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'Rue', the crucial instrument for urban quality*Rudi Fallaci*

The town-planning instruments of Emilia-Romagna are the Rue (Urban planning building regulations), which controls building measures in all parts of the territory, even where transformation is planned, and the Poc (Municipal operative plan), which, if need be, may also deal with historical or consolidated sectors or the rural territory.

The regional town-planning law of Emilia-Romagna, in introducing the three new instruments to replace the Prg (Master plan), recommends that this should take place 'through the simultaneous drawing up of the Psc (Municipal structural plan), the Rue and the Poc', but in practice there will be a certain time gap between the actual adoption and then the approval of each of these three parts of the new plan. The most critical aspects regard, in various ways, both the consolidated urban fabric and agricultural territory. In the former, free sites that are all too large have been left exempt from the obligation of action planning. It is therefore intended to reduce the building indices of the areas still free, and to subject the larger ones to the obligation of a unitary project foreseeing the granting of adequate public spaces. But the most complex problem regards old-established built areas, in which many buildings are old and inadequate from the standpoint of their structure (safety against earthquakes) and their performance standards (energy consumption); hence what should be favoured is their demolition and reconstruction with minor increases in volume, to obtain modern buildings with highly efficient energy

standards.

Also for rural areas, the Rue will mark a turning point.

The widespread rehabilitation and reuse of many former agricultural buildings as residences and for other urban functions today constitutes the most substantial ongoing transformation process in rural territory, giving rise to the major risks of deterioration.

The new discipline, which must involve all those involved with the transformation of the landscape, will have to control rehabilitation measures on buildings in a more stringent and effective way.

Logically and at the same time out of necessity, Rue today fulfils the role of the second, fundamental item in the new planning, to be launched simultaneously with the first one.