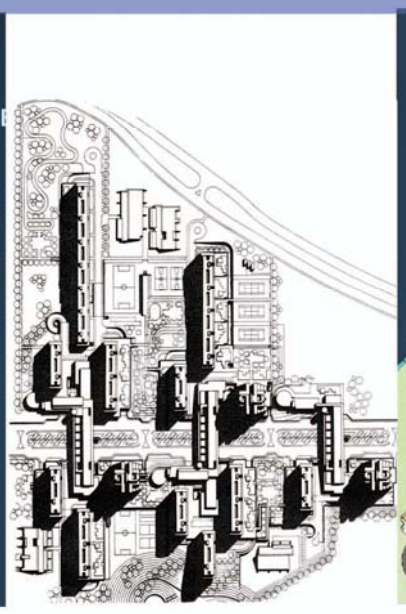
GENERAL INFORMATION

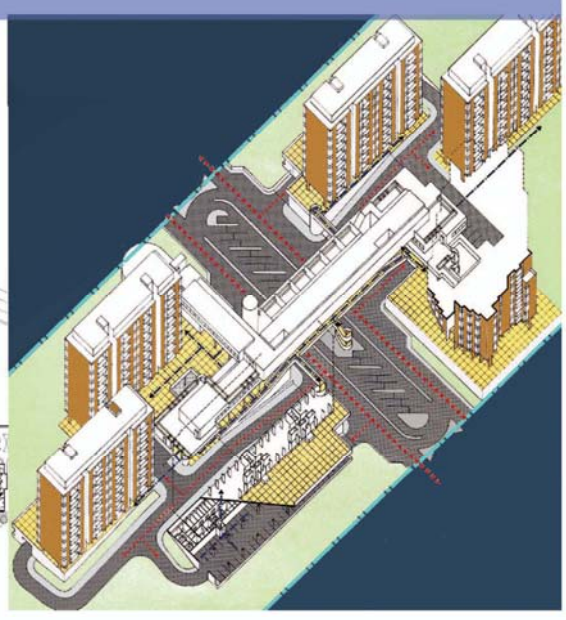
Name of the project: Laurentino38, Roma (South)
Design group: P. Barucci, A. De Rossi, L. Giovannini, C. Nucci, A. Sostegni
Client: I.A.C.P. (now ATER Roma)

CURRENT CONDITIONS

Construction: 1972 - 1983
Sector: 100% social rented dwellings

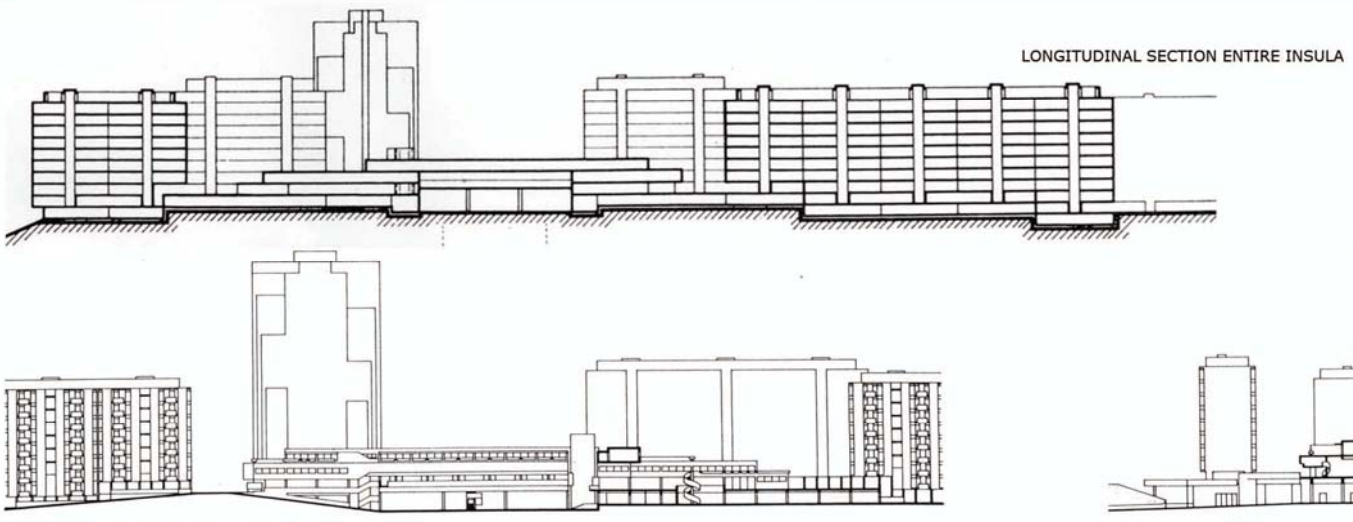
URBAN LAYOUT





Five stamps around 4 Km ring road surrounded by green.
Housing is combined with non-residential facilities placed in the "bridge" buildings. Each stamp is obtained by reflecting one or two times a basic unit, the so-called insula.

BUILDING LAYOUT



LONGITUDINAL SECTION ENTIRE INSULA

SECTIONS - BRIDGE BUILDING

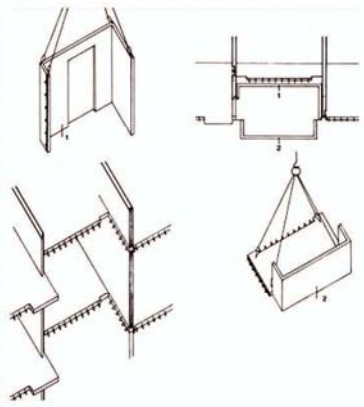
ELEVATION - BRIDGE BUILDING and IN LINE BLOCKS

Each *insula* is composed by in line blocks, towers and one "bridge" building.

BEARING STRUCTURE



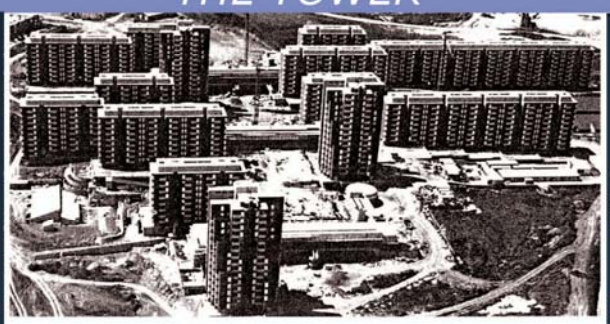
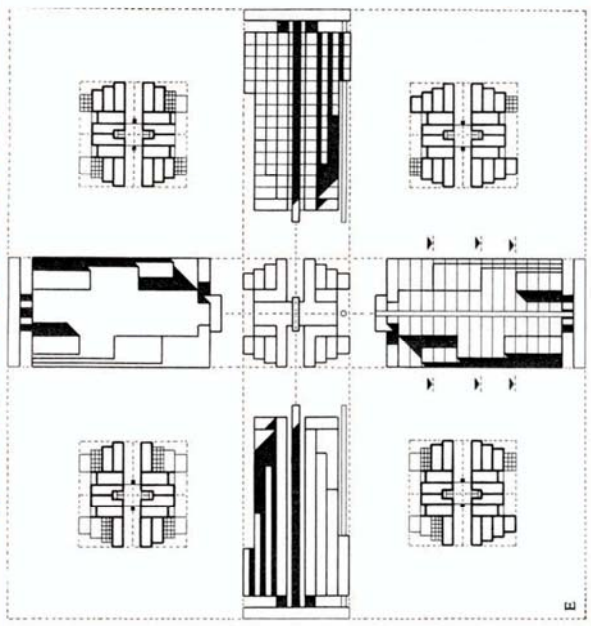


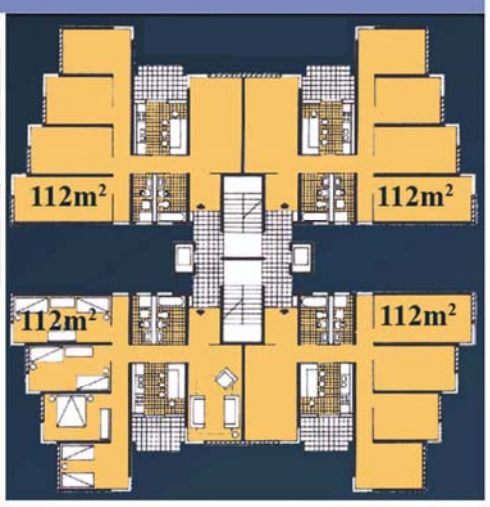



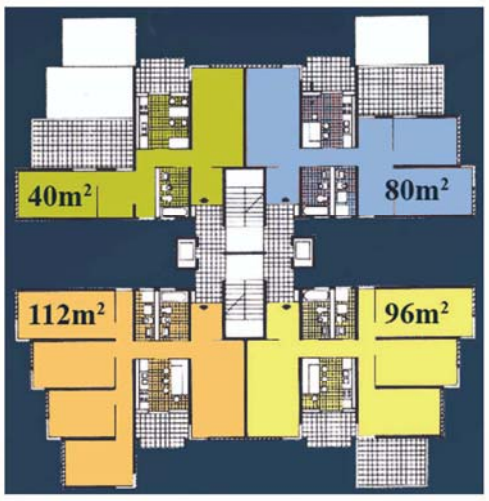
Reinforced concrete partitions and floors using the tunnel technology.Side walls of dwellings and underside of floors are constructed by pouring concrete in a tunnel formwork. Relevant restrictions due to the rigid layout imposed by this technology drove the architectonic design, especially floor plan of dwellings.

HOUSING TYPES

THE TOWER

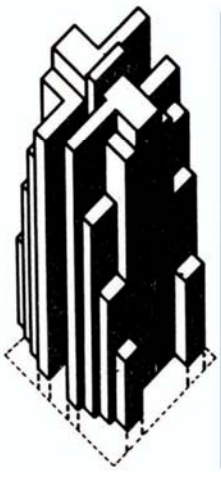






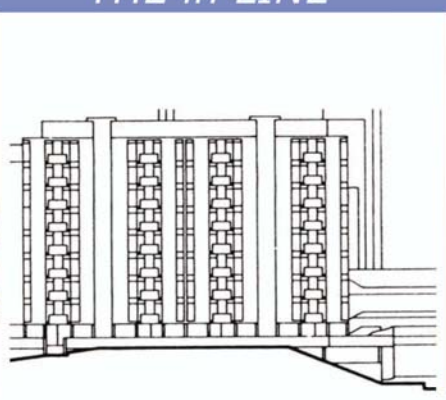


Each insula contains 1 tower on 14 storeys, with four dwellings per floor. Dwelling's size are:
4 bedrooms m² 112 (basement)
3 bedrooms 96 m² (middle floors)
2 debrooms 80 m² (middle floors)
1 bedroom 40 m² (latest floors).

The ground floors is porticoed and accommodates the entrance to the building.
Parking places are located underneath the ground level together with the storages.

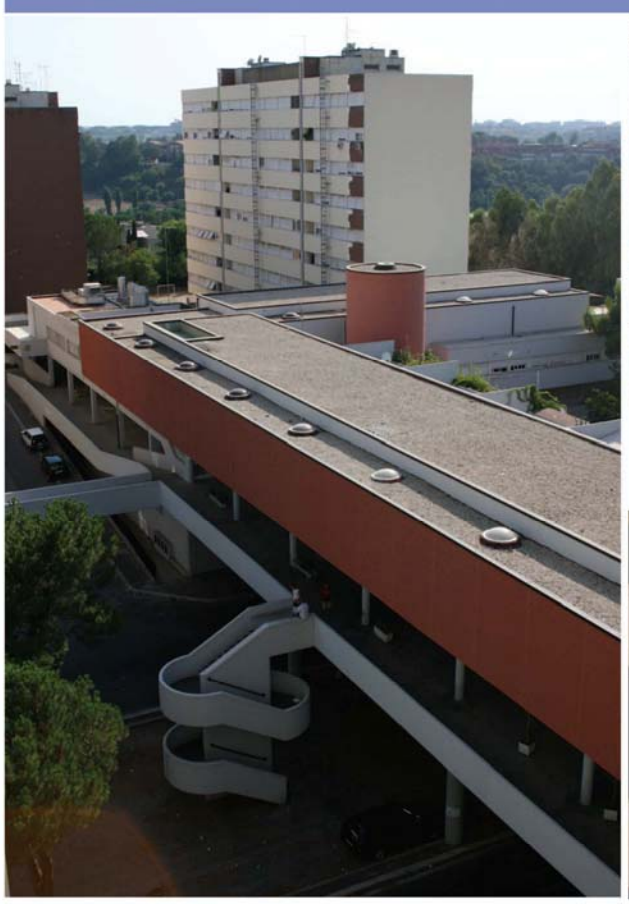


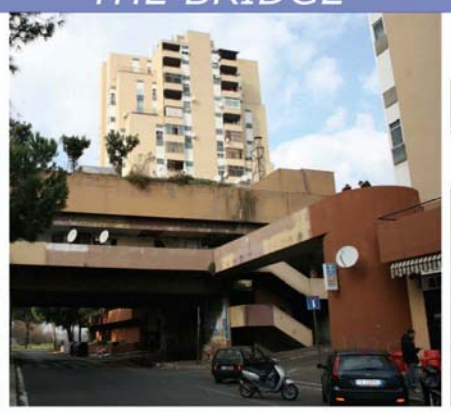

HOUSING TYPES
THE in LINE



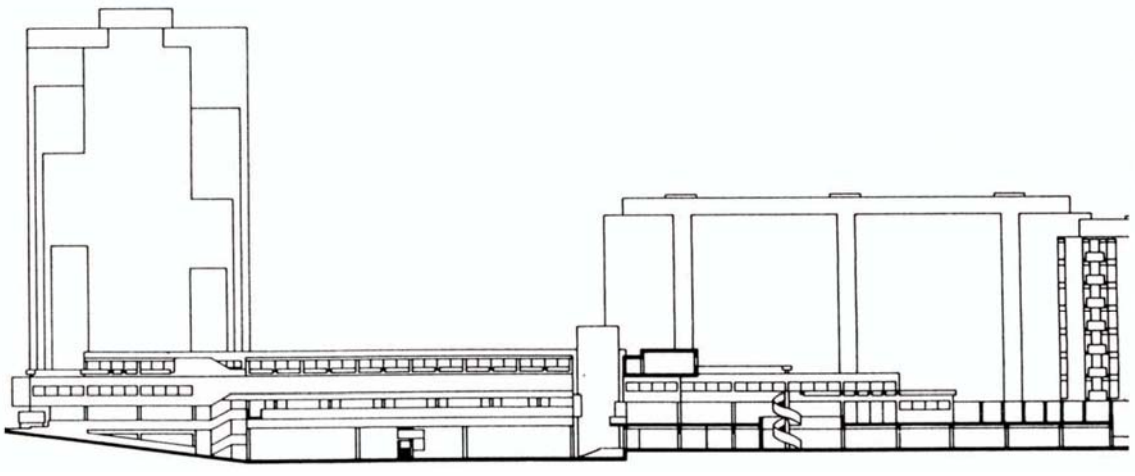
Each insula consists of five in line buildings on 8 storeys, four dwellings per floor. Dwelling's size : 4 bedrooms m² 105, 3 bedrooms 90 m², 2 debrooms 75 m², 1 bedroom 40 m². The ground floors is porticoed and accommodates the entrances to the building. The parking places are located underneath the ground level together with the storages.

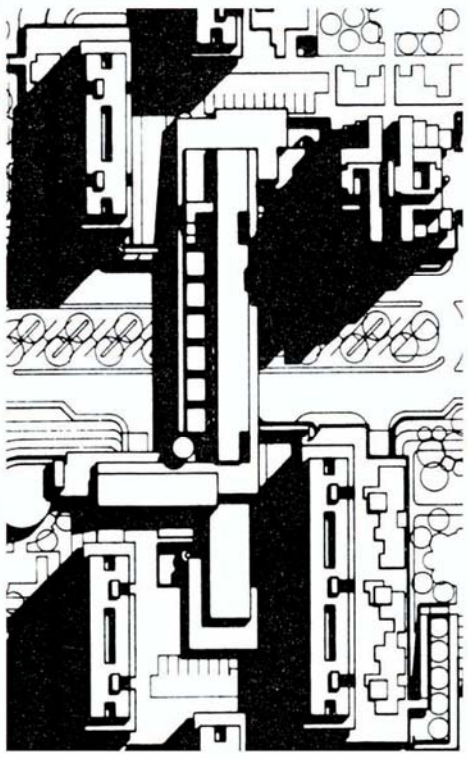
HOUSING TYPES
THE BRIDGE





Each insula is divided into two parts by means of the main road running all over the district. A building-bridge connects these two parts and contains a number of primary facilities such as small shops, private and public offices and various services.

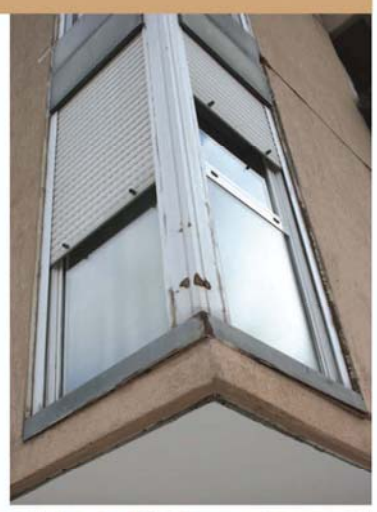




PHYSICAL DECAY

DECAY





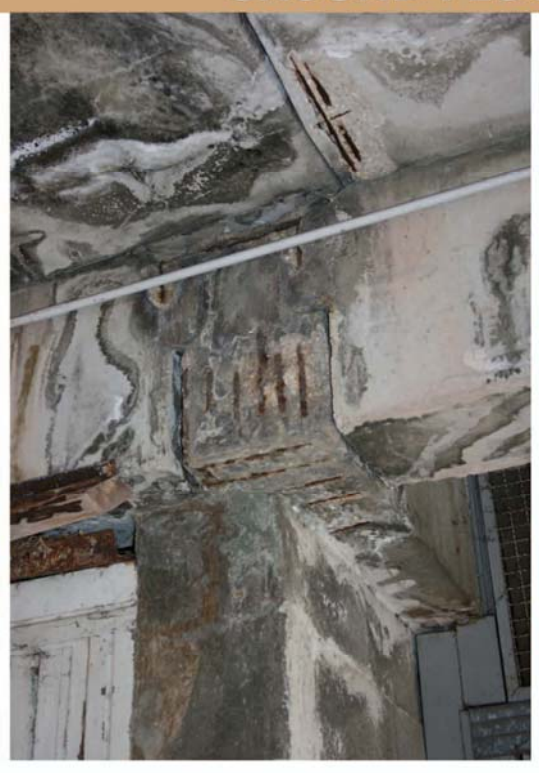

Due to the absent-low quality maintenance over the years: crumbling of plaster, steel bars corrosion, removal of cladding, corrosion of window frames, and attack of biologic moulds.

DWELLINGS




Acoustic and thermal problems, and air penetration due to the low performance of window frames and glazing. Damp stains in the bathroom and the kitchen (concrete walls are barriers against air transpiration). Technical installations require partial substitution, especially the water system. For further repairs, people do not definitively fix the walls. Water infiltrations from the ceilings.

GROUND FLOOR

Similar physical deterioration occurs at the ground floor (entrances to the building, shared spaces) and in the parking garages.

QUALITIES

BUILDINGS and FACADES







In some cases demolition of some bridges improved social and urban quality of the respective insula.
Other bridges have been renovated by paintings with recognizable colors. This intervention attracted a few small commercial activities.
The facade of the blocks owned by the cooperatives have been renovated by fixing a new cladding with insulation on the outside.

GREEN



The neighborhood is immersed in the green.In some cases, people manage it by themselves. Residents appriciate the view from the towers.

SOCIAL NETWORKS


Despite all the difficulties, social cohesion is strong and is often considered by the residents the most important quality of their neighborhood.