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Strategic planning in the old towns' preservations. A valuation-generative pattern for the urban fabric rehabilitations

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Abstract

The old town of Ragusa is getting through a process of progressive enhancement in some different directions. Its differently valued parts need to be comprised in a whole valorization strategy connecting the decision making process with functional and symbolic values. In such a multi-layered urban sub-system, the architectural unit can play the role of main information/value units which the valuation/decision making pattern starts from. The pattern works as an impact assessment tool, which generates a great number of intervention strategies in order to maximize different and conflicting objectives and provides for each of them an axiological profile aimed at defining a trade-off scheme between them. Some GIS tools and a WebGIS interface allow the real-time control of the different scenarios envisaged in the decision making process.

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1. Introduction

The dense and structured historic centres constitute urban units mainly characterized by the urban fabric. The latter is the form of diffuse capital in which the biggest quota of the accumulated social value, measurable in terms of global cost value and patrimonial value as well, is immobilized. This circumstance justifies the interest

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convergence of several architectural disciplines, and legitimizes the integration of the valuation programmatic themes in the formation of programming and management tools of the valorization processes (Patassini, 1995).

The value and valuation issues precede the design ones, which are not justified out-side the constant reference to the produced differential value (Vernieres, 2012).

In the current political and cultural context, this differential is requested to be represented in an effective way for the purpose of social communication that means choice sharing and participation.

The “deconstruction” of the plan structure is coherent with a “digital” or numerical approach to the city, based on the abstraction and the management of information, therefore on a representation by record and fields, that on the one hand extracts the significant characteristics of the diverse goods, on the other allows to manage great quantities of data reducing their informative content to the source, in order to improve their chances to be transmitted to the recipient. It is an analytic approach to the city, in which the fraction of urban information concentrated in the architectural unit is represented in abstract forms of classification inside a coherent comparison system, and returned to the urban context in the form of punctual choices, derived from the former classifications through a system of rules. The database is sampled in Fig.1.

		1	2	3	4	5	6	7
Identification	au	1298	1299	1300	1301	1302	1303	1304
	au id	4	4	4	4	4	4	4
Location	block	112	112	112	112	112	112	112
	street id	128	125	125	125	125	125	125
surfaces	street name	Via Scale	Corso Mazzini	Corso Mazzini	Corso Mazzini	Corso Mazzini	Corso Mazzini	Corso Mazzini
	floor area	32	74	65	20	41	41	26
Dimensional characters	perimeter	27	35	35	18	28	28	20
	commercial a.	64	223	131	60	123	82	77
Typology	average H	3,1	3,1	3,1	3,1	3,1	3,1	3,1
	floors Building	2	3	2	3	3	2	3
Age	number f.l	197	691	405	187	380	254	238
	volume	9	4	12	5	6	7	8
Usage	main facade	11	7	2		13		
	width	121	106	89	50	178	41	73
Structural characters	other f. width	19	17	14	8	28	6	11
	surface f.	T1	T1	T1	T1	T1	T1	T1
Facades characters	glazed surface	Edilizia di base	Edilizia di base	Edilizia di base	Edilizia di base	Edilizia di base	Edilizia di base	Edilizia di base
	cod	B03	B01	B01	B01	B01	B01	B01
Roofs	descr	Epocche sovrapposte	Antecedente 1950	Antecedente 1950	Antecedente 1950	Antecedente 1950	Antecedente 1950	Antecedente 1950
	cod	E01	E03	E02	E01	E01	E01	E01
Chromatic characters	descr	Utilizzato	Parzialmente utilizzato	Non utilizzato	Utilizzato	Utilizzato	Utilizzato	Utilizzato
	cod	D01	D01	D01	D01	D01	D01	D01
Window frames	descr	Abitazione	Abitazione	Abitazione	Abitazione	Abitazione	Abitazione	Abitazione
	cod	G03	G01	G01	G01	G01	G01	G03
Railings	descr	Misto	Muratura	Muratura	Muratura	Muratura	Muratura	Misto
	cod	H04	H03	H04	H03	H04	H05	H05
Preservation	descr	Presenza in parti residue	Prevalenza elementi tipici	Presenza in parti residue	Prevalenza elementi tipici	Presenza in parti residue	Assenza	Assenza
	cod	I04	I02	I04	I02	I02	I02	I01
Additions	descr	Misto tetto-terrazza	Tetto tegolato tipico	Misto tetto-terrazza	Tetto tegolato tipico	Tetto tegolato tipico	Tetto tegolato tipico	Piana
	cod	L20	L19	L06	L07	L07	L01	L02
Building Types	descr	Ocra gialla	Colori diversi per p.	Salmone	Grigio	Grigio	Bianco	Rosa tenue
	cod	N06	N01	N07	N01	N06	N06	N06
Interventions categories	descr	Misto Legno - metal.	Legno	Assenti	Legno	Misto Legno - metal.	Misto Legno - metal.	Misto Legno - metal.
	cod	O01	O01	O01	O01	O01	O09	O01
Interventions categories	descr	Ferro a disegno semplice	Ferro a disegno semplice	Ferro a disegno semplice	Ferro a disegno semplice	Ferro a disegno semplice	Assenti	Ferro a disegno semplice
	cod	F05	F05	F9	F01	F02	F02	F03
Interventions categories	descr	Pessimo	Pessimo	Lavori in corso	Buono	Normale	Normale	Cattivo
	interventions	Da recuperare	Da recuperare	Da manutenzionare	Da manutenzionare	Da manutenzionare	Da manutenzionare	Da manutenzionare
Interventions categories	cod	M10	M10	M09	M09	M09	M09	M09
	descr	Superf. evidenti	Superf. evidenti	Assenti	Assenti	Assenti	Assenti	Assenti
Interventions categories	BT	BT3	BT8	BT3	BT7	BT8	BT6	BT4
	cod	3	8	3	7	8	6	4
Interventions categories	descr	OM1	OM3	OM2	EM1	EM3	OM1	EM2
	cod	1	3	2	4	6	1	5

Fig. 1. Sample of generic database.

The objective of this study is the formation of a model capable to assist planners and decision makers in the definition of multiple conservation/transformation strategies, controlling their global effects on several points of view, and referring to potentially conflicting goals (Drdacky & Teller, 2006).

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