



ΜΑΘΗΜΑ: ΑΡΧΙΤΕΚΤΟΝΙΚΟΣ ΣΧΕΔΙΑΣΜΟΣ 9 Αστικός Σχεδιασμός, Κοινωνική / Συλλογική Κατοικία

Διδακτική Ομάδα:

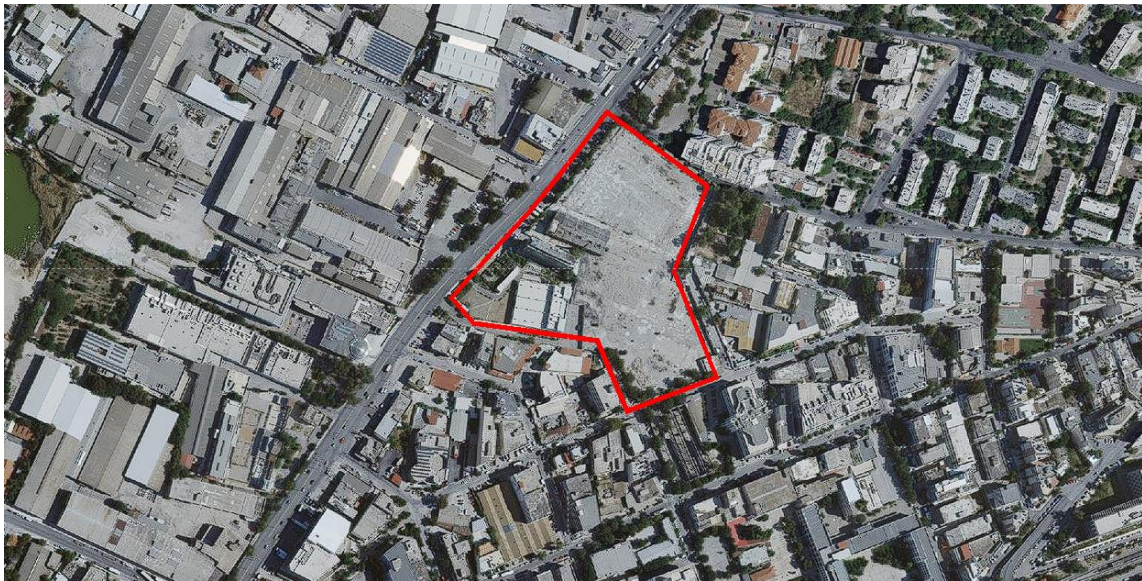
ΜΑΤΘΑΙΟΣ ΠΑΠΑΒΑΣΙΛΕΙΟΥ, Αναπληρωτής Καθηγητής

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ΘΕΜΑ Β: Αστική Αναζωογόνηση Περιοχής με Έμφαση στην Κοινωνική Κατοικία

Redesigning the Piraeus Frontage: Collective Life and Housing

// Urban Regeneration with an Emphasis on Social Housing and Multifunctionality



// Intervention Area and Project Scope.

The intervention area lies within the administrative boundaries of the Moschato-Tavros municipality, featuring a significant frontage along the Piraeus Road, one of the main arteries connecting Athens to Piraeus. The planned urban regeneration aims to leverage this strategic frontage on Piraeus to enhance visibility and accessibility, creating a center of multifunctional activity. This thematic approach aims to improve and revitalize the area in a way that promotes social cohesion, equitable housing access, and the strengthening of the local economy. In this

context, social housing plays a crucial role by providing affordable and quality housing solutions to vulnerable social groups, thereby contributing to the reduction of social inequalities.

The incorporation of multifunctionality emphasizes creating an urban environment where various uses coexist and complement each other, such as housing, commercial spaces, services, green spaces, cultural and educational structures, and social facilities. This enhances the area as a modern, vibrant urban destination that connects the local community with the city's urban fabric while fostering the development of social bonds and economic sustainability. This approach encourages social interaction, productive activity, and sustainable urban development, aiming to create vibrant, resilient, and inclusive communities that meet the needs of all residents.

Project Objectives

Given the lack of comprehensive housing policies, this course explores intervention strategies through urban design in former industrial and abandoned urban spaces to create new conditions for housing and entrepreneurship development based on a multifunctional vision. Focusing on contemporary issues driving urban transformation in the city's central regions, the course examines architecture's role in promoting and supporting a unified multifunctional approach that simultaneously ensures rights to social and student housing, social structures, cultural uses, commercial spaces, and services.

In this context, the redevelopment of former industrial and residual landscapes, aiming at the environmental enhancement of the intervention area, becomes critical, serving as a central parameter in the developmental process and a fundamental principle for establishing a healthy, sustainable living environment. The course seeks to explore in detail the concept of collective housing by examining contemporary living conditions and the related urban processes they require. Housing is treated as a key pillar of urban vitality, and its design is considered fundamental to modifying broader and more complex urban systems.

Additionally, it is recognized that the nuclear family-based housing model is no longer the standard for social housing typology. A wide range of alternative living arrangements is emerging, making it necessary to evaluate the design and development of these new collective living models and the typologies that shape them.

// Project Parameters.

The proposed design of the area involves the development of Collective Housing Structures, Commercial uses¹, Business and Service Uses, as well as Learning and Non-Residential Institutions and Shared Spaces on the selected plot along the Piraeus axis, bordered by Anaxagoras, Levidiou, and Chandris streets. Besides developing built structures with an emphasis on housing and the integration with commercial uses and the necessary network of outdoor spaces and accesses, the design will consider the following parameters:

- **Historical and Cultural Value:** Preserving and showcasing elements that reflect the area's history, maintaining the historical memory of Piraeus Street as an essential aspect of understanding Athens' evolution and ensuring that the past inspires the future.
- **Connectivity with the Wider Area:** Investigating ways to connect the study area with neighboring regions, systematically exploring connectivity, synergies, and networking conditions with recognized hubs and centralities both in the broader area and between the two hubs connected by the Piraeus axis.
- **Multifunctionality:** Combining different uses (housing, entrepreneurship, culture) to create a lively, attractive environment. Investigating the creation of new types of shared spaces where people can interact and engage in common activities, managing mutual claims and balances between public, private, collective, and individual spheres.
- **Inclusion and Social Justice:** Providing quality, affordable housing for vulnerable social groups, such as immigrants, new families, low-income workers, single-parent families, and people with disabilities.
- **Sustainability, Urban Resilience, and Climate Adaptation:** Implementing practices that minimize the environmental impact of the intervention, creating infrastructures to address flooding, such as green corridors and water retention tanks, and promoting sustainable development using recyclable materials, renewable energy sources, and solutions to reduce heating and electricity costs.
- **Accessibility and Multimodal Transportation:** Promoting walking and cycling, creating bike lanes and pedestrian zones for safer, more sustainable movement, and adopting autonomous vehicle technologies and smart traffic management systems to improve transportation. Managing the Piraeus axis design by calming traffic and prioritizing pedestrian crossability.

// Deliverables.

¹ Global uses

The plot occupies a total area of approximately 30,000 m². The maximum building density will be equal to the plot area (Building Ratio = 1), with a coverage coefficient of about 20%, resulting in open spaces of around 24,000 m². The open spaces include greenery, outdoor configurations (pedestrian paths, bike lanes, playgrounds, seating areas), and shared spaces for local collectives. The total number of housing units will be at least 120, comprising both social and potentially student housing, with housing dominating 60% of the built-up areas.

Beyond social housing structures, the proposal includes the design of open public spaces, social, educational, and cultural facilities, as well as commercial areas, non-disruptive productive uses, recreational uses, and services.

- Social and student housing involves typologies and scenarios of living/cohabitation, etc., which will be defined by each group.
- Open public spaces include greenery and outdoor arrangements (such as pedestrian walkways, bike lanes, playgrounds, outdoor configurations, seating areas), as well as public spaces allocated to community collectives (local resident initiatives).
- Local commerce and recreation refer to small-scale neighborhood service shops. Social facilities include welfare structures like kindergartens, local social clinics, senior centers, etc.
- Educational facilities encompass smaller programmatic categories beyond providing basic education (school buildings, etc.), such as training/learning centers, etc.
- Cultural uses include theaters, small theatrical stages, cinemas, film clubs, artist workshops, etc.
- Non-disruptive productive uses refer to small-scale industries and professional workshops.
- Social facilities encompass welfare structures such as kindergartens, local social clinics, senior centers, social reintegration structures, poverty alleviation facilities, etc. The allocation of areas proposed for each usage category will be based on the needs of the functional program, the urban planning requirements of the area, and the existing regulatory framework, which student groups can modify as needed.

// Design Stages.

Stage 1 – Area Recognition and Life Scenarios [3 weeks]: In this stage, students will gather material about the wider intervention area and map characteristics considered important, presenting initial intervention ideas in diagrams.

Stage 2 – Design at the Spatial Units Scale (buildings and public space) [4 weeks]: The groups will explore built arrangements and experiment with relationships between building volumes and outdoor spaces, considering movement flows, housing, and commercial exploitation scenarios.

Stage 3 – Design at the Detailed Building Scale [6 weeks]: Finalize the design proposals, selecting characteristic sections of the solution for detailed study. Deliverables include Bird's-eye views, plans at scales 1:500 / 1:200, sections at 1:200, and detailed designs of residential units.