The revaluation project about Birago Palace and Pavignano Palace in Aglie'
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First aim was to explicit the remarkable historical-architectural value that palaces have, doing a historical analysis able to put in evidence the peculiarities useful to determine that value.

Birago Palace (up) and Pavignano Palace (down)

This analysis started from the study of the urban evolution, deeply marked by Birago da Borgaro's project which give to the palaces the function of wing for P.za Castello. The analysis's results was confirmed by several investigations, during which new informations have been acquired. The researches brought to the compilation of describing forms having two aims: individuation of historical-architectural peculiarities and valuation of the preservation with necessary restoration.

The historical investigation is not sufficient to a completely knowledge of the palaces that cannot be taken out the context in which they stay. We proceeded defining a territorial picture through the analysis of themes like viability, ground morphology, legislation in force and most important tourist aspects. The described phase permitted us to reach another aim, consisting on the definition of context and palaces' potentialities and problems.

These are the presuppositions on which is based the decision that brought to the individuation of new functions to insert into the palaces. In fact this is the only mean, beyond a constant maintenance, able to get conservation and revaluation of the palaces done.

Birago Palace: interior details

Supposing new functions to introduce into an historical good, that cannot be considered as an empty box, presents difficult aspects. It was the context analysis that determined the guidelines followed by our project, together with the directives recognized by the developments in act on the territory.

Among them the most important are: the project about "Residenze Sabaude", promoted by UE and Regione Piemonte, and the analysis realized by IRES about the area of "Ex Tenimento Ducale dei Duchi di Genova".

The new functions located (new municipality's seat in Pavignano Palace and Hotel de Charme, restaurant and mini-flat in Birago Palace) are surely compatible with construction and distributive system's morphology. In fact it's a matter of function similar to the originals and so they necessitate of few strong works. That emerge from the project elaborates in which the new functions are well inserted in the existent rooms without resorting heavy transformations that could distort the original internal subdivision of space.

Pavignano Palace: interior details

Our thesis doesn't confine itself to look for a satisfactory solution to guarantee again the enjoyment of the palaces but it aims to verify the feasibility of the project by realizing a project financing. The last one identifies actors and targets pursued using a complicated financial transaction.

This transaction makes use of new instruments such as "Società di trasformazione urbana" (STU). The entire transaction is analysed through the results got from the economical valuation and cash flow analysis. Concretely this is realized by supposing different scenery that simulate realistic situations of the cash flow state. The cash flow analysis is necessary to calculate NPV (net present value) and IRR (internal rate of return). These last ones give substantial informations about the project feasibility. We are conscious that we didn't reach definitive solutions but we are sure to demonstrate the feasibility of our project, provided that there is the collective will to revive a territory too underestimated.

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