

BUSINESS CASE

Pilot study



Casa del Chiostro

Date: 15 December 2020



Pilot identification

Organisation: **ISRAA**

City: **Treviso**

Current phase: **Not in use yet**

Surface: **2 909 sqm**

Pilot overview

General presentation

The Borgo Mazzini Smart Cohousing project, which aims to lay the foundations for a new social response to the living and dwelling of tomorrow's older adults in Treviso, focuses on the reuse of disused buildings in the centre of Treviso, for the construction of integrated cohousing models such as flats, small communities and mini housing.

This solution aims to respond, in a dynamic and flexible way, to the diversified demand for these types of housing solutions by older people and provides for the provision, on the same sites, of all the spaces useful and necessary for the daily social life of the new inhabitants.

The synergy with a nursing home and other flats present and functioning in the same area, always part of ISRAA, makes it possible to guarantee efficient services and a cost adequate with the context.



Key highlights

Age-friendliness approach

The architectural project was developed in compliance with the ICF criteria dictated by the WHO (2002), with Design For All and what emerged from the participatory design paths, with the aim to obtain an inclusive project. In order to achieve a building quality meant to last, the following concepts have also been explored and developed: **Ecology.** The construction systems, technology and materials will be highly eco-compatible and will allow for an adequate energy saving; reduction of the presence of motor vehicles, limiting car parkings to assistance and emergency needs, promoting parking for bicycles and for facilitated mobility. **Ergonomics.** The spaces and furnishings have been designed with the aim of maintaining a connection between the characteristics of the people and the activities they can carry in indoor and outdoor spaces. **Smart Building & Technology.** The buildings will be connected with technological communication and control systems with a simple and friendly interface.



PHYSICAL

Borgo Mazzini Smart Cohousing's apartments meets the ergonomic criteria of promoting independent living & ageing in place, also thanks to the direct connection with nursing home's healthcare staff. The environment is organised to be an extension of the resident, equipped with technological systems that guarantee a safe living, such as smoke, gas and water leakage detectors.



ECONOMIC

The monthly rent, including both the rental and the services, includes all the basic costs of the accommodation, including the management, all utilities and maintenance and is fixed. The basic fee also gives the opportunity to take advantage of a light support network, thanks to health monitoring services, support and participation in organized aggregative moments..



PERSONAL

BMSC's flats were conceived with the idea combining independence and life in a community, leaving the residents the possibility to manage the permeability of their own spaces. Thanks to initiatives such as the social caretaking, it is possible to enjoy the light support of the network without sacrificing the intimacy of one's own home, promoting spontaneous and relationship-centred participation.



SOCIAL

In our vision cohousing is a conscious choice, which guarantees the private dimension, but at the same time its environment values being together and foster relationships, taking care of each other and age well. The project relies in the first place in the promotion of an age friendly neighbourhood and a close connection with local activities and services through direct involvement.



OUTDOOR ACCESS

The flats are located in the historical centre of Treviso, where the city market takes place and many sports and cultural events take place. The area, which is easily accessible on foot, has many commercial activities and all essential public services, as well as the close access to the Social and Health District. During daytime there will be public access to the green areas of the project.



The BMSC Project is challenging because it has tried to go beyond the main strands of housing for older adults: those realized bottom up and institutional ones. We combined these perspectives into a holistic approach in which older people are at the centre of their independent lives while actively building a friendly community.” | Oscar Zanutto, Chief of the european project department, ISRAA