

URBAN REVITALIZATION OF MASS HOUSING INTERNATIONAL COMPETITION

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Code	IT-NAP-588											
Category	Student competitor											
Institution	Sapienza - Università di Roma - Facoltà di Architettura											
Team members	<table border="1"> <thead> <tr> <th>Name</th> <th>Email</th> <th>Student ID#</th> </tr> </thead> <tbody> <tr> <td>Carmelo Radeglia</td> <td>carmelradeglia@libero.it</td> <td>1342010</td> </tr> <tr> <td>Alessandro Rosa</td> <td>alerox88@hotmail.it</td> <td>1201159</td> </tr> </tbody> </table>			Name	Email	Student ID#	Carmelo Radeglia	carmelradeglia@libero.it	1342010	Alessandro Rosa	alerox88@hotmail.it	1201159
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NATIONAL ANALYSIS

National Context

Country	Italy
Population	60.92 million
Annual growth rate	0.30%
National GDP	\$33,048 million
GDP per capita	\$2,013,000million

Urbanisation

Official National Urban Policy	None			
Official Land Act	None			
Urban Population	Absolute number: 961,357	% of total population: 1.58%	Annual growth rate	0.52%
Slum Population	Absolute number: 4 000	% of total population: 0.40%	Annual growth rate	1.80%
Vacant housing units				

Formal Housing

Legislation and regulations

Institution responsible for housing policy	Ministero delle Infrastrutture e trasporti		
Official Housing Policy	site.php?p=cm&o=vd&id=701 (http://www.mit.gov.it/mit/site.php?p=cm&o=vd&id=701)	Date issued	
Official Housing Strategy	minora_iris_2012.pdf (http://euricse.eu/sites/euricse.eu/files/minora_iris_2012.pdf)		
National Building Code	rege dilizio.pdf (http://www.masshousingcompetition.org/sites/default/files/rege dilizio.pdf)		

Housing supply and demand

Units provided annually

Public sector	
Private sector	
Cooperatives	
Other(s)	

Total existing housing units	
Annual housing supply	
Breakdown of housing types	
Ownership	
Rental	
Cooperative	
Condominium	
Other(s)	
Total number of unmet demand of housing	

Housing finance

Description of the housing finance system in the country

What is the policy/regulatory environment for housing finance?

Mass Housing

Does this country have a mass, social or public housing policy?	Yes
Does this country have mass, social or public housing programmes?	Yes
Mass/social/public housing programmes	Name of programme: Forte Quezzi Dates: Saturday, 22 December 1956 to Tuesday, 13 August 1963 Number of units planned: 1 400
Mass/social/public housing units	
Total population housed in mass/social/public programmes	
Ownership patterns in mass/social/public housing	

National Housing Analysis

Weaknesses
Challenges
Strengths
Opportunities

Bibliography

CITY-LEVEL ANALYSIS

Urban Context

City	Napoli
Population	961 357
Slum population	Absolute number: 4,000 % of total population: 0.40%
Annual urban population growth rate	0.52%
Annual slum population growth rate	1.80%

Mass Housing

Does this city have mass, social or public housing programmes?	Yes
Mass/social/public housing programmes	Name of programme: PEEP, n.167/1962, "VeLe" Scampia, Napoli Date: Wednesday, 25 August 1965 to Thursday, 16 July 2009 Total number of units planned within the programme: 1 192 Total population housed in the programme: 6 500
Ownership patterns in mass/social/public	

housing

Urban Analysis

Weaknesses

Challenges

Strengths

Opportunities

Bibliography

MASS HOUSING LOCALITY ANALYSIS

Key institutions and organizations involved in the mass housing locality

- Comune di Napoli, Naples municipality.
- Cassa del Mezzogiorno

Housing stock of the selected competition locality

Absolute number of housing units: 1 192

% of the total housing units in the programme: 25.00%

Typical layout or grouping of housing blocks

Description:

tower building and sail shape building



(http://www.masshousingcompetition.org/sites/default/files/images_9.jpg)

Percentage of built up areas vs. open space

Socio-economic demographics of the mass locality

Ethnic origins:

mainly local

Places of birth (urban, rural, overseas etc.):

urban

Marital status (single, married, divorced etc.):

married people: 44 %

single: 48 %

divorced: 0.97 %

widow: 5.7 %

Education levels (primary, secondary, tertiary etc.):

primary: 97.2 %

secondary: 13.8 %

tertiary: 0.4 %

Mode of travel:

car

bus

subway

train

0-19 years: 20.00%

20-39 years: 40.00%

40-59 years: 30.00%

60+ years: 10.00%

Average household size	84m ²
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Amenities

amenities do not exist in the sails

Standard household expenditure pattern

Average price of a dwelling	For sale: \$0	For rent: \$400 per month
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Estimated levels of affordability that can be defined for different social groups

Estimated house price-to-income ratio	
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Estimated demand for housing improvement	
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Types of construction of the mass housing units	Load bearing walls
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Location of the mass housing estate vis-à-vis the city centre

Location of the mass housing estate vis-à-vis different urban uses

Bibliography

CHALLENGES TO BE ADDRESSED IN THE LOCALITY

Challenges:

- reintroducing amenities;
- increasing level of light;
- demolishing the catwalks between the two blocks of the single sails
- encouraging production of food through vertical farming;
- introducing green roofing.

Weaknesses:

- lack of minimum level of light;
- lack of amenities;
- presence of crime rate;
- drug dealing.

Strengths:

- idea to represent through original project the lanes of Naples.

Opportunities:

- proximity to subway, road network.

ANALYSIS OF BEST PRACTICE EXAMPLE

Title	
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City	
Address	Comune di Napoli Address: Piazza Municipio 1 80121 Naples NA Italy
Nominating Organization	
Partners	
Level of Activity	
Ecosystem	
Situation before the initiative began	
Priorities, Objectives and Strategies	
Innovation and Sustainability Analysis	
Related Policies or Legislation	
References	

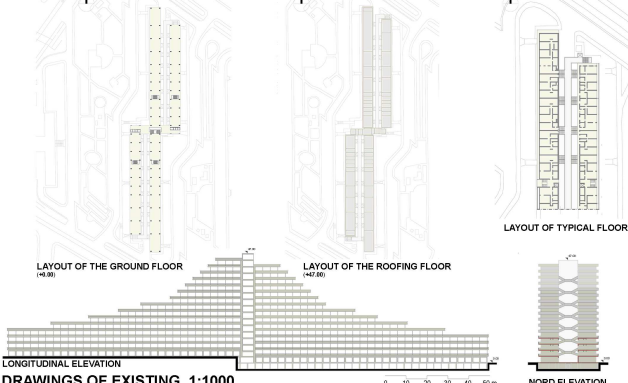
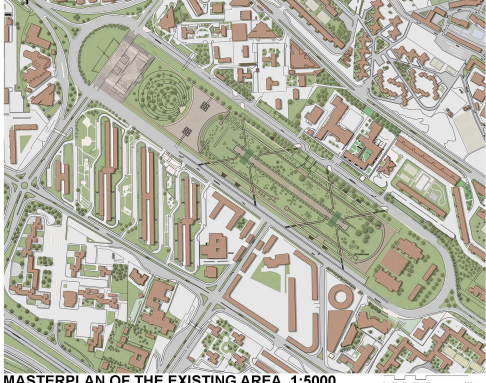
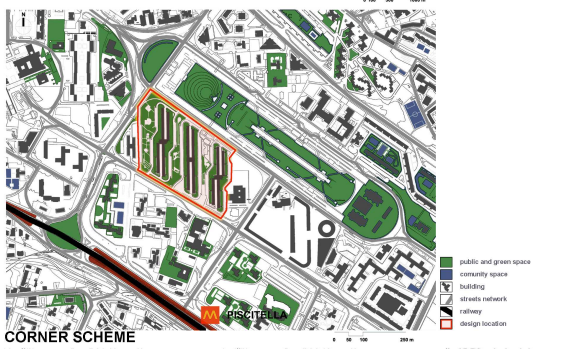
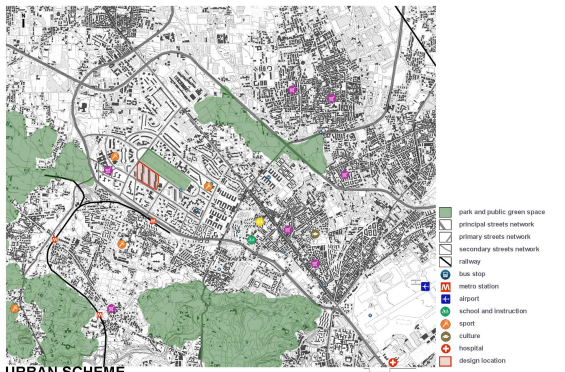
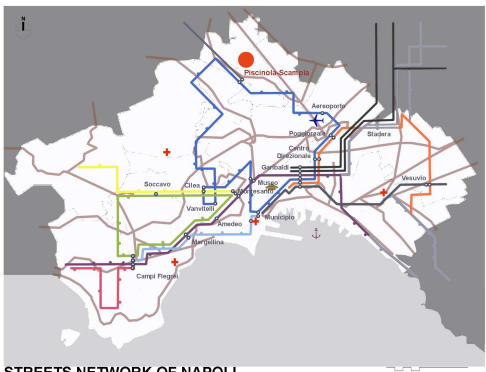
INNOVATIVE SUSTAINABLE SOLUTIONS, POLICIES AND STRATEGIES

Social integration and enablement
Visual entry plates
<p>,</p> <p>,</p>

1 URBAN REVITALIZATION OF MASS HOUSING

INTERNATIONAL COMPETITION
 "Scampia" sails: the sinking of an Utopia"

TEAM CODE
IT-NAP-588



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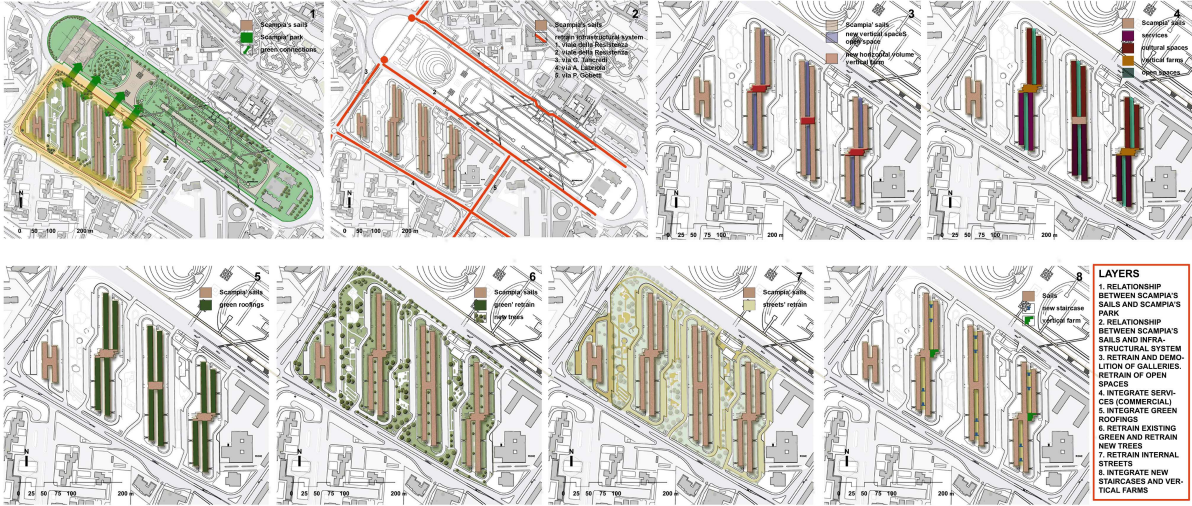
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URBAN REVITALIZATION OF MASS HOUSING

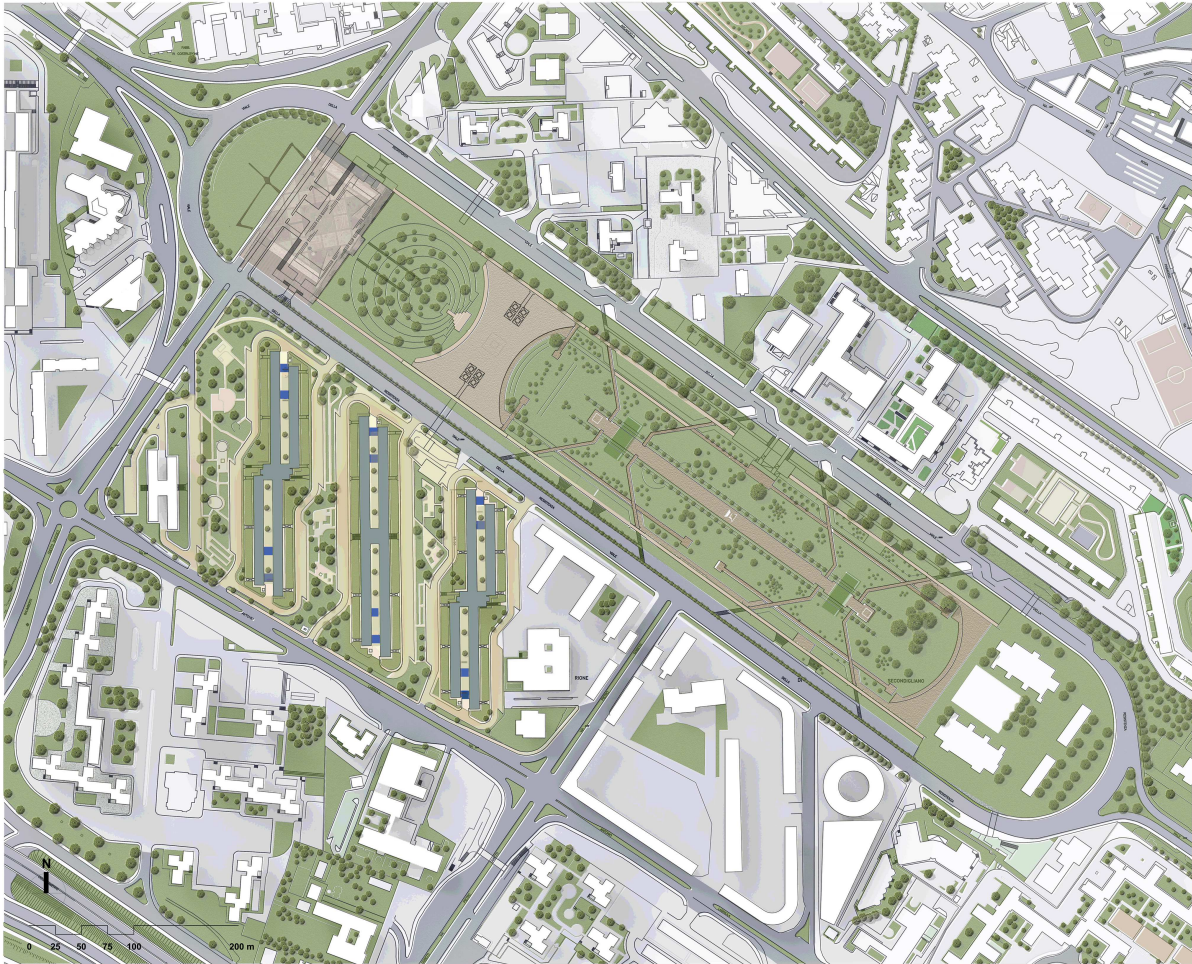
INTERNATIONAL COMPETITION

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DESIGN PATTERNS



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INTERNATIONAL COMPETITION

“Scampia” sails: the re-landing to reality”

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SOCIO-ECONOMICAL MODEL

Employment rate will sensibly grow with about 100 workers for each building in the sector of agriculture, considering also market and offices.



EMPLOYMENT SITUATION



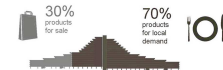
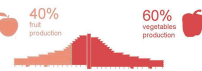
ACTUAL SITUATION
people need money to support the family, lack of job opportunities, lead people to informal areas, increasing number of death, high and drug dealing and prisoners.



PROJECT SCENARIO
Agricultural cooperative will create a new local economy and new job opportunities. Agricultural cooperative will be given to people and in this way organized crews will face power and people.



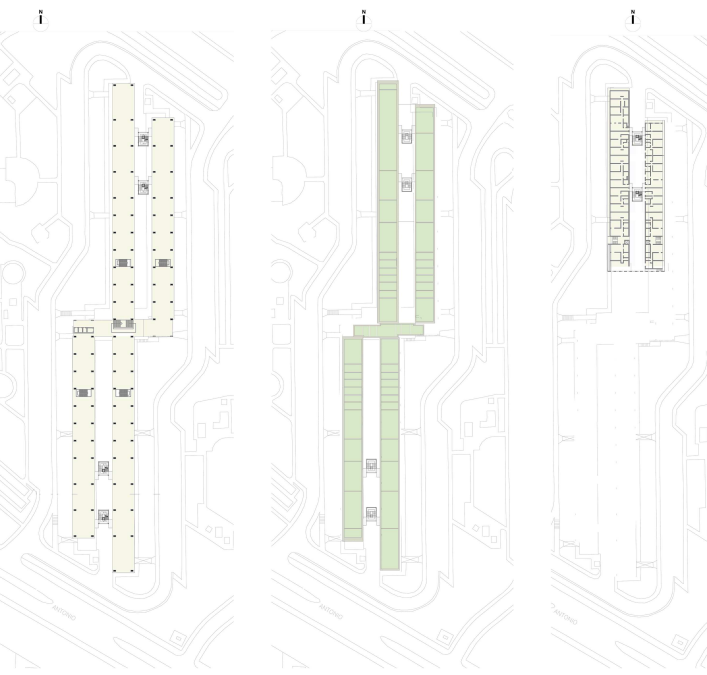
FOOD AND NUTRITION



PROJECT DIAGRAMS



PROJECT CONCEPT



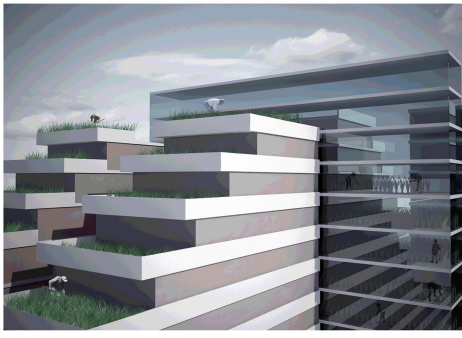
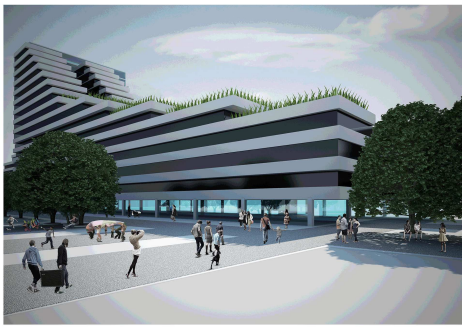
LAYOUT OF THE GROUND FLOOR (1:100)

LAYOUT OF THE ROOFING FLOOR (1:100)

LAYOUT OF TYPICAL FLOOR (1:100)

PROJECT DRAWINGS

0 10 20 30 40 50m



VIEWS

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