

Laboratorio Architettura e Città

Progettazione urbanistica

A.A. 2019-2020

Francesco Alberti

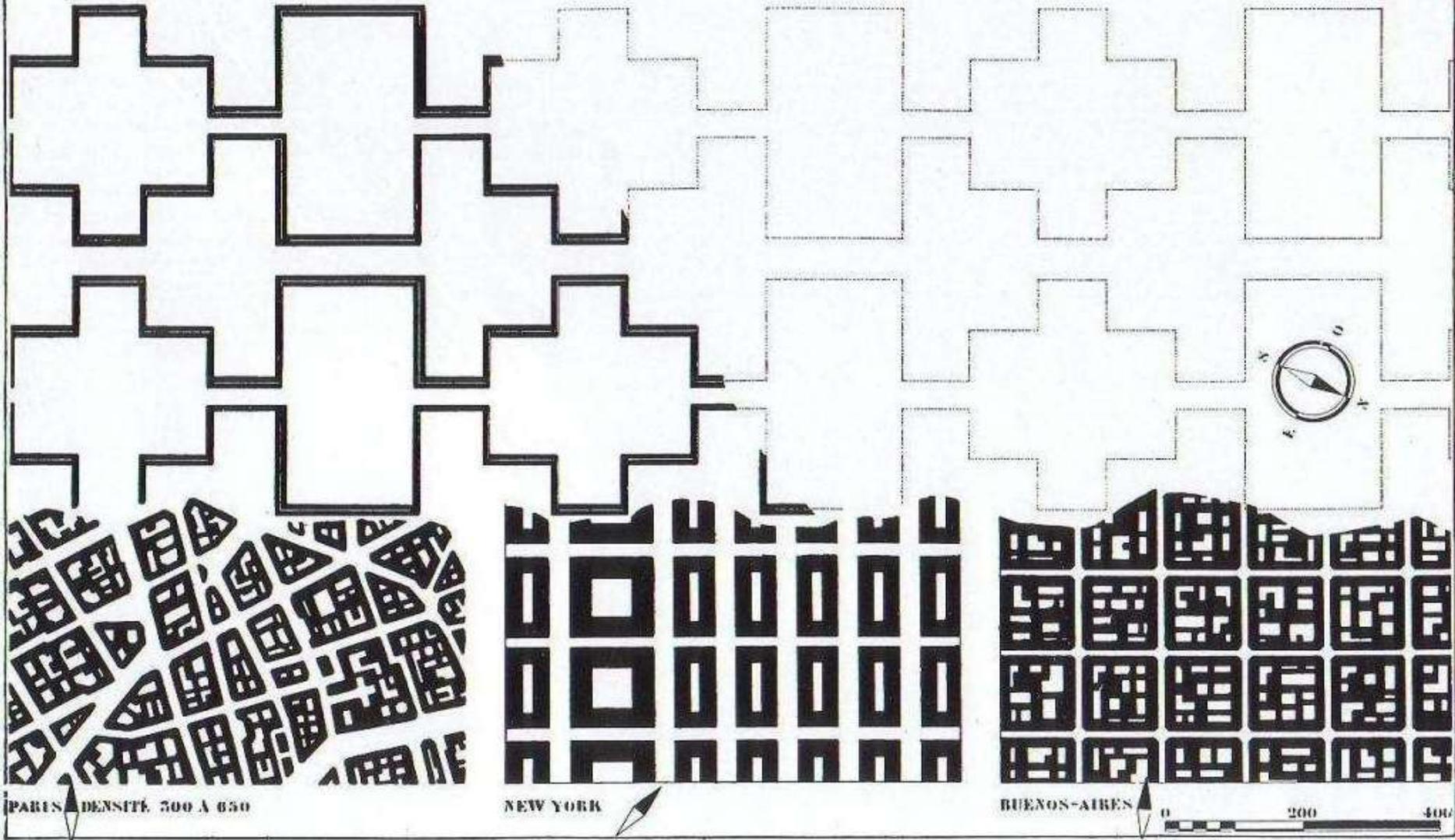
Collaboratrice al corso: Eleonora Giannini

TESSUTI ED EDIFICI RESIDENZIALI

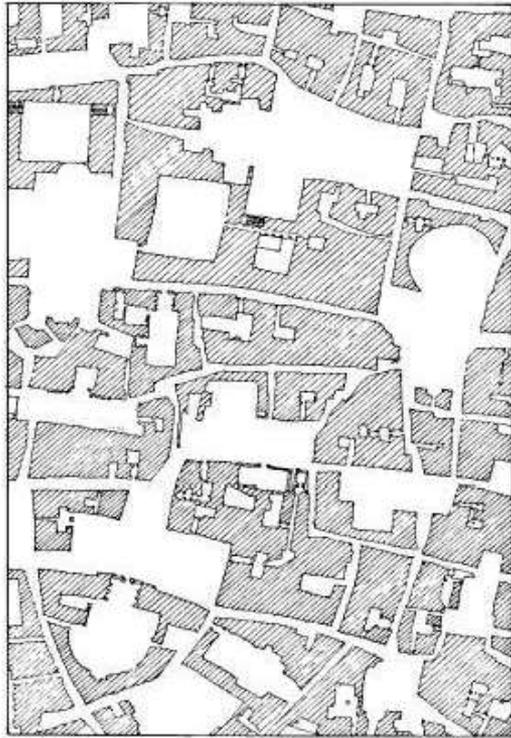
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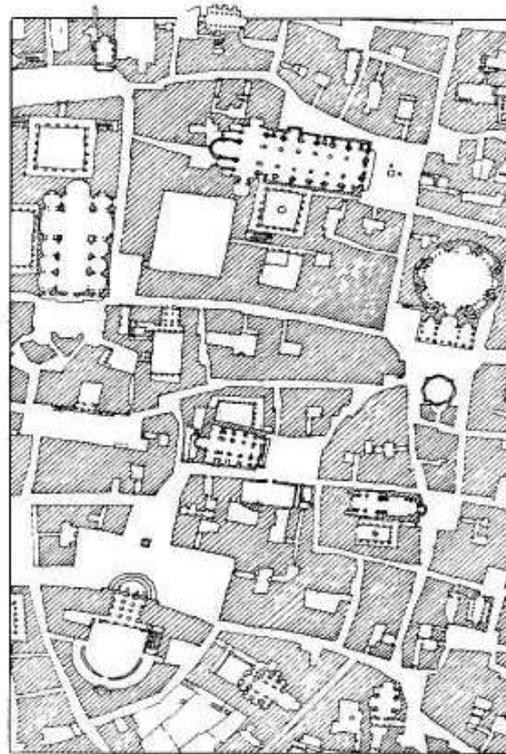
LA VILLE CLASSÉE
LES VILLES PÊLE-MÊLE



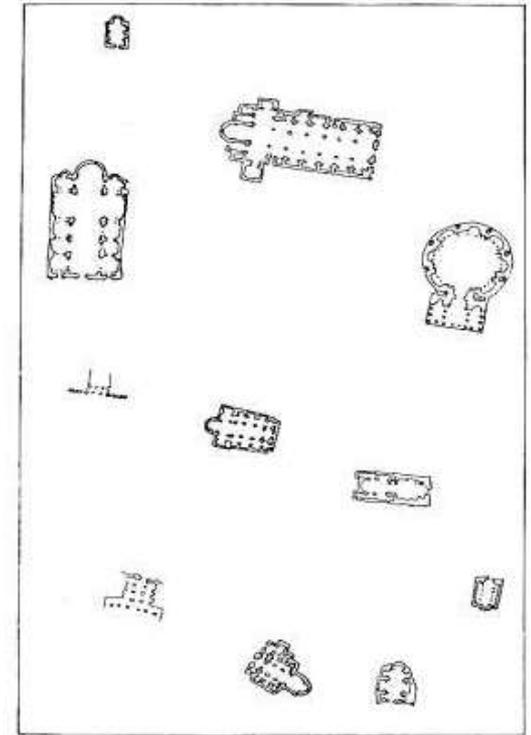
> Le Corbusier: Parigi, New York, BuenosAires e il modello della Ville Radieuse (1935)



Le tissu urbain sans les monuments, Rome, 1748.



La réalité urbaine, les monuments et le tissu urbain, Rome, 1748.



Les monuments sans le tissu urbain, Rome, 1748.

L'évidence d'un tel découpage ne devrait pas conduire à en faire l'économie. Et il ne suffit pas de l'opérer mentalement, au contraire, il faut chaque fois s'astreindre à le représenter.

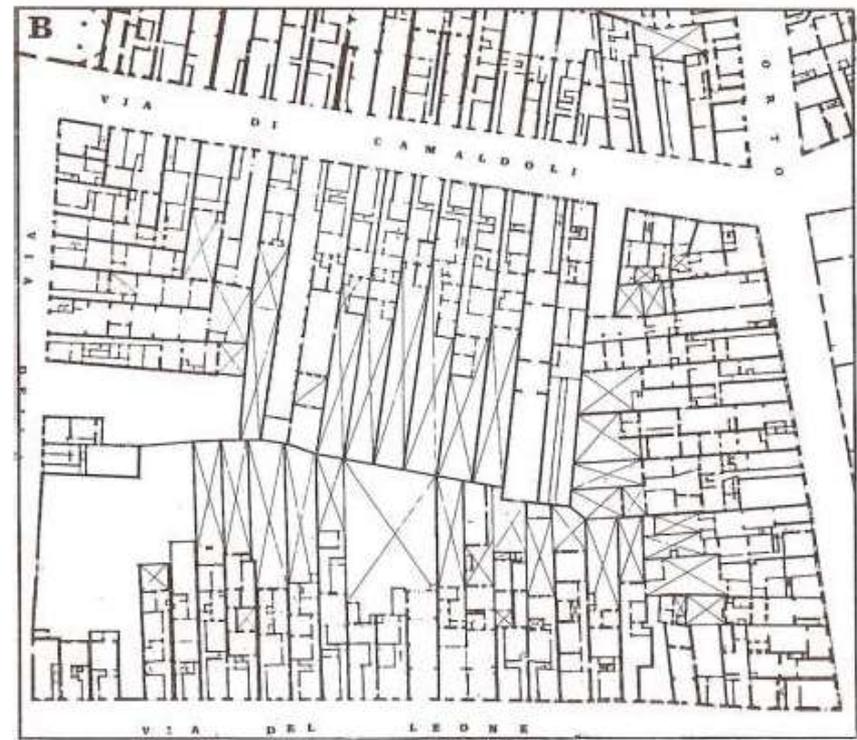
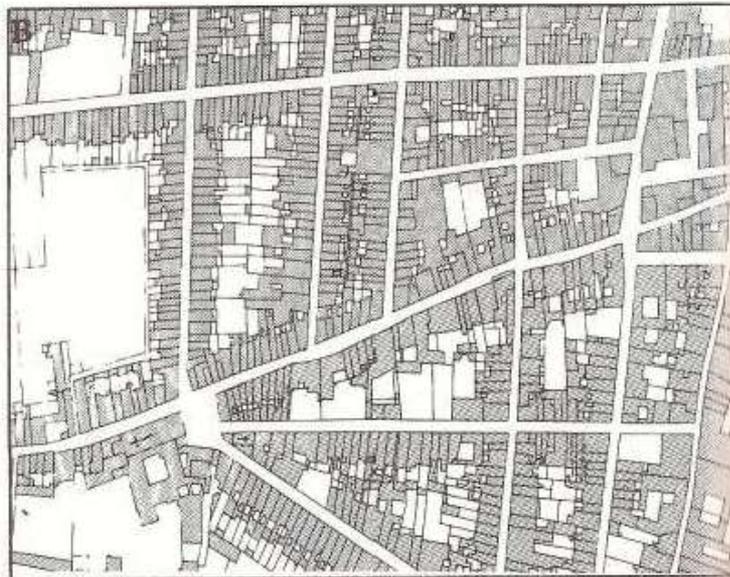
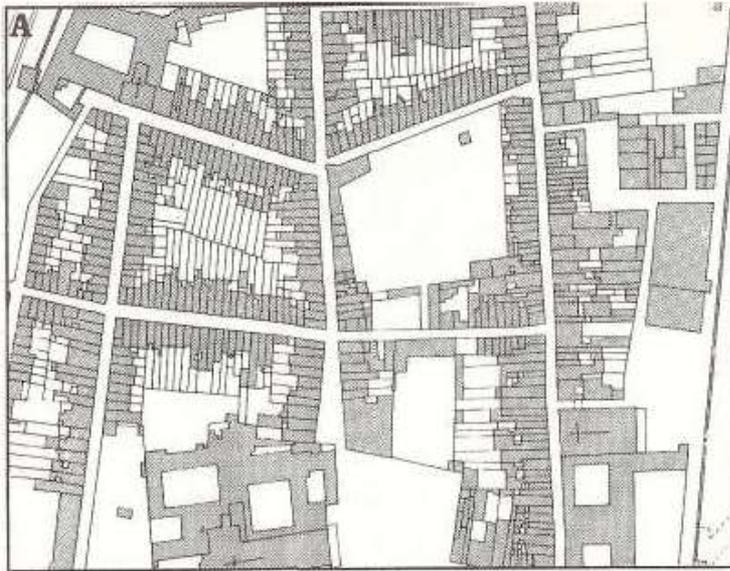


Tavola 28. Roma: catasto gregoriano (rapp. 1:4,000). A: tessuto tra via Tor di Nona e via de' Coronari. B: tessuto del Tridente di piazza del Popolo.

> **Gianfranco Caniggia, Gian Luigi Maffei:** *Lettura dell'edilizia di base*, Marsilio, Venezia, 1979

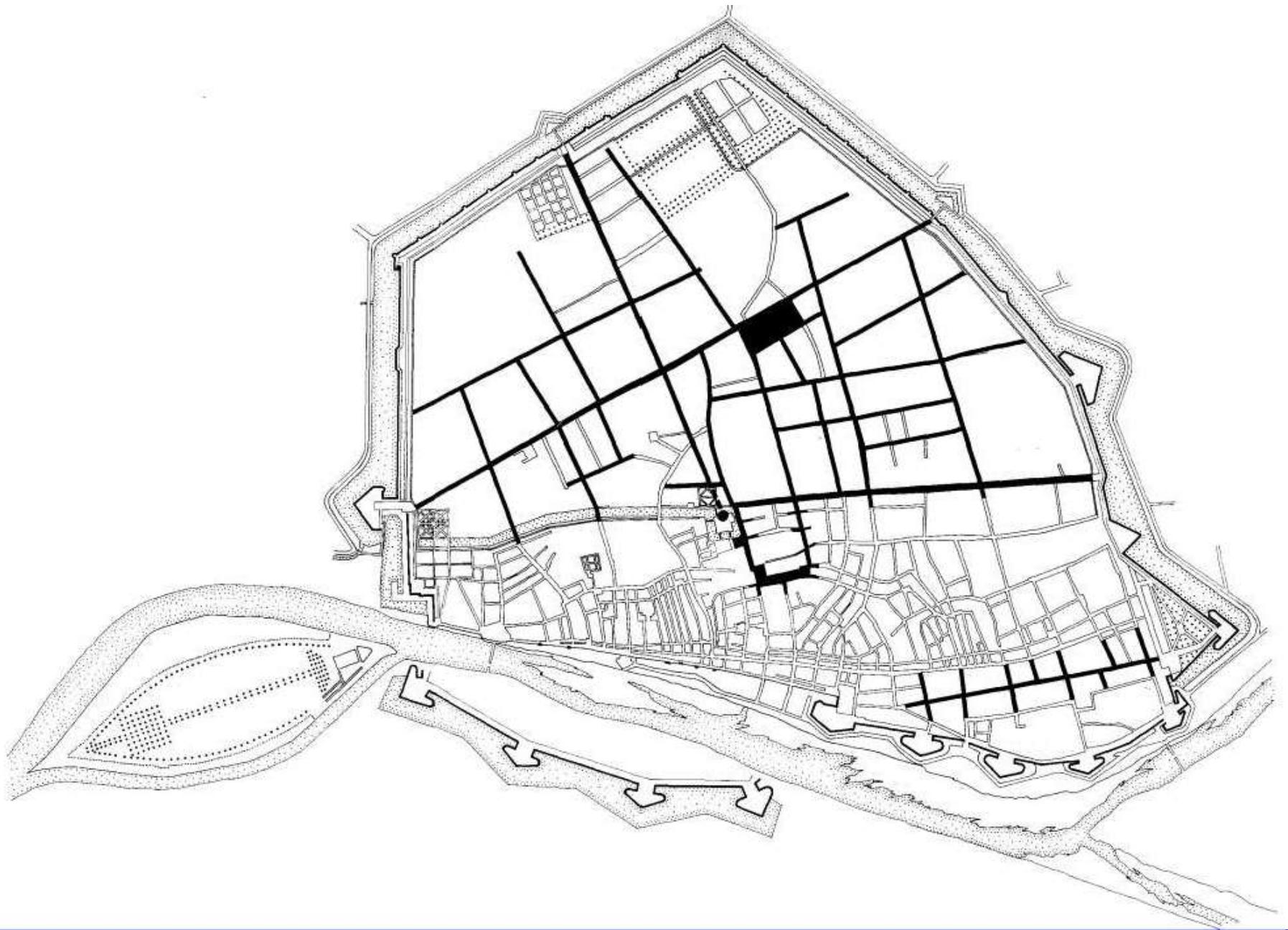


> Case a schiera a Portovenere, Poznan (PL),Amsterdam, Brugge (B)



> Tessuti di case a schiera a Firenze

Gianfranco Caniggia, Gian Luigi Maffei: *Lettura dell'edilizia di base*, Marsilio, Venezia, 1979



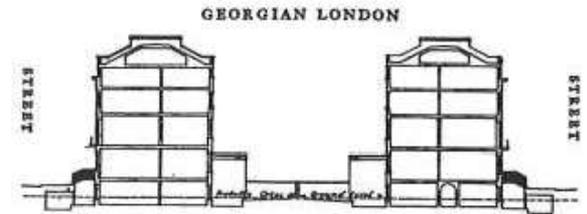
> **Biagio Rossetti:** Ferrara, addizione Ercolea (1490 ca)



> Ferrara alla fine del XVI secolo



> Ferrara, Via Mortara



1 Sezione schematica di una strada georgiana a Bloomsbury: le strade sono più alte del piano di campagna.



> Case a schiera georgiane a Londra (1775-1783)

Londra

1800 – 900.000 ab.

1850 – 2,4 mln ab.

1900 – 6,5 mln ab.

Parigi

1800 – 600.000 ab.

1850 – 1 mln ab.

1900 – 2,7 mln ab.

Vienna

1800 – 230.000 ab.

1850 – 440.000 ab.

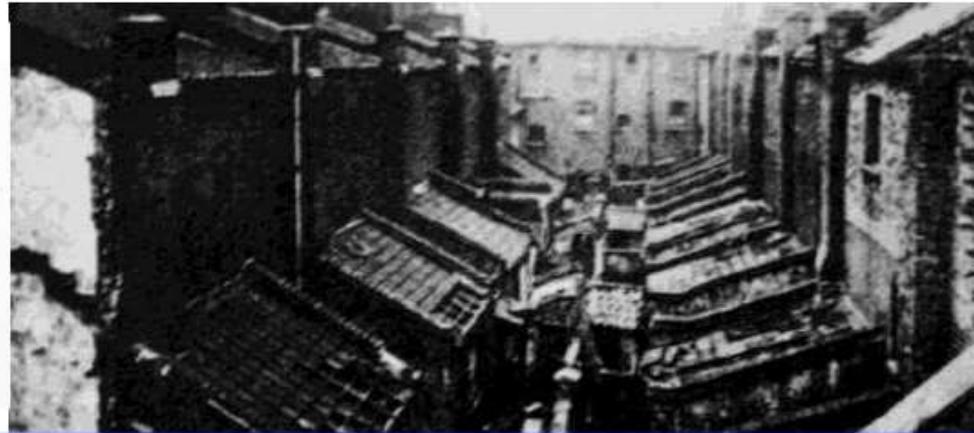
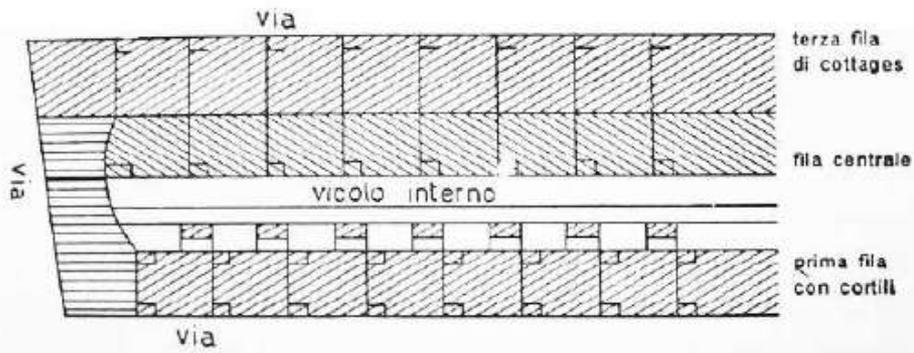
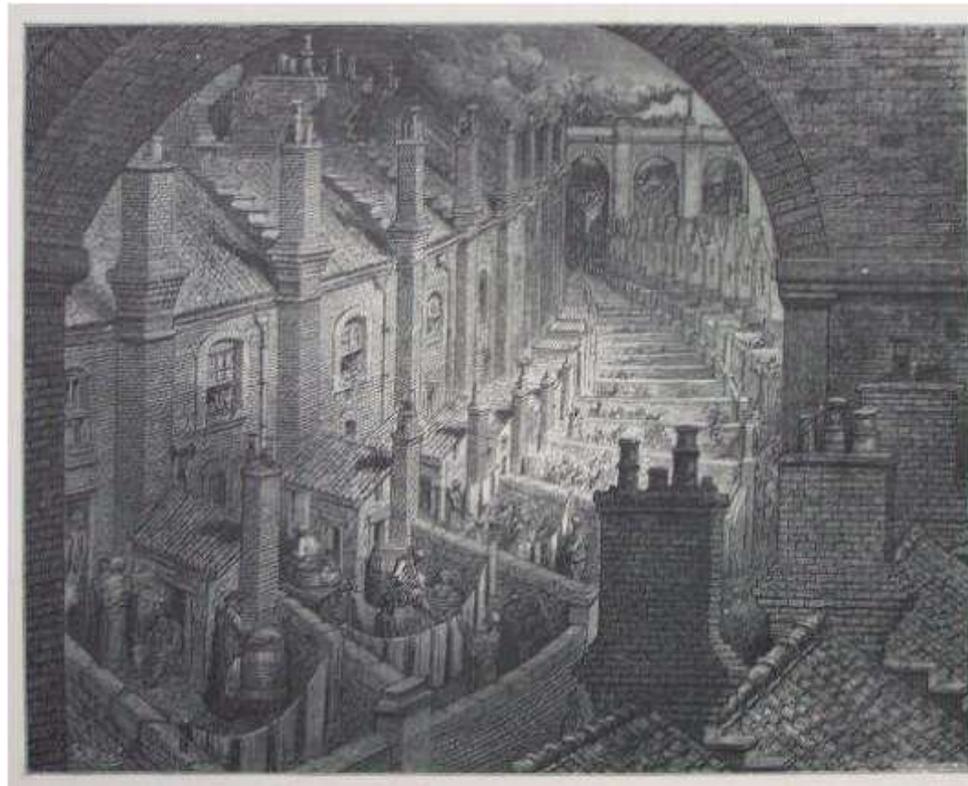
1900 – 1,6 mln ab.

Berlino

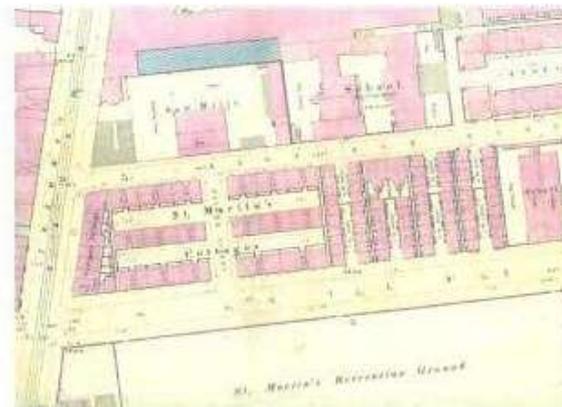
1800 – 170.000 ab.

1850 – 430.000 ab.

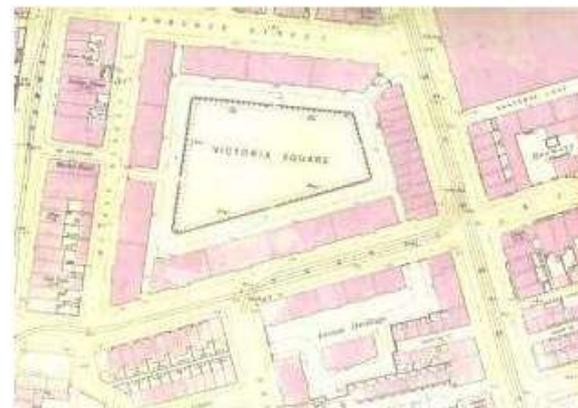
1900 – 1,9 mln ab.



> Speculazione edilizia a Londra nell'800

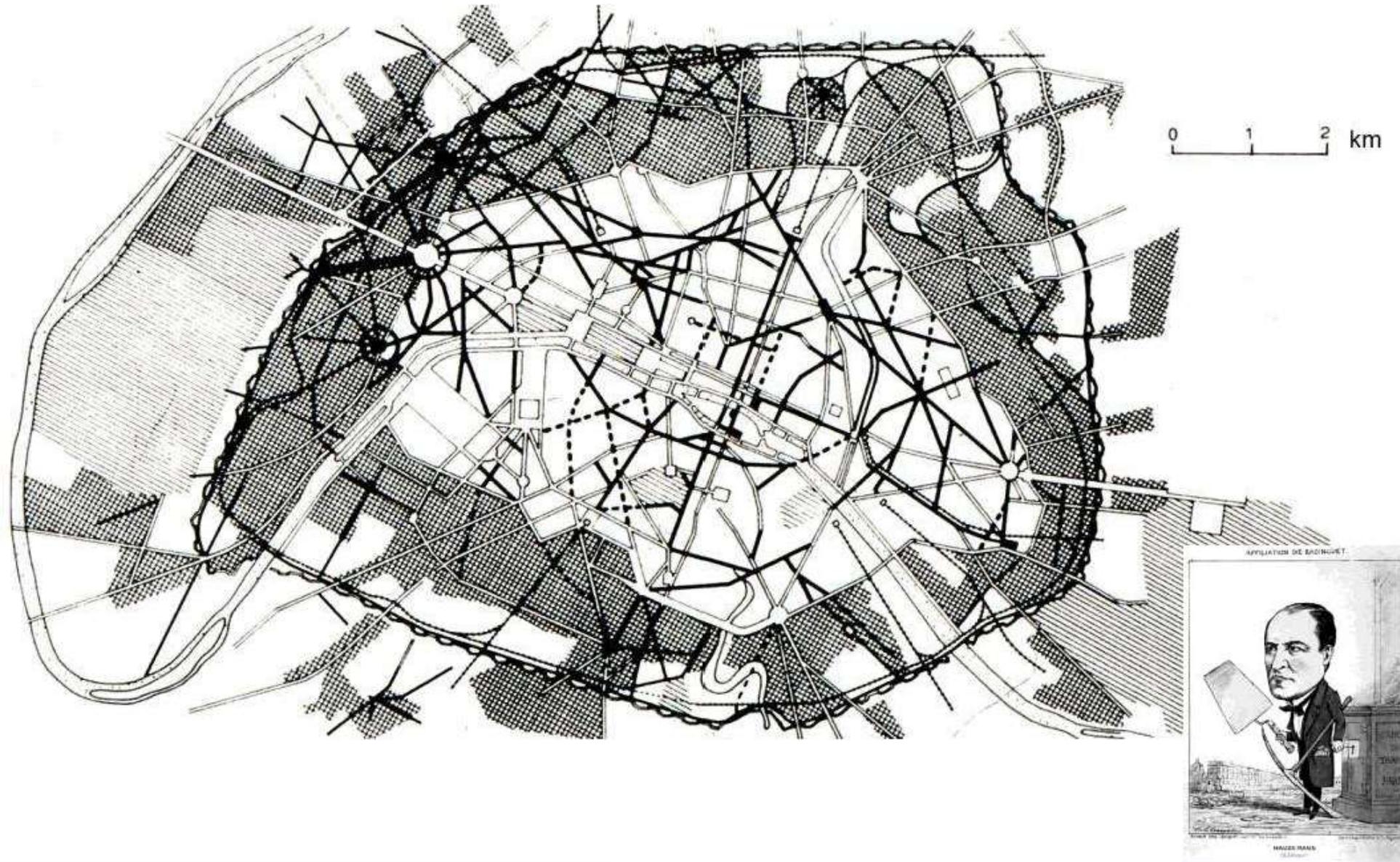


St. Martin Cottages (1869)

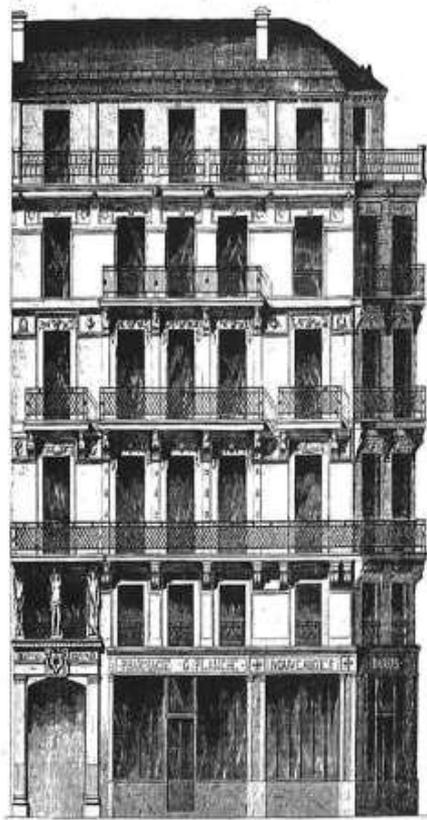


Victoria Square Dwellings (1885)

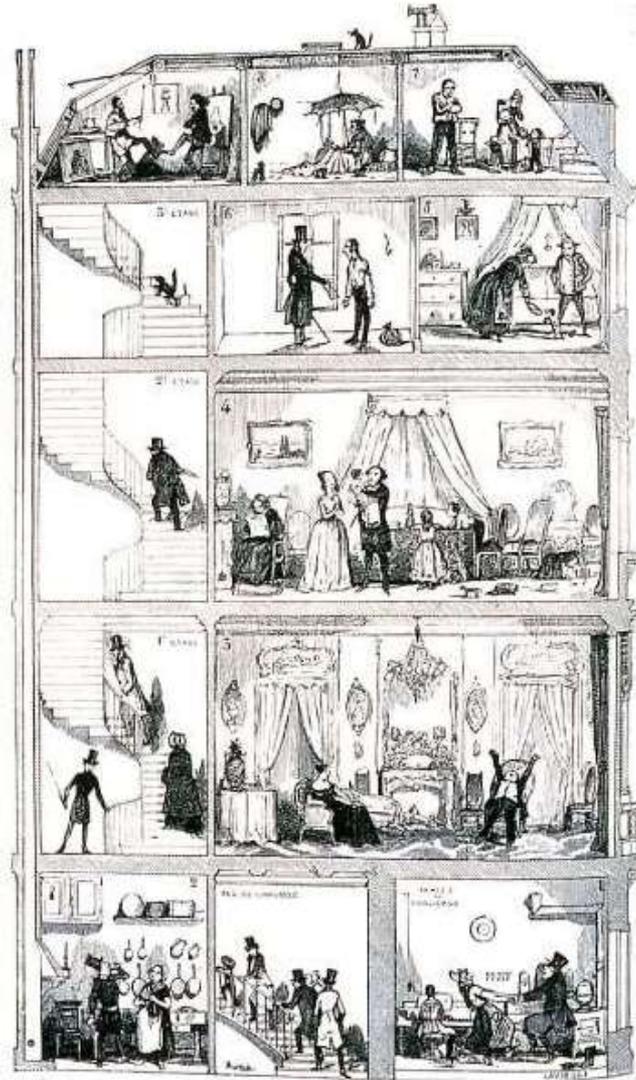
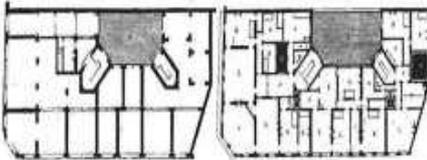
> Tipologie in linea di epoca vittoriana a Liverpool (“tenement houses”)



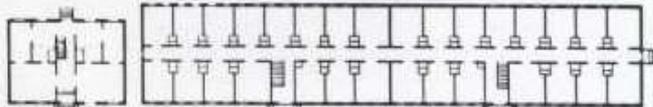
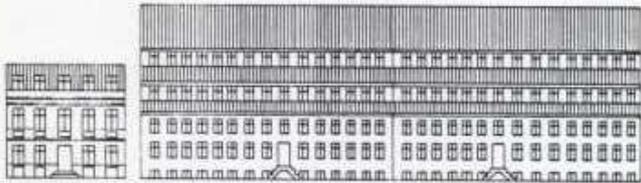
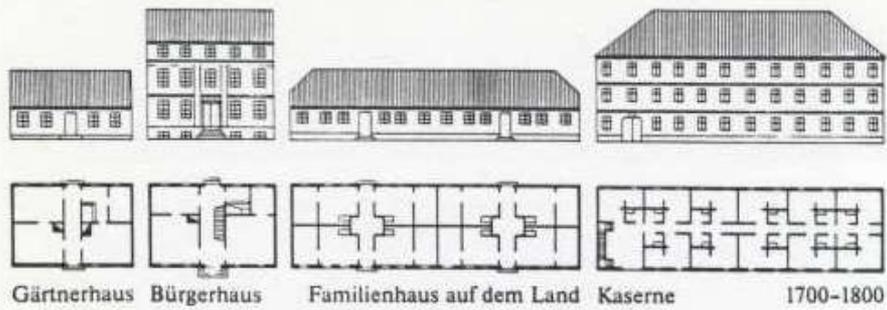
> Parigi: Piano Hausmann (1852-1870)



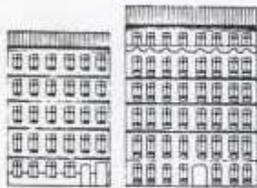
Tipico edificio residenziale parigino della metà del XIX secolo, articolato con attività commerciali e botteghe al piano terreno, e appartamenti borghesi ai piani superiori.



> Tipologie in linea nella Parigi hausmanniana (“immeubles de rapport”)



Mietshaus Mietskaserne „Wüllenitzches Familienhaus“ 1800-1850



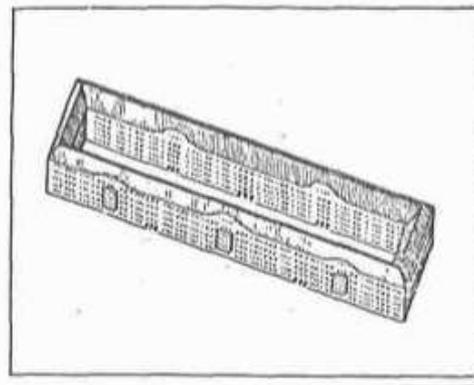
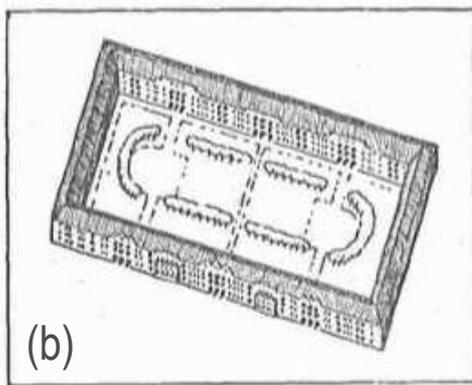
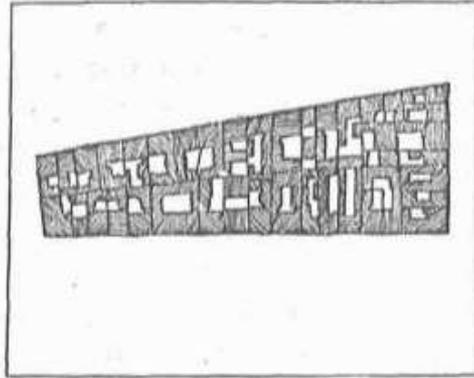
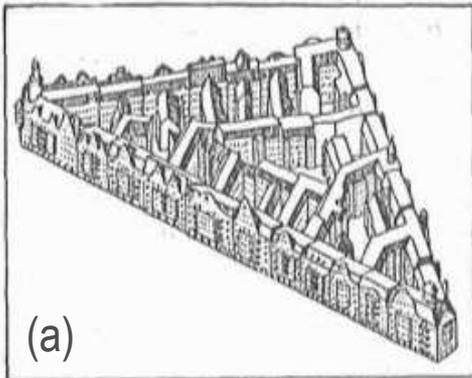
Mietshaus
Zweispänner Mietshaus
Vier- bis Fünfspänner 1850-1900



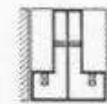
> Tipologie in linea a Berlino nell'800 (“Mietkasernen”)



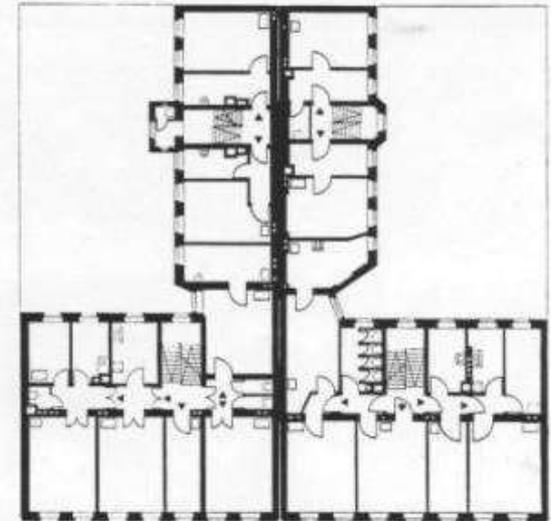
> F. Wiese: Veduta di Berlino a volo d'uccello (1899)



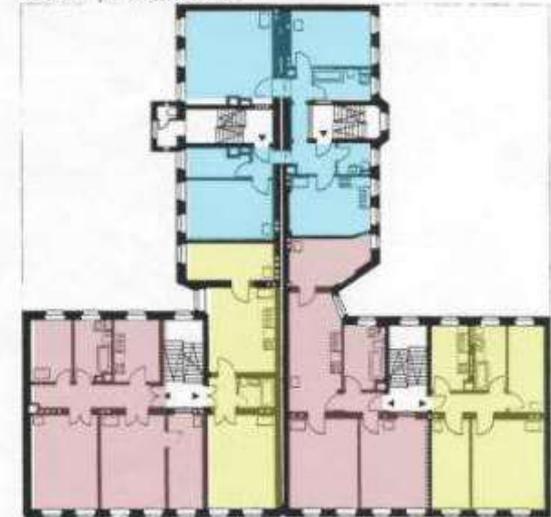
> Tipologie in linea a Berlino nell'800 (a) e all'inizio del '900 (b) ("Mietkasernen")



12 Naunynstraße 61/62

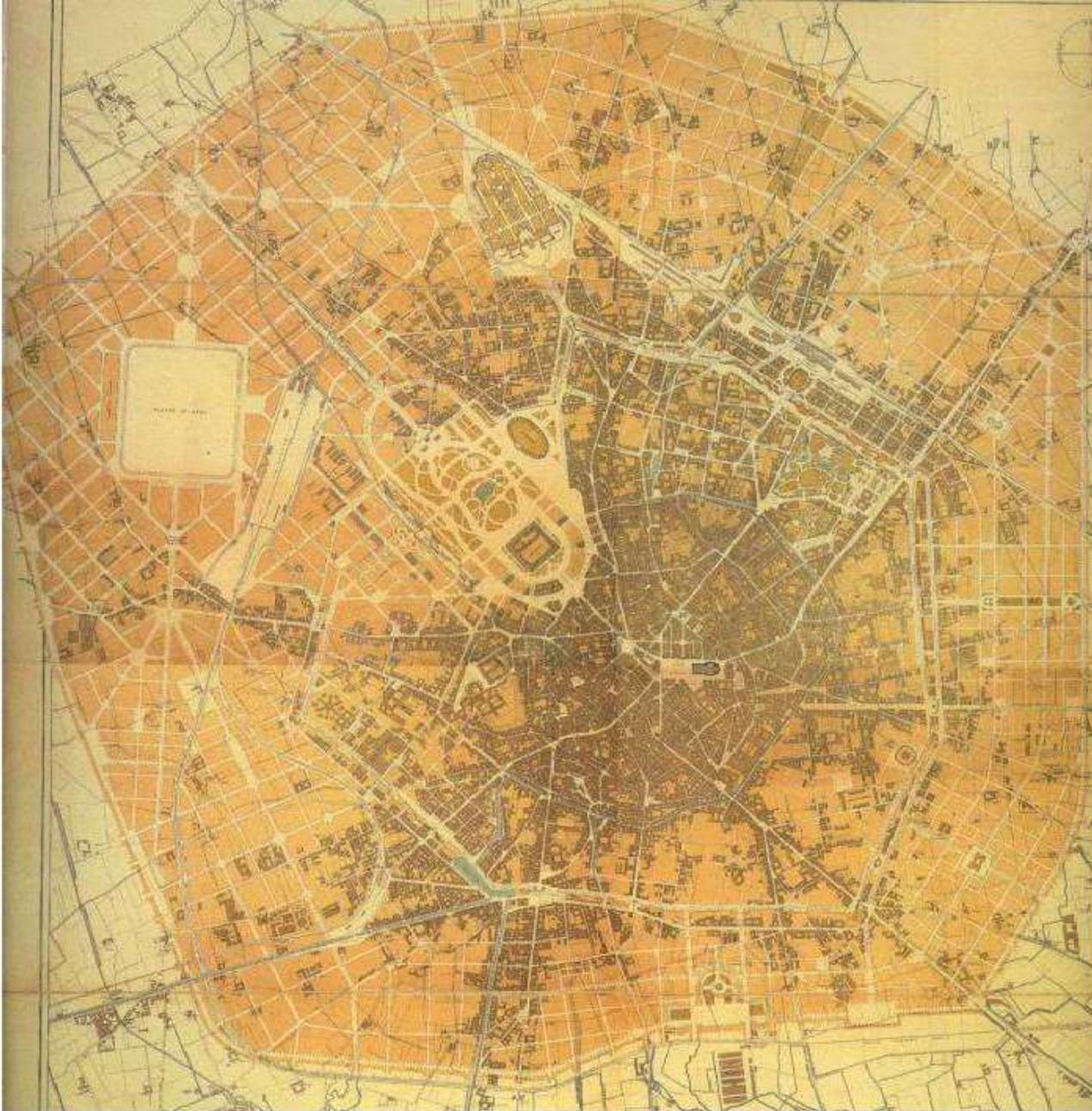


Stat. preesistente



Stat. di progetto

> Il recupero delle Mietkasernen a Kreuzberg (Berlino) negli anni '80



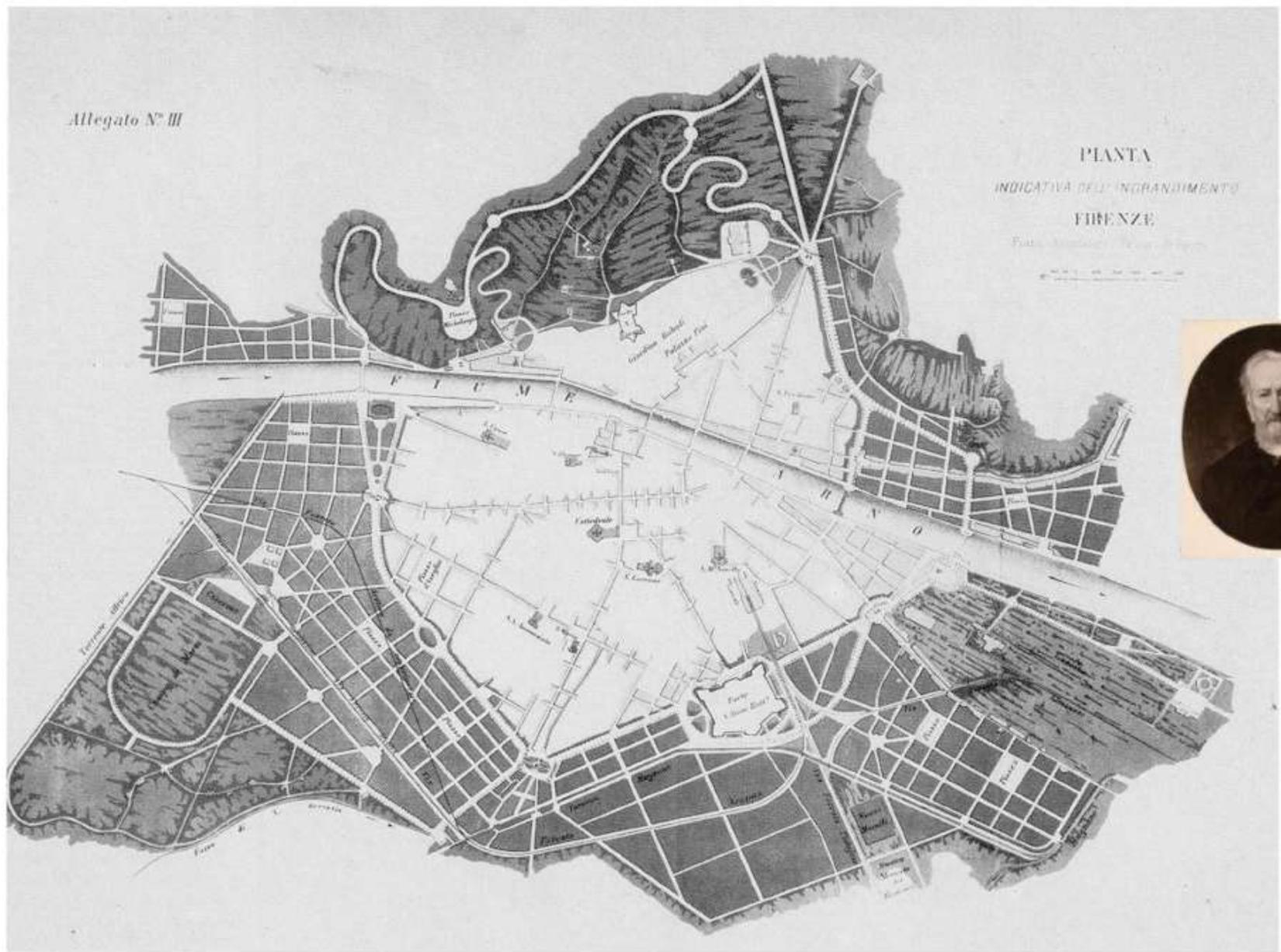
> Milano: Piano Beruto (1888)



Edificio a ballatoio realizzato nel quartiere Mac Mahon dall'Istituto per le Case Popolari di Milano nel 1909, su progetto dell'Architetto Giannino Ferrini.



> Tipologie residenziali a ballatoio a Milano (“Case di ringhiera”)



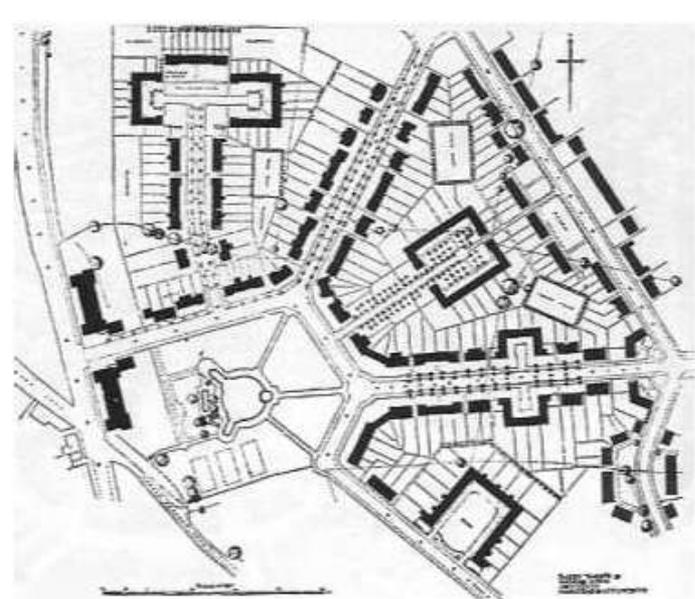
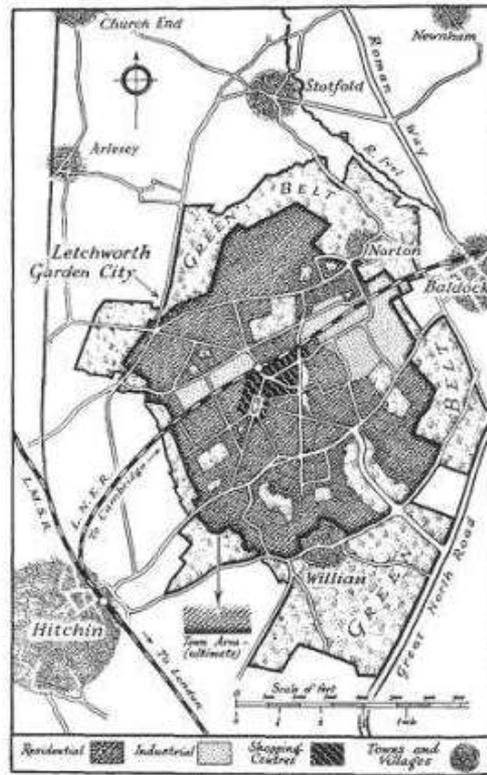
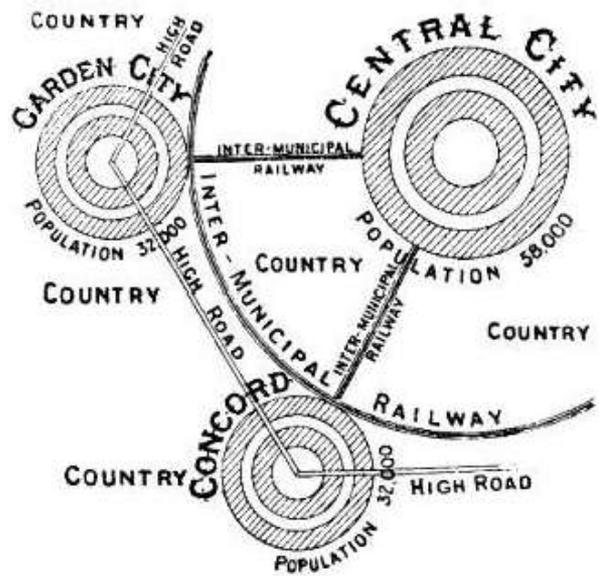
> Firenze: Piano Poggi (1864-1877)



Il prototipo:
Bernardo Fallani: "Casino"
della Livia (1778)



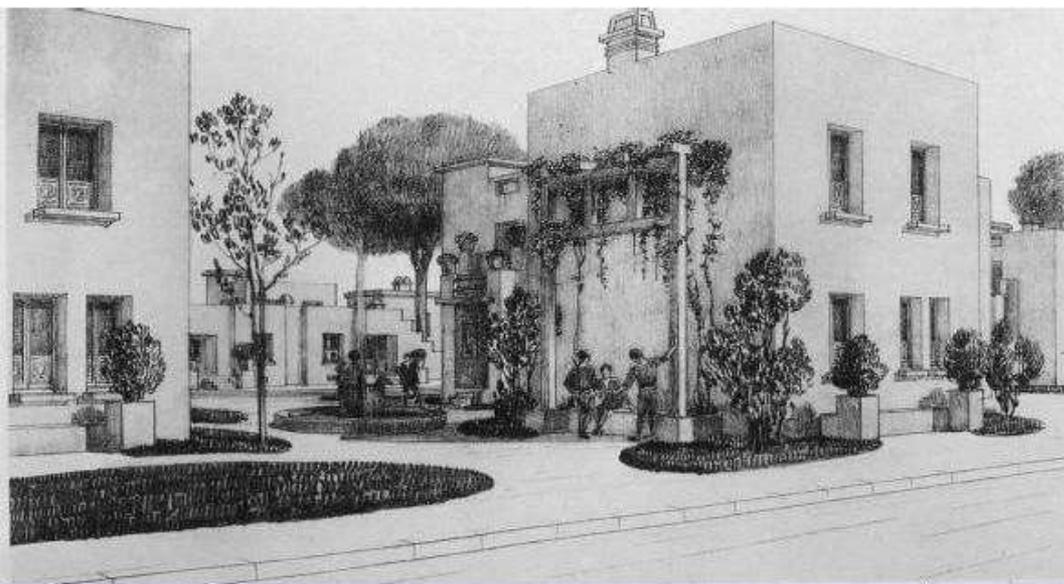
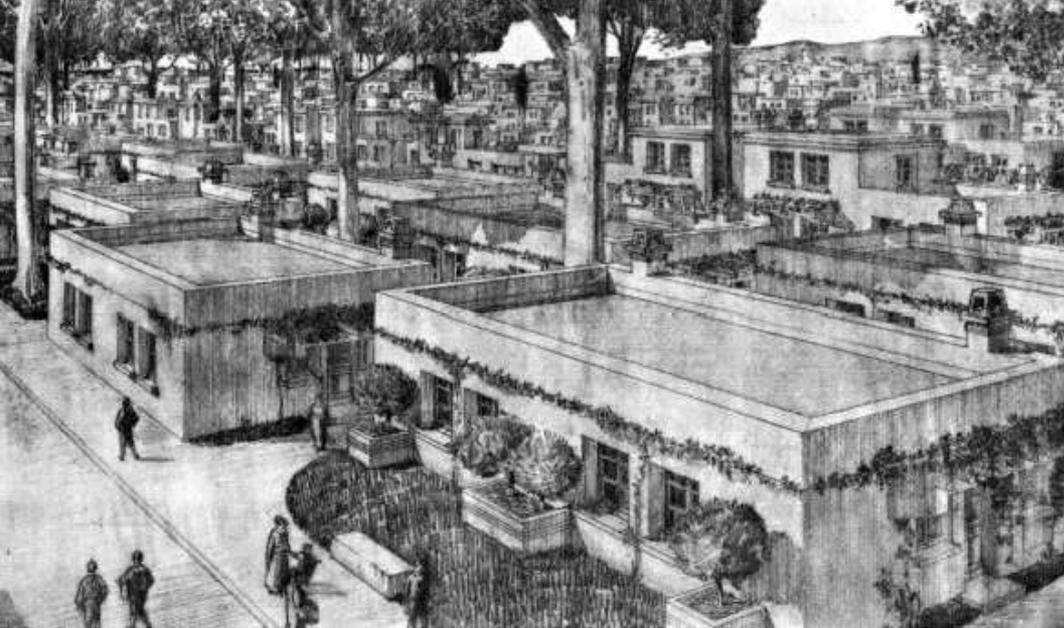
> Firenze: tipologie residenziali fine '800 – primi '900



> E. Howard, R. Unwin, L. de Soissons: teoria e progetto della "Garden City" (1898-1919)



> Tony Garnier, *Une cité industrielle* (1904-1917)



> Tony Garnier, *Une cité industrielle* (1904-1917)



> **Tony Garnier**, Boulevard des Etats Unis, Lione (1920-1929)



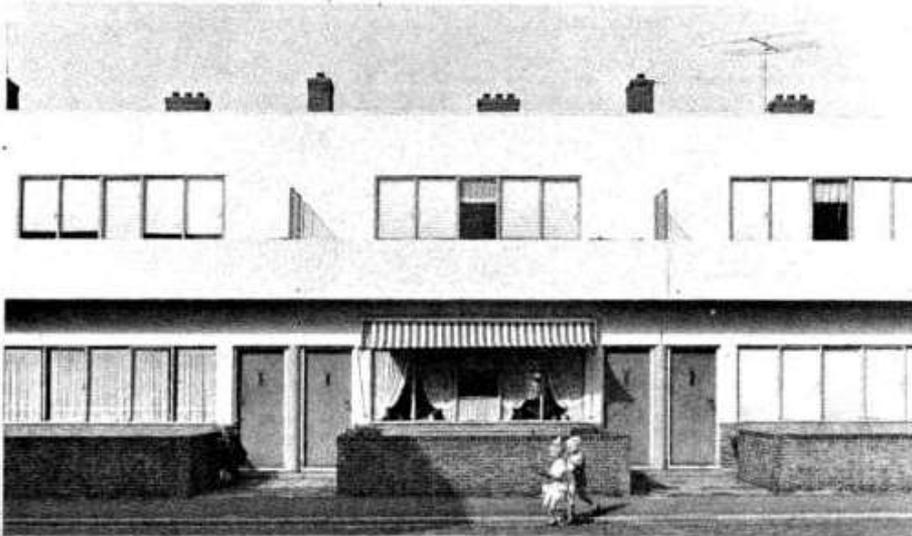
Uitbreidingsplan Zuid der Gemeente Amsterdam van Dr. Berlage.

Schaal ± 1 op 10.000.

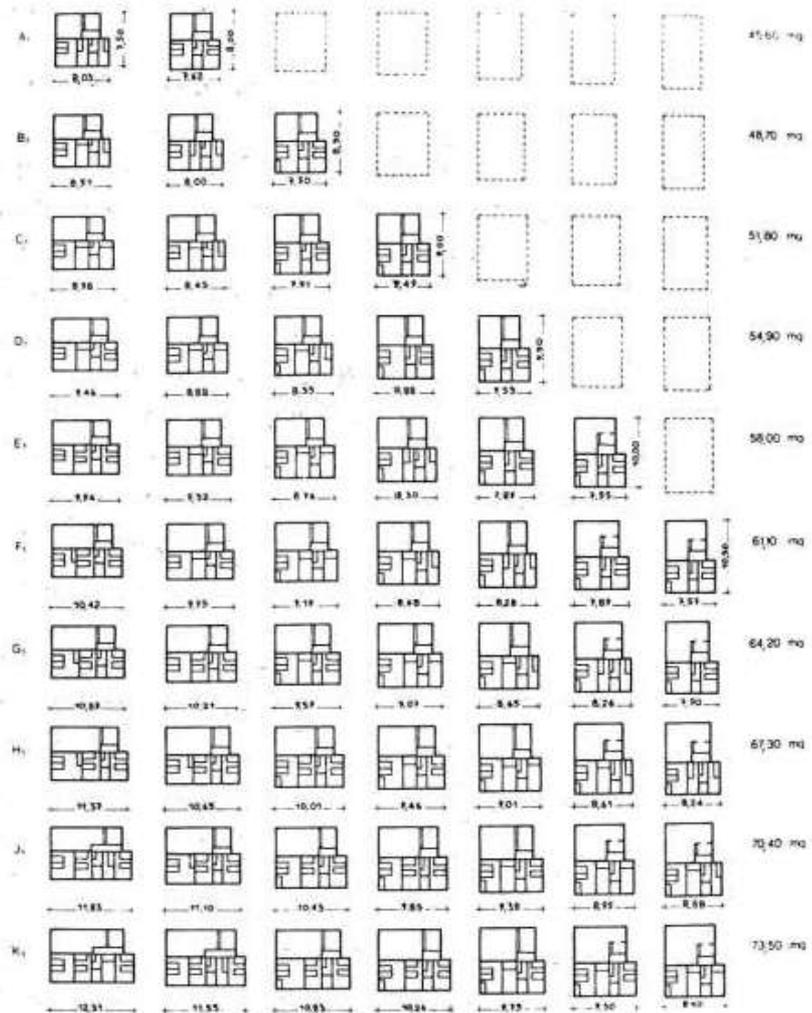
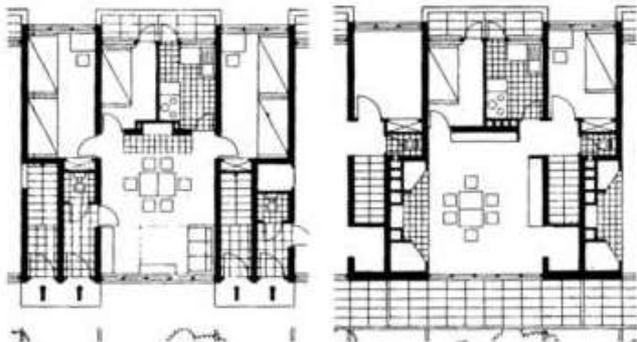
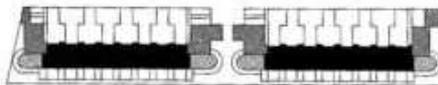
> Amsterdam: Berlage Plan Zuid (1915-1917)



> Amsterdam sud: l'attuazione del piano

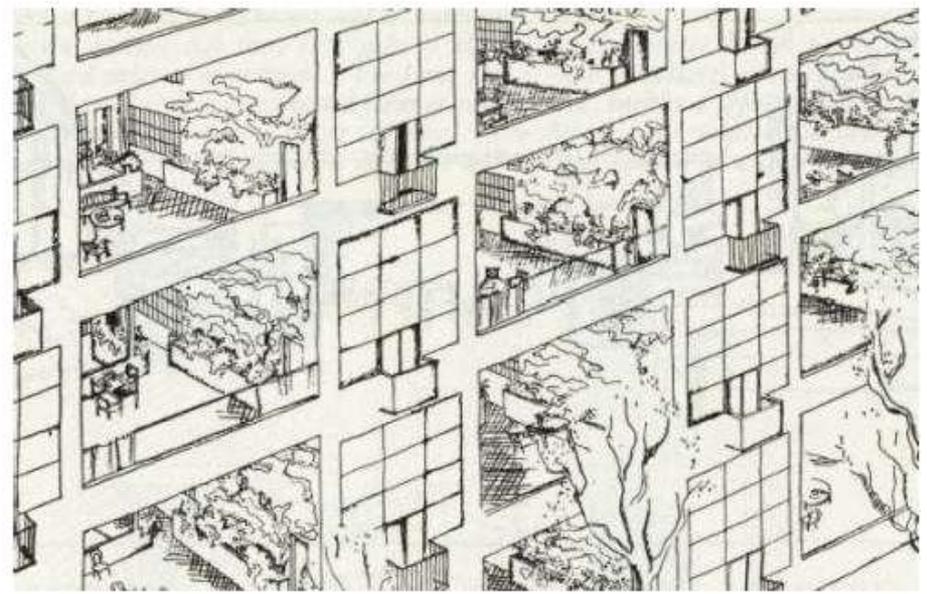
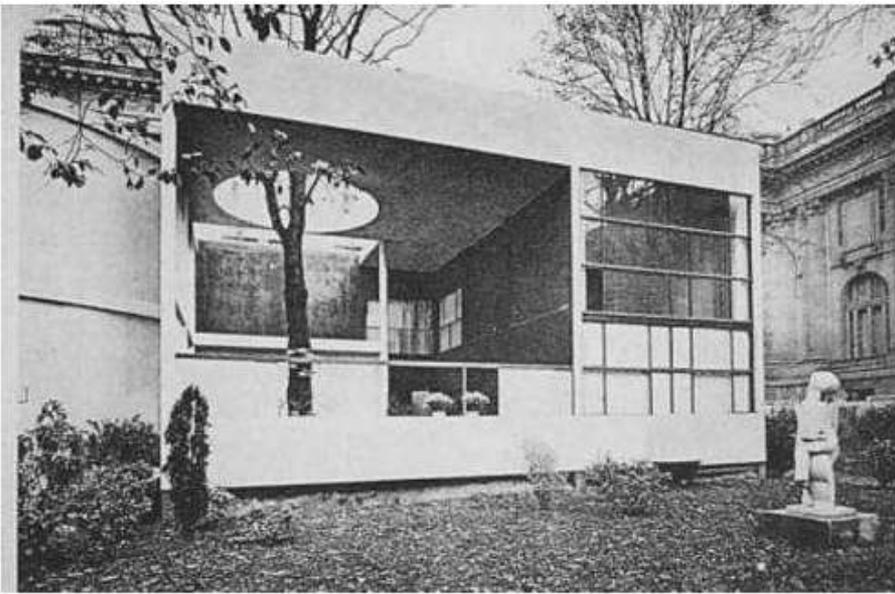


J.P. Oud: Case a schiera
AKief van Holland , Rotterdam
(1924)

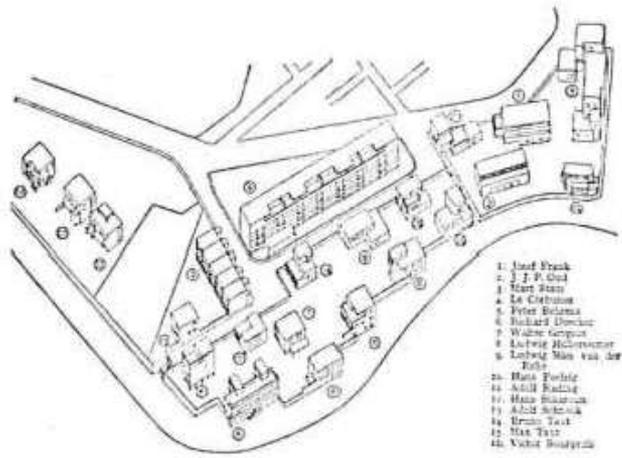


Studi di Alexander Klein per organizzazioni modulari di alloggi minimi nel 1928.

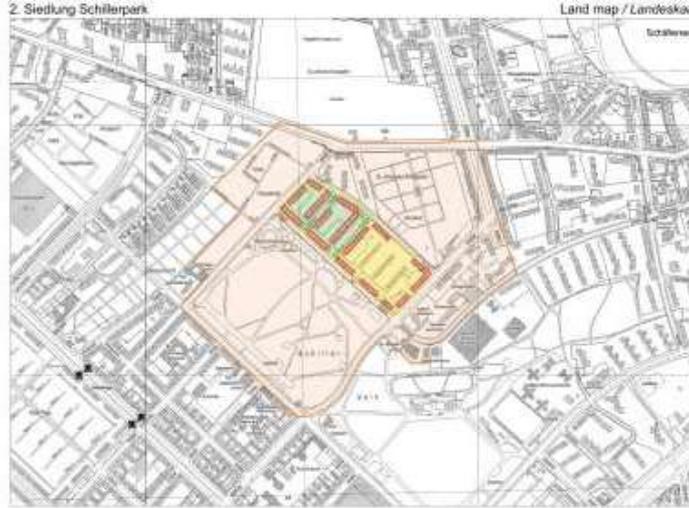
> Studie e applicazione sull' "Existenzminimum": J.P. Oud (1924) eA. Klein (1928)



> **Le Corbusier: Immeuble-villas (1922)**



> Weissenhofsiedlung a Stoccarda (1927)



Schillerpark (1924-1930)
4,4 ettari
128 appartamenti

Britz (1925-1930)
37,1 ettari
1963 appartamenti



Siemensstadt (1929-1934)
19,3 ettari
1268 appartamenti

> **Martin Wagner:** le Siedlungen berlinesi degli anni Venti

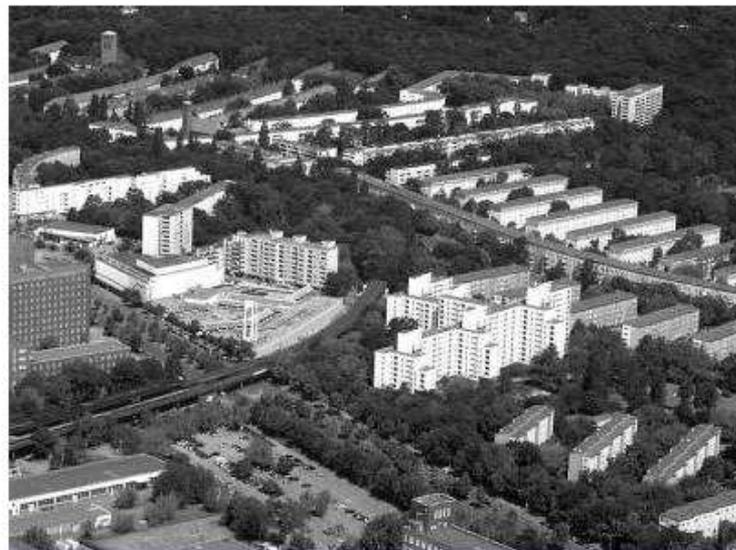


Schillerpark (1924-1930)
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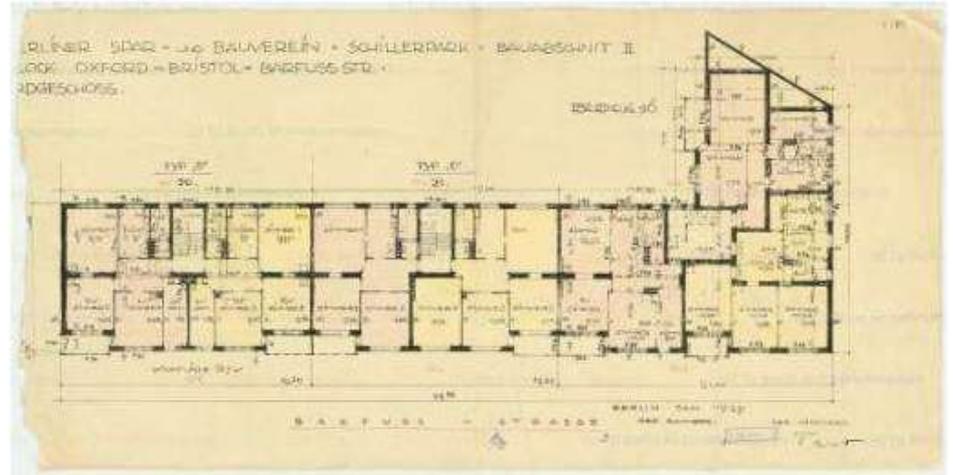
Britz (1925-1930)
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> **Martin Wagner:** le Siedlungen berlinesi degli anni Venti



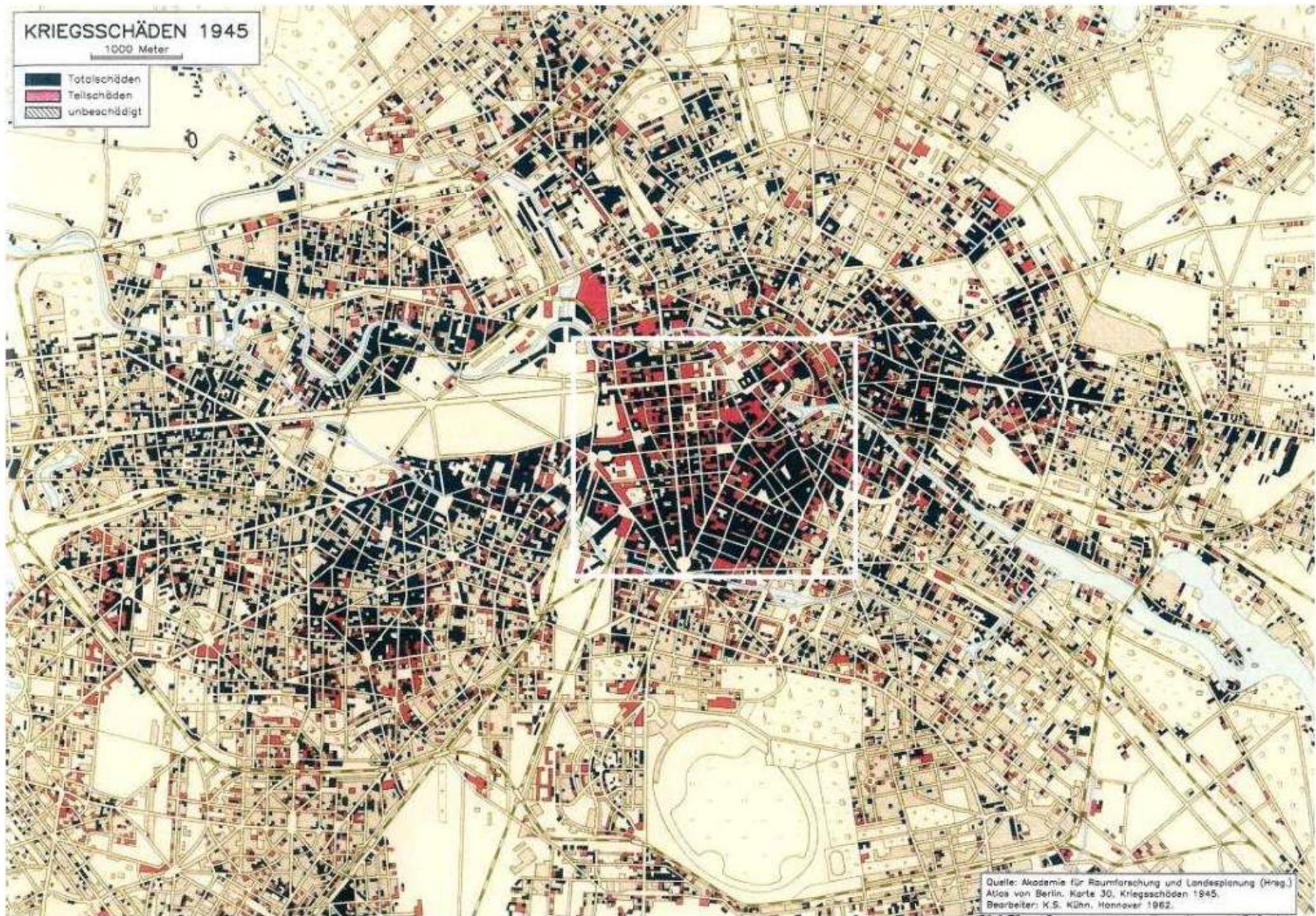
> Martin Wagner, Bruno Taut: Quartieri “am Schillerpark” e “Britz” (1924-1930)



> Walter Gropius, Hans Scharoun : Siemensstadt (1929-1934)

KRIEGSSCHÄDEN 1945

1000 Meter

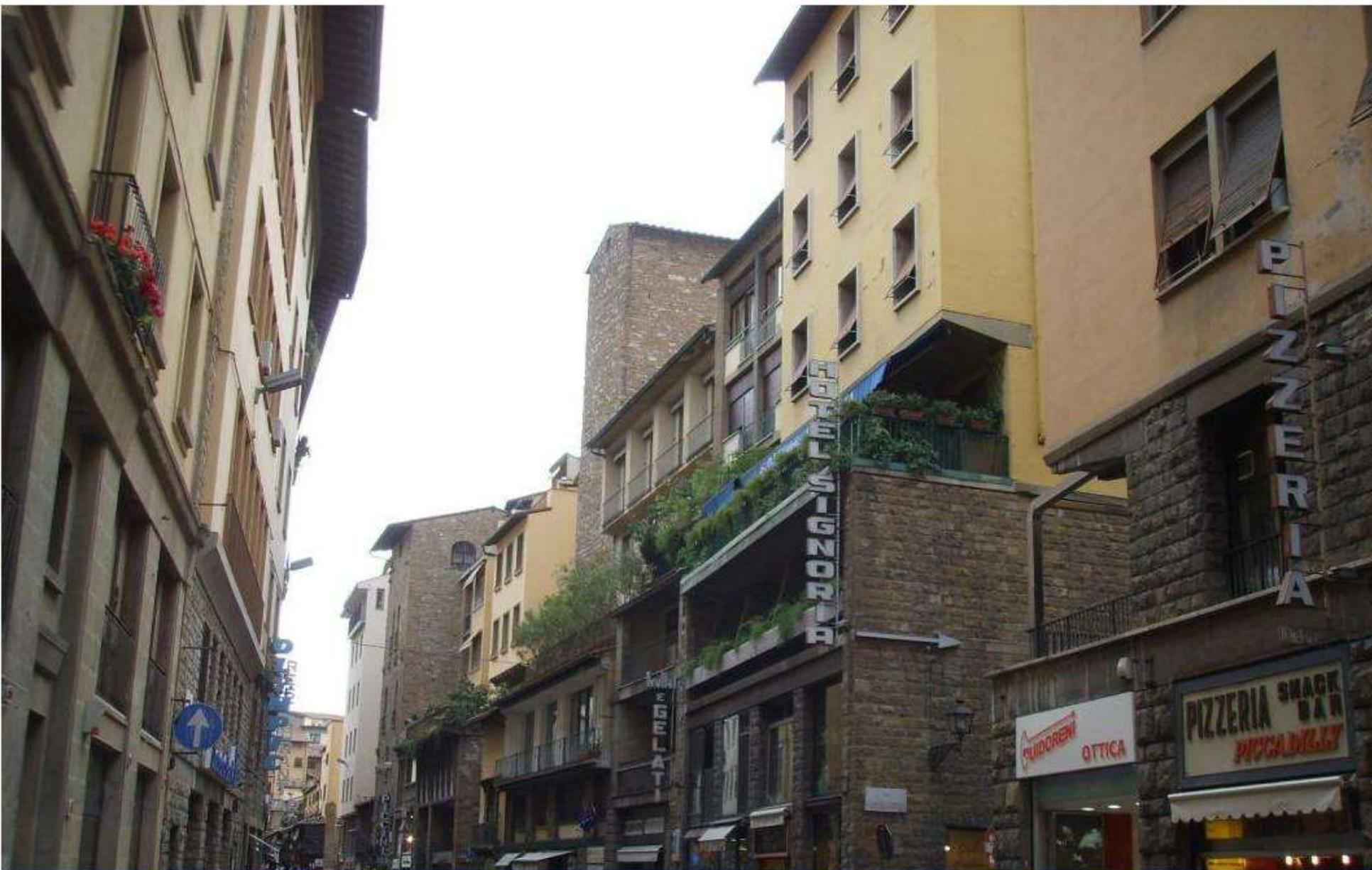


Quelle: Akademie für Raumforschung und Landesplanung (Hrsg.)
Atlas von Berlin, Karte 30, Kriegsschäden 1945,
Bearbeiter: K.S. Kühn, Hannover 1962.

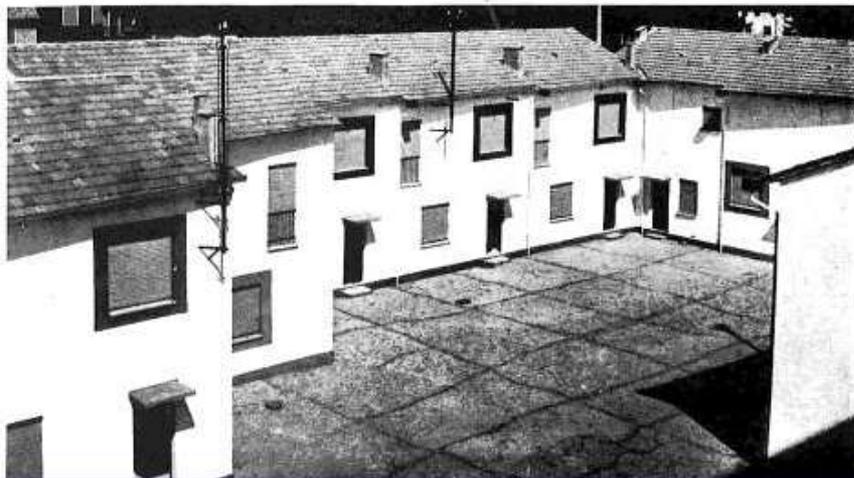
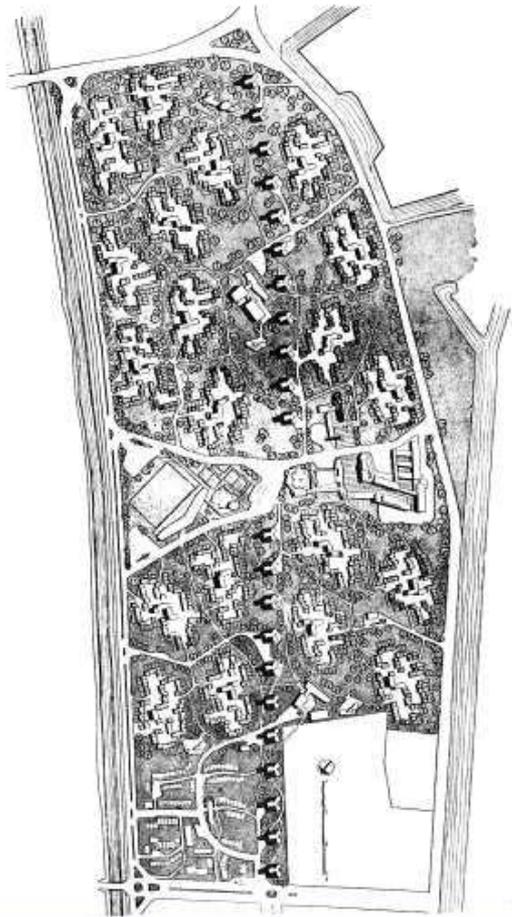
> Distruzioni belliche e demolizioni a Berlino (1945)



> La ricostruzione di Berlino Est



> La ricostruzione di Firenze (Via Por Santa Maria)



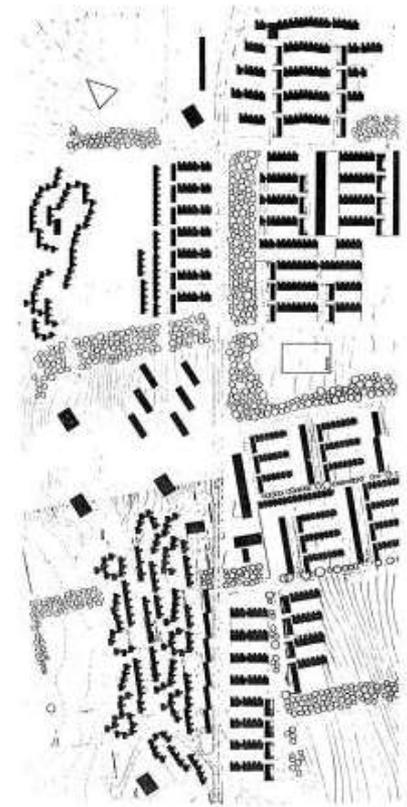
> L. Piccinato, G. Samonà e altri, il quartiere San Giuliano, Mestre (1951-1955)



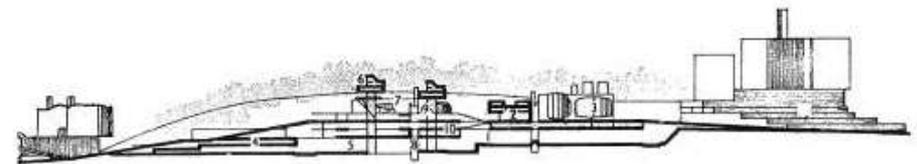
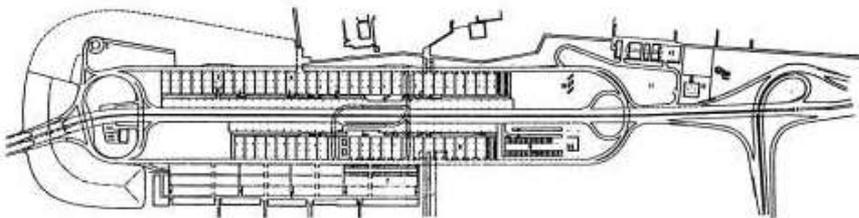
> S. Muratori, A. Libera e altri, il quartiere INACasa Tiburtino, Roma (1951-1955)



> “Le mani sulla città”: speculazione edilizia a Roma

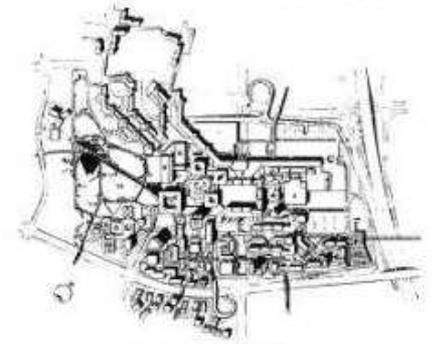
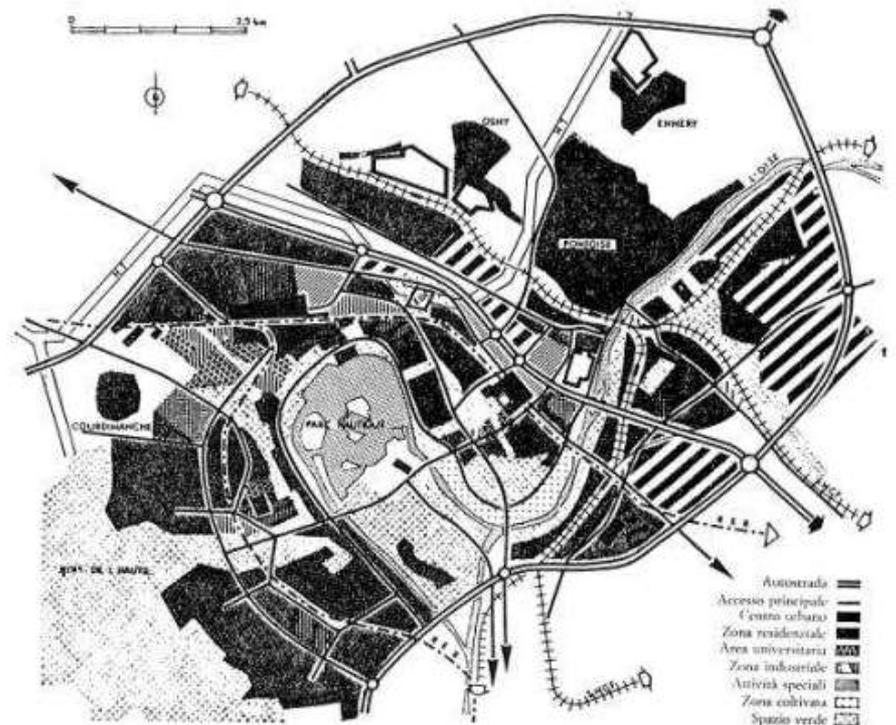
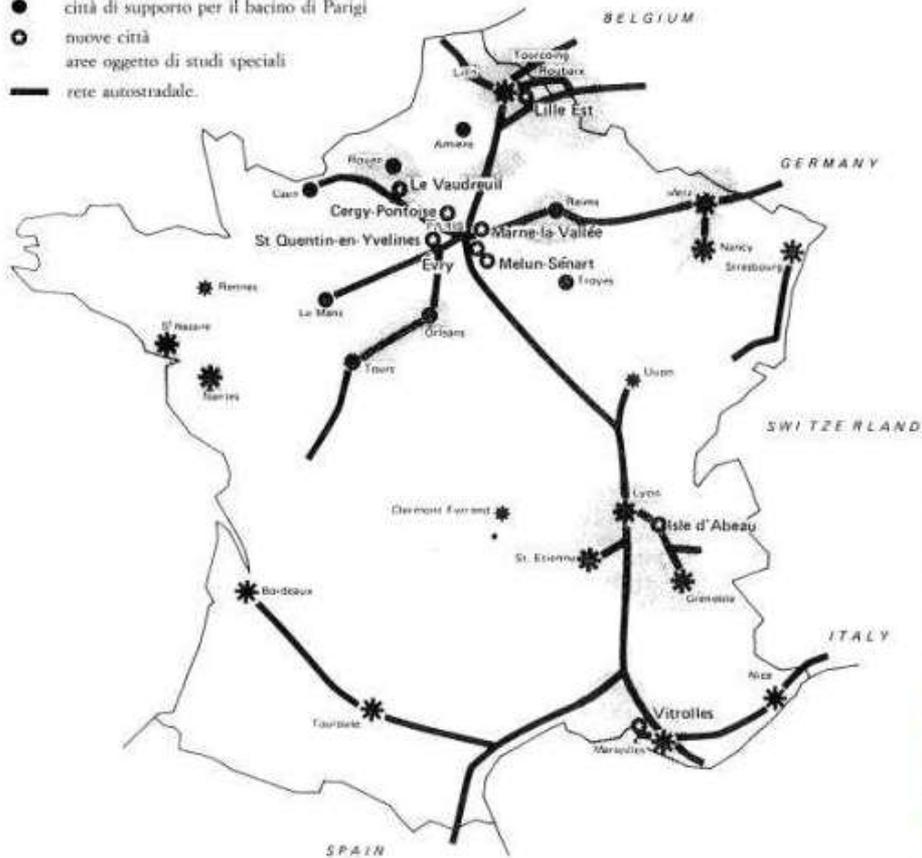


Sezione e pianta del centro commerciale di Cumbernauld: 1, autostrada, 2, albergo, 3, centro amministrativo, 4, uffici, 5, parcheggio, 6, case, 7, asilo, 8, servizi, 9, centro medico, 10, negozi.



> La politica delle New Towns nel Regno Unito: Cumbernauld, Dumbartonshire, (dal 1955)

- * regioni metropolitane
- * città da espandere
- città di supporto per il bacino di Parigi
- nuove città
- aree oggetto di studi speciali
- rete autostradale.



- | | | |
|----------------------------|---|--------------------|
| 1 Spazio pubblico | 9 Centro urbano | 11 Aree verdi |
| 2 Palazzo del dipartimento | 10 Piazza (area di parcheggio) di ellittica | 12 Edificio grande |
| 3 Complesso amministrativo | 11 Casa | 13 Area sportiva |
| 4 Mercato | 12 Aree di parcheggio | 14 Ponte |
| 5 Doppio centro | 13 Area pedonale | |
| | 14 Area verde | |
| | 15 Area verde | |

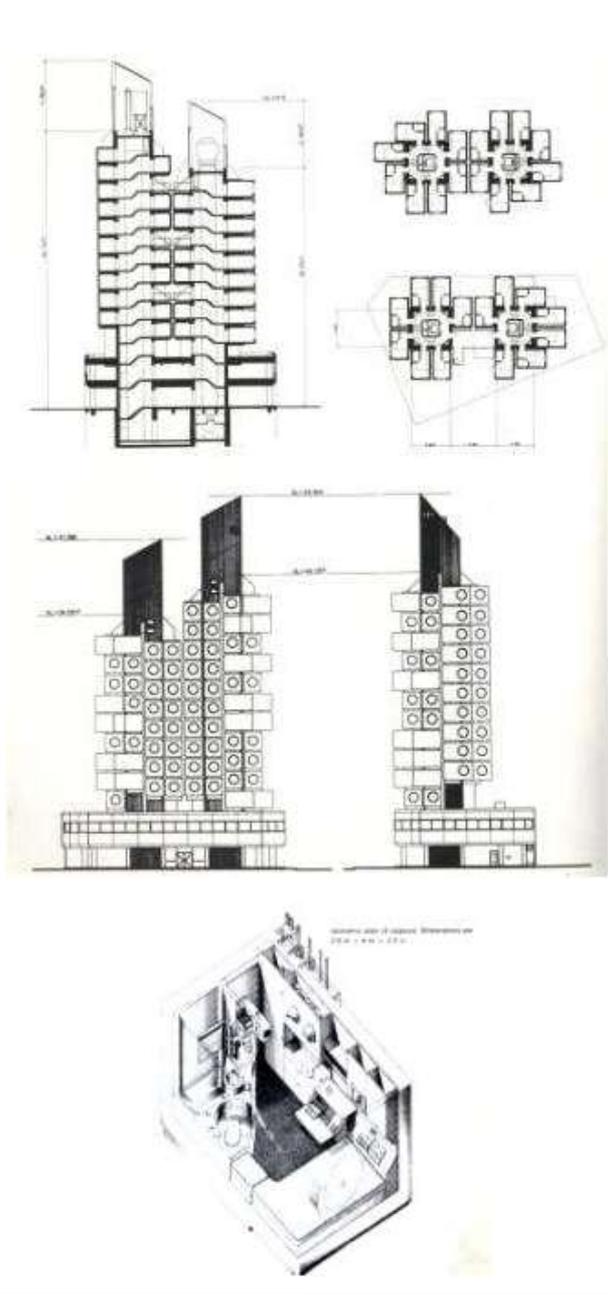
> La politica delle Villes Nouvelles in Francia: Cergy-Pontoise (dal 1970)



> **Le Corbusier:** l'Unité d'habitation (dal 1945)



> **Moshe Safdie**: Habitat '67, Montréal, Canada (1967)



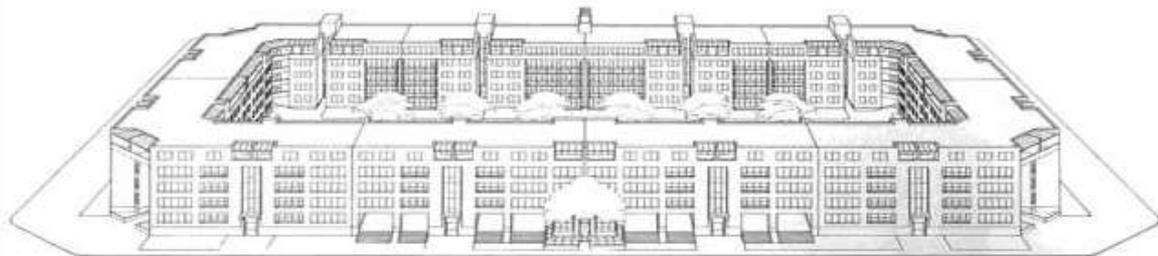
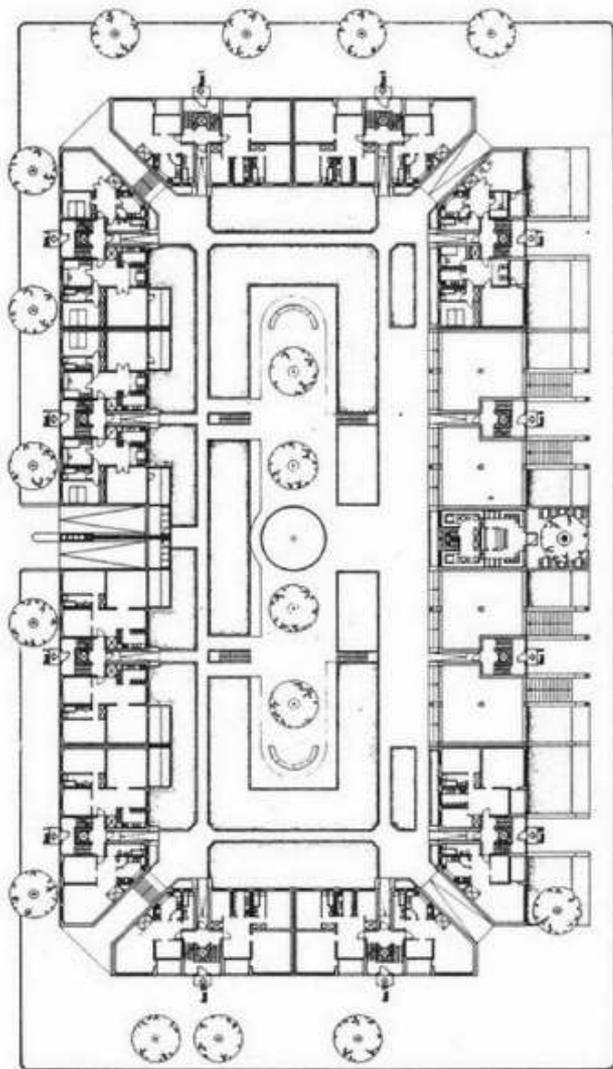
> Kisho Kurokawa: Nagakin Capsule Tower, Shimbashi, Tokyo(1972)



> La città "inospitale": Amsterdam, Parigi, Berlino Est, Napoli...



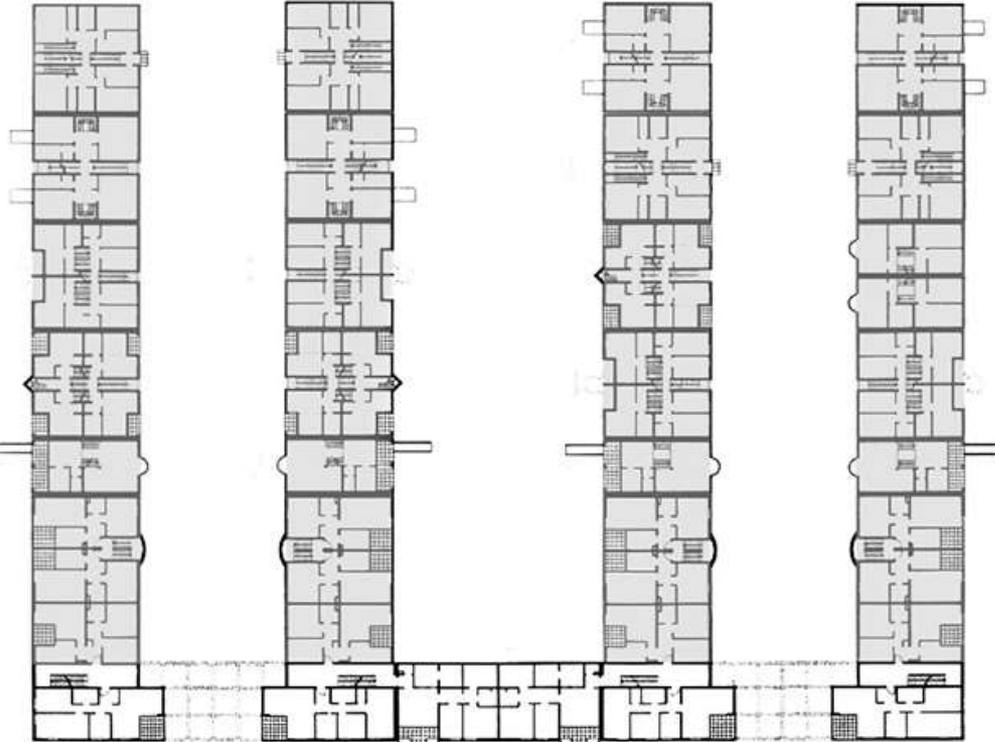
> **Gian Carlo De Carlo: Residenze a Mazzorbo, Venezia (1979-1985)**



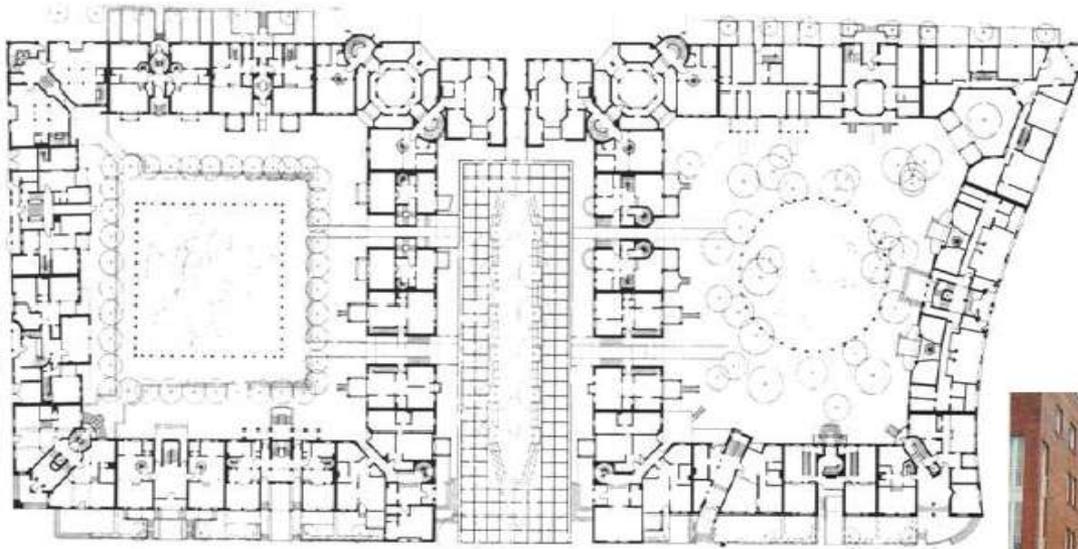
> **Joseph Paul Kleihues: Isolato 270, Vinetaplatz, Berlino (1979)**



> **Vittorio Gregotti**: difici a Lützowplatz, IBA, Berlino (1984)



> **Vittorio Gregotti:** difici a Lützowplatz, IBA, Berlino (1984)



> Rob Krier e altri: IBA, Isolato 31, Ritterstraße, Berlino (1984)



> Oriol Bohigas (a sx) e Aldo Rossi: isolati a Kochstraße / Wilhelmstraße, IBA, Berlino (1984)



> Il recupero delle aree dismesse: Hafencity ad Amburgo



> La casa dei sogni...

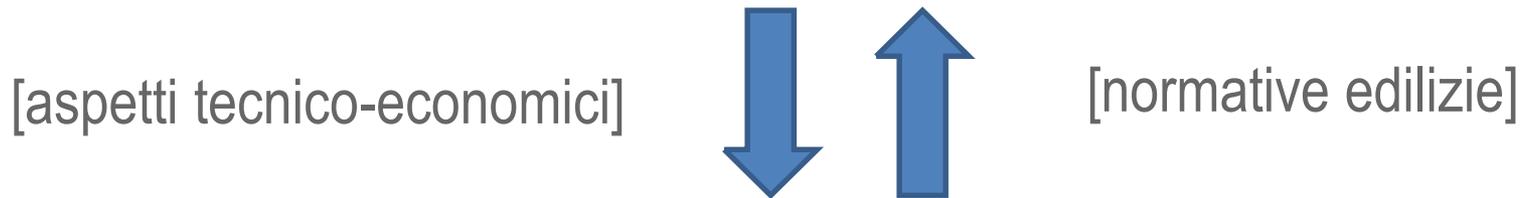


> La città diffusa vista da **Oliviero Toscani** (2009)

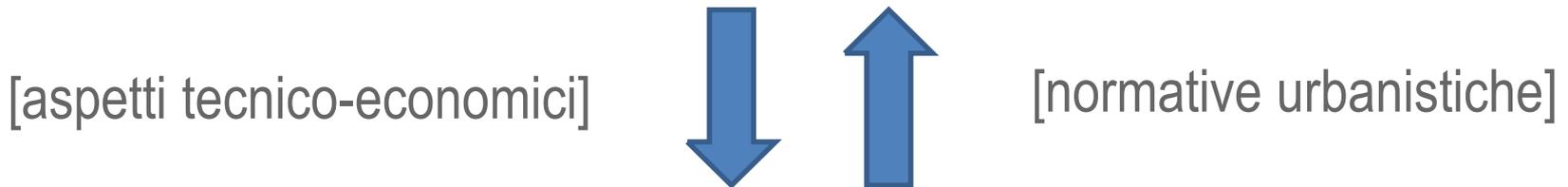


> Urban sprawl in USA (Grand Rapids, Wyoming)

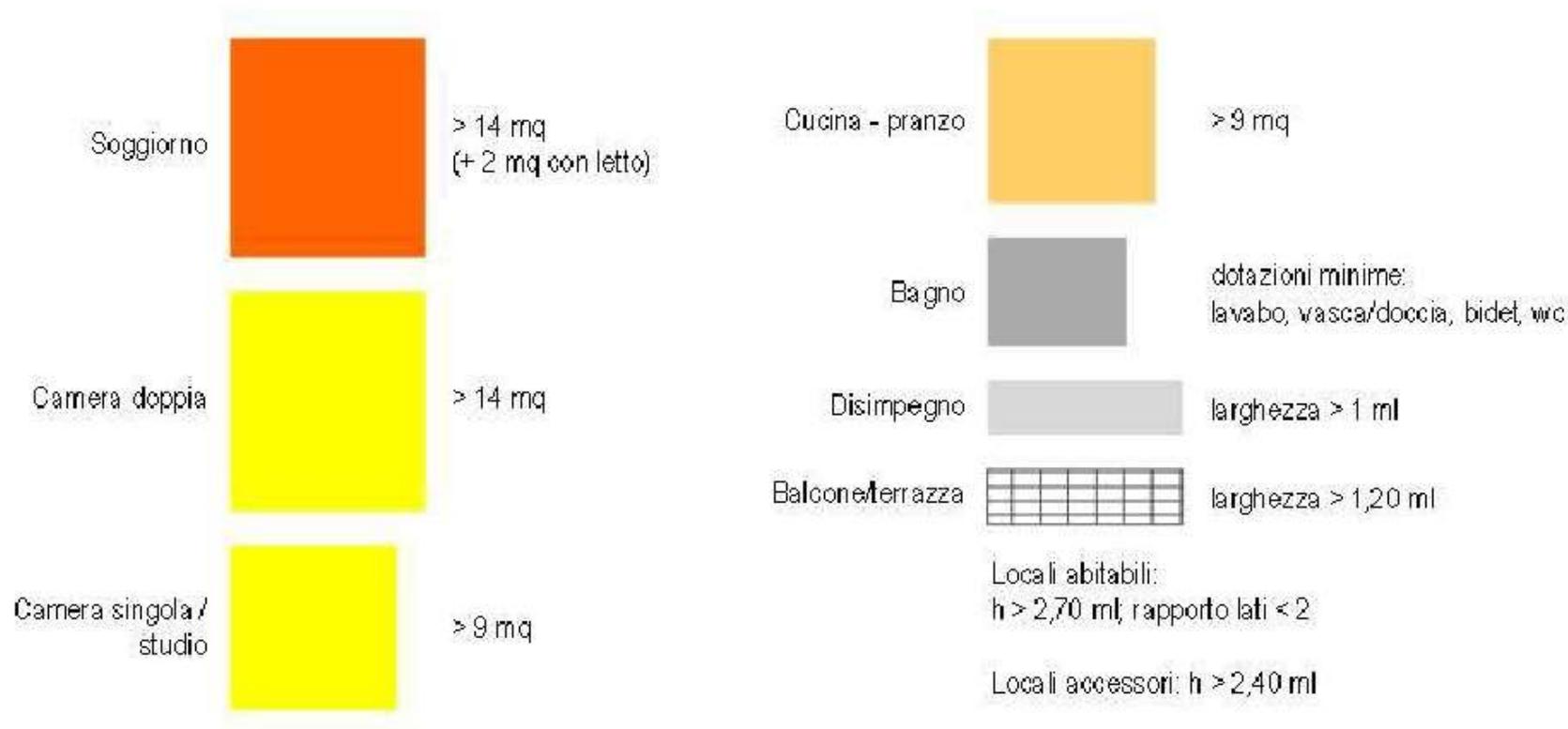
Distribuzione interna dell'unità abitativa



Tipologia e forma dell'edificio



Morfologia urbana



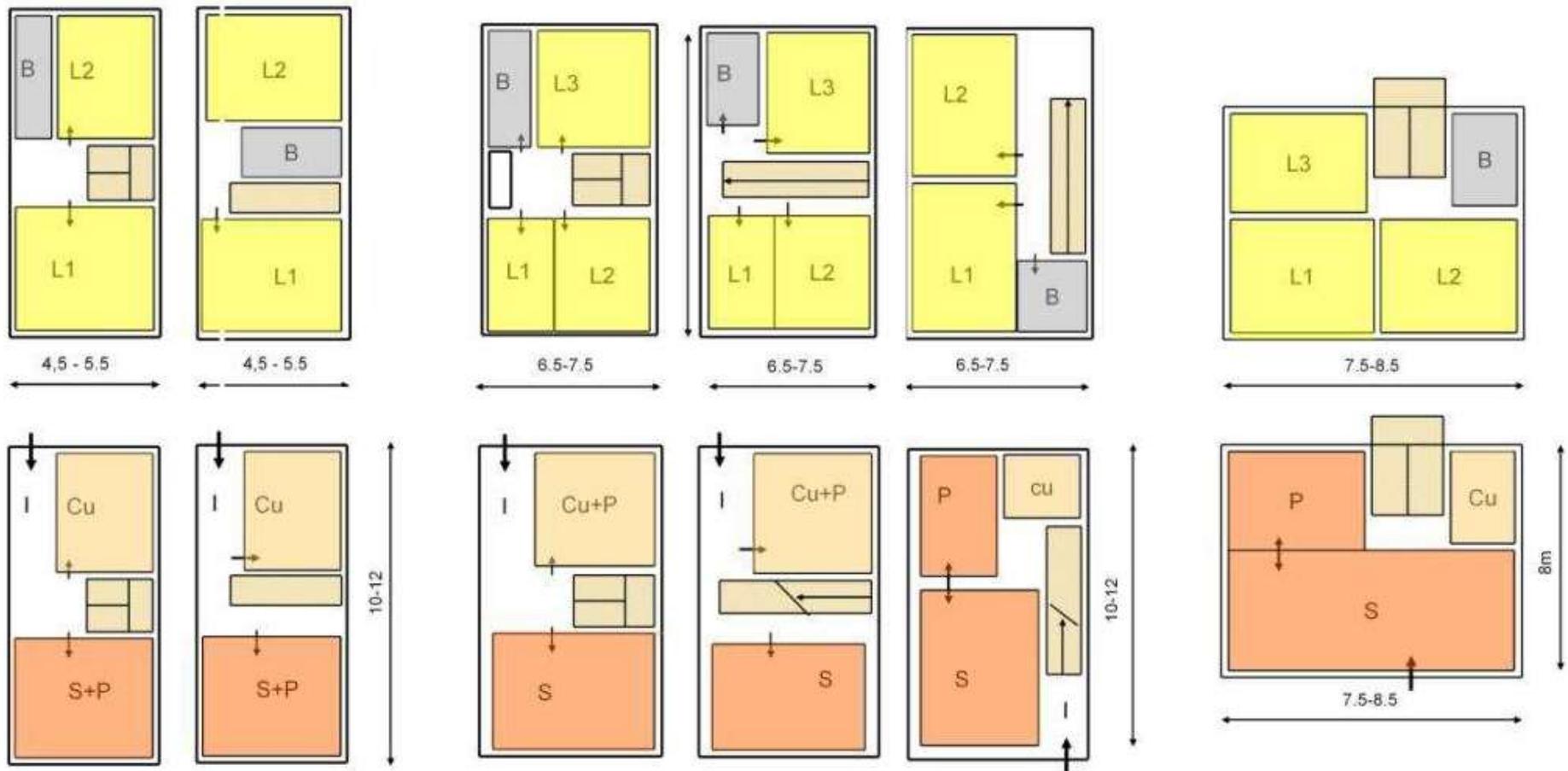
Vedere anche il Regolamento edilizio del Comune

> Normative edilizie nazionali: dimensioni minime dei vani di un'unità abitativa

Categorie	Tagli dimensionali	Sul di riferimento (mq)	Posti letto	Camere da letto	Incidenza massima disimpegni	Ripostigli interni (mq)	Servizi	Loggia o balcone (mq)	Ripostigli esterni (mq)
Alloggi piccoli	A	30	1	-	-	-	B	2	-
	B	45	2	L	-	1	B	2	4
Alloggi medi	C	55	3	L+I	-	1,5	B	3	4
	D	65	4	2L / L+Is	10,00%	2	B	3	5
	E	75	4	L+2I	10,00%	2,5	B	4	5
	-		5	2L+I	10,00%	2,5	B	4	5
Alloggi grandi	F	85	5	2L+I	10,00%	3	B+s	4	6
	-		6	3L	10,00%	3	B+s	4	6
	G	95	6	3L	10,00%	3	B+s	4	6
	-		7	3L+I	10,00%	3	B+s	4	6

NB: almeno 14 mq/ab di superficie abitabile

> Normative urbanistiche nazionali: tagli degli alloggi per l'edilizia residenziale pubblica



fronte stretto
(4,50-5,50 m)

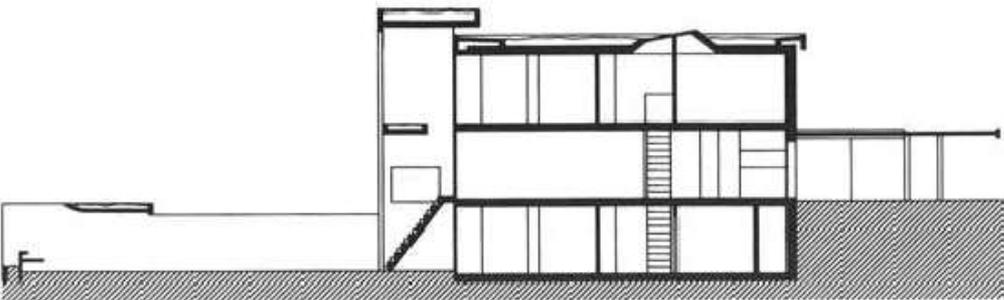
fronte medio
(6,50-7,50 m)

fronte largo
(7,50-8,50 m)

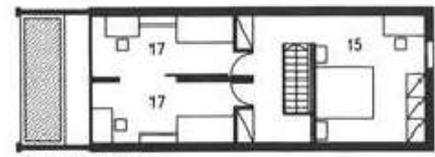
profondità media (8,00-10,00 m)
profondità elevata (oltre 10 m)

profondità ridotta (6,50-8,00 m)
profondità media (8,00-10,00 m)

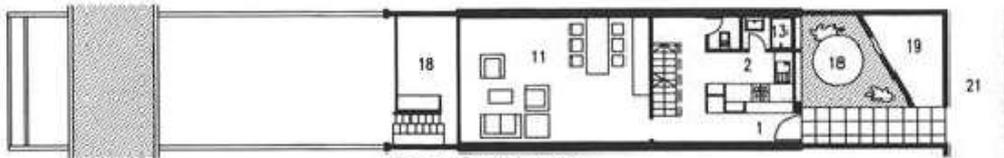
> Il tipo a schiera



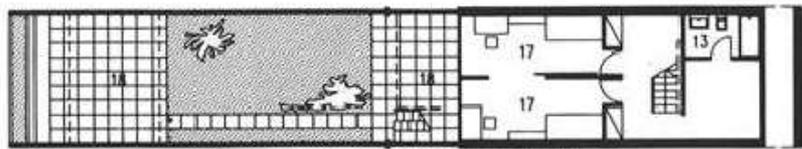
SEZIONE



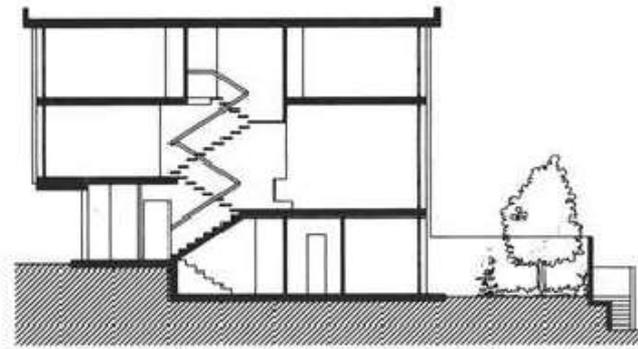
PIANTA PIANO PRIMO



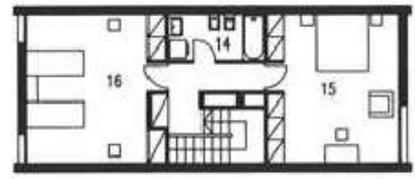
PIANTA PIANO TERRA A MONTE



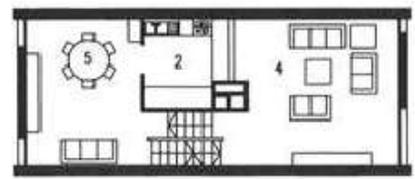
PIANTA PIANO TERRA A VALLE



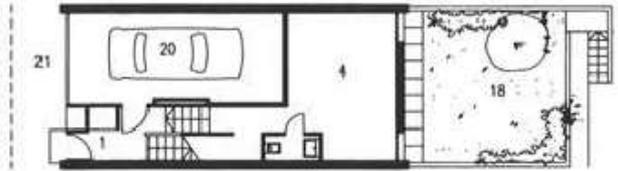
SEZIONE



PIANTA PIANO SECONDO

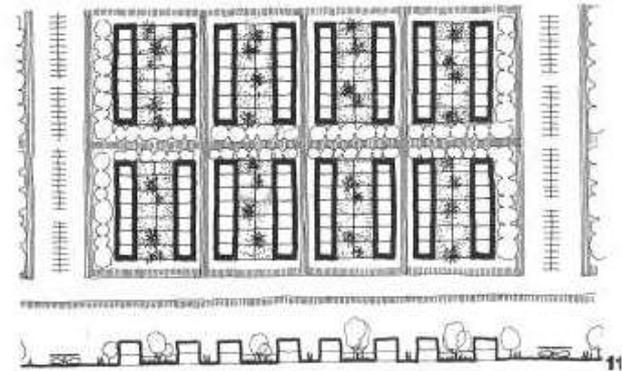
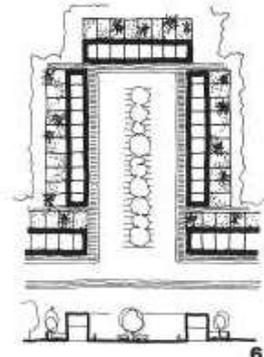
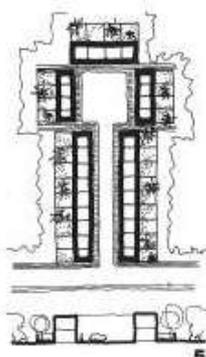
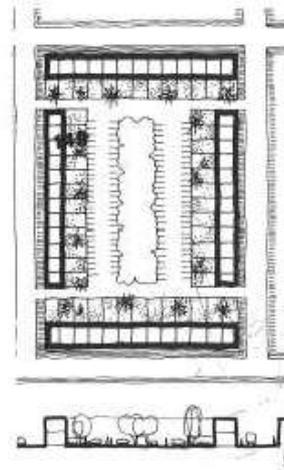
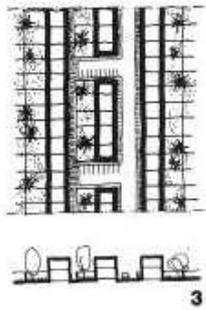
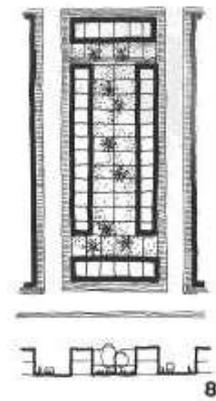
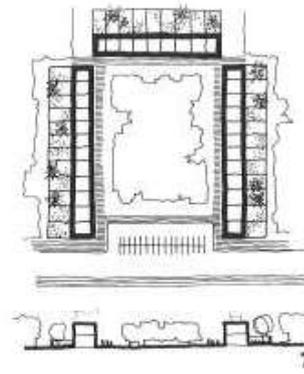
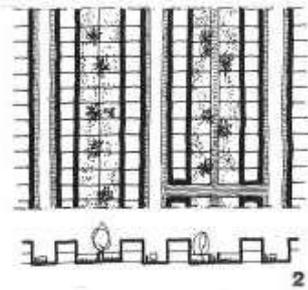
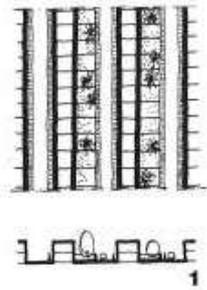


PIANTA PIANO PRIMO

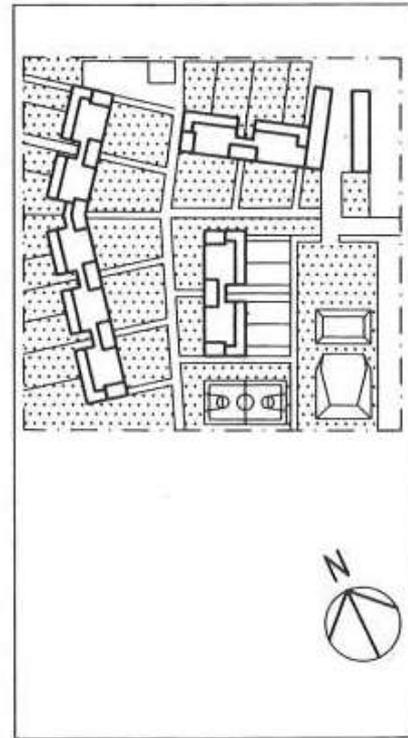
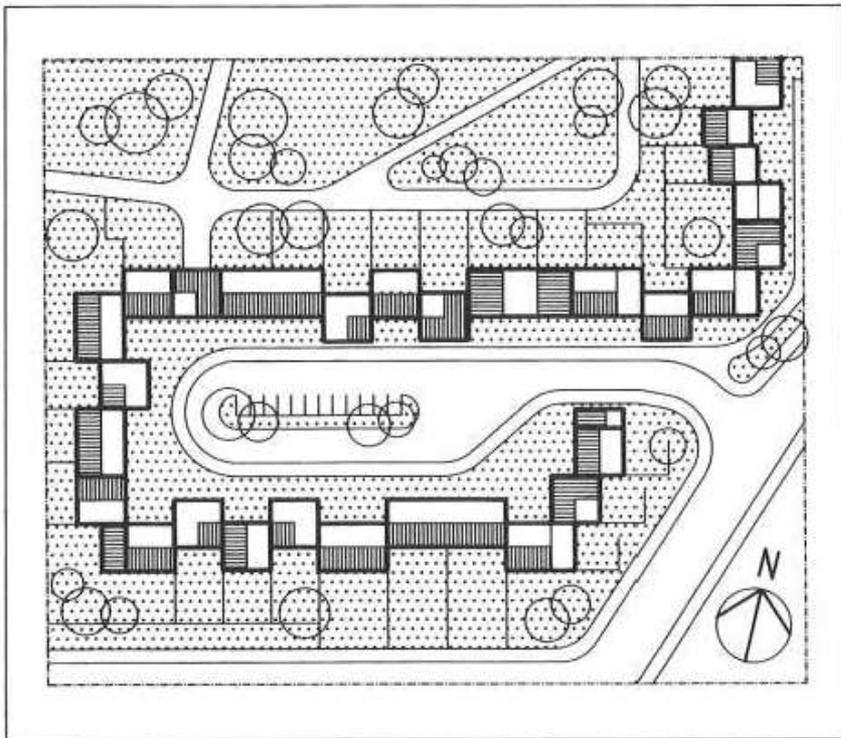
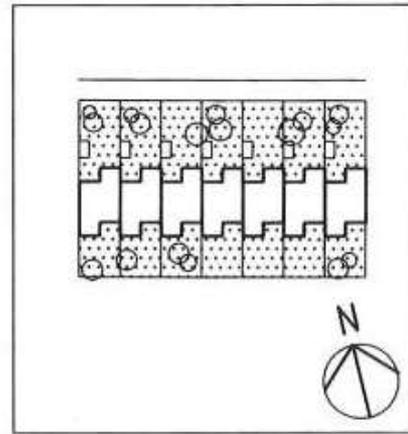
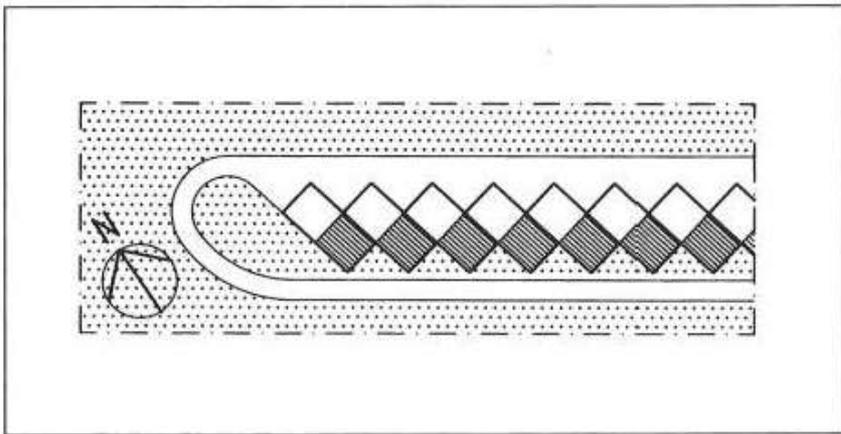


PIANTA PIANO TERRA

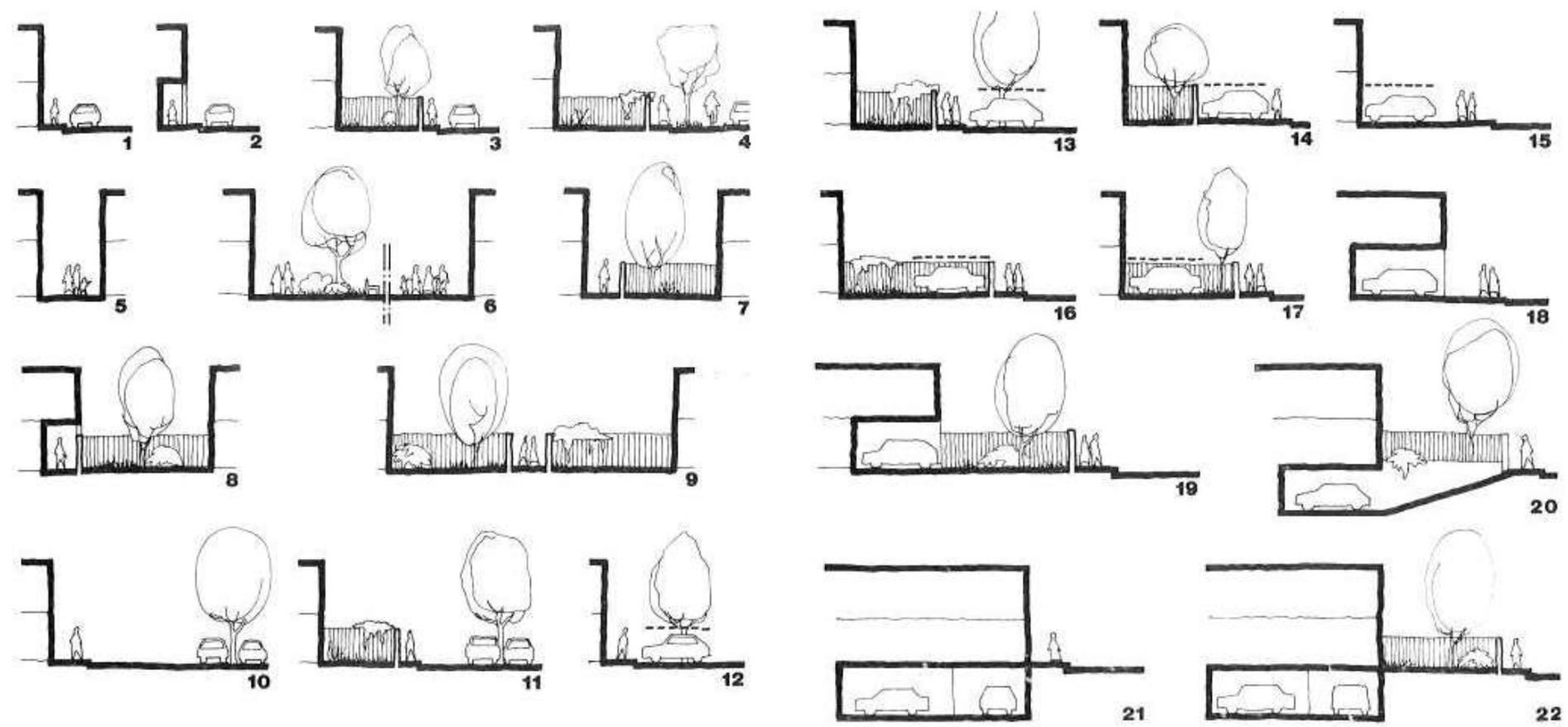
> Il tipo a schiera: esempi con sezioni



> Il tipo a schiera: tessuti



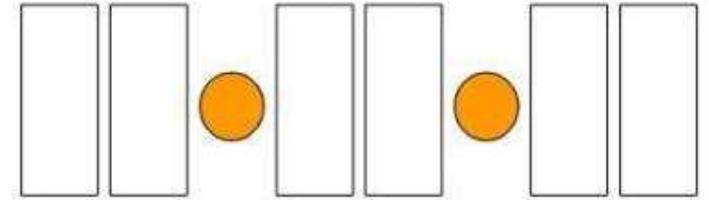
> Il tipo a schiera: tessuti



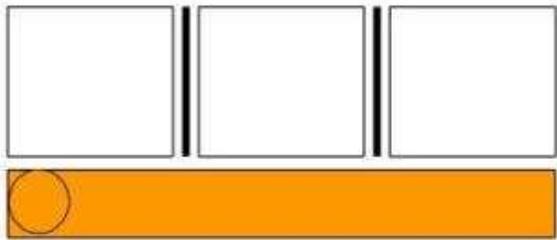
> Il tipo a schiera: attacchi a terra



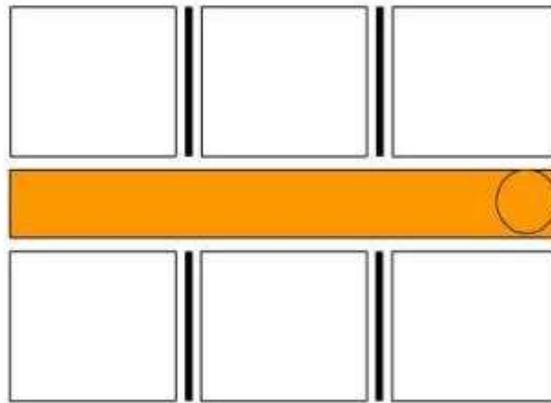
Tipo a schiera



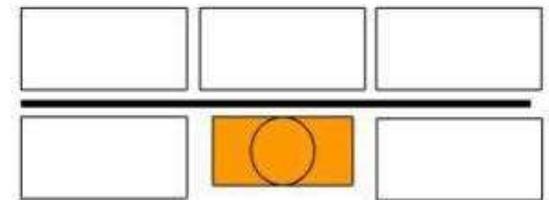
Tipo in linea



Tipo a ballatoio

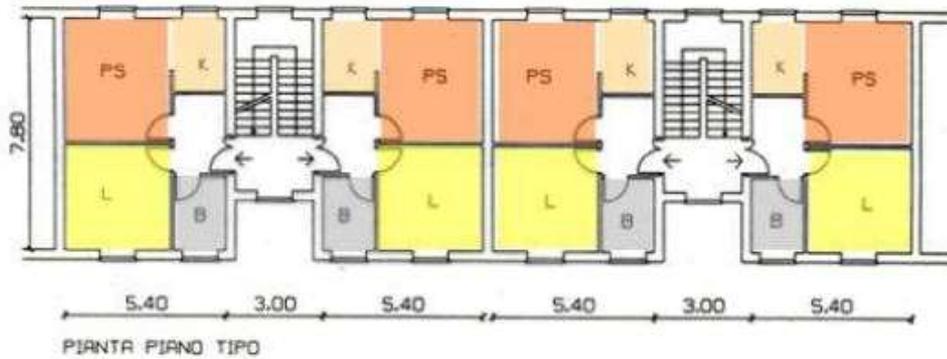


Tipo a galleria

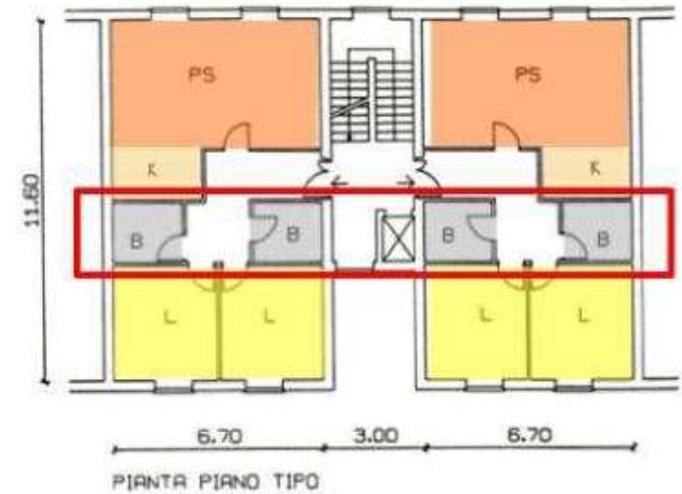


Tipo a torre

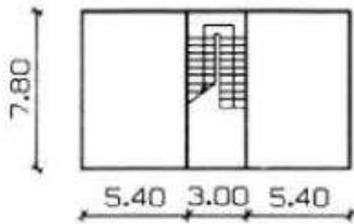
> Classificazione tipologica degli edifici in funzione degli elementi di distribuzione



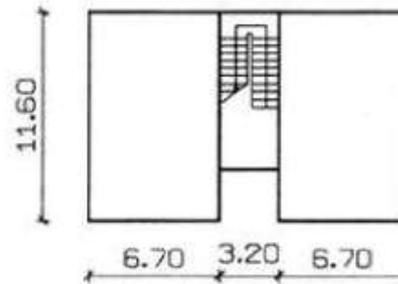
doppio corpo
profondità 8-10 m ca



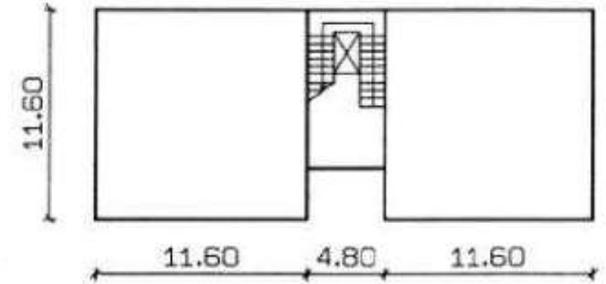
corpo triplo
profondità 12 m ca



taglio piccolo
(45 mq ca)
mono/bilocale

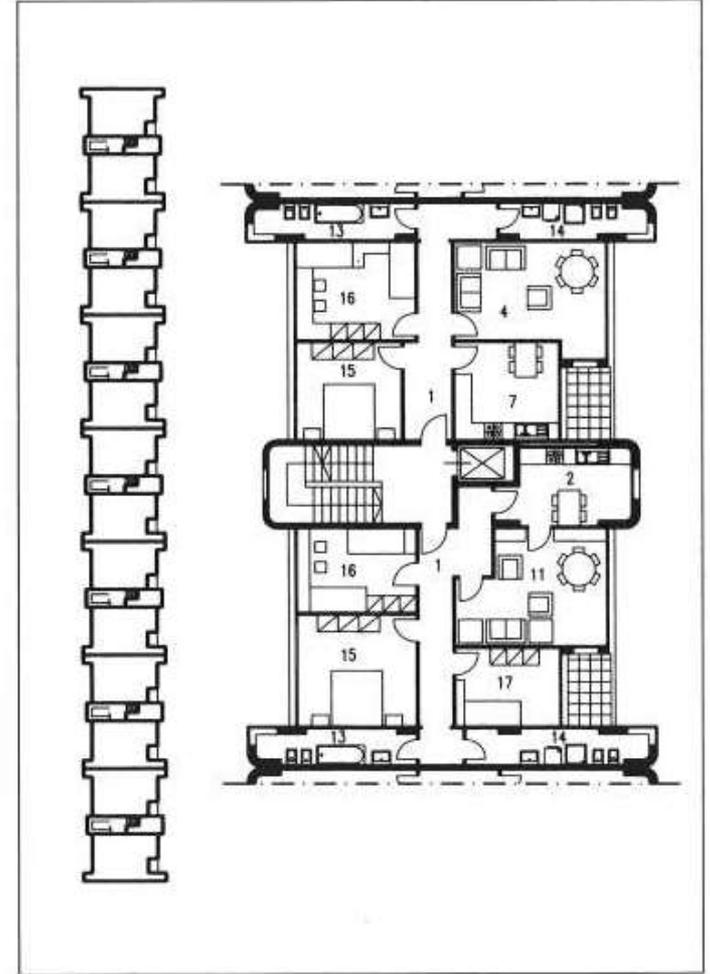
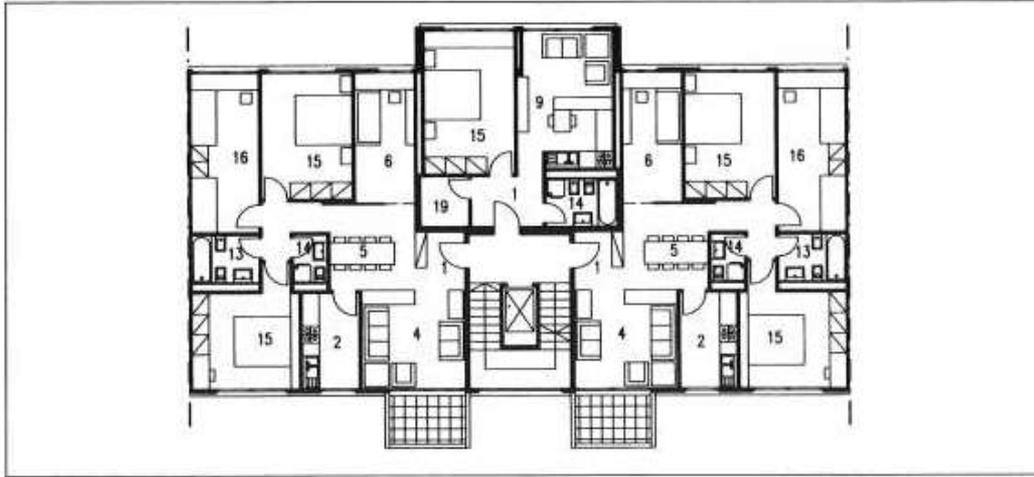


taglio medio
(75 mq ca)
bi/trilocale

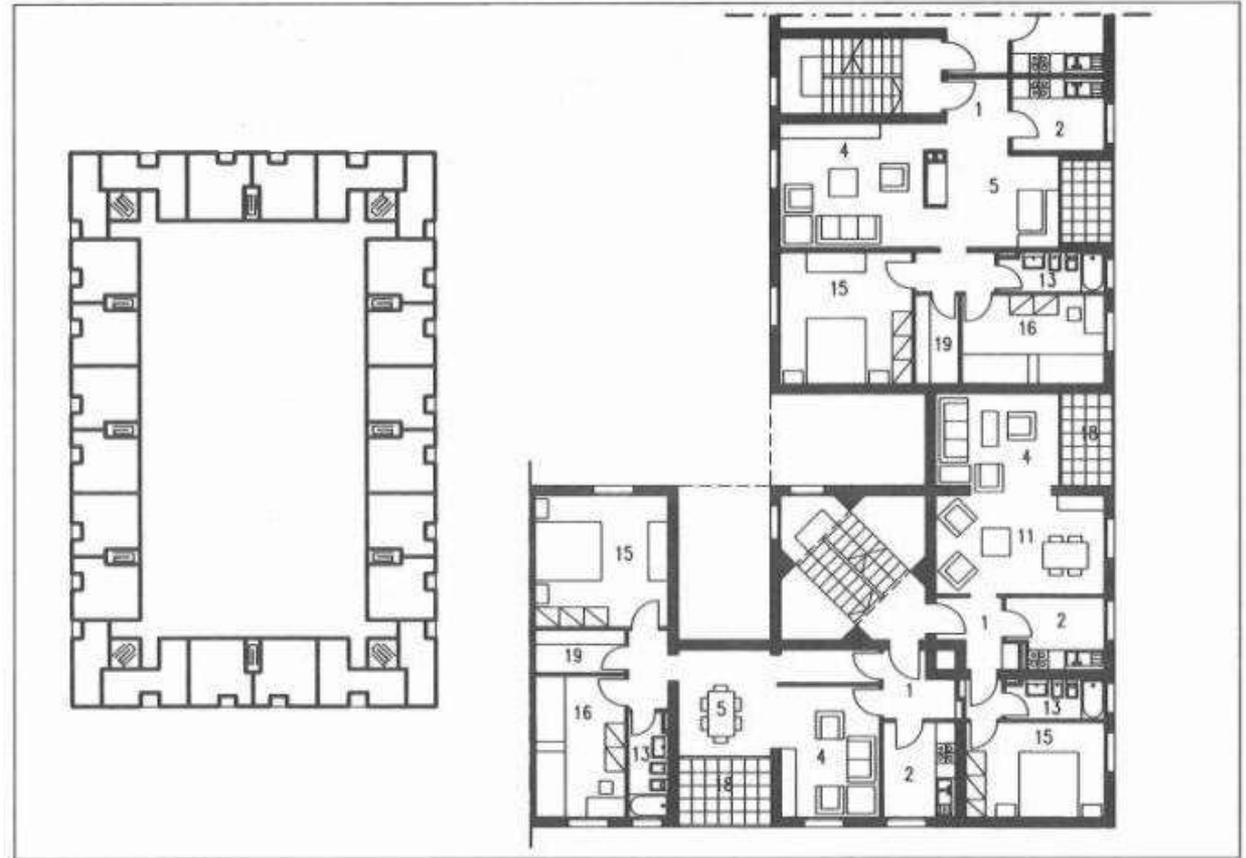
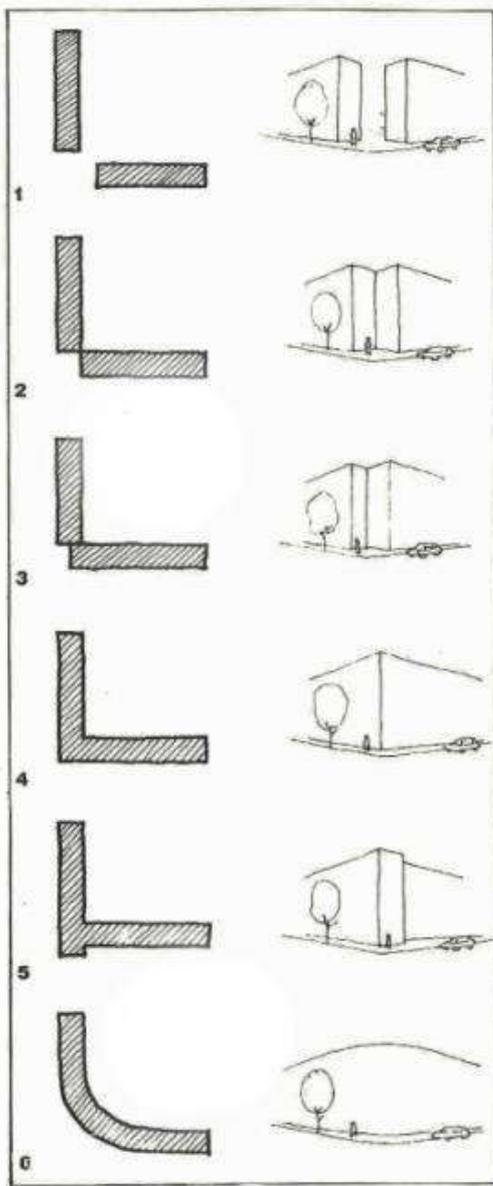


taglio grande
(135 mq ca)
quadrilocale

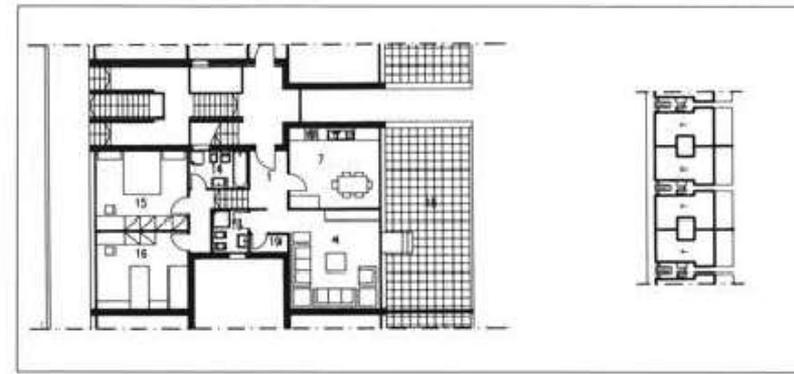
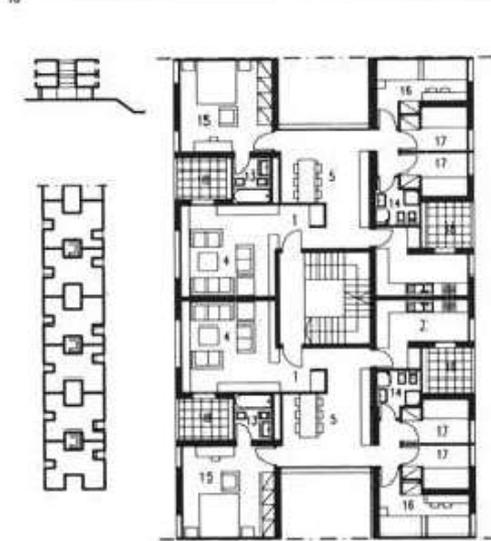
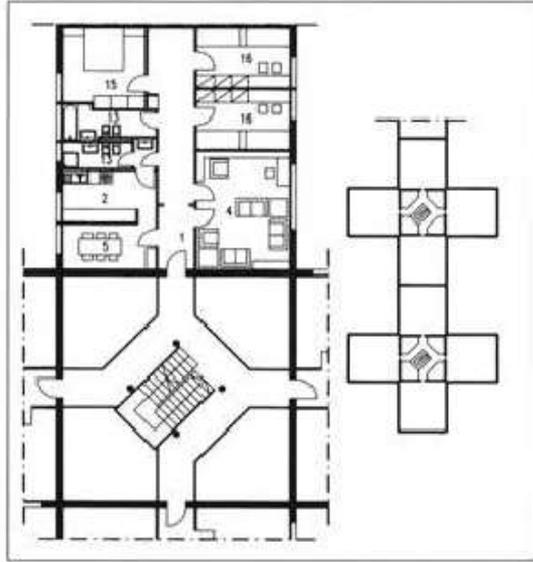
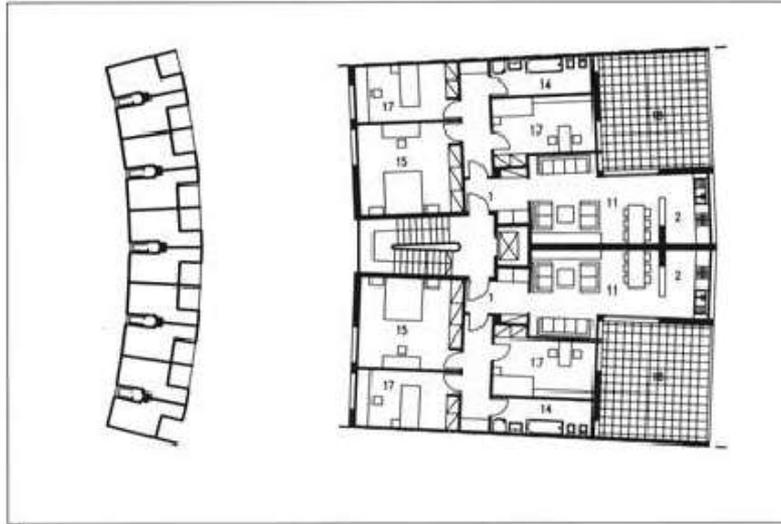
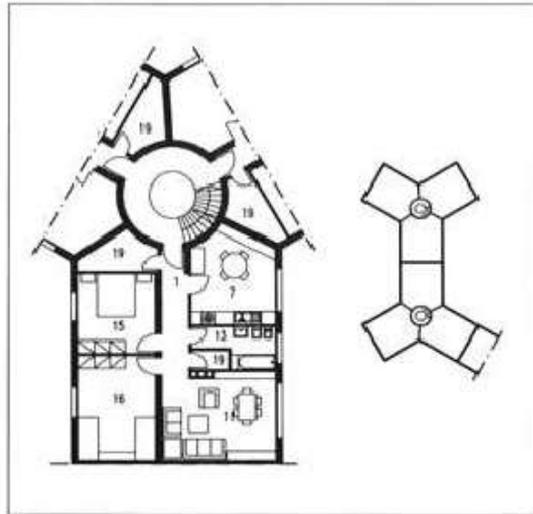
> Il tipo in linea



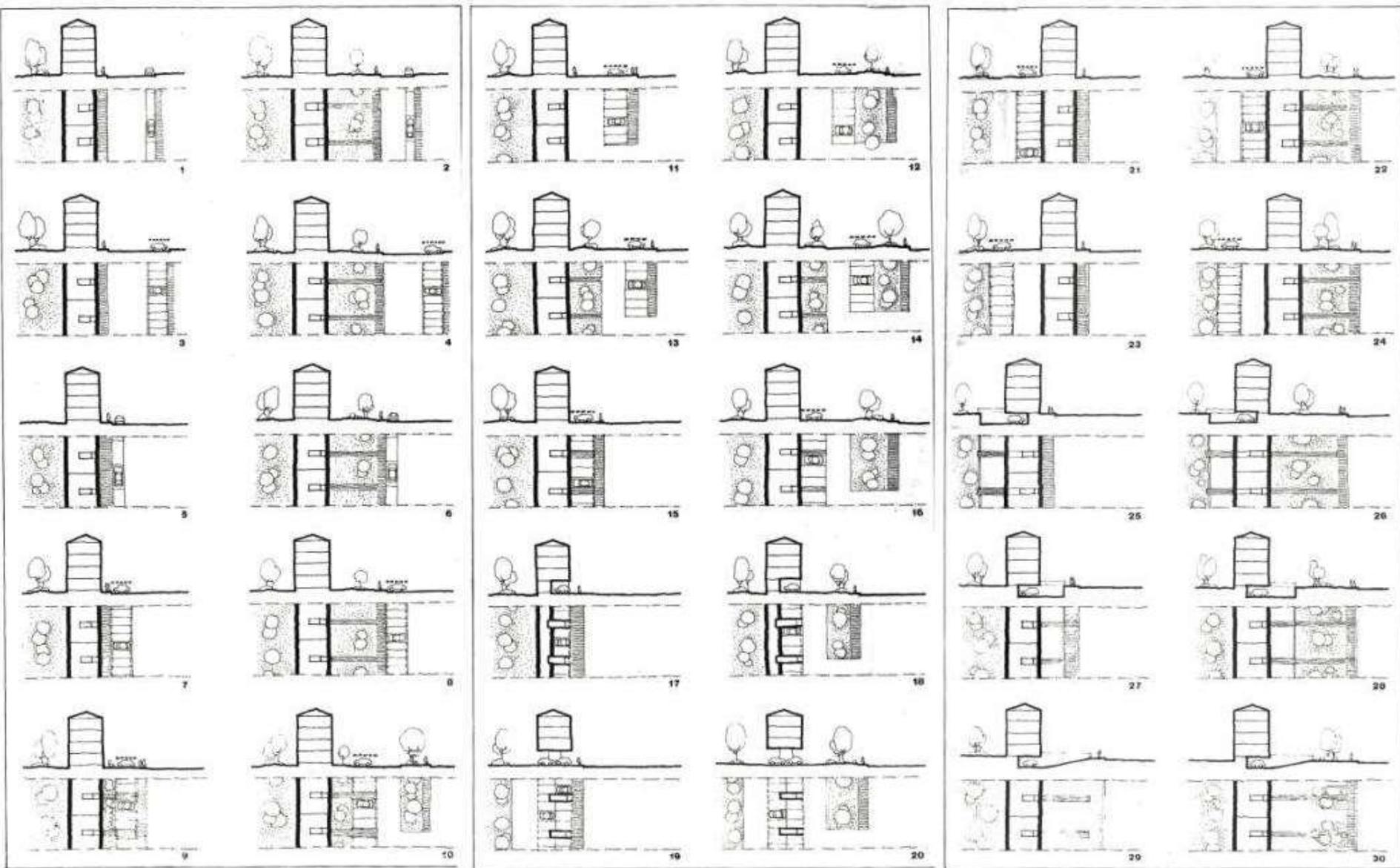
> Il tipo in linea: esempi a due e tre alloggi per gruppo scala



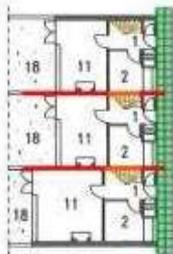
> Il tipo in linea: corti chiuse e soluzioni angolari



> Il tipo in linea: esempi di aggregazione dei moduli



> Il tipo in linea: attacchi a terra



PIANO TERRA



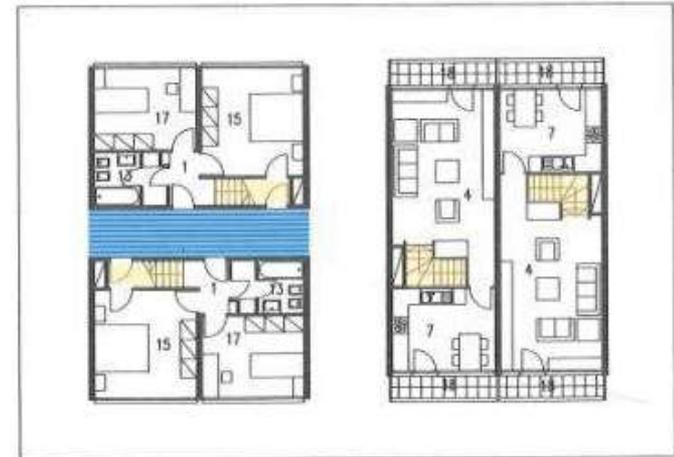
PIANO PRIMO



PIANO SECONDO



PIANO TERZO



> I tipi a ballatoio e a galleria



> Il tipo a torre: esempi

RESIDENZA

Rapporto volume edificato / abitanti

80 mc/ab (solo residenza)

100 mc/ab (residenza con servizi e/o commercio al PT)

RESIDENZA

Dotazione servizi

Standard pubblici: ≥ 18 mq /ab, di cui:

9 mq verde pubblico attrezzato

2 mq attrezzature comuni

4,50 mq educazione

2,50 mq parcheggi pubblici

Parcheggi privati: ≥ 1 mq/10 mc di costruito

ATTIVITÀ PRODUTTIVE

Dotazione servizi

Standard pubblici: $\geq 10\%$ SUL

parcheggi pubblici e/o

verde pubblico

Parcheggi privati: ≥ 1 mq/10 mc di costruito

ATTIVITÀ DIREZIONALI /COMMERCIALI

Dotazione servizi

Standard pubblici: $\geq 80\%$ SUL

parcheggi pubblici $\geq 40\%$ SUL

verde pubblico

Parcheggi privati: ≥ 1 mq/10 mc di costruito

Vedere anche:

- PRG del Comune

-Norme particolari sulle strutture commerciali (Dlgs 144/1999)

> Standard urbanistici nazionali