REGIONE EMILIA ROMAGNA
Percorso di formazione sulla dimensione sociale nella rigenerazione urbana

Bologna, 1 febbraio 2018

SPERIMENTAZIONI E SFIDE DELLA RIGENERAZIONE URBANA IN EUROPA

Prof. Massimo Bricocoli
Dipartimento di Architettura e Studi Urbani, Politecnico di Milano
email: massimo.bricocoli@polimi.it

RIGENERAZIONE URBANA/ FUOCHI DI INTERESSE

- I modi in cui le città – le amministrazioni locali – governano e gestiscono trasformazioni sociali e urbane a fronte di cambiamenti e processi di ristrutturazione globale e di risorse pubbliche limitate
- Il modo in cui spazio e società sono organizzati nella città contemporanea (a diverse scale, dai singoli edifici ai grandi progetti di sviluppo urbano)

SFIDE

CAMBIAMENTO SOCIALE, ECONOMICO, DEMOGRAFICO: DESTANDARDIZZAZIONE







ATTENZIONE ALLE PAROLE D'ORDINE, MAINSTREAM, MANTRA, RETORICHE

Integrazione

Sostenibilità

Sostenibilità economico finanziaria

Social mix

Innovazione sociale

Resilienza

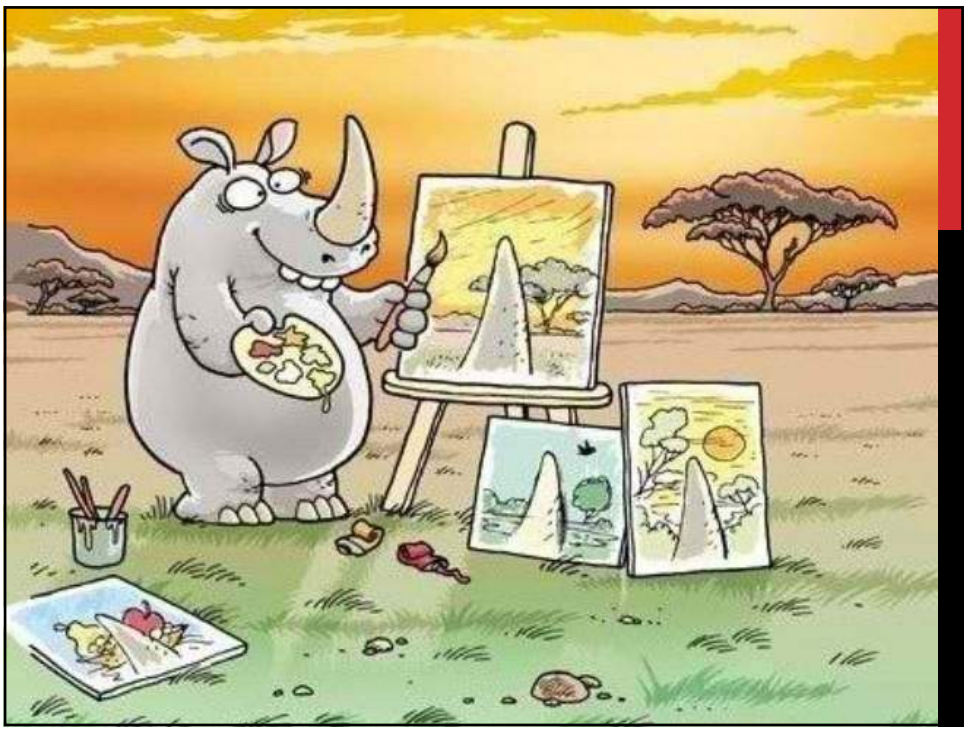


NECESSITA' DI CAMBIAMENTO DEI SETTING DISCIPLINARI/PROFESSIONALI

Uffici tecnici al tempo del consumo di suolo zero e della rigenerazione

Servizi di welfare al tempo della crisi

→ Vienna IBA



TORNARE AI LUOGHI E AI CONTESTI: VERIFICARE LE PRATICHE, DIMENSIONE CONCRETA DEI PROGETTI

Non tanto “valutazione”, ma confronto sul campo



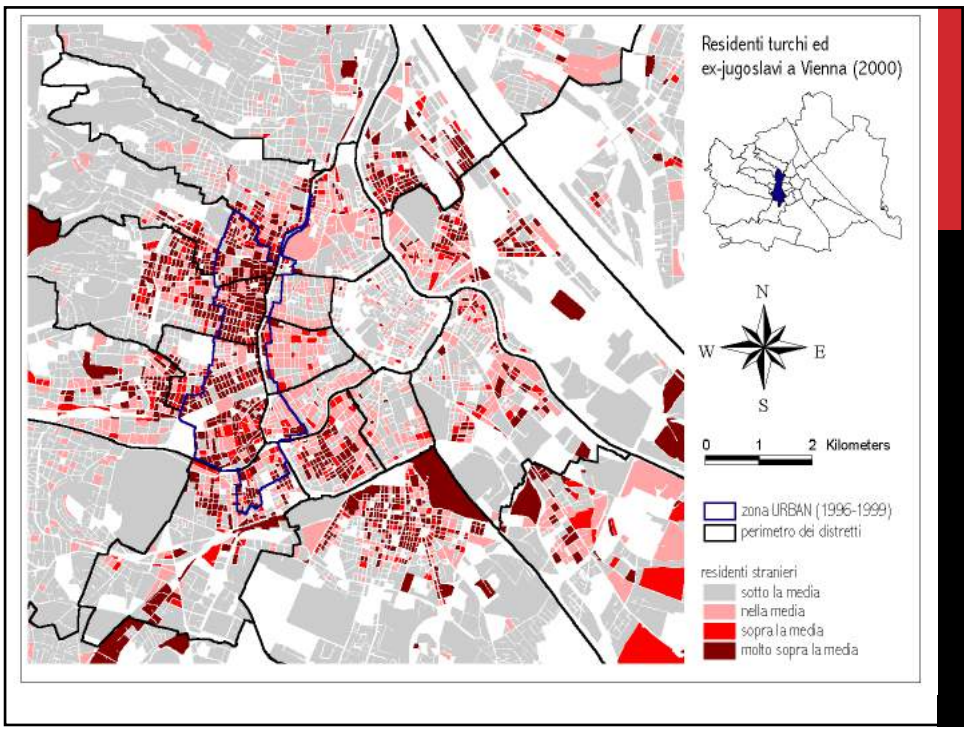
Dimensione sociale e rigenerazione urbana
Temi e questioni delle sperimentazioni

1. **Politiche di rigenerazione urbana nel contesto della città post-industriale (la dimensione sociale dei progetti urbani)**
   → riqualificazione e sviluppo di quartiere, politiche contro il degrado urbano, aree di deprivazione sociale ed economica, gruppi a basso reddito e migranti
2. **Cambiamento socio-economico: territorializzazione e ristrutturazione delle politiche di welfare locale (Dai luoghi della cura alla cura dei luoghi)**
   → innovazione sociale nei sistemi di governance locale, riorganizzazione dei servizi di welfare a fronte di cambiamento sociale e demografico
3. **Progetti di sviluppo urbano e di housing a fronte di nuove dinamiche sociali, economiche e del lavoro (Social Mix and Sharing)**
   → grandi progetti urbani e nuovi progetti di housing, social mix e mix funzionale, sharing, crescita delle diseguaglianze

RIFERIMENTO N. 1

Rigenerazione urbana nel contesto della città post industriale




Residenti turchi ed
ex-jugoslavi a Vienna (2000)
N
W
E
S
0 1 2 Kilometers
zona URBAN (1996-1999)
perimetro dei distretti
residenti stranieri
sotto la media
nella media
sopra la media
molto sopra la media


JULIUS MEINL
76






Trink
Coca-Cola
ISTANBUL-SUPERMARKT
SENTÜRK GES. M. B. H.
Trink
Coca-Cola
TOSUN BUDU
1Kg–3,50-
SATIŞLARIMIZ
EKMEK
HEDİYELİDİR


LEBENSMITTEL OBST u. GEMÜSE IMBISS

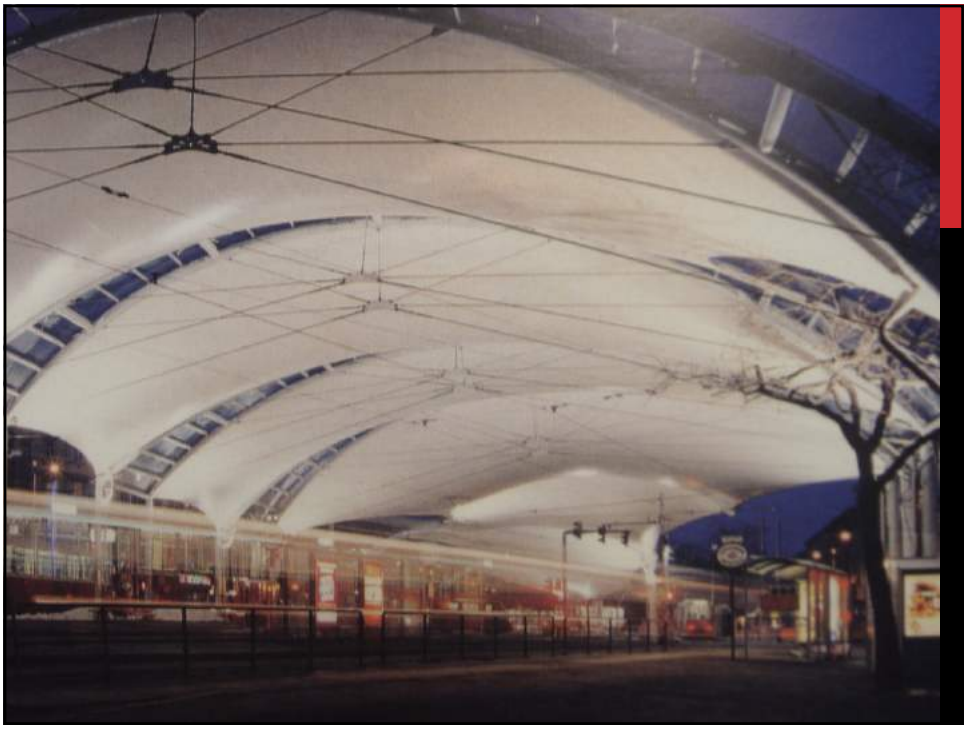



1995
Cafe C I
Club International
Gösser
Gösser




urban WIEN


Yppenplatz
Payerg.
KINDER
JUGEND
VOLLEY
BEWEGUNG
STREETBALL
TISCHTENNIS
FUSSBALL
BEWEGUNG
STREETBALL
TISCHTENNIS
SPIELWAND
MARKT AMT
WC
GROSSMARKT NEU 274m2
Yppenmarkt
Brunnengasse
Schellhammerg.
Yppenplatz
PARK NUTZUNG
MARKT BAUSTUFE 1
MARKT BAUSTUFE 2








Cafe C1
KAFFEE


Cafe C1


STAUD'S

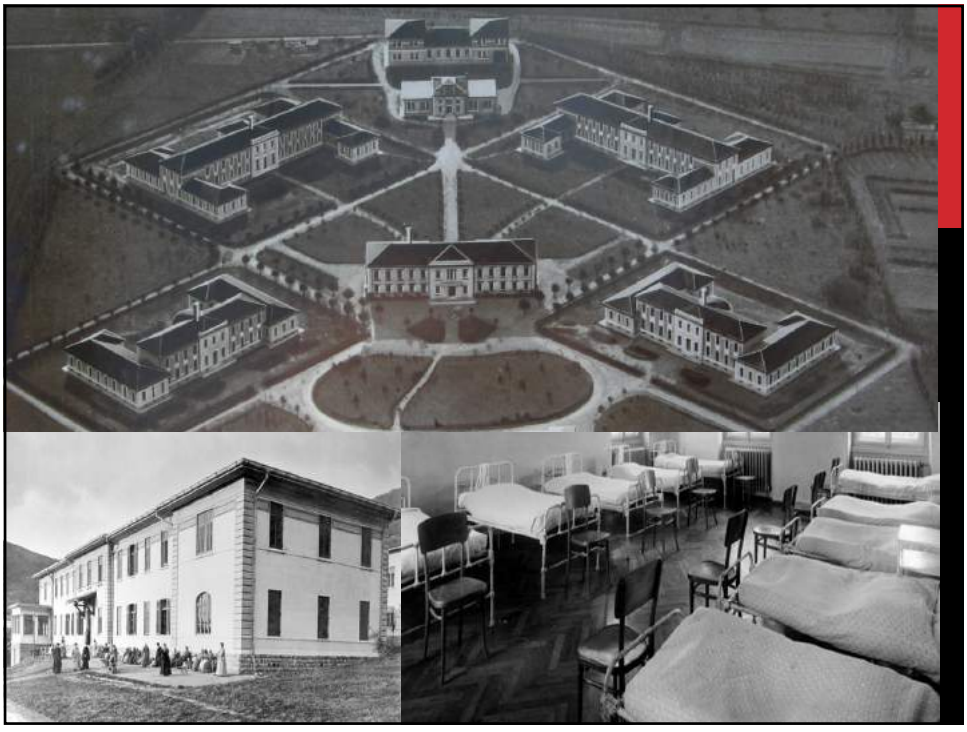


RIFERIMENTO N. 2

Cambiamento socio economico e ristrutturazione delle politiche di welfare locale

- Riuso delle dotazioni del welfare
- Ridisegno strategico delle politiche sociosanitarie e di cura a fronte di processi di invecchiamento e di cronicizzazione delle malattie (Trieste Micro-win Community welfare)
- Invecchiamento della popolazione, precarizzazione, polarizzazione

→ Come è possibile rendere sostenibili e sviluppare le politiche sociali attraverso una progettazione urbana innovativa?





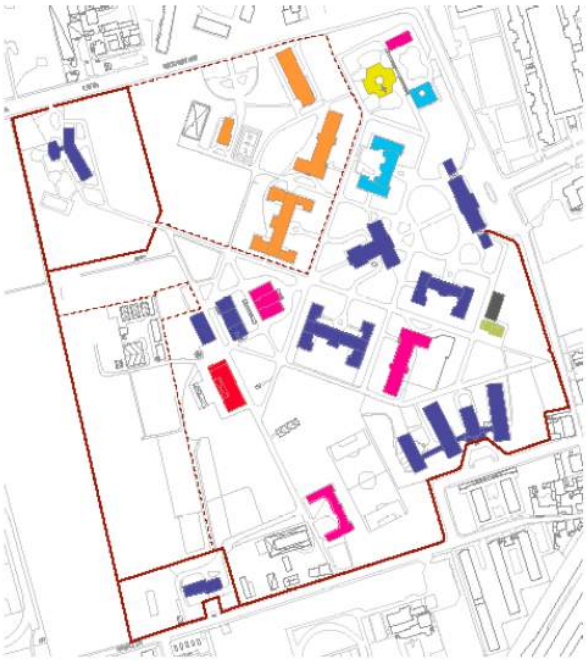
1978 (2000)






ROK
ETNA


Da vicino
nessuno è
normale





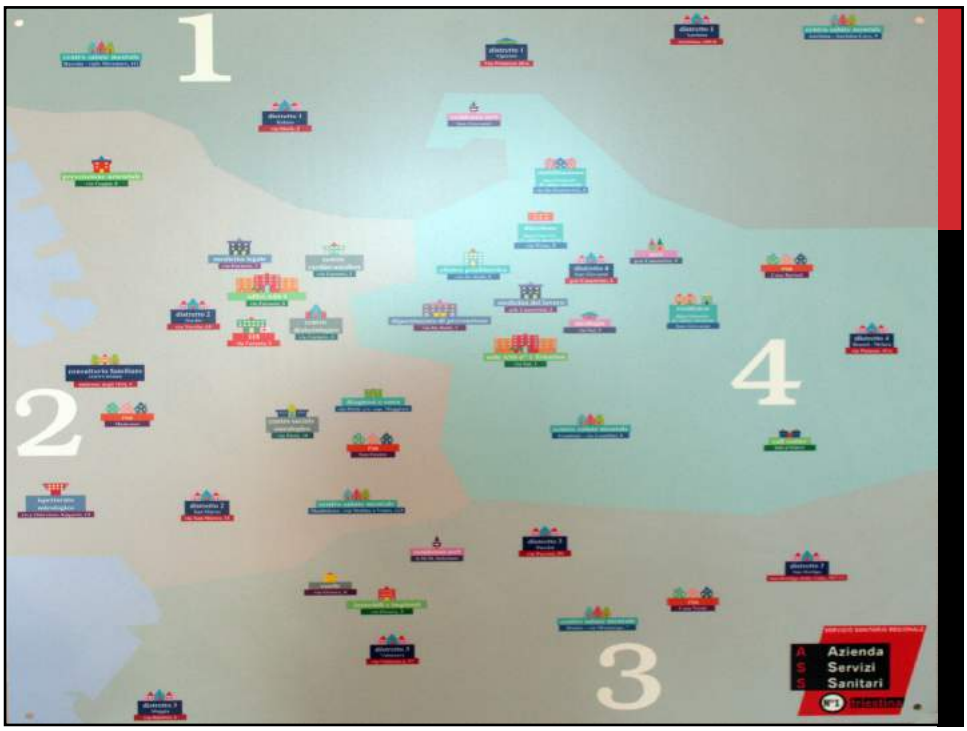











1
2
3
4
Azienda
Servizi
Sanitari




RESEARCH



RIFERIMENTO N. 3

Progetti di sviluppo urbano e di housing a fronte di nuove dinamiche sociali, economiche e del lavoro (Social Mix and Sharing)

→ grandi progetti urbani e nuovi progetti di housing, social mix e mix funzionale, sharing, crescita delle diseguaglianze

MixCity

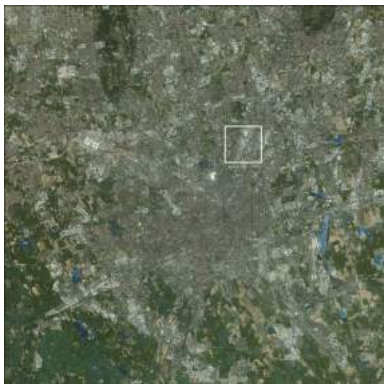
City making and large-scale urban projects in Milan, Copenhagen and Hamburg

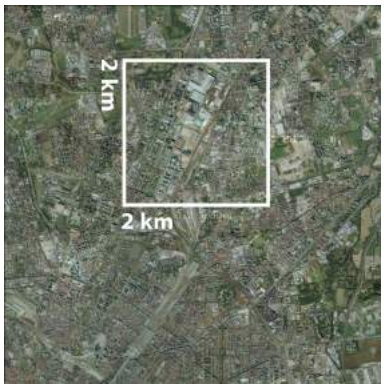


BICOCCAA

MILANO BICOCCA

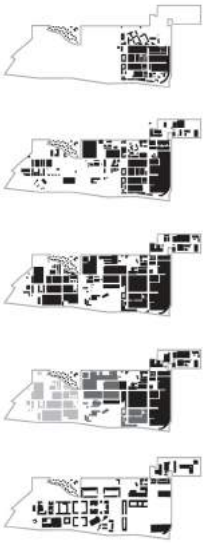
Mix as a factor of project feasibility / economic viability







BICOCCA RE-DEVELOPMENT PHASES

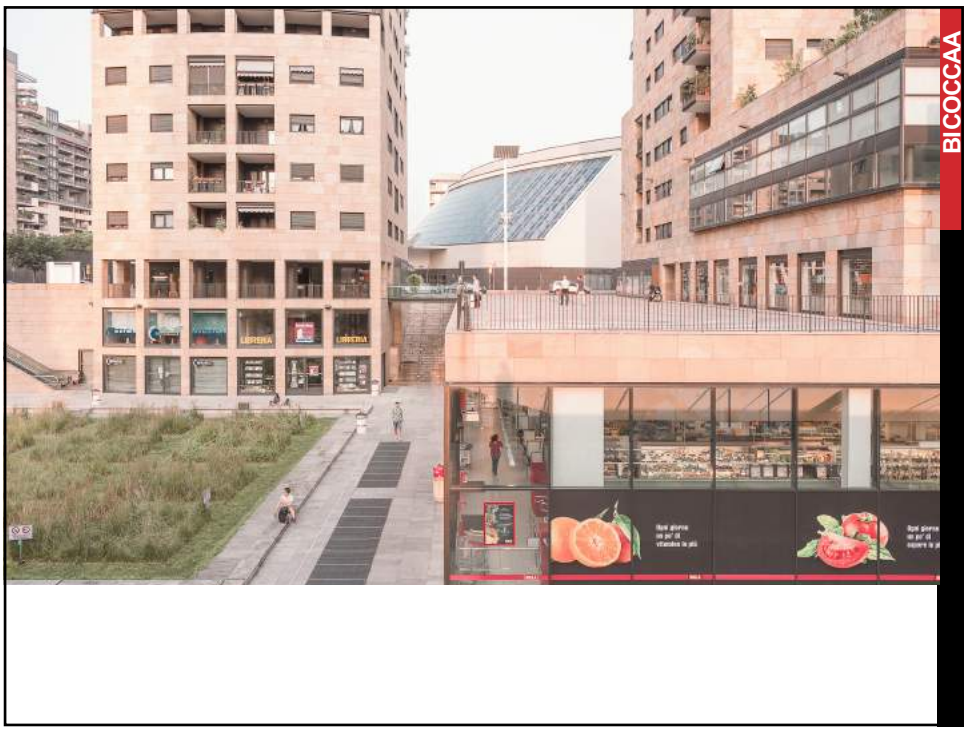


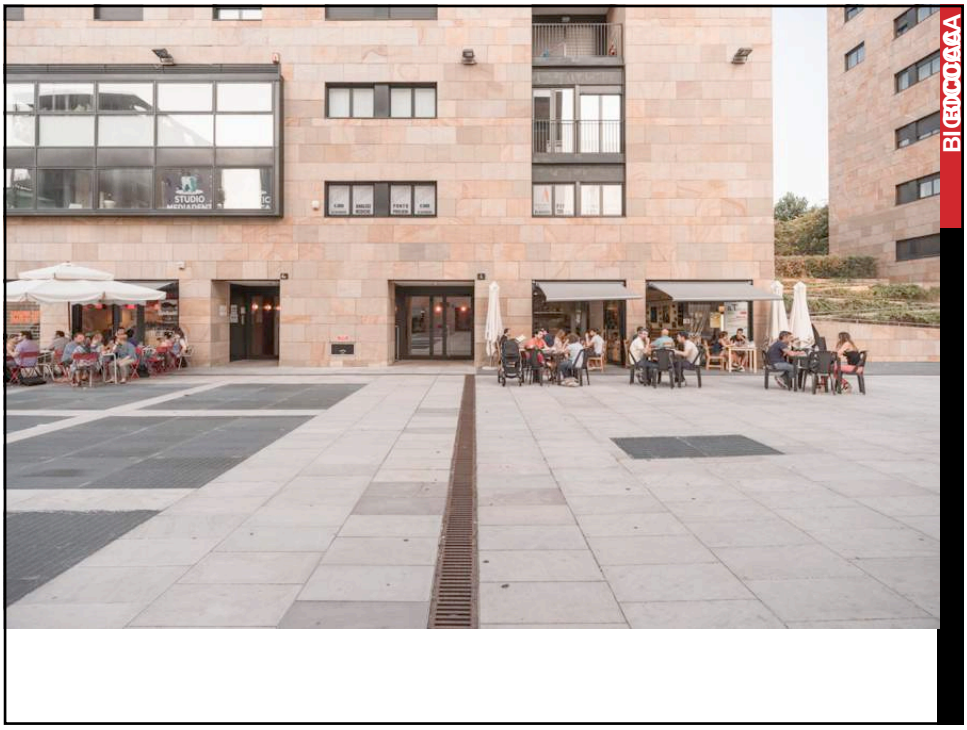


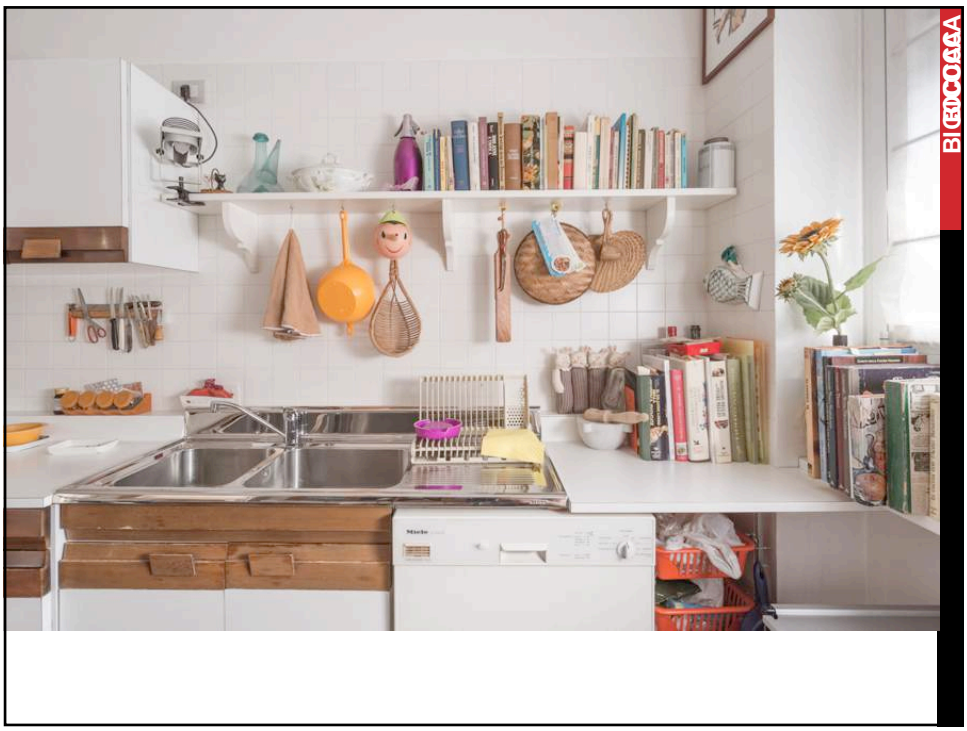



BICOCCA


BICOCCAA
Bluvacanz


BICOCCAA
LIBRERIA
LIBRERIA


BICOCCAA
STUDIO

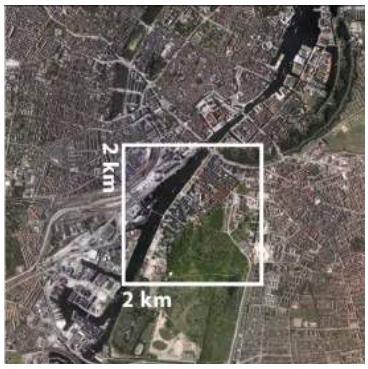




ISLANDS BRYGGE, COPENHAGEN

Incremental mix





ISLANDS BRYGGE



ISLANDS BRYGGE


ISLANDS BRYGGE


ISLANDS BRYGGE


ISLANDS BRYGGE


KONDITORI
BAGERI
30
ISLANDS BRYGGE


ISLANDS BRYGGE


ISLANDS BRYGGE



ISLANDS BRYGGE

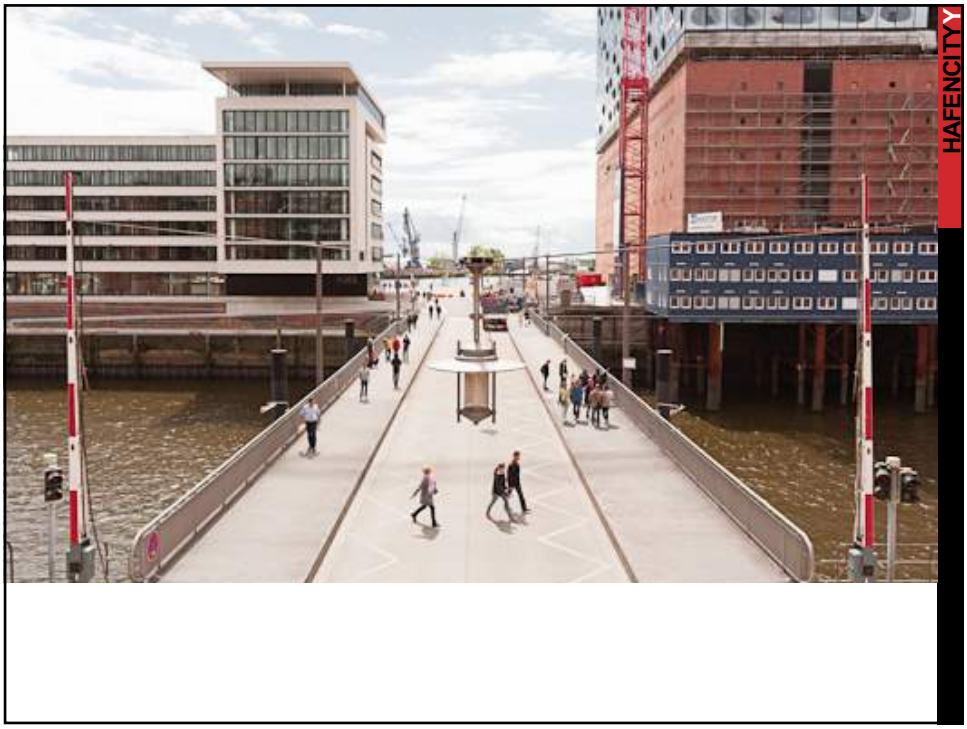
HAFENCITY, HAMBURG

Mix as an exercise in anticipating urbanity





HAFENCITY


HAFENCITY


HAFENCITY



HAFENCITY









HAFENCITY


VIRGINIA
HALLO





HAFENCITY

RIFERIMENTO N. 3 BIS

Rigenerazione urbana deiprogetti urbani…?

SANTA GIULIA.
DA CITTÀ D'AVANGUARDIA A QUARTIERE PERIURBANO



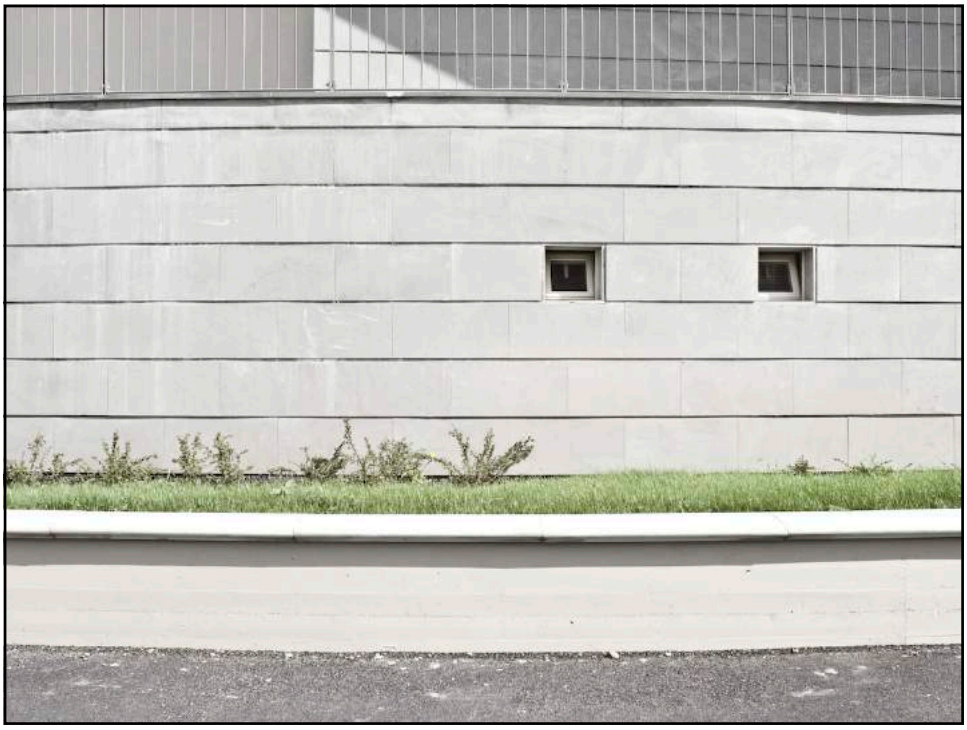


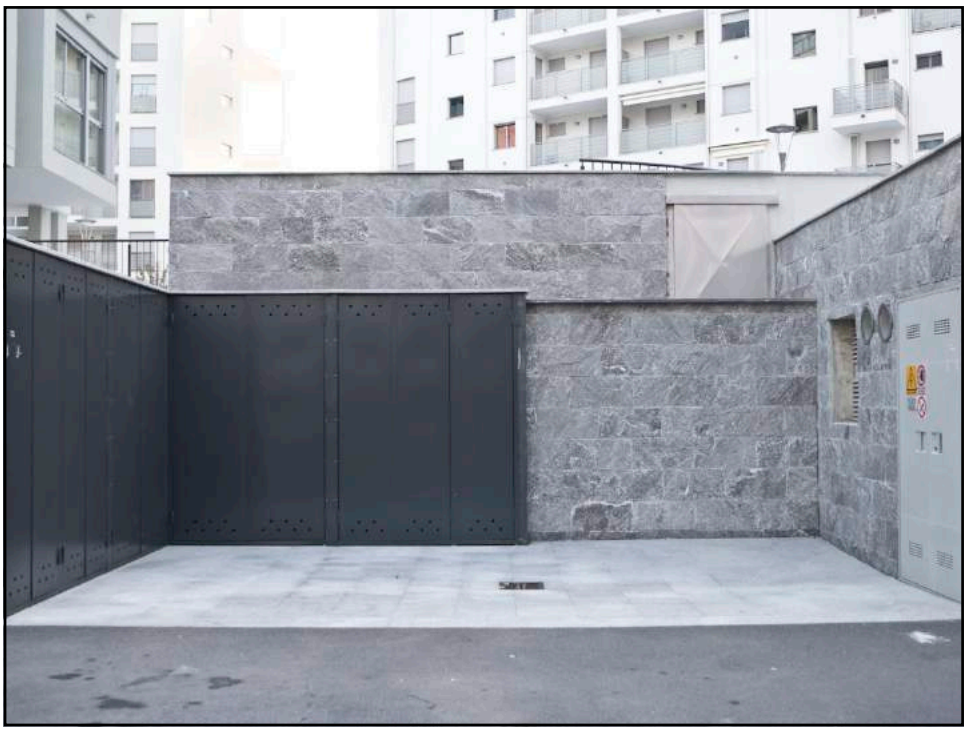






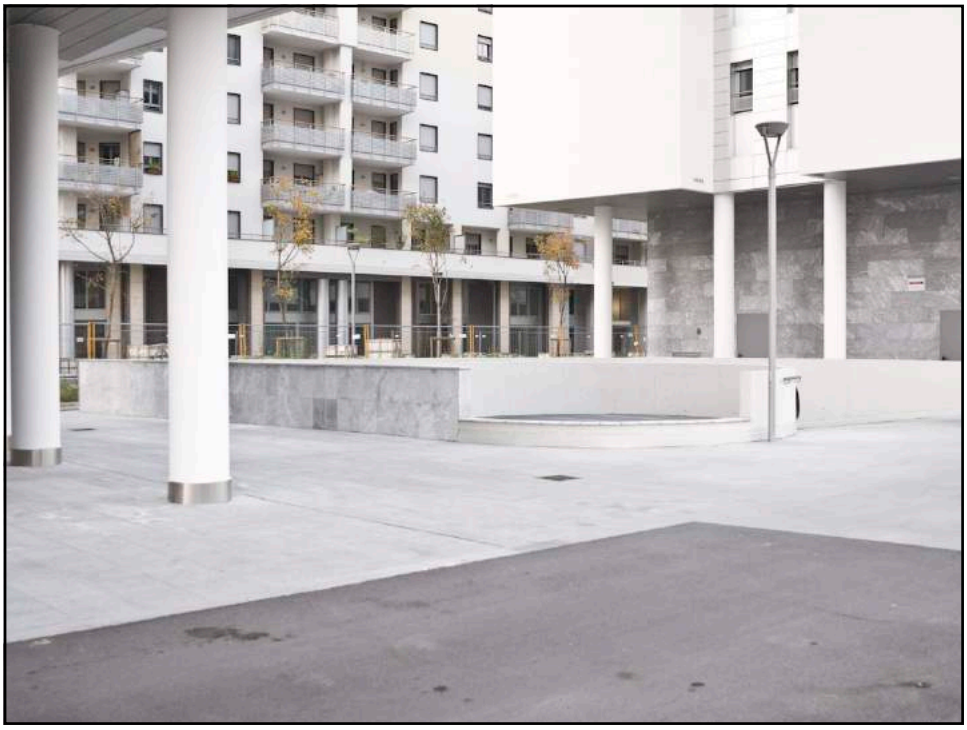


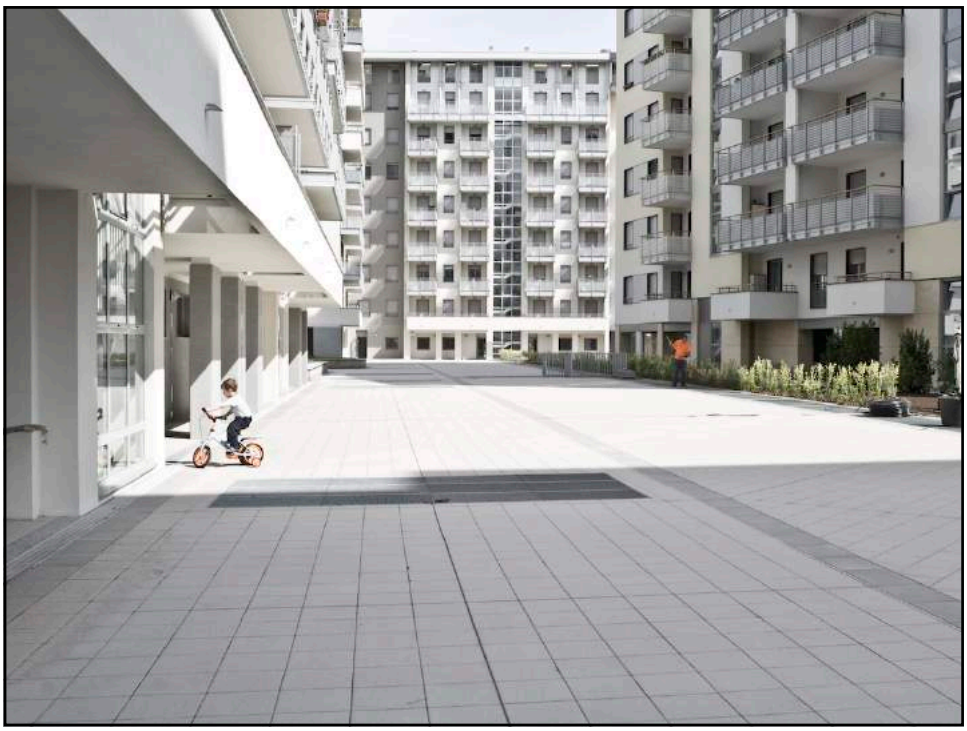













© 2007 Europa Technologies
Image © 2007 DigitalGlobe
Pointer 13°02'15.03" N 80°16'47.77" E elev 0 ft
Streaming 100%
Eye alt 1862 ft


89













POLITECNICO DI MILANO

Prof. Massimo Bricocoli, Dipartimento di Architettura e Studi Urbani
email: massimo.bricocoli@polimi.it



DIMENSIONE SOCIALE E RIGENERAZIONE URBANA: UN FUOCO SULLA QUESTIONE ABITATIVA

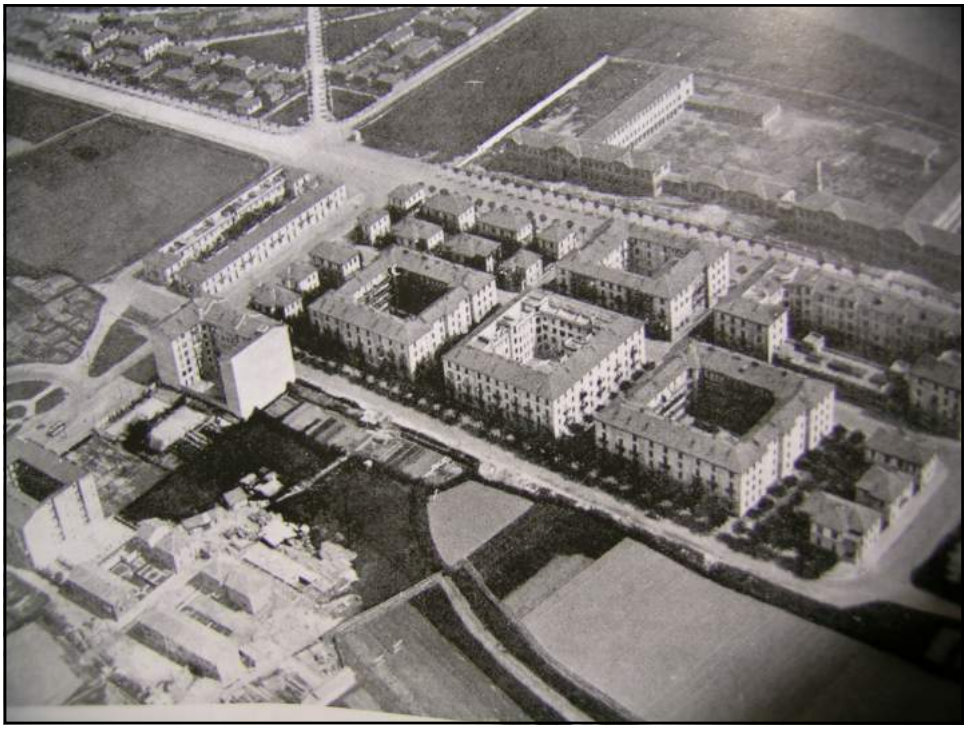
A. I QUARTIERI PUBBLICI COME RISORSA

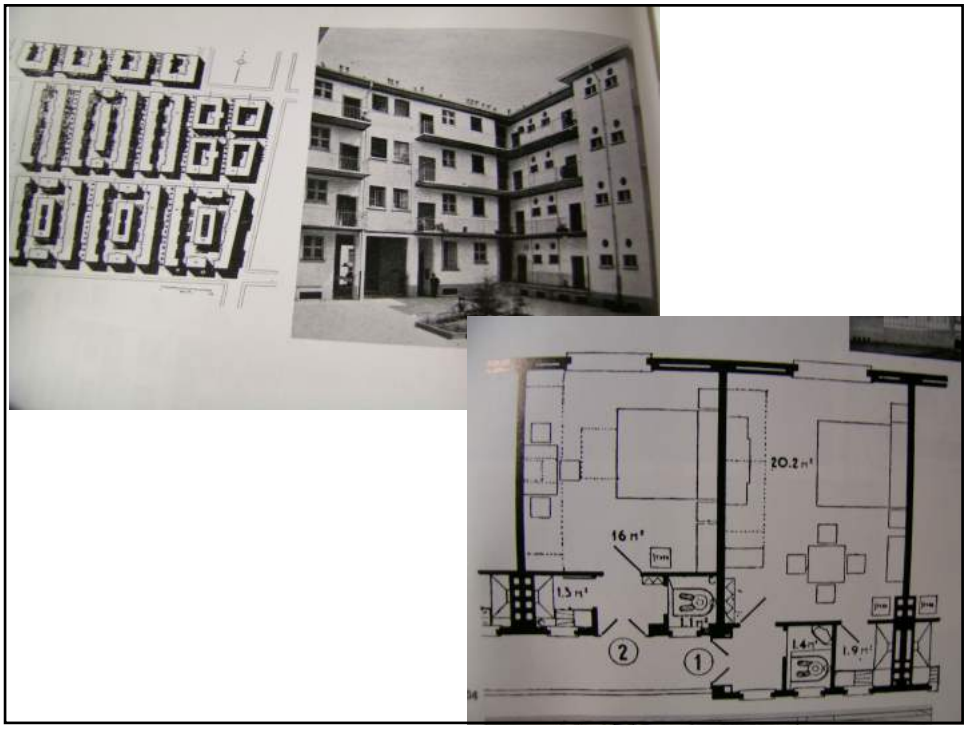
I quartieri di edilizia residenziale pubblica come "soluzioni"

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








20.2 m²
16 m²
1.3 m²
1.4 m²
1.9 m²
2
1



B. I QUARTIERI PUBBLICI COME PROBLEMA (CRITICITA')

I quartieri ERP in crisi: da "soluzioni" a "problemi"

- Dalla metà degli anni '70, **crisi economica, ristrutturazione industriale e il ritrarsi del welfare state:**

  → I quartieri erp **perdono il loro ruolo "funzionale"** allo sviluppo della città industriale e dell'economia fordista

  → Divengono spesso **luoghi di concentrazione delle fasce più vulnerabili della popolazione**

  → Si avvia un controverso dibattito sul **fallimento dell'architettura moderna**

- **Paradossi della istituzionalizzazione**:

  → I cittadini a cui viene assegnato un alloggio pubblico entrano in un processo burocratico che li pone nella condizione di "**inquilini**", quando si dice partecipazione degli abitanti….

  → La **gestione** dei quartieri si fa sempre più "distante" (erp e servizi sociali)

  → Si rendono progressivamente evidenti gli **effetti perversi degli interventi settoriali** che agiscono sui vari fronti (separando tipicamente quello fisico da quello sociale, economico, sanitario)

In particolare:

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













Quartiere *Pruitt*-Igoe,
1955, St. Louis, Usa

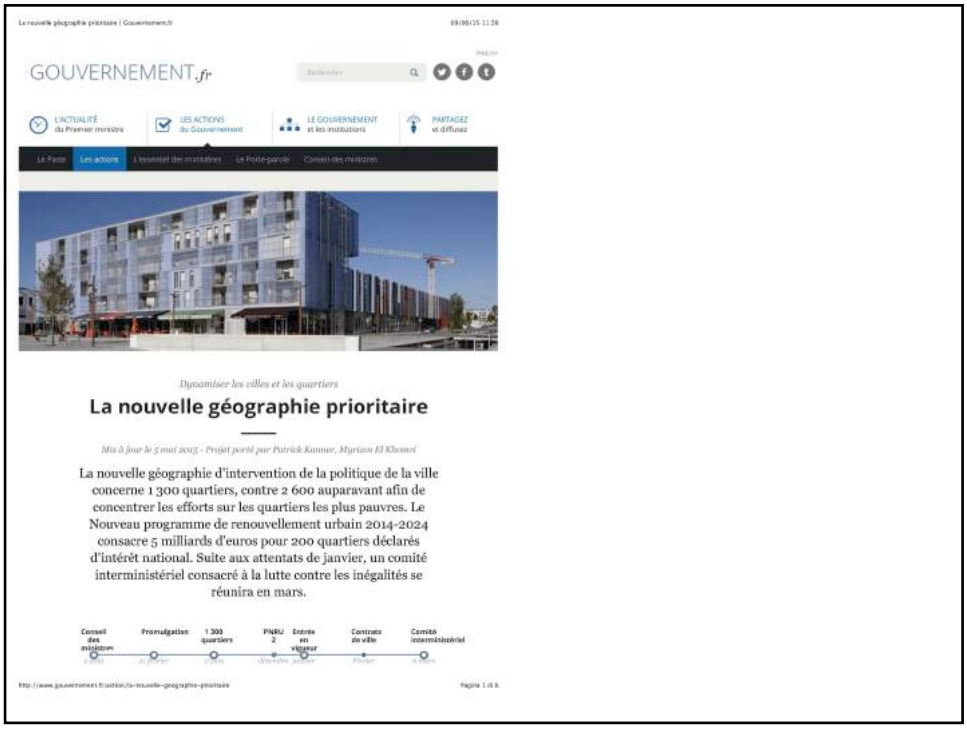
Focus 1: i quartieri erp come “soluzioni”





Pruitt-Igoe, 1972
Jencks…





GOUVERNEMENT.fr

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

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

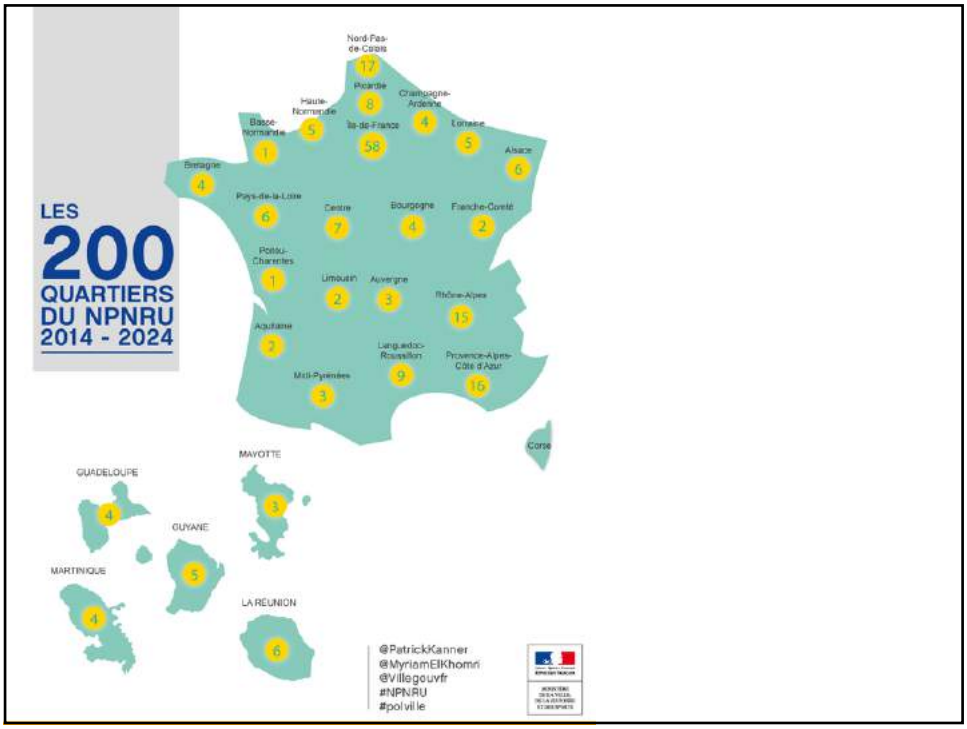
Dynamiser les villes et les quartiers

La nouvelle géographie prioritaire

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

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

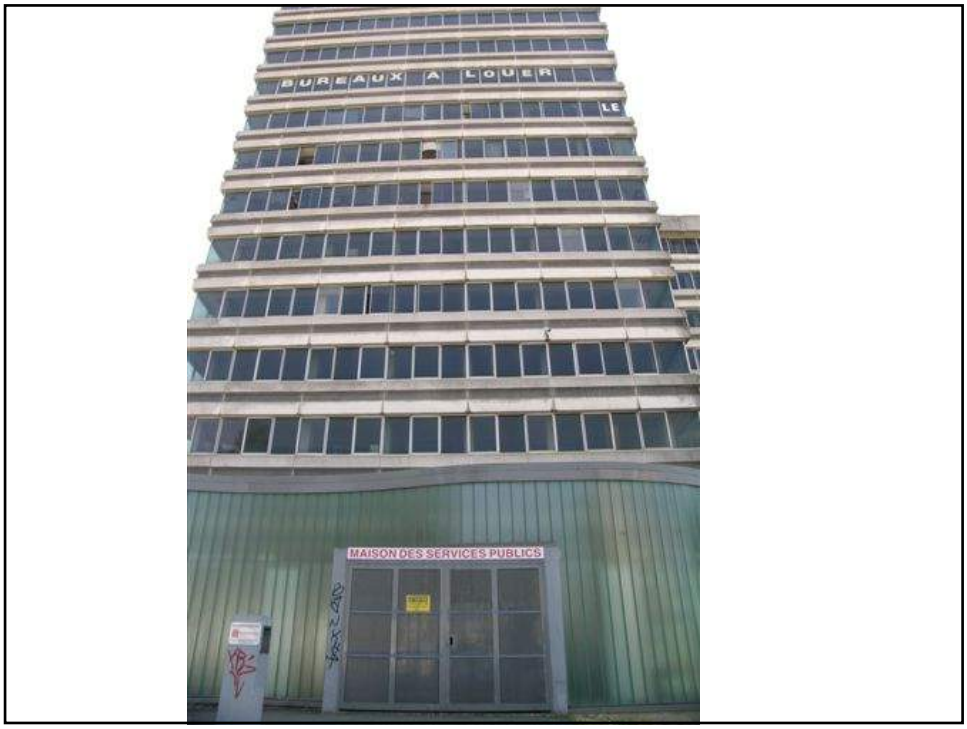
Conseil des ministres | Promulgation | 1 300 quartiers | PNRU 2 | Entrée en vigueur | Contrats de ville | Comité interministériel


LES
200
QUARTIERS
DU NPNRU
2014 - 2024
Nord-Pas-de-Calais
17
Picardie
8
Champagne-Ardenne
4
Haute-Normandie
5
Basse-Normandie
1
Ile-de-France
58
Lorraine
5
Alsace
6
Bretagne
4
Pays-de-la-Loire
6
Centre
7
Bourgogne
4
Franche-Comté
2
Poitou-Charentes
1
Limousin
2
Auvergne
3
Rhône-Alpes
15
Aquitaine
2
Midi-Pyrénées
3
Languedoc-Roussillon
9
Provence-Alpes-Côte d'Azur
16
Corse
MAYOTTE
3
GUADELOUPE
4
GUYANE
5
MARTINIQUE
4
LA REUNION
6
@PatrickKanner
@MyriamElKhomri
@Villegouvfr
#NPNRU
#politiquedelaville





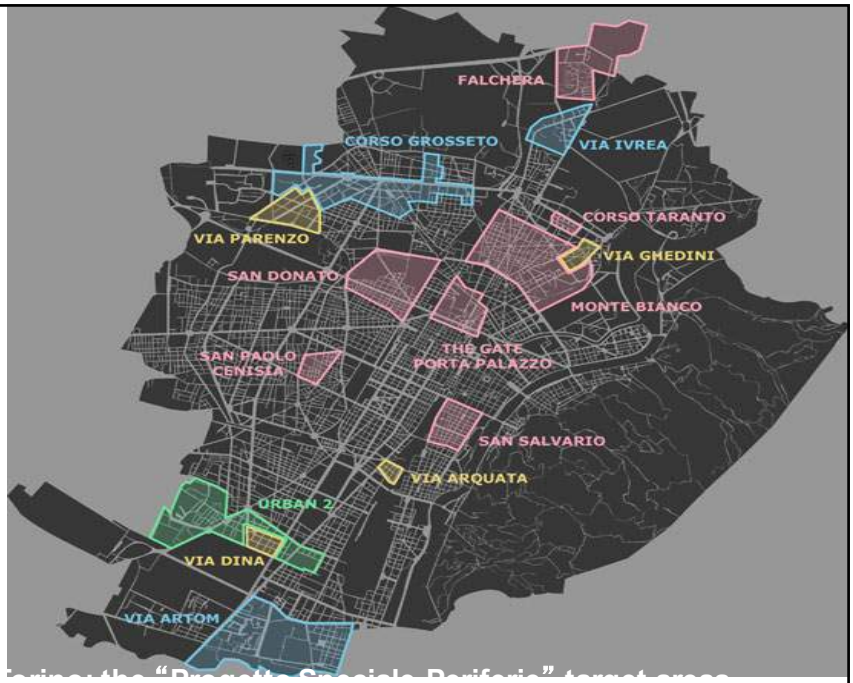

Emile Zola
146
397
613


BUREAUX A LOUER
LE
MAISON DES SERVICES PUBLICS


MAISON DES SERVICES PUBLICS
ATTENTION







- Turin: the "Progetto Speciale Periferie" target areas



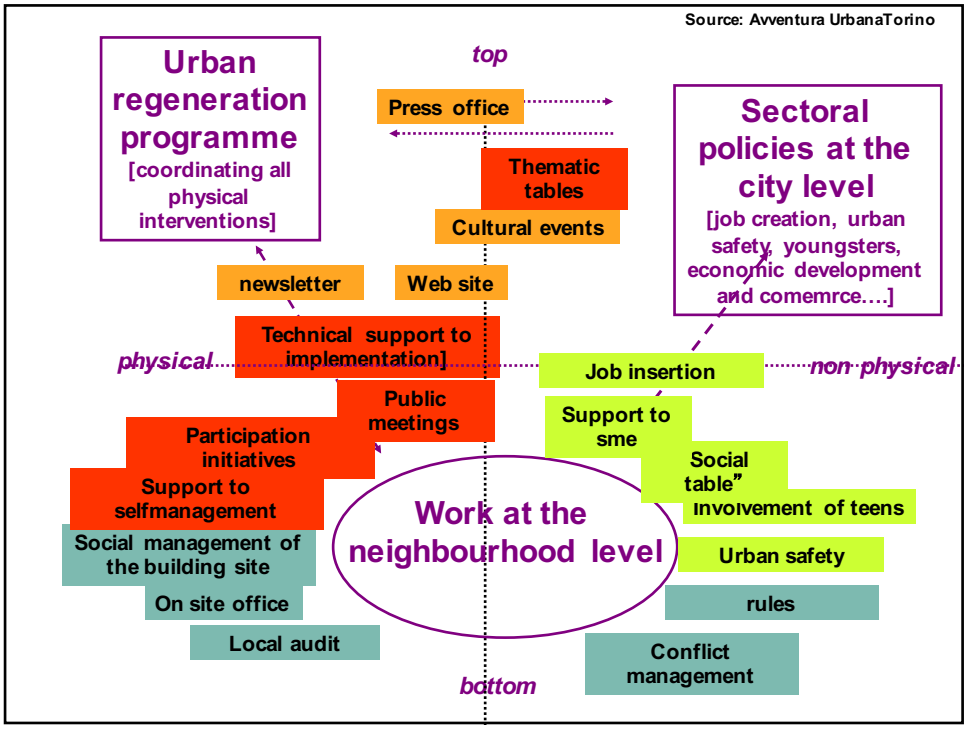




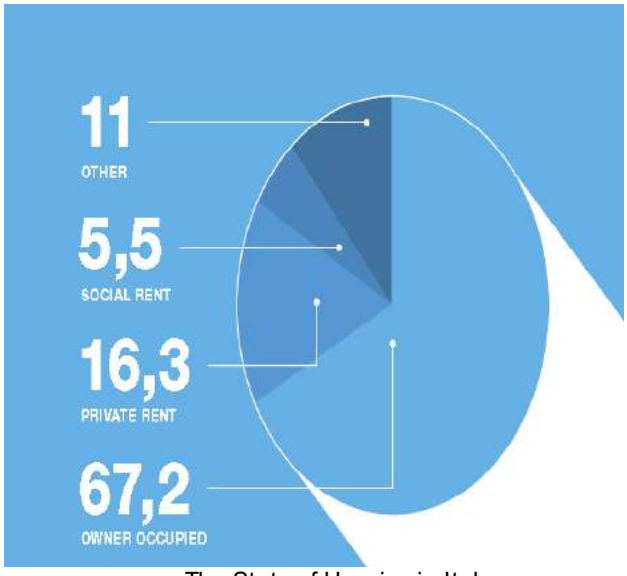






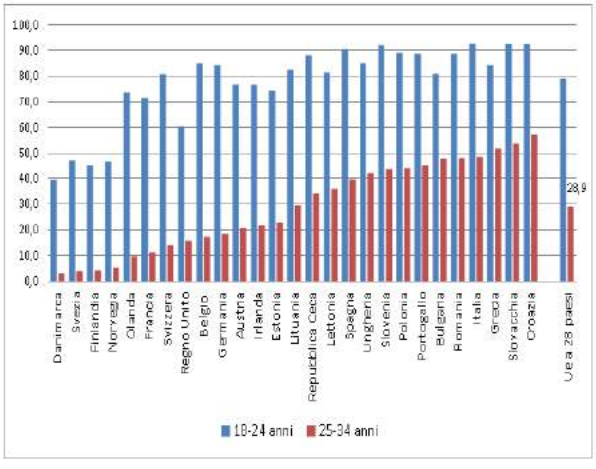


OGGI E IN PROSPETTIVA, IN ITALIA (EUROPA)

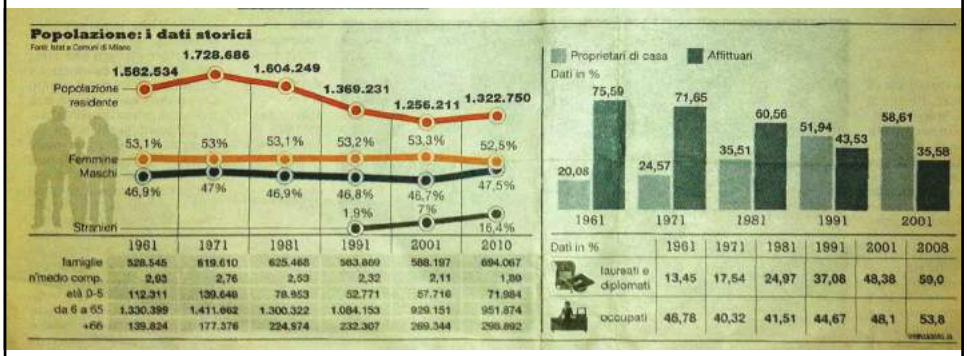


The State of Housing in Italy.
Source: Housing Europe, The state of Housing in EU 2015.

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



Fonte: elaborazione Censis su dati Eurostat



Popolazione: i dati storici

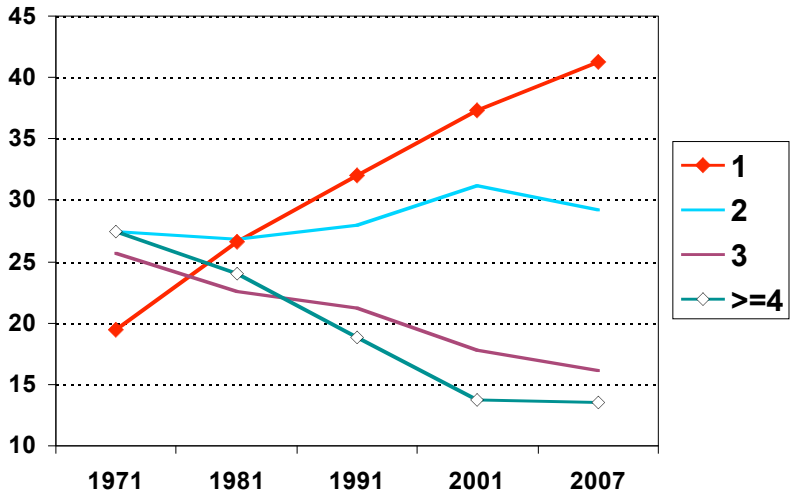
Fonte: Istat e Comuni di Milano

	1961	1971	1981	1991	2001	2010
Popolazione residente	1.562.534	1.728.686	1.604.249	1.369.231	1.256.211	1.322.750
Femmine	53,1%	53%	53,1%	53,2%	53,3%	52,5%
Maschi	46,9%	47%	46,9%	46,8%	46,7%	47,5%
Stranieri				1,9%	7%	16,4%
famiglie	528.545	619.610	625.468	583.869	588.197	694.067
n°medio comp.	2,93	2,76	2,53	2,32	2,11	1,89
età 0-5	112.311	139.648	78.953	52.771	57.716	71.984
da 6 a 65	1.330.399	1.411.662	1.300.322	1.084.153	929.151	951.874
+66	139.824	177.376	224.974	232.307	269.344	298.892

Dati in %	1961	1971	1981	1991	2001	2008
laureati e diplomati	13,45	17,54	24,97	37,08	48,38	59,0
occupati	46,78	40,32	41,51	44,67	48,1	53,8

Famiglie residenti nel comune di Milano

per numero componenti



Comune di Milano, Milano in cifre 2008

Singles a Milano

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

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

Depositare, storicizzare, valorizzare e generalizzare

ESPERIENZE PIONIERISTICHE

versus

mantra e mainstream

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

e ambiguità:

la casa come servizio / retoriche della mobilità

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

opzioni strategiche

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

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

3 orientamenti

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

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

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

•La definizione di risposte alla questione abitativa sollecita sempre più a disegnare politiche e interventi che muovano dal patrimonio esistente.

•In questa direzione, è necessario *mobilitare* il patrimonio costruito nel suo insieme, estendendo il campo di azione delle politiche abitative e includendo interventi diretti anche allo *stock* di abitazioni private, immaginando un ruolo forte, sia pure di intermediazione, da parte delle amministrazioni locali nella promozione di un uso più efficiente degli alloggi già esistenti:

•*riuso del patrimonio sfitto,*

•*riconfigurazione del patrimonio di alloggi*

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

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



"The Interior of the Metropolis"

by ATAR strategies + architecture

In Ile-de-France there is a need (and an ambition) to build 70.000 new apartments each year, up to 2030, which represents a doubling of the current production. **However, at the moment 50% of the apartments in the Metropolis of Paris are under-populated.** Moreover, French construction has fallen to its lowest level for more than 15 years.

Since 2005, 100% of the new apartments in France need to be "accessible" (adapted to wheelchair users). The dimensional exigencies arising from the new accessibility regulations (bigger bathroom, toilet, and pantry room, among others) imply an increase of +8m2 for an average sized 3-room apartment. Thus, the extra surface needed to "adapt" the 70.000 new apartments represents 9800 new 3-room apartments (just for one year) - an amount that would hold all the homeless people of the Paris agglomeration.

Note: Unfortunately, adding 8m2 to an apartment would increase unaffordability. Thus, apartments have reduced living rooms in order to enlarge the bathrooms and toilets.
Note: in France 0,7% of the population uses a wheelchair, but since 2005 100% of the apartments need to be adapted to persons in wheelchairs.

One floor plan type seems to silently standardize housing in France. A plan with a new type of room: the kitchen/entrance/living room; a (very) generous bathroom and a (too) large toilet. No natural light and ventilation for the kitchen or bathrooms; its room-orientation seems to pass unnoticed. **This standardized floor plan is the French answer to its current regulations and market constraints. A new French symbol?**

Note: Before 2003 kitchen and entrance had their dedicated spaces and the surface (and bathroom/living room) was 14% (now it is 13).

Beyond the surprising mediocrity of the standardized floor plan, does it make any sense at all to even talk about "housing standardization" during a time when the diversity of households and living practices is bigger than ever? We would have expected that the extremely rich diversification of household types and the growing number of new living practices would have generated the richest palette of typologies of apartments, able to adapt to the lifestyles of their inhabitants - and not only to regulations.
At a time when Ile-de-France aims to build the most, it risks doing the worst.

A consensus seems to prevail among the professionals in the housing sector: nothing can be done nowadays under current conditions (market and regulations). Architecture have thrown in the towel. But: Impossible n'est pas Français!

To help passing off better the desolation of this pile of standardized apartments, buildings are wrapped with the most distinctive and unique facades: shiny envelopes, eccentric balconies, green walls - some able to produce algae. **The facade is the place where the imagination of architects fully explodes.**
It is necessary for us to take a distance from this festival of facades to be able to view the subject of housing in its very essence: the apartment. **The real revolution in housing is indoors.**

179 years after Bertall presented his captivating section of a building, without its façade to show the society of the moment, **it is time to dare again to remove the façade and observe with fresh and curious eyes what happens behind the walls,** inside the apartments. And it is there we discover a reality that does not seem to generate much interest, **behind the spectacular façade we discover a pile of ordinary apartments.**

Indeed, the first section **shows the existing gap between the heroic and the household;** the contortions that inhabitants are forced to go through to adapt their lifestyle to their «standardized» apartment. See how a divorced mother and her son live in a 2-room apartment, transforming the living room each night into a bedroom; or how, in the top-floor apartment, a young woman starts her company in her living room and receives her clients between the kitchen and the laundry, cramming in even more functions in a space that was not that big to start with; or this old lady, who can hardly maintain her big 5-room apartment where she has lived for decades, but is now alone.

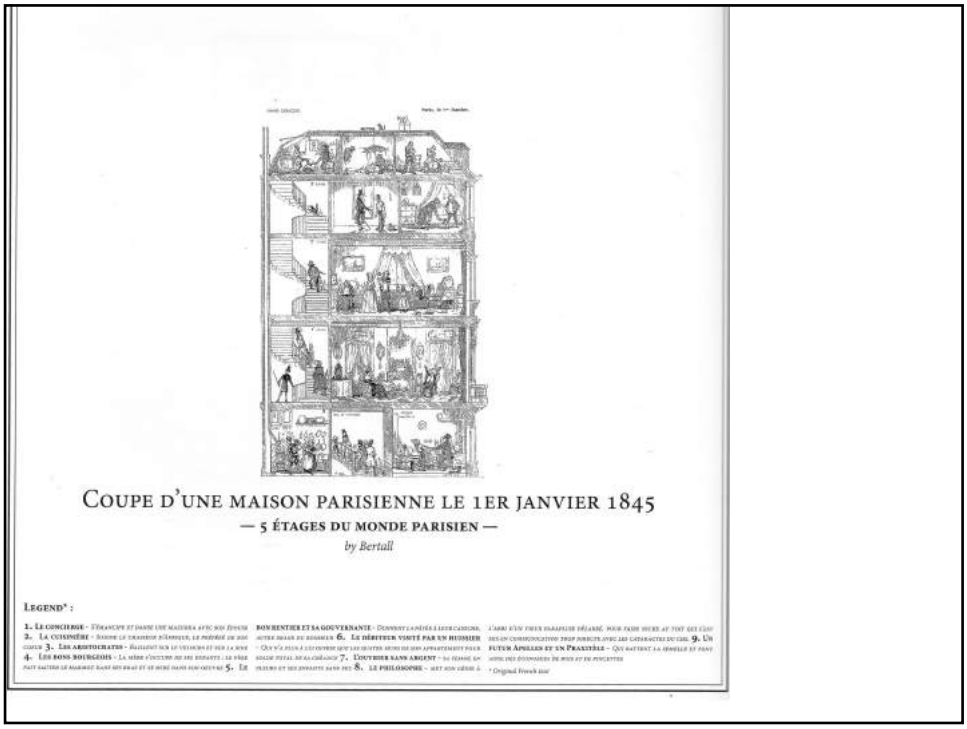
As for the Bertall illustration, once the section is completely revealed, today's society appears in all its depth, showing all its contradictions, its diversity, and its richness. And it is this richness that guided and inspired the generations of the second illustration: **an ideal section that takes the inhabitants and their lifestyles as starting points to develop apartments adapted to their situations, their resources, and their evolutions.** We see in this illustration the residents of the first section and new residents who have come to enrich this micro-society. **In this ideal section the apartment that adapts to the inhabitant; no longer the other way around.** The apartment can "grow" to prepare for the arrival of a new child; the kitchen can move to create an extra room; the children's rooms (Maisons des Enfants) are transformed into a studio for rent... Moreover, this ideal building has shared spaces and common terraces; this "Grande Maison" becomes a support-system for its inhabitants.

This ideal situation is not meant to be utopian, it represents a real project* that meets current regulations, navigates economic constraints, and meets energy performance targets. **It is both a manifesto** (See "STAR Principles for The Apartment") **and proof that it is possible to do much better than the vast majority of what is being built, without being more expensive, bigger, or non-conforming - just by arranging the floor plans slightly differently.**
There does not seem to be any rational explanation for the current standardization trend.

* *The Ile Rêt in Ivry-Confluences is the concretization of the ambitions shown in the second section «Le Grande Maison». The method was conceived and managed by Nomad Aménagement (SADEV 94) through a unique master approach that placed the project designed by ATAR at the heart of the process, and then developed in the competition lodged to develop this flagship project of Habitat. EIGHTEEN, the winning developers largely shared the ambitions of the project. The Municipality of Ivry-sur-Seine - pioneer city of innovative housing - has supported the project from its conception, as does its OPH, the Ivry social housing corporation.*

These pages are plans, excerpts, and thoughts around the subject of housing, especially our current project "Ile 147" in Ivry-sur-Seine, to the south of Paris, and the AFUP Atelier International du Grand Paris.

rbanism



COUPE D'UNE MAISON PARISIENNE LE 1ER JANVIER 1845

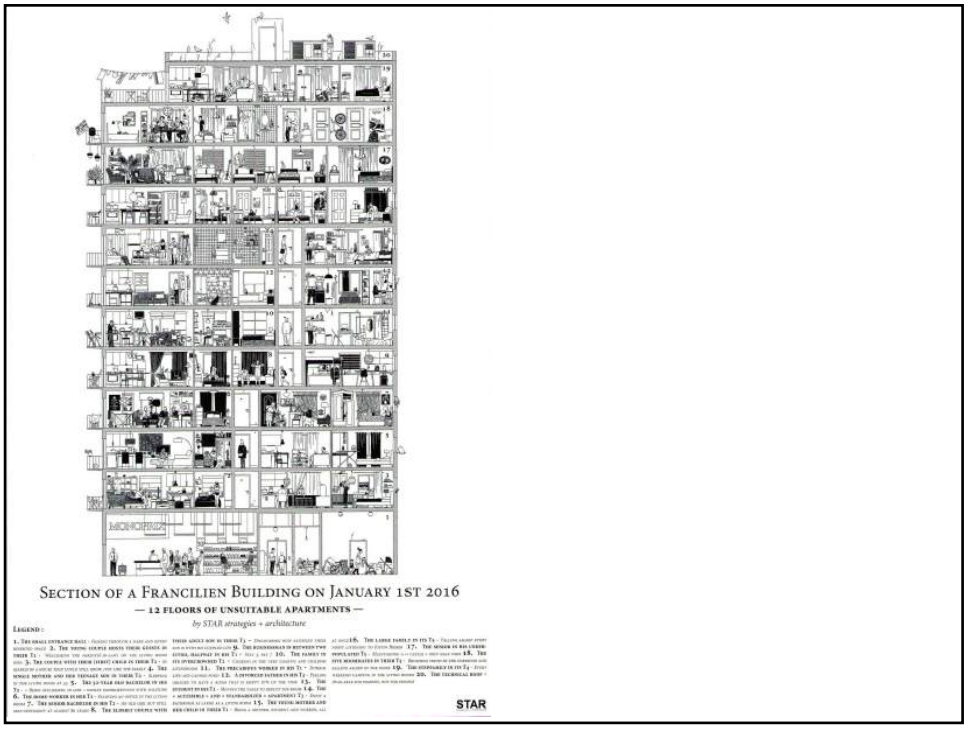
— 5 ÉTAGES DU MONDE PARISIEN —

by Bertall

LEGEND* :

1. LE CONCIERGE - S'ÉRANCHE ET DANSE UNE MAZURKA AVEC SON ÉPOUSE
2. LA CUISINIÈRE - SONNE LE CRAMPON D'ÉPHRAÏM, LE MÉDECIN DU BON COEUR 3. LES ARISTOCRATES - BAILLENT SUR LE VENDOME ET SUR LA RUE
4. LES BONS BOURGEOIS - LA MÈRE D'ICEUX, DU SES ENFANTS ; LE PÈRE FAIT SAUTER LE MARMOT DANS SES BRAS ET SE MORD DANS SON GILET 5. LE BONRENTIER ET SA GOUVERNANTE - DONNENT LA MÊME LEÇON CASSONS, AUTRE BRAS DU BONHEUR 6. LE DÉBUTEUR VISITÉ PAR UN HUISSIER - QUI N'A PAS LE COURAGE QUE LUI OUVRIR QUE LES QUATRE MURS DE SON APPARTEMENT POUR SOLDE TOTAL DE SA CRÉANCE 7. L'OUTRIER SANS ARGENT - SE TERRE, EN FILOUS ET SES ENFANTS DANS DES 8. LE PHILOSOPHE - MET SON CÉRÉ À L'ABRI D'UN VENT PARAPLUIE DÉJANÉ, POUR FAIRE MIEUX AU TOUT QUI CLOU DES UN COMMUNICATION TROP PUBLIQUE AVEC LES CATARACTES DU CIEL 9. UN FUTUR APELLES ET UN PRAXITÈLE - QUI RAVIENT LA SEMELLE ET PEINT AVEC DES ÉCONOMIES DE BOIS ET DE PINCEAUTES

* Original French text



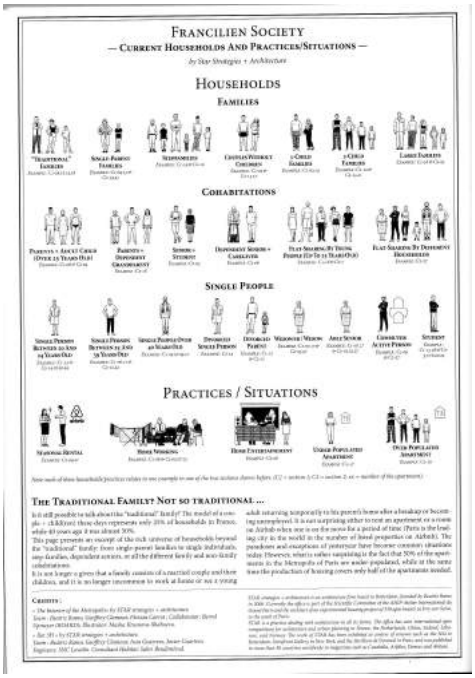
SECTION OF A FRANCILIEN BUILDING ON JANUARY 1ST 2016

— 12 FLOORS OF UNSUITABLE APARTMENTS —

by STAR strategies + architecture

LEGEND :

STAR



FRANCILIEN SOCIETY

— CURRENT HOUSEHOLDS AND PRACTICES/SITUATIONS —

by Star Strategies + Architecture

HOUSEHOLDS

FAMILIES

COHABITATIONS

SINGLE PEOPLE

PRACTICES / SITUATIONS

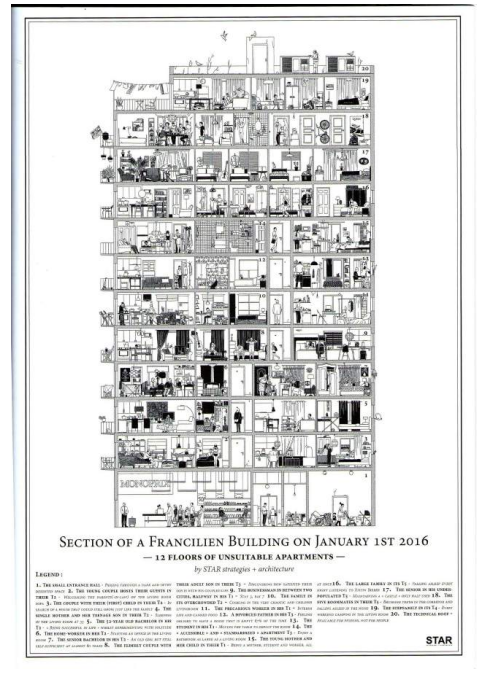
THE TRADITIONAL FAMILY? NOT SO TRADITIONAL ...

Is it still possible to talk about the "traditional" family? The model of a couple + children) these days represents only 35% of households in France, while 40 years ago it was almost 50%.

This page presents an excerpt of the rich universe of households beyond the "traditional" family: from single-parent families to single individuals, step-families, dependent seniors, or all the different family and non-family cohabitations.

It is not longer a given that a family consists of a married couple and their children, and it is no longer uncommon to work at home or use a young adult returning temporarily to his parent's home after a breakup or becoming unemployed. It is not surprising either to rent an apartment or a room on Airbnb when one is on the move for a period of time. (Paris is the leading city in the world in the number of listed properties on Airbnb). The pandemic and exceptions of yesteryear have become common situations today. However, what is rather surprising is the fact that 50% of the apartments in the Metropolis of Paris are under-populated, while at the same time the production of housing covers only half of the apartments needed.

CREDITS :



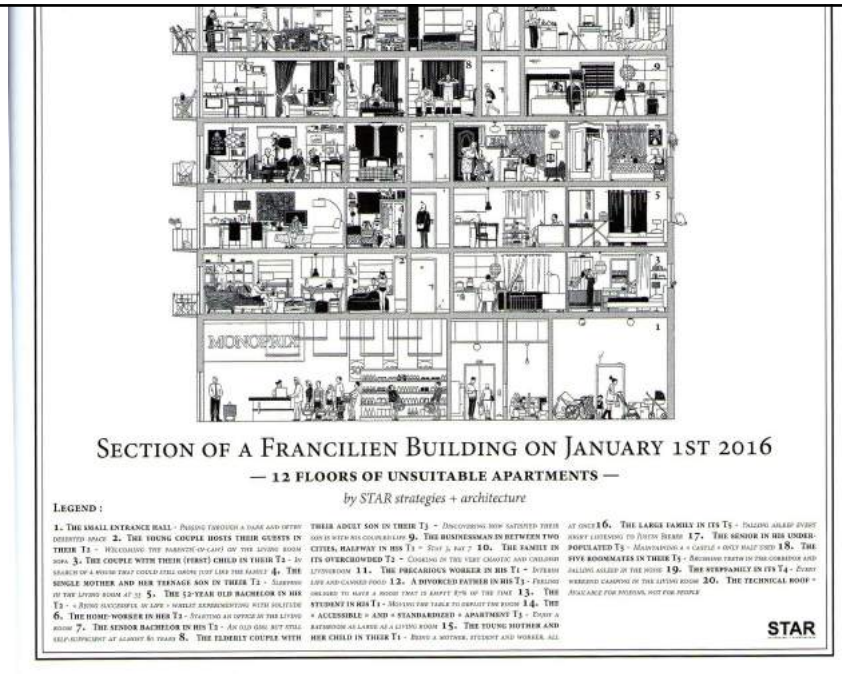
SECTION OF A FRANCILIEN BUILDING ON JANUARY 1ST 2016

— 12 FLOORS OF UNSUITABLE APARTMENTS —

by STAR strategies + architecture

LEGEND :

STAR



SECTION OF A FRANCILIEN BUILDING ON JANUARY 1ST 2016

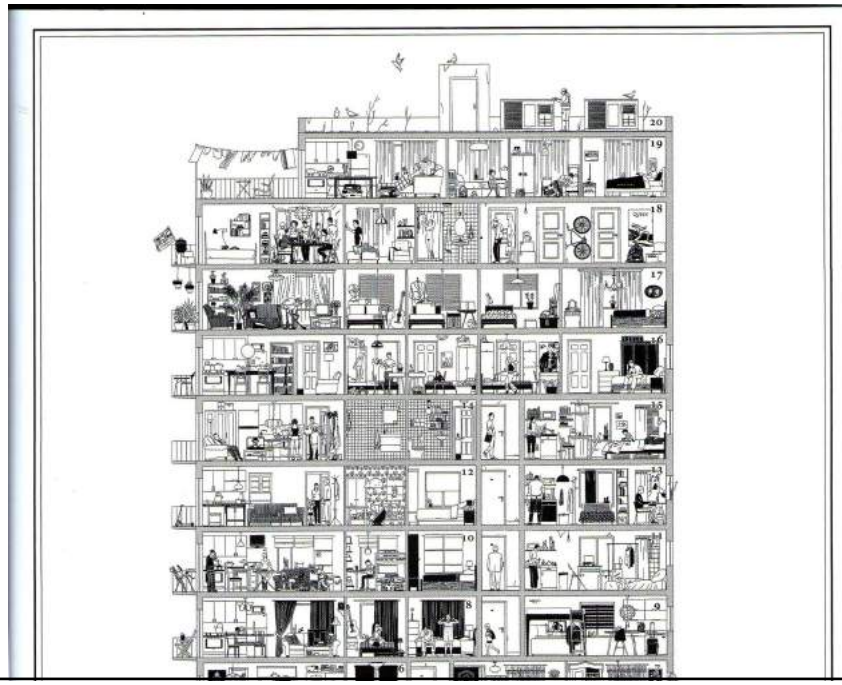
— 12 FLOORS OF UNSUITABLE APARTMENTS —

by STAR strategies + architecture

LEGEND :

1. THE SMALL ENTRANCE HALL - *Passing through a dark and often deserted space* **2. THE YOUNG COUPLE HOSTS THEIR GUESTS IN THEIR T1** - *Welcoming the babysitter-au-pair on the living room sofa* **3. THE COUPLE WITH THEIR (FIRST) CHILD IN THEIR T2** - *In search of a room that could still grow just like the family* **4. THE SINGLE MOTHER AND HER TEENAGE SON IN THEIR T2** - *Sleeping in the living room at 35* **5. THE 52-YEAR OLD BACHELOR IN HIS T2** - *« Being successful in life » whilst experimenting with solitude* **6. THE HOME-WORKER IN HER T2** - *Starting an office in the living room* **7. THE SENIOR BACHELOR IN HIS T2** - *An old geek, but still self-sufficient at almost 80 years* **8. THE ELDERLY COUPLE WITH THEIR ADULT SON IN THEIR T3** - *Discovering how satisfied their son is with his couple-at-last* **9. THE BUSINESSMAN IN BETWEEN TWO CITIES, HALFWAY IN HIS T3** - *Stay 3, pay 7* **10. THE FAMILY IN ITS OVERCROWDED T2** - *Cooking in the very chaotic and childish livingroom* **11. THE PRECARIOUS WORKER IN HIS T1** - *Interim life and canned food* **12. A DIVORCED FATHER IN HIS T3** - *Feeling obliged to make a room that is adapt 82% of the time* **13. THE STUDENT IN HIS T1** - *Moving the table to depict the room* **14. THE « ACCESSIBLE » AND « STANDARDIZED » APARTMENT T3** - *Enjoy a bathroom as large as a living room* **15. THE YOUNG MOTHER AND HER CHILD IN THEIR T1** - *Being a mother, student and worker, all at once* **16. THE LARGE FAMILY IN ITS T5** - *Falling asleep every night listening to Justin Bieber* **17. THE SENIOR IN HIS UNDER-POPULATED T5** - *Maintaining a « castle » only half used* **18. THE FIVE ROOMMATES IN THEIR T5** - *Resisting truth in the corridor and falling asleep in the noise* **19. THE SUPERFAMILY IN ITS T4** - *Every weekend campsite in the living room* **20. THE TECHNICAL ROOF** - *Huge cage for animals, not for people*

STAR





STAR's Principles for The Apartment

I
The Modular Living Room:

A living room that can be temporarily split into two parts, in order to create a separated space to host somebody to work, etc.. A second window is needed. It allows the user to maximize the living room function while hosting a guest, and it saves the need for a (hardly used) guest room. Particularly suitable for a divorced parent receiving his child on the weekends.

II
The Extra Room:

An alcove-like space (~6m2) attached to the living room but independent from it and with a window. It can function as a room but is smaller in surface. This generates the typologies "PLUS". I.e. a T2-PLUS is bigger than a T2 but smaller than a T3. A T2 PLUS is suitable for single-parent households, people working at home, or couples who might consider having a kid in the future.

III
The Plug:

The plug is a balcony that may be closed in the future in order to create an extra room. Its transformation is described in the Condominium rules. It works as a "reserve" of space for a future need: a small office, a room for a child, a bigger living room, etc.

IV
La Maison des Enfants:

This is a unit of 2bed composed of two children's rooms, a toilet, bathroom, and laundry closet. It offers multiple configurations of space, which maximize for each the available surface. It is present in all T4 and T5 apartments, this will be the detachable part, transformable into a studio.

V
The Flexible Kitchen:

This is a kitchen that allows for 3 configurations according to the wishes of the different households: separated from the living room, semi-open, or totally integrated into it. It must have its own window.

VI
The Active Corridor or No-Corridor:

A corridor has usually only one function: going from A to B. However, it represents +/-10-12% of the floor space of an apartment, and thus of its price. To optimize the usage of this space two solutions are to be considered: either eliminate the corridor by connecting the spaces between them; or enlarge the corridor to be able to give it a function: small office, storage space, etc.

VII
The Integrated Storages:

The apartment must contain the possibility of a generous amount of storage space (cupboards, wardrobes, shelves), part of which is built-in. The rest of the storage space follows the standards of affordable catalogues such as Ikea or Leroy Merlin.

VIII
The Independent Rooms:

In the T3 apartment (T4 and T5 too), the parents' room is independent from the other(s) and it has its own bathroom. The other room(s) always has a second bathroom and is placed close to the entrance.
This configuration will host all possible types of "co-living": parent + adult son; parents + grandparent; elder + student; elder + home-assistant, etc., avoiding privacy problems and coexistence conflicts.

IX
The Guest Room:

There will be one shared guests room per building for the use of the owners/tenants. A small fee will be charged per night. When it is not occupied, it may be rented through airbnb to generate extra revenue. (Other shared spaces are planned in each building too: a children's room or events rooms, for example).

X
Quality Principles*:

*This list should not be necessarily honoured current housing standards down to its minimal numbers of basic quality principles.

- The Balcony: (Out exterior space of a good proportion and in connection to the living area.
- The Window in the Kitchen: A kitchen is an important space therefore a window is mandatory.
- The Windows in the Bathroom: A naturally ventilated/illuminated bathroom is more agreeable. Showering with a view is a pleasure.
- The Double (or triple) Orientation: It allows for good ventilation and lighting apart from bringing more spatial quality.
- The Spatial Richness: Long views. Circular movement, connected spaces... all make the apartment "bigger" and richer without adding surface.

Note:
T1 means 1 -Type and X, number of rooms including the living room. So a T3 is a 3-room apartment, which contains 2 bedrooms and a living room; a T4 contains three bedrooms and a living room, etc.

These principles are the result of an extended research project into the different types of households and living practices. We analyzed the needs of each type and created the spatial arrangements that meet them.

STAR's Principles for The Typology

T1/T2 SUPER EQUIPED:
T1-T2 apartments with plenty of Integrated Storage Space (IVSI)

T1/T2 GROUPABLE:
T1-T2 apartments conceived to be coupled with the apartment next door to make the latter bigger. They are owned by an investor who rents them out until the next-door apartment wishes to buy it.

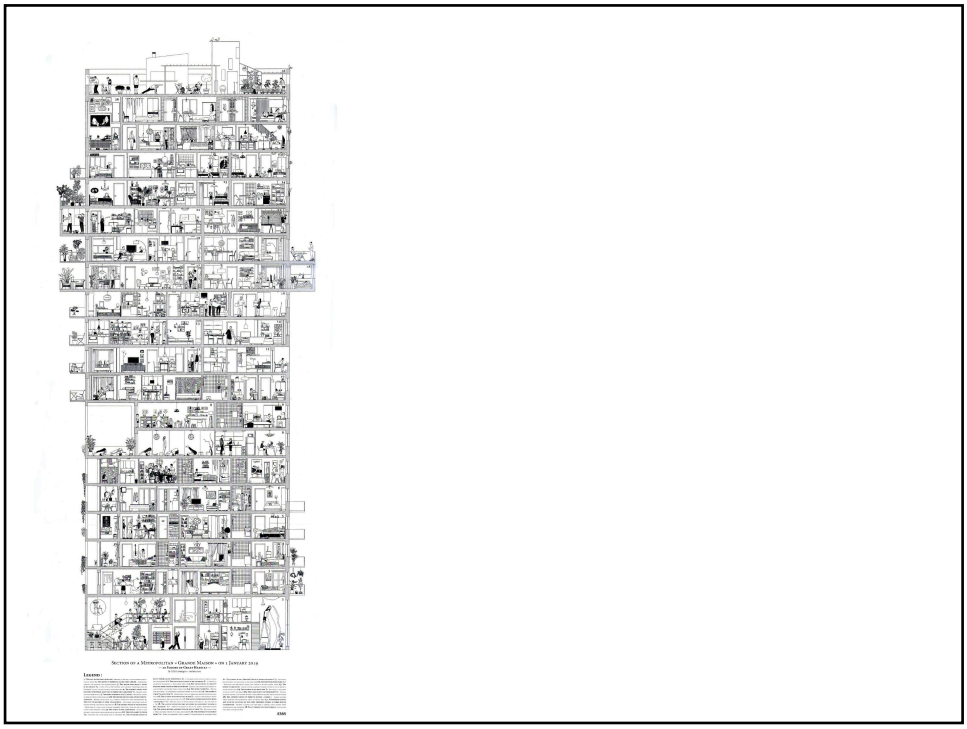
T1/T2 in CO-RESIDENCE*:
A Co-Residence* is an apartment conceived to be shared by 3-4 persons/small households who each have their private room and bathroom and who share the common areas like the kitchen, dinning and living room, and extra services, such as laundry or sauna. This allows one-person households to live together, to save on their rent and to support each other. It is especially suitable for young adults, students, single parents, commuters and bachelors from all ages, widows, divorced persons, etc.
*The concept was created by STAR/BOARD in 2011. See article in MONUM.

T1-T2-T3-T4 « PLUS »
The typologies T1-T2-T3-T4 have their PLUS version for adding the Extra Room (PII).
Note: If an apartment can separate an "extra room" without adding extra surface it will be called BONUS, i.e.: T2 BONUS.

T3 SUPER ADAPTABLE
All the T3 apartments have Independent Rooms (IVSII) to adapt to all possible types of "co-living".

T4 –T5 EVOLUTIVE
All the T4 and T5 apartments have a «Maison des Enfants (IIIV) that can be detached to create a studio or use that because everything is anticipated: the wiring, the plumbing, the heating, the provision of the second door, the meter, the sink, and the acoustic wall. This operation creates a new apartment within the existing building, and gives the owner extra revenue by selling it or renting it out.







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

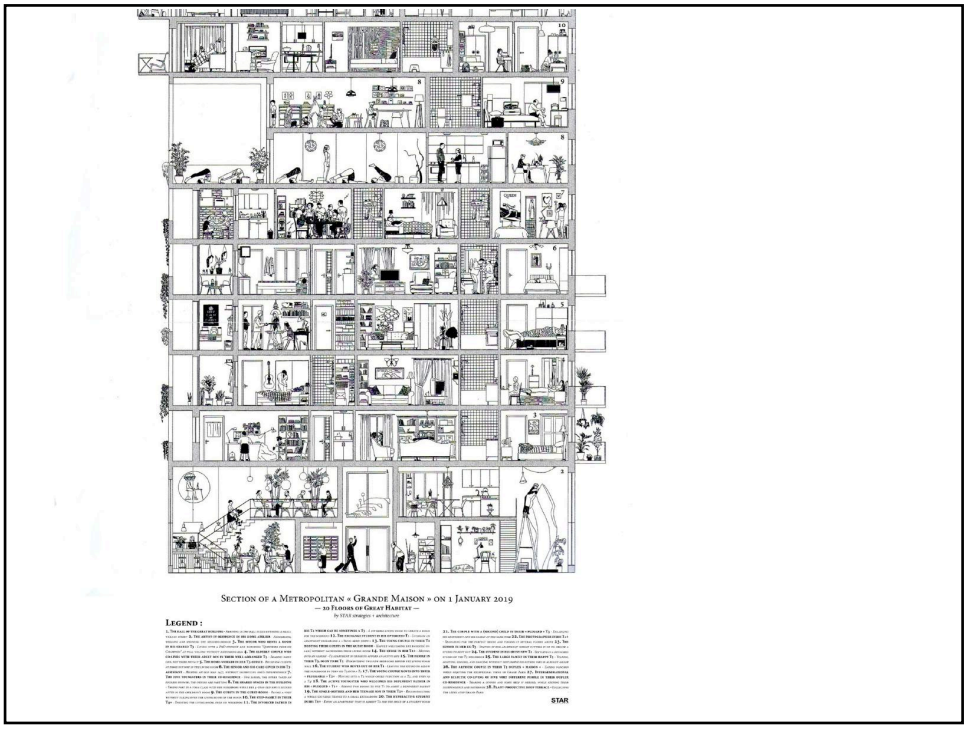
— 20 FLOORS OF GREAT HABITAT —

by STAR strategies + architecture

LEGEND :

1. THE HALL OF THE GREAT BUILDING - *Arriving in the hall is even entering a small village story* **2.** THE ARTIST-IN-RESIDENCE IN HIS HOME ATELIER - *Assembling, welding and shining the neighborhood* **3.** THE SENIOR WHO RENTS A ROOM IN HIS SHARED T3 - *Living with a PhD student and watching "Questions pour un Champion" at full volume without bothering him* **4.** THE ELDERLY COUPLE WHO CO-LIVES WITH THEIR ADULT SON IN THEIR WELL-ARRANGED T3 - *Sharing daily life, not their privacy* **5.** THE HOME-WORKER IN HER T3-OFFICE - *Receiving clients at home but not in the living room* **6.** THE SENIOR AND HIS CARE-GIVER IN HIS T3-ASSISTANT - *Helping an old man (a), without jeopardizing one's independence* **7.** THE FIVE YOUNGSTERS IN THEIR CO-RESIDENCE - *One shares, the other takes an endless shower, the others are partying* **8.** THE SHARED SPACES IN THE BUILDING - *Taking part in a yoga class with her neighbors while her 5-year-old son is sucking after in the kindergarten's room* **9.** THE GUESTS IN THE GUEST-ROOM - *Beyond a visit without taking over the living-room of the hosts* **10.** THE STEP-FAMILY IN THEIR T4+ - *Enjoying the living room, even on weekends* **11.** THE DIVORCED FATHER IN HIS T2 WHICH CAN BE SOMETIMES A T3 - *A movable living room to create a room for the weekend* **12.** THE EXCHANGE STUDENT IN HIS OPTIMIZED T1 - *Living in an apartment resembling a « Tetris army game »* **13.** THE YOUNG COUPLE IN THEIR T2 HOSTING THEIR GUESTS IN THE GUEST-ROOM - *Happily welcoming the parents-in-law without sacrificing their living room* **14.** THE SUESE IN HER T1+ - *Moving into an almost - T2 apartment in order to afford an active life* **15.** THE FAMILY IN THEIR T3, SOON TO BE T5 - *Positioning two new bedrooms behind the living room wall* **16.** THE STUDENT WHO MOVES OUT OF HER T1 - *Leaving the ground to allow the youngest to turn his T1 into a T2* **17.** THE YOUNG COUPLE MOVES INTO THEIR « PLUGGABLE » T2+ - *Moving into a T2 which could function as a T3, and even as a T4* **18.** THE ACTIVE YOUNGSTER WHO WELCOMES HIS INDEPENDENT FATHER IN HIS « PLUGGED » T1+ - *Adding two rooms to the T1 to adapt a dependent parent* **19.** THE SINGLE-MOTHER AND HER TEENAGE SON IN THEIR T2+ - *Reconstructing a whole universe thanks to a small extra room* **20.** THE HYPERACTIVE STUDENT IN HIS T1+ - *Living an apartment that is almost T2 for the price of a student room* **21.** THE COUPLE WITH A (SECOND) CHILD IN THEIR « PLUGGED » T3 - *Enlarging his apartment and his family at the same time* **22.** THE PHOTOGRAPHER IN HIS T1+ - *Searching for the perfect house and finding it several floors above* **23.** THE SENIOR IN HER EX-T5 - *Staying in her apartment whilst cutting it up to create a studio to rent out* **24.** THE STUDENT IN HIS FIRST NEW T1 - *Settling in a refurbished studio of the 7e, high-class* **25.** THE LARGE FAMILY IN THEIR HAPPY T5 - *Playing, adopting, singing, and dancing without disturbing his father who is already asleep* **26.** THE ARTISTIC COUPLE IN THEIR T5 DUPLEX « MAISON » - *Eating indoors while enjoying the exceptional views of Grand Paris* **27.** INTERGENERATIONAL AND ECLECTIC CO-LIVING OF FIVE VERY DIFFERENT PEOPLE IN THEIR DUPLEX CO-RESIDENCE - *Sharing a dinner and some help if needed, while keeping their independence and freedom* **28.** PLANT-PRODUCTIVE ROOF TERRACE - *Collecting the local crop Grand Paris*

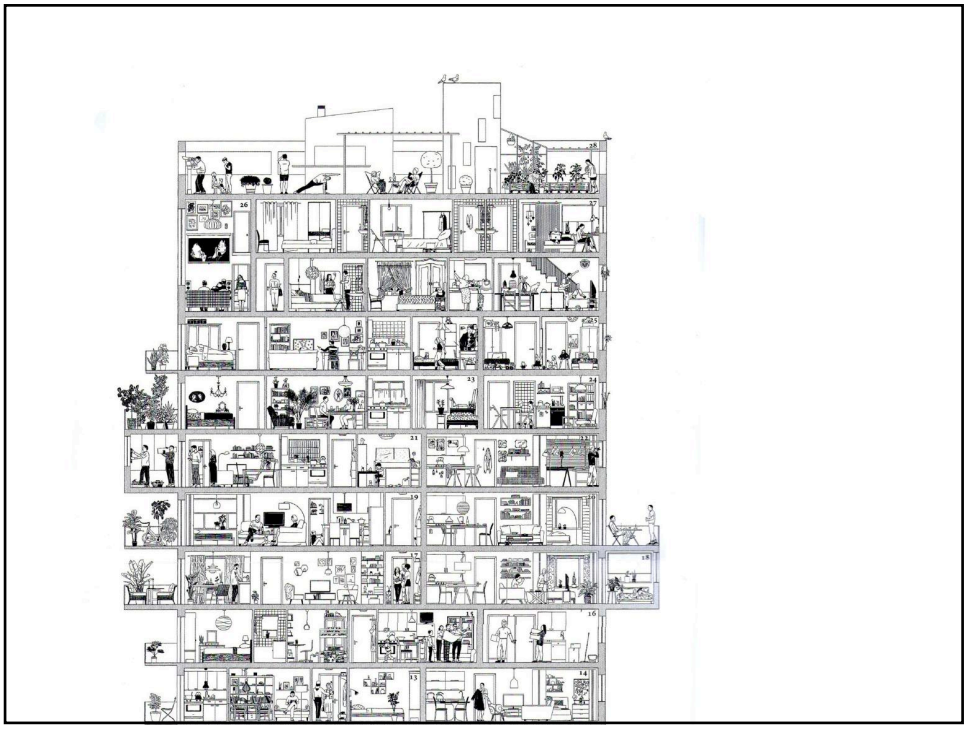
STAR



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

LEGEND :

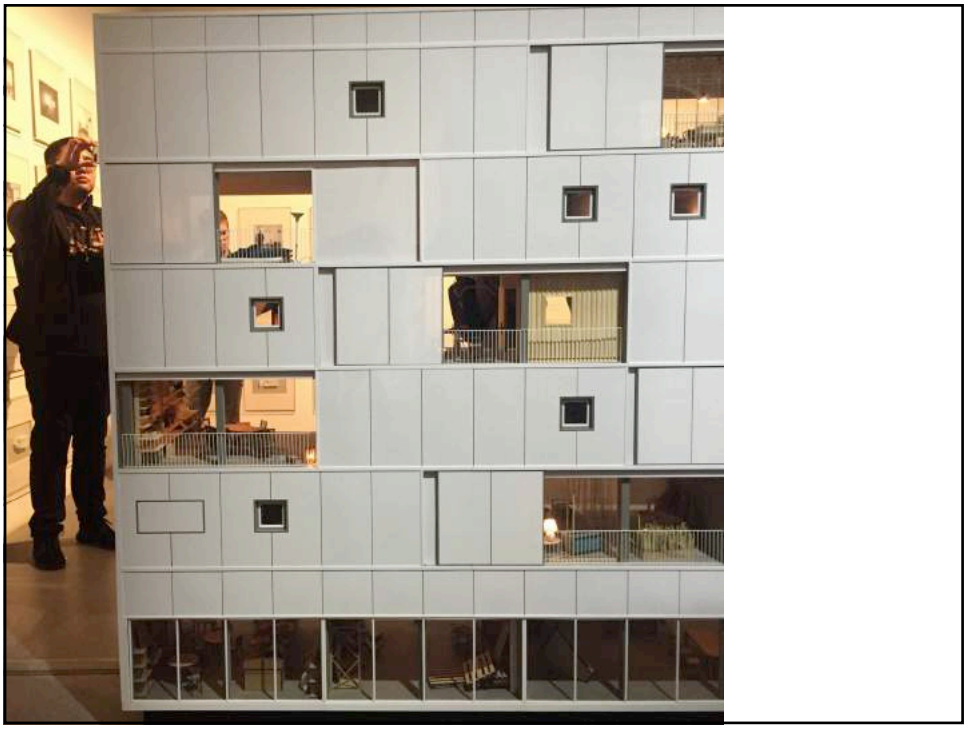
STAR

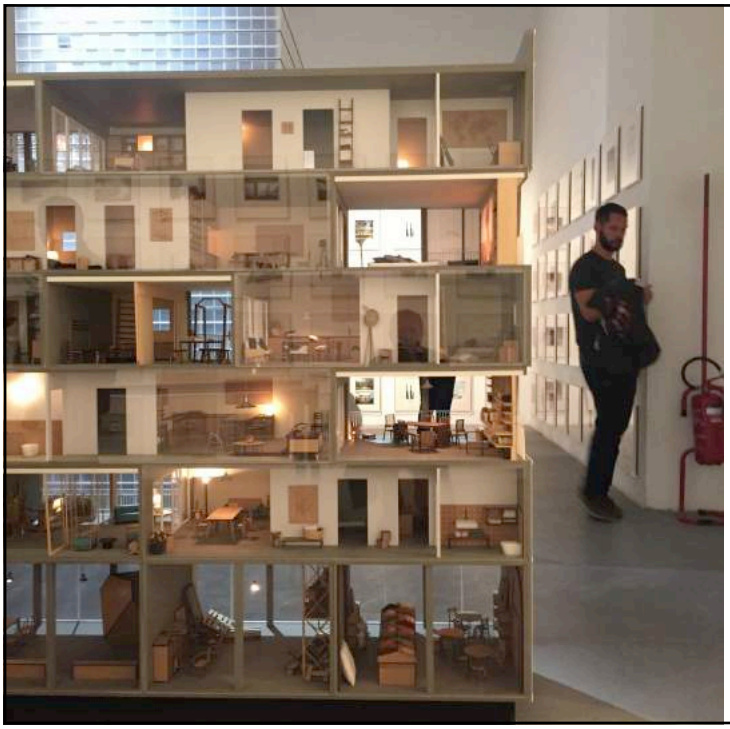



BEGLES, FRANCE, 2026
IMAGINING A SPACE OF POSSIBILITIES

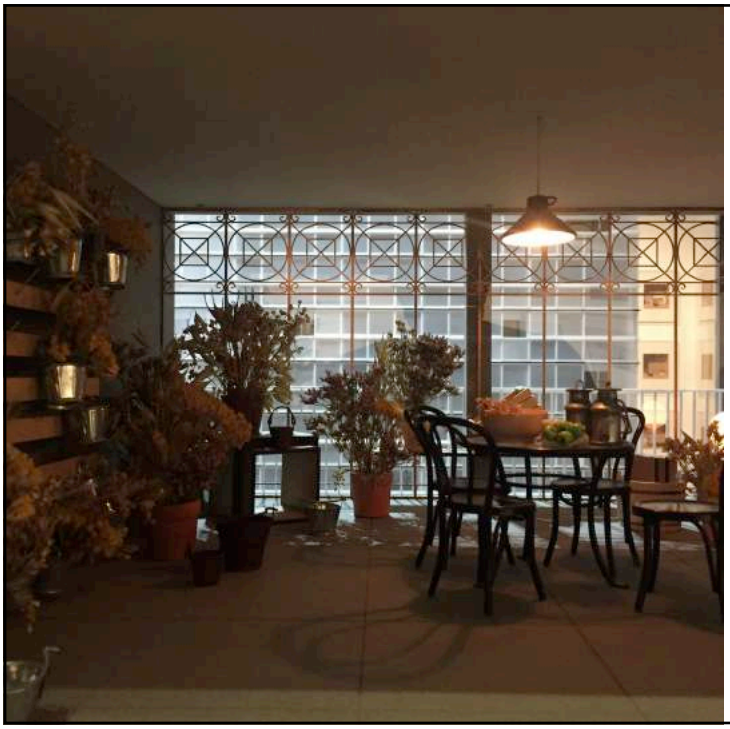






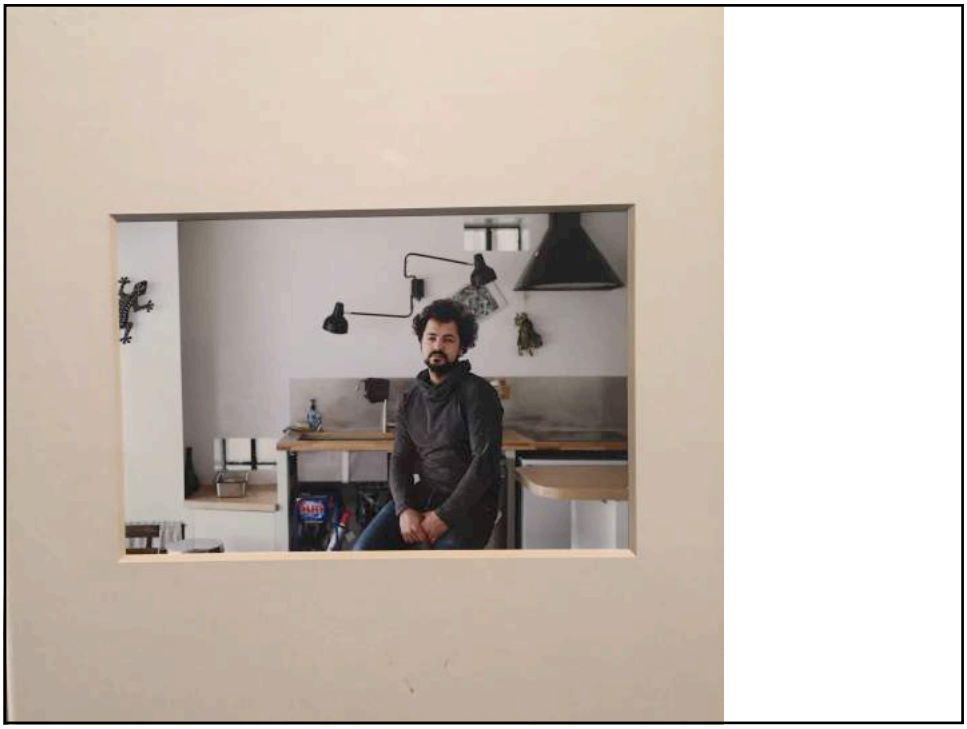


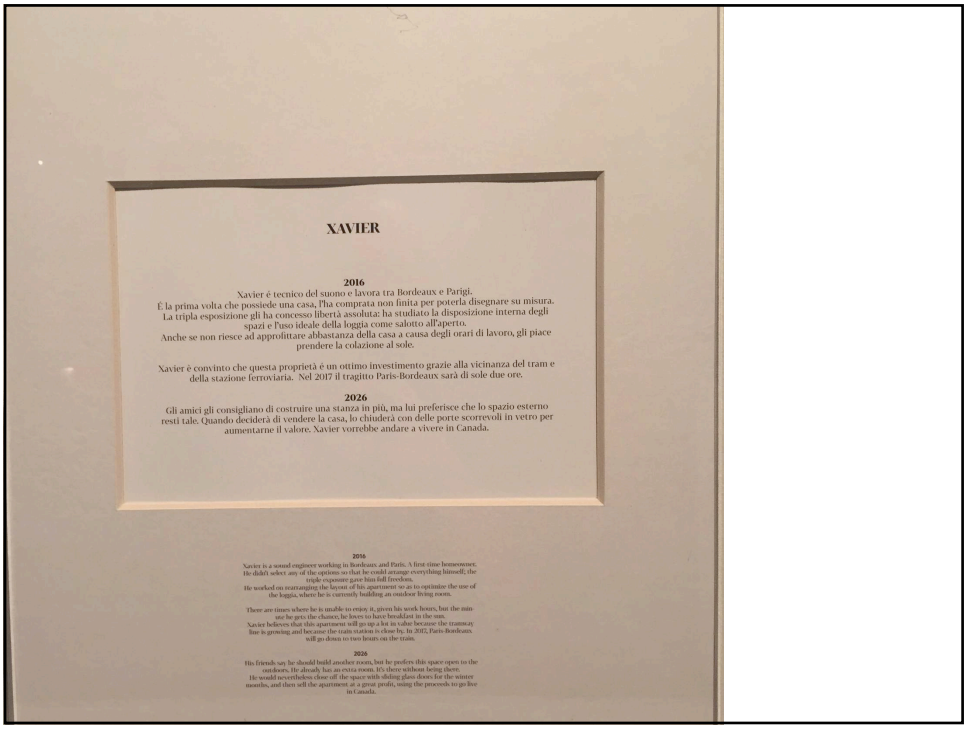


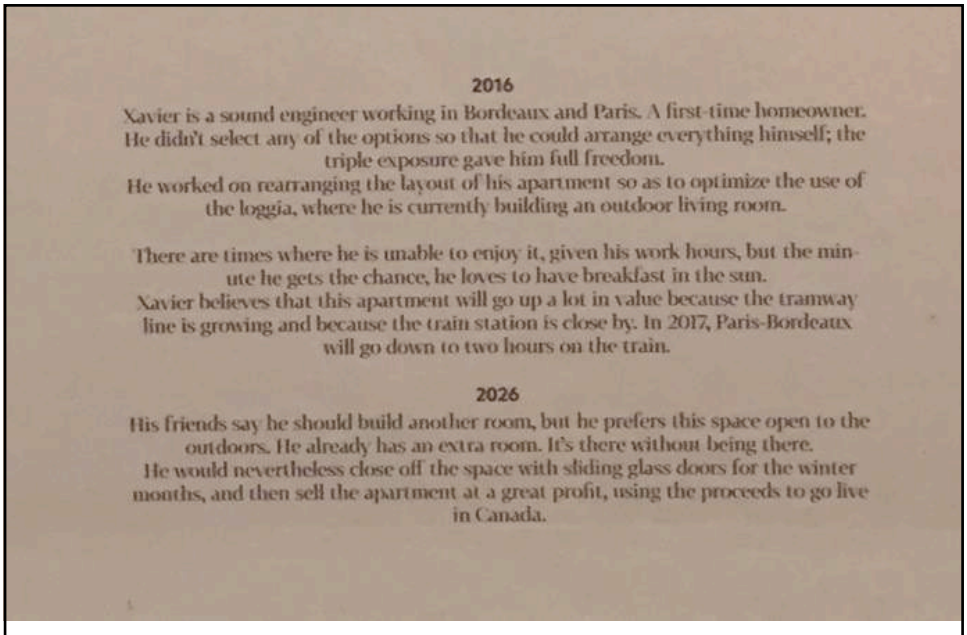


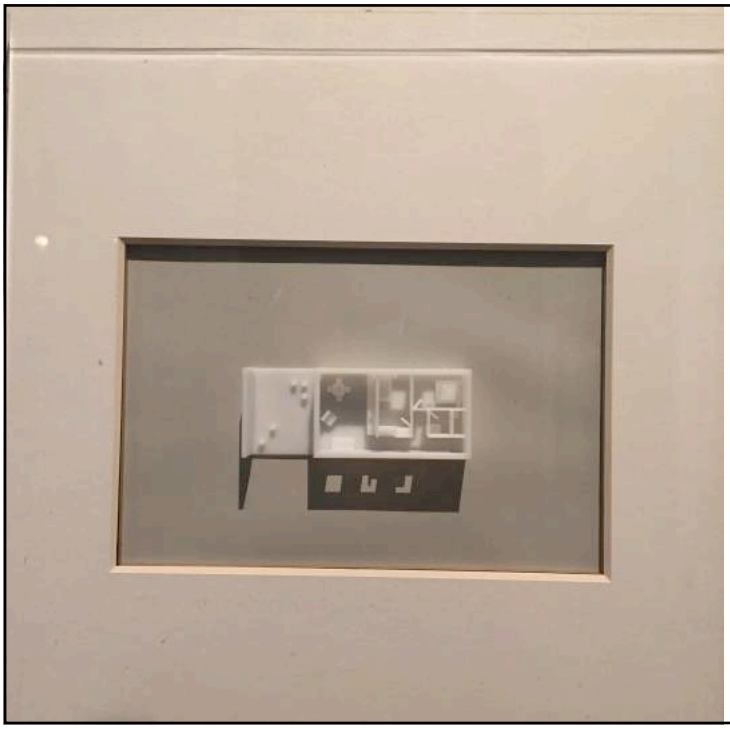




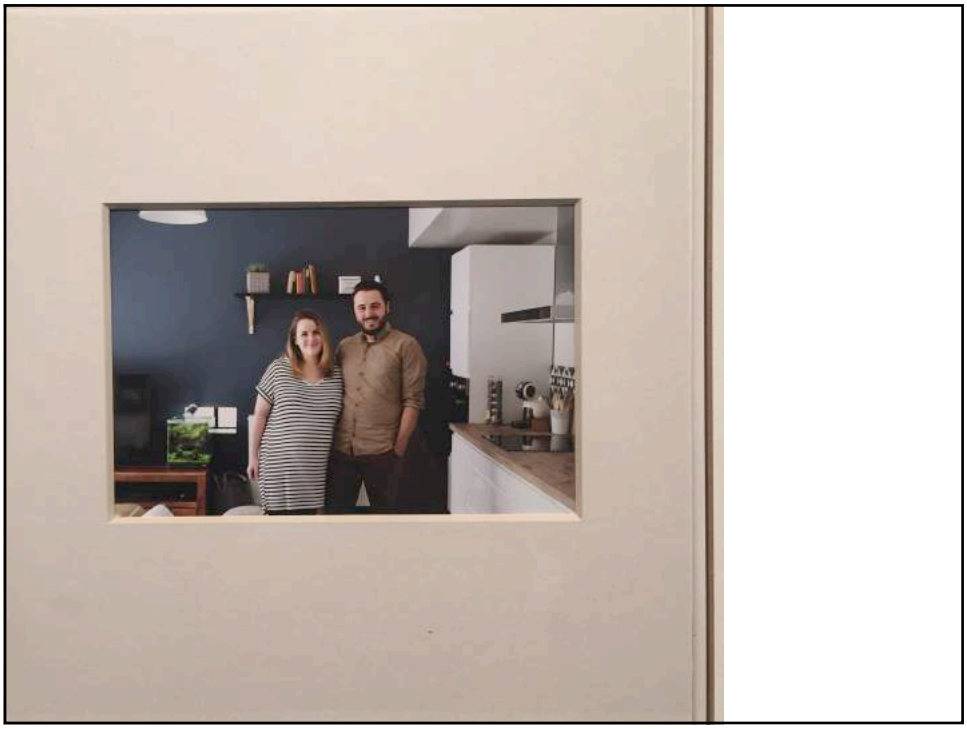


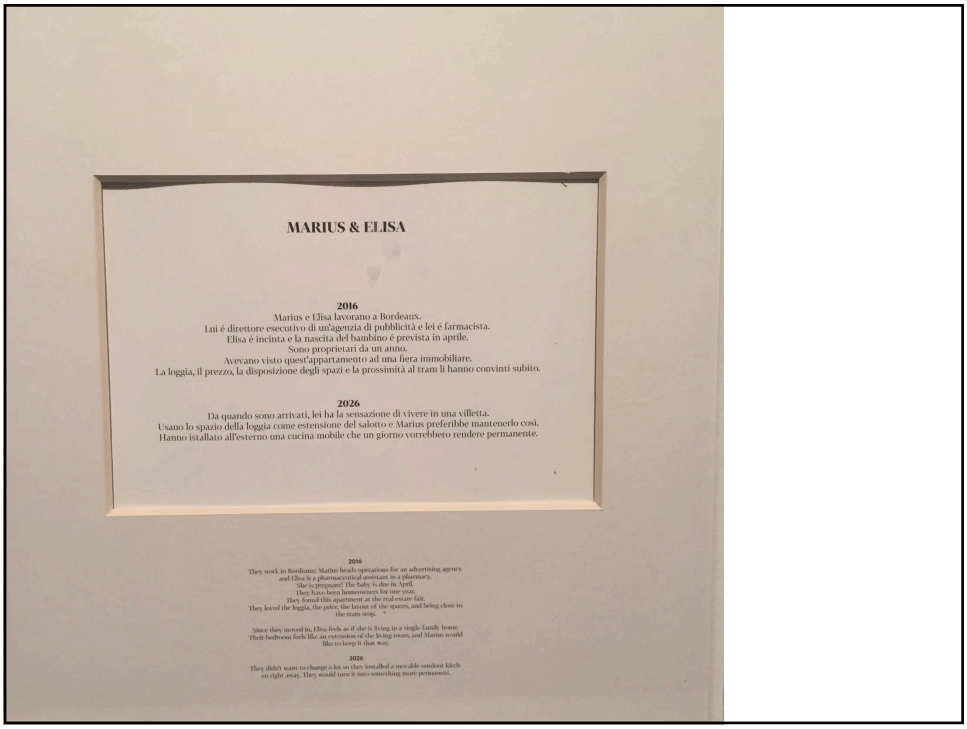

XAVIER
2016
Xavier è tecnico del suono e lavora tra Bordeaux e Parigi.
È la prima volta che possiede una casa, l'ha comprata non finita per poterla disegnare su misura.
La tripla esposizione gli ha concesso libertà assoluta; ha studiato la disposizione interna degli spazi e l'uso ideale della loggia come salotto all'aperto.
Anche se non riesce ad approfittare abbastanza della casa a causa degli orari di lavoro, gli piace prendere la colazione al sole.
Xavier è convinto che questa proprietà è un ottimo investimento grazie alla vicinanza del tram e della stazione ferroviaria. Nel 2017 il tragitto Paris-Bordeaux sarà di sole due ore.
2026
Gli amici gli consigliano di costruire una stanza in più, ma lui preferisce che lo spazio esterno resti tale. Quando deciderà di vendere la casa, lo chiuderà con delle porte scorrevoli in vetro per aumentarne il valore. Xavier vorrebbe andare a vivere in Canada.
2016
Xavier is a sound engineer working in Bordeaux and Paris. A first-time homeowner.
He didn't select any of the options so that he could arrange everything himself; the triple exposure gave him full freedom.
He worked on rearranging the layout of his apartment so as to optimize the use of the loggia, where he is currently building an outdoor living room.
There are times where he is unable to enjoy it, given his work hours, but the minute he gets the chance, he loves to have breakfast in the sun.
Xavier believes that this apartment will go up a lot in value because the tramway line is growing and because the train station is close by. In 2017, Paris-Bordeaux will go down to two hours on the train.
2026
His friends say he should build another room, but he prefers this space open to the outdoors. He already has an extra room. It's there without being there.
He would nevertheless close off the space with sliding glass doors for the winter months, and then sell the apartment at a great profit, using the proceeds to go live in Canada.


2016
Xavier is a sound engineer working in Bordeaux and Paris. A first-time homeowner.
He didn't select any of the options so that he could arrange everything himself; the triple exposure gave him full freedom.
He worked on rearranging the layout of his apartment so as to optimize the use of the loggia, where he is currently building an outdoor living room.
There are times where he is unable to enjoy it, given his work hours, but the minute he gets the chance, he loves to have breakfast in the sun.
Xavier believes that this apartment will go up a lot in value because the tramway line is growing and because the train station is close by. In 2017, Paris-Bordeaux will go down to two hours on the train.
2026
His friends say he should build another room, but he prefers this space open to the outdoors. He already has an extra room. It's there without being there.
He would nevertheless close off the space with sliding glass doors for the winter months, and then sell the apartment at a great profit, using the proceeds to go live in Canada.









MARIUS & ELISA

2016

Marius e Elisa lavorano a Bordeaux.
Lui é direttore esecutivo di un'agenzia di pubblicità e lei é farmacista.
Elisa é incinta e la nascita del bambino é prevista in aprile.
Sono proprietari da un anno.
Avevano visto quest'appartamento ad una fiera immobiliare.
La loggia, il prezzo, la disposizione degli spazi e la prossimità al tram li hanno convinti subito.

2026

Da quando sono arrivati, lei ha la sensazione di vivere in una villetta.
Usano lo spazio della loggia come estensione del salotto e Marius preferibbe mantenerlo cosi.
Hanno istallato all'esterno una cucina mobile che un giorno vorrebbero rendere permanente.

2016

They work in Bordeaux: Marius heads operations for an advertising agency and Elisa is a pharmaceutical assistant in a pharmacy.
She is pregnant! The baby is due in April.
They have been homeowners for one year.
They found this apartment at the real estate fair.
They loved the loggia, the price, the layout of the spaces, and being close to the tram stop.

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

2026

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

2016

They work in Bordeaux: Marius heads operations for an advertising agency and Elisa is a pharmaceutical assistant in a pharmacy.
She is pregnant! The baby is due in April.
They have been homeowners for one year.
They found this apartment at the real estate fair.
They loved the loggia, the price, the layout of the spaces, and being close to the tram stop.

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

2026

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

