

POLITECNICO DI TORINO  
SECOND SCHOOL OF ARCHITECTURE  
Master of Science in Architecture  
***Honors theses***

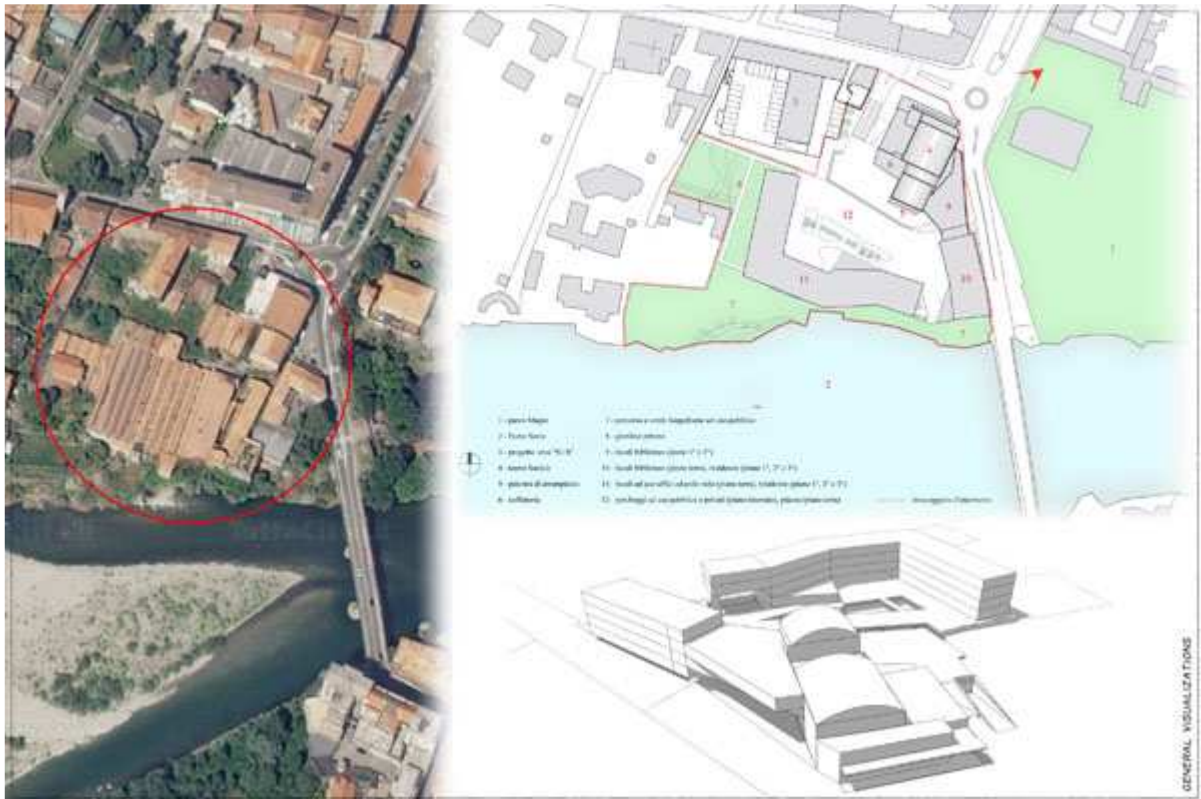
**Borgosesia: roots.. cut**

by Giovanni Poncino

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One year ago I started this project in order to prove that the real estate actions were possible parallel to the renovation of Teatro Sociale like a theatre and like a cultural, polyvalent and aggregation spaces for the area, for Borgosesia and for all the Valley.



Step by step these intentions were starting to be more strong and they started to develop in a real planning and architectural project totally different than what the city hall thought about the theatre: just a parking.

In may two thousand eleven the Teatro Sociale was demolished to let the space for a public parking.

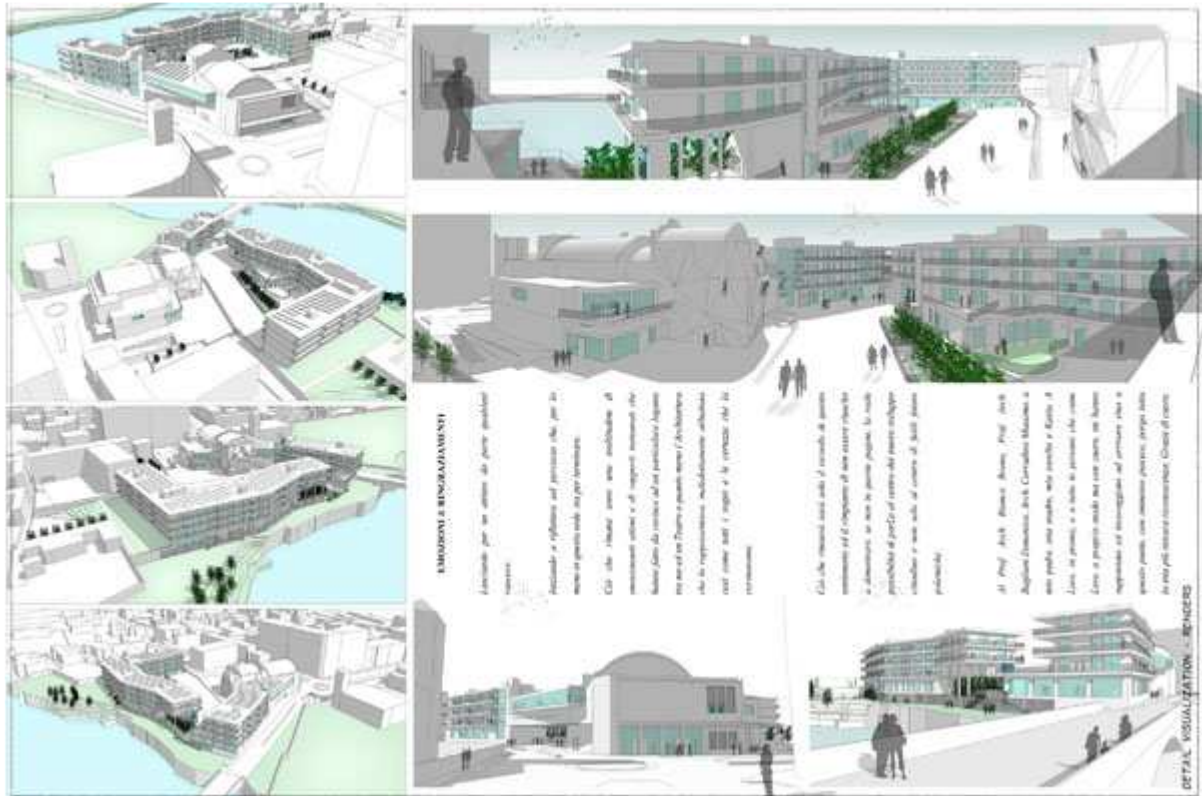
*Introduction:* I started this project in order to research a different solution than what the city hall planned. This different plan foresees the renovation of the theatre and add to it other public functions for all the citizens in order to create an important cultural and social centre, to justify the public investments and to develop all the areas: publics and privates.



*Project analysis:* the area of the project is inside the Borgosesia's urban contest, near the historical city centre, close to Parco Magni, the most important city park in the town and it has all the south front open to the Sesia river. The Theatre is on the north-east corner and it could be a problem for the future private real estate actions but, in a different vision, could be the fulcrum of the development.

My project starts from this fulcrum in order to looking for the best private real estate solution for the area that is born from the develop of the theatre and not from its destructions. I plan offices, private services and residences that circumscribe public spaces connect with river, with the park, all the public areas around and up to private and public parking in order to develop my private real estate actions, the others around and the public spaces for all the people.

The new library is in an important position: it makes complete the logic composition of the project and give power to the lateral front of the theatre very important because it's the façade that all the people look in the way to the centre of Borgosesia. In the opposite part of the theatre there is the main entrance to the new square that connect all the functions of the project. This square is in the back of the theatre and where I project on a climbing frame, close to the changing rooms, for this sport activity, and the new coffee house.



I have to precise that all the architectural research is made parallel to city planning, zoning laws and economic studies in order to vindicate all my choices.

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