

URBAN REGENERATION IN MILAN: PRINCIPLES AND GUIDELINES FOR “TALL BUILDINGS”

The Landscape Commission of the Municipality of Milan has recently integrated the “Principles for Urban Regeneration” with the inclusion of a new principle concerning “tall buildings”.

The objective remains that of positively evaluating those projects which contribute to generate new public spaces and/or enrich existing ones, contributing to the overall quality of the city landscape.

With specific regard to the areas in which they can be established, the Commission considers that:

- in ***Tessuto Urbano Consolidato***, tall buildings must be considered properly justified exceptions, whose architectural quality must be evident and unequivocal;
- in ***Ambiti di Rinnovamento Urbano***, they – also by enhancing part of the existing buildings – must contribute in generating the variety of the landscape and urban uses, with the intention of encouraging the redevelopment of existing public spaces and the creation of new ones;
- in ***Piazze*** (hinge spaces between the central areas of the city and the marginal ones), ***Nodi d’interscambio*** (large public transport and interchange facilities) and in the ***areas of Grandi Funzioni Urbane***, tall buildings must characterise broad redevelopment and regeneration projects and strategies and not remain only isolated building interventions at the edges of urban boundaries.

Moreover, in relation to Implementation Plans, Master Plans and Integrated Intervention Programmes, these buildings must not be considered exclusively as real estate opportunities but, on the contrary, their presence must play an essential role in the construction of that portion of the city and in the generation of significant public or enslaved spaces.

Finally, tall buildings – placed in urban continuity with other buildings of the same nature that have been previously constructed or are in the process of being constructed – are acceptable, if they contribute to enrich and reinforce the urban landscape in terms of both morphology and architectural quality.

The Firm will closely follow the forthcoming developments, remaining at your disposal for any needs.

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