

5th International Workshop  
on design in Civil and  
Environmental Engineering



DCEE 2016  
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# “SOCIAL HOUSING AS A MEANS OF URBAN REGENERATION”



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**SAPIENZA**  
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**EVERY SECOND IN ITALY WE  
WASTE 4 SQ.M OF LAND**

**If we proceeded with such speed in about  
200 years the whole terrestrial globe would  
be covered and we would have no other  
land available for agriculture.**

**It would be the end of humanity**



**SUSTAINABILITY?**



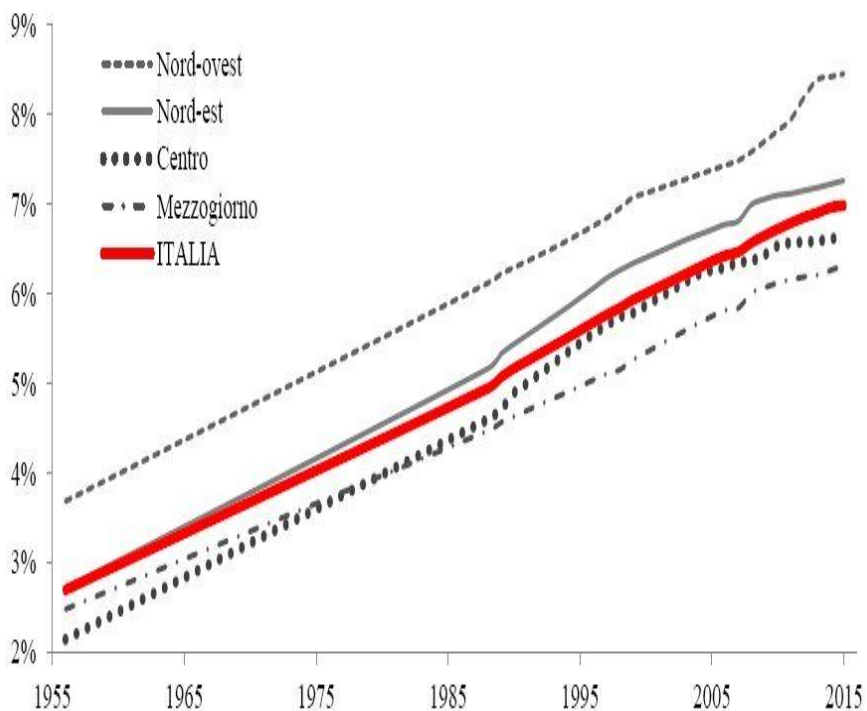
# CITIES ARE GROWING AND AGRICULTURAL LANDS ARE ENDING





# ISPRA

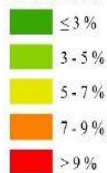
Istituto Superiore per la Protezione  
e la Ricerca Ambientale



ISPRA  
Istituto Superiore per la Protezione  
e la Ricerca Ambientale



Suolo consumato [%]



Anni '50



Sistema Nazionale  
per la Protezione  
dell'Ambiente



2015

SOIL COVERAGE

# THE LAW'S SITUATION

## INTERNATIONAL LEVEL



### 1992 – EARTH SUMMIT – RIO DE JANEIRO

United Nations Conference on Environment and Development



### 2012 – VERTICE DI RIO+20

Rapporto finale "Il futuro che vogliamo"



**RIO+20**  
United Nations  
Conference on  
Sustainable  
Development

## COMMUNITY LEVEL



Commissione europea

**COM (2002)179** – "Verso una strategia tematica per la protezione del suolo"

**COM (2006)232** – Proposta di Direttiva Quadro Strategia Tematica per la protezione del suolo dell'Unione Europea

**2011** – "Tabella di marcia verso un'Europa efficiente nell'impiego delle risorse"

La Tabella recepisce le indicazioni della strategia **EUROPA2020** (strategia decennale dell'Unione europea per la crescita e l'occupazione) OVVERO:

*incremento dell'occupazione netta di terreno pari a zero in Europa, entro il 2050.*

**2013** – **DECISIONE:** Settimo Programma di Azione Ambientale, denominato "Vivere bene entro i limiti del nostro pianeta"

**2014** – la Commissione ha deciso nella seduta del 30/04/2014 di ritirare la proposta

## NATIONAL LEVEL



**At the moment, Europe does not have a directive on soil**

**A.S.2383** – "contenimento del consumo di suolo e riuso del suolo edificato"

**SOIL COVERAGE**





## A.S.2383 – “reduction of land consumption and re-use of soil built”

«**URBAN REGENERATION**”: A SET OF COORDINATED URBAN AND SOCIO-ECONOMIC INTERVENTIONS IN URBANIZED AREAS AIMING TO PROVIDE REPLACEMENT, REUSE AND REDEVELOPMENT OF BUILDINGS WITH A VIEW TO SUSTAINABILITY AND REDUCTION OF LAND CONSUMPTION.



**SOIL COVERAGE**

## WHY REGENERATE?



## Crisis has increased the urgent demand for social housing



## NEED OF SOCIAL HOUSING



# WHICH PARTS OF CITY NEED REGENERATION?



**INDUSTRIAL AREAS DISCONTINUED**

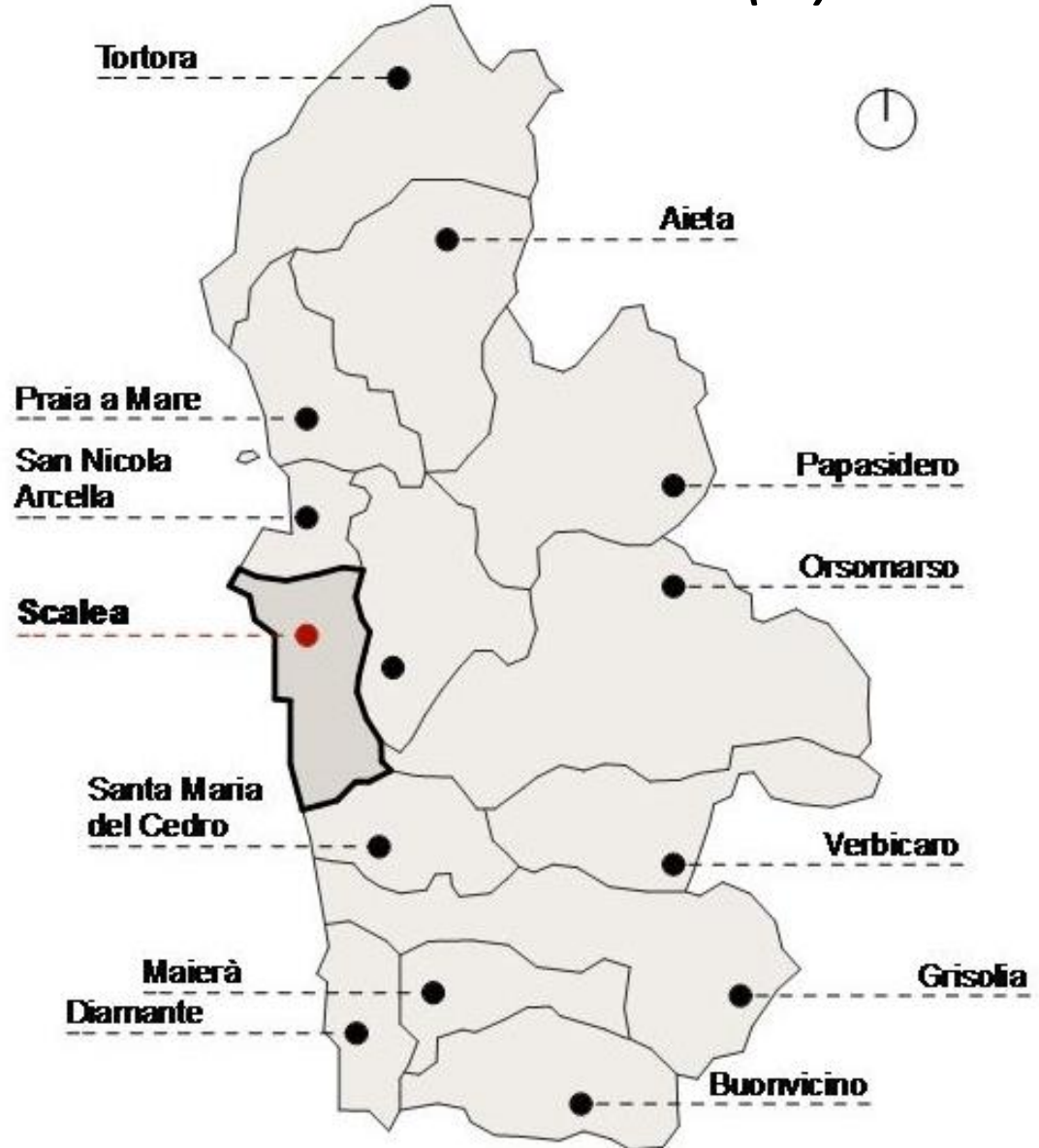


**OLD TOWN ABANDONED**



**URBAN REGENERATION**

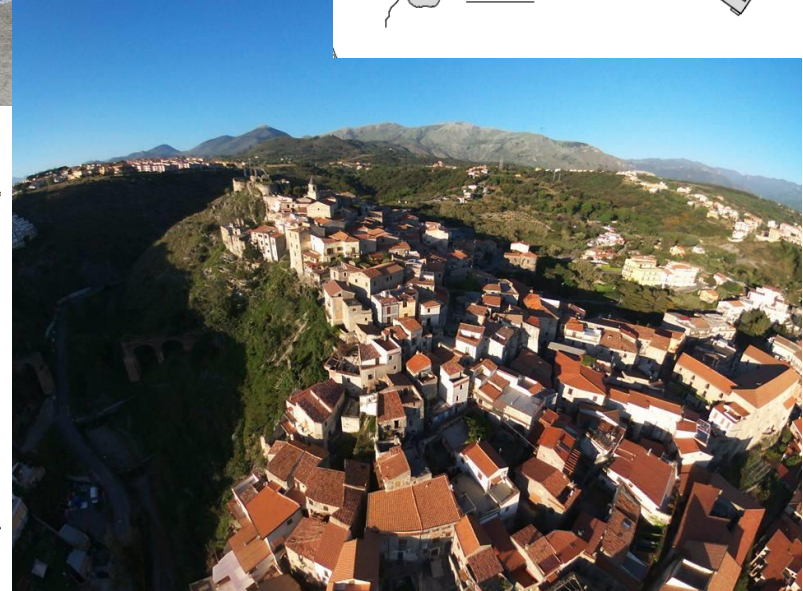
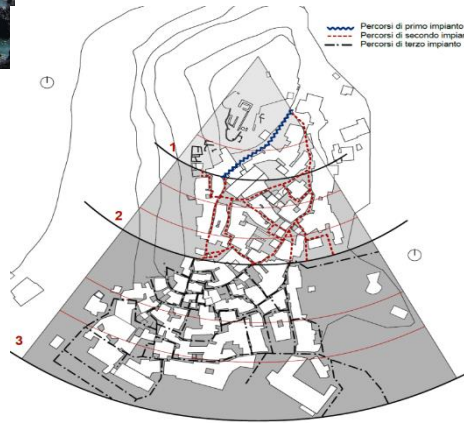
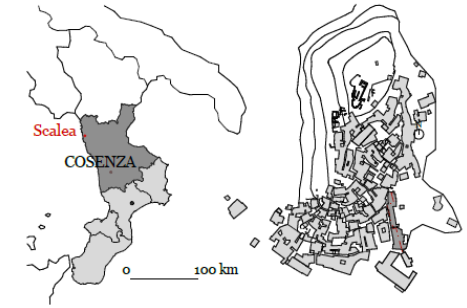
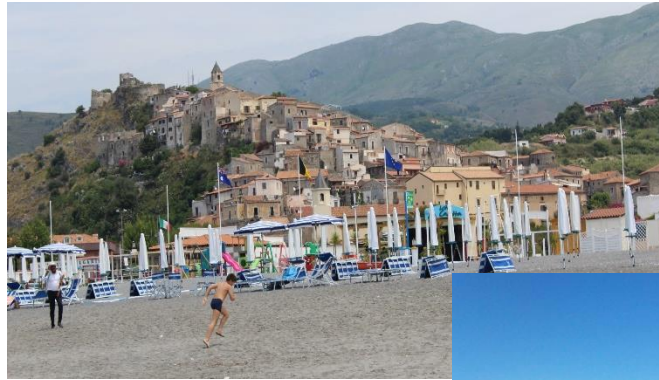
## CASE STUDY SCALEA (CS)



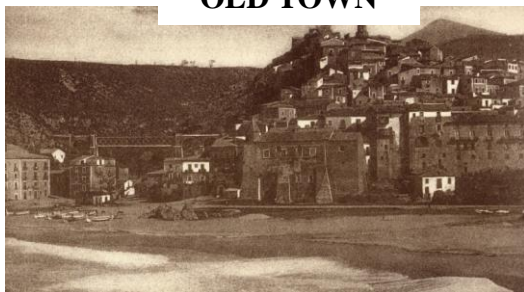


# CASE STUDY

## SCALEA (CS)



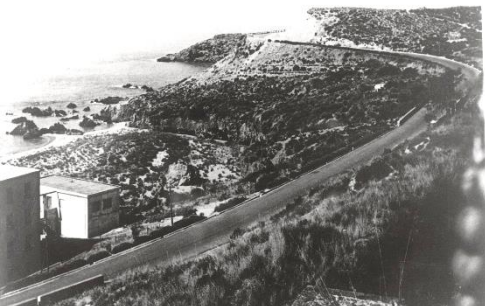
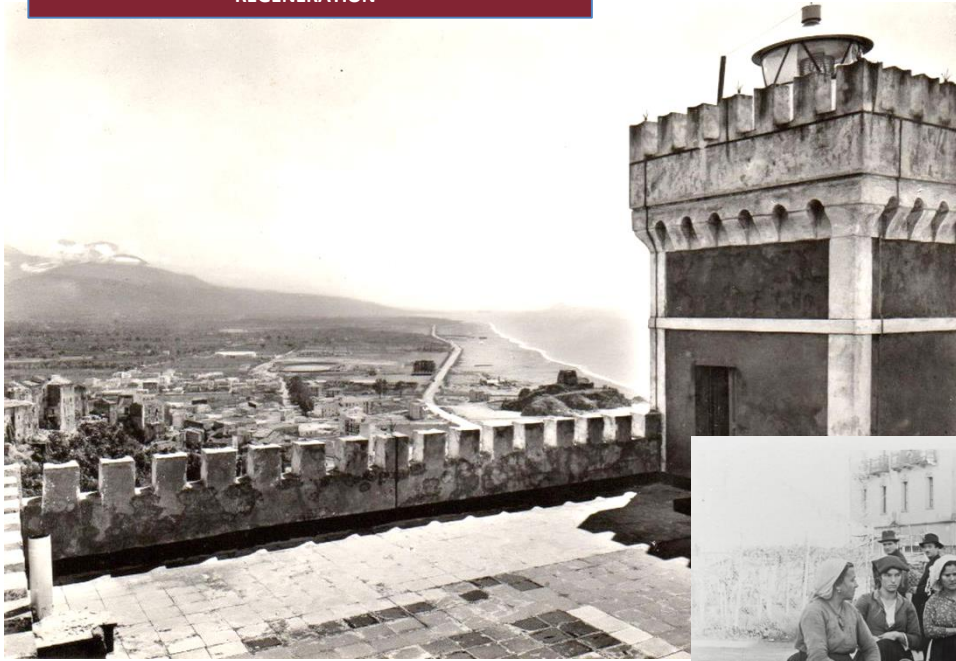
**OLD TOWN**



**SCALEA IS A MEDIUM TOWN OF  
11000 INHABITANTS**









# *CASO DI STUDIO*

## *SCALEA (CS)*



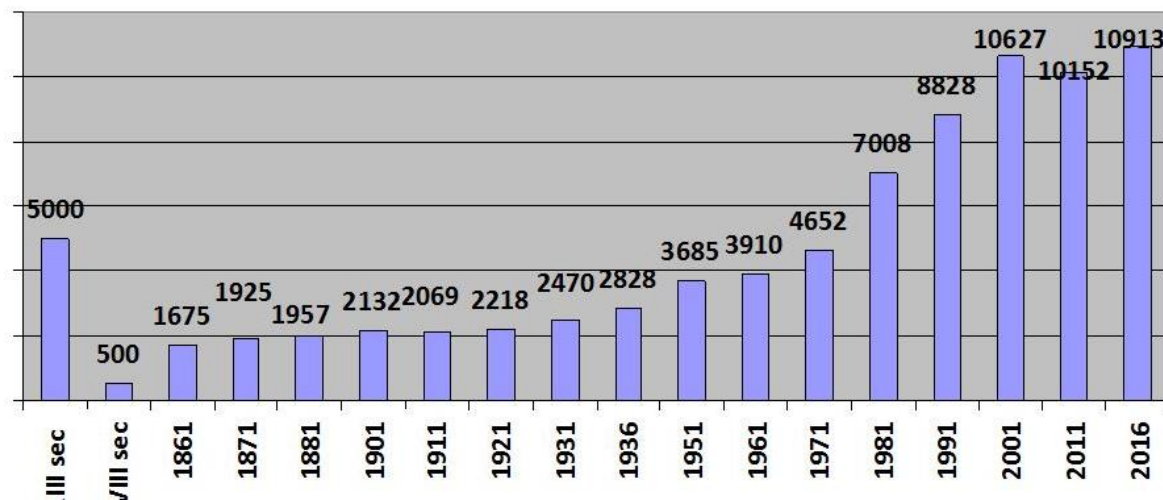
1943



1995



2015





# *CASE STUDY*

## *SCALEA (CS)*





# HISTORICAL DISTRICTS OF SOCIAL HOUSING REALIZED IN SCALEA

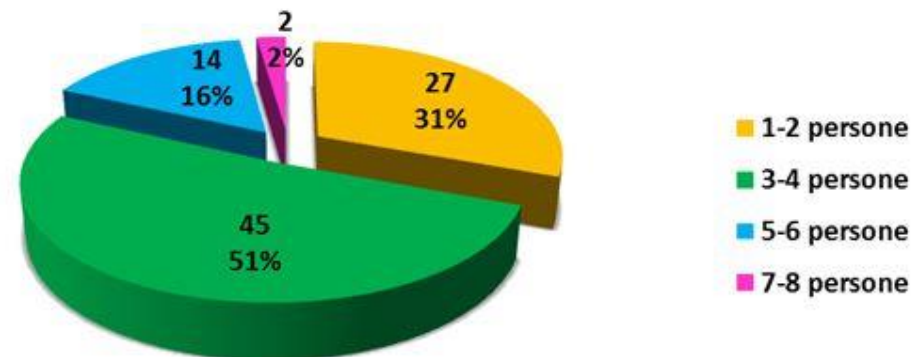


**155 HOUSES REALIZED  
BUT NO ONE AVAILABLE**

**2012 – PUBLICATION OF  
DEFINITIVE RANKING OF FAMILIES  
WAITING FOR A HOME**

**The final ranking list now  
contains 88 families**

COMPOSIZIONE NUCLEI FAMILIARI GRADUATORIA PER  
L'ASSEGNAZIONE DI ALLOGGI E.R.P. NEL COMUNE DI  
SCALEA





## *SUGGESTION*

DEPOPULATION AND  
ABANDONMENT OF  
OLD TOWN



REAL ESTATE  
ASSETS NOT USED

NEW  
ACCOMMODATION  
FOR TOURISTS



URBAN REGENERATION

NEW LIFE TO THE OLD TOWN

INCREASING  
REQUEST  
OF SOCIAL HOUSING



LACK RESOURCES  
FOR PUBLIC ACTION



DO NOT USE NEW  
GROUND

URBAN PLANNING



# *WHAT TO DO ? A QUESTION, ONE THOUSAND ANSWERS*

A perfect model not exist

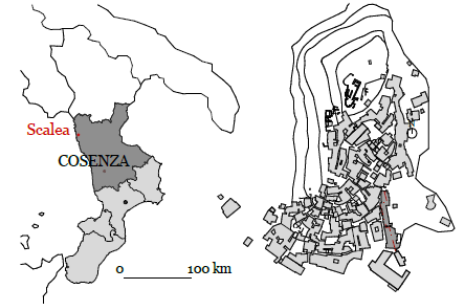
AIMS:

- 1) **NEW LIFE TO THE OLD TOWN**
- 2) **CREATE NEW SOCIAL HOUSING**
- 3) **INCREASE OFFER ACCOMMODATION FOR TOURISTS**



## 3 INTERCONNECTED LEVELS

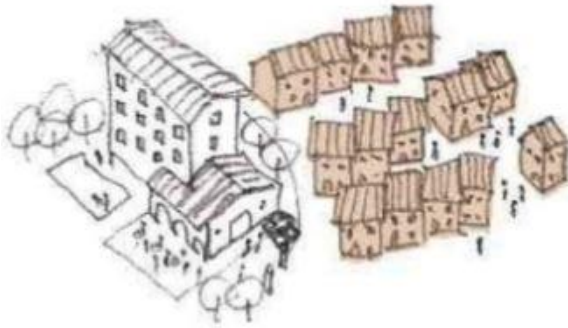
# RESIDENTIAL RECEPTIVE COMMERCIAL



# ALBERGO DIFFUSO

## The hospitality model of Albergo Diffuso

INCLUSIVE OPPORTUNITIES  
FOR LOCAL COMMUNITY



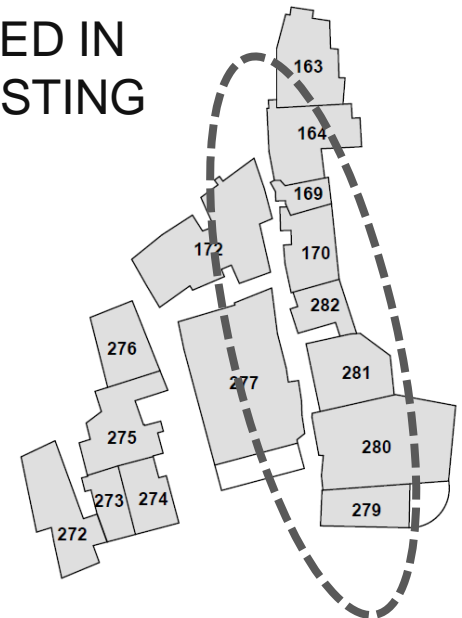
Ordinary Hotel



Albergo Diffuso



ROOMS ARE SCATTERED IN  
SEVERAL AND PRE-EXISTING  
BUILDINGS





Giuseppe Galiano, Alessandro Cutini

"SOCIAL HOUSING AS A MEANS OF URBAN  
REGENERATION"

**CONNECT OLD TOWN WITH THE RAILWAY  
STATION AND THE BEACH, REUSING GALLERIES OF  
OLD RAILWAY TRACK AND REALIZING A NEW  
PATH FOR PEDESTRIAN AND BICYCLES**





ACTIVATE A PROCESS  
OF URBAN  
REGENERATION  
INVOLVING CITIZENS

HOME



BUILDING

TOWN



DISTRICT



REGENERATION

SOCIAL  
HOUSING





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***THANKS FOR  
YOUR  
ATTENTION***

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