

Casilino

*Original*

Casilino / De Pieri, Filippo - In: European Middle-Class Mass Housing: Past and Present of the Modern Community / Lima Rodrigues I., Shach-Pinsly D., Tsiambaos K., Korobar V.P.. - ELETTRONICO. - Lisboa : Iscte-IUL, 2023. - ISBN 978-989-781-862-2. - pp. 352-355

*Availability:*

This version is available at: 11583/2984485 since: 2023-12-15T07:38:40Z

*Publisher:*

Iscte-IUL

*Published*

DOI:

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# Casilino

Italy, Rome



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The Casilino is a modernist district developed within the public housing program defined by law 167 of 1962. It was entirely built by middle-class housing cooperatives. The neighbourhood is characterised by a "fan" pattern urban design scheme. The settlement is equipped with all important services and represents an island in the surrounding urban landscape.

<b>Address/District</b>	Viale della Primavera, Via Ferraironi, Via Balzani, Rome		
<b>GPS</b>	41.881076 12.556716		
<b>Scale of development</b>	District		
<b>Project author</b>	Ludovico Quaroni, Gabriella Esposito, Roberto Maestro, Luciano Rubino (masterplan) / several other architects for the individual buildings erected within the scheme		
<b>Constructors</b>	Cooperative housing, 167 public housing program		
<b>Landscape author</b>	-		
<b>Period of construction</b>	beginning: 1964	end: 1980s	inauguration: -



Ludovico Quaroni's masterplan for the neighborhood, 1964. © Associazione Archivio Storico Olivetti, Ivrea.



View of the Casilino in 2019. © Filippo De Pieri.

## URBAN AREA

<b>Location - within in the city</b>	original:	city fringe
	current:	city fringe
<b>Other facilities / availability of amenities</b>	schools / health / market / sports / shops / religious / kindergartens / leisure	
<b>Location - position of buildings</b>	Perpendicular (with a shorter façade facing a street).	
<b>Urban Ensemble</b>	Sun oriented paralell rows.	
	total area:	40.32 ha
	housing:	48 %
<b>Connectivity   Accessibility</b>	The neighborhood is surrounded by large roads (Via Casilina, Viale della Primavera) that provide direct connections to the centre of Rome and to other districts. An internal network of circulation, with separate pedestrian and vehicular paths, allows to easily reach collective services. A recently completed metro line stops in the vicinity (Mirti station).	
<b>Landscape</b>	The design treats the residential buildings as a unique topographical entity, emphasizing the visual unity of the neighborhood from the perspective of Viale della Primavera.	
<b>Open and public space</b>	The slabs converge towards a public park that hosts public schools and other services. A plurality of smaller open areas and semi-public spaces are situated within the slabs. A public square, with a church and a covered market, has a central position in the scheme. Shops are aligned along pedestrian streets that run between the residential units.	current condition: reasonable
<b>Quality of living environment</b>	The urban design of the scheme makes it easily recognizable within a disorderly urban environment, where it appears as a relatively peaceful middle-class enclave. The neighbourhood is equipped with essential services and offers good infrastructural connections, although some of the spaces for commercial and public activities are presently vacant.	
<b>Main Features</b>	Readability / combining different uses	

## RESIDENTIAL AREA

<b>Residential buildings</b>	All residential buildings followed a similar typology - slabs of apartment houses with inclined roofs that result in a variable number of floors. Buildings are equipped with either underground garages or parking facilities in private courtyards.	
<b>No. of buildings</b>	36+	
<b>No. max. of floors</b>	14	
<b>Average no. floors</b>	7	
<b>Materials   Fabrication</b>	Individual buildings were designed independently, within the space of nearly two decades, following only a broad set of spatial regulations. The chosen materials may therefore vary. Concrete+bricks structures are prevalent, but systems of concrete prefabrication were experimented in some areas.	
<b>No. of dwellings</b>	around 2.000	
<b>Average dwe. area</b>	70 m <sup>2</sup>	
<b>Dwellings' type</b>	–	– rooms
<b>Qualitative issues</b>	The masterplan encourages the use of standard solutions for the design of the individual apartments. Given the plurality of actors involved in the implementation of the plan, the quality of the design and construction varies from building to building.	
<b>Housing density</b>	Number of dwellings per ha:	50

## MIDDLE-CLASS

<b>Original dwellers class:</b> middle-class	One of the many schemes erected in Italian cities within the public housing programs defined by law 167 of 1962, Casilino was a markedly middle-class sector mostly built by housing cooperatives. The public funding process was aimed at promoting homeownership. The neighborhood is today entirely made up of private condominiums.	
<b>Current dwellers class:</b> middle-class		

## MASS HOUSING

<b>Massification through:</b> planned process element's repetition	The scheme was part of a large-scale effort for providing mass housing - in this case for the middle classes - in the expanding periphery of Rome. The overall design aimed at facilitating the implementation of standard, consolidated solutions in housing design and construction, while ensuring a visual and social unity to the whole.	
<b>Building's typology:</b> slab		

## HOUSING POLICIES

<b>Urban promotion type:</b> public	The area was chosen for the development of one of the 73 area plans of the "Piano per l'Edilizia Economica e Popolare" (PEEP) regulated by Law 167 of 1962, and approved by the City of Rome in 1964. The funding for the construction of the scheme came from a mix of private contributions (the capital collected by the housing cooperatives) and public support in the form of tax exemptions, loan facilitations, etc.	
<b>Housing promotion type:</b>		
<b>Name of specific programmes or funding applied</b>	(1) Law 167 (2) Piano per l'Edilizia Economica e Popolare (PEEP)	

## PRESERVATION | TRANSFORMATION REGENERATION

<b>Preservation and maintenance</b>	Unrefurbished, but not yet deteriorated.	
<b>Preservation and maintenance status details</b>	The neighbourhood is in a good overall condition. The situation of highly fragmented private ownership makes that the preservation and maintenance of individual buildings (or parts of them) results from piecemeal private initiatives.	
<b>Urban   building transformation or regeneration</b>	The central square square was recently reorganised. A shopping mall was erected on Viale della Primavera in the early 2000s. Other, less visible forms of regeneration have concerned the change in the tenure status of the homeowners (for example by turning leasehold properties into freehold properties, or removing the limitations to subsequent sales that had been originally introduces).	
<b>Intervention scale</b>	Open and public spaces / services	
<b>Intervention status details</b>	No major overall regeneration activity is currently in progress.	

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