

POLYTECHNIC OF TORINO
FACULTY OF ARCHITECTURE 2
Degree in Architecture
Honors theses

The Cascina Borniola in Settimo Torinese: recovery and reuse hypothesis

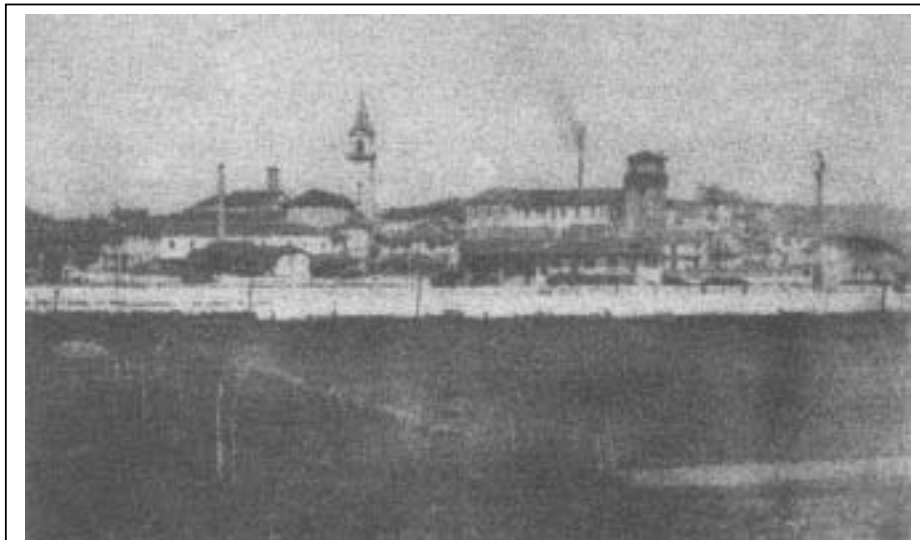
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The Cascina Borniola we have studied, is located in the north-west concentric of Settimo Torinese near Fornacino town, between the Torino-Aosta motorway and the border town of Leini; the place is part of an ex agricultural area, that has been now completely urbanized and used by industries and factories. The farmhouse and the rural chapel are considered cultural and architectural properties protected by the R.L. 14 march 1995, n. 35 "Recognizance, protection and exploitation of cultural and architectural properties in the commune".

The first step was the knowledge of Settimo territory and how the birth of the new industries and main roads transformed the agricultural area and caused confusion because, foreign elements not connected with the surroundings, had been brought in. So the agricultural scenery slowly disappeared and work in the farmhouses was abandoned. We also observed this, comparing twelve farmhouses in Settimo: most of them are now abandoned and seriously damaged, in others people still live in but they gave up farmhouse works.



Settimo in 1920's: we can see factories smokestacks and clothes hanging to be dried after being washed by laundresses.

We then went on consulting the register of landed property in order to date the different parts of our farmhouse and have useful information on the old owners of the Cascina Borniola. The two tenant families (1910-1980), with old pictures and stories, helped us reconstructing the life style inside the farmhouse and understand better the farmhouse history.

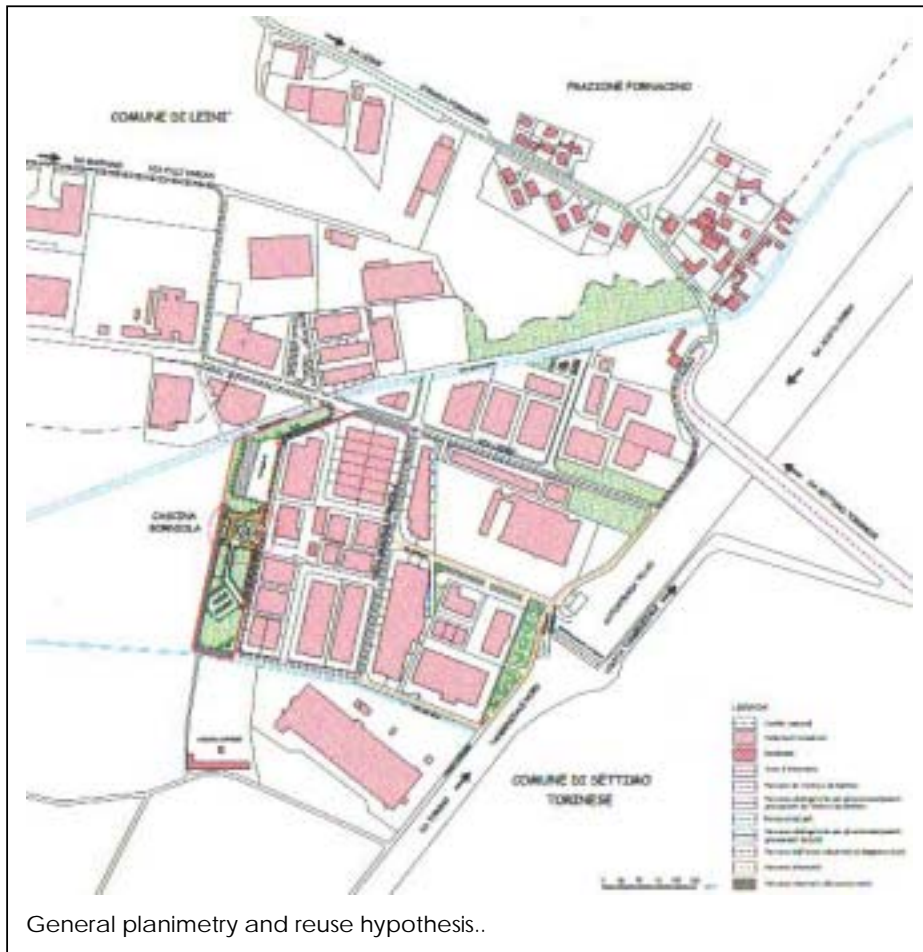
By using special instruments and photographs we were able to draw an accurate architectural survey and represent the real conditions of the Cascina Borniola, in order to recognize the different materials and structural elements that were part of the farmhouse, and represent their damages and defects. Defects have been represented by using Normal, C. Feiffer's and Dalla Costa's method, while damages with G. Tosti's one. After having analysed these damages and defects we realized that the serious conditions of the Cascina Borniola where due to a physical deterioration (caused by the rain) and a chemical one (polluted substances in the atmosphere combined with rain, superficial condense and dampness coming up from the ground) that got worse because there had been no maintenance. So we suggested a restoration of the fronts of the farmhouse and a consolidation of it.



South-est view of the Cascina Borniola.

At the end we suggest a possible reuse of the Cascina Borniola, considering what P.R.G. says and the context the farmhouse is in, in order to exploit it for the new economic and social needs of the society. There will be hotel, associative-recreative and tertiary activities, which will serve both the users of the near factories and the residents.

The reuse caused a redistribution of the rooms because the farmhouse was provided with new functions and equipped with new installations. Anyway, although functions are different, the typological and architectural conformation was maintained.



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