

1. Record Nr.	UNINA9910467263403321
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Titolo	The impact of overbuilding on people and the planet / / by David A. Ness
Pubbl/distr/stampa	Newcastle upon Tyne, UK : , : Cambridge Scholars Publishing, , 2019 ©2019
ISBN	1-5275-2761-1
Descrizione fisica	1 online resource (xxi, 245 pages) : illustrations
Disciplina	307.764 711.58097135
Soggetti	Cities and towns - Growth - Environmental aspects City planning Population density Housing development Electronic books.
Lingua di pubblicazione	Inglese
Formato	Materiale a stampa
Livello bibliografico	Monografia
Nota di bibliografia	Includes bibliographical references (pages [209]-245)
Nota di contenuto	Chapter One. Introduction -- Chapter Two. Overbuilding -- Chapter Three. Impacts on people and planet -- Chapter Four. Back to the future: early theories and practices -- Chapter Five. The green low carbon movement --- Chapter Six. The elephants in the big green room -- Chapter Seven. Development of a theory -- Chapter Eight. Policy and economic instruments -- Chapter Nine. Towards a circular, sufficient olympian ideal -- Chapter Ten. A way forward.
Sommario/riassunto	This book challenges the status quo where profligate building and urban development is described as 'green' and 'low carbon', exposing a number of 'elephants in the big green room' that severely impact upon society and the environment. It questions the ethics, equity and sustainability of continued growth of the building stock in industrialized contexts amid diminishing demand, whilst the developing world is deprived of basic resources and infrastructure. Even a 'circular' built environment may not go far enough, when dramatic reduction in consumption of resources is required to meet 'sufficient' service levels. More socio-economic value may be derived

from built resources by their stewardship, adaptation, reuse and equitable sharing, while ameliorating the adverse impacts of over consumption. By taking a wider perspective of a sustainable built environment, the text - illustrated by case studies from the Olympics and nine countries - reframes the policy debate and reforms current approaches through a new theory and manifesto. It will appeal to policy makers, architects, urban designers, educators, students and green building practitioners.

2. Record Nr. UNINA9910313029603321

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Titolo Ruptures, continuités / / Yves Vadé

Pubbl/distr/stampa Pessac, : Presses Universitaires de Bordeaux, 2018

ISBN 979-1-03-000404-5

Descrizione fisica 1 online resource (192 p.)

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innovation technologique  
littérature  
modernisme

Lingua di pubblicazione Francese

Formato Materiale a stampa

Livello bibliografico Monografia

