

Assessing the Integration of Social Housing Developments

Application to the case of Bairro 2 de Maio

Teresa Mira Vaz Sérvulo Rodrigues

Extended Abstract

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ABSTRACT

The theme of housing for economically disadvantaged populations have been developed since the onset of the first “social housing”, a result of the need to respond to the exponential population growth found in major cities during the industrialization process. The peripheric localization of these developments, together with the need of a quick response, resulted in the creation of ghettos, monofunctional spaces, often poorly integrated into the pre-existing urban fabric, leading to a natural spatial and social marginalization.

Currently we are still faced with spaces in rapid physical and experiential deterioration within cities. Despite adequate housing being a constitutional guarantee to people who can't access it via the market, the *right to the city* is not satisfied, whether because of urban design aspects, or of social or socio-economic issues.

Which are the key structural aspects that affect the integration of social housing developments? How to evaluate this kind of space in terms of its insertion in the involving urban area? This thesis aims to contribute to the clarification of these issues.

It starts by laying out the history and reasons behind the evolution of social housing issues and policies. It seeks to further understand how these housing relates to the city, and which are the key urban factors that must be taken into account. Several different approaches for urban analysis are then presented, and a draft methodology for assessing the integration of social housing developments is proposed. That methodology (a matrix) encompasses the identification of structural aspects, as well as major criteria which must be taken into account. The matrix constructed is then applied to a case study within Lisbon: Bairro 2 de Maio.

Keywords: Social Housing, Social and Urban Integration, Evaluation Methodology, Bairro 2 de Maio.

0. INTRODUCTION

In this study we intend to recognize the key aspects which are compromising the integrative quality of a given social housing development. In order to support a possible rehabilitation or redevelopment project, it aims to develop an approach to a methodology to assess the dimensions that should be invested in so to promote social inclusion and urban balance. To this end, we outlined the following objectives:

1. Debate the problems of the integration of social housing developments and their consequences to the city;
2. Identify and select the structural aspects for the assessment of the social and urban integration of social housing spaces within the city;
3. Develop a draft methodology for the assessment of social and urban integration that consider the structural aspects;
4. Build an assessment matrix that allows the recognition of the state of a social housing development at each dimension considered;
5. Apply the developed matrix to a case study in order to assess its strengths and limitations.

In order to achieve the desired objectives, this study was divided into two main steps: theoretical research and practical research.

With theoretical research we intend to develop the objectives **1**, **2** and **3**. Through literature review, it aims to understand the emergence and development of social housing in urban areas and the development of social housing policies until the present day. To do this, it was collected, systematized and discussed scientific literature on social exclusion/segregation, the evolution of social housing and the strategies that followed it, particularly in the portuguese case.

The practical research consisted of a consolidation of the study, divided into two phases. The first — after collecting the information obtained in the theoretical research — was the development of a draft methodology for the evaluation of the integration of social housing developments. Thus, to answer to the objectives **3** and **4**, the research was based

on documental studies under the urban analysis, physical factors of space, residential satisfaction, urban quality and diagnoses of social housing areas, complemented by direct observation of a number of developments that are illustrative of the integration problem in its various dimensions. The second phase focused in the case study selected in order to meet the objective **5**. It's developed a study on "Bairro 2 de Maio", located in Lisbon, through the analysis of documentation from CML, Gebalis, INE, among others, and from direct observation (in situ surveys for data processing, photographic records) and contact with the residents. Finally, the evaluation matrix developed is applied to the neighbourhood and the results are analysed.

1. CONCEPTUAL AND HISTORIC FRAMEWORK

The need of a Social Housing Policy

The Industrial Revolution — started in mid-eighteenth century in England, and expanded from the nineteenth century — had a profound impact on the economic and social production process on a global scale. The areas of industrial concentration became centers of new human settlements in rapid development and, settling near the existing cities, caused a significant increase in its population. The expansion of cities as well as the need to search for new living conditions led to a mass exodus to the big cities.

The attempt of cities to respond to the new housing needs gives rise to the construction of the first social housing — the working class neighbourhoods. These were financed by large manufacturing companies and intended to accommodate the employees near their workplaces by offering the minimum living conditions.

The cities of industrialized countries thus become increasingly dense, economically and demographically, requiring rapid urbanization processes and causing social instability, which is also

reflected in the spatial segregation of social groups. The perception of the overall negative consequences to the cities arising from the housing problems leads to the onset of a sociological concern on the subject. We witness, in the nineteenth-century Europe, a period of reflection and preparation of legislative measures to address the critical problems related to hygiene and sanitary housing in the industrial city, initiating a connection between the issues of housing and urbanism.

Integration of Social Housing Developments

In all the countries where there was a non-structured growth of the cities, social housing developments emerged. Those infrastructures suffered accelerated degradation either physical (lack of maintenance or rehabilitation) or social (strong concentration of fragile population) (Paiva, 1997). The assurance of an adequate, safe and healthy environment to its inhabitants, tend to be difficult, which reflects on the way the spaces are used and owned.

Socioeconomic disadvantage populations are one of the main targets when it comes to social exclusion. The social precarity to which they are associated, due to its economic and financial vulnerability, leads to a difficult integration into the labor market. This, aggravated by the lack of qualifications, seriously affects their social condition (Augusto, 1998). Other key factors of the exclusion of populations are related to the places where they live and are usually easily observed by its morphological and urban characteristics, such as:

- construction in areas outer the social and economic life centers (Pinto, 1994);
- discontinuity between the built structure and the surrounding urban fabric (Pinto, 1994);
- poor architecture and urbanism; deployment far from the main roads (Pinto, 1994);
- monofunctionality (Pinto, 1994);
- lack of green spaces and equipment suited to the needs of the inhabitants.

In summary, the spread of urban areas fulfilling these criteria contributes to an aggravation of the unbalanced growth of the urban fabric phenomenon,

which affects the quality of life for people subject to such situation, as well as their integration into society and into the city they belong. This phenomenon, however, may be balanced by continuity urban conditions that incorporate these areas in the functioning of the city. For this to happen it is essential to equip these residential spaces in an articulated and effective accessibility network; a set of amenities that answer to everyday life needs, as education, health and food supply; among other physical aspects that support a structure of continuity and connection. The integration of a housing development is a result of the consistency between all its elements, both social, spatial, visual, and functionally, and the good dialogue between them and their surroundings, which should form a natural unit.



Image 01 - Integration as the balance between quality of life and urban environment in the relationship neighbourhood-surrounding and surrounding-neighbourhood.

Contribution of existing proposals

As a basis for an approach to a methodology to assess the integration of social housing developments it was held a reflection on five different perspectives for urban analysis. It is presented an overview of the contribution of each to this study.

- a) **Urban Morphologies and Public Space (2002)** by Ferreira *et al.* — focuses on the analysis of urban morphologies of city spaces. In summary, the authors sought to identify qualifiers and disqualifiers public space elements that were expressions of urban protagonism, then isolating the criteria for analytical components. Starting from the matrix produced, we highlighted the components that we considered to affect the social integration or urban, to include them on the methodology as assessment criteria.

- b) **Relationship between Quality and Physical Form** (1997) by Smith *et al.* — explores the principles of a quality urban environment and physical form criteria through an analysis of their relationship. The analysis of this study contributed to the knowledge of a broad set of criteria related to the physical form of an urban environment, of which we highlighted those who were found to be determinants of the integration of a social housing development.
- c) **Example of a Diagnosis Methodology** (2008) by IHRU — it is directed to a territory in a social and urban integration problematic situation, the “Bairro do Lagarteiro”, in Oporto. It examines the diagnosis made for it, under the “Iniciativa Operações de Qualificação e Reinserção Urbana de Bairros Críticos”, and the goals for intervention. It contributed to arouse attention to the observation of strengths and weaknesses of a territory where is noted a socio-territorial segregation and to an example of what can be done order to counter that situation.
- d) **Residential Satisfaction in Urban Areas** (1999) by Bonaiuto *et al.* — presents a Residential Satisfaction Scale, organized in specific areas. The analysis of this study contributed to a better understanding of urban and social aspects that influence, positively or negatively, satisfaction in a residential neighborhood, and those that affect both their social and urban integration.
- e) **Recommendations for the Residential Physical Levels** (1998) by Coelho *et al.* — is a set of recommendations, taken from a compilation of various authors related to the architectural design of the habitat. It was felt that a large part of the recommendations do not directly relate to the integration of a social housing development, however, it contributed to a deeper understanding of some criteria and the confirmation of others, considered relevant to include in the evaluation matrix.

2. APPROACH TO AN EVALUATION METHODOLOGY

Structural aspects

The structural aspects for the evaluation of a social housing development integration were highlighted due to its practical nature and comprehensiveness:

- I. Accessibility / mobility
- II. Built structure
- III. Amenities
- IV. Public space
- V. Governance

Each structural aspect comprises some key elements, from which the specific criteria to classify is defined.

I. Accessibility / Mobility

Accessibility, in the relation between neighbourhood-city and city-neighbourhood, is a key issue for the integration of the neighbourhood. It offers, ideally, the conditions needed to facilitate displacement and flows — the road system, transportation network and walkability — namely, the mobility. Mobility is defined for this aspect as the dynamic slope of accessibility. Three key elements of accessibility were distinguished, each considered essential in the issue of urban integration.

- i. Connections to the city

This element refers to the analysis of the road system configuration, which must meet a proper hierarchy and ensure good connections to the city. It should be considered the relation between the neighbourhood and near centralities, namely, the closest urban areas which constitute a social and urban node. It also includes the understanding of proximity and alternatives of public transport as access to the city.

- ii. Connections to the surrounding urban areas

It is analyzed the urban fabric and walking routes on a smaller scale than in the previous point. It aims to assess the relationships and pedestrian movements

between the neighbourhood and the surrounding urban areas, and how the urban fabric interacts with these. It should also be analyzed the existence of surrounding residual areas and external physical barriers.

iii. Neighbourhood mobility

This point focuses primarily on the analysis of the proximity of essential goods and services to residents. If the access is easy and straightforward, it assumes great importance in the vitality and functioning of the neighbourhood, decreases the expenses of time and money and increases its use by its inhabitants and neighbours. To measure the walkability was used the Get Your Walk Score¹ methodology due to its obtaining ease and effectiveness. Secondly, we evaluate the conditions offered by the neighborhood towards mobility by active modes.

II. Built structure

The built structure of a particular housing development can play a facilitating role of permeability, openness, flows, physical and visual relationships, or the opposite role. On the other hand, the degraded and standardized image that is possible to observe in many residential complexes is reflected in a negative connotation attached to these urban areas and contributes to a greater dissatisfaction among residents. We highlighted the following key elements for analysis:

i. Buildings morphology

In this point we intend to analyze the built structure and its shape, to understand whether it results as architectural barrier, as a neutral element, or if it improves the physical and visual permeability of the neighbourhood and in its relationship with the surrounding urban areas.

ii. Diversity / aesthetics

This refers to an aesthetic slope of the built structure, where it's analysed its diversity and general image, including its conservation status.

¹ Available in www.walkscore.com. According to the site creators, "The Walk Score algorithm awards points based on the distance to the closest amenity in each category. If the closest amenity in a category is within .25 miles (or .4 km), we assign the maximum number of points. The number of points declines as the distance approaches 1 mile (or 1.6 km) – no points are awarded for amenities further than 1 mile. Each category is weighted equally and the points are summed and normalized to yield a score from 0–100. The number of nearby amenities is the leading predictor of whether people walk".

III. Amenities

It is not enough to guarantee accommodation when it comes to planning a residential complex. The existence of different amenities in close proximity — spaces dedicated to education, work, trade, health, sport, culture and leisure — is an essential aspect for the integration of a neighbourhood in the city where it operates and for the quality of life of its inhabitants. In addition to a source of sustainability to the neighbourhood, the existence of various equipments promotes displacement and population flows, either by the residents or neighbours. In order to facilitate the analysis, we highlighted as essential amenities to a good integration the ones that meet the daily needs of residents, to which should be assessed their proximity.

- i. Spaces devoted to education
- ii. Spaces devoted to health
- iii. Spaces devoted to food provision

IV. Public space

Beyond its role as linking and articulation of the private areas of the city, public spaces — streets, squares, parks — are also prime locations for meeting and socializing. They include the following key elements for analysis:

- i. Public/private transitional spaces

In this point we intend to evaluate the hierarchy between public, semi-public and private spaces in a neighbourhood. The absence of this hierarchy and the vagueness of the connection between the different spaces results in ambiguous spaces that aren't able to ensure continuity in stimulating pathways.

- ii. Green infrastructure

This section includes the analysis of the green spaces in the neighbourhood. We search to understand if there is a strategic combination of green areas and elements, which not only have an important role in the landscape but may also function as humanizing spaces, stimulating socializing and recreation.

- iii. Life in the street

In this point we intend to analyze the public space in terms of the design and condition of streets, walks,

car impact and urban furniture, in order to understand the living conditions at street level, its comfort and possibilities of use and appropriation.

V. Governance

In order to promote/maintain the conditions for the integration of social housing developments it is essential to have proximity management mechanisms, that provide monitoring and tracking, and enable an adaptation of the management system to the socio-spatial dynamics of the neighbourhood. Thus, the aim is to analyze the type of local management and which bodies are involved in the decision-making or local activities, as well as the community involvement.

- i. Local management services
- ii. Community involvement
- iii. Local partnerships

Building an evaluation matrix

To articulate the defined aspects and its key elements, we structured a matrix containing a set of specific criteria related to each key elements. By matching each criteria to the the statement that makes it true for the social housing development to evaluate, we get one of the following qualitative classifications:

+ it is considered that the criterion in question verifies favorable conditions for the integration of the social housing development;

+ - it is considered that the criterion in question does not favor nor penalizes the integration of social housing development;

- it is considered that the criterion in question verifies adverse conditions to the integration of the social housing development.

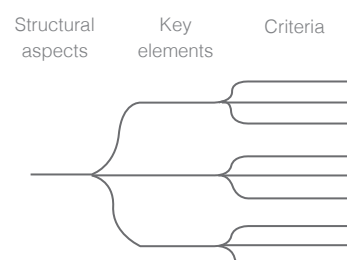


Image 02 - Scheme of the evaluation matrix organization.



Image 03 - Aerial view of Bairro 2 de Maio and the surrounding urban area.

3. APPLYING THE EVALUATION MATRIX TO BAIRRO 2 DE MAIO

The matrix was applied to Bairro 2 de Maio (Chart 03), after previous social and urban analysis to the neighbourhood.

In order to organize the results of the matrix and to facilitate the assessment of the state of the neighbourhood in terms of its integration at the different levels, we constructed results graphs. These compare the state of the neighborhood with its optimum situation to each dimension, as in general terms.

For each classification (+), (+ -) and (-) used in the matrix, was assigned a quantitative value, respectively, (1), (0,5) and (0). Thus, the optimum situation for each dimension is the sum of all the (+) possible within that dimension.

The results graphs allow to compare the results within the same social housing development, and to compare them with those of others. Thus, it is intended to infer which dimensions need urgent action towards improving their social and urban integration, and which are its main strengths.

Chart 01 - Integration of Social Housing Developments Evaluation
Matrix applied to Bairro 2 de Maio.

Structural aspects	Key elements	Criteria	Class.	x	Ref.
I. ACCESSIBILITY / MOBILITY	i. Connections to the city	The roads system...			Smith <i>et al.</i> , 1997
		...has a hierarchical configuration	+		
		...has a mixed hierarchical configuration	+ -	x	
		...has a non-hierarchical configuration	-		
		Existence of easy/direct access to the nearest centrality...			Smith <i>et al.</i> , 1997; Bonaiuto <i>et al.</i> , 1999
		...by car, public transportation and active modes	+		
		...by car and public transportation	+ -	x	
		...by car	-		
		Maximum distance between a building and the nearest public transportation station/stop...			
		... < 200 m	+		
		... 200 > 400 m	+ -	x	
		... > 400 m	-		
	ii. Connections to the surrounding urban areas	The boundaries of the neighborhood...			Lynch, 1999; IHRU, 2012
		...are linked with the surrounding areas	+		
		...have some discontinuities with the surrounding areas	+ -		
		...aren't articulated with the surrounding urban fabric, due to an excess of discontinuities	-	x	
		Residual areas in the adjacent urban areas...			Ferreira <i>et al.</i> , 2002
		...don't exist	+		
		...exist, and despite not being excessive they cause discontinuities with the surrounding areas	+ -		
		...exist, and damage the connections with the surrounding	-	x	
		The neighbourhood paths are crossed by non-residents...			Ferreira <i>et al.</i> , 2002; Silva <i>et al.</i> , 2011
		...on a regular basis	+		
		...often	+ -	x	
		...never	-		
		Striking points inside the neighbourhood...			Bonaiuto <i>et al.</i> , 1999
		...exist, and their relation with the surrounding areas is facilitated	+		
		...exist, but the connection from the outside to those areas is hampered (lack of circulation routes/physical barriers)	+ -		
		...don't exist, or the connection from the outside to those areas is impossible	-	x	
		Striking points in the surrounding urban areas...			
		...exist, and their relation with the neighbourhood is facilitated	+		
		...exist, but their connection to the neighbourhood is hampered (lack of circulation routes/physical barriers)	+ -	x	
		...don't exist, or the connection from the outside to those areas is impossible	-		
	iii. Mobility	The walkability as the access to the closest amenities is qualified by the Walk Score as...			WalkScore.com
		... "Walker's Paradise" (90-100)	+		
		... "Very Walkable" (70-89)	+ -	x	
		... "Somewhat Walkable" (50-69) or "Car-dependent" (0-49)	-		
		Opportunities to walk or circulate by other active modes...			Smith <i>et al.</i> , 1997; Bonaiuto <i>et al.</i> , 1999
		...a lot (there are favorable conditions to mobility by the different active modes)	+		
		...some (lack of favorable condition to mobility by the different active modes)	+ -	x	
		...few (mobility is highly conditioned)	-		
II. BUILT STRUCTURE	i. Buildings morphology	The buildings type of grouping...			Ferreira <i>et al.</i> , 2002; Silva <i>et al.</i> , 2011
		...follows some sort of rule	+		
		...has a neutral role	+ -	x	
		...doesn't follow any sort of rule	-		
		The buildings design...			Smith <i>et al.</i> , 1997
		...promotes a physical and visual permeability of the space	+		
		...has a neutral role in the physical and visual permeability of the space	+ -		
		...acts as a barrier to the physical and visual permeability of the space	-	x	
		The characteristics of the buildings in its entirety (shape, height, common spaces, openings,...) result in...			
		...open constructions (facing the city)	+		
		...neutral constructions	+ -		
		...closed constructions	-	x	
	ii. Diversity / aesthetics	The architecture...			Smith <i>et al.</i> , 1997; Coelho <i>et al.</i> , 1998; Bonaiuto <i>et al.</i> , 1999
		...is diverse/interesting (includes distinctive elements, coherence, sense of scale and unity)	+		
		...lacks coherence/sense of scale and unity/isn't interesting	+ -		
		...is standardized/not coherent	-	x	
		The buildings have...			IHRU, 2012
		...different typologies, and allow an adaptation to the number of family members	+		
		...different typologies, however, the adaptation to the number of family members is difficult	+ -	x	
		...only one typology	-		
		The buildings image/state of preservation...			Smith <i>et al.</i> , 1997; Ferreira <i>et al.</i> , 2002
		...is good	+		
		...is reasonable	+ -		
		...is bad, its image is very degraded (constructive issues, lack of maintenance, type of utilization by the residents,...)	-	x	

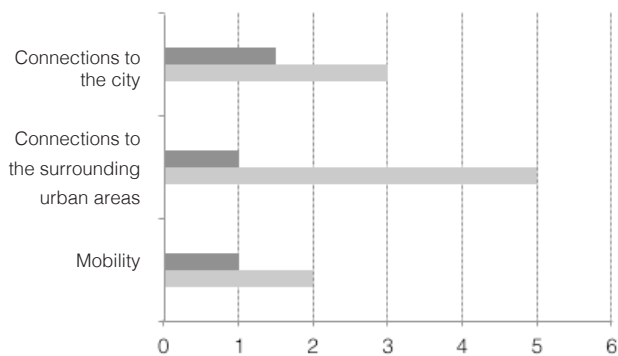
III. AMENITIES	i. Spaces devoted to education	Maximum distance between a building and the nearest kindergarten...				Bonaiuto <i>et al.</i> , 1999
		...< 400 m	+		x	
		...400 > 1600 m	+ -			
		...> 1600 m	-			
		Maximum distance between a building and the nearest primary school...				Bonaiuto <i>et al.</i> , 1999
		...< 400 m	+			
		...400 > 1600 m	+ -		x	
		...> 1600 m	-			
	ii. Spaces devoted to health	Maximum distance between a building and the nearest pharmacy/healthcare center...				Bonaiuto <i>et al.</i> , 1999
		...< 400 m	+			
		...400 > 1600 m	+ -		x	
		...> 1600 m	-			
	iii. Spaces devoted to food provision	Maximum distance between a building and the nearest cafe/grocery...				Bonaiuto <i>et al.</i> , 1999
		...< 400 m	+		x	
		...400 > 1600 m	+ -			
		...> 1600 m	-			
IV. PUBLIC SPACE	i. Public/private transition spaces	The hierarchy of public, semi-public and private spaces...				Smith <i>et al.</i> , 1997
		...is visible, by the clear distinction between them	+			
		...isn't clear in some places	+ -			
		...doesn't exist, resulting in residual areas	-		x	
	ii. Green infrastructure	The relationship between the green structure and the surrounding areas...				Coelho <i>et al.</i> , 1998
		...shows complementarity and articulation of the urban fabric	+			
		...has a neutral character in their articulation	+ -		x	
		...shows discontinuity/acts as a barrier to the articulation of the urban fabric	-			
		The neighbourhood green spaces that have a leisure role...				Smith <i>et al.</i> , 1997; Bonaiuto <i>et al.</i> , 1999
		...are well preserved and serve effectively their function	+			
		...are in a reasonable state of preservation	+ -			
		...are, in general, very degraded, and don't serve their function/don't exist	-		x	
		The neighbourhood green spaces that don't have a leisure role...				Smith <i>et al.</i> , 1997; Bonaiuto <i>et al.</i> , 1999
		...act as relevant and stimulating landscape elements	+			
		...act, residually, as relevant landscape elements	+ -			
		...are, in general, very degraded or don't exist	-		x	
	iii. Life in the street	The pedestrian environments...				Smith <i>et al.</i> , 1997
		...are attractive and stimulating	+			
		...are reasonable	+ -			
		...are monotonous/degraded	-		x	
		The sidewalks...				Smith <i>et al.</i> , 1997
		...are paved and well articulated between them and with the surrounding pathways	+			
		...are unfinished/degraded/not well articulated between them or the surrounding pathways	+ -		x	
		...aren't paved/don't exist	-			
		The vehicles and the parking...				Ferreira <i>et al.</i> , 2002
		...don't constrain the pedestrian circulation and the using of public space	+			
		...have a neutral impact on public space	+ -			
		...constrain the pedestrian circulation and the using of public space	-		x	
		The social nodes of the neighbourhood...				Bonaiuto <i>et al.</i> , 1999
		...are in a good preservation state and offer the necessary conditions to its function	+			
		...are in reasonable state	+ -			
		...are degraded or don't offer the necessary conditions to its function	-		x	
		Residual spaces, to which isn't associated any function, in the neighbourhood...				Bonaiuto <i>et al.</i> , 1999
		...don't exist	+			
		...exist, but have low impact on the using of public space	+ -			
		...exist, and damage the using of public space	-		x	
V. GOVERNANCE	i. Local management services	Existence of local management offices...				Turcu, 2012; IHRU, 2012; Bonaiuto <i>et al.</i> , 1999
		...yes, and include a monitoring system for the neighbourhood	+			
		...yes, but the monitoring system is limited	+ -		x	
		...no	-			
	ii. Community involvement	Existence of community activity...				Turcu, 2012; IHRU, 2012
		...yes, and have influence in the decision-making and act as a way of monitoring/management of the community participation	+			
		...yes, however present some difficulties in influencing the decision-making or in the community participation	+ -		x	
		...no	-			
	iii. Local partnerships	Existence of local partnerships/institutions...				Turcu, 2012; IHRU, 2012
		...yes, they promote support activities in the neighbourhood and are able to establish synergies in its operationalization	+		x	
		...yes, however present some difficulties in intervening in the neighbourhood and in establishing the necessary synergies in order to generate support actions	+ -			
		...no	-			

Results analysis

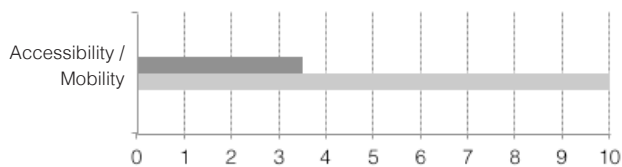
By comparing the parameters evaluated in this study with its optimum situation it appears that, in most dimensions, the neighbourhood offers reduced integration conditions. The analysis of the results graphs points out as the main strength the existence of the essential amenities to daily life, and as main limitations to its integration the built structure and the public space.

■ Bairro 2 de Maio
■ Situação ótima

I. Accessibility / Mobility

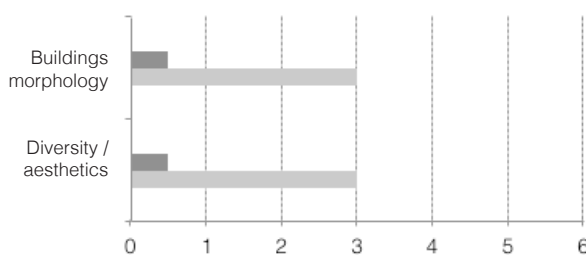


Graph 01 - Results of the integration evaluation for each key element of the accessibility / mobility of Bairro 2 de Maio.

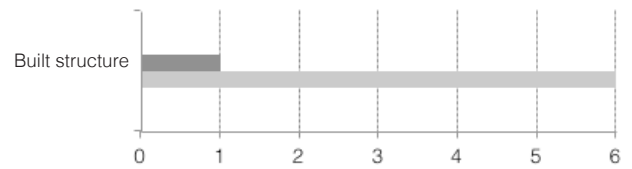


Graph 02 - Result of the integration evaluation of the accessibility / mobility of Bairro 2 de Maio.

II. Built structure

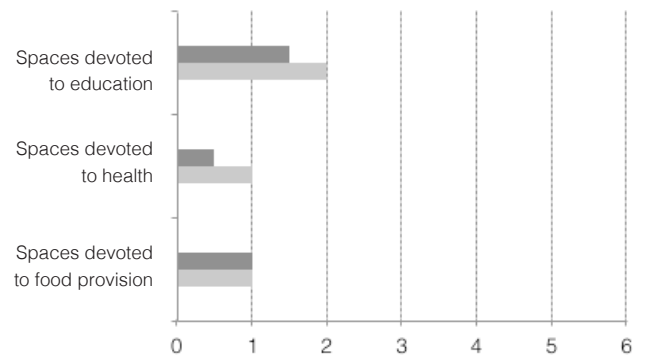


Graph 03 - Results of the integration evaluation for each key element of the built structure of Bairro 2 de Maio.

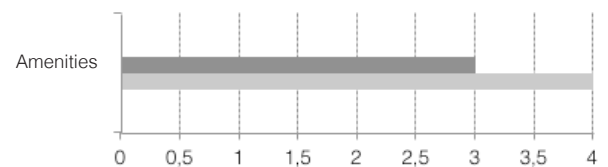


Graph 04 - Result of the integration evaluation of the built structure of Bairro 2 de Maio.

III. Amenities

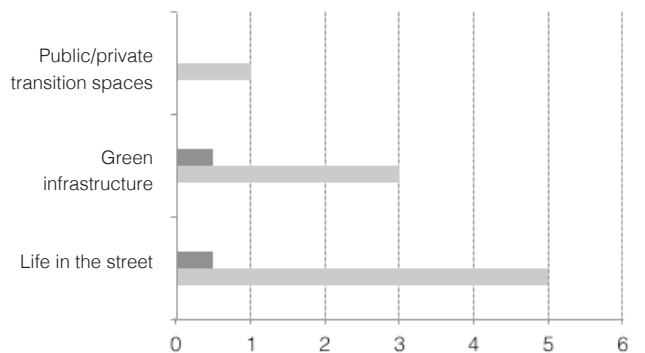


Graph 05 - Results of the integration evaluation for each key element of the amenities of Bairro 2 de Maio.

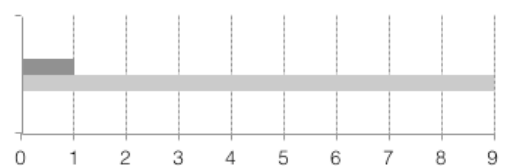


Graph 06 - Result of the integration evaluation of the amenities of Bairro 2 de Maio.

IV. Public Space

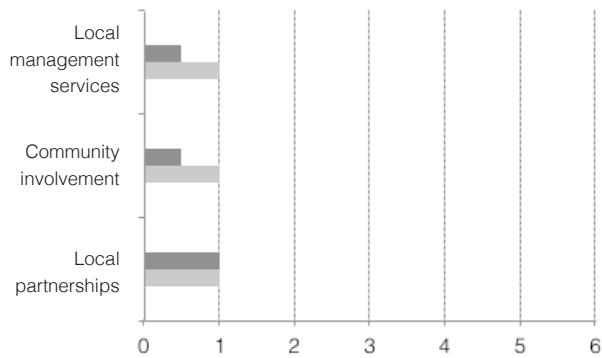


Graph 07 - Results of the integration evaluation for each key element of the public space of Bairro 2 de Maio.

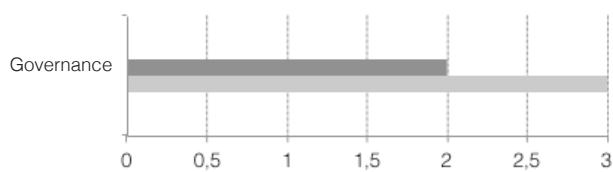


Graph 08 - Result of the integration evaluation of the public space of Bairro 2 de Maio.

V. Governance



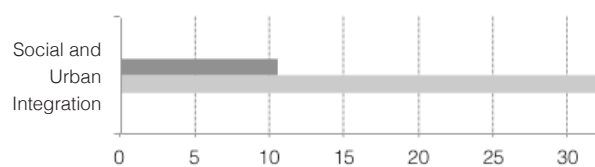
Graph 09 - Results of the integration evaluation for each key element of the governance of Bairro 2 de Maio.



Graph 10 - Result of the integration evaluation of the governance of Bairro 2 de Maio.

Social and Urban Integration

By the observation of the Graph 11, we can recognize the fact that the territory analyzed shows reduced conditions for its social and urban integration, classified as 10,5 in 32². This assessment confirms the initial idea of Bairro 2 de Maio, when it was chosen as the case study, that it suffered a lack of urban design, what, sumed with the fact that it is inhabited by a socio-economic underprivileged population, contributes to its social and urban desintegration.



Graph 11 - Result of the integration evaluation of Bairro 2 de Maio.

4. CONCLUSION

This dissertation aims to deepen the theme of integration of social housing developments and their consequences for the city, due to the urban and social damage that this problem implies. The aim is to identify and select the structural aspects of the integration of social housing spaces within urban areas, and develop an approach to an evaluation methodology.

Given the consequences to the city and its inhabitants related to the issue of residential complexes of this nature, it is intended that this methodological approach constitutes a support tool in gauging the status of a neighbourhood in its social and urban relationship with the city. It can be used to recognize the conditions offered by a neighbourhood that arise as facilitators or blockers of this integration, and to meet urgent needs, or can be used to compare different neighbourhoods. It can also support the selection of intervention priorities for possible rehabilitation projects.

We consider that, in general, the objectives set in the beginning of this study were met. It was assembled, after the theoretical research, a set of parameters considered most relevant in the assessment of a social housing development integration, that formed the proposed evaluation matrix.

However, there are some limitations in this methodology. These criteria ought to be treated as an initial phase, a contribution to the development of this theme. They show more or less relevance depending on the case to evaluate and/or the evaluator. Therefore, the criteria should be interpreted with some critical sense, as the obtained results. In general terms, we registered a lack of scientific evidence to support the choice of the evaluation aspects and criteria, added to the subjective nature of this theme. It covers very broad and complex issues that go beyond the sphere of architecture and urbanism.

The application of the developed matrix developed to the case of Bairro 2 de Maio, in Lisbon, seeks to test in a practical way the evaluation proposal. The assessment showed that this neighbourhood offers, in general, poor integration conditions.

² This quantitative classification is only representative. It intends to reflect in a simple and immediate way the state of the evaluated neighbourhood by comparing it to its optimum situation.

This dissertation, as a contribution to the theme of the assessment of social housing developments integration, requires its development and deepening in order to give solidity to the proposed methodology.

It was assigned, in this study, a similar weight to all dimensions that constitute the evaluation matrix. Therefore, it is considered that, after a review of the evaluation criteria, it would be interesting to know the relative weight of each dimension, namely, which factors are more or less relevant to the integration of a social housing development, so that the weighting of each classification becomes less schematic and more realistic.

On the other hand, in a way to support the process of strengths and limitations recognition of one or more neighbourhoods to possible rehabilitation projects, it is considered very relevant to study the set of actions that best respond to the classification at each evaluated parameter. Thereby, we would have, in addition to the evaluation matrix, a recommendations matrix, adapted to the assessed state of the neighbourhood.

Lastly, we believe it would also be interesting to adapt the evaluation matrix to an interactive platform. This tool would make the process of assessing the state of a particular neighbourhood, or the comparison of a set of neighborhoods, easily accessible to any interested entity.

The issue of social and urban integration of social housing developments continues to emerge as a current problem which affects us all, directly or indirectly. In its architectural/urban planning shed, the role of architects, urbanists and sociologists is very relevant. These should work together in trying to find solutions that favor integration of the territories in which they operate, in order to combat the existing segregation and that ultimately undermine the proper functioning of the city.