

LOCAL AREA REHABILITATION

BACKGROUND:

The principal objective of rehabilitation of urban spaces, arises from social reality created in the new European reality, in which diversity and globalization follow an inverse trend respect to the improvement of social capacity of urban spaces. The principal degraded zones are located in peripheries of the towns and in historical centres of municipalities above 20.000 inhabitants, being impossible to reject the presence of degraded zones in smaller municipalities. The principal context of the study focuses on the common points regarding three principal cities in the "REGENERATIONET" program, and on the principal problem associated to the effects of political conflicts during the 40' and 50' with the following rapid growth in the 60'. This problem arises, similarly, in the countries participating to the study, Italy and Spain, but this is a common problem for the European Union and particularly it'll be a further case of study at European level with the annexation of the former European communist countries.

After the antecedents, described in the first part of this analysis, it's important to refer that it's possible to analyze the problem produced by the rapid growth after the second world war, when economy and European population suffered an exponential growth.

The degradation of the neighbourhoods between the 60' and the 70', is a very important problem in this new century, this degradation, concerning the neighbourhoods, arisen by different problems is not just a local problem, becomes an European problem, about possible solutions, specially after the serious problems about the cohabitation arisen between the citizens of these neighbourhoods, generally for receive the growing immigrant people searching for, in these sites, the nearness of people with the same origin, but in the same way exclude themselves in social ghettos. The following points will try to describe the problems arisen in these sites :

About the analysis of the problems, it needs to refer that these ones are not concerning just an architectural typologies, but firstly the type of interventions about the neighbourhoods regeneration has to be focused on a model for a socio-economic improvement; from where it arises the concept of "integral rehabilitation" (economic, physic and social), with the necessity to propose an intervention as physical support, realization of a strategic plan for social rehabilitation, assuring the human potential as principal agent for the regeneration process and the regeneration of the social context as fundamental factor for the success of any action of rehabilitation. These social initiatives have to be joined to activities to improve the economic and residential use for the neighbourhoods services, developing urban actions to decrease the deficit of the equipments and regenerate the urban context by the renovation and the adequacy of the built patrimony and by the improvement of the environmental space. For this reason, never, they have to be applied general projects in each context, considering that, basing, exclusively, on studies conducted externally, it's impossible to obtain magical solutions.

This kind of initiative has to be subscribed by all the administrations: Central, Autonomous and Local, and in a private sphere too. As urgent object of study for E.U., considering this problem concerns all the member States, and the majority of the new countries recently incorporated in the E.U., the models of growth used by the communist countries after the second world war, propitiates important development summits, avoiding to think about the continuity of the methods.

During the study of the problems in the degraded neighbourhoods, it's possible to find

some common points between the same ones at transnational level, included in the following points:

- Economic, social and patrimonial situation,.
- Antiquity and bad preservation of building, with pathology of very hard treatment.
- Existence of inter building
- High density, due to the substitution, with typological change, of building, of an old urban plot, without any adaptation between these ones and the new typologies.
- Deficient state of basic urban infrastructures
- Lack of articulation between the existing urban plots and the new social necessities arisen at long term.
 - Lack of green, permanent, recreational zones;
 - Lack of equipments
 - Lack of automotive service
 - Aging of people
 - Growth of social marginality
 - Growth of immigration.

If we study, in details, the last three points about of the analysis, we could obtain various relevant conclusions, the residential zones , built in the last period of the 50' and 60', actually they've got a very high percentage of old people and a decrease of youth people, with the substitution of the old people, in many cases, with immigrants of various origins, generating little redoubt of marginality to rent building, in bad condition, of the neighbourhood, creating spaces of hard common life and social problems, due to lack of preparation of buildings and urban studding for the new inhabitants, in buildings created as rapid solution, emergency and with a limited durability.

A principal strategy for the regeneration of degraded zones is the application of general plans, considered as one of the most important point, considering the first preoccupation of a lot of general plans, the regeneration of historical centres, as great symbolic initiative, in many cases about social order. It's necessary to obtain the rehabilitation and the regeneration of historical centres to assure an attractive way of life.

In general it's necessary to obtain three objectives for the rehabilitation of degraded areas, rehabilitate them and recover them, using special protection plans. The realization of the degraded neighbourhood development it's resumed in the following point:

1. Improvement of the physical context.

Programme for the building architectural adjustment to improve the physical and urban context. (This kind of building concerns common elements and has to be undertaken to a public and private area). For example:

- Punctured of plasters
- Restoration of eaves, cornices and fascias
- Consolidation of fabrics
- Rehabilitation of building private spaces
- Improvement of accessibility

2. Improvement of social-economic support

Structural actions for regeneration, to improve the economic support to facilitate tourism. For example:

- Creation of green areas.

- Improvement of public elements.
- Creation of public squares.

3. Improvement of urban means

Renovation of infrastructures and road network in a context of streets and squares. For example:

- Improvement of municipal services concerning waste and urban cleaning..
- Sustitution of network supply.
- Improvement of urban equipment

4. Improvement of accessibility

Improvement of traffic and mobility, by public transport. For example:

- Creation of underground parking
- Improvement of public transport networks
- Priority to the bicycle and pedestrian ways

5. Improvement of social condition

Joined to concrete actions about public rehabilitation, it'll be necessary to improve social conditions, it'll has to focus objectives defining social actions, stimulating studies, training and employment , acting with social bodies very active in this field. For example:

- Social and economic plan
- Cultural and educational plan
- Recreational plan
- Social wellness plan
- Social safety plan.

Generally it's important to notice that social improvements have to be, always, the start point of each urban rehabilitation, being necessary for every operation a previous study about a basilar social context joined to urban problems.

It's important to notice, knowing all the problems connected to degraded zones arisen in other historical epochs, they haven't to be produced another time during the next growth..