

POLITECNICO DI TORINO
FIRST SCHOOL OF ARCHITECTURE
Master of Science in Architecture Construction City
Honors theses

From parasitism to urban metamorphosis. Regeneration strategies of a former district INA-Casa in Mirafiori Sud

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This thesis was carried out parallel to participation to *Build-On Transforming Architecture* thesis workshop, whose theme is "building on existing buildings" through elevations and additions of new volumes, proposed as a possible strategy for sustainable urban development with zero soil consumption.

Specifically, the work we produced is focused on the suggestion of an action that concern social housing buildings and related urban regeneration processes. We chose a case study site in Turin, where we proposed both an architectural redevelopment process, which is therefore more circumscribed, and an intervention extended to the urban scale.

The thesis is divided into two volumes, which deal with the following topics:

Volume 1 "Build-on: Transforming Architecture"

- Research and analysis of relevant European and Italian case studies, which purpose is to obtain a general outline of the actions types about built environment;
- Review of the conference "Roofscapes: paesaggi sopraelevati", planned during the workshop thesis.

Volume 2 "From parasitism to urban metamorphosis. Regeneration strategies of a former district INA-Casa in Mirafiori Sud"

- Different redevelopment strategies applied to the case study in Turin.

Buildings are located in the *Mirafiori Sud* district, site in the southwest of Turin city. The area is bounded in the North/West side by the *Fiat* industrial buildings, and is located between roads called *Via G.C. Anselmetti*, *Via Plava*, *Via G. Roveda* and *Via C. Negarville*. This area is compound by fifteen apartment complexes which are now characterized by private property accommodations. It is born in 1962 as a social housing district, result of the INA-Casa plan, and it is a widely proof of the characters of a typical Italian social housing season in this historical period.

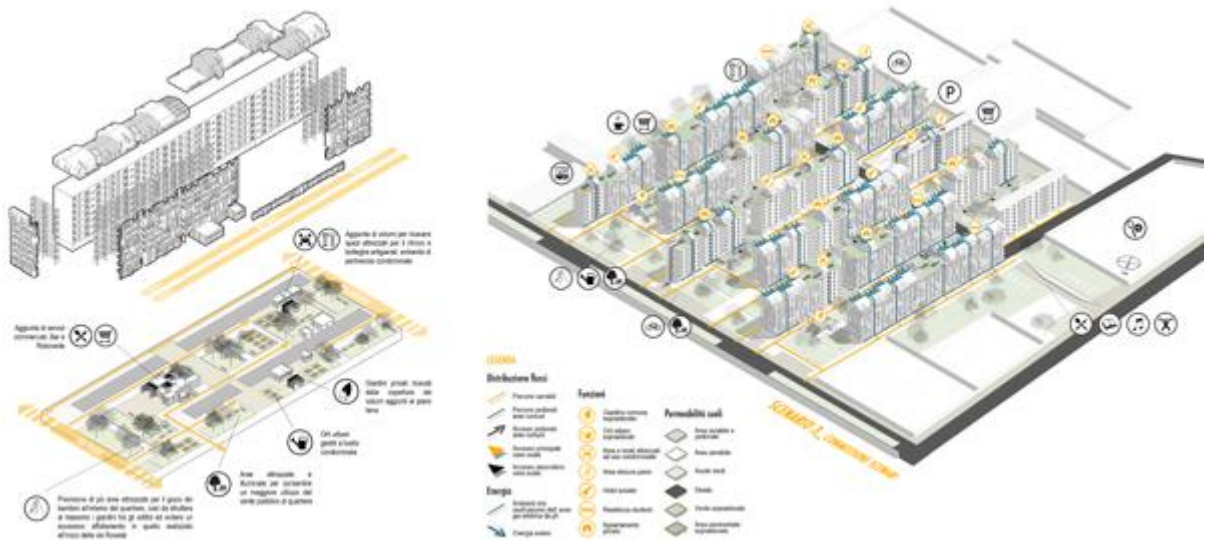
The district redevelopment project we proposed therefore had to deal with two different issues: the necessity to act on existing buildings and on relative common areas, and, at the same time, to meet the needs of individual properties involved in the intervention.

Consequently, thesis starting point was the development of a comprehensive analysis of the process that we followed from the beginning of the design steps, in order to make a complete survey of the case study characteristics, in which all informations we collected were used both as the "mover" of the design choices, and as a "target" to achieve to carry out the proposed process.

Summarizing, our analyses concerned two parallel fields:

- Comparison with Italian and European outline (made in Volume 1);
- Study of the district made through:
 - inspection and interviews with main actors;
 - analysis of the associations and existing projects;
 - study of the history and today's situation of the district.

The thesis then developed supposing and studying some possible action strategies to put into practice in our case, and we projected them according to different scales of analysis (macroscopic and micro). We decided to propose three strategies of action, distinguished each others because they affect the area in accordance to different degrees, in a more or less extended way. This choice was due to the fact that we have to consider different degrees of involvement of private property; each owner can express different needs, and therefore strongly influence the project. "Parasitism", "urban metamorphosis" and "combination by agreement" are the strategies proposed in the thesis.



In the end we made a careful study of technology aspects of the project on two levels:

- on urban scale, about the general district functioning about functions, flows distribution, energy and soil permeability at the level of the ground and roof floor;
- on small scale, considering the architectural aspects, energetic functioning of buildings and design of natural lighting.



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