

POLITECNICO DI TORINO
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Honors theses

Marina di Latina: new strategies to live a reclaimed land

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In this study the coastline is considered as an emblematic condition for the current changing processes which are running over the present-day city and territory; the same situation can be traced back to the processes involved in the modernization of our country's society. The weakening of a particular model of mass tourism – detectable since the 1990s - stands at the root of the difficulties that the beach city is facing nowadays. There is thus a need for a new planning relying on the cohabitation of touristic and agricultural practises, people and different spaces, rather than a specialization-oriented one.

The study focuses on the territory of 'Latina', thanks to its 'intermediary' features: a grey portion of coastline between the Roman coast and that of the Circeo National Park. The portion in question was marked in the past by important public works, the latest and most significant of which was the land reclamation work in the 1930s. Nowadays, the territory is undergoing both an unchecked building development (often without planning permission) and an important phenomenon of coast erosion – about the 90% of the coastline is withdrawing.

That of the erosion is considered the main problem to be faced, becoming thus subject of this study through an extreme foreshadowing of a water invasion of the agricultural fields. Afterwards, a new living strategy of the coastal area which underwent land reclamation work has been elaborated and adapted both to the touristic and agricultural areas and to the new presence of water.

Tourism and agriculture mark the seasonal trends of the area of Latina. In summer, the area is occupied by many tourists who gather next to the beach and who are not aware of the complex situation which is present beyond the sea front, that is, an indivisible relationship between water and agricultural production.

The aim of this study is to reduce the distance between coastline and agricultural fields. The coastal portion has been reconsidered through orthogonal directrices towards the sea: proper connecting devices between the beach and the agricultural fields, which allow an alternation in the density of different coastal strips. The least dense strips will enable an opening towards inland areas which will be suitable for bearing flooding while the densest strips present portion of sea front and residential illegal centres which can face the water invasion. The result is the opportunity to have new beaches in the midst of agricultural fields and new urban blocks which both represent, on the one hand, an extreme form of touristy and agricultural cohabitation (Fig. 1) and, on the other hand, the interaction between two opposite practises (Fig. 2).



Fig.1: Transformation phases: t_1 - the transformation is oriented according to directrices which are transversal to the coastline; t_n - complete erosion of the coastline and flooding of the agricultural area with the consequent birth of new beaches among agricultural fields and urban blocks

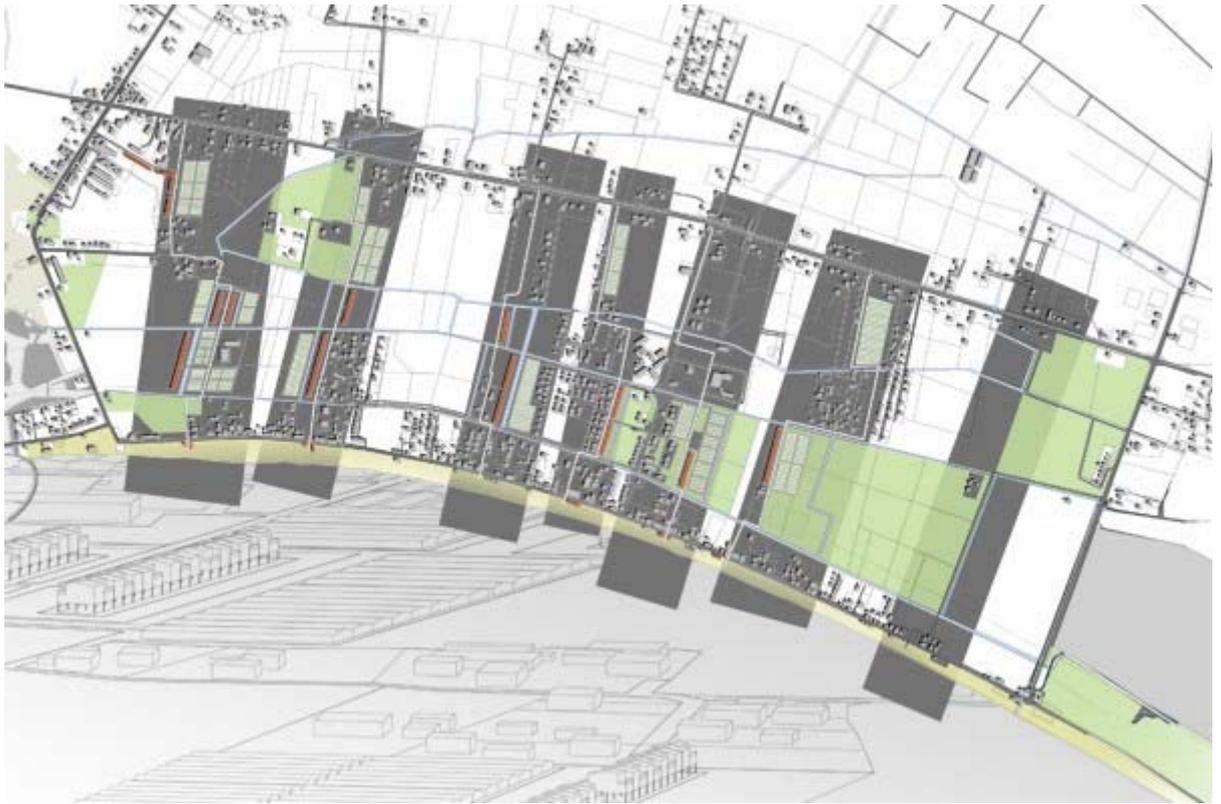


Fig.2: Building of the territory through transversal bars: elements which regulate and generate new spaces defining new forms of cohabitation between touristy and agricultural practises

The study focused also on those aspects which are linked to the type of agriculture suitable for that area, favouring the horticultural production and greenhouses – absent in Latina but present in the Pontine province. The development of the coastal companies has been assumed through the building of greenhouse fixtures and fittings, which fit the reorganization of the housebuilding.

Among the producing plans can thus be developed new living spaces – summer and fixed residences – that will take advantage of automated greenhouses, which can guarantee a high level spatial and temporal flexibility of the structures.

The key elements of this study are thus water, which is an integral part of the Pontine area, greenhouses, which represent an occasion to relaunch the agricultural sector, and both touristy and fixed residences (Fig. 3).

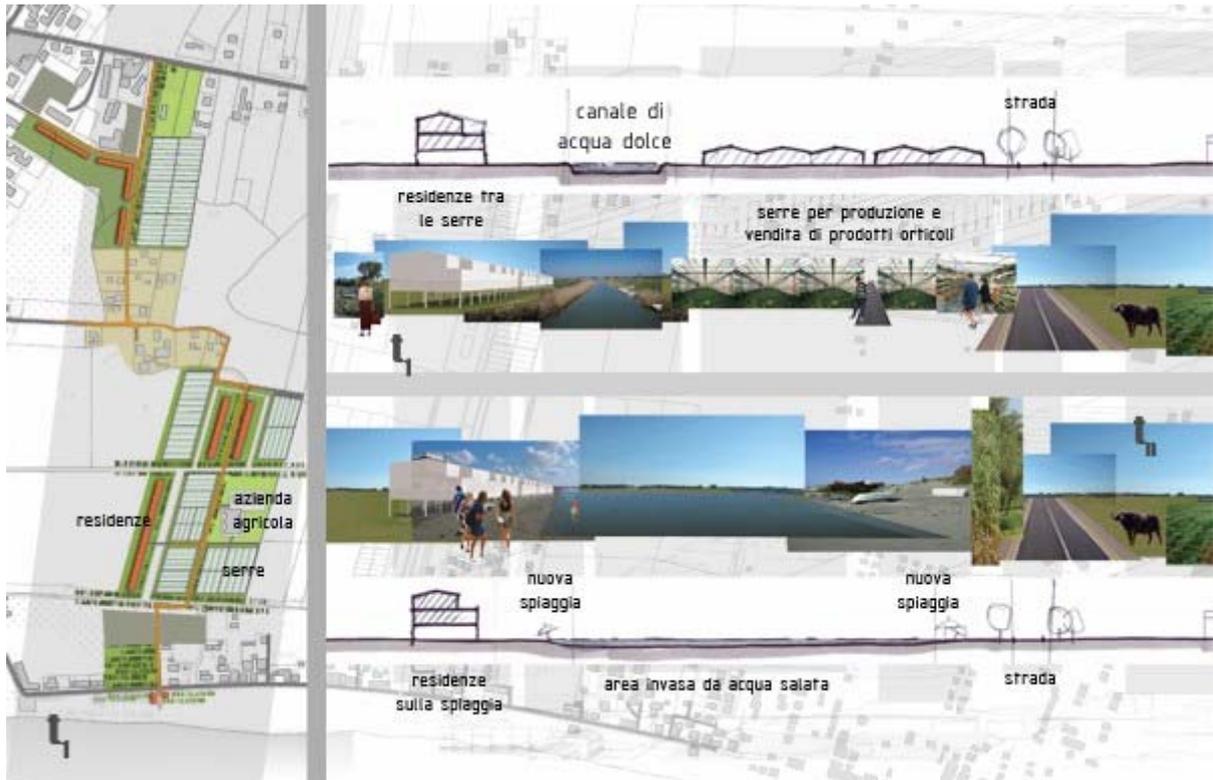


Fig.3: Detail of a directrix which links beach and agricultural areas and around which have been developed new areas for housebuilding, industrial production and tourism.
Section of the first changing phase (t_1) and after the salt water flooding (t_n)

There has been an attempt to build a 'grammar' reference for those elements, redefining the logic of matching and assembly of different materials in order to create coastal spaces suitable for new uses.

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