The Urbact II Operational Programme 2007-2013

Working Group Hopus

“Housing Praxis for Urban Sustainability”

Good

Green

Safe

Affordable

Housing

European Union
European Regional Development Fund

European Programme for Urban Sustainable Development
www.urbact.eu
The Urbact II Operation Programme 2007-2013
Working Group HOPUS - Housing Praxis for Urban Sustainability

Good, Green, Safe, Affordable Housing
edited by Federico De Matteis

Contributors:

“Sapienza” University of Rome - Faculty of Architecture “Valle Giulia”
Prof. Benedetto Todaro - Lead partner coordinator
Dr. Carola Clemente [1.3, 1.5, 1.6, 1.7]
Arch. Livia de Andreis [2.1-2.5]
Dr. Federico De Matteis [1.1, 1.4, 1.8, 4.1-4.6]

Delft University of Technology - OTB Research Institute for Housing, Urban and Mobility Studies
Prof. Dr. ir. Henk Visscher - Professor Housing Quality and Process Innovation
Ir. Milly Tambach - Researcher Housing Quality and Process Innovation

University of Minho - Department of Civil Engineering
Prof. Manuela Almeida
Júlia Lourenço
Ricardo Mateus

Gdansk University of Technology - Faculty of Architecture
Dr. hab. Piotr Lorens
Dr. Joanna Kabronska
Dr. Gabriela Rembarz
Dorota Kamrowska-Zaluska

“Mediterranea” University of Reggio Calabria - Department of Building Art, Science and Technique
Dr. Martino Milardi
Dr. Deborah Pennestrì

City of Reggio Calabria - Department for Urban and Territorial Planning
Dott. Demetrio Porcino - City Councillor

Sheffield City Council
James Arnold - Project Sponsor - Urban Design & Environmental Planning: Team Leader
Andy van Vliet - Project Manager - Housing Market Renewal Development Services: Team Leader
David Kemp - Housing Market Renewal - Development Services: Urban Designer

Expertise
Arch. Jorge A. L. Lamia [1.2]

Nessuna parte di questo libro può essere riprodotta o trasmessa in qualsiasi forma o con qualsiasi mezzo elettronico, meccanico o altro senza l’autorizzazione scritta dei proprietari dei diritti e dell’editore.

© 2008 Ipertesto Edizioni, Verona
www.iperedizioni.it

Tutti i diritti riservati
ISBN: 978-88-6216-014-8

Finito di stampare nel mese di novembre 2008 presso Logo srl (PD), per conto di Ipertesto Edizioni
Good, Green, Safe, Affordable Housing
Housing Praxis for Urban Sustainability

Index

Partner introductions 5

1. Housing and integrated urban development
   1.1 Housing contemporary Europe 15
   1.2 Managing today’s cities: urban governance and sustainable development 17
   1.3 The European perspective on the urban environment and energy 20
   1.4 Affordable housing and the question of quality 21
   1.5 Coping with energy costs: sustainable neighbourhoods and fuel poverty 22
   1.6 Building technology: innovations and strategies for housing construction 23
   1.7 Improving technical knowledge as dissemination of a new culture of building governance 24
   1.8 Guidance tools for housing quality 27

2. Design codes: project guidance for housing
   2.1 What is a design code? 28
   2.2 Design codes: a site-based tool for design principles 29
   2.3 Using design codes: strengths and weaknesses 30
   2.4 Making design codes 32
   2.5 Design coding in practice: European case studies 33
      A. New development design codes 34
      B. Redevelopment design codes 37
      C. Design guidelines 40

3. Partner profiles
   3.A Citera – Centre for Territory, Building, Conservation and Environment “Sapienza” University of Rome, Italy 45
   3.B Otb – Research Institute for Housing, Urban and Mobility Studies Delft University of Technology, The Netherlands 56
   3.C Department of Civil Engineering University of Minho, Portugal 64
   3.D Faculty of Architecture Gdansk University of Technology, Poland 68
3.E City of Reggio Calabria
Dastec – Department of Building Art, Science and Technique
“Mediterranea” University of Reggio Calabria

3.F Sheffield City Council
United Kingdom

4. In synthesis: tracing the road for Hopus

4.1 Governance
4.2 Design coding
4.3 Quality and the perception of quality
4.4 Local actions
4.5 Knowledge and dissemination
4.6 Conclusion
Good, green, safe, affordable housing
A challenge for 21st Century Europe

In May 2007, the Council of European Ministers for Urban development set out the Leipzig Charter: an ambitious document for the future of our cities, advocating a new way of working on our environment. One year later, European cities face the task of bringing those propositions to life, providing higher-quality housing for more and more citizens, making access to affordable housing as simple as possible. In times of economic drought this might not prove easy; yet the real challenge consists in governing the economic forces which shape our cities, organising them through processes involving both public authorities and private stakeholders from the outset, reducing conflicts along the way.

**Good housing** is what shapes our cities, creating space and the quality to make them attractive places to live and work in.

**Green housing** is needed to mitigate environmental impact, reduce energy consumption, create buildings which interact more efficiently with the environment, and produce less pollution.

**Safe housing** is important to protect the wellbeing – both physiological and psychological – of its inhabitants, helping cities acquire that quality of life which makes them attractive places to live and work in.

**Affordable housing** is fundamental to guarantee the widest access to high-quality living to citizens of all income, by controlling the housing market, building costs and energy costs.

The aim of the Urbact II Working Group Hopus – Housing Praxis for Urban Sustainability – is exactly this: to study, disseminate and implement the ways through which new housing in Europe can be efficiently oriented, using modern governance tools such as design codes or other forms of “smart” project guidance.

Hopus brings together five universities and two city administrations, each working on different aspects of housing. From the urban to the building approach, from building regulations to construction technology, from environmental quality to energy certification: a multi-faceted and interdisciplinary approach, trying to cover a wide range of different problems, joining theory and practice.

The challenge set out by the Leipzig Charter may seem vast; nevertheless, it is only through joint efforts that we can truly aspire to better new housing developments – good, green, safe, and affordable – which will eventually give birth to the cities we want for the future of our continent.

---

**Prof. Benedetto Todaro**
Dean, Faculty of Architecture "Valle Giulia"
"Sapienza" University of Rome