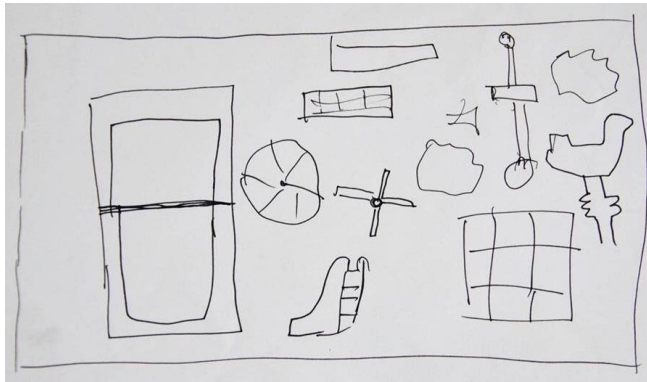# Tirana Workshop II

tools and processes of regeneration

petros phokaides - loukas triantis

A. Programmatic Policies [Institutional / Cultural]

B. Design Strategies [Operational / Intervention]

C. Regulatory Provisions [Technical / Tools]

**D. Management and participatory planning
   [Actors & community mobilization]**
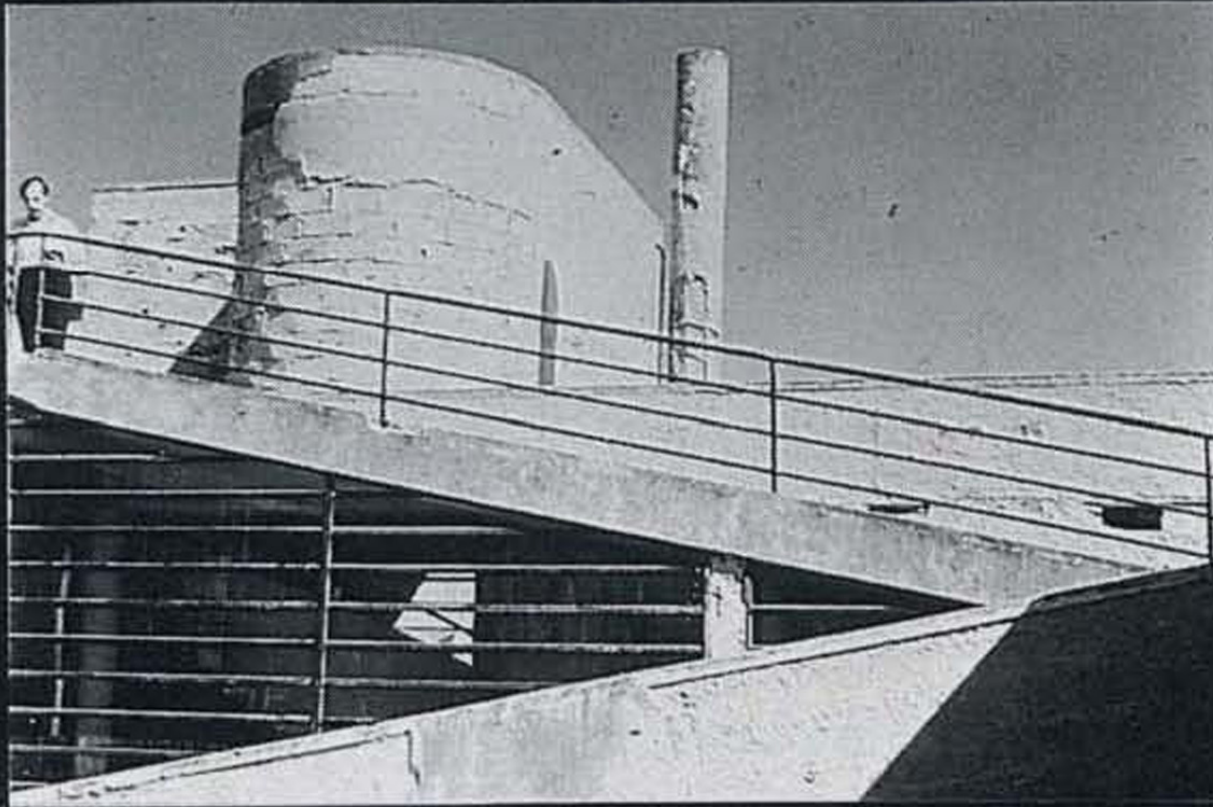
A

Programmatic Policies
[Institutional / Cultural]

Pruitt-Igoe. Missouri, Demolition, 1972
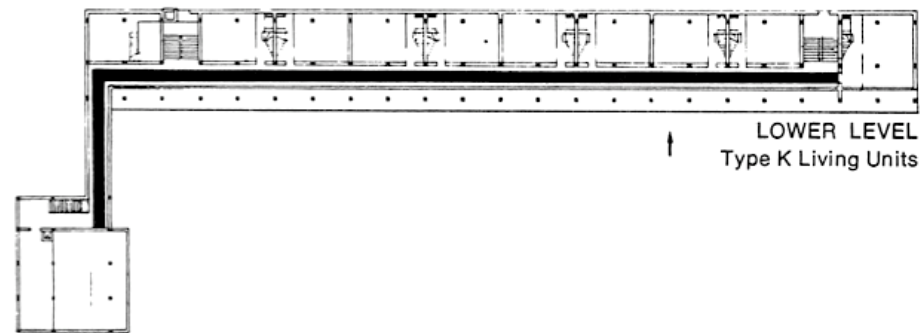
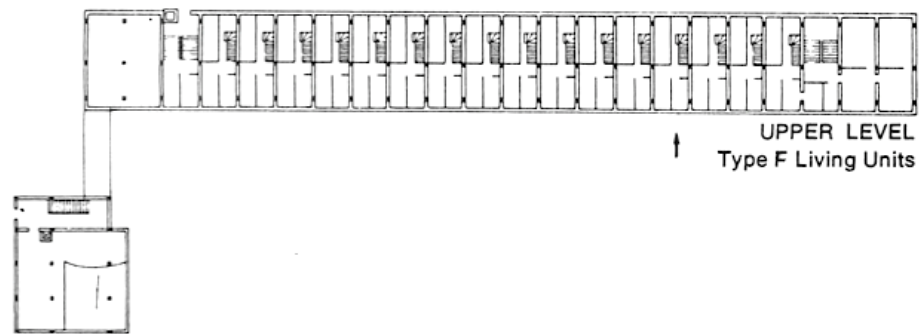Pruitt-Igoe. Missouri, Demolition, 1972

The most architectural thing
about this building is
the state of decay in which it is.
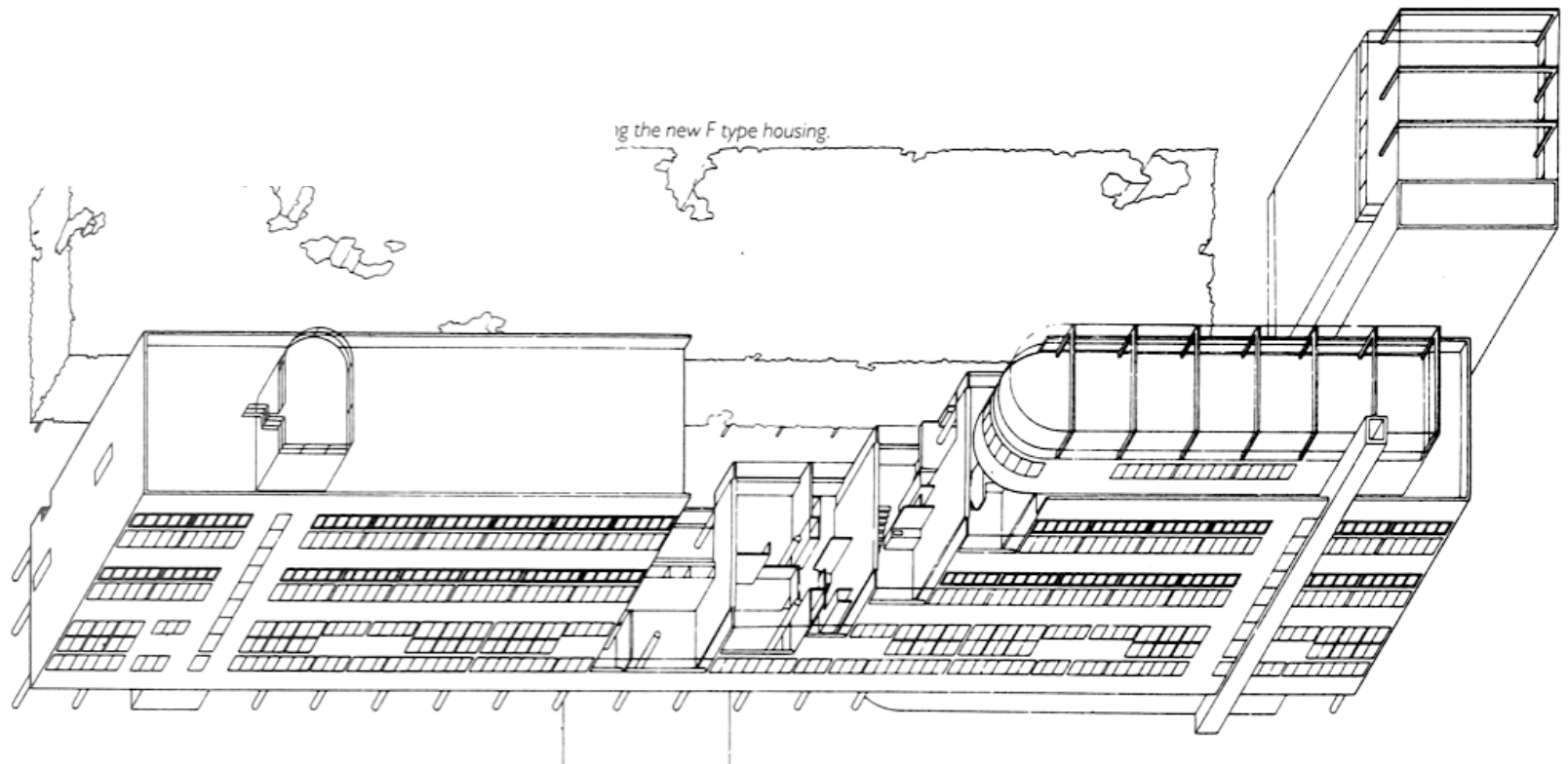
Architecture only survives
where it negates the form that
society expects of it.
Where it negates itself by
transgressing the limits that
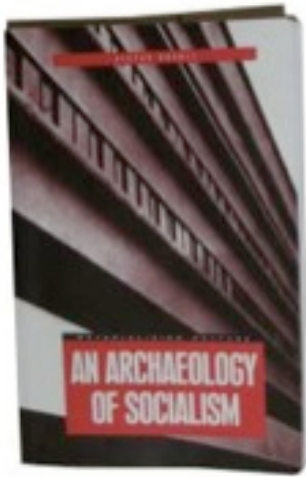history has set for it.

Tschumi B. 1976

UPPER LEVEL
Type F Living Units

LOWER LEVEL
Type K Living Units

Narkomfin. Plans of all levels.

g the new F type housing.

Ginsburg, Narkomfin, 1928-1930, Moscow

Ginsburg, Narkomfin, 1928-1930, Moscow

rational, way and that its proposition made possible a radical transformation of the way of life - and a fundamental attempt to confront modernity. The report established it in the following way:

'1. *In a country building socialism, the problems of economics are indissolubly linked with the problems of improving the quality of housing from the standpoint of increased productivity, the cultural revolution, and the transition to a new, socially superior way of life.*

2. *Careful rationalisation of the old pre-revolutionary apartment plan, an analytical study of the way in which people use space, particularly kitchen space, can lead to savings of about 10%.*

3. *By exploiting the unutilised height of service areas (hallways, kitchen, bathroom) the economic efficiency of an apartment of the old type can be considerably increased...*

4. *Our present social and economic conditons are such as to make the question of the smaller, more economical apartment particularly important.*

5. *It is possible to design an apartment with a living area of 27 square meters (9 per person) that is just as economical as one with 54 square meters... and, in fact, our graphs show that it is possible to go even farther in this direction. This requires a new approach to the use of space.*

6. *The* **F type** *unit is important as a step along the road toward a communal from of housing in keeping with the social processes of differentiation of the family and the increased use of collective facilities.*

7. *Solving the problem of the living unit will enable us to solve the problem of building on a community and regional scale.*
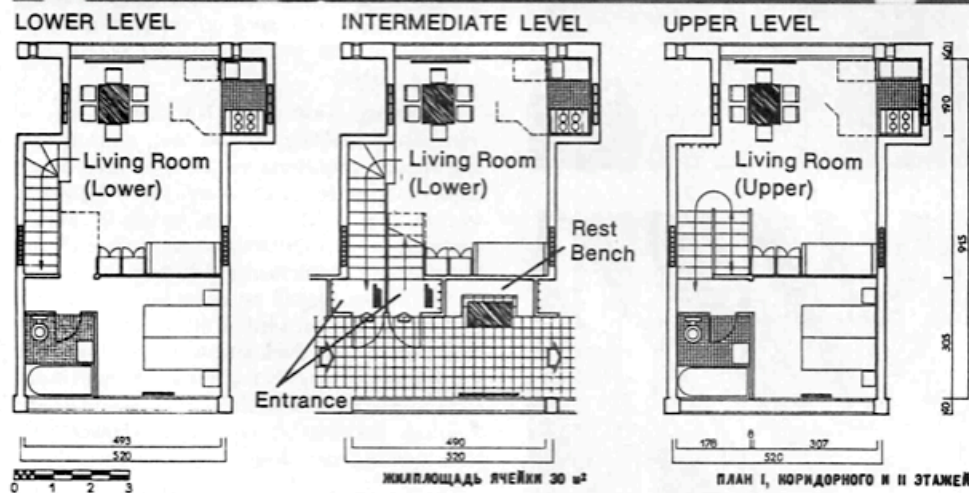
8. *The ideal apartment should include the following features:*
a. *Good lighting in all area.*
b. *Through ventilation – two exposures.*

e. *The size and shape of the rooms should be the result of a careful study of living and working requirements.*
f. *Equipment of the highest quality...*

9. *Apartment design should be based on the principle of maximum standardisation of building elements and... the total industrialisation of the building process...'*

LOWER LEVEL   INTERMEDIATE LEVEL   UPPER LEVEL

Living Room (Lower)

Living Room (Lower)

Living Room (Upper)

Rest Bench

Entrance

ЖИЛПЛОЩАДЬ ЯЧЕЙКИ 30 м²
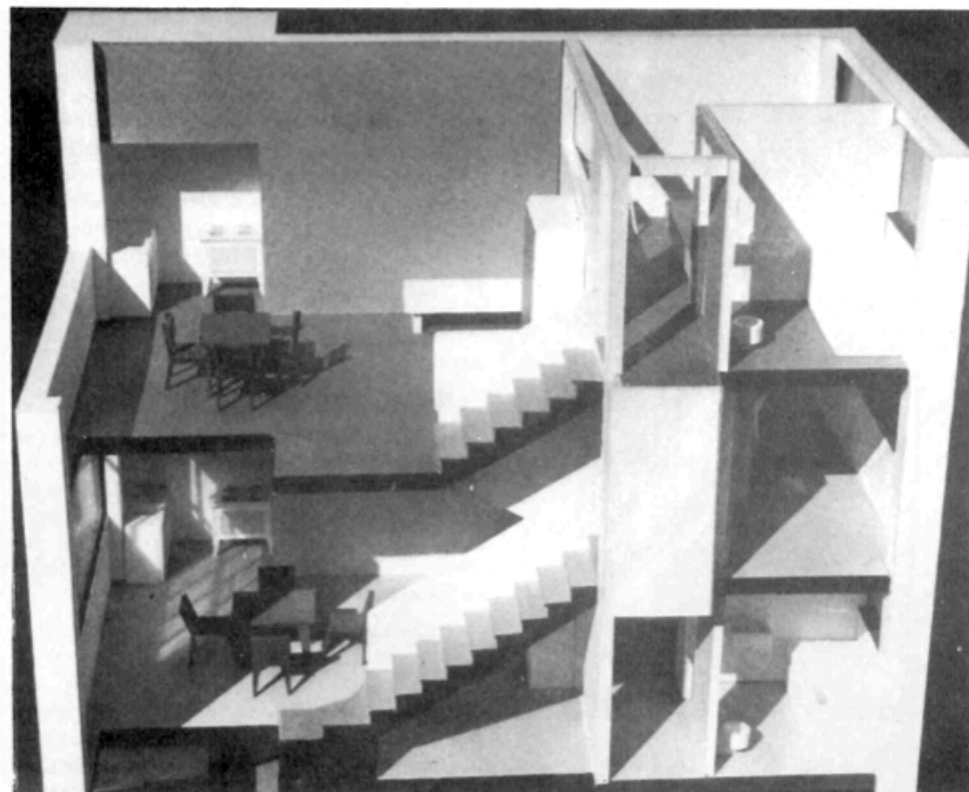
ПЛАН I, КОРИДОРНОГО И II ЭТАЖЕЙ

CIAM Athens 1929,
Frankfurt,
ExistenzeMinimum

LE GROUPE CIAM-FRANCE

URBANISME DES C.I.A.M.

LA CHARTE
D'ATHÈNES

avec

UN DISCOURS LIMINAIRE

de

JEAN GIRAUDOUX

PLON
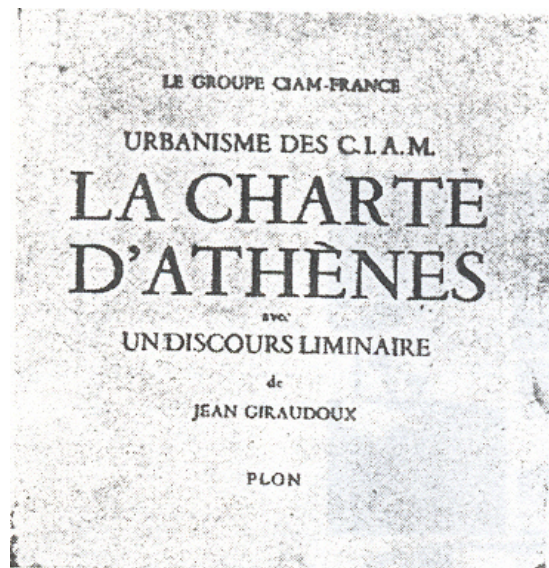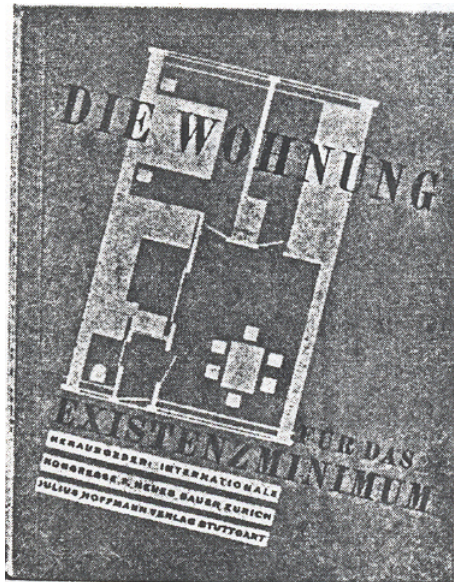
CIAM Athens 1933, Athens Charter, The Functionalist City

Refugee Housing, 30s, Athens

DOCUMENTATION and
CONSERVATION of buildings and sites of
MODERN
MOVEMENT

DO.CO.MO.MO

Minimum Documentation Fiche 2003

composed by national/regional working party of: CYPRUS

1   Picture of building/site

depicted item:	View of front façade of the Public Market (Dimotiki Agora)
source:	Personal archive of Stauros Economou
date:	c.1965

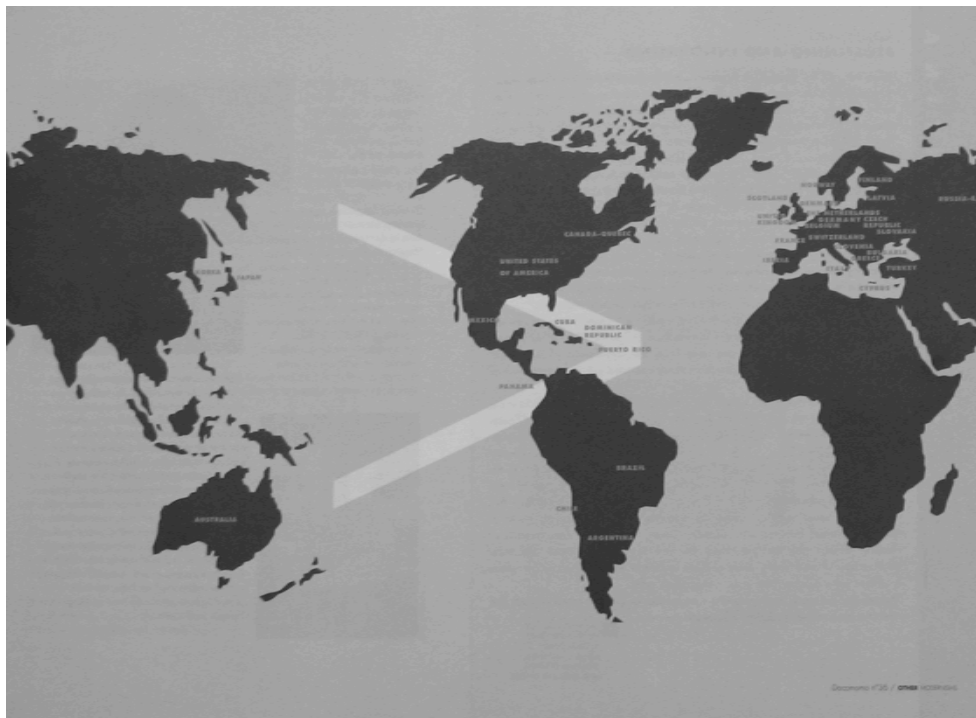**2   Identity of building/group of buildings/urban scheme/landscape/garden**

| 1.1 current name of building | Public Market (Dimotiki Agora) |
1.2 variant or former name	
1.3 number & name of street	
1.4 town	Lefkosia (Nicosia)
1.5 province/state	Lefkosia (Nicosia)
1.6 zip code	
1.7 country	Cyprus
1.8 national grid reference	
1.9 classification/typology	COM
1.10 protection status & date	

The Cultural Logic of Reconstruction: Critical history lessons in/of the post-socialist city

Ella Chmielewska [University of Edinburgh]

Debates surrounding the demolition and subsequent redevelopment of these sites, highlight local attitudes towards historical value and authenticity of ordinary buildings and cityscape and challenge the ideologically charged approaches to heritage and complex histories in/of post-socialist cities. The paper argues that the problems of history and heritage preservation in Warsaw are best revealed in the fate of such ordinary buildings and sites, not iconic or monumental projects. These sites question both the local attitudes and the judgements of Western critics unreflective of their own political positions. These sites also point to the need for developing methodological and theoretical apparatus attentive to the complex local histories and to the politics of memory in post-socialist, post-totalitarian places. While Disneyland and Las Vegas could continue to generate useful arguments for cultural critique, they are of limited value as topes for discussing, or assessing, history and authenticity in places whose physical fabric has been shaped by Yalta and Berlin.

"…general renewal as alternative to proposed demolition…"

"…we looked at it in a positive manner…"
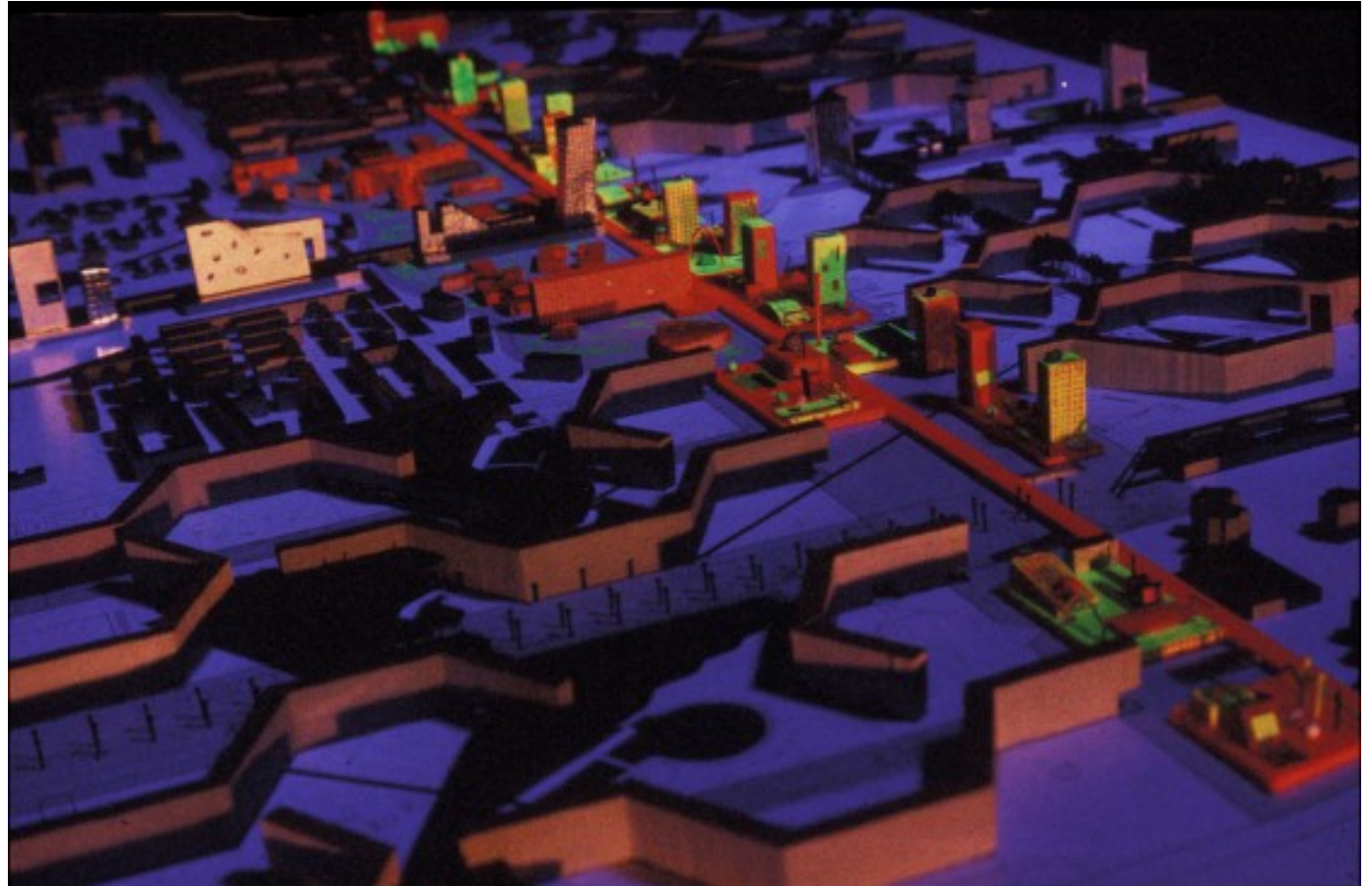
Bjilmermeer Redevelopment, Amsterdam, OMA, 1986

"…it is the surface of the ground on which ambitions and impossibilities are played out…"
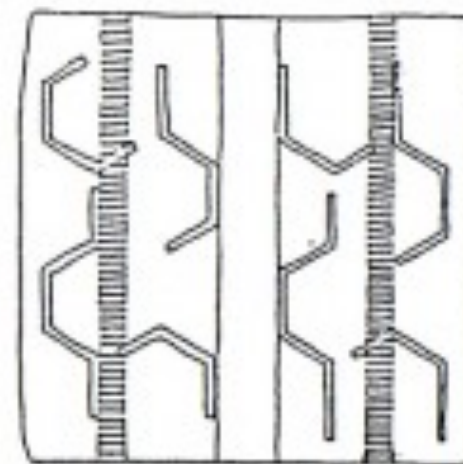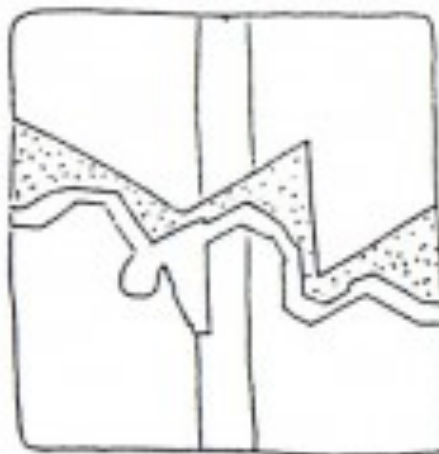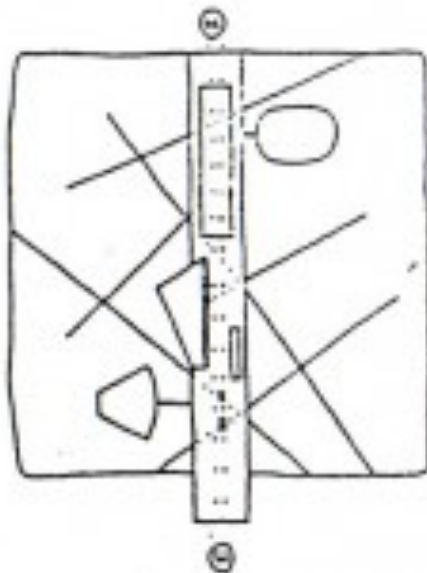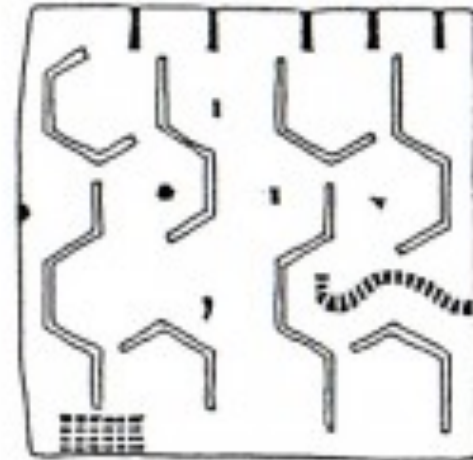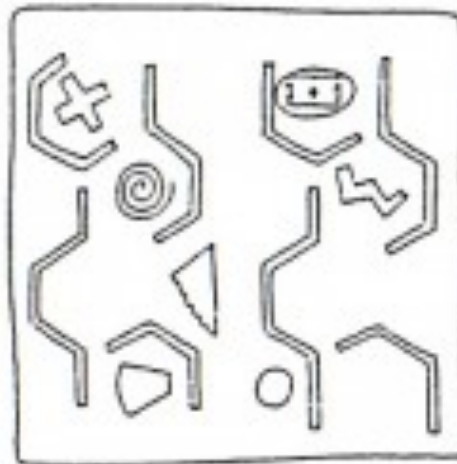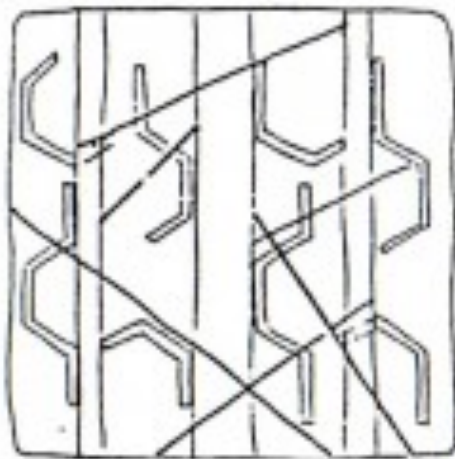
Bjilmermeer Redevelopment, Amsterdam, OMA, 1986

"…the possibility of modern architecture is yet not exhausted…"
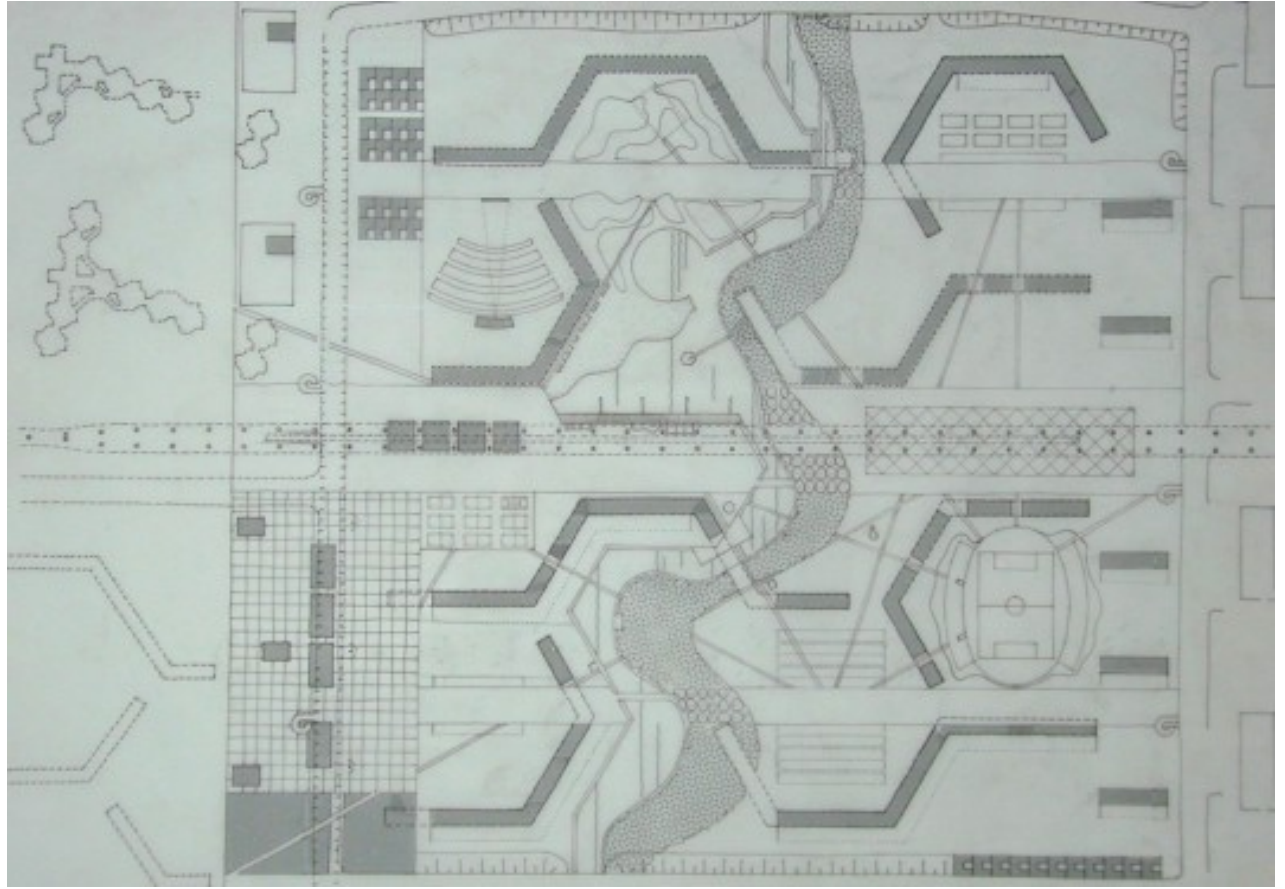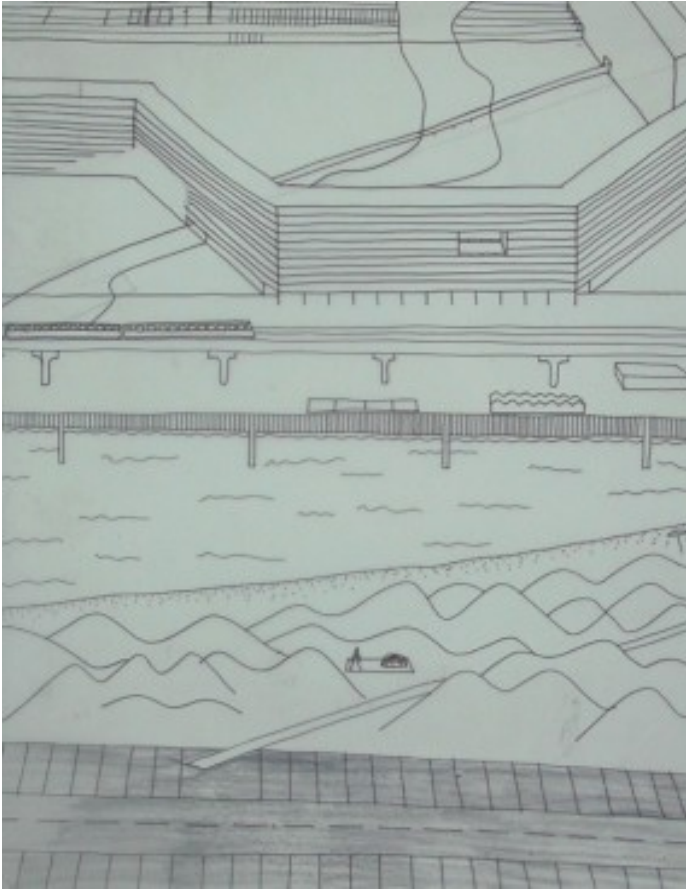
Bjilmermeer Redevelopment, Amsterdam, OMA, 1986

Ahrensfelder Terrassen, Marzahn, Berlin, 2004

Partial demolition & modification

Ahrensfelder Terassen im Aufbau

Ahrensfelder Terrassen, Marzahn, Berlin, 2004

Ahrensfelder Terrassen, Marzahn, Berlin, 2004

Ahrensfelder Terrassen, Marzahn, Berlin, 2004

Prefabricated building system

Standardized architecture

Flexibility

Quinta Monroy Housing Projects, Inquique, Chile, Elemental

Quinta Monroy Housing Projects, Inquique, Chile, Elemental

B

**Design Strategies
[Operational/Intervention]**

1 Erweiterung um Balkon
  und Wintergarten
2 Wohnzimmer
3 Küche
4 Bad
5 Zimmer
6 Verglasung der Treppen-
  hauswand
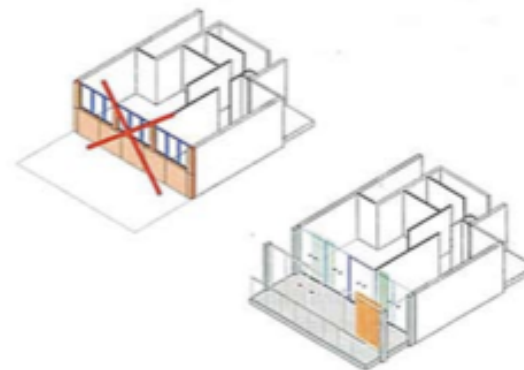
Druot, Lacaton & Vassal, Transformation of Housing Block - Paris 17°

Druot, Lacaton & Vassal, Transformation of Housing Block - Paris 17°

Regeneration of San Martin de Porres neighborhood, Cordoba, Spain, La Ciudad Viva, 2004

Regeneration of San Martin de Porres neighborhood, Cordoba, Spain, La Ciudad Viva, 2004

Regeneration of San Martin de Porres neighborhood, Cordoba, Spain, La Ciudad Viva, 2004

ALZADO A-A
BLOQUE TIPO

ALZADO B-B
ESTADO REFORMADO

ALZADO C-C
ESTADO REFORMADO

SECCION 1-1
ESTADO REFORMADO
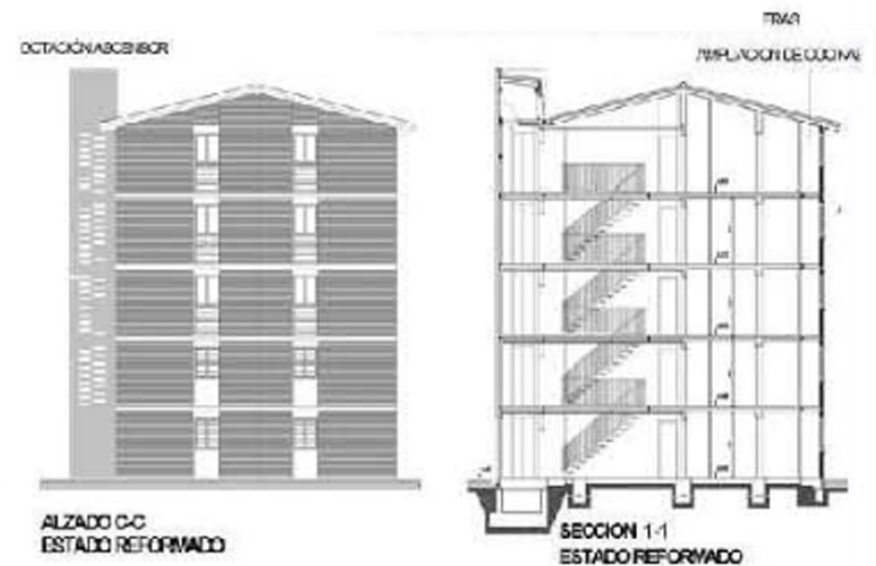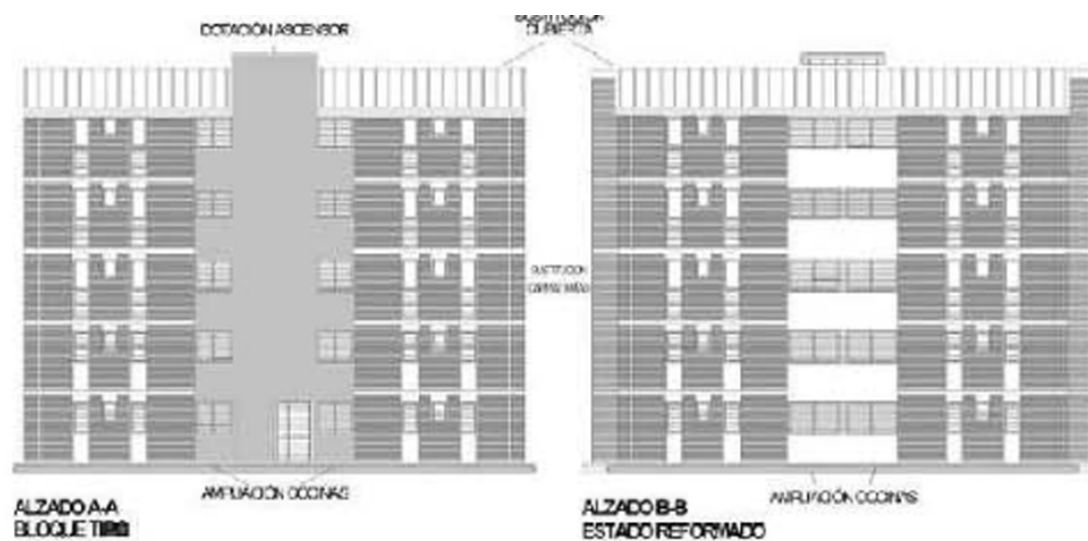
Regeneration of San Martin de Porres neighborhood, Cordoba, Spain, La Ciudad Viva, 2004

Regeneration of San Martin de Porres neighborhood, Cordoba, Spain, Ciudad Viva, 2004
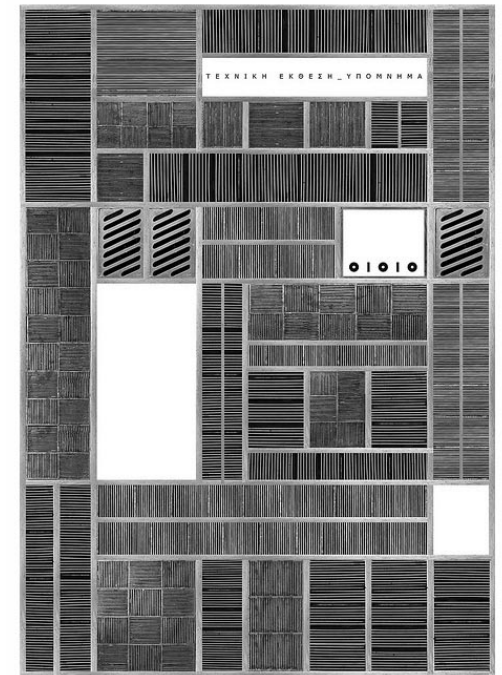
Athens Terrace Works, Athens, Aristide Antonas & Katerina Koutsogianni, 2009

Athens Terrace Works, Athens, Aristide Antonas & Katerina Koutsogianni, 2009

Intervening as softly as possible? On furniture-urbanism...

This group's projects deal with whole inner-city neighbourhoods, which are characterized by an overdose of "already there" but a lack of urban life to go hand in hand with the good, but "handicapped", intentions of the city planning administration. All three projects can be seen as a prosthesis of disempowered town planning instruments. They radically shift planning tools to the city's "soft concerns", operating on a spatial and temporal microscale that "rocks" the urban planning paradigm. An intriguing complicity begins to emerge in response to the frozen state of good intentions, introducing a different notion of the user, who disappears to return as a sort of spatial agent with a new purpose, as we will see below.

The "spatial plan" suggests that urbanism cannot address space separately from the user.

Bernd Vlay, *architect, teacher,* Wien (AT)
Socrates Stratis, *architect, teacher,* Nicosia (CY)
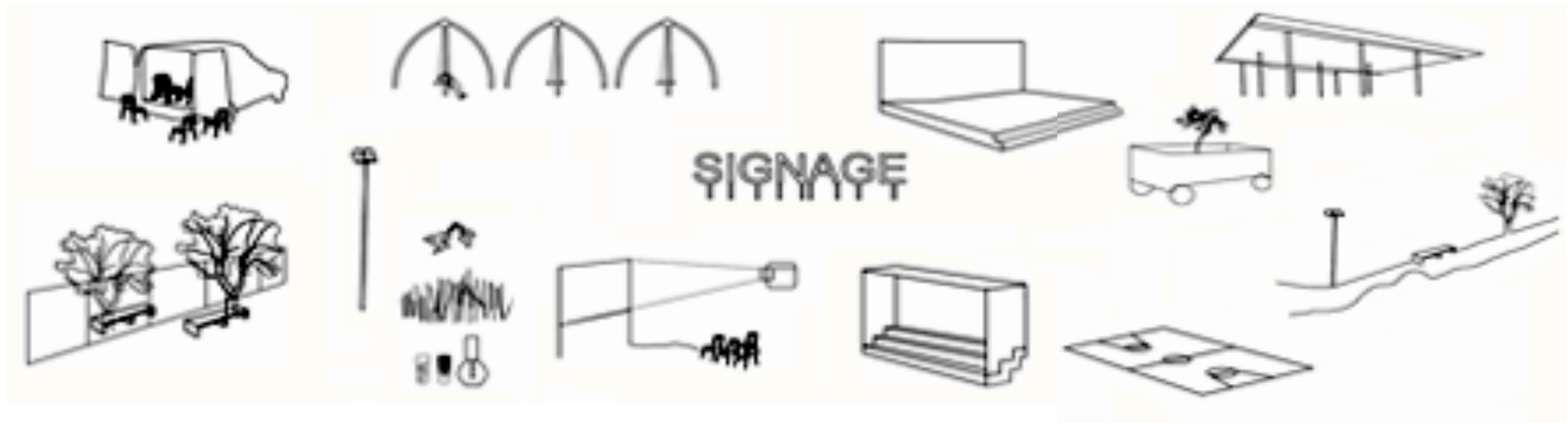
Urban Strategies, Muf, UK

www.muf.co.uk

Intermittent Cities

On Waiting Spaces and How to Inhabit Transforming Cities

Claudia Faraone and Andrea Sarti tap into the potential of the transient contemporary city, which is incessantly growing and evolving. By networking a series of sites – either officially or unofficially awaiting development – they provide the city of dispersal with a highly dynamic, ready-made urban culture.
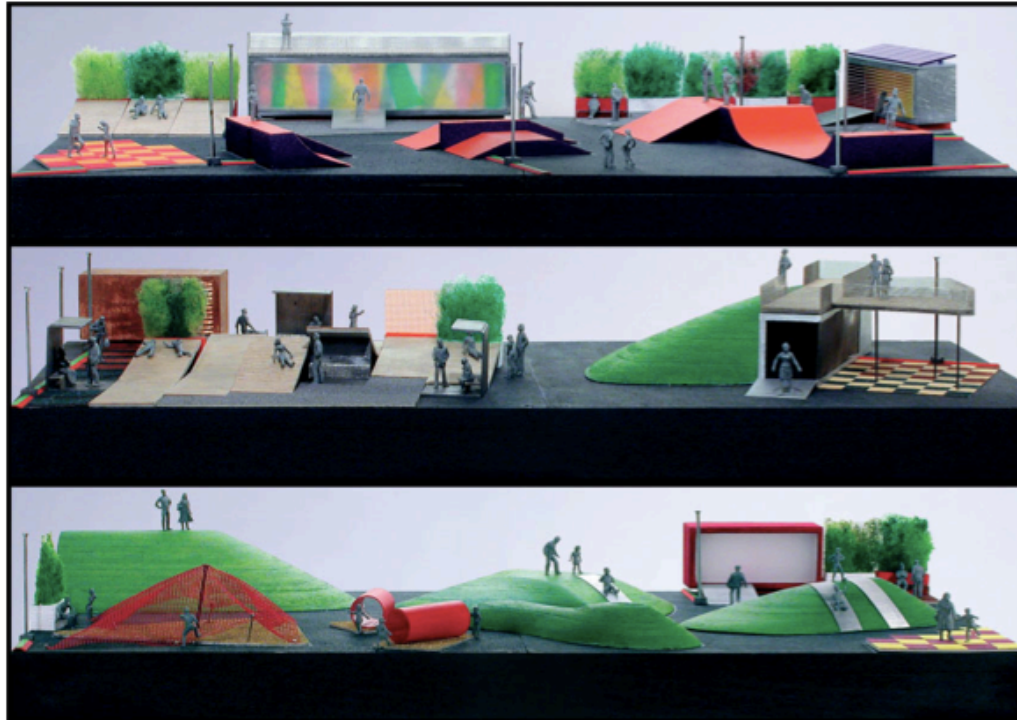
Among the outcomes of this consuming and recycling of the territory, an emerging kind of urban space can be recognised: 'waiting spaces' – a definition that comes from their main characteristic of standing empty or unused, and therefore waiting, while their immediate surroundings are growing, evolving and being used.

On the one hand, waiting spaces are areas that belong to expanding portions of the city that have never been used but in which it is nevertheless predictable that a transformation will occur. These can be found in peripheral commercial centres and new city extensions around Mestre and Venice city, or in contested urban spaces such as Piazza Freud in Milan.

On the other hand, waiting spaces can be found in abandoned structures and places now ready to be used again: the ACTV bus storage in Mestre, or beyond the Veneto region Battersea Power Station in London.

Interpreting the dispersed city as composed of intermittently functioning waiting spaces, a new design approach can be applied to the portions of urban territory that are in the time span: just before their turning on or soon after their turning off. Since they have the ability to re-create themselves endlessly, waiting spaces can provide a temporal shelter for urban activities that are temporary or cannot take place inside the canonical productive system of contemporary cities.

This newly imagined intermittent city will be produced by temporally networking a series of waiting spaces at the scale of the urban region, using the existing infrastructure of roads, bicycle paths, exchange parking lots and bus lines, and using wireless technologies and self-sufficient energies.

While preparing the Intermittent Cities project, we observed and participated in similar projects that were a real test of the short-term organisation necessary for a waiting space. One of these was organised by Esterni, a sociocultural association that promotes non-profit public and cultural activities in Milan. In Piazza Freud, near Garibaldi station, and running parallel to Milan Design Week 2004 for 10 days, this waiting space was 'turned on', with concerts, performances, university classes and public lectures, reclaiming the space.

This newly imagined intermittent city will be produced by temporally networking a series of waiting spaces at the scale of the urban region, using the existing infrastructure of roads,

Intermittent Cities, Claudio Faraone & Andreas Sarti, Cities of Dispersal AD, Jan-Feb 2008

Municipality projects for regeneration of public spaces, Korca

Regulatory Provisions
[Technical / Tools]

Regulatory provisions
- Land uses
- Parking
- Plot size
- FAR
- Plot coverage
- Green spaces
- Building height
- Setbacks
- Building layout

Tirana Regulatory Plan, Urbaplan, 2008

GZP Zoning category	Mid Rise Residential Development
RP Zoning category	Consolidated former state sector housing
Legend	U21

General provisions

Land uses	Residential housing with mixed sactivities in accordance with residential area
Accessibility	Required for each building
Parking	Specific requirements
Seismic standarts	Risk 8 on Scale

Specific parameters

Plot size	Minimum 1ha for LaDD rehabilitation with new buildings
FAR	1.8
Lot coverage	50%
Open space green areas and plantation	20 % of green area in one plot
Height	
Nbr floor	6K
Setback to street footprint	6m
Attic level	Within max 6 floor 1.5m setback

Special conditions

Building layout	Max length 80 m / Distance to limits 3m / Distance to building 6m
Commercial activities	1 rst floor with max 4 m height for commercial use along streets
Environmental constraints	-
Standarts	Usual building standarts

random, informal development vs. organized development and regeneration

Redevelopment in collective apartment blocks

random development

regeneration of open spaces

Fill in

Existing buildings
New constructions
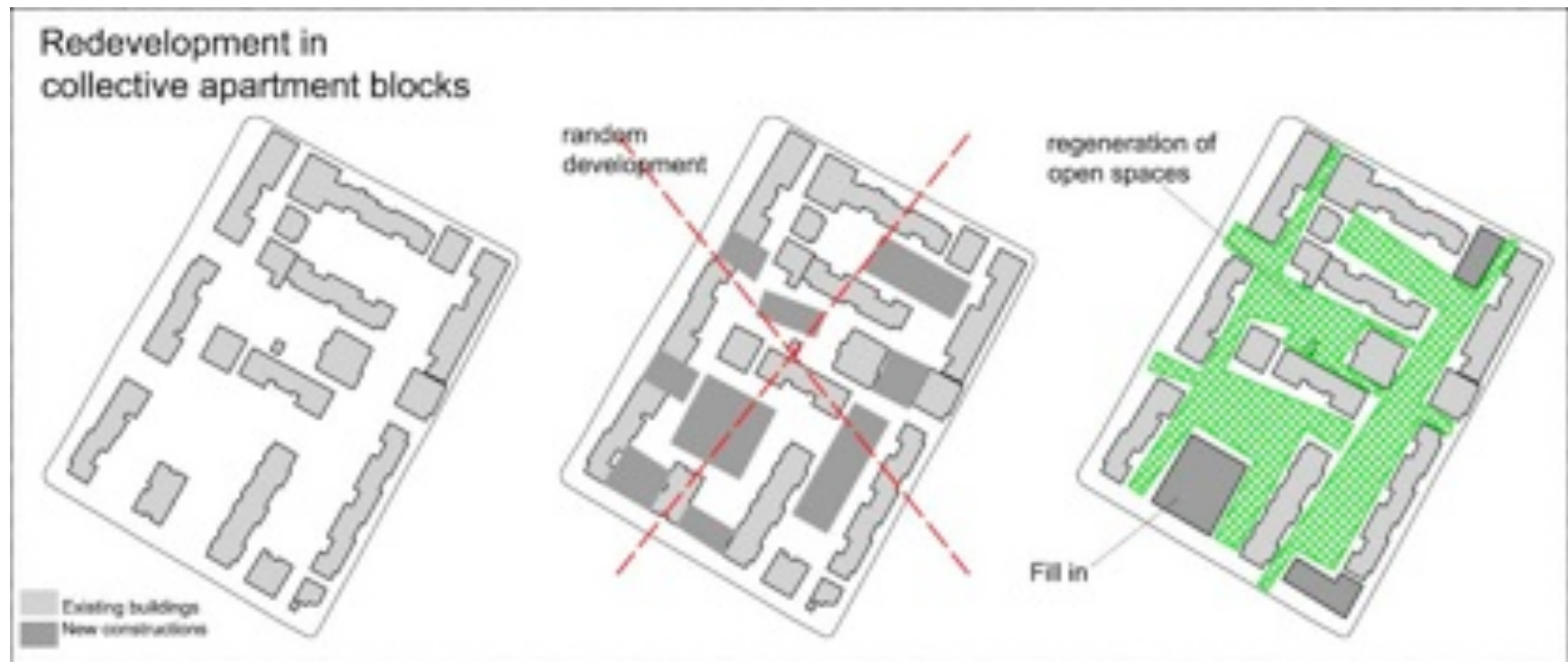
LAMP II Project, Albania

Figure 13: Example of densification through vertical and horizontal extension on buildings in Boulevard Zogui 1.

Collective apartment blocks

Collective apartment blocks: existing situation

Extension   Regeneration of open spaces   Extension (+Elevator)

social infrastructure (e.g. kindergartens)   Ground floor commercial development
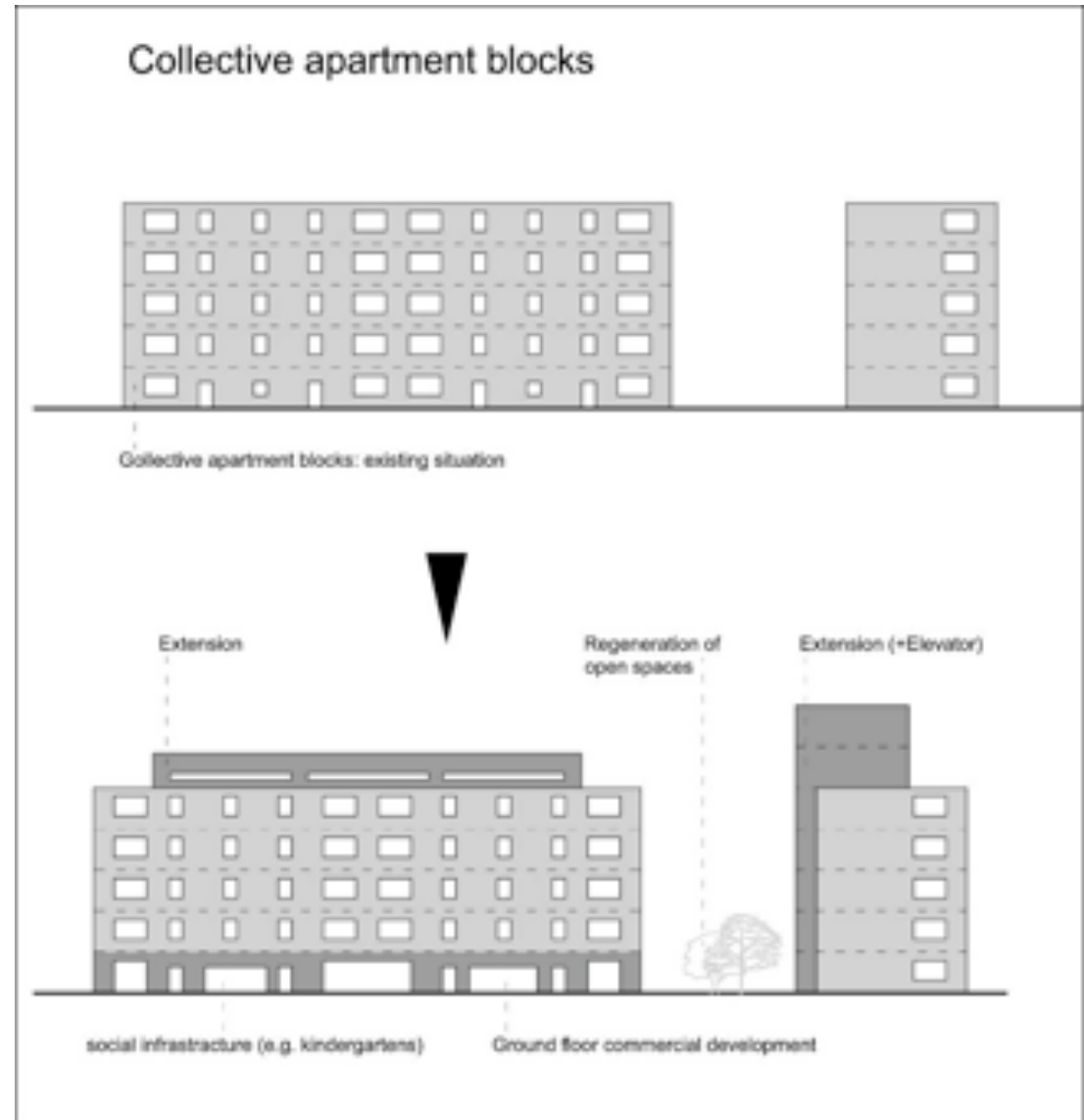
LAMP II Project, Albania

densification, changes in land uses of ground floor, provision of vertical connections

Building Footprint

New building FAR=1.35X

Existing building FAR=X

Incentives for redevelopment:
additional floor space, new land uses

Total footprint

Existing Situation FAR=X

Proposed: FAR=1.35X
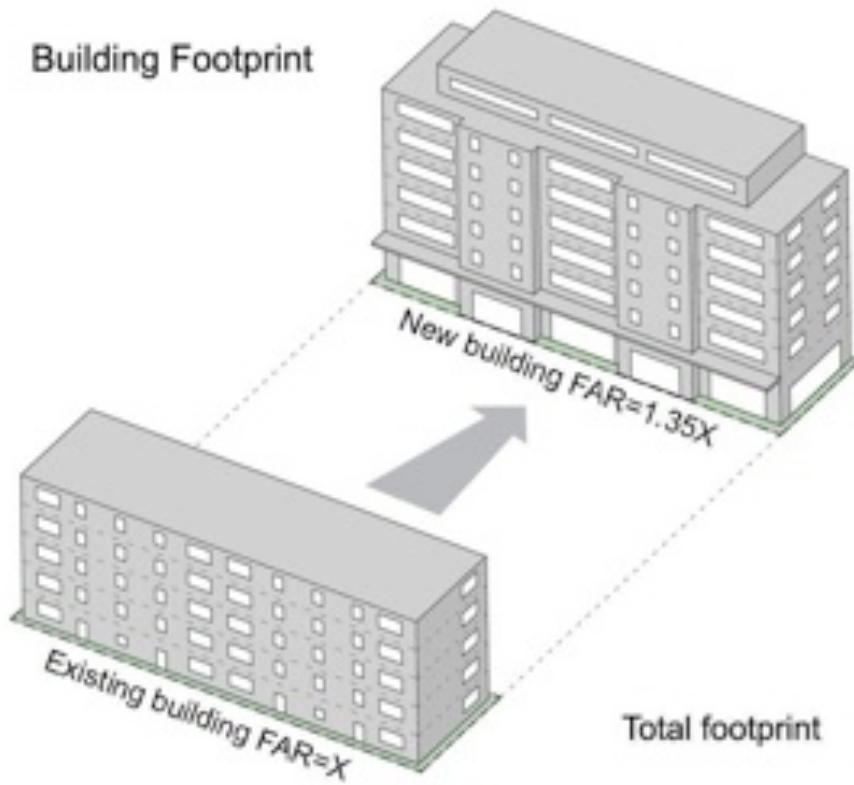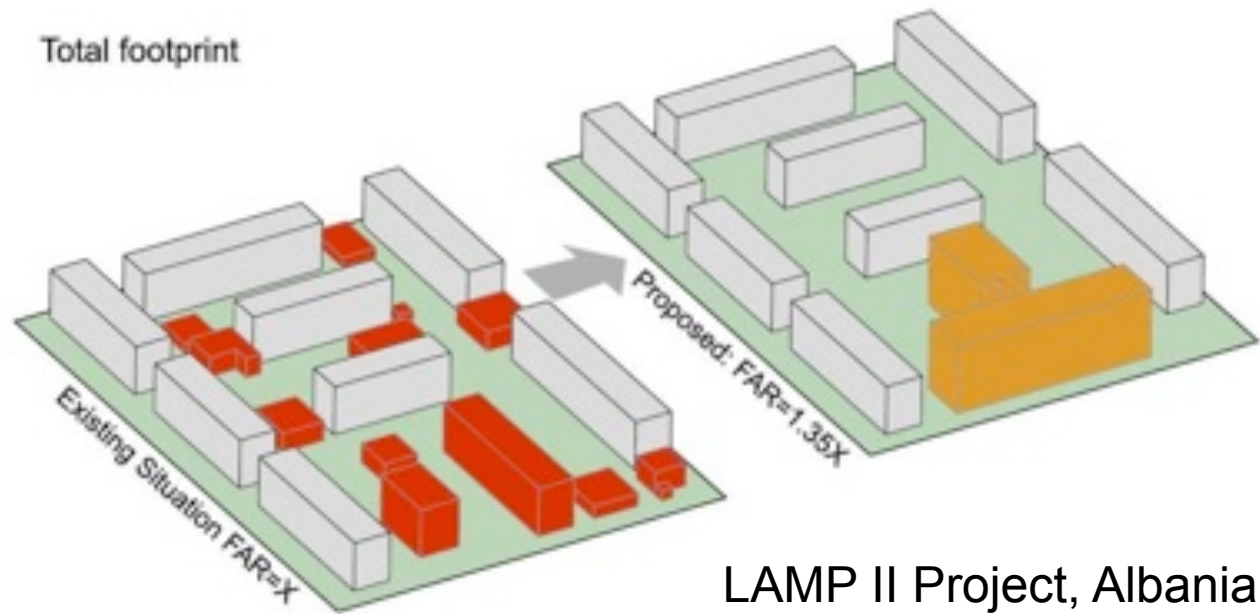
LAMP II Project, Albania
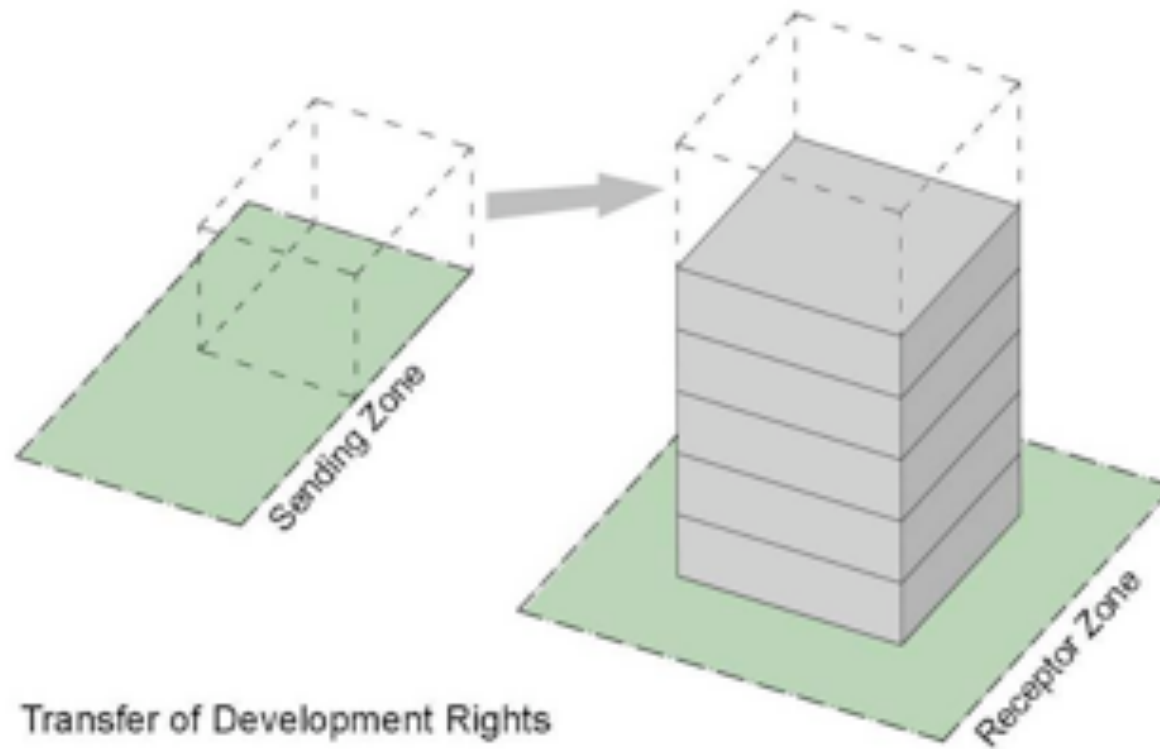
Transfer of Development Rights

LAMP II Project, Albania

Land Management Instruments: Transfer of Development Rights

D

Management and Participatory planning [Actors & community mobilization]

Political, social and economic factors shape architecture; the question is whether architecture can in turn alter the distribution of power. The hypothesis of this text is that the relationship between politics and architecture is one of mutual influence. Instead of resorting to predefined and all-encompassing political ideologies or utopian references to frame the practices of architecture, we aim to map possible correlations between architectural strategies and political effects in order to mobilize the discipline on a sub-political level. [15]

15 'Subpolitics is distinguished from politics in that (a) agents outside the political or corporatist system are also allowed to appear on the stage of social design (this group includes professional and occupational groups, the technical intelligentsia in companies, research institutions and management, skilled workers, citizens' initiatives, the public sphere and so on), and (b) not only social and collective agents but individuals as well compete with the latter and each other for the emerging power to shape politics'. Ulrich Beck, *The Reinvention of Politics: Rethinking Modernity in the Global Social Order* (Cambridge, UK: Polity, 1997).

The Politics of the Envelope
A Political Critique of Materialism

Alejandro Zaera Polo

```
                          ┌─────────────────────┐
                          │  Housing Services   │
                          │      Manager        │
                          │      HRS300         │
                          └─────────────────────┘

┌──────────────────┐                              ┌──────────────────┐
│ Housing Team     │                              │ Housing Enabling │
│ Leader           │                              │ Officer          │
│ HRS326           │                              │ HRS338           │
└──────────────────┘                              └──────────────────┘
```

Supported Tenancy Scheme

Housing Advisory Officer

HRS328

Homeless Prevention Officer
(CLG Funded)

HRS342

Housing Options

Housing Advisory Officer

HRS332

Housing Advisory Officer
(P/T)

HRS334

Housing Advisory Officer
Young People

HRS318

Homeless Prevention Officer
(CLG Funded)

HRS346

Trainee Housing Officers

HRS344
HRS342
HRS346

Housing Register

Housing Advisory Officer

HRS314

```
                          ┌─────────────────────┐
                          │ Community Regeneration │
                          │  Manager (Interim)  │
                          │      HRS200         │
                          └─────────────────────┘
```

┌──────────────────┐   ┌──────────────────┐
│ Cultural Services│   │ Community Team   │
│ Team Leader   │   │ Leader   │
│ HRS112   │   │ HRS124   │
└──────────────────┘   └──────────────────┘

Sports
Development
Officer

HRS110

Youth
Participation
Officer (P/T)

HRS121

Community
Dance Coach

HRS136

Children &
Young People's
Officer

HRS123

Play Development
Worker (P/T)

HRS122

Arts
Development
Assistant

Sept 08 – Jan 09

Physical
Activities
Officer *

Neighbourhood
Development
Officer

HRS138

Health
Development
Officer

HRS136

Community
Development
Worker (BME) *

Community
Development
Officer

HRS128

Community
Development
Officer

HRS126

Music Fusion
Manager *

Admin & Finance
Asst *

Project Manager
(P/T) *

Project Manager
(P/T) *

* Externally funded

'Brodno 2000', Warsaw, Pawel Althamer

5th Park, Belgrade, Serbia, 2005-present

5th Park, Belgrade, Serbia

НАША ВИЗИЈА
ПЕТОГ ПАРКА

ГРАЂАНСКА ИНИЦИЈАТИВА ПЕТИ ПАРК
И
МАСТЕР СТУДИО ПЕТИ ПАРК
АРХИТЕКТОНСКОГ ФАКУЛТЕТА УНИВЕРЗИТЕТА У БЕОГРАДУ

П О З И В А Ј У   В А С
НА РАЗГОВОР О ИЗРАДИ ИДЕЈНОГ РЕШЕЊА
ЗА ПЕТИ ПАРК КОЈЕ ЋЕ НАСТАТИ
ЗАЈЕДНИЧКИМ РАДОМ СТУДЕНАТА
АРХИТЕКТОНСКОГ ФАКУЛТЕТА
И СТАНАРА КОЈИ СУ ГА БРАНИЛИ
МАЛА САЛА МЕСНЕ ЗАЈЕДНИЦЕ
" Л И П О В   Л А Д "
П Е Т А К   1 6 . О К Т О Б А Р .
ОД 17 ДО 18 ЧАСОВА
С А Р А Д Н И Ц И   Н А   П Р О Ј Е К Т У :
А Р Х И Т Е К Т О Н С К И   Ф А К У Л Т Е Т
УН ХАБИТАТ, АГЕНЦИЈА УЈЕДИЊЕНИХ НАЦИЈА
ОРГАНИЗАЦИЈА ПРАВО НА ГРАД
КОЈУ СУ НАПРАВИЛИ МЛАДИ
А Р Х И Т Е К Т И , С О Ц И О Л О З И   И
У М Е Т Н И Ц И , К О Ј А   Р А Д И   С Т У Д И Ј У   О
П Е Т О М   П А Р К У   И   Д Р У Г Е
ОРГАНИЗАЦИЈЕ КОЈЕ СЕ ОДАЗОВУ
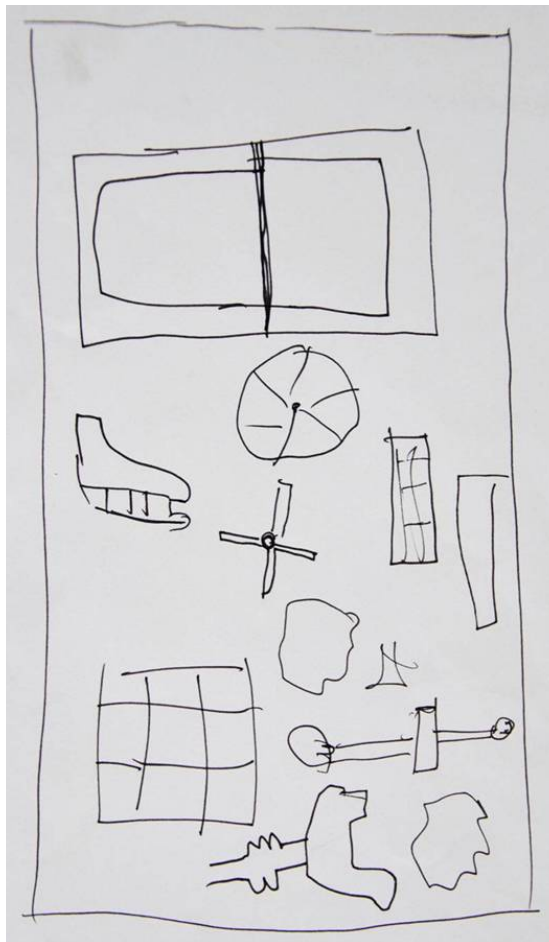П О З И В У , К А О   И   М Е Д И Ј И

ДОЂИТЕ И УЧЕСТВУЈТЕ У СТВАРАЊУ
ИДЕЈЕ БУДУЋЕГ ПЕТОГ ПАРКА
ШТА БИ ВОЛЕЛИ ДА ИМАТЕ У СВОМ
ПАРКУ, ШТА ВАМ ТРЕБА,
А   Ш Т А   Н И К А К О   Н Е ?

ПОЗИВ ВАЖИ ЗА СВЕ ГЕНЕРАЦИЈЕ

5th Park, Belgrade, Serbia

The destruction of community

The destruction of public property has been paralleled by the destruction of the idea of community, at all levels. In the communist regime belonging to 'the community' was compulsory, and for this reason, as a counter reaction, the notion of 'community' was implicitly subverted and devalued. Also, in the last years of the communist regime, all forms of community were alienated by the paranoiac obsession of being surveyed and denunciated for the smallest protest expression or comment against the regime.

Doina Petrescu
How to reclaim the common?

Reclaiming a new collective subjectivity

What will happen with the derelict neighbourhoods made out of prefabricated units that were never renovated since their construction? What will happen with their poor inhabitants who have acquired their flats for symbolic amounts and became now unemployed and without means to renovate and maintain them? What are the rights of these 'property owners'? How do they face the future – the economic crisis, the energy restrictions, the shortage of resources, the climate change? How these atomised city dwellers could ever become engaged citizen? How could they become interested in defending collective and common property if there is none left? How could they still do something about a city which was never taken care of? How will these cities look like when the privatization process is completed?

What will happen with the green space in the city which is constantly under threat to be privatised and transformed into shopping Malls or gated estates? What will happen with the public squares which are more and more occupied by private businesses ?[20] What will happen with the cultural centres and the youth houses, which were empty during the socialist regime and are now transformed into bars and night clubs?

The Agency of Mapping: Speculation, Critique and Invention

JAMES CORNER

Thus, in criticizing the formalism of both the modernist utopia and the sentimental, communitarian 'new urbanism', Harvey argues that the dynamic multiplicity of urban processes cannot be contained within a singular, fixed spatial frame, especially when that frame neither derives from, nor itself redirects, those processes moving through it. He writes:

The issue is not one of gazing into some crystal ball or imposing some classic form of utopian scheme in which a dead spatiality is made to rule over history and process. The problem is to enlist in the struggle to advance a more socially just and emancipatory mix of spatio-temporal production processes rather than to acquiesce to those imposed by finance capital, the World Bank and the generally class-bound inequalities internalized within any system of uncontrolled capital accumulation.[26]

Harvey's point is that projecting new urban and regional futures must derive less from a utopia of form and more from a *utopia of process* – how things work, interact and inter-relate in space and time. Thus, the emphasis shifts from static object–space to the space–time of relational systems. And, it is here, in this complex and shifty *milieu*, that *maps*, not *plans*, achieve a new instrumental significance.

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