



A cura di / Edited by:

Adolfo F. L. Baratta, Fabrizio Finucci, Stefano Gabriele, Annalisa Metta, Luca Montuori, Valerio Palmieri



**COHOUSING.
PROGRAMMI E PROGETTI PER LA RIQUALIFICAZIONE
DEL PATRIMONIO ESISTENTE**



COHOUSING.
PROGRAMS AND PROJECTS TO RECOVER
HERITAGE BUILDINGS

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INDICE

INDEX

► **PREMESSA**

FOREWORD

Adolfo F. L. Baratta
Fabrizio Finucci
Stefano Gabriele
Annalisa Metta
Luca Montuori
Valerio Palmieri

10

► **COHOUSING E RECUPERO
DEL PATRIMONIO EDILIZIO
ESISTENTE: LE RAGIONI DI DUE
ORIENTAMENTI CONGIUNTI**

**COHOUSING AND RECOVERY
OF THE EXISTING BUILDING
HERITAGE: THE REASONS FOR TWO
INTERLINKED TENDENCIES**

Adolfo F. L. Baratta
Fabrizio Finucci
Stefano Gabriele
Annalisa Metta
Luca Montuori
Valerio Palmieri

14

► **COHOUSING - COSA PUÒ DARCI E
COME AFFRONTARLO**

**COHOUSING - WHAT CAN IT DO
AND HOW TO DEAL WITH IT**

Luuk Boelens

22

► **COHOUSING - IL CICLO**

COHOUSING - THE LOOP

Ruzica Bozovic Stamenovic

28

▶ **DAL CO-HOUSING AL
CO-NEIGHBORHOOD**
FROM CO-HOUSING TO THE
CO-NEIGHBORHOOD
Susanna Ferrini

32

▶ **IMPARARE ATTRAVERSO LA
RIPARAZIONE DELL'ESISTENTE**
LEARNING THROUGH REPAIRING
Pere Fuertes Pérez

36

▶ **A**



PROGRAMMARE IL COHOUSING
HOW TO PROGRAM COHOUSING
Adolfo F. L. Baratta
Fabrizio Finucci
Stefano Gabriele
Annalisa Metta
Luca Montuori
Valerio Palmieri

42

**DIFFERENZIAZIONE,
MEDIAZIONE E PENSIERO
SISTEMICO NEI PROGETTI DI
COHOUSING DI FRIEDENSREICH
HUNDERTWASSER**
DIFFERENTIATION, MEDIATION
AND SYSTEMS THINKING IN THE
WORK AND IN THE COHOUSING
PROJECTS OF FRIEDENSREICH
HUNDERTWASSER
Rosetta Angelini
Antonino Saggio

47

**COHOUSING COME STRUMENTO
DI RIQUALIFICAZIONE URBANA**
COHOUSING AS NEW INSTRUMENT
FOR URBAN REFURBISHMENT
Mariagiulia Bennicelli Pasqualis
Costanza Quentin
Esra Bektas
Jeroen Brouwer

54

**METTIAMOCI INSIEME.
(NUOVI PARADIGMI PER IL
FUTURO)**
LET'S GET TOGETHER.
(NEW PARADIGMS FOR THE
FUTURE)
Luigia Bigatti
Elena Biffi
Liliana Toniolo

60

**COHOUSING IN SPAGNA:
STRUMENTI, FATTORI E
STRATEGIE PER UN NUOVO
SVILUPPO**
COHOUSING IN SPAIN: TOOLS,
FACTORS AND STRATEGIES FOR A
NEW DEVELOPMENT
Silvia Calastri
Elisabet Roca Battlori
Cesare Ajroldi

66

**COHOUSING E
AUTOCOSTRUZIONE.
UN PROCESSO PER
L'AUTORECUPERO**
COHOUSING AND SELF-BUILDING.
A SELF-REFURBISHMENT PROCESS
Elisabetta Ginelli

72

**IL RUOLO DEGLI SPAZI
PUBBLICI E DEI CAMBIAMENTI
STRUTTURALI NEL COHOUSING E
PARTIMONIO COSTRUITO**
THE ROLE OF THE PUBLIC SPACES
AND STRUCTURAL CHANGES IN
THE SYSTEM OF COHOUSING AND
BUILT HERITAGE
Janos Gyergyak
Eva Lovra

79

**RIPENSARE L'EREDITÀ
DELL'HOUSING DEL 20° SECOLO
NEL CONTESTO DEI MODELLI
ABITATIVI CONTEMPORANEI
DELLA "CLASSE CREATIVA" IN
SERBIA**

RETHINKING HOUSING HERITAGE
FROM THE 20TH CENTURY IN THE
CONTEXT OF CONTEMPORARY
HOUSING MODELS OF THE
"CREATIVE CLASS" IN SERBIA

Milena Krkljes
Vladimir Kubet
Dijana Apostolovic

86

**PROSPETTIVE DI SVILUPPO E
CREAZIONE DI NUOVE FORME DI
COMUNITÀ URBANE**

PERSPECTIVES OF FURTHER
DEVELOPMENT AND CREATION
OF NEW FORMS OF URBAN
COMMUNITIES

Nataša Z. Krstić
Miodrag Ralević
Džemila Beganović

92

**RIUSO E ABITARE CONDIVISO:
SOSTENIBILITÀ AMBIENTALE
E SOCIALE. MODALITÀ DI
INTERVENTO IN CENTRI
COMMERCIALI, AREE ARTIGIANALI
E RESIDENZIALI DISMESSE**

RECOVER AND COHOUSING:
ENVIRONMENTAL AND
SOCIAL SUSTAINABILITY.
INTERVENTION MODALITIES
FOR DISMISSED SHOPPING
CENTERS, MANUFACTURING AND
RESIDENTIAL BUILDINGS

Giorgio Davide Manzoni
Emanuele Giorgi
Tiziano Cattaneo

99

**OCCUPAZIONI PROVVISORIE,
TRANSITORietà,
TRASCENDENTALISMO E
ADATTAMENTO NEL CENTRO DI
HUSTON**

TEMPORAL OCCUPANCIES,
TRANSIENCE,
TRANSCENDENTALISM, AND
ADAPTIVE RE-USE IN DOWNTOWN
HOUSTON

Gregory Marinic

104

**PENSARE AL LIMITE.
CENTRI DI ACCOGLIENZA:
STRUMENTI PER RIGENERARE LA
SOCIETÀ E LA CITTÀ**

THINKING TO THE LIMIT.
SOCIAL COHOUSING AND
ARCHITECTURAL REGENERATION

Maura Percoco

110

**COHOUSING COME NUOVO
MODELLO DI ABITARE: IL CASO
DEL "CONDOMINIO SOLIDALE -
COLLINA DEI BARBAGIANNI" A
ROMA**

COHOUSING AS A NEW WAY OF
LIVING: THE CASE OF "SOLIDAL
CONDOMINIUM - COLLINA DEI
BARBAGIANNI" IN ROME

Marta Ricci
Federico Ciani

117

B



**PROGETTARE L'ABITAZIONE E LA
CONDIVISIONE**

HOW TO DESIGN HOUSES AND
SPACE SHARING

Adolfo F. L. Baratta
Fabrizio Finucci
Stefano Gabriele
Annalisa Metta
Luca Montuori
Valerio Palmieri

126

**SPAZIO PUBBLICO ALLA SCALA
LOCALE COME STRUMENTO DI
RIGENERAZIONE URBANA**

LOCAL OPEN SPACE AS URBAN
REGENERATION TOOL

Mariateresa Aprile

131

**DA FORME A CASE COLLETTIVE.
IL CASO DELL'"HOUSING
POCKETS" DI SKOPJE**

FROM COLLECTIVE FORM TO
COLLECTIVE HOUSING. CASE
STUDY OF SKOPJE HOUSING
POCKETS

Minas Bakalchev
Sasha Tasic

138

COHOUSING E STUDENT HOUSING: MATRICI E MODELLI SOSTENIBILI A CONFRONTO
COHOUSING AND STUDENT HOUSING: SUSTAINABLE LIVING TYPES AND MODELS COMPARED

Oscar Eugenio Bellini
Eleonora Bersani

144

UN PROGETTO DI COHOUSING URBANO A MARGHERA
A PROJECT OF URBAN COHOUSING IN MARGHERA

Andrea Calgarotto

151

DALLE ESIGENZE AI CRITERI DI PROGETTO DEL COHOUSING. LA FLESSIBILITÀ DELL'ABITARE IN CONDIVISIONE
FROM THE NEEDS TO THE DESIGN PRINCIPLES OF COHOUSING. THE FLEXIBILITY OF LIVING IN COMMUNITY

Lucia Castiglioni
Silvia Meazza
Ofelia Vera Piazzini
Marco Zenoni

157

PROGRAMMA ESTREMO DI COHOUSING
EXTREME COHOUSING PROGRAM

Mattia Darò

163

COSTRUIRE COMUNITÀ
BUILDING COMMUNITY

Vincenza De Vincenziis

170

ABITARE CON LIVING WITH

Cristiana Eusepi

176

COHOUSING CORTILI APERTI
COHOUSING OPEN COURTYARDS

Giovanni Franceschelli

183

RIPENSAMENTO MULTIDISCIPLINARE DEL COHOUSING
MULTIDISCIPLINARY RETHINKING OF COHOUSING

Gilda Giancipoli

189

ABITARE COLLETTIVO COME PRATICA ADEGUATA PER RISOLVERE LA FRAMMENTAZIONE DELLA CITTÀ
COLLECTIVE HOUSING AS A GOOD WAY TO SOLVE CITY FRAGMENTATION

Emanuele Giorgi
Ioanni Delsante
Nadia Bertolino
Giorgio Davide Manzoni

196

HABITAT PARALLELI - COHOUSING PER LA COMUNITÀ MULTICULTURALE DI MIRPUR
PARALLEL HABITAT- A COHOUSING COMMUNITY FOR THE TRANSCULTURALS OF MIRPUR CITY

Zoona Jerral

202

ABITARE, COLTIVARE
AGRI-CULTURAL DWELLING

Giovanni Longobardi

207

COHOUSING, RESIDENZE TEMPORANEE E AGRIVILLAGGIO PER IL RECUPERO DEGLI SPAZI PERIURBANI

COHOUSING, TEMPORARY RESIDENCES AND AGRIVILLAGE FOR THE PERI-URBAN AREAS REGENERATION

Luisa Mauro

214

SOCIALFIT: RECUPERO SOCIALE PER LA SOSTENIBILITÀ ENERGETICA

SOCIALFIT: SOCIAL RECOVERING FOR ENERGY SUSTAINABILITY

Lina Monaco
Alessandra Lepore
Nina Mazzarella

220

**TIPOLOGIA DI CONFIGURAZIONI
DEGLI SPAZI APERTI NEI
QUARTIERI DI EDILIZIA PUBBLICA**
TYPOLOGY OF CONFIGURATIONS
OF OPEN PUBLIC SPACES
WITHIN PUBLIC HOUSING
NEIGHBOURHOODS

Nevena Novakovic
Aleksandra Djukic

225

C



**MANTENERE E GESTIRE IL
PRIVATO E IL COMUNE**
HOW TO MAINTAIN AND MANAGE
PRIVATE AND COMMON REALM

Adolfo F. L. Baratta
Fabrizio Finucci
Stefano Gabriele
Annalisa Metta
Luca Montuori
Valerio Palmieri

234

**CO-QUARTIERI SOCIALI.
HYPER-CYCLE DEGLI
ARCIPELAGHI URBANI**
CO-NEIGHBORHOODS.
HYPER-CYCLE OF THE URBAN
ARCHIPELAGOS

Claudia Battaino
Luca Zecchin

239

**L'ABITARE COLLETTIVO COME
PROGETTO DI PAESAGGIO**
COLLECTIVE LIVING AS
LANDSCAPE PROJECT

Antonia Di Lauro

245

**RIVITALIZZAZIONE MEDIANTE
SINERGIA: INTERVENTI
STRATEGICI E ARCHITETTONICI
NELL'AREA SUBURBANA DI
TESSALONICA**

REVITALIZATION THROUGH
SYNERGY: STRATEGIC AND
ARCHITECTURAL INTERVENTION
IN THE SUBURBAN AREA OF
THESSALONIKI

Nafsika Efklidou
Ourania-Georgia Hatzitheofilou
Nikolaos Xenos
Eirini Aivazidou
Eutuxia Mpalla

252

**RIGENERAZIONE URBANA
PER UN RINNOVATO ASSETTO
TERRITORIALE IN CALABRIA**
URBAN REGENERATION FOR A
RENEWED REGIONAL PLANNING IN
CALABRIA

Domenico Francese
Gianluca Arditi

258

**RIQUALIFICAZIONE E
DENSIFICAZIONE DELLE
MEGASTRUTTURE ERP: IL
COHOUSING COME STRUMENTO
DI POLITICHE DI TRANSIZIONE**
REDEVELOPMENT AND
DENSIFICATION OF PUBLIC
HOUSING MEGASTRUCTURES:
COHOUSING AS A TRANSITION
POLICIES TOOL

Benedetto Nastasi
Lorenzo Diana

264

**IL CO-LIVING COME MOTORE
DI INNOVAZIONI SOCIALI NEI
"SASSI" DI MATERA**
THE CO-LIVING EXPERIENCE AS
ENGINE FOR SOCIAL INNOVATIONS
IN THE "SASSI" COMPLEX IN
MATERA

Giovanni Perrucci

270

**LE LILONG DI SHANGHAI: DA
ABITARE A COABITARE**
SHANGHAI'S LILONG: FROM
HOUSING TO COHOUSING

Claudio Piferi
Nicoletta Setola
Giulia Esposito

276

**GRUPPO DI RICERCA COHOUSING
RESEARCH GROUP COHOUSING**

284

PREMESSA

L'autonomia della residenza privata combinata con i vantaggi di spazi, risorse e servizi collettivi. Anche se in Italia si tratta ancora di un fenomeno poco diffuso, il tema del cohousing rappresenta certamente uno dei più stimolanti e attuali ambiti di progettazione e ricerca.

Lo scenario è fortemente eterogeneo, a tratti persino incoerente, poiché molteplici sono le variabili in gioco e non esiste un modello predefinito di cohousing: tipologia di utenza (lavoratori, studenti, anziani, divorziati, comunità miste), desideri dei cohouser (spazi, risorse e servizi differenti), collocazione dell'edificato (grandi o piccoli centri urbani, campagna) e tipologia di intervento (nuova edificazione o recupero dell'esistente) sono soltanto alcuni dei fattori che contribuiscono a determinare realtà completamente differenti.

Uno degli obiettivi della ricerca in corso al Dipartimento di Architettura dell'Università di Roma Tre, condotta con un approccio multidisciplinare dovuto al coinvolgimento di ricercatori afferenti a diversi settori, è proprio quello di creare un quadro sinottico in grado di restituire un'immagine chiara di un panorama articolato.

Anche per questo motivo il gruppo di ricerca ha pubblicato una call (marzo 2014) sul tema del cohousing e degli interventi sul patrimonio edilizio esistente, argomento centrale nelle politiche mondiali del prossimo decennio.

La partecipazione a "Cohousing. Programmi e progetti per la riqualificazione del patrimonio esistente" è andata oltre le previsioni. Sono stati trasmessi più di cinquanta contributi di cui il 65% italiano (dal Trentino alla Sicilia) e il 35% proveniente da paesi europei (Croazia, Grecia, Macedonia, Olanda, Romania, Serbia, Spagna e Ungheria), americani (Canada, Perù e Stati Uniti) e asiatici (Pakistan).

A seguito del doppio esame valutativo, il primo dell'abstract (maggio 2014) e il secondo del paper (settembre 2014), compiuto da referee qualificati, sono stati selezionati i 35 contributi raccolti nel presente volume.

I contributi di studiosi, professionisti e operatori del terzo settore sono stati organizzati in tre distinte sessioni: della prima fanno parte i contributi relativi alle strategie e agli strumenti di programmazione di cohousing; alla seconda appartengono i contributi concernenti la progettazione di spazi residenziali e di servizio; della terza fanno parte i contributi relativi al mantenimento e alla gestione degli spazi privati e comuni.

La qualità dei risultati della call e del workshop (ottobre 2014) forse non è sufficiente per arrivare a delle conclusioni ma certamente consente di fare il punto della situazione sulle tendenze più significative attualmente in atto. In sostanza si tratta di un documento ambivalente che può servire come punto di partenza per chi si accosta per la prima volta al tema del cohousing e come elemento di approfondimento per chi invece se ne occupa da tempo.

Gruppo di Ricerca

Adolfo F. L. Baratta, Fabrizio Finucci, Stefano Gabriele, Annalisa Metta, Luca Montuori, Valerio Palmieri



FOREWORD

All the freedom and autonomy of a private home together with the benefits of collective spaces, resources and services. Though not representing a common solution in Italy, cohousing is nevertheless one of the most stimulating and topical design and research areas.

The scenario is extremely heterogeneous, sometimes even inconsistent, because the variables involved are numerous and no predefined cohousing model exists: type of user (workers, students, senior citizens, divorced persons, mixed communities), cohousers' requirements (spaces, resources and different amenities), position of building (large cities or small towns, country) and type of building job (new building or rehabilitation of existing ones) are just some of the factors which help determine completely different solutions. One of the goals of the research under way in the Department of Architecture of Roma Tre University, conducted with a multidisciplinary approach due to the involvement of researchers belonging to different sectors, is precisely to create a mimic panel able to provide a clear picture of what is an articulated scenario. For this reason as well, the research team has published a call for papers (March 2014) on the topic of cohousing and jobs done on the existing building heritage - a central issue within global politics over the coming decade.

Participation in "Cohousing. Programs and projects to recover heritage buildings" was better than expected. Over fifty contributions were received, 65% from Italy (from Trentino to Sicily) and 35% from other European countries (Croatia, Greece, Macedonia, Netherlands, Romania, Serbia, Spain and Hungary), America (Canada, Peru and USA) and Asia (Pakistan).

Following the dual assessment examination, the first relating to the abstract (May 2014) and the second to the paper (September 2014), made by qualified referees, 35 contributions were selected which have been collected up in this book.

The contributions of scholars and third sector professionals and operators have been split into three distinct sessions: the first includes contributions relating to cohousing planning strategies and instruments; the second groups together the contributions concerning the planning of residential and service spaces; the third is dedicated to the maintenance and management of private and common areas.

The quality of call and workshop results (October 2014) is perhaps not enough to reach conclusions, but it definitely permits taking stock of the situation as regards the most significant trends currently under way. In point of fact, it is an ambivalent document that could well represent a starting point for anyone addressing the cohousing topic for the first time and a chance to delve deeper into the subject for anyone who has been acquainted with it over the longer period.

Research Team

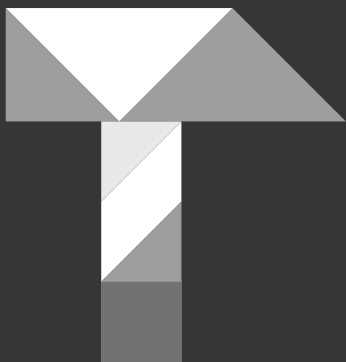
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La partecipazione a "Cohousing. Programmi e progetti per la riqualificazione del patrimonio esistente".

Participation in "Cohousing. Programs and projects to recover heritage buildings".





PROGETTARE L'ABITAZIONE E LA CONDIVISIONE HOW TO DESIGN HOUSES AND SPACE SHARING

**Are, spazi, servizi per lo sviluppo della condivisione, con particolare riferimento a
convivenza e socializzazione**

Places and services to develop and advance sharing practices, with main focus on cohabitation
and socialization

DA FORME A CASE COLLETTIVE. IL CASO DELL'“HOUSING POCKETS” DI SKOPJE FROM COLLECTIVE FORM TO COLLECTIVE HOUSING. CASE STUDY OF SKOPJE HOUSING POCKETS

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Between the traditional pattern of living and new postmodern society of individualization there are persistent housing pockets of transitional forms. Neither are they historic traditional models of living nor alien forms of contemporary lifestyles. They are pockets of once intense, socially connected communities from the city that vanishes. Exactly this transitional position gives possibility of upgrading an alternative form of collective housing. On the example of the city of Skopje, where the process of modernization produces different left-over's, pockets of housing, once traditional form of living - today as hybrid informal assemblages, opportunity is created to develop different scenarios of re-working the collective form of the city. By connecting the idea of collective form from the 1960s, as linking the “objects that have a reason to get together”, with the idea of collective living with shared ways of living together, we will produce different tactics of transformation of the urban texture. Introduction of collective form as mega-form was strategy of post earthquake reconstruction of the city of Skopje (after the 1963). Our current reconsideration of the idea of collective form is connected with the tactic of transformation of urban fragments as persistent housing pockets. Both approaches use the same theoretical references but within different design paradigm, top down on the level of the city (1960s) and bottom up on the level of local housing contexts (2010s).

Through selected projects we will examine different tactics of transformation of urban fragments (upgrading, sequential linking, incision, acupuncture) as active coexistence between the existing and proposed housing typologies and between private and common realm.

KEYWORDS

Collective form
Collective houses
Housing pocket
Urban fragments

INTRODUCTION

Through the centuries cities in the Balkan were formed as a mosaic of various neighbourhoods, arising from the spatial and social human scale as correlatives of the individual and the collective. These neighbourhoods produced very complex social connected communities with recognisable spatial identities. Modernization of these cities marginalized their basic traditional ground and with that the local ways of living. The last phase of post-social transformation wiped out the last remains of once traditional neighbourhoods.

Is there another way of development for these areas? Could we possibly renew them without disregarding informality of building and existing patterns of living? Can typologies and concepts that were to erase them, give us new ways of understanding the connection of local situations of the remaining housing pockets?

The example of Skopje offers new moments in the dialogue of the city and its housing. Its still unconsolidated state under one urban paradigm is a possibility to recognise different simulant conditions of the city as it goes through divergent transformations.

DISAPPEARING CITY - THE CASE OF SKOPJE

The present state of the city of Skopje is a result of a number of successive and controversial waves of modernization in the course of the twentieth century that produced the incoherent, fragmentary basis of the city. What do we see in the city today? The view of the downtown Skopje area (2 x2 km) shows heterogeneity and diversity of its texture. On the satellite images of the surface of the city, we can feel the difference almost tactile. What is behind this inhomogeneous picture? That exactly was the reason for researching the city's morphology through a series of analytical drawings and site specific projects. So within the frames of one scene, we decomposed an array of thematic layers (Fig. 1).

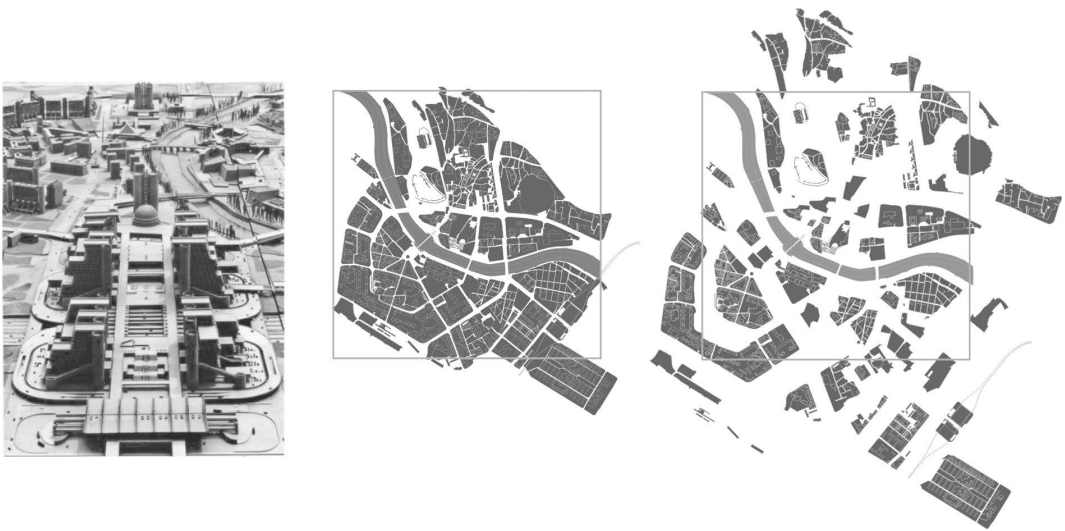


Figure 1: Skopje as city of fragments: Kenzo Tange, City Gate mega structure (1965) and Central city area within the frames of 2x2 km, integral view and exploded view showing different urban fragments (morphological units).

For a number of years, within the frames of the theme of residential/urban transformations, tactics of transformation of residential texture, we have been focused on those parts/fragments of the city that are anticipated or were anticipated to disappear in the different models of modernization of the city. These are types of places that are between the planned and the actual city, between the exclusive and inclusive city, those that should disappear. Representing the city in-between i.e., between the construction territories and construction periods.

Partly, these are fragments of the former traditional base of the city, but without conserved external traditional appearance, with multiply changed and assembled expression, and places representing post-traditional informal situations. The urban fragments of the city are connected primarily by the way of living not by their chronology. We can agree that certain traditional patterns are characterised by substantially permanent, and in that regard basically non-chronological (Rapoport, 1969). Through centuries, in this process of development of these areas of the city, the spatial and living patterns were preserved.

The city that disappears is represented by a number of places as Madzir Maalo neighborhood, Novo Maalo neighborhood, from the central city area and also Momin Potok on the outskirts of the city, or Keramidnitsa in the cracks of the industrial zone. Although these have local narratives, they are unrecognized regarding their main physical and social properties. In that sense, the modernization of the city and the modern paradigm still provide a model of seeing of the existing situation. It was important for us to acknowledge the creation of not only the narrative, but also the spatial pluralistic image of the city:

1. These suppressed places are parts of the social and territorial history of the city, city's biography.
2. These places have a unique physical structure at urban and architectural level. They are proportioned to suit the human scale, and are characterized by individuality and unity of streets, houses and courtyards.
3. In these places, the dominant is low-rise housing that has systematically been banned from our cities, although it has been the basis of the city life (Correa, 1985). We believe that such housing is possible to be present nowadays, particularly in certain fragments of the city.

We referred to approaches and methods of transformation as tactics unlike strategies that included complete systemic and superior approaches to the city. Tactics represent approaches arising from a local situation. However, they are not always limited to particular user tactics of the inhabitants, but are extended over the considered area as a whole.

We will firstly refer to the idea of collective form as a model of transformation, presented by Fumihiko Maki (1964), and secondly to the idea of redefining of collective housing initiated in the 1960 (Fromm, 1991). According to Fumihiko Maki, a collective form is not a "collection of unrelated, separate buildings, but buildings that have reasons to be together" (Maki, 1964). Collective form as in regards to a strategy that was to redefine the historical appearance of distinct urban and natural reality. The Megaform is defined as a major frame that embraces all the functions of the city or majority of the city (Maki, 1964). In this way many different functions have an advantage in their combining and concentration in one place.

According to the idea of collective housing and similar models of housing initiated in the 1960 (cohousing, collaborative housing), this way of living is related to a group of people that made a choice of living together in the name of mutual values or for some other mutual goal. In a similar way the traditional and post-traditional communities can be seen as certain forms of collective housing, as "intentional communities"

that are connected through the need to preserve their mutual values and distinct life styles. In this research we will make a connection between the collective housing and the spatial and social patterns of housing that are generated in specific morphological configurations of the housing pockets. Is it possible to make a connection of all these levels?

From collective form and collective housing, territorial level of the city or a part of the city, to particularly the level of home and neighbourhood.

Most of the post-earthquake resurgence of Skopje was led by the idea of the collective form, the mega-form as the basis for the reconstruction of the city through the project of Kenzo Tange and the other proposals for the reconstruction of the central Skopje area, given by Van den Broek and Bakema or Edvard Ravnikar (UNDP, 1970).

In understanding the concept of the megaform from the sixties, as a formal system that revises the hierarchal system of the city, we see a potential in the translation of it's fundamental principles on a local level, on a level of urban fragments and housing pockets. Megaforms offer an alternative approach to modern urban phenomenon.

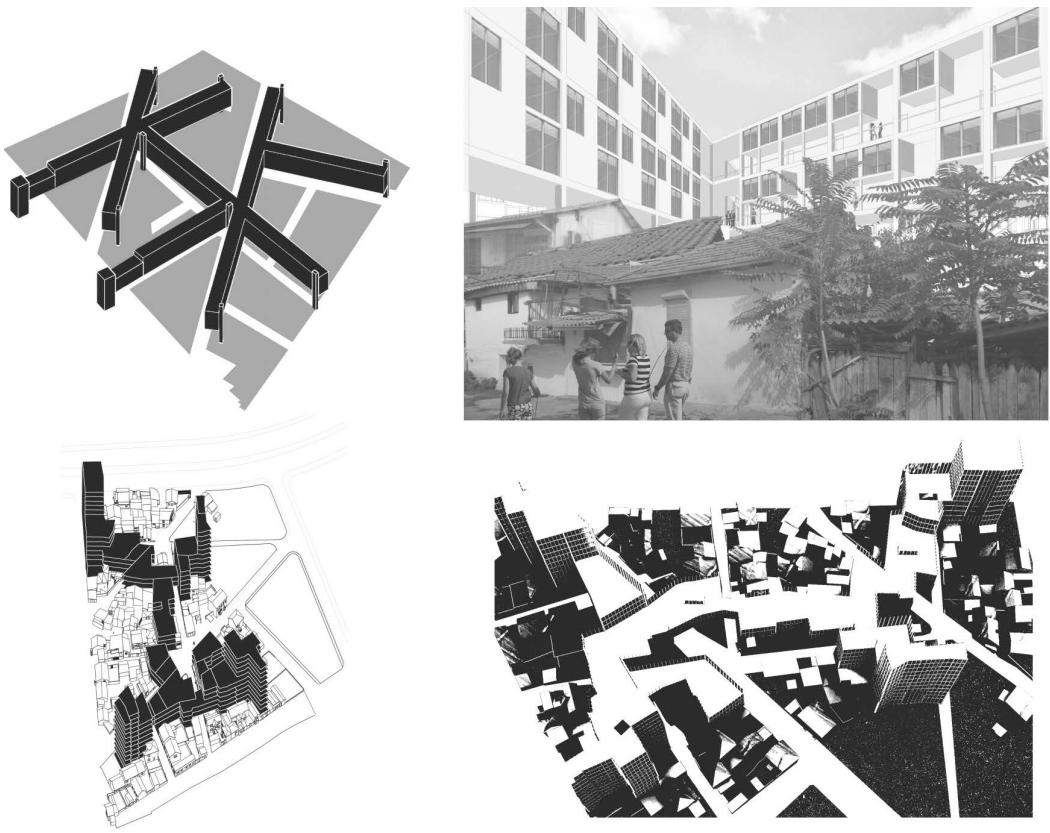


Figure 2: Tactic of transformation: upgrading the streets 1, Kristian Mitrevski, master project 2013; sequential linking, Aurora Saidi, master project 2013.

However, our attitude toward this idea was such that we wanted to release it from the necessary historic reference and engagement and to use it as a mechanism that has a potential to give extraordinary results in the local contexts at different levels and intensities of transformation. Starting from the idea of collective form, through a series of hypothetical scenarios we developed various tactics for the transformation of the residential textures of marginal housing pockets.

What if we upgrade the streets in Novo Maalo neighborhood, and from the permanent void we obtain an urban artifact with permanent solid that enters in further relationship with the existing houses and courtyards? In that way, one obtains a neighborhood as a mega-form arising from the inversion of solid and void in the structure of the Novo Maalo neighborhood (Fig. 2). What if we select certain lots by consent of inhabitants, connect them according to certain criteria and extrude them to obtain a new additional residential area? In that case, there will appear a new rhizomatic mega-form in the neighborhood as a product of sequential linking, arising from the existing texture of the neighborhood in intensive relationship with the existing houses and courtyards (Fig. 2). What if we cut a heterogeneous area of an industrial zone with an installation, a communication infrastructure or perhaps a housing platform? In that way, the incision will cause transverse connection of the heterogeneous fragments of the formerly existing longitudinal city (Fig. 3).

Through these and a series of other hypothetical questions, we not only wanted to give a concrete answer to the specific situations but also derive prototypes for the analogue situations in our cities. In that way, although a series of diffuse examples was considered, we conceived these as analogous and paradigmatic situations through which the city can be explored and practiced. Through these examples collective form is used as build up of the existing structure, type of braces that allows extension of the existing pattern of housing generated by the living communities in the dialogue of the individual and the collective.



Figure 3: Incision, tactic of assembling the urban fragments, Aleksandar Petanovski, master project 2013.

CONCLUSION

Both collective form and collective housing originate from the same historical period, the sixties, from one critical position towards the modern paradigm but on different levels: collective form in relation to the separation and hierarchy of the urban phenomena, collective housing in relation to the separation and

hierarchy of the social phenomena and life domains. Despite their similar attentions the gap between the two remains. Is it possible to overcome this gap between the level of the city and the level of the particular and specific places in the city? Exactly through the model of collective form we can remake local places, remaining pockets of formerly city. From collective form to collective housing, describing the morphologic and social structure converging on a level of housing fragments of the city.

Collective form as idea of reconstruction of the city 1964, gains new spatial and social role in the local context of the housing pockets of 2014.

The collective form is a rational base for colonisation of the divergent, complex and unformal conditions in the housing pockets, as a type of paranoid – critical method of rational invasion of the irrational (Dali, 1936). Collective form is an open system for interpretation and exchange for its local inhabitants.

Collective form represents braces and continuity of the qualities of the local housing pockets that generates living communities: progressiveness, plurality, individuality, collective and human scale.

The collective form changes from a superior system of reconstruction and transformation of the city in the second half of the twentieth century, to part of its fragments and remains of the housing pockets from the beginning of the twenty-first century. With the example of today's everyday places, we can re-examine the potential in the spontaneous correlation with the existing models of housing. This way the visions of the future are liberating the authenticity of today.

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