

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

**RESTORATION AND VALORISATION PROJECT OF BELENO BARRACK,
VENARIA REALE, NEW CITY HALL**

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The thesis aims to draw up a plan in line with the European trend to restore disused buildings, in order to give back the citizens the witness of an economic and historic moment.

The Beleno case study is part of the Valorization Plan that the municipality drew up in accordance with national city Plan. The collection of these interventions is aimed at transforming the city regarding restoration and refunctionalization.



The thesis is made up of three parts. The first step, knowledge, led us to include the building in its history, values of form and language, content and materiality. Is based on an environmental analysis, historical analysis and an architectural relief. With environmental analysis should be understood that good architectural discovery and its relationship with the site, with the city and with the territory over time.

This analysis is the result of research, study and consultation of urban store maps of Venaria, LARTU Department (Polytechnic University of Turin), of the PRGC and Landscape Plan. Historical analysis, aims to uncover the original architectural culture and its transformations. In addition to the observation of good in all its complexity, searches were conducted at the historical archives of the first Ministry of Defence Infrastructure and the historical archives of the city. The relief, both direct and indirect, should be understood as the collection of information required for the graphical reconstruction of the building , and as cognitive process of the asset and the state of his instability and decay.

The second step, sustainability, aims to create a pre-analytical design concept combining the three dimensions of social development, environmental and economic. The first aspect, urban and social, aims to deconstruct the citizen thought that connects the Beleno to a poor and deprived urban area. The design of a space where people can communicate and socialize was conceived to transform the present areas of threat into areas of activity. The project will, therefore, promote socialization and accommodate a catchment area very varied. The square, the garden and the new winter garden in the atrium are accessible oases, protected, safe and close to the centre.



One of the fundamental elements of sustainability is the use of biocompatible materials and, if possible, local materials. Innovative technologies have been chosen that, exploiting renewable energy sources, contribute to the achievement of a low environmental impact.

As regards the economic sustainability was carried out a feasibility study. The valorisation action wants to test a public-private task in which the public holds faith, with the conservation identity and values of memory while leaving room to the private as a lever for additional resources to reinvest and inter in the balance sheet. Through checks on different scenarios, where sensitive variables have been changed, the most pursuable scenario has been chosen. The specific objectives have been achieved, the public-private conveniences are balanced.

The third step, the Project, collects all graphic arts. After searching references and having dialogue with local public authority, it has been possible to define new functions: public (municipal offices, public offices, wedding hall, archives and wi-fi zone) and private (restaurant, cafe, shops, showrooms and private offices).

From the outside the building looks uniform, seems to have been dipped in milk, while in the inner court has been retained the nuance of time. All new items are recognizable, admittedly modern and reversible. The chosen technologies to increase the energy performance of the building allowed the improvement from energy class E to class A ($4.09 \text{ kWh/m}^3\text{a}$).



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