING PROJECT OF "IL BORGO SOSTENIBILE" COMPETITION

As showed in the chapter 4 above, from 1992 the quantity of immigrants to north Italy increased gradually but from 2002 these numbers grew up sharply. While the social housing stock decreased, it created the contradiction between supplement and demand in housing for immigrants. As a result, it led to a variety of social problems such as the renting price increased but the quality of housing went down, this is not only affect to the immigrants but also to the Italian habitants. Furthermore, there is a difference between the rental price for the immigrants and the Italian. Therefore, it is essential to have the social housing for the foreigners in order to solve the social problem and develop the cultural fields by establishing the environment of multi-culture. In addition, we studied some case studies of the social housing for the immigrants and of the sustainable housing to be able to understand how to mix the people from different culture, how to develop the relation between people and environment in the area, how to maintain the spaces and etc. Finally, we make the comparison with the project Borgo Sostenibile which was designed by Enrico Garbin, Renato Sarno, Francesco Matucci and Paolo Favole in 2013.

Fig.8.7. THE MASTERPLAN _ IL BORGO SOSTENIBILE

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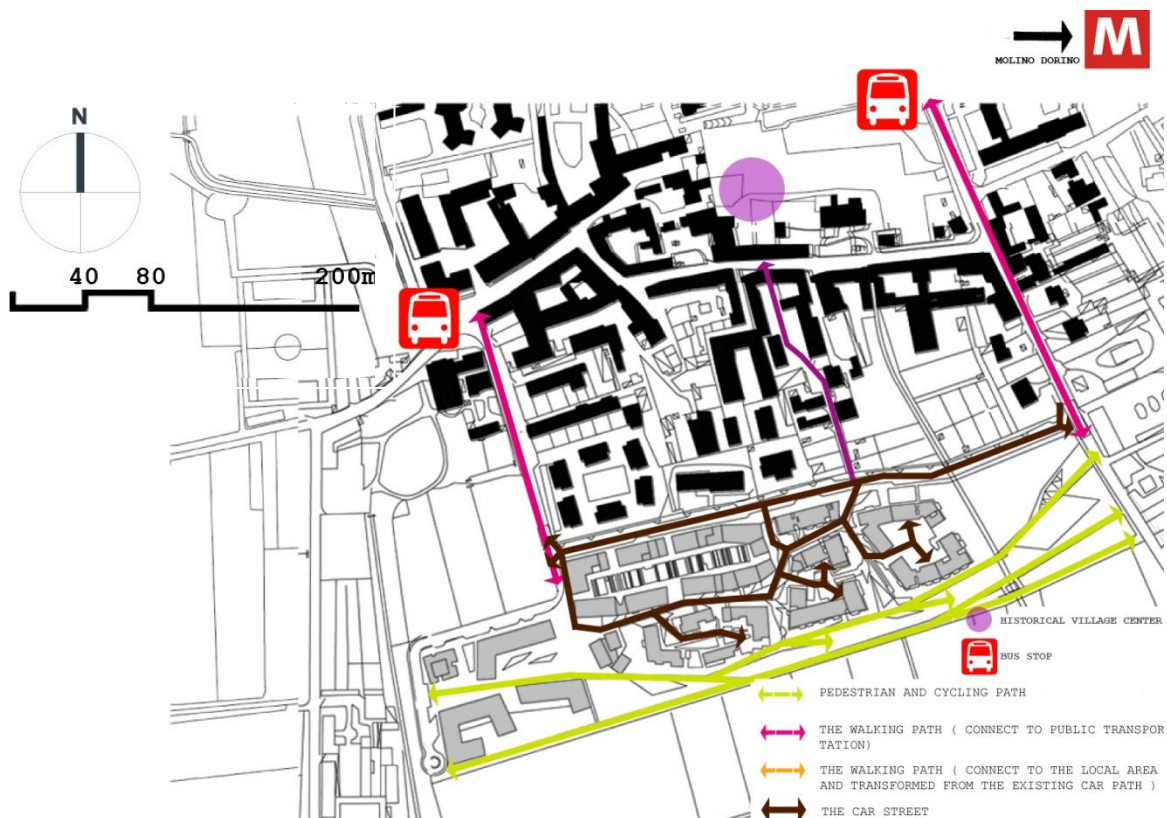
8.2.1 TTHE ROAD NETWORK:

Fig.8.8. THE ROAD NETWORK_ IL BORGO SOSTENIBILE

The similars :

-   Increase the width of local street in front of area to provide more space for parking and to limit the car traffic inside the residential space

The differences of the project from the Borgo Sostenibile project:

-   The connection with the public transportation: according to the guideline, the majority of the user will be the immigrants with low income, thus the public transportation is the most important factor which was prioritized. An initial step is to create the main axis along the length of area and both sides can direct to the bus stop by the walking path.
-   The connection with the surounding area: by this mean, we transform the existing car road (the yellow line in the fig.8.9) connect the project centre with the village centre into foot path. It means that road becomes a coherent path between the histioral culture and the new culture.
-   The connection between the buildings: as we know, environment and people interact each other by two way process, they affects to and changes the environment and contrary. So, in order to increase the interaction of the immigrants, decreaseing the speed of movement is needed such as form the

space with foot path, benches, tree and etc along the residences, it is likely to provide more opportuinities to communicate, cultural exchange.
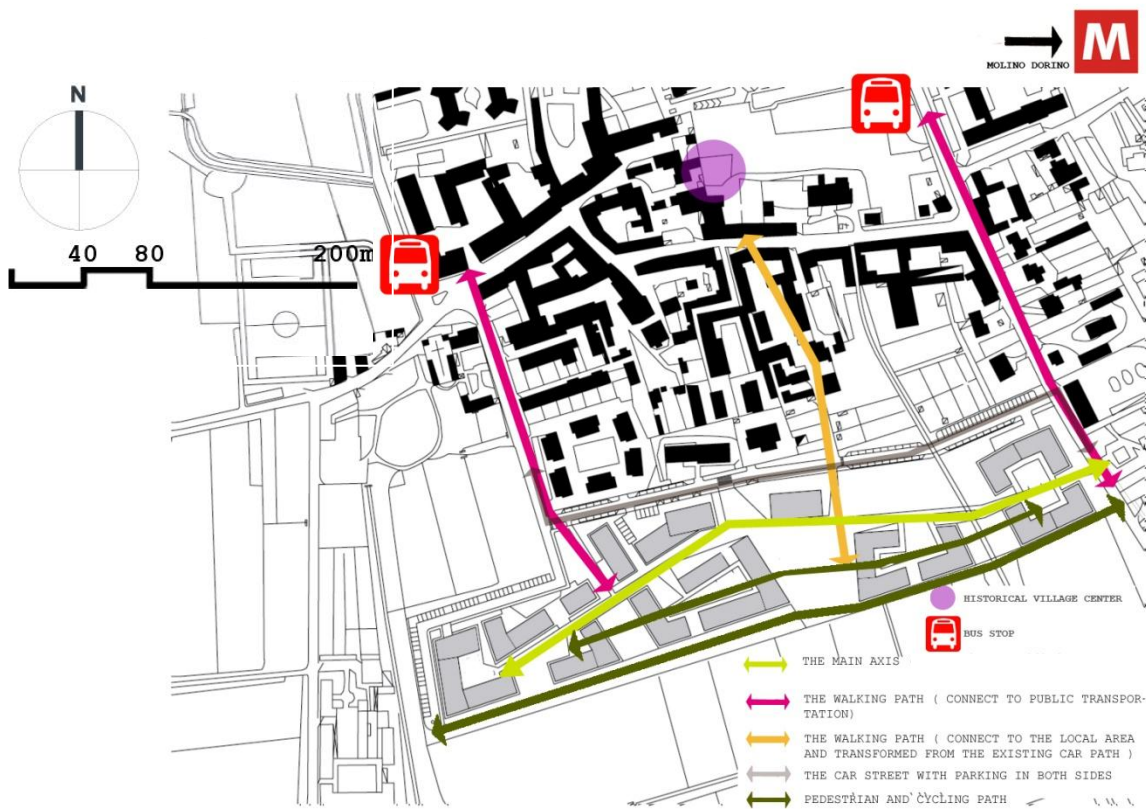

Fig.8.9. THE ROAD NETWORK_ THE PROPOSAL

8.2.2 THE PARKING AND ACCESSIBILITY

The similars :

- The parkings were distributed on the street and in the underground floor of the residences.

The differences of the project from the Borgo Sostenibile project:

- Almost the parkings were located in the edges of the area to access easily from the local street and to restrict the car traffic in the residential area. Only the vehicle of the habitants living in the area can be accessed. Because in this project, we propose the streets are considered as the public space not only in the particular holiday but also in daily.
- With the bollard system around the area will be used in the special occasion.
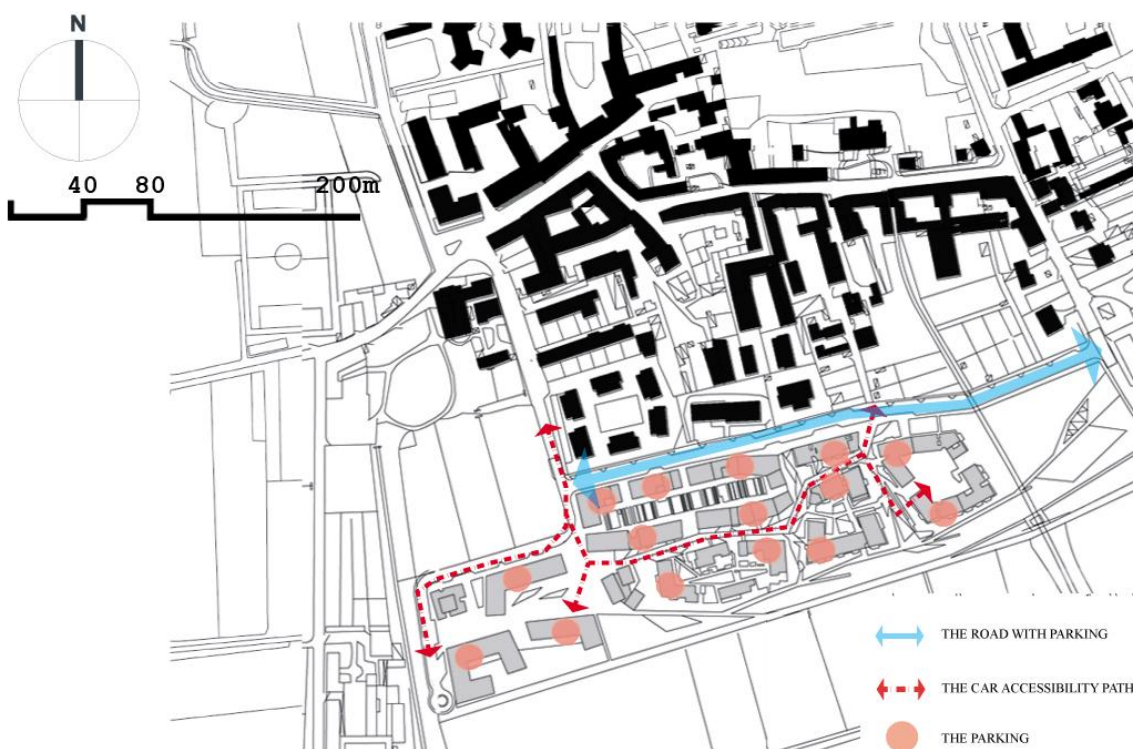
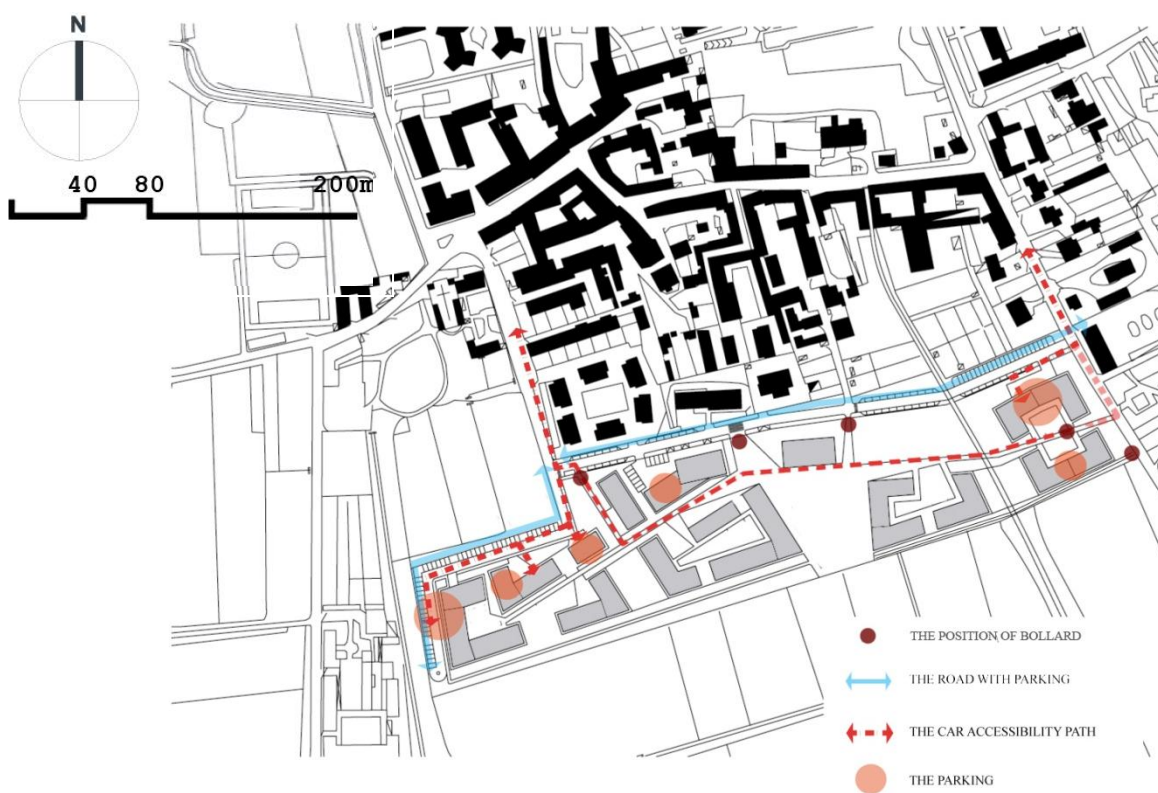Fig.8.10. THE PARKING AND ACCESSIBILITY_ IL BORGO SOSTENIBILE

Fig.8.11. THE PARKING AND ACCESSIBILITY_ THE PROPOSAL
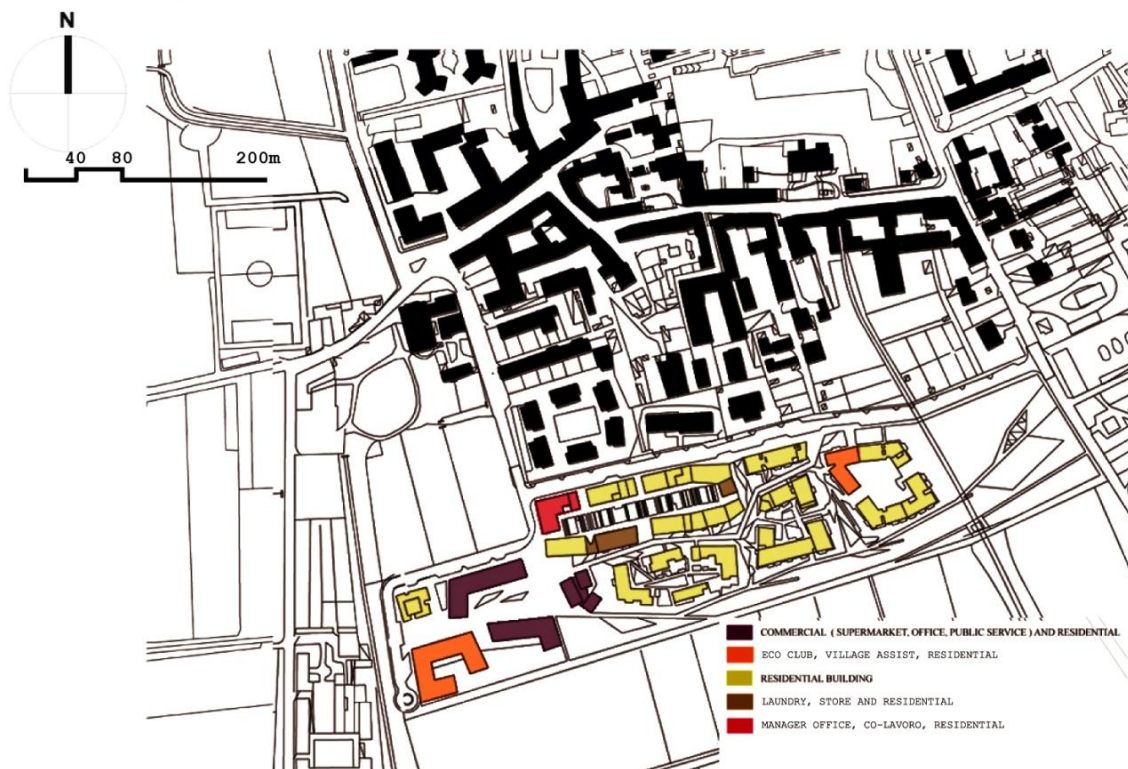
8.2.3 THE FUNCTIONS:

Fig.8.12. THE FUNCTIONS_ IL BORGO SOSTENIBILE

The similar:

- Provide more services missing to meet the basic requirement of the daily living activities.

The differences of the project from the Borgo Sostenibile project:

- While in the Borgo Sostenibile project is divided into three parts: service, residence, green space. The project area was also divided into three parts but the residential area located in the two sides this makes the habitants be convenient to connect with the public transportation and the service area and green space is concentrated in the central, can be connected with the village center by foot path.
- Restrict the public service inside the residential space to increase the security for the area.
- The library is an significant role in cohering between the past and present, the history and moderness, the local habitants and the immigrants.
- The mixed function is one of the key to solve the problem of housing shortage in the urban. It integrated activities such as living, working, shopping and combined with other functions (square, library, park) this make it be considered as the core of the area with the high movement density.

COMMERCIAL (SUPERMARKET, OFFICE, PUBLIC SERVICE) AND RESIDENTIAL

COMMERCIAL (SHOP, PHARMACY, RESTAURANT) AND RESIDENTIAL

RESIDENTIAL BUILDING

LIBRARY

BANK AND CO - WORKING

Fig.8.13. THE FUNCTIONS_ THE PROPOSAL

8.2.4 THE GREEN CONTINUITY:

Fig.8.14. THE GREEN CONTINUITY_ IL BORGO SOSTENIBILE

- The green space plays the important role to create the good environment for not only daily personal life but also for the development the social life. The continuity green space makes the connection of the buildings by foot.
- It is likely to be the flow go through and create the attractiveness the local movement.
- The continuity of green space creates the connection between nature and built fabric, dynamic and static elements, people and places.

Fig.8.15. THE GREEN CONTINUITY_ THE PROPOSAL

8.2.5 THE OPEN SPACE:

The differences of the project from the Borgo Sostenibile project:

- From the above case studies, we classify the open space by integrate the activity chain based on the age group. For example we provide the ground play for the children, living room for the adults, the garden for the elder people and space for three generation even for the village inhabitants. So, it can be accessible to all, environment for all.
- They are organised by the spatial arrange, along the length of area.
- The open space are defined by the around buildings.
- It is managed by the combination include residences, playground, garden, green space and other utilities. With a small scope, that makes people feel that some part of environment belong to them and illustrate the individual and collective features, it means they learn how to share the space and simultaneously still other space which is not their house for them.

Fig.8.16. THE OPEN SPACE_ IL BORGO SOSTENIBILE

Fig.8.17. THE OPEN SPACE_ THE PROPOSAL

8.3 THE MASTER PLAN

	Area in sqm of GFA		Area in percentage of total Area(%)		Type of function	Area in sqm of GFA	
	P	B	P	B		P	B
Residential area	20573.4	18164.4	43.36	38.28	Residential building	7840.5	7161.8
					Green space	6693.3	5871.5
					Play ground	400	
					Permeable space	5639.6	5131.1
					Total:	**20573.4**	**18164.4**
Public area	26870.6	29279.6	56.64	61.72	Street	3537.3	4238.4
					Public parking	1714.1	1232.5
					Permeable space	5135.1	8798.9
					Service spaces	2136.7	2516.9
					The square	2566.4	2196.6
					The park	2995.5	6308.1
					Green space	5111.9	
					Bike path	890.4	2683.3
					Vegetable garden	1818.5	886.5
					Library	597.2	0
					Living and administration space	367.5	418.4
					Total:	**26870.6**	**29279.6**
Total:	**47444**		100%				

Tab.8.1. THE AREA AND PERCENTAGE OF RESIDENCE AND PUBLIC SPACE

P: The proposal

B: The " il borgo Sostenibile" project

The gross floor area of the total construction in the project: 9976.2 m^2 / 47444 m^2 = 21.03 %

The gross floor area of the total construction in the Borgo Sostenibile project: 9678.7 m^2 = 20.40 %

8.3 THE MASTER PLAN

Fig.8.19. THE MASTER PLAN _ THE PROPOSAL
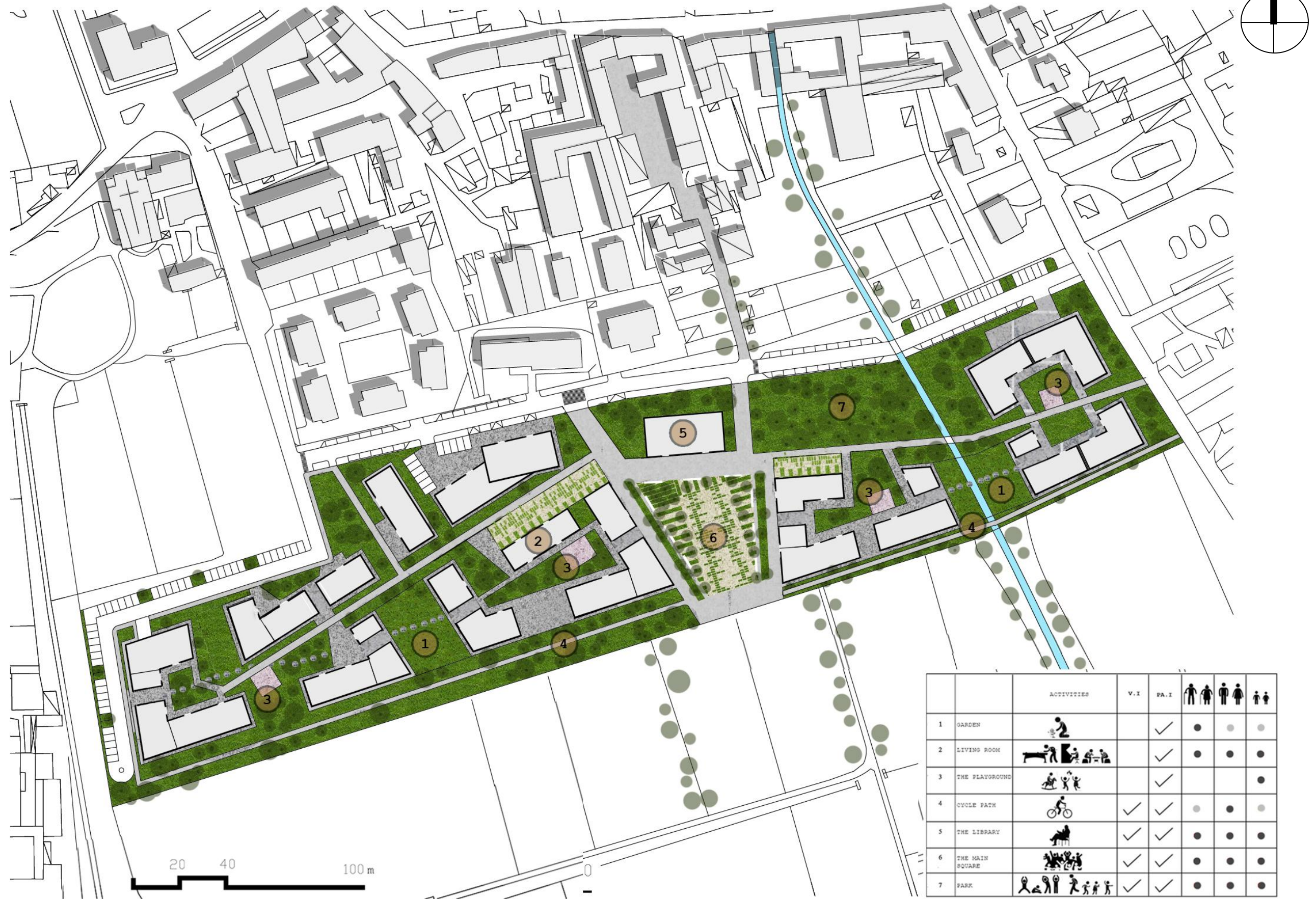
		ACTIVITIES	V.I	PA.I	🚶🚶	🚶	🚶	🚶🚶
1	GARDEN			✓	●	◐	◐
2	LIVING ROOM			✓	●	●	●
3	THE PLAYGROUND			✓			●
4	CYCLE PATH		✓	✓	◐	●	◐
5	THE LIBRARY		✓	✓	●	●	●
6	THE MAIN SQUARE		✓	✓	●	●	●
7	PARK		✓	✓	●	●	●

V.I SPACE FOR VILLAGE INHABITANTS
PA.I SPACE FOR INHABITANTS OF THE PROJECT AREA
● HIGH AMOUNT OF USERS ◐ LOW AMOUNT OF USERS

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Fig.8.20. THEROOF PLAN _ THE PROPOSAL

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The Borgo Sostenibile project provides 323 apartments with different types include one bedroom, two bedrooms and three bedrooms.

The project:

- The average number of floor for a building : 5 floors, except to library with 2 floors and the office and residential building with 15 floors
- The width of building: 13.5 m

Thus, the project can provide about 350 apartments.

The shortage of housing not only for the immigrants but also for the Italian becomes seriously and led to a variety of social problems. So the purpose of this project is how to offer the most optimize solution. Moreover, it still has to archive the urban design quality to ensure the place grow up, develop its potential, encourage the community engage to the environment,

CONCLUSIONS-

From the research, we applied to the design project with the purposes provide the social housing which is supported by a strong the public spaces and services to create the new community for the immigrants. We attempt to not only create the surface area for the apartment but also extend to the community spaces, open spaces, social services and cultural spaces. (The target is to create to integrate the immigrants from different cultures so we classified into three different age groups: children, young people and elderly) Retail spaces and cafés contribute to characterize the new intervention and become attractive places for the whole village. The public spaces, the park and the square structure the architectural intervention by correlating buildings, green spaces and routes in one continuous. The pedestrian path creates the relationship between green bands in the north and south. Furthermore, the project directs to the environmental sustainability by reduce travel by facilitating shorter journeys and the use of public transport. In addition, it supports retention of open space and valued habitats by encouraging traffic calming and walking and cycling, making the provision of facilities and encouraging social interaction.

By adopting the research into the design, it initially characterizes the different types of spaces but they correlate together to create the places where people want to live, work and play. It means these researches increase in the overall welfare of the collective and private users and also of the neighbourhood community.

Fig.8.21. THE PERSPECTIVE_ IL BORGO SOSTENIBILE

Fig.8.22. THE PERSPECTIVE_ THE PROPOSAL

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