

THE SHAPE OF THE EXISTING

Renovation of the former Racconigi Neuropsychiatric Complex

Politecnico di Torino

Department of Architecture and Design

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Introduction

The decision to undertake a thesis concerning the former Psychiatric Hospital of Racconigi was made during the first months of 2024. The interest in this topic arose after reading a newspaper article on the subject. The news led me to reflect on the fate of disused healthcare facilities, which are numerous throughout the national territory. The complex as a whole represents an essential reference point within the field of urban exploration, a discipline also known as "Urbex." It is within this sphere that I built the photographic documentation: due to the prohibition of entry to any part of the area, I had to rely on photographs taken by Giovanni Rossi Filangeri, author of the article published on the website Essere Altrove, a site dedicated to documenting abandoned places worthy of being described and photographed. The first assessments on the topic were carried out by collecting the material available online. Most of this consisted of news articles concerning the developments of the complex. Over the years, according to the main testimonies collected, the area has always represented an open issue both within local politics and among the citizens. Currently, the former Psychiatric Hospital of Racconigi is owned by the Local Health Authority ASL CN1 and is one of the largest asylum complexes in the country. Its last function was that of a psychiatric hospital, but the structure was originally built as a Charity Hospital and, for a certain period, also served as a school and as barracks for infantry officers of the royal army. At its peak, the psychiatric hospital employed around one hundred workers. Starting in 1978, with the enactment of Law No. 180, commonly known as the Basaglia Law, the institution began to gradually shut down. The final closure took place in 1997, when the last resident left the psychiatric hospital. In the following years, the intended use of the complex was frozen while waiting for a suitable new function to be found. This suspension has continued up to the present day, and the entire complex remains abandoned. It is a large urban space entirely surrounded by the adjacent residential fabric. The debate regarding the regeneration of the Psychiatric Hospital area has continued through various public administrations without finding solutions or potential stakeholders interested in this part of the city. The owner of the area, ASL CN1, during the last months of 2024, in agreement with the Municipality of Racconigi, initiated the process of putting the property up for sale through a public auction. The process began with the former Civil Hospital, located near the Chiarugi Pavilion. This auction, however, saw the absence of any significant offers aimed at purchasing the building. This fact demonstrates how the search for interested parties in this type of operation is a complex process, especially considering the economic implications that a redevelopment action would entail. Consequently, it is necessary to present to a potential private or public investor an articulated plan that takes into account a global vision of the entire area. The aim of this thesis is to imagine the possible future developments of the site, placing the designer at the center of the network of actors involved in the upcoming design process. Following this line, my work seeks to serve as a foundation for possible future architectural and urban studies. Therefore, the thesis should not be understood as an established truth but rather as a starting tool upon which future designers can reflect before beginning their own development process.



Fig. 1 Giovanni Rossi Filangeri, photograph of the inner courtyard of the Chiarugi Pavilion.



Fig. 2 Giovanni Rossi Filangeri, photograph of the southern façade detachments of the Chiarugi Pavilion.



Fig. 3 Bianca Bravi, photograph of the central avenue of the Park of the former Neuropsychiatric Hospital.

The object

First steps

In this section, I decided to explain the operational approach adopted in developing the thesis. The research began during the first months of 2024.

The initial steps involved organizing interviews, attending meetings of the “Urban Regeneration” association, and carrying out extensive documentary research.

The first scenarios were developed by taking into consideration several key points regarded as fundamental:

Location: understanding in depth the city and the urban fabric in which the former Psychiatric Hospital of Racconigi is situated.

Past projects: analyzing previous design proposals was essential in order to understand the critical issues that earlier designers had to face.

Constraints and regulations: another fundamental aspect was the use of urban planning tools and the review of the regulatory documents produced up to the present day.

It is important to state that the work carried out aimed, from the very beginning, to highlight all the different instances and challenges encountered throughout this process.

After the first on-site inspection and several minutes spent walking around the area, my first impression concerned the vastness of the site.

The complex covers 86,000 square meters of land enclosed by walls and 24,000 square meters of built surface. In order to better understand the scale of what I was facing, I tried to compare the site with some of the main Italian squares.

For example, St. Peter’s Square covers an area of about 7.6 hectares, therefore smaller than the entire area of the former Psychiatric Hospital.

I made this comparison not to draw historical or architectural parallels, but rather to demonstrate to the reader the complexity of working on a site of this magnitude and to emphasize how the plot represents an important potential area of transformation within the city of Racconigi.



Fig. 4 Image of St. Peter's Square, Rome. The surface area of the square, considering both the elliptical and trapezoidal sections, is 7.6 hectares.



Fig. 5 Image of the park of the former Psychiatric Hospital, with an area of 8.6 hectares, therefore larger than St. Peter's Square.

The object

History

The history of the former Psychiatric Hospital complex of Racconigi begins with the construction of the Chiarugi Pavilion, the first building to be erected. The building stands as a symbol of the deep connection among the three pillars of Racconigi's cultural identity: the silk industry, the presence of the House of Savoy, and psychiatric care. These elements converge in the common thread represented by the evolution of healthcare and social welfare policies. The building, which would later become the headquarters of the psychiatric hospital, originated from a project promoted by the Congregazione di Carità (Congregation of Charity) at the end of the eighteenth century. The decision dates back to 1786, while construction began three years later, in 1789. The objective was to expand the general hospice and build a poorhouse intended to accommodate the thousands of unemployed workers left without means of support by the recurring crises of the silk industry. However, the project proved to be financially burdensome for the Congregation, and construction advanced at a very slow pace, reaching completion only in 1829. At the end of the works, the building — which had become property of the Royal Treasury — was designated as a boarding school for the sons of military personnel. The first design was signed on April 11, 1789, by the architect Ottino. Later that same year, architect Filippo Castelli presented the final project to the Congregation of Charity, while on October 9 of that year, architect Pietro Bonvicini was entrusted with its execution. Due to various historical crises, including the French invasion of 1792, construction was halted. The subsequent French occupation also failed to advance the works. According to the Napoleonic land registry of 1813, only the wings facing the present-day Via Ormesano and Via Lobetto, the central section, and a short initial portion of the wing along the current Via Fiume had been completed — amounting to roughly one-third of the original plan. Only in 1825 did the situation begin to change. Giuseppe Talucchi was appointed to continue the project, and the construction was completed over the following four years. Adhering to the existing layout, the southern wings were added to close the two courtyards, and the system of superimposed loggias was extended along the entire perimeter of the inner wings. Subsequently, the building was again used as a boarding school for the sons of military officers engaged in the Savoyard Risorgimento campaigns. It was only from 1871 onwards that the structure began to be used to house individuals suffering from mental illness. With Law No. 36 of February 14, 1904, enacted by the Giolitti government, and the subsequent regulation of 1909 (Royal Decree No. 615 of August 16), began the process that formally established psychiatric hospitals and regulated the modes of care and assistance for the mentally ill. Before long, the number of inpatients exceeded one thousand, and the need for expansion and modernization was met only between the two World Wars.

A decisive reorganization of the Neuropsychiatric Hospital of Racconigi was carried out between 1945 and 1949. Although the war had not significantly damaged the hospital, the improvement of therapeutic and care organization for patients had come to a halt, mainly due to the severe financial crisis affecting public budgets. However, thanks to substantial funding, several facilities were modernized. Within the building that housed the psychiatric hospital, there were two "Chiarugi" wards—one for men and the other for women. These were later joined by the new pavilions: "Marro" (for "quiet" male patients), "Tamburini" (for

“quiet” female patients), and “Morselli” (for “acute” male and female patients, including restraint cells). Altogether, the hospital consisted of five pavilions and eight wards—four for men and four for women.

The heated debate over the inadequacy of psychiatric care in Italy dates back at least to the late 1960s. Some guidance on a possible reorganization of neuropsychiatric services in the Province of Cuneo was provided in a detailed report written in 1972 by Professor Giorgio Ceccarelli, Director of the Neuropsychiatric Hospital of Racconigi. He suggested downsizing the hospital, relocating geriatric patients who were not strictly psychiatric cases, and establishing open wards, therapeutic communities, and occupational activities. The true revolution in psychiatric care came in 1978 with the enactment of Law No. 180 of May 13, later incorporated in December of the same year into Law No. 833, which reorganized the national healthcare system. As a result, between 1981 and 1991, 300 patients were discharged from the Psychiatric Hospital of Racconigi. Beginning in 1990, with the opening of the first residential community—followed by three more in 1992 and 1996—the process of overcoming the institutional model had begun. The decentralization of services took shape through collateral initiatives, such as outsourcing catering and laundry services to companies external to the hospital structure, thereby breaking with the rigidity of the old system. This approach fostered the creation of the necessary contacts and support networks to facilitate the reintegration of patients into the surrounding community.

fig.6 Theatrum Sabaudiae, 1666



Historical maps

Fig.7 Savoy land registry,1768



fig.8 French land registry,1811



fig.9 Geometric floor plan extract,1842



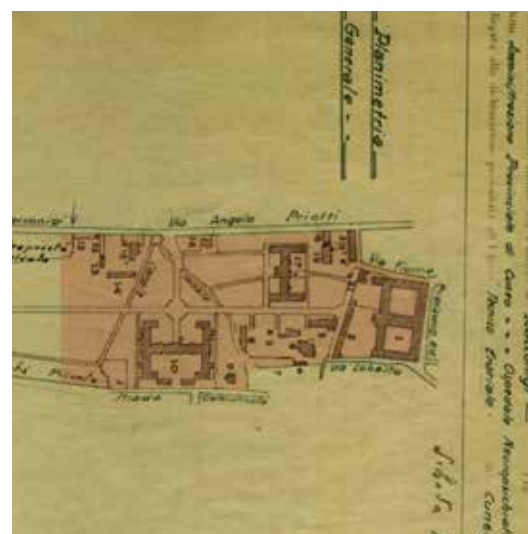
fig.10 Urban center land registry,1877



fig.11 Land registry,1901



fig.12 Building registry, 1944










The object

Historical development

The historical analysis of the construction periods of the various buildings clearly demonstrates the undeniable architectural stratification that the site has undergone over the years. We begin with the Chiarugi Pavilion, a brick structure built starting in 1789, featuring three tall façades facing Via Ormesano, Via Fiume, and Via Lobetto. The façades adhere to seventeenth-century stylistic canons, and the main elevation is distinguished by an impressive stone entrance portal with Doric columns resting on a square base. The remaining pavilions of the complex, constructed later during the twentieth century, reflect the characteristics of Rationalist architecture. Construction of the Tamburini Pavilion began in 1915, was interrupted during the First World War, and resumed between 1920 and 1924. The subsequent expansion involved the Morselli Pavilion, built between 1930 and 1931, which shares the same architectural features as the previous one and occupies a plot of land acquired during the 1917 expansion. Dating from the same period is the Casa Suore I (Nuns' House I), which also belongs to the decade between 1930 and 1940. Parallel to this building stands Casa Suore II (Nuns' House II), consisting of two blocks: the older one faces Via Priotti, while the newer extension, used as a laundry facility, dates back to the 1960s.

The last pavilion intended for inpatient care is the Marro Pavilion. The building occupies a central position within the entire area of the former hospital, and its completion dates to 1962.

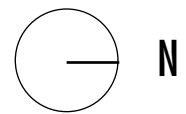
PAVILION	ERA
 Chiarugi Pavilion	18th century
 Tamburini Pavilion	1910s
 Morselli Pavilion	1930s
 Thermal power plant	1930s
 Tanzi villa	1930s and expansion in the 1960s
 Sister's house I	1930s-1940s
 Sister's house II	1930s-1940s



PAVILION

ERA

	Chiarugi Pavilion	1950s
	Tamburini Pavilion	1960s
	Morselli Pavilion	1960s
	Thermal power plant	1960s
	Tanzi villa	1960s
	Sister's house I	17th century and expansion during the 1960s



The object

Area urban-planning

Working on a project of this scale requires, especially in its early stages, a careful use of urban planning tools—among them, the Municipal Master Plan (Piano Regolatore Generale, PRG). The general amendment to the PRG, drafted by the architectural firm Mellano Associati, was approved by the Municipal Council of Racconigi in 2017. Among the various reasons that led to the revision of the PRG was the progressive abandonment of the former psychiatric hospital area, which, as highlighted in the document, “requires a serious reconsideration of the role of a complex and an area that is absolutely central and strategic within the structure and fabric of the municipality.” Within the explanatory report of the document, the complex of the former psychiatric hospital is mentioned several times. The urban transformation proposed by the general amendment to the Master Plan calls for “the elimination of the enclave condition of the entire complex, promoting its integration with the adjacent urban fabric, both in the built-up areas and in the open spaces.” In the graphical documents, the area is designated for public services of municipal interest.

In conclusion, it can be stated that any intervention on the area should avoid compromising the architectural balance and forms of the existing buildings, while aiming instead for an opening toward the city and a connection with the existing infrastructure network.

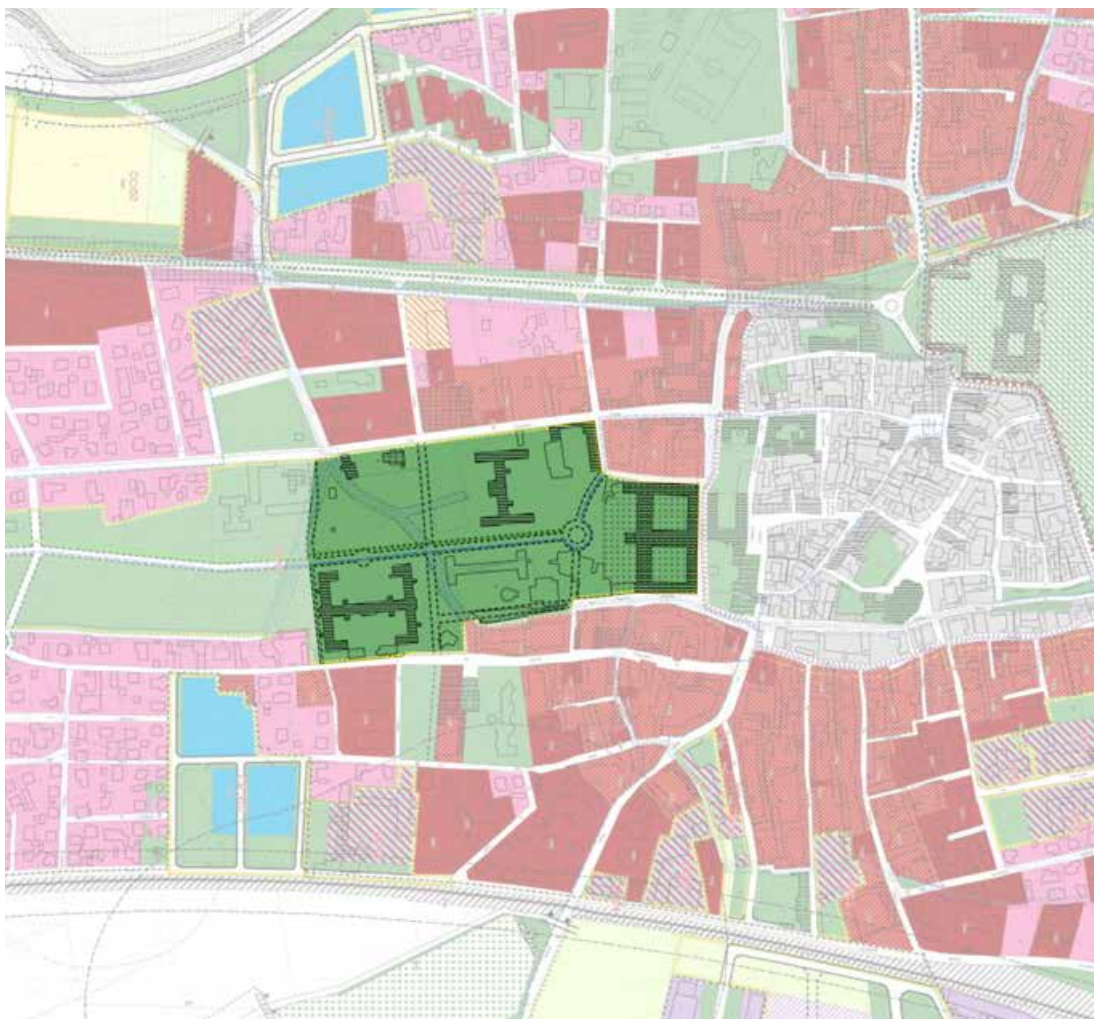
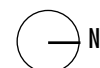


Fig.13 Excerpt and legend of the municipal Master Plan (PRG).



Legend of the municipal Master Plan (PRG)

	EA Zona agricola - (art. 40)
	EA/r Sottosettore agricolo di protezione del centro abitato (art. 40)
	EA/aa Sottosettore agricolo di salvaguardia ambientale (art. 40)
SERVIZI PUBBLICI DI INTERESSE COMUNALE	
	SP.1 Zone destinate a servizi sociali od attrezzature a livello comunale - art. 21 L.R. 56/77 (art. 41) (a) - Istruzione (v) - Spazi pubblici, a parco, per il gioco e lo sport (p) - Parcheggi pubblici (pp)(cc) - Servizi alle attività produttive/commerciali
SERVIZI PUBBLICI DI INTERESSE GENERALE	
	SP.2 Zone destinate a servizi sociali od attrezzature di interesse generale - art. 22 L.R. 56/77 SP.2 v. sottosettore per parchi (art. 42)
AMBITI DI INSEDIAMENTO COMMERCIALE	
	Adossamento A1 (art. 6)
	Localizzazione L1 (art. 6)
	Perimetrazione del tessuto residenziale (art. 6)
ALTRI VINCOLI	
	Zona di particolare interesse paesaggistico-ambientale area delle cascine ex Sarcin del Parco del castello di Racconigi (c.d. "Galassino") di cui al D.M. 01/08/1985 (art. 46)
	Siti di Importanza Comunitaria (S.I.C.): Parco naturale di Racconigi e boschi lungo il Tia Maira (art. 46)
	Immobili di interesse storico-artistico dichiarati di interesse ai sensi del D.Lgs. 42/2004 con decreto di vincolo (vincolo diretto) (art. 45)
	Aree di interesse paesaggistico-ambientale e aree soggette a vincolo indiretto (D.Lgs. 42/2004, artt. 45-136) (art. 45)
	Immobili e aree segnalati di interesse storico-artistico ai sensi dell'art. 24 L.R. 56/77 (art. 45)
	Immobili e aree segnalati di interesse documentario ai sensi dell'art. 24 L.R. 56/77 (art. 45)
	Fabbricati incongrui in area agricola (art. 30)
	Fasce di rispetto stradali (art. 49)
	Fasce di rispetto della ferrovia (art. 49)
	Fasce di rispetto cimiteriale definite con D.C.C. M. 58 del 03/11/2006 (art. 49)

The object

Relationships with the surrounding area

In order to create a strategic plan involving the redevelopment of the former hospital of Racconigi, it was necessary to consider the surroundings of the complex, and therefore the relationships that the site could establish with the various elements present within the city.

Given that one of the main goals identified by the municipality for a potential redevelopment project is the opening of the park within the complex for public use, I deemed it essential to analyze several aspects.

First of all, the size of the existing green areas currently open to the public. Racconigi is a city that develops along a north–south axis, and its main green areas are the public gardens of Piazza IV Novembre, those of Piazza Piacenza located in front of the Muzzone middle school, and finally, the park of the Royal Castle. The latter represents one of the most important historic gardens in Italy and is directly connected to the royal castle. However, public access to the park is not permitted every day of the week, and at certain hours the area remains closed. Considering the location of the park within the former psychiatric hospital complex, it is natural to imagine a potential connection and possible use by the students of the nearby middle school located along Via Giovanni Priotti.

In addition to green spaces, my analysis also took into account the routes dedicated to bicycle mobility.

The existing sections are often disconnected from one another and are limited in number compared to the roads intended for regular vehicular traffic.

In the context of redevelopment, it is therefore of fundamental importance to consider the potential expansion of the cycling network and its connection to the city's main points of interest as well as to the park within the hospital complex.



Fig.14 In red, road traffic in the city of Racconigi; in green, rail traffic

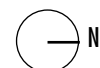




Fig.15 Public green space in the city of Racconigi.



Fig.16 Educational institutions in the city of Racconigi.



Project conditions

Uses and properties

As highlighted in the previous paragraphs, the vast majority of the complex's surface area has fallen into disuse since the time of its closure, with only a few spaces experiencing a second life. The only portion still in use is located within the building known as Casa Suore (Nuns' House), where for several years the rooms situated in the western section were granted on loan for use to the Municipality of Racconigi. In the eastern section of the same building, part of the ground floor was used by the Local Health Authority (ASL) as a day care center. The remaining spaces have been occupied over the years by various local associations, including the choral group Le Verne, the Racconigi Cycling Team, A. V.I.S. Racconigi, the theatrical association Voci Erranti, the group El Furnal, and, in the rooms of the former library, the Racconigese Model-Making Association.



Fig.17 Buildings in use within the former hospital complex.

Project conditions

The discussion

Before beginning the drafting of the design proposals, I sought to understand what the main controversies surrounding the site had been over the years. The debate on this issue has emerged on numerous occasions, both in meetings organized by the local administration and in the pages of regional newspapers. At present, no shared solution has been reached regarding the future of the former Neuropsychiatric Hospital of Racconigi. Even during critical national periods that led to the allocation of funds — such as the Recovery Plan and the National Recovery and Resilience Plan (PNRR) — no progress was made. The reasons for this stagnation can be found both in the vast size of the area and in the scale of the financial investment required. Alongside the text are listed the main newspaper articles that have reported on recent developments concerning the former hospital. Starting from 2016, one of the major issues raised involved serious maintenance problems: following a partial structural collapse, the local administration was forced to restrict vehicle traffic along part of Via Ormesano. In 2018, reports indicated that the owner of the property — ASL CN1 (the Local Health Authority) — requested authorization from public bodies, including the Municipality of Racconigi and the Superintendency for Architectural Heritage, to demolish the Chiarugi Pavilion. In 2021, a meeting took place at Racconigi's Town Hall between the regional governor Alberto Cirio, municipal administrators, and members of the Ex Neuro citizens' committee. During this meeting, it was agreed that the ASL should appoint a commissioner to oversee and resolve the matter. This, too, ended without any concrete outcome. The most recent mention of the former psychiatric hospital appeared in a regional news report broadcast by TG Regione in April 2025, featuring statements from Racconigi's mayor, Valerio Oderda, and the general director of the Cuneo Local Health Authority, Giuseppe Guerra. In this report, it was explained that structural reinforcement alone would require an investment of 130 million euros — a sum beyond the financial capacity of the ASL. At the same time, the municipal administration reiterated its continued willingness to employ urban planning tools to facilitate a potential redevelopment solution. Many such articles could be cited in this context, but the outcome remains unchanged: the absence of concrete solutions and the persistence of a long-standing controversy.

Dopo un crollo blindata l'area dell'ex ospedale

ALDO MANO

23 Giugno 2016 alle 05:39 | 1 minuti di lettura

fig.18 La Stampa, June 23, 2016, After a collapse, the area of the former hospital is cordoned off. Edited by A. Mano

L'Asl chiede di abbattere il Chiarugi a Racconigi

Inoltrata la richiesta ufficiale dopo l'ultimo studio che documenta «un elevato grado di vulnerabilità sismica e strutturale»

redazione

16 Gennaio 2018 Modificato il: 16 Gennaio 2018 1 minuti di lettura



fig.19 La Stampa, January 16, 2018, Local health authority requests demolition of Chiarugi building in Racconigi. Edited by Editorial Staff.

Sanità nell'Asl Cn1, con il Pnrr nasceranno 9 case e 4 ospedali di comunità

paola scola

21 Dicembre 2021 Modificato il: 21 Dicembre 2021 1 minuti di lettura



fig.20 La Stampa, December 21, 2021, Healthcare in ASL Cn1, with the PNRR, the following will be created... Edited by Editorial Staff.

Racconigi spera nei soldi del Recovery Plan per recuperare l'area dell'ex manicomio

Devis Rosso

30 Aprile 2021 Modificato il: 30 Aprile 2021 1 minuti di lettura



fig.21 La Stampa, April 30, 2021, Racconigi hopes for money from the Recovery Plan....Edited by D.Rosso.

Dentro la memoria e le rovine dell'ex ospedale psichiatrico, la "città nella città" di Racconigi

Tra padiglioni e parco l'ex manicomio occupava un terzo dell'abitato, poi decenni di abbandono e gravi crolli. Un patrimonio ingombrante per l'ASL ma vincolato come bene storico, un luogo in rovina e insieme struggente dove risuonano echi del passato

Fig. 22 La Stampa, April 11, 2025, Inside the Memory... Edited by M. Villo-

Over the years following the closure of the facility, several attempts have been made to propose new uses for the former psychiatric hospital of Racconigi. Among the most interesting and thoroughly developed initiatives was the feasibility study prepared by the company Fingrandia S.p.A.

The work carried out by this company was based on an analysis of the needs of the local community of Racconigi.

In the first part of the document, a study was conducted on the tourist flow directed towards the city and its surroundings, in order to assess the state of tourism in the area and to understand whether the complex could be repurposed for hospitality functions. After the initial analysis, it became evident that tourism in Racconigi is predominantly of the "hit-and-run" type, focused almost exclusively on the Royal Savoy Castle, and therefore insufficient to sustain a hotel structure of such dimensions. In addition to the hotel hypothesis, the possibility of assigning part of the spaces to residential functions was also considered.

A subsequent feasibility study was carried out by the company Chintana S.r.l., focusing on the creation of an educational hub within the buildings of the former psychiatric hospital.

The first section of the document analyzed the condition of the existing school facilities, as well as the adaptability of the former hospital pavilions to host educational functions. Given the scale and complexity of the operation, the plan developed by the Municipality envisioned dividing the intervention into five distinct lots. The so-called Lot Zero concerned works on the Chiarugi Pavilion, with the aim of preserving and enhancing the original architectural character of the building. The following lots (1 through 5) included the adaptation of the Morselli Pavilion for the relocation of primary and secondary schools, the construction of a new gymnasium, and the renovation of the Tamburini Pavilion and Casa Suore, as well as the construction of a new kindergarten. The final section of the study presented the economic evaluation of the entire operation and a masterplan encompassing all the pavilions within the complex. Once the project drafting phase was completed, the matter was brought before the Municipal Council.

During the session held on June 23, 2016, the then mayor Gianpiero Brunetti opened the discussion on the subject.

At the end of the debate, after outlining the necessary verifications for feasibility

assessment and acknowledging the interest expressed by the parties involved — including the educational administration, the Regional Superintendency, the Local Health Authority (ASL), and the Department of Hygiene — the council unanimously approved the immediate establishment of a working group aimed at planning the next phases of the operation.

In conclusion, the initiative ultimately came to nothing. The main reasons for this outcome can be attributed, on the one hand, to the considerable financial scale of the project, and on the other, to the state of inertia displayed by some of the institutions involved.

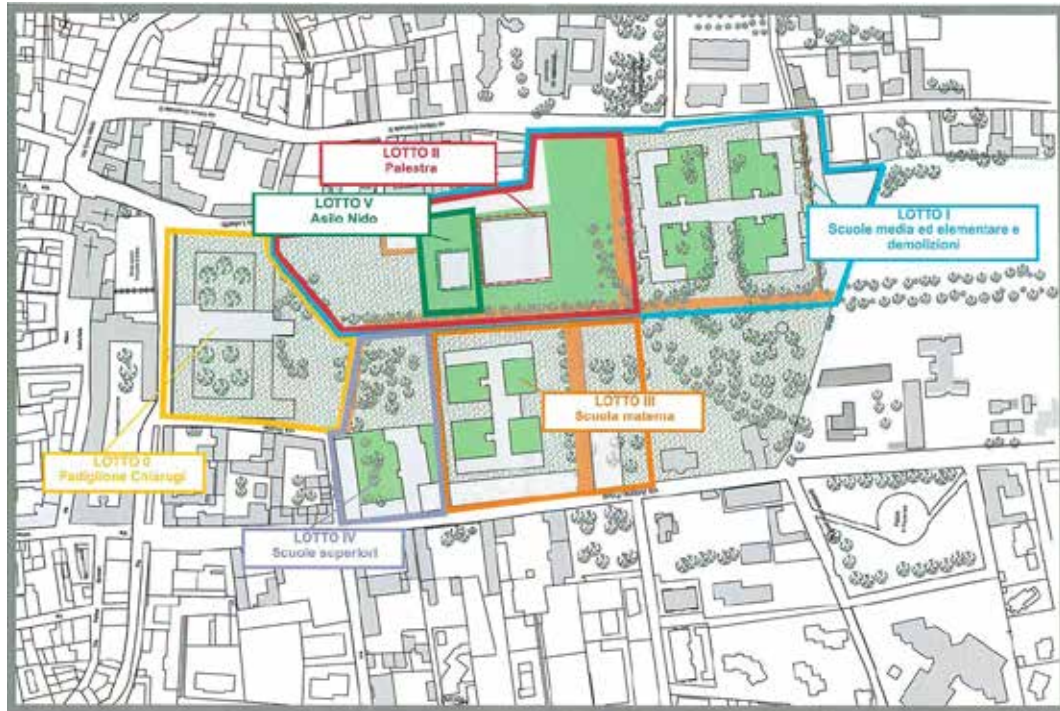


fig.23 Project master plan, Chintana s. r. I, 2016.



fig.15 Conservative restoration and refurbishment of the central section and partial demolition of the side wings of the Chiarugi Pavilion, Chintana s. r. I, 2016.

Project conditions

Constraints

The first analysis of the large collection of documents related to the project area was carried out between February and March 2024, coinciding with the initial meetings with the Technical Office of the Municipality of Racconigi, specifically with surveyor Federico Sandrone and architect Piergiorgio Tuninetti.

Further insights regarding the legal and cultural constraints affecting the site were provided by Manuela Piosso, administrative assistant of the ASL department responsible for architectural heritage.

One of the first steps in the research process was therefore the organization and review of the various official documents and decrees issued over the years.

This study was essential to identify the main issues and to establish a solid foundation on which to develop the design project. A key reference point was the historical and artistic report drafted by architect Luisa Papotti on November 28, 2006, attached to the main decree of the Regional Directorate for Cultural and Landscape Heritage of Piedmont, which declared the entire hospital complex to be of cultural interest under Articles 10–12 of Legislative Decree No. 42 of January 22, 2004, and therefore subject to heritage protection. A new and most recent heritage protection decree was issued in 2024: the Declaration of Particularly Important Historical, Artistic, and Relational Interest, pursuant to Articles 10 (paragraphs 1 and 3, letter d), 12, and 13 of the Cultural Heritage Code.

This decree includes an additional historical and artistic report, reiterating that the entire complex “possesses the characteristics of particularly important interest, as it embodies historical, architectural, and social values, constituting a testimony to the identity and history of public and collective institutions. The buildings within the complex are also regarded as a significant example of eighteenth-century architecture, as well as valuable documentation of the twentieth-century historical and architectural phase that led to the redevelopment and modernization of the city of Racconigi following the Second World War.” Consequently, based on the premises outlined in the document, the Superintendence for Archaeology, Fine Arts, and Landscape expressed its opposition to the proposal submitted by ASL CN1 to demolish the Chiarugi Pavilion, which is the most structurally compromised building within the complex. Furthermore, among the various reasons cited, the document highlights the inclusion of the entire complex in the Regional Landscape Plan of the Piedmont Region, where it is listed among the “Character-defining elements of landscape relevance, within the Landscape Component 12: viewpoints, panoramic beauties, and sites of scenic and aesthetic value (Art. 30, Technical Standards).”

“L’orientamento negativo assunto dalla Commissione Regionale è stato ispirato, sul piano culturale, da ragioni di importanza architettonica, urbanistica e storico – sociale; valori, questi ultimi, che non possono essere obliterati da un’assoluta mancanza di manutenzione esercitata dall’Ente proprietario, che non ha provveduto ad assolvere agli obblighi di legge per il mantenimento del suo stato di conservazione. Si rileva inoltre che alcuni episodi di cedimenti strutturali sono localizzati in parti ben circoscritte dell’intero compendio e non possono costituire un valido motivo per chiedere la demolizione dell’intero complesso “Chiarugi” che, si ripete, è interessato generalmente e per la sua totalità dall’assoluta mancanza di ogni cura e manutenzione perdurante da più decenni”;

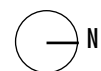
fig.12 Extract from technical opinion regarding the reasons for opposing demolition.



fig.24 Areas and elements of specific geomorphological and naturalistic interest with visual relevance indicated in the Regional Landscape Plan.



fig.25 Restricted Area, MiBac decree 2005.



- Building subject to a protection measure
- Building excluded from the protection measure



fig.26 General plan of buildings subject to protection measures.



Project conditions

Agreements

Over the years, as described in the previous paragraphs, the aforementioned area has suffered damage caused by the passage of time and a prolonged state of neglect. This situation led to a key date — April 26, 2022 — when a formal agreement was approved between the Municipal Administration of Racconigi and ASL CN1.

Within this document, the public administration formally commits to supporting the development of a transformation plan for the area of the former psychiatric hospital (Ex ONP).

Summarizing the main points of the agreement, the municipal administration undertakes to:

- Accept, insofar as they are consistent with the surrounding urban context, any changes of use to the current Municipal Master Plan (P.R.G.C.), which presently designates the area as “public service of common interest, for education and green areas – SP/01.”
- Express the intention to avoid uses that are not compatible with the surrounding environment, such as large- and medium-scale commercial or industrial developments.
- Open the possibility of modifying land use in favor of private residential purposes, while maintaining the public use of the main access avenue and the internal park of the hospital complex, and avoiding any increase in the existing building volumes.

ALLEGATO 1

ACCORDO TRA PUBBLICHE AMMINISTRAZIONI EX ART. 15 L. 241/1990 FINALIZZATO ALLA VALORIZZAZIONE DELL'EX OSPEDALE NEUROPSICHIATRICO FACENTE PARTE DEL PATRIMONIO IMMOBILIARE DELL'A.S.L. "CN1" NEL COMUNE DI RACCONIGI ED ALLO SVILUPPO DEI PROCESSI DI TRASFORMAZIONE TERRITORIALE NEL MEDESIMO.

Preso atto che il citato compendio dell'ex ONP, attualmente è destinato dal vigente P.R.G.C. a “servizio pubblico di interesse comune, per l'istruzione ed il verde - SP/01 (soggetto a strumento urbanistico attuativo di iniziativa pubblica esteso all'intero ambito)” e che potrebbe esserci la necessità di un'eventuale variazione della destinazione d'uso degli immobili in argomento, l'Amministrazione, si impegna ad effettuare/autorizzare l'eventuale modifica del P.R.G.C. e pertanto si autorizzano i competenti Uffici dell'A.S.L. CN1, a richiamare nei bandi di gara per il citato compendio, le vigenti disposizioni che permettono la modifica delle destinazioni d'uso, o con procedure ordinarie (modifica/variante del P.R.G.C.) o con procedure in deroga qualora ne ricorrano le condizioni (permesso di costruire in deroga al P.R.G.C. in base all'art. 14 comma 1-bis del D.P.R. 380/2001 e s.m.i. o in base all'art. 5 commi 9, 10, 11 e 14 della L. 106/2011 e s.m.i.).

Nel contempo, al fine di evitare l'introduzione di destinazioni ritenute non consone per l'ambito, l'eventuale modifica del P.R.G.C. vigente potrà avvenire esclusivamente in favore delle destinazioni d'uso compatibili o complementari con il contesto urbano circostante, con esclusione di quelle commerciali (media e grande struttura di vendita) e produttive (industriali, artigianali di produzione, deposito, rimessaggio, rottamazione, lavaggio auto e similari), con la possibilità, all'interno di un progetto complessivo e per una quota limitata, di una modifica della destinazione d'uso in favore del residenziale privato, nel rispetto delle caratteristiche storicizzate del luogo e degli immobili; il tutto senza aumento delle esistenti consistenze edilizie (volumetrie), con il mantenimento ad uso pubblico del viale di penetrazione dell'ex ONP e delle principali aree a parco e con anche la possibilità di intervenire per lotti funzionali ma all'interno di una visione strategica dell'intero compendio.

DOCUMENTO FIRMATO DIGITALMENTE ai sensi del D.Lgs. 7 marzo 2005 n. 82 (Codice dell'amministrazione digitale)

Fig. 27 Agreement between the Public Administration and ASL CN1, April 2022.

Project conditions

Economic values

It is significant, when continuing the discussion on design and the controversies surrounding the topic, to address the current value of the building complex. As previously emerged from the initial discussions with representatives of ASL CN1, the institution's intention is to sell the entire complex. In June 2025, a public tender was launched for the sale of several buildings belonging to the former psychiatric hospital. The public auction took place on July 11, 2025, and involved the sale of 15 different lots. Below are shown the appraised values of each building within the complex. It is also essential to mention the developments specifically concerning the Chiarugi Pavilion.

As noted earlier, this building is the most problematic from a structural standpoint, yet at the same time the most architecturally and culturally significant. The ASL CN1 has requested authorization to demolish the building, a proposal that was evaluated by the Superintendence for Architectural Heritage and ultimately rejected. Alongside this request, ASL CN1 provided several documents that proved useful for this research, including the valuation report concerning the market value of the Chiarugi Pavilion. This report was prepared in 2022 by architect Marco Antonio De Maria, who was commissioned by ASL CN1.

The total floor area of the three above-ground levels of the Chiarugi Pavilion amounts to 16,311 m², while the covered surface area, excluding the two inner courtyards, is 4,987.00 m². A conversion coefficient was applied to the commercial surface of each floor, depending on its intended use. Two valuation methods were used by architect De Maria: the transformation value method, and the synthetic comparative method. The first method considers the average renovation costs of buildings with comparable uses and average finishes. The second method is based on the market prices of similar properties located in the same area and in comparable conditions. The value of the Chiarugi Pavilion, as determined by the first method, amounts to €4,663,929.56, while the value obtained through the second method is €4,430,050.00. In conclusion, an average value can be calculated by taking the arithmetic mean of the two estimates, thus resulting in:

4. 546. 989, 78

Casa Suore I e Casa Suore II (Casa Menotti)	€ 2.224.219,17
Padiglione Annonario (ex cucina) e Centrale elettrica	€ 603.171,11
Centrale termica e officina	€ 230.954,43
Tettoia e Magazzini (adiacenti alla Centrale termica e Officina)	€ 113.804,07
Padiglione Marro	€ 1.657.514,63
Padiglione Tamburini	€ 921.692,13
Padiglione Necroscopico	€ 54.856,28
Padiglione Morselli e Tettoie	€ 2.322.026,97
Basamento della Cisterna per il combustibile	€ 8.453,46
Serre	€ 11.952,79
Fabbricato per pompaggio acqua potabile	€ 5.432,61
Torre Piezometrica	€ 0,00
Parco	€ 734.724,15
Chiesa San Rocco	€ 253.600

fig. 28. Value of properties sold at public auction, ASL CN1

Project conditions

Structural conditions

The building with the most critical structural issues is the Chiarugi pavilion. Over the last year, the local health authority commissioned Prof. Giuseppe Pistone, who had already carried out previous protection works, to conduct a new assessment of the building's stability.

The relevant document, dated May 7, 2024, describes the overall condition of the structure. The engineer notes that there has been no general deterioration compared to previous years, with the exception of the northwest corner, where plaster detachment and cracks have been observed. These deformations are attributable to the foundation system on which the entire pavilion rests.

Overall, the conditions of instability are substantially similar to those already documented in the past and affect in particular the roof covering, the mezzanine floor, and the northwest wing.



fig. 29. Safety nets Chiarugi Pavilion, Alberto Barbero

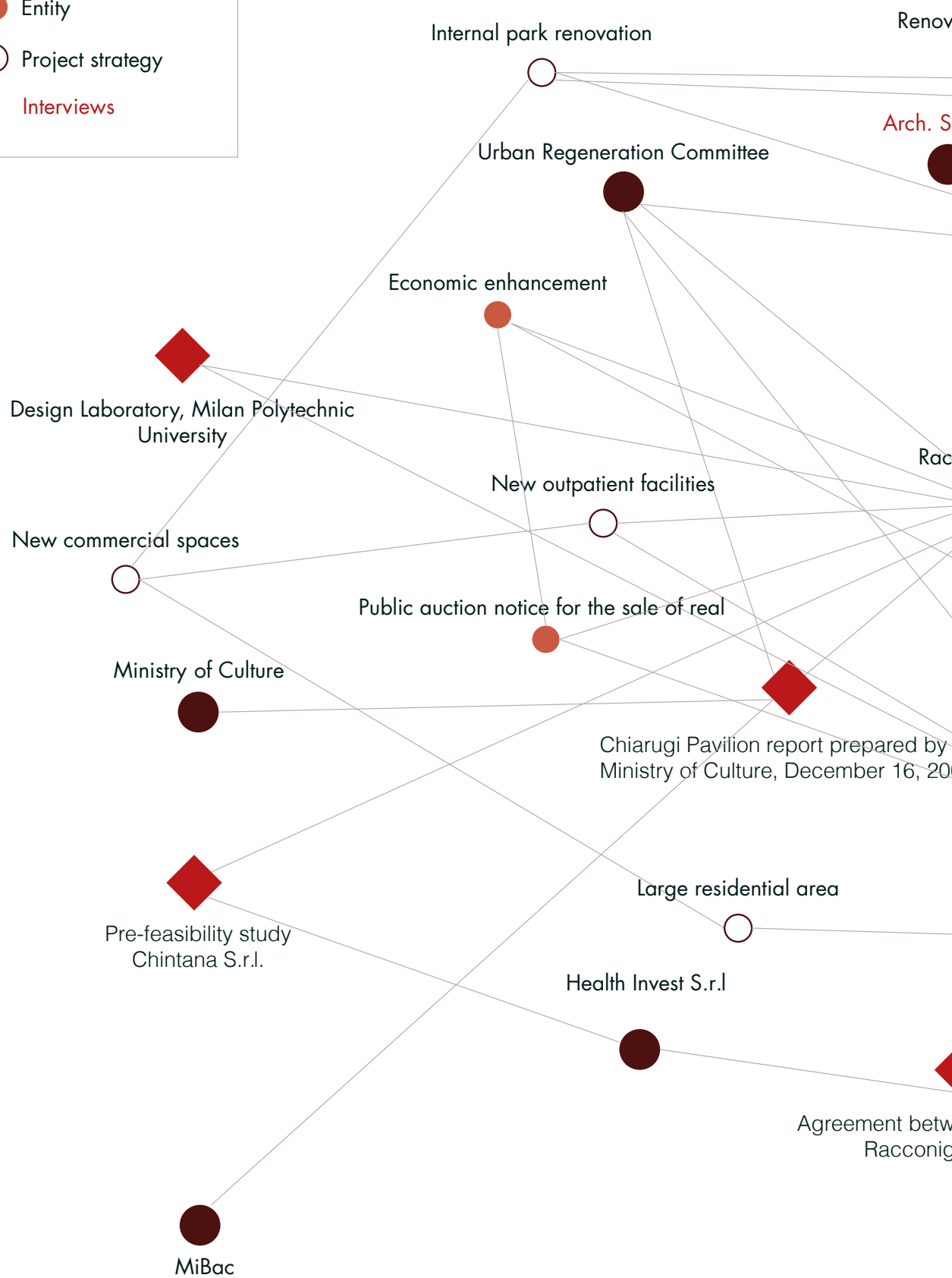
Project conditions

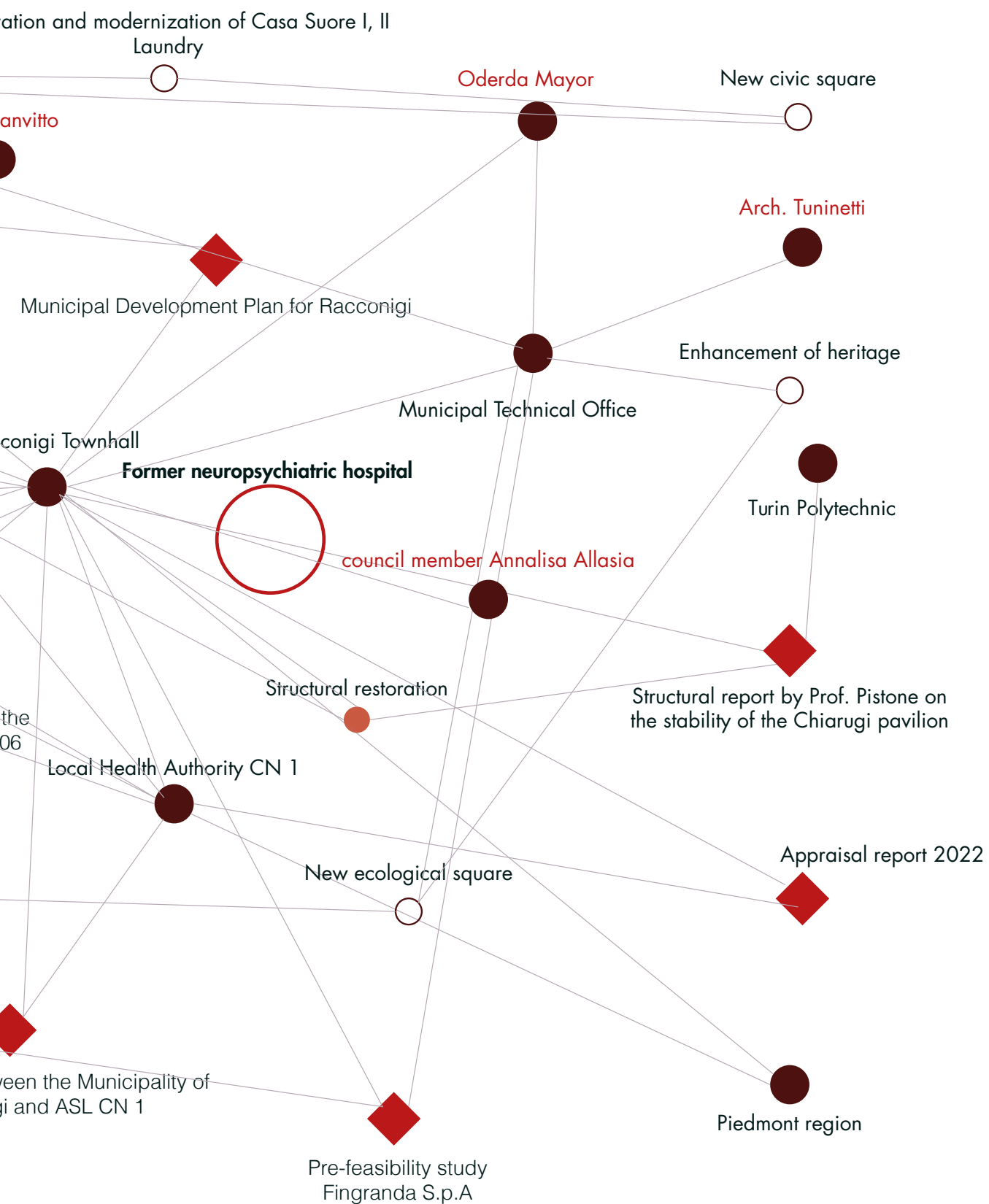
Map of instances

The map of design instances presented here does not aim to reduce the project to a mere list of constraints or functions, but rather to reconstruct the network of relationships that guided the design choices. Each circle represents an element involved in the process, while the connecting lines indicate the reciprocal relationships between the various components. Among the actors represented, some embody regulatory and preservation authorities, such as the Ministry of Culture and the Superintendence of Archaeological Heritage. Others, instead, take part in the process as consulting figures, such as the municipal technician Arch. Piergiorgio Tuninetti. The latter is included among the interviewed participants, together with Councilor Annalisa Allasia, Mayor Valerio Oderda of the city of Racconigi, and the lead architect of the Health Invest company responsible for the project design.

Another key component is represented by the project instances themselves—such as economic enhancement or structural restoration—which express the project's fundamental needs and have guided the development of the design solutions. Thus, the map seeks to demonstrate that the project is not the result of a single, unified will, but rather of a collective process in which decisions emerge from the interaction—at times collaborative, at times conflictual—between institutions, local politics, and the general public.

The resulting image is that of a complex field, where architecture takes shape as a space of mediation between diverse and sometimes divergent demands.





Building a strategy

The meetings

Within this paragraph, I have decided to explain the steps that led to the formulation of the first project proposal.

The first meetings with the figures involved in the project took place during the spring of 2024. After conducting the first on-site inspection of the former psychiatric hospital area, I went to the technical office of the Municipality of Racconigi, where I met surveyor Federico Sandrone, a member of the municipal technical office and head of public works. He is a figure deeply integrated into the dynamics of the city of Racconigi.

During our first meeting, I received the documents concerning the site's historical and regulatory constraints. The next exchange took place through participation in the meetings of the Urban Regeneration Committee. This working group, led by architect Francesco Sanvitto, was established following the community's desire to develop urban regeneration solutions through a participatory method open to various local stakeholders. In the first sessions, guided by the architect, a general overview of the main national urban planning laws was presented, in order to provide participants with a clear and updated regulatory framework. Subsequently, attention focused on the debate regarding the area of the former Neuropsychiatric Hospital (ONP), identified as the central topic of discussion and co-design. After attending the first meeting, three main points emerged:

- Depopulation of small municipalities
- Loss of identity among the citizens of these towns
- Deterioration of buildings within the city's historic center

As the meetings progressed, a questionnaire was distributed to all citizens of Racconigi. This survey included questions concerning the improvements and shortcomings of the services and spaces available to residents. The analysis proved to be of fundamental importance, as it allowed me to understand the context in which the city of Racconigi is situated. From this document, it is important to highlight that the citizens provided diverse responses. Among the most significant aspects mentioned were:

- The need for community spaces open throughout the year, suitable for hosting events and strengthening the sense of community.
- The opening, safety improvement, and design of the park belonging to the former psychiatric hospital.
- The presence of healthcare and social assistance services accessible to the local population.

After taking these points into consideration, the next step was a meeting with the owners of the area, namely ASL CN1 (the local health authority).

This meeting took place in April 2024, when I met Ms. Manuela Piosso, director of the property management department of the healthcare company.

I asked her several questions regarding the planning and intentions of ASL concerning the area in question. To summarize, it can be said that the healthcare company expressed a clear willingness to sell the entire site, as several years had passed without any redevelopment process being initiated. At the end of our conversation, I was informed that in the following months, ASL CN1 would launch a public auction for the sale of the entire area. ASL's role therefore emerged from the beginning as that of an external stakeholder, not interested in participating in the regeneration process but rather intent on completing the sale.

Initially, a first auction was launched for the sale of the building belonging to the former Civic Hospital, located opposite the ex-ONP area. This procedure ended unsuccessfully, as no offers were received. Subsequently, starting on July 10, 2025, a new auction was held concerning the entire property complex within the ex-ONP site. In this case as well, the outcome revealed a lack of interest from potential buyers. The second institutional exchange took place with the Mayor of Racconigi, Mr. Valerio Oderda, who holds the portfolio for urban planning, construction, and mobility. From this meeting emerged various insights regarding projects already completed within the municipality and future objectives for the local community. The mayor mentioned that, in recent years, through the NRRP (National Recovery and Resilience Plan), several improvement projects had already been implemented for public buildings. In particular, at the G. Muzzone Middle School, works on energy efficiency and safety had been completed. Therefore, he categorically excluded the possibility of transferring educational institutions into the ex-ONP area. As the conversation progressed, it became clear that the main challenge concerning the site was of an economic nature. The mayor expressed the hope for a mostly private investment, given that the funds required for the operation would be considerable and the municipal administration could not bear such an expense. Following the meeting with Mayor Oderda, I returned to the study of the buildings that make up the former hospital complex. Considering national demographic trends showing an increase in the average age, and reflecting on housing solutions in major Italian cities, I began exploring the idea of creating a center dedicated to senior co-housing. Moreover, reflecting on the recent past—specifically on how the pandemic period revealed the inadequacy of healthcare facilities in small urban centers—it became evident that senior co-housing complexes, with daily on-site medical services, could significantly improve the quality of life for the entire community. In the early months of 2025, I resumed dialogue with the municipal technical office of Racconigi, led by architect Piergiorgio Tuninetti. This exchange was important to present the concept developed up to that point and to obtain a concrete evaluation of feasible directions. Architect Tuninetti showed support for the idea of shared living, recognizing that residential spaces could represent a functional solution for the complex. However, he was firmly opposed to the demolition of any sections of the perimeter wall surrounding the park, since this wall is also part of the protected heritage structures. In addition, we discussed the hypothesis of creating co-working spaces inside the Casa delle Suore I and II buildings. The architect opposed this idea, arguing that the potential user base in Racconigi is too small compared to larger urban centers such as Cuneo or Turin. Beyond the meetings with architect Tuninetti and Mayor Oderda, a third institutional conversation was held with Councillor Annalisa Allasia, responsible for events and commerce. During the initial part of our discussion, I introduced the concept of senior co-housing and explored how this function could be applied to the thesis project, transforming the former psychiatric hospital into a hub that could serve as a regional reference point. As the dialogue progressed, we examined potential complementary functions to be integrated into the facility. The councillor expressed positive feedback on the idea of transforming the structure into a shared living center, and highlighted the municipality's intention to ensure accessibility and public use of the hospital park.

Within the park, pathways and recreational areas for public use would be created. Among other points discussed, Councillor Allasia suggested integrating into the senior co-housing program a healthcare component dedicated in particular to the treatment of mental illnesses. Throughout the discussion, she emphasized the importance of preserving the memory of the site's past, and how creating spaces dedicated to mental health care could both support families and improve patients' quality of life. At the end of the conversation, we also discussed the Casa delle Suore I and II building. The councillor explained that all floors of this structure are currently occupied by various local associations. Therefore, as already foreseen in the general recovery plan, any intervention should consist of internal renovation works aimed at preserving the current functions. This "House of Associations" would therefore connect with the senior co-housing functions of the other pavilions, representing a potential link between the citizens of Racconigi and the new hub at the former hospital. In the following weeks, while designing the Chiarugi Pavilion as the central point of the senior co-housing project, I decided to consult a private company to further explore the feasibility and potential of the project from an investment perspective. The company was selected among those specializing in the design and management of healthcare and social care facilities—professionals capable of overseeing projects from design to economic and financial development. I therefore selected Health Invest S.r.l., a firm specializing in consulting, research, development, design, and construction of facilities such as nursing homes (RSA), rehabilitation clinics, and senior housing structures.

The dialogue was conducted with the chief design architect and the marketing manager of the company. As in previous consultations, the meeting focused on the quantitative aspects of the project. The key insight provided by architect Andrea Genitoni concerned the redesign of the interior spaces of the first and second floors, re-evaluating the corridors—which I had previously conceived as leisure or secondary spaces—as potential areas for residential units.

In order to make the project financially sustainable, it was necessary to increase the residential surface area. Consequently, the layouts of the residential floors—the first and second—were modified. Whereas previously the central wing of the first floor had been allocated to leisure activities, the revised plan created new studio apartments of 28 square meters each. This decision stemmed from the attempt, during discussions with Health Invest, to determine how to ensure the project's economic viability. Given that a conservative restoration approach was planned (in part involving restoration of historical elements), the estimated cost was around €2,000 per square meter. Increasing the residential area was therefore essential to achieve economic balance. Additionally, the access to the apartments was redesigned: a new entrance area now functions as both an access point and a private storage space for each unit. In the east wing of the ground floor of the Chiarugi Pavilion, a series of medical and nursing facilities were created to provide healthcare services to local residents. Access to these spaces is ensured through both a side entrance on Via Fiume and an internal courtyard loggia. This activity not only provides a service to the citizens of Racconigi but also ensures economic return for the property owner, thus encouraging investment in such a large-scale operation.

Leaving aside financial considerations for the moment, the creation of these

healthcare facilities would strengthen the connection between the complex and the local community—an objective strongly supported by the municipal administration. The leisure and recreation areas will remain located at the end of the central wing, directly connected to the terrace overlooking the internal park of the complex. The various shared spaces within the senior housing project will continue to be located on the ground floor, where residents will have access to an auditorium, a fitness room, and a dining area with a shared kitchen. In the east wing of the ground floor of the Chiarugi Pavilion, a series of medical and nursing rooms were thus created to provide care to local residents, accessible both from Via Fiume and through the internal courtyard loggia. This initiative, beyond offering a valuable public service, would also generate revenue for the property owner and foster investment feasibility. Furthermore, from a social standpoint, these healthcare spaces would strengthen the bond between the complex and the community of Racconigi—a goal consistently promoted by the local administration.

Building a strategy

The senior co-housing

Senior co-housing is aimed at that segment of the population composed of self-sufficient elderly people, with the objective of promoting active ageing. It therefore consists of a system of independent housing units organized around a set of shared common services.

The advantages that this solution can offer are multiple. For example, it can reduce housing costs compared to those in large cities, since part of the expenses are shared. In addition, it can improve the individual's residential well-being, as residents become part of an active community and develop a stronger sense of belonging. From an architectural point of view, the quality of life of the individual would be greatly enhanced, since each residence includes shared communal spaces as well as areas dedicated to reading, recreational, and sports activities. The concept of senior co-housing is supported by several statistical studies which indicate that, by around 2065, the share of the population over the age of 65 will reach 32%, while 10% will be over 85 years old. Although the phenomenon of senior co-housing is not yet widespread in Italy, it is well established in several European countries. We can refer, for instance, to Sheltered Housing in the United Kingdom, Villages Seniors in France, and Mehrgenerationenhaus in Germany. The latter model, in particular, provides services dedicated to different target groups, such as the elderly, students, and single individuals. From a financial perspective, this type of project would represent a stable investment opportunity for private groups, as it is not dependent on economic trends but rather on demographic trends, which are less subject to fluctuation. Among the potential partnerships and funding opportunities, there is also the possibility of involving Cassa Depositi e Prestiti through its program centered on the National Social Housing Fund, dedicated to social housing initiatives and to public-private collaborations. A notable example of experimentation in the field of senior co-housing can be found in the Figino Sustainable Village, located to the west of Milan, in the Figino district. This residential complex is based on the idea of promoting collaboration and sharing through the availability of communal spaces.

The project includes a total of 321 apartments, all classified as energy class A, offered for rent at controlled rates or for rent with an option to buy.



fig. 30-31 Figino sustainable village, Figino (MI), Studio Castiglioni & Nardi aa,
Luca Compri // LCA architetti, Paolo Favole, Roberto Mascazzini

Building a strategy

The project master plan

Reflecting on the overall purpose of the area and on the discussions held with stakeholders, I continued developing the project's masterplan design.

The Morselli, Tamburini, and Marro pavilions, built starting from the early 20th century, share similar planimetric forms; they differ from the closed-courtyard layout of the Chiarugi pavilion and instead create wide open courtyards. By taking advantage of these courtyards, which are directly connected to the main avenue, it becomes possible to promote collective outdoor activities.

The core idea underlying the masterplan design emerged from the analyses previously carried out—particularly the study of available urban green spaces in the city of Racconigi and the needs of the senior co-living community.

Based on these analyses and considering the existing but disused volumes, the adopted strategy focused on repurposing the surfaces of the pavilions to create a community dedicated to shared living. A key aspect in the drafting of the masterplan was the design of the green areas. The layout of the area develops around the central avenue of the complex, which as a whole maintains the regular geometry typical of early 20th-century hospital parks. The existing vegetation reflects the variety found in late 19th-century parks: native species such as larch and ash trees are complemented by more exotic ones like cedars and maritime pines.

The central avenue, on the other hand, is characterized by a continuous row of lime trees along its entire length. I conceived the park's central axis as a city street along which the various functions of the community intersect. The courtyards of each pavilion are connected by secondary paths to this main street, which will be designated for both cycling and pedestrian use, as will the remaining secondary paths. The two main points connected by this artery are the park's two squares: the first, in front of the Chiarugi pavilion, will serve as the civic square, while the second, facing south toward the agricultural colony, will serve as the ecological square. The main artery acts as the connective space of the system, where moments of exchange and social interaction occur. The entrances to the area will remain in their current locations—namely at Villa Tanzi, beside the Casa Suore I, and near the Annonario Pavilion and the thermal power plant. The latter two buildings will be demolished to make room for a parking area, intended for use by facility staff and residents' families.

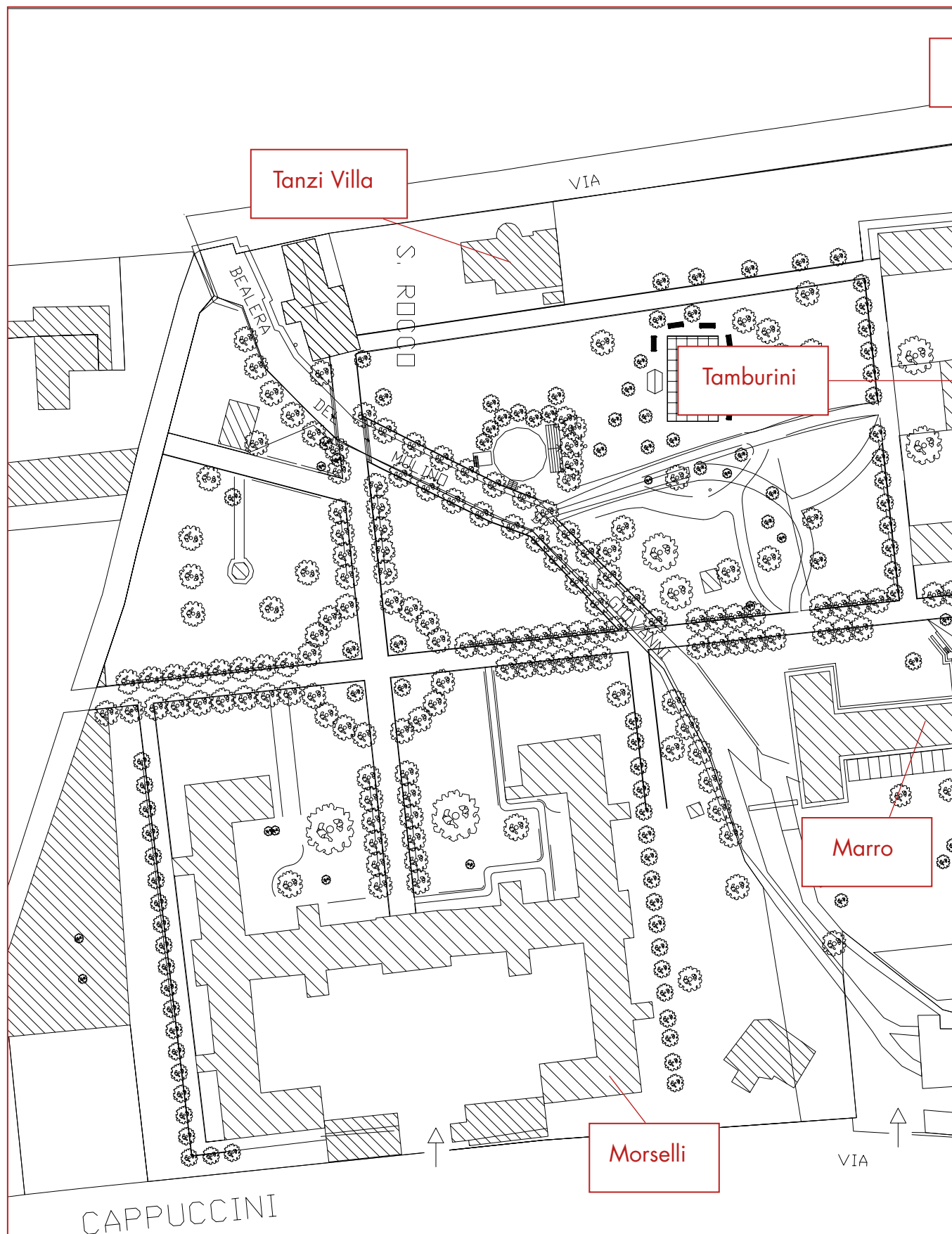
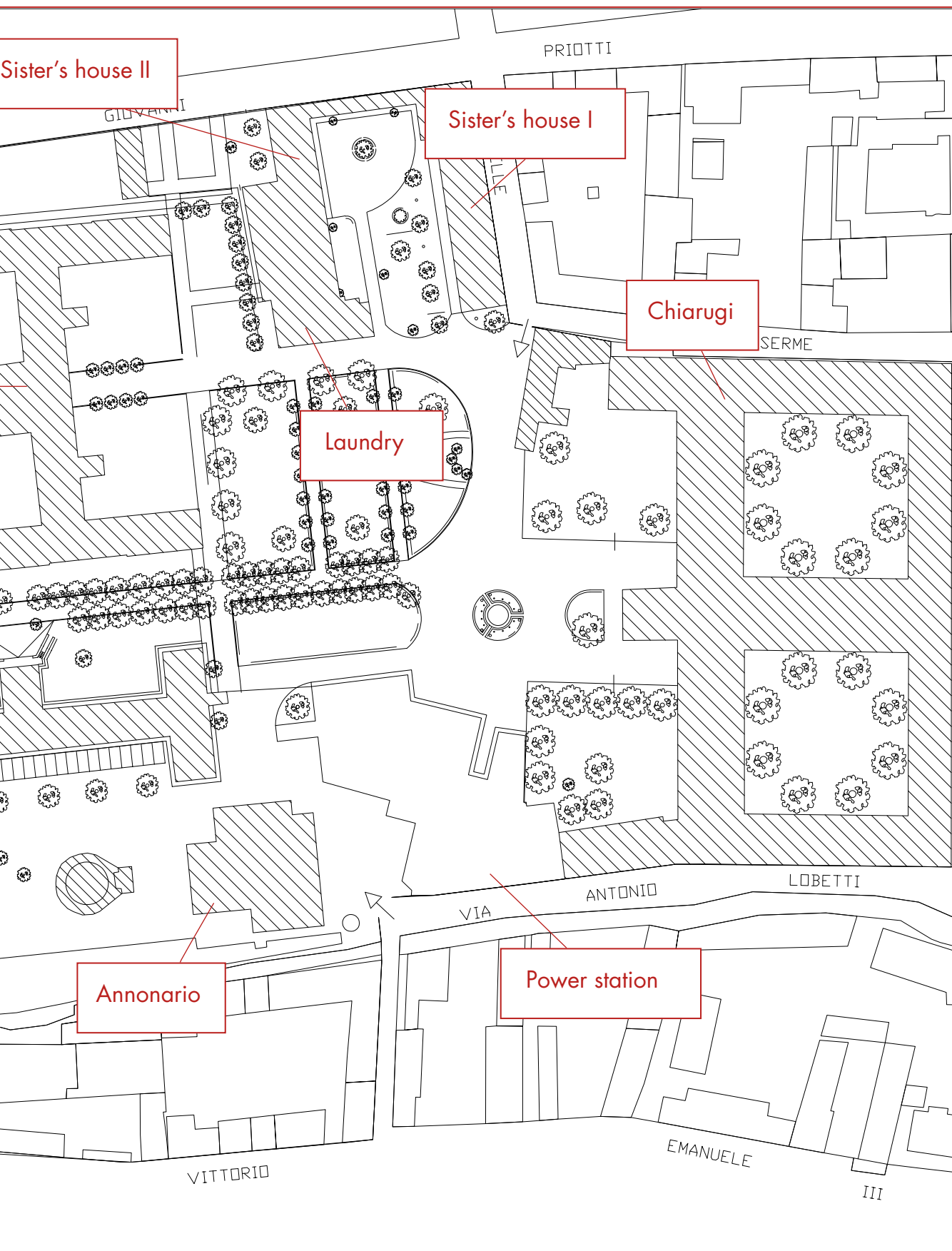


fig.32 Plan of the current state of the former Psychiatric Hospital complex, drawing provided by



architect Piergiorgio Tuninetti.



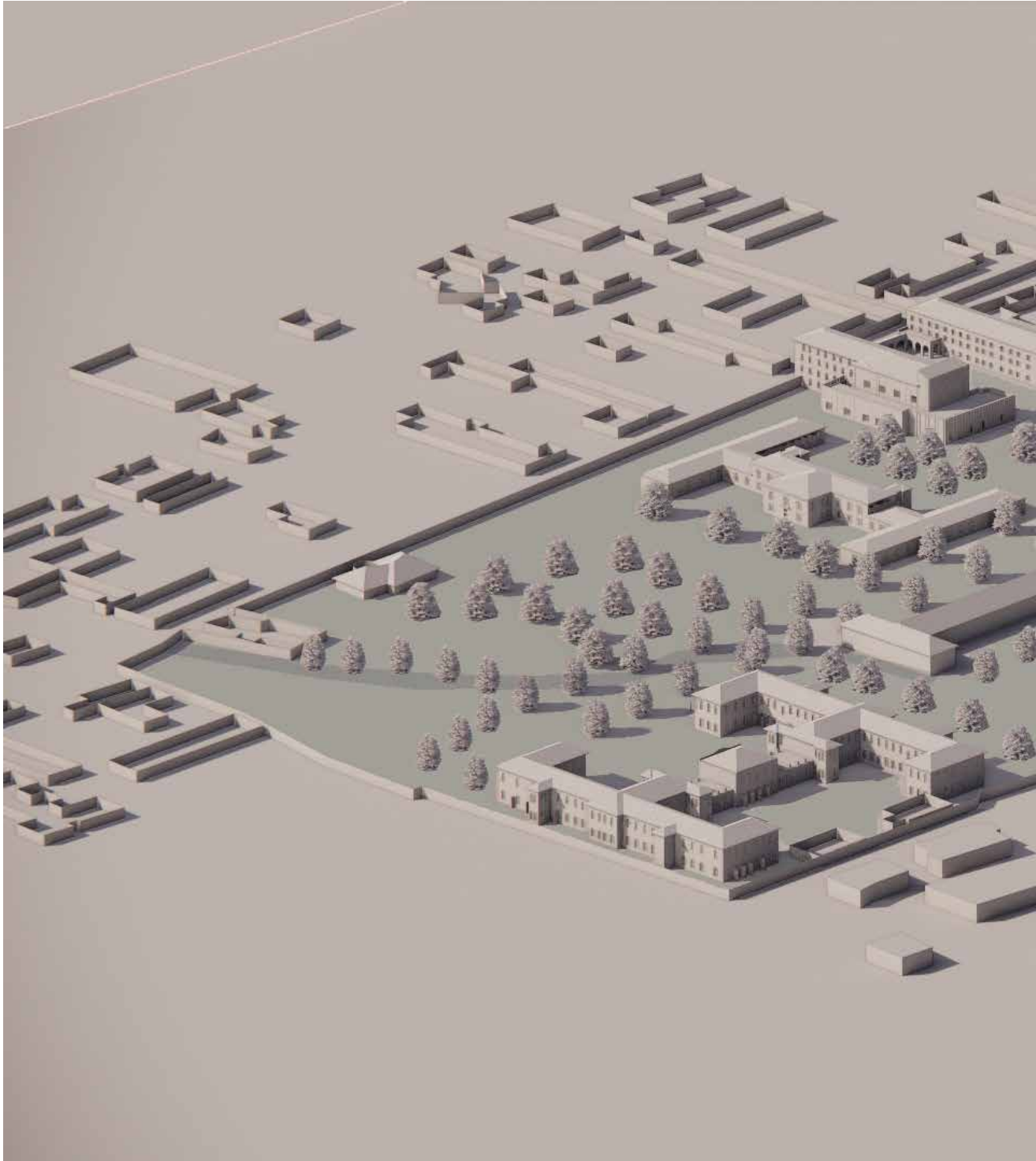
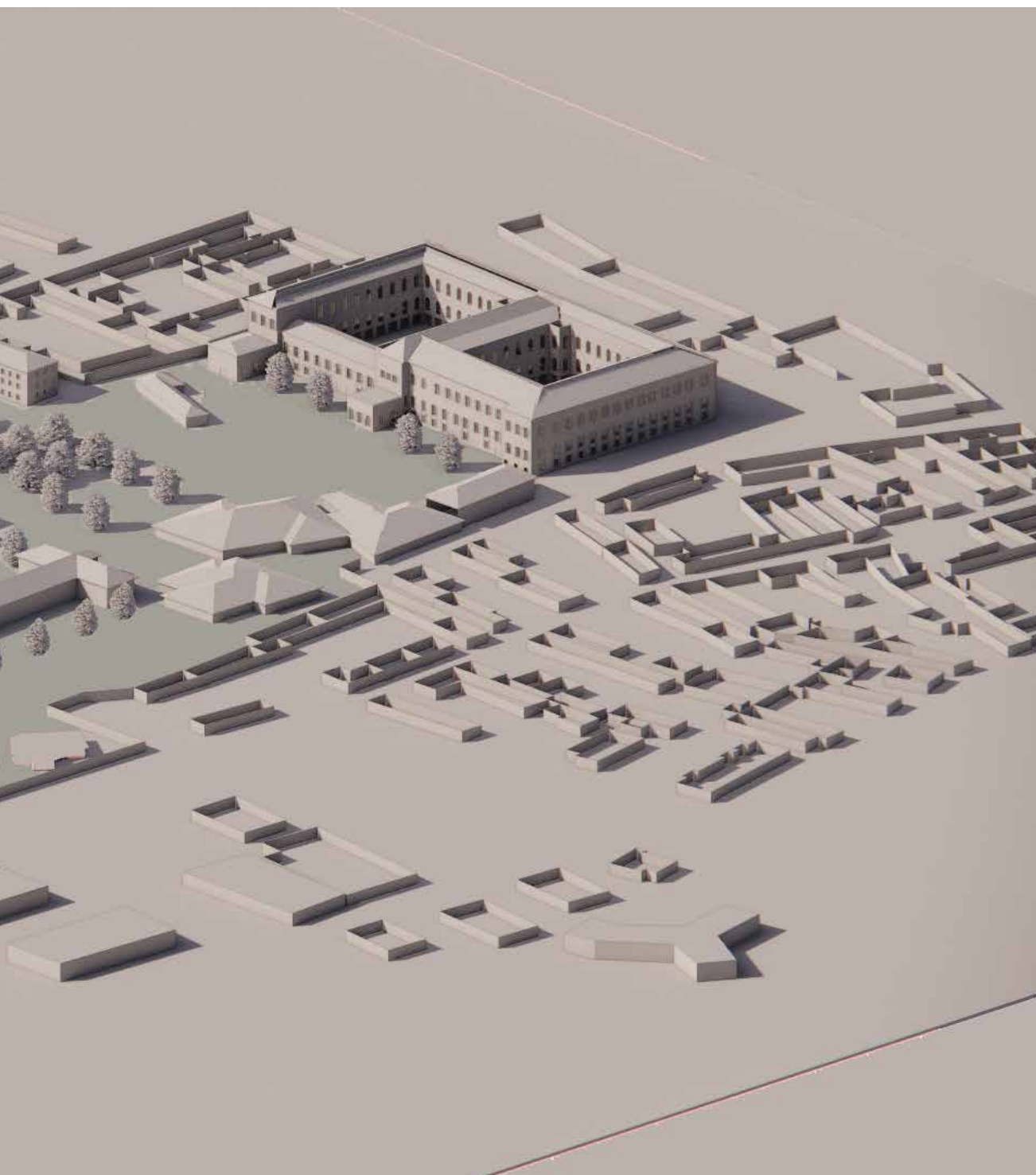


fig.33 Axonometric view of the current state of the former Psychiatric Hospital complex.



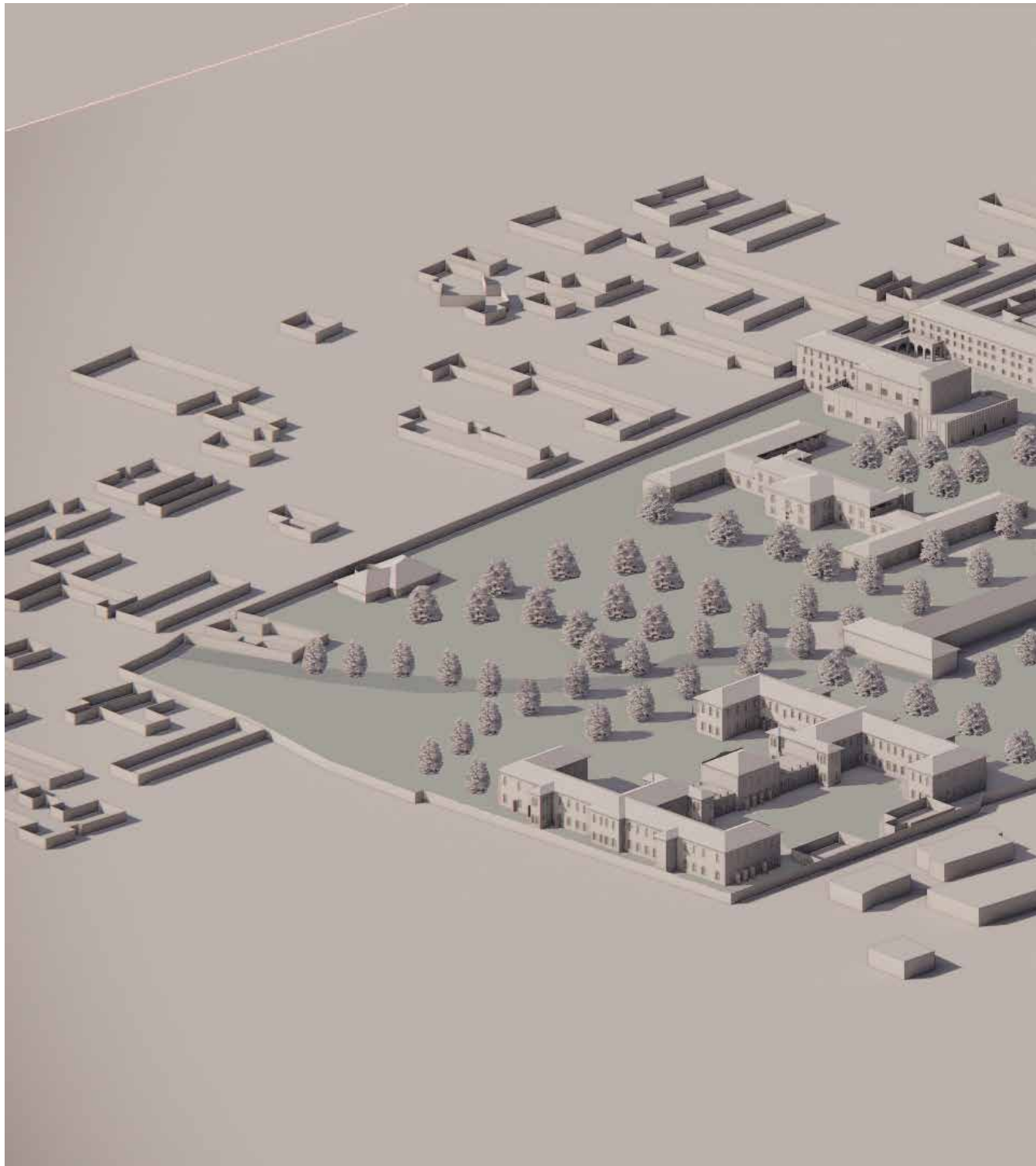


fig.34 Axonometric view of demolition scenario for former psychiatric hospital complex.





fig.35 Central avenue of the park of the former psychiatric hospital, Bianca Bravi.



fig.36 Internal paths of the park of the former psychiatric hospital, Bianca Bravi.



fig.37 Entrance block to the Morselli pavilion, Bianca Bravi.



fig.38 Side block of the Morselli pavilion, Bianca Bravi.



fig.39 Sisters' house II, Giovanni Priotti side, Alberto Barbero.



fig.40 Sisters' house on Via Giovanni Priotti, Alberto Barbero.



fig.41 Chiarugi Pavilion on Via Ormesano, Alberto Barbero.



fig.42 Chiarugi Pavilion entrance portal, Alberto Barbero.

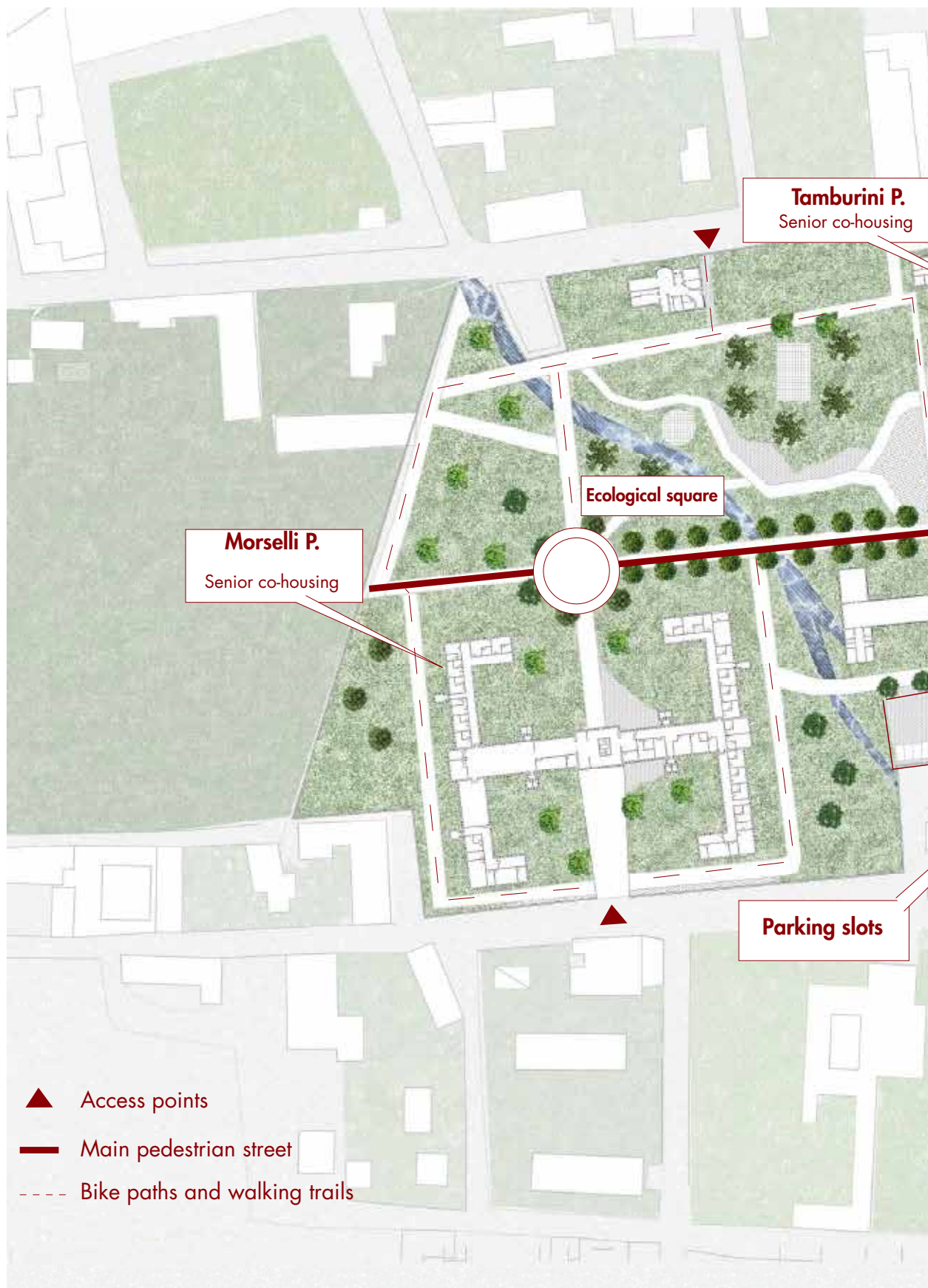


fig.43 Area project masterplan



Sister's house I, II, laundry
Association house and mixed use

Chiarugi P.
Mixed use and senior co-housing

Civic square

Marro P.
Offices and senior co-housing



Building a strategy

The ecological square

The creation of the ecological square responds to the need to repurpose the existing green areas within the site. In particular, it is conceived as a public space that is permeable in all directions, as it connects directly to the main avenue leading to the Chiarugi Pavilion. The shapes of the ecological square recall those of the pre-existing area, but compared to the previous design, new spaces have been added to the east and west sides, dedicated to fruit and vegetable cultivation. The new ecological square does not merely function as a green area; rather, it presents itself as a fluid space where the residents of the senior co-living community can spend their days engaging in horticultural activities. This practice fosters an **active** relationship with nature, enhancing the natural therapeutic properties of green spaces. Activities such as sowing, pruning, or harvesting contribute to the development of motor skills, as they stimulate movement and improve coordination, strength, and physical endurance.

Gardening also enhances learning abilities through exercises that involve memorizing plant names, understanding spatial and temporal concepts, perceiving the changing of the seasons, and recognizing the most suitable times for sowing and harvesting. Furthermore, the organization of garden spaces represents an activity beneficial to cognitive development, as it requires concentration, logic, and memory. In this way, contact with nature becomes an opportunity to strengthen both physical and mental abilities.

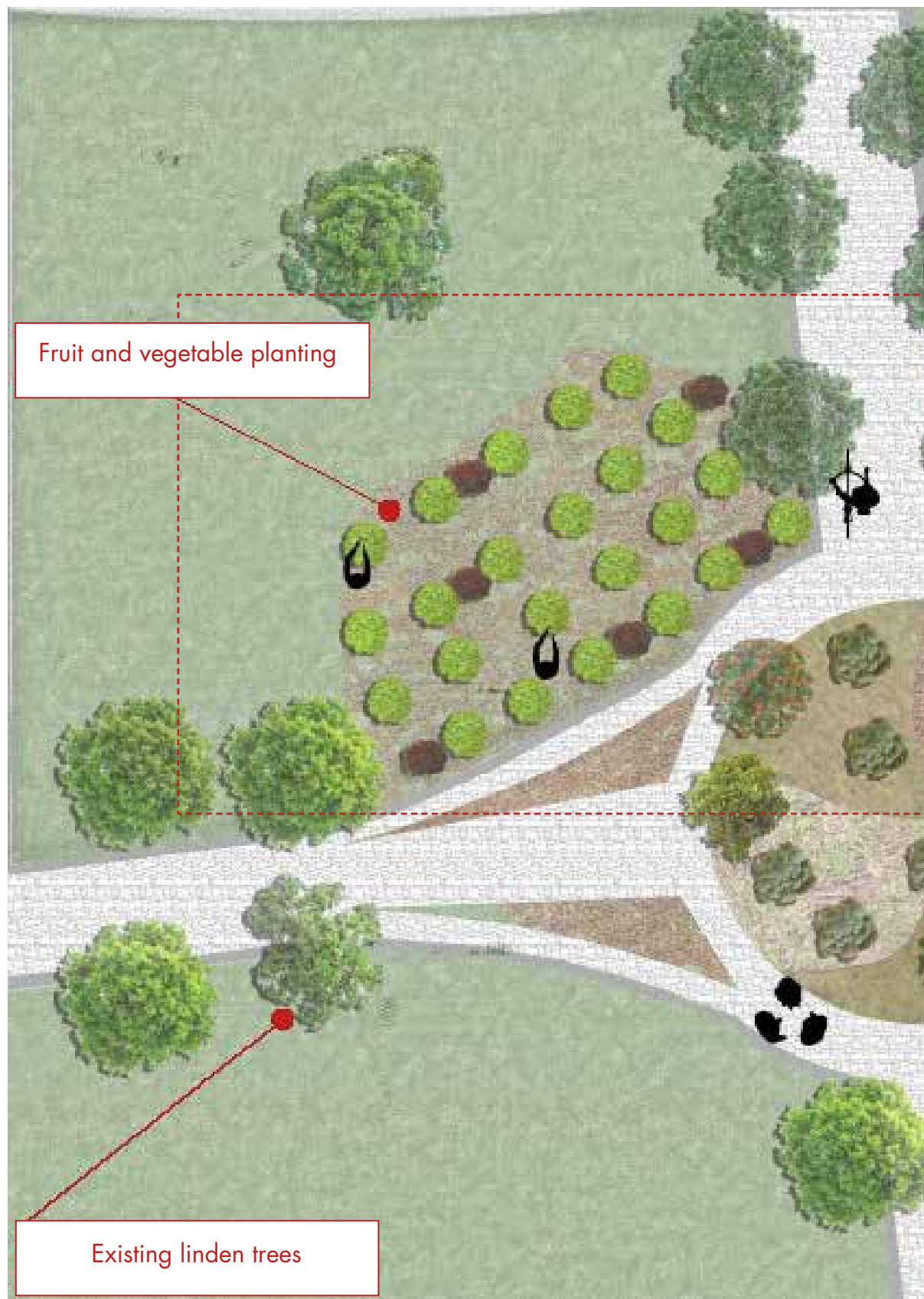
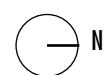
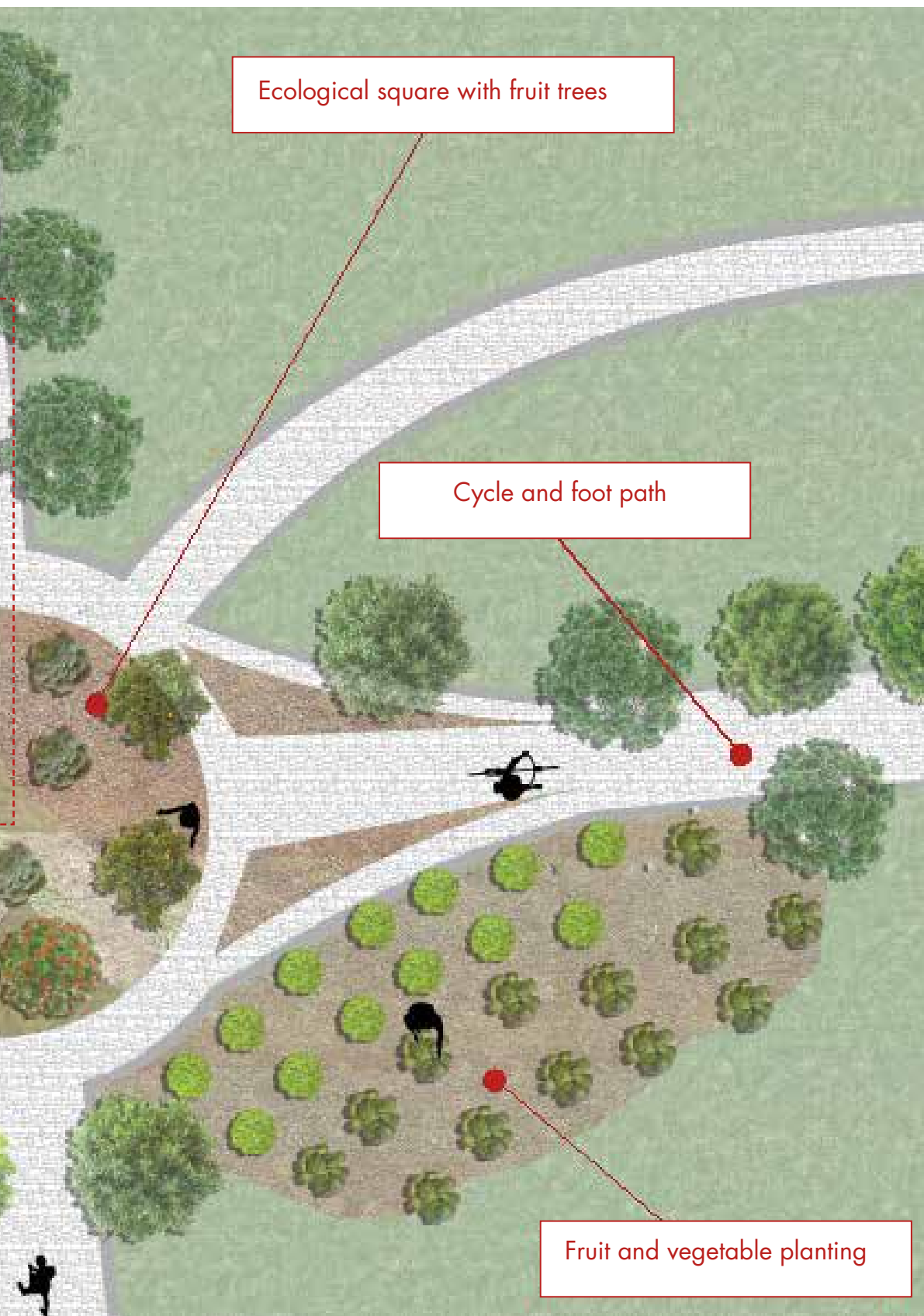


fig.44 Layout of the ecological square with details of the plantings



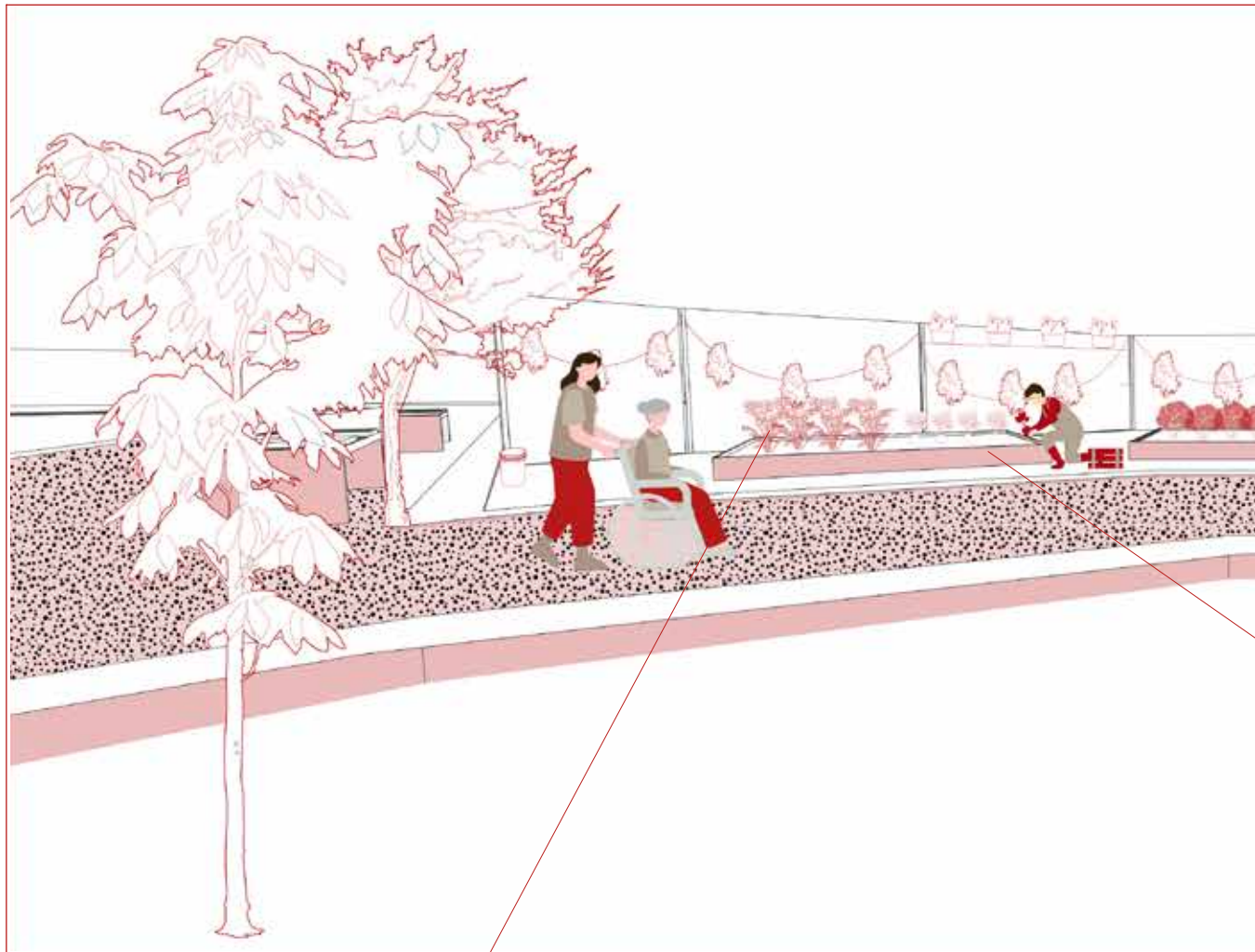
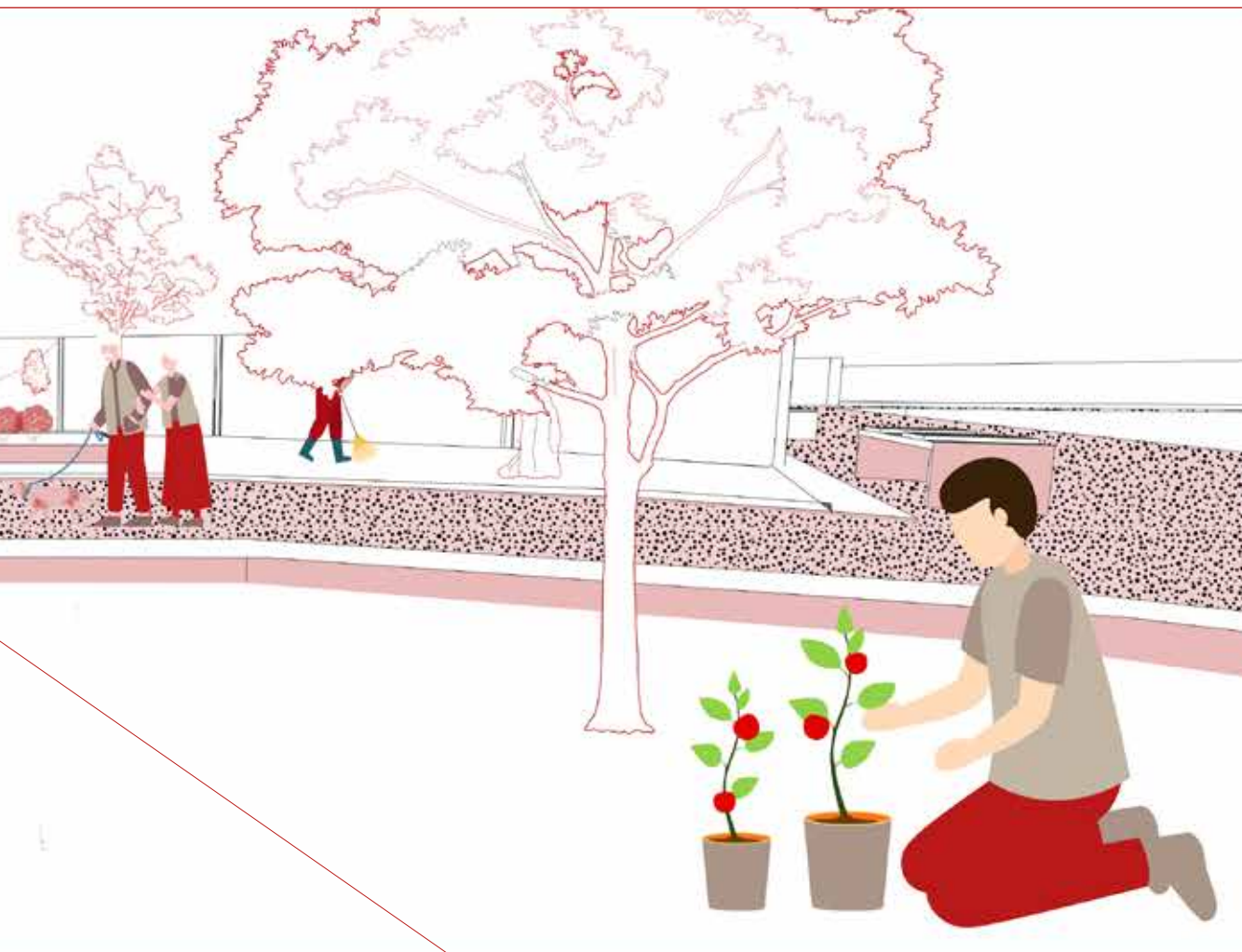


fig.45 First-person view of the ecological square



The design of the ecological square involved a c
duced within the space.
Alongside seasonal fruit plants, typical of the are
me, and basil. These plants, easy to cultivate, an
stimulating sensory experiences.
The crops will not be limited to the ground but w
accessible to all residents.



careful study of the different types of vegetation to be introduced, there will also be aromatic species such as mint, thyme, which are characterized by organoleptic properties that promote well-being. They will also be arranged on raised beds, making them easily accessible.



Insights

Within this chapter of the thesis, three pavilions belonging to the former psychiatric hospital complex have been selected for analysis, as they are representative of different planimetric typologies and distinctive architectural features.

The Chiarugi Pavilion is the oldest building in the complex and bears witness to the original phase of the settlement; the Morselli Pavilion, on the other hand, reflects the period of expansion and consolidation of the hospital area; finally, the Nuns' House I and II, together with the laundry, represent the latest construction layer, corresponding to the final stage of the site's development.

As for the other pavilions, some structures—such as the Marro and Tamburini—may be included in the strategic design plan dedicated to senior co-housing, while buildings not subject to heritage protection constraints may be considered for demolition or for subsequent targeted redevelopment interventions.

The Chiarugi

The creation of the senior cohousing complex involves the use of the Chiarugi Pavilion as the central part of the hub. The ground floor of the building is designated for common services such as a fitness room, auditorium, cafeteria, and kitchens. At the same time, this level will also host a healthcare facility.

The side opposite the park, the main frontage that extends along Via Ormesano, will be dedicated on the ground floor to commercial activities. Among these will be a café, a restaurant, and several retail spaces.

It is during this phase that an additional issue arises: since the main façade is protected by the heritage authority, it is not possible to create new openings for the entrances of the aforementioned commercial spaces. As a consequence of this restriction, a single access route to the commercial units has been designed, using the existing main entrance.

Once past the entrance threshold, we find ourselves inside the central wing of the Chiarugi Pavilion. From this point, by using the porticoes overlooking the internal courtyards, the flow of visitors to the commercial areas can be distributed.

The two upper floors of the pavilion will be used as residential units.

As previously mentioned, when observing the floor plan of each level, the spatial distribution becomes clear. Each floor will be divided into apartments of two different sizes—45 square meters and 60 square meters—amounting to a total of sixteen three-room apartments and ten two-room apartments. Alongside these living spaces, each floor will include shared service areas covering a total of 220 square meters.

The entrance to each apartment will be located along the porticoed corridor facing the internal courtyards—one of the most distinctive features of the Chiarugi Pavilion. The long corridors are characterized by large glass frames that close the openings of the full-centered arches, typical of the building's architectural layout. Within the project, these spaces have been conceived not merely as distribution areas but as shared zones where people can engage in communal activities. Thus, the simple corridors become true public pathways.

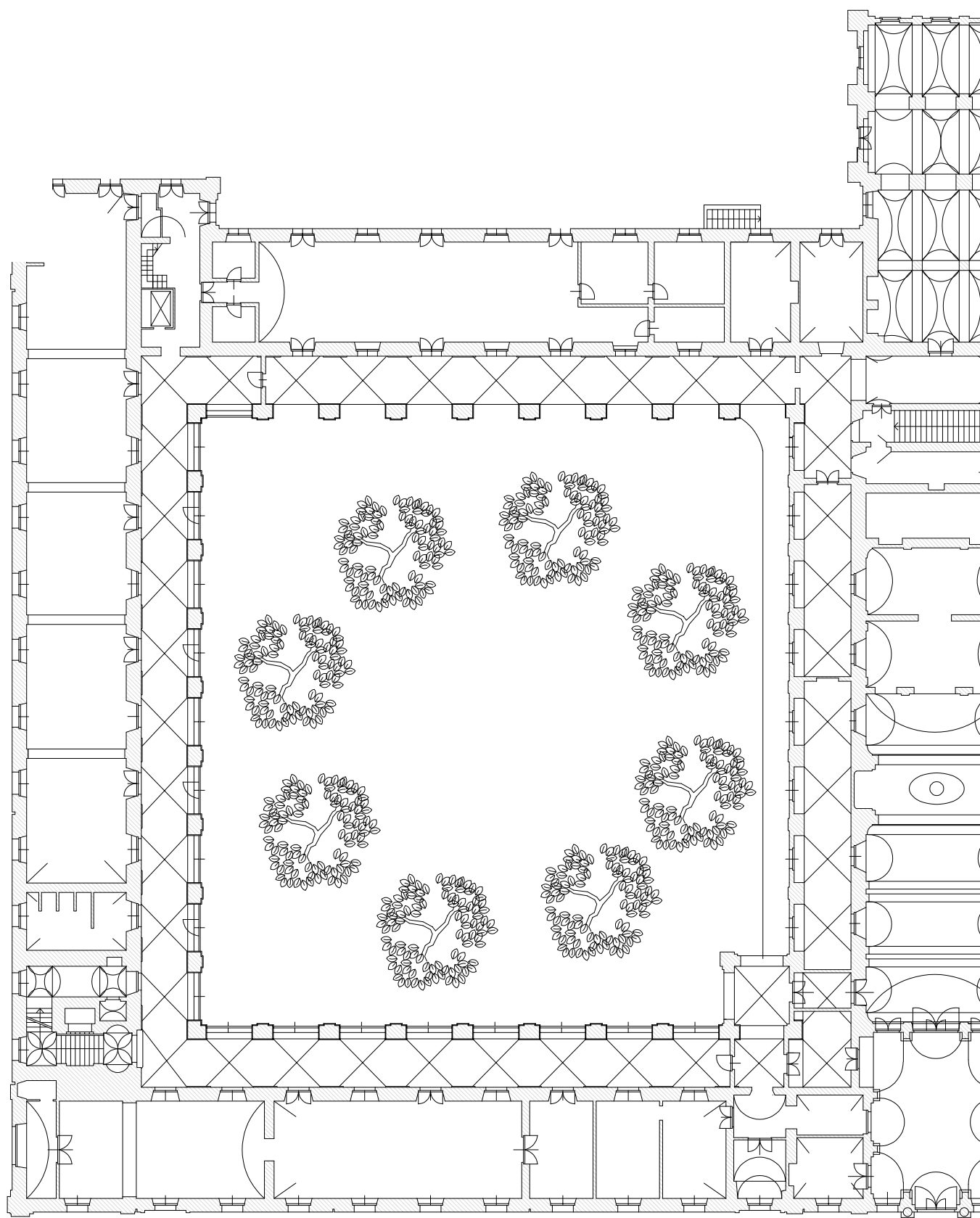
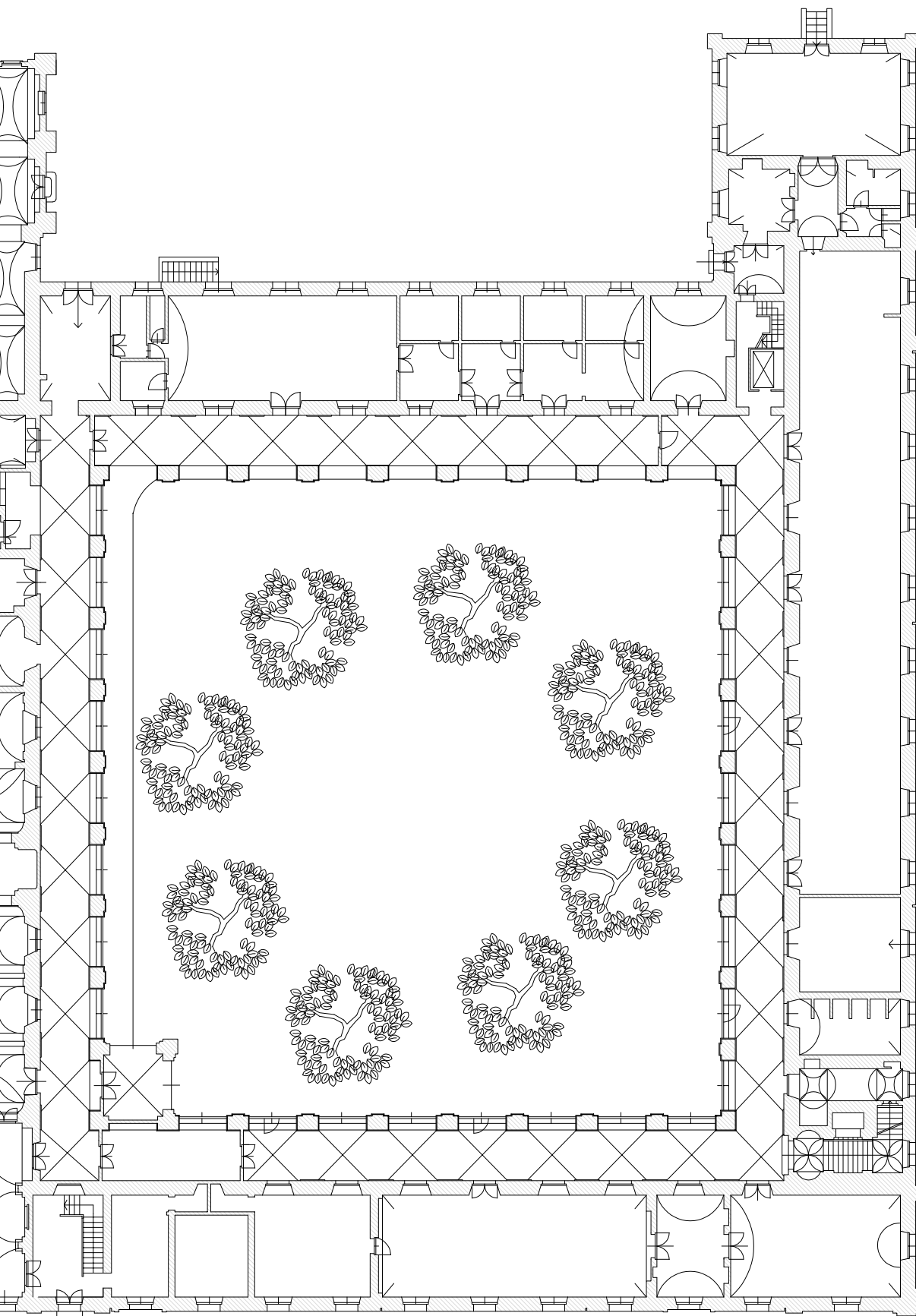


fig.46 Ground floor plan of the Chiarugi Pavilion as it stands today, drawing provided by architect



ect Piergiorgio Tuninetti.



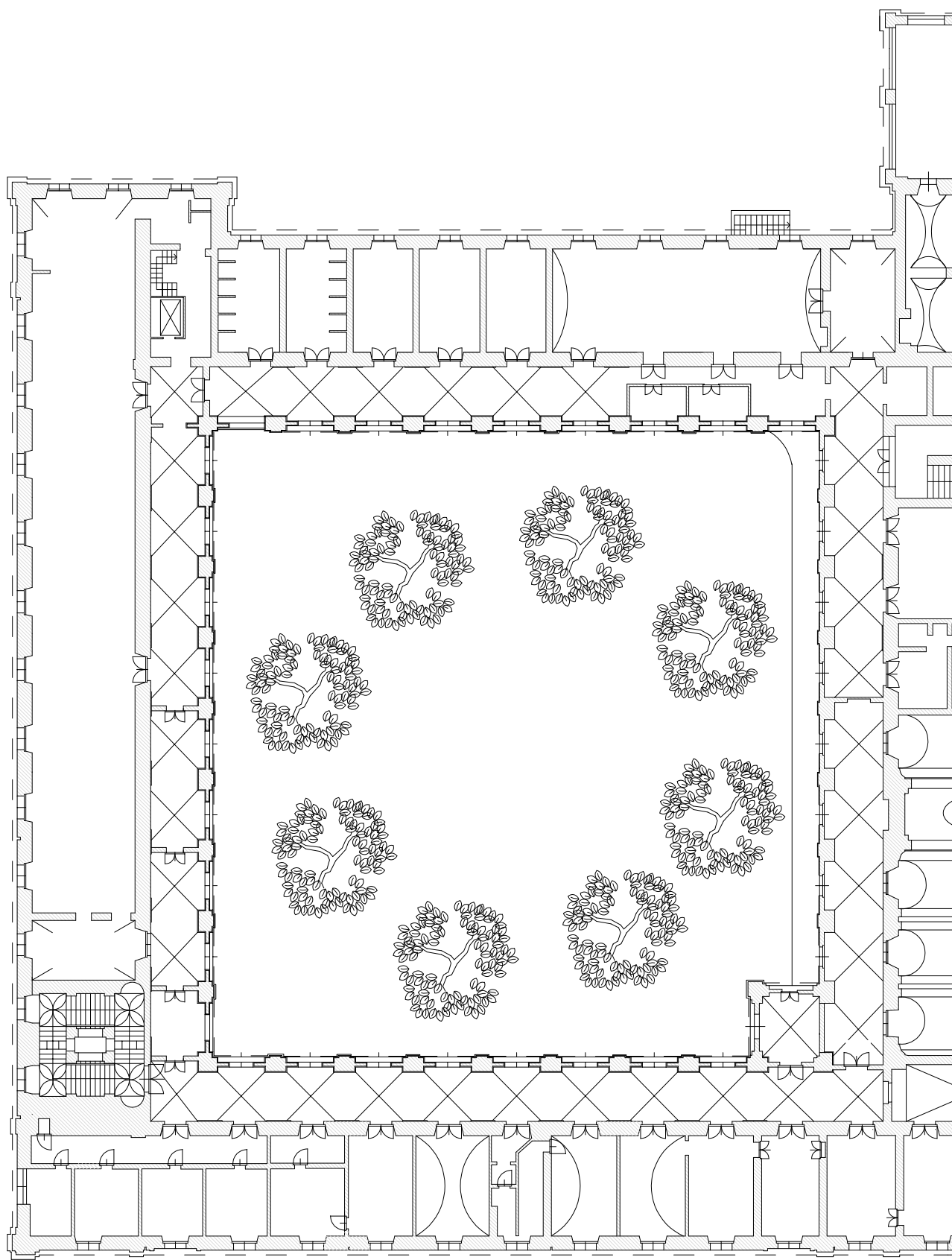
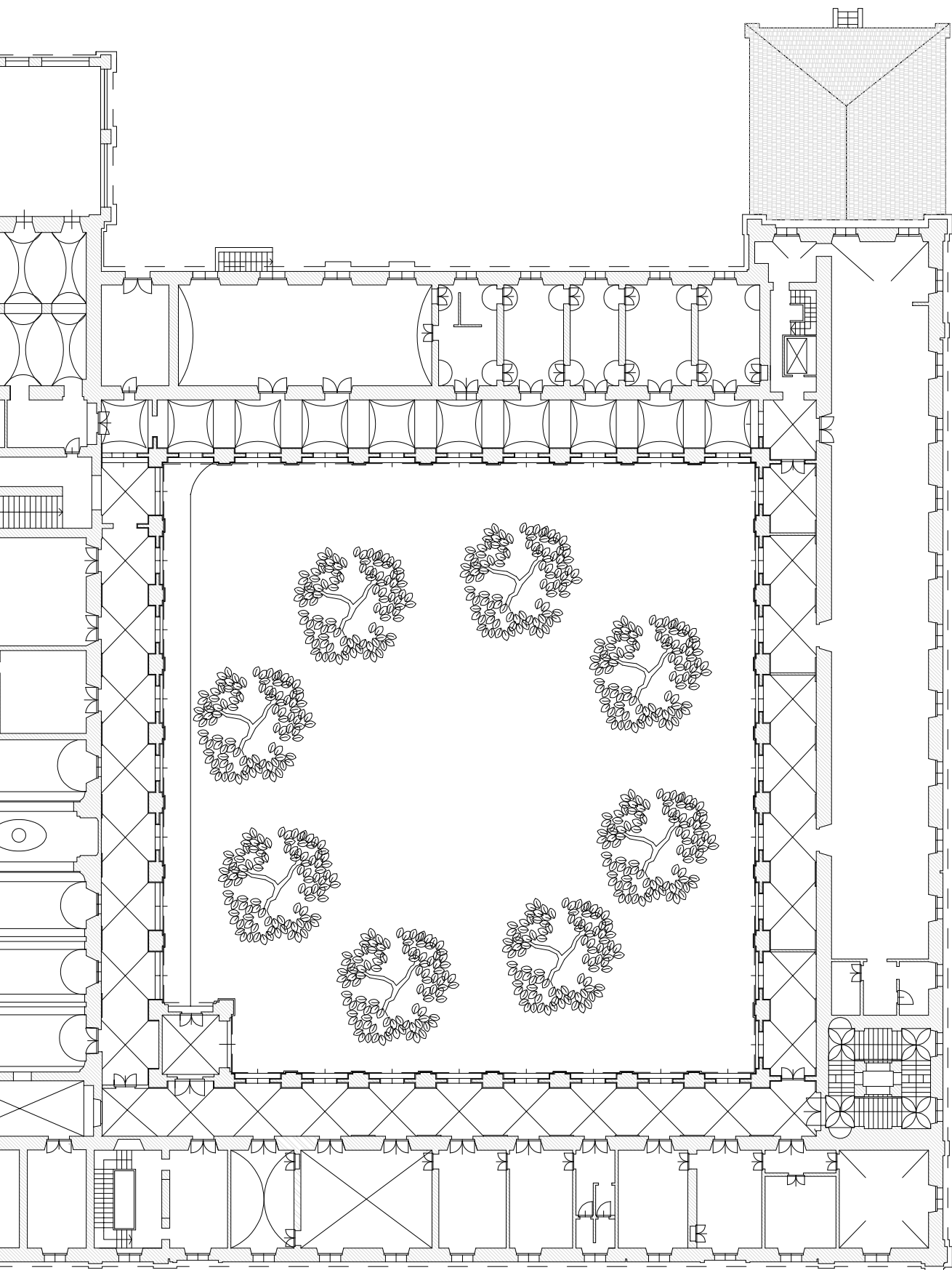
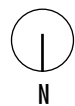


fig.47 Floor plan of the first floor of the Chiarugi Pavilion as it stands today, drawing provided by



y architect Piergiorgio Tuninetti.



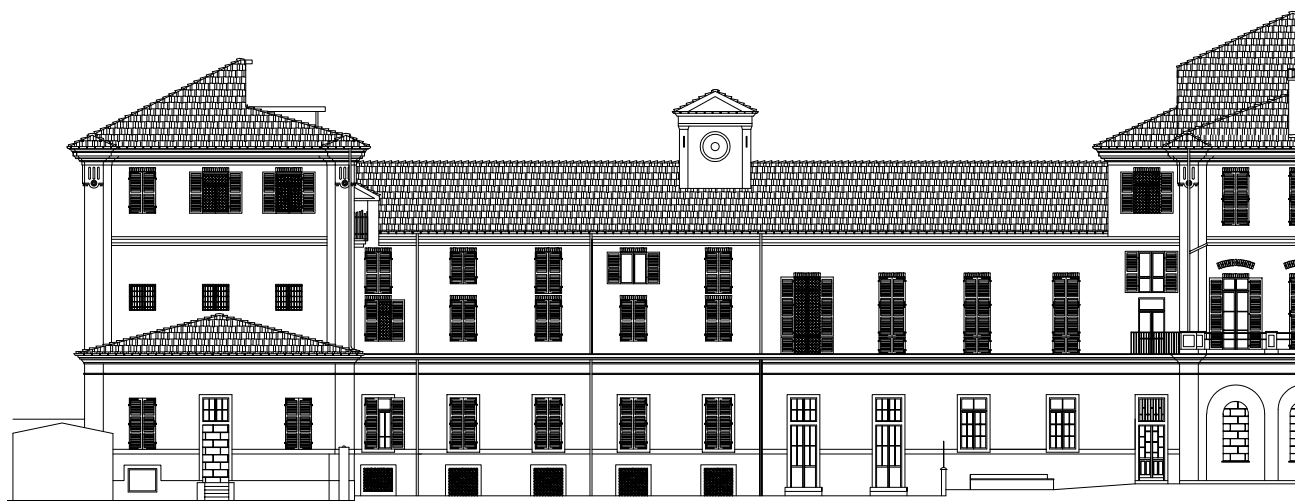
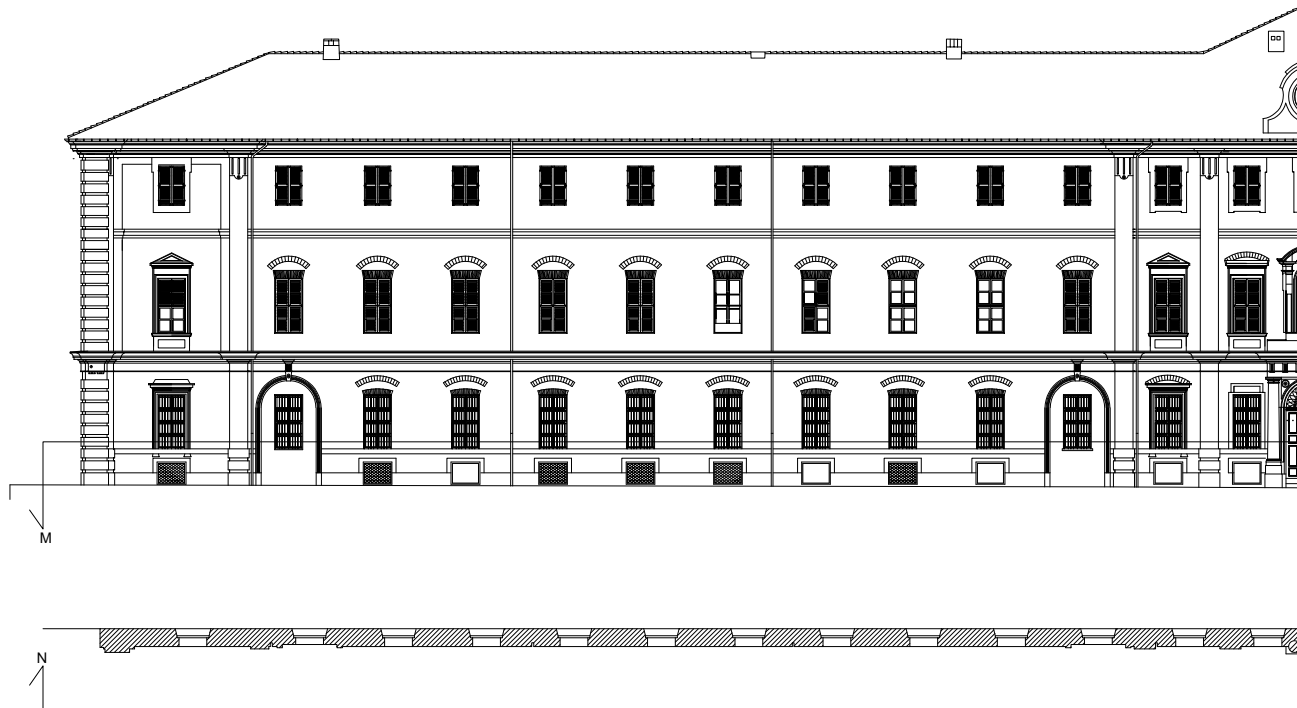
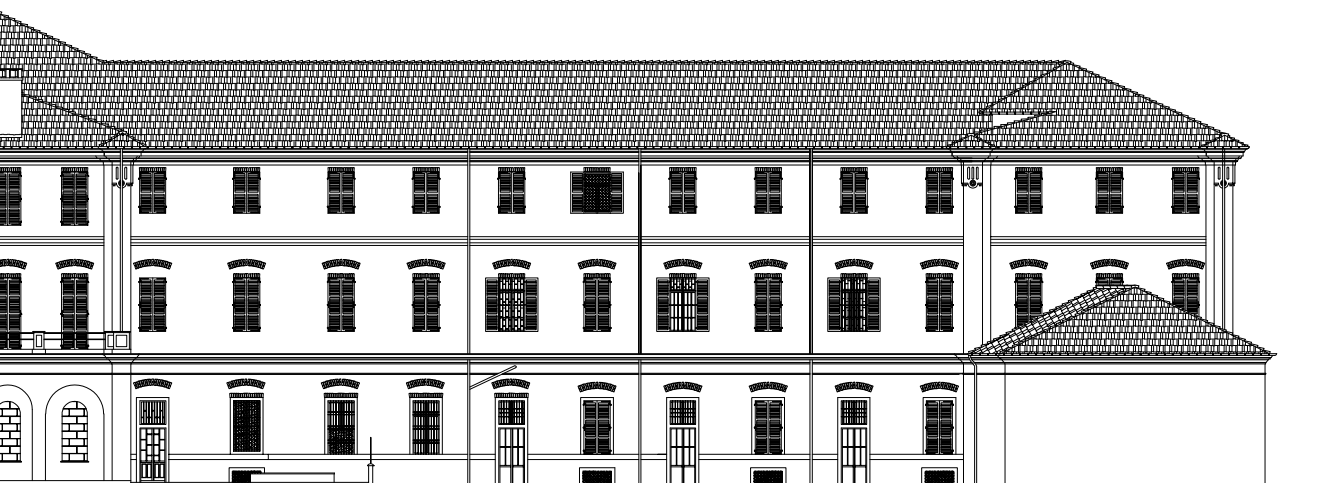
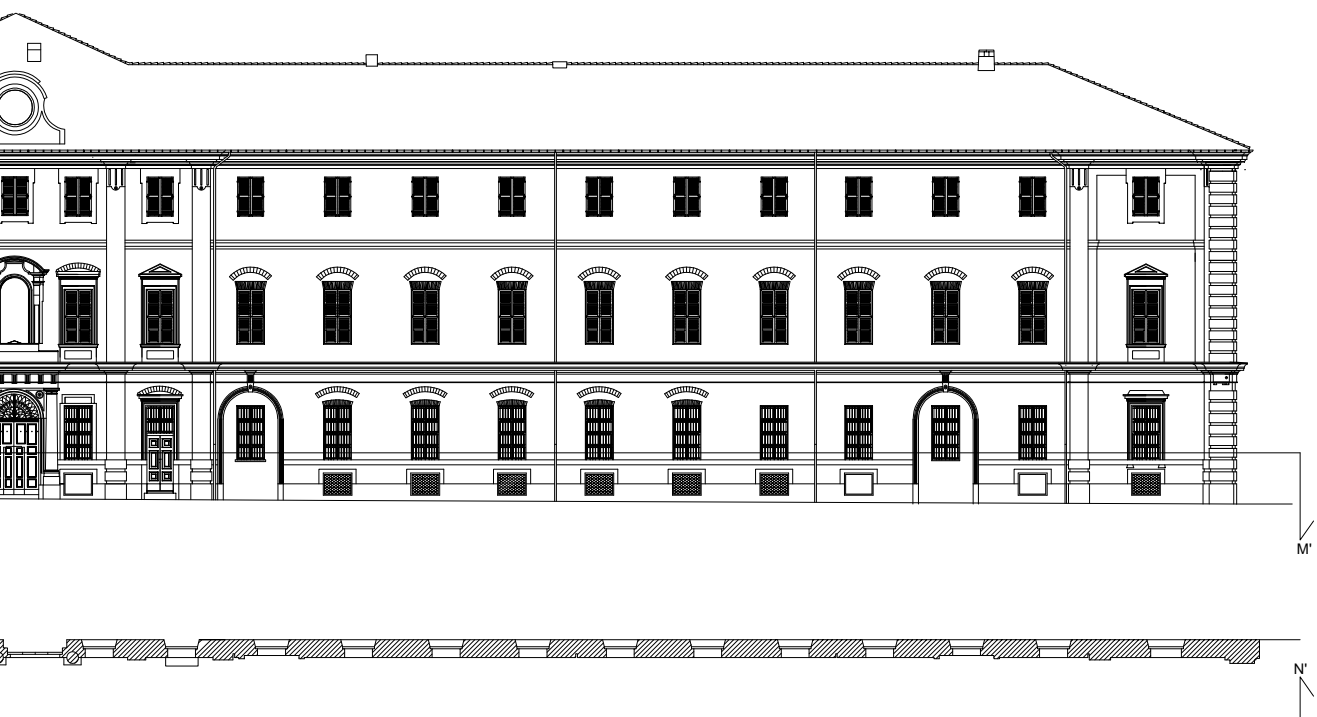


fig.48 Top: north elevation of the Chiarugi Pavilion; bottom: south elevation of the Chiarugi Pavilion



lion, drawing provided by architect Piergiorgio Tuninetti.

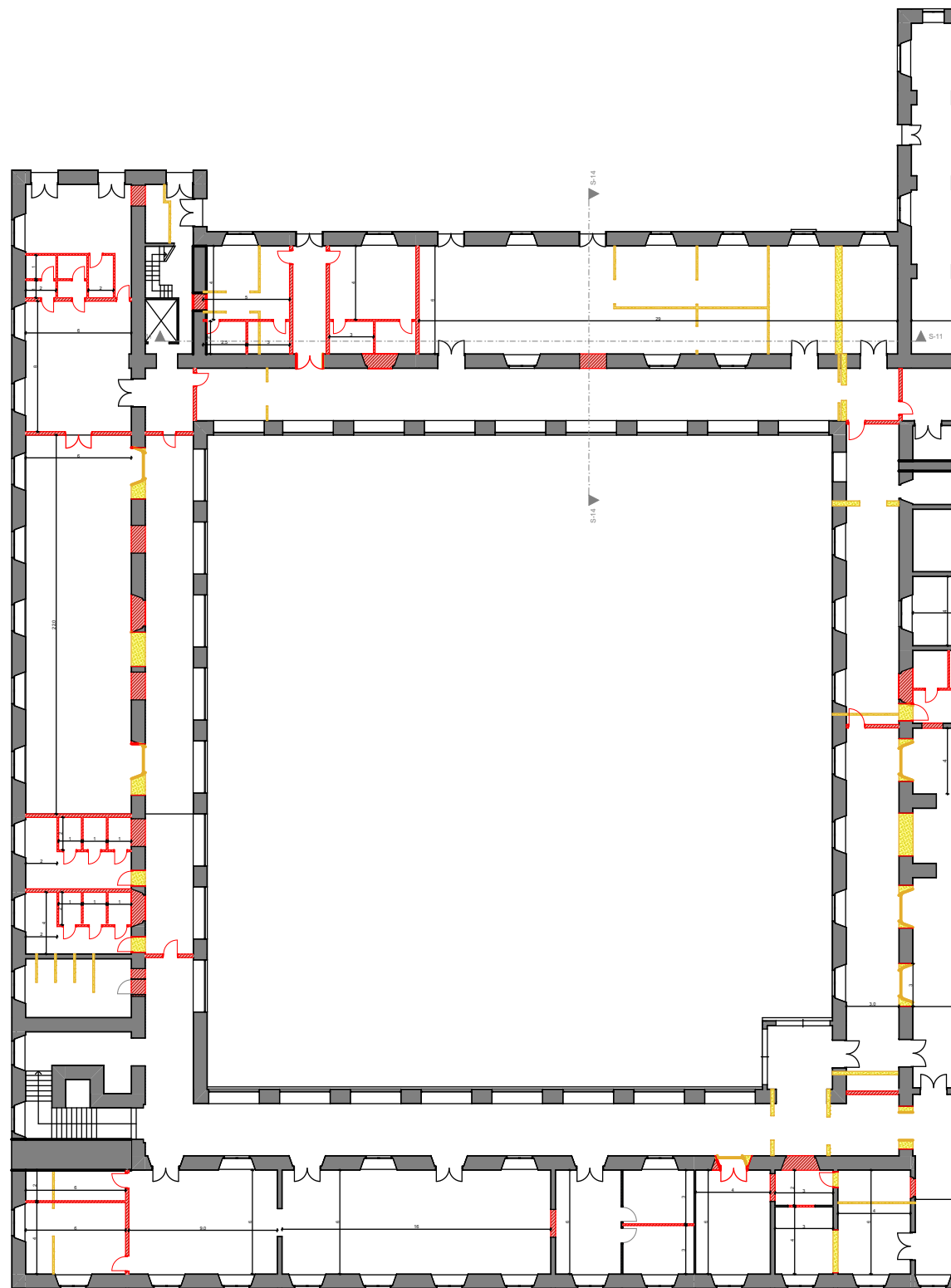
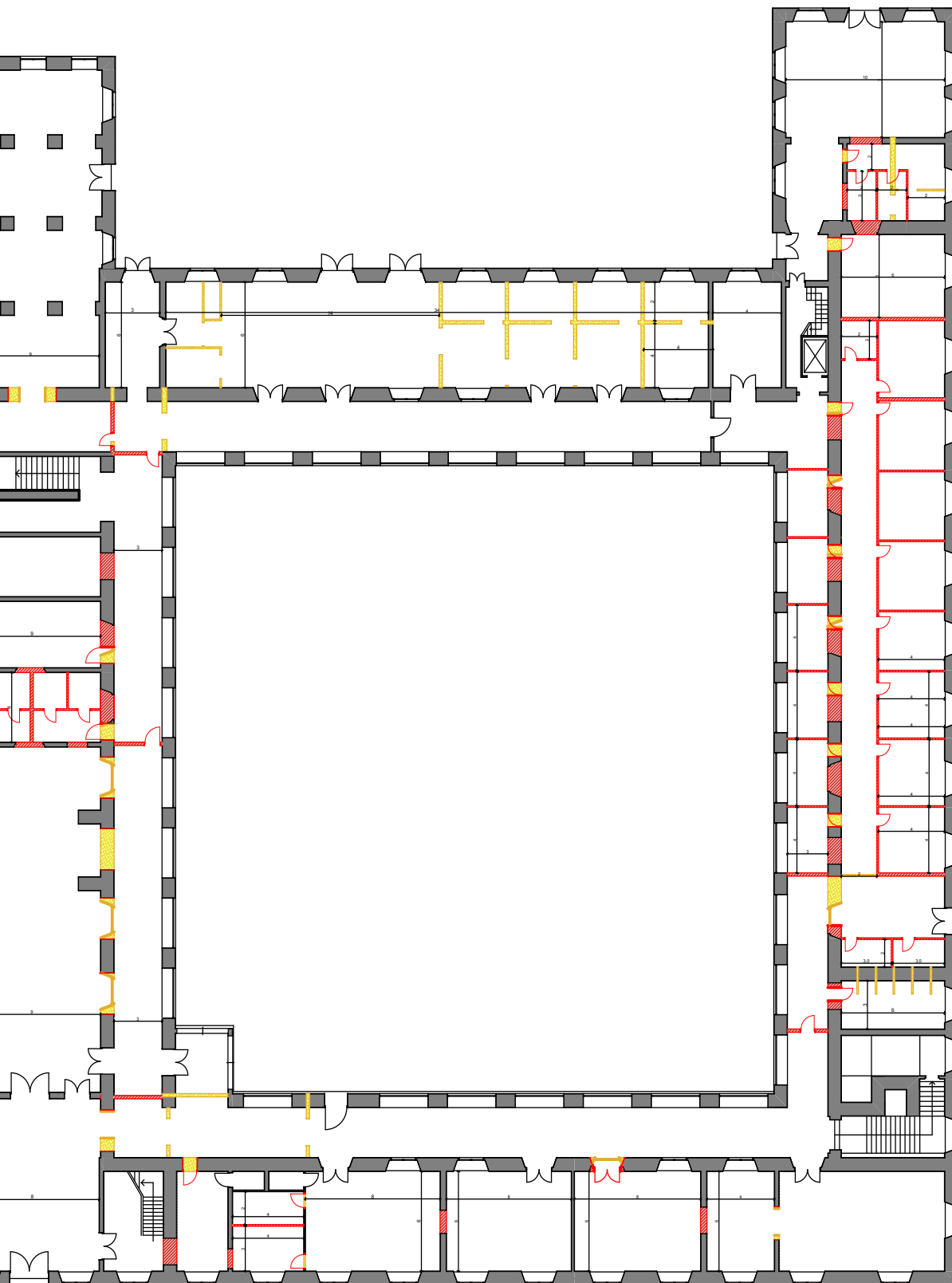


fig.49 Ground floor plan of the Chiarugi Pavilion demolition and construction.



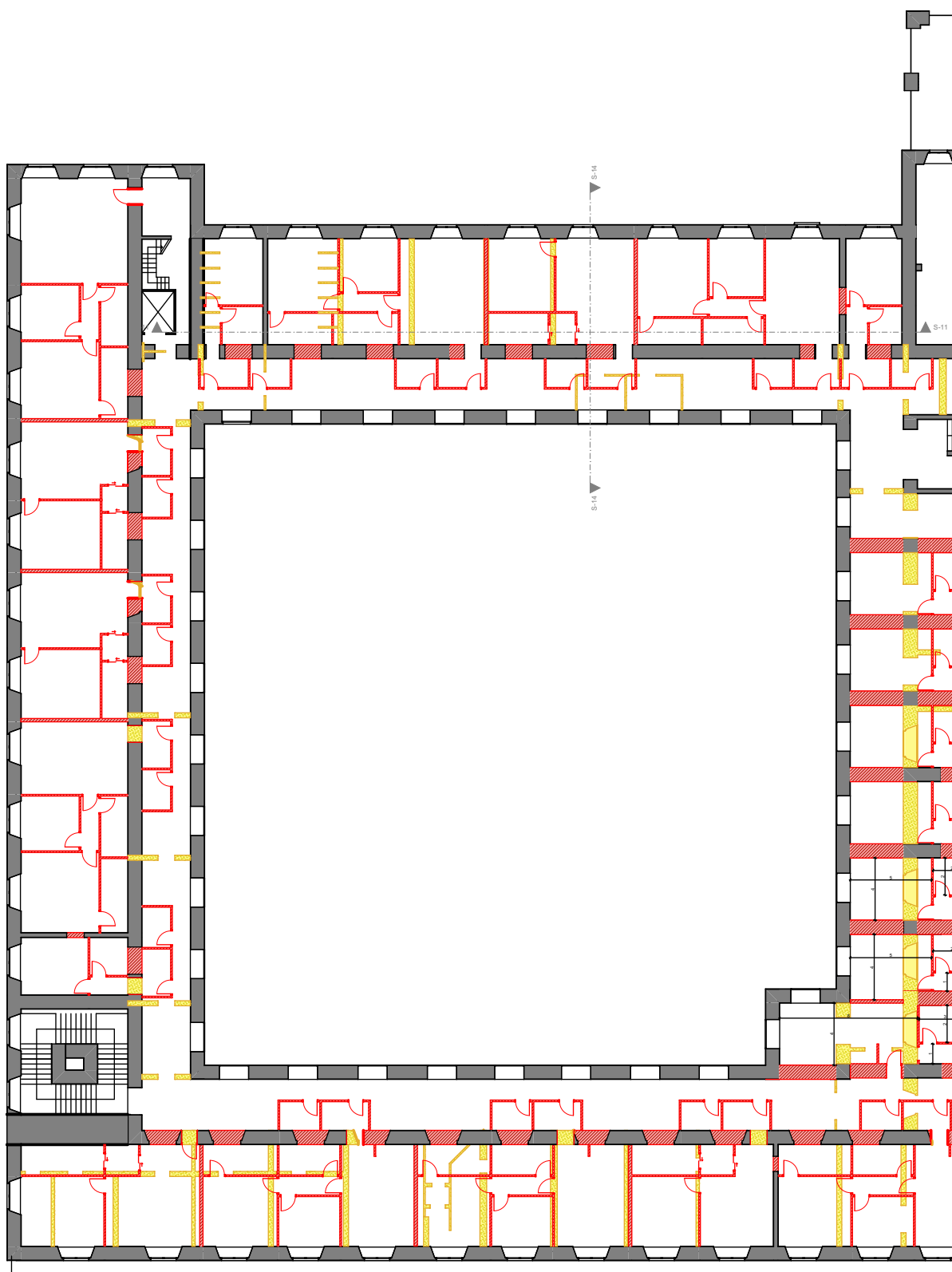
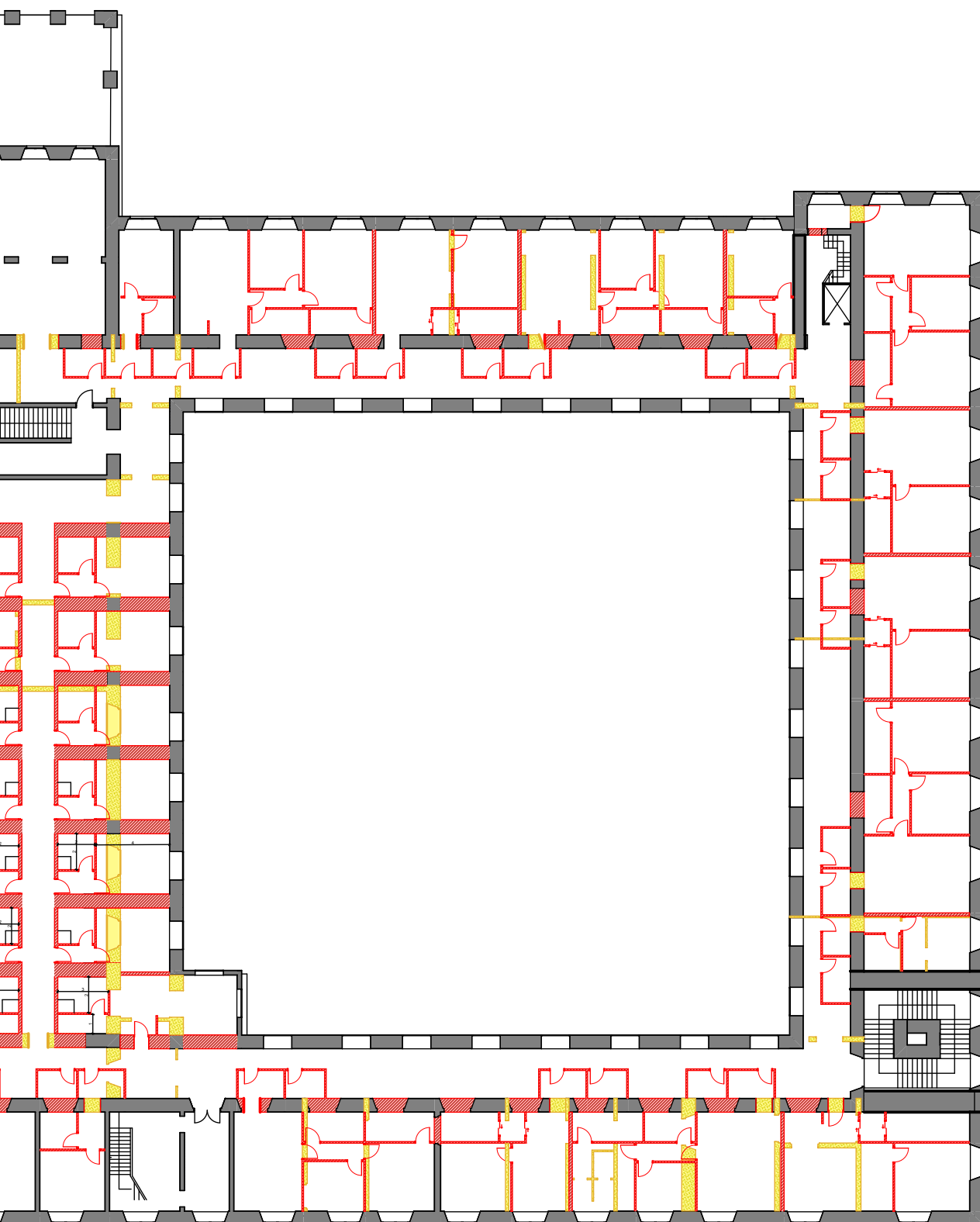


fig.50 First floor plan of the Chiarugi Pavilion demolition and construction.



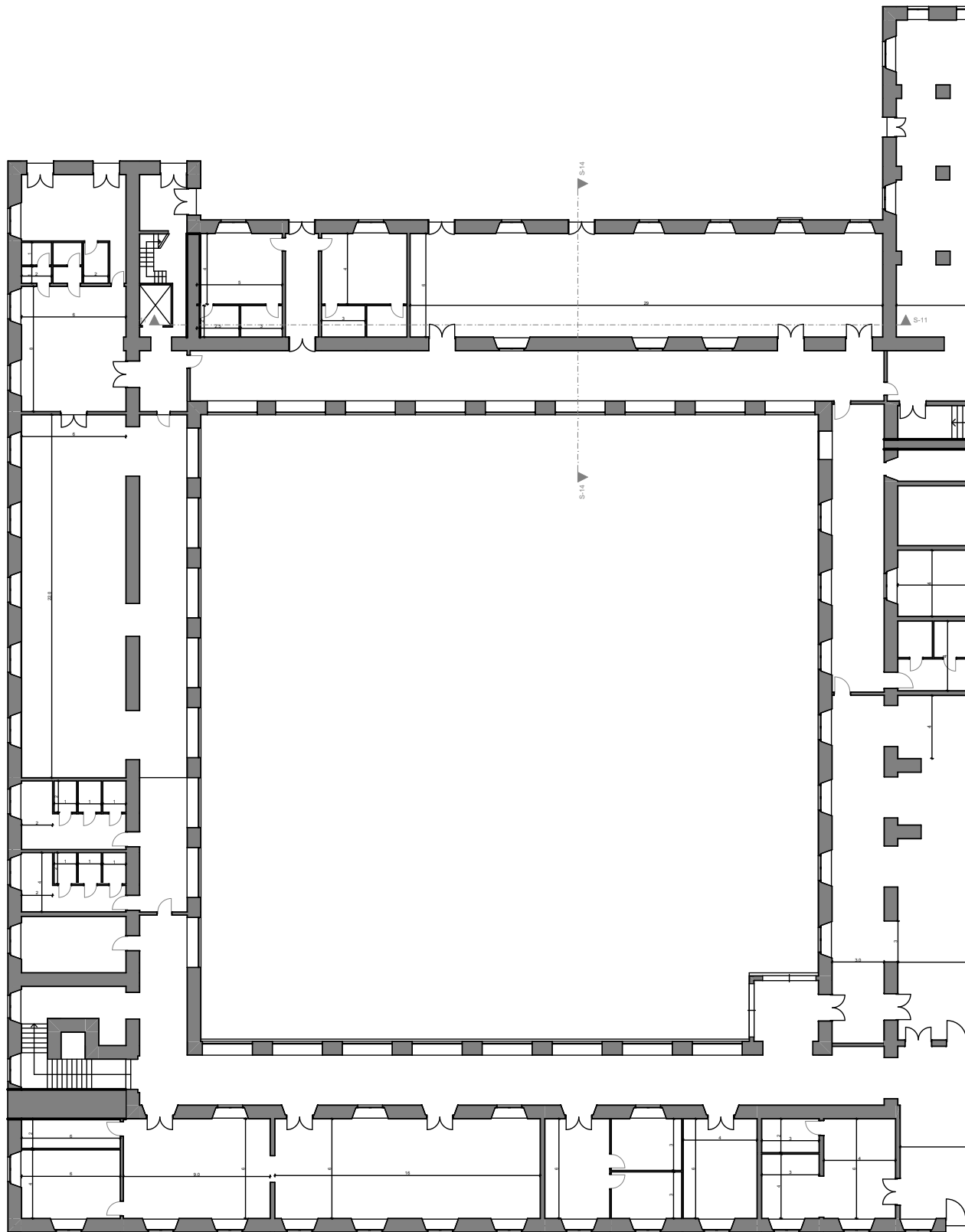
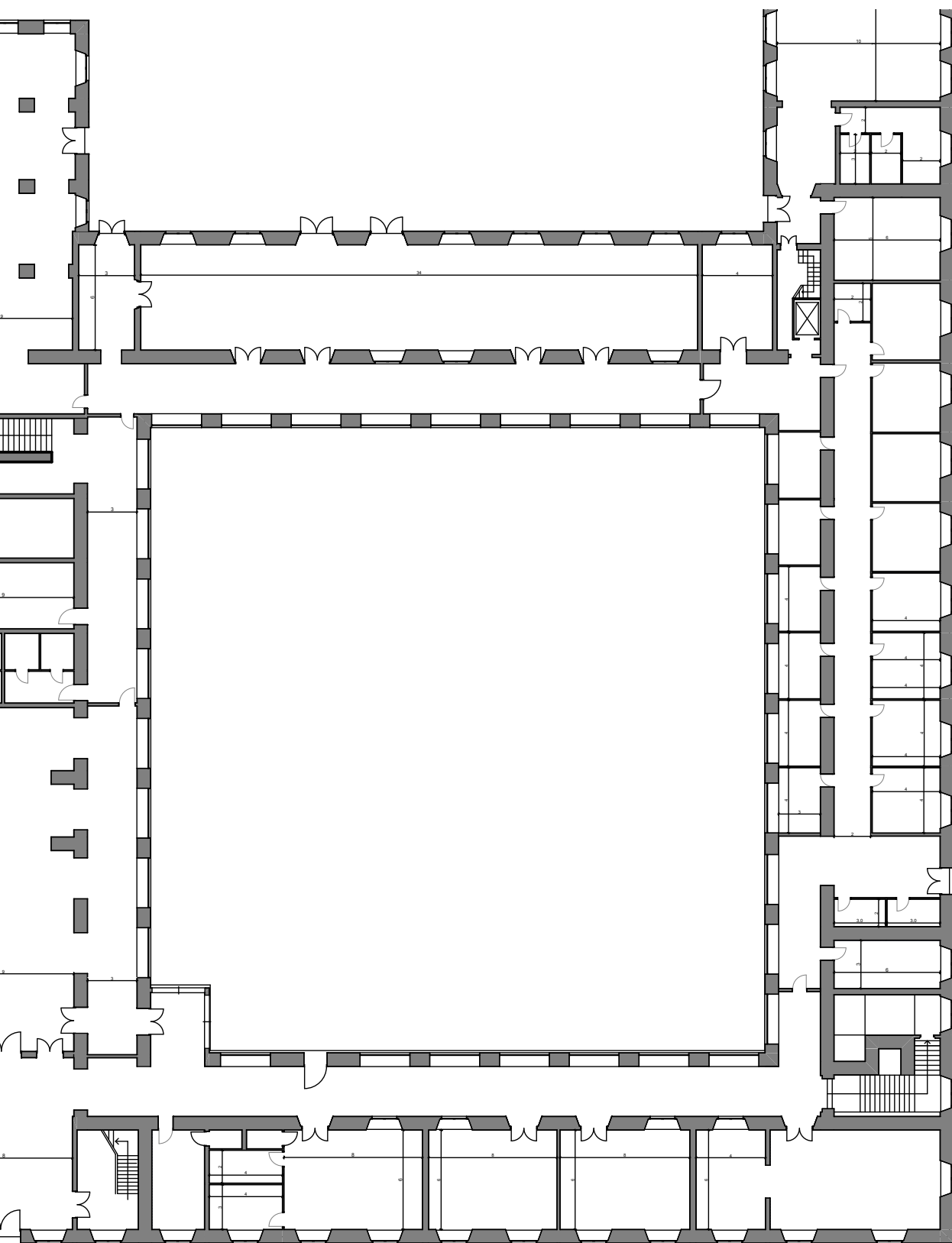


fig.51 Ground floor plan of the Chiarugi Pavilion project.



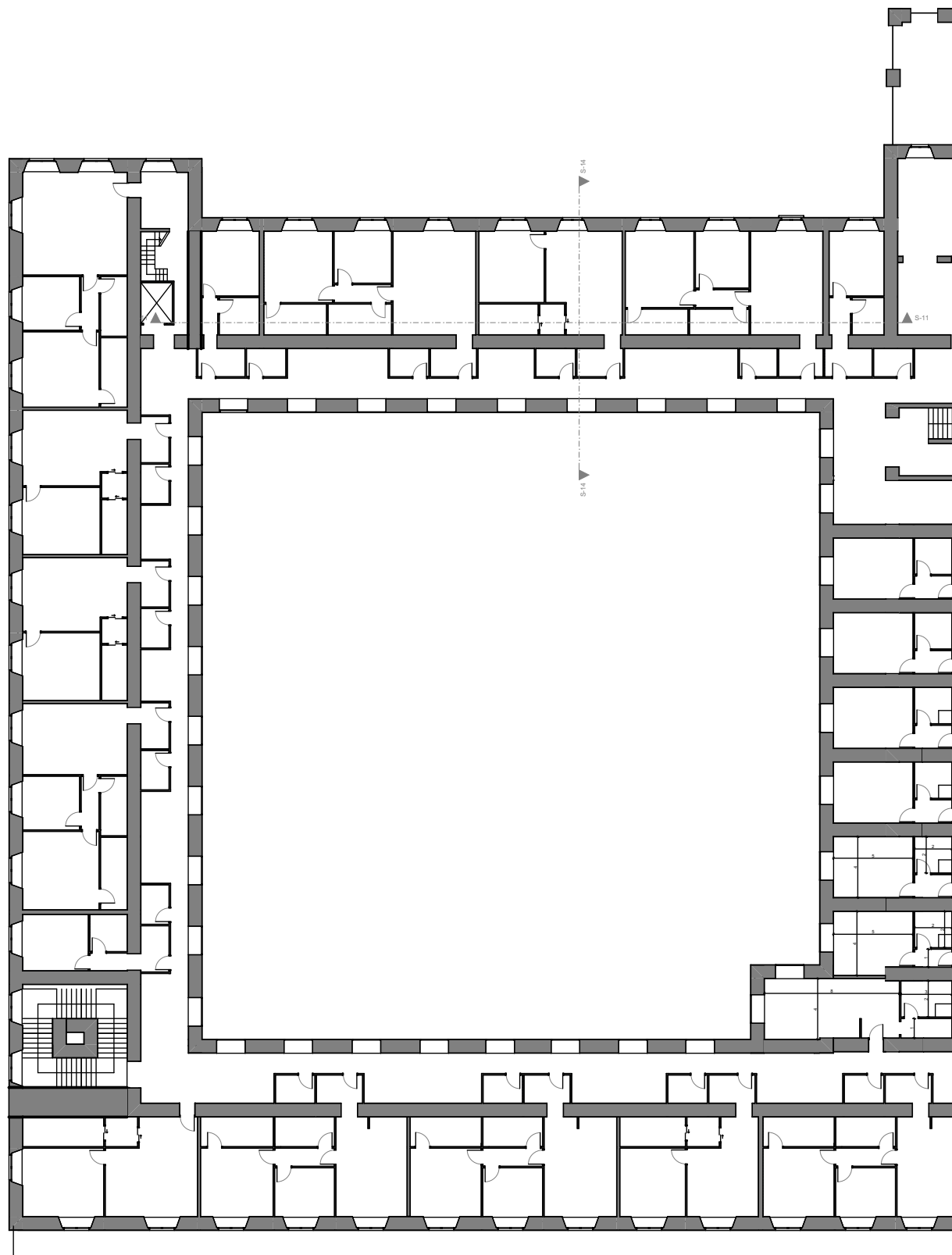
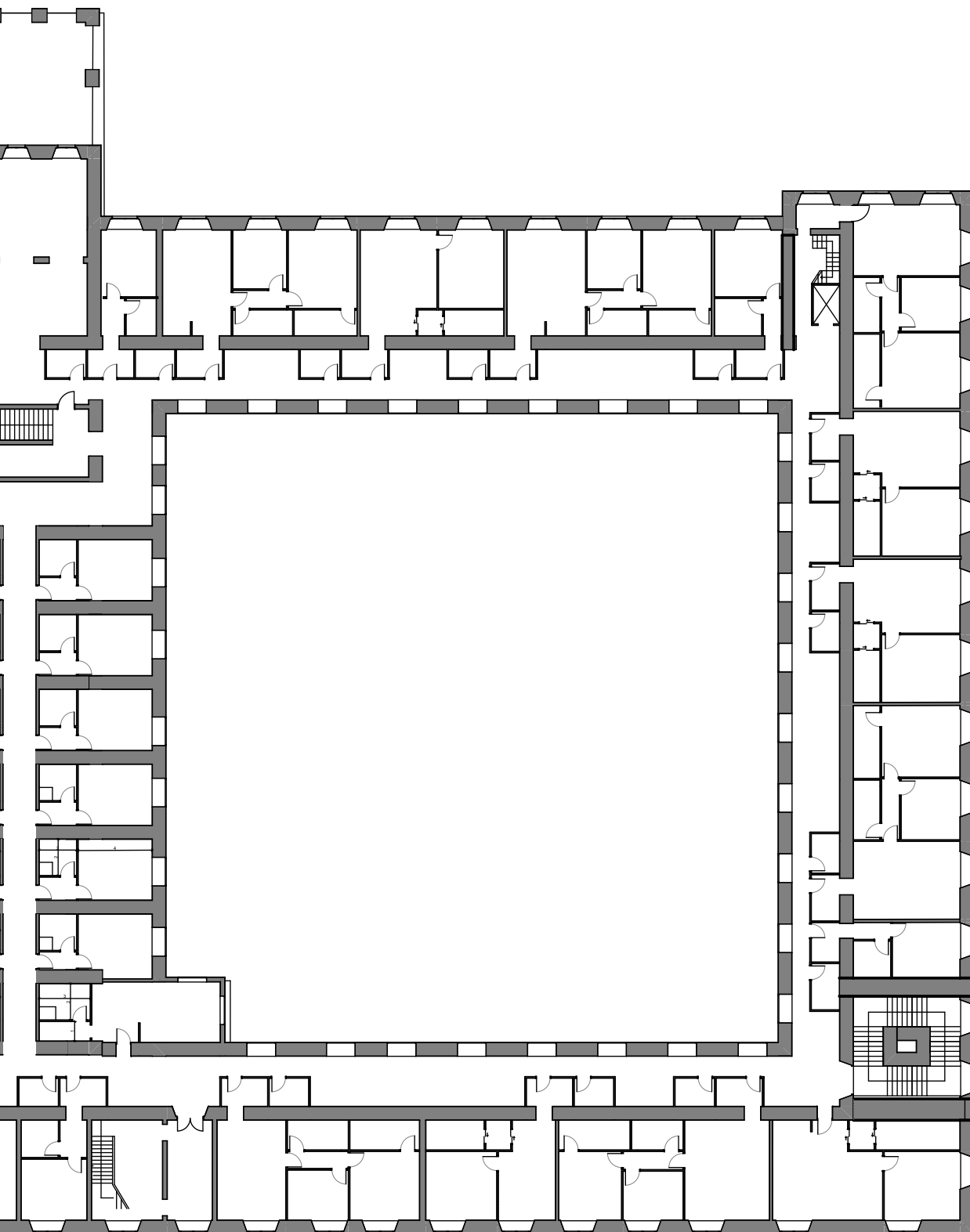


fig. 52 Floor plan of the first floor of the Chiarugi pavilion.



	Canteen - kitchen	320 SQ
	Auditorium	320 SQ
	Fitness room	360 SQ
	Reading room	160 SQ
	Healthcare point	350 SQ
	Commercial activities	660 SQ
	Multipurpose space	216 SQ

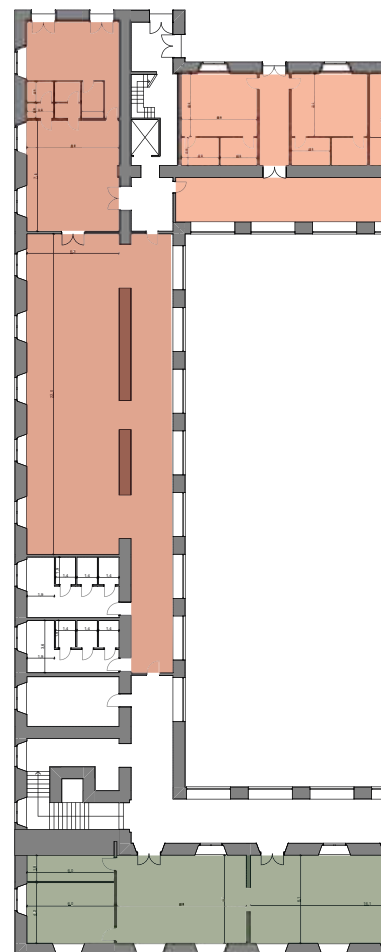
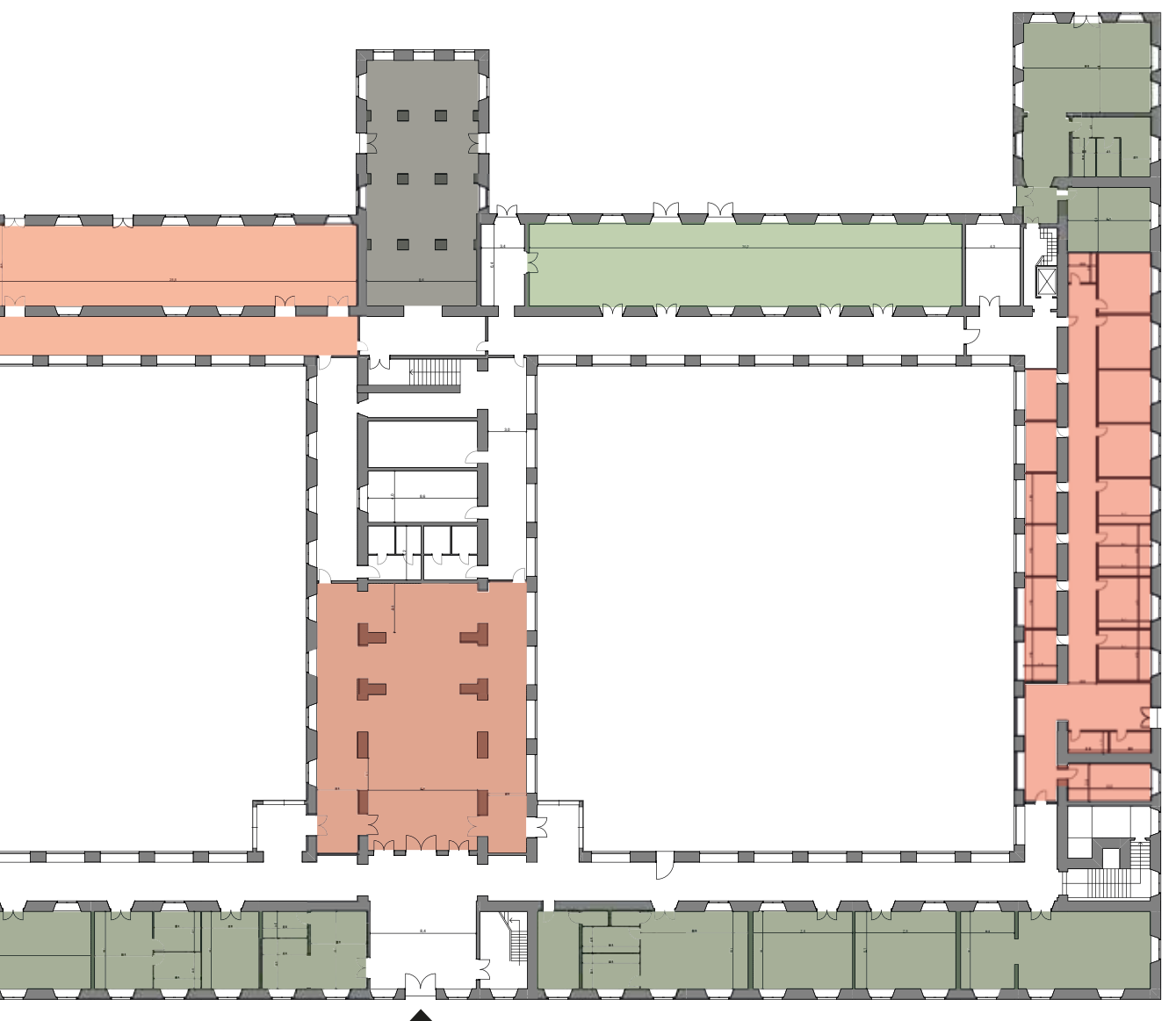






fig.53 Ground floor plan of the Chiarugi Pavilion.



	Studio apartment	28 SQ
	Two-room apartment	60 SQ
	Three-room apartment	85 SQ
	Deposit	4 SQ

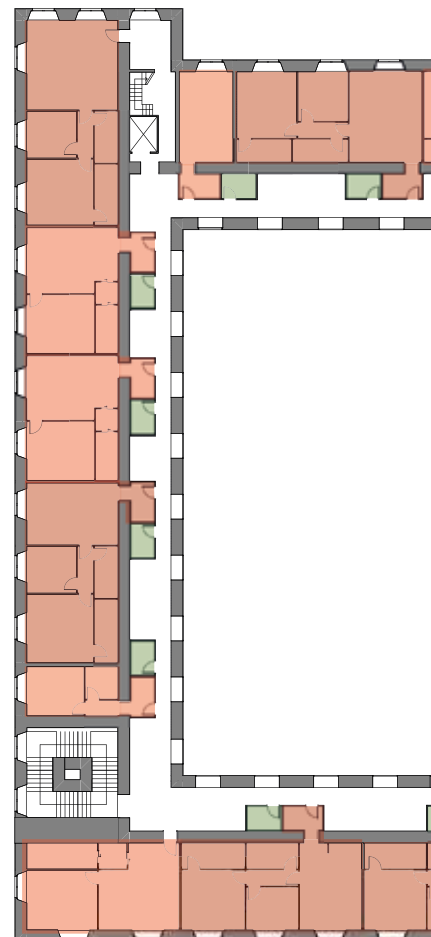


fig.54 First floor plan of the Chiarugi Pavilion.





fig.55 View of the inner courtyard of the Chiarugi Pavilion.



The inner courtyards of the Chiarugi Pavilion have been designed as spaces where outdoor activities can take place, with the aim of promoting the physical and psychological well-being of the pavilion's community of residents. The planned redevelopment of the courtyard involves a philological restoration project, which will reinstate the original paving and the existing full-centered arches. Following the design connection with the Ecological Square, the courtyards will also feature areas dedicated to the cultivation of various types of plants. These activities, together with the fitness area located on the ground floor, will be part of the weekly co-living program schedule.

Apartment details in the Chiarugi Pavilion

Within the wing of the former neuropsychiatric hospital, a residential system dedicated to senior co-living has been designed, organized into three types of apartments: studios intended for single occupants, one-bedroom units designed for couples, and two-bedroom apartments conceived to provide greater flexibility and residential comfort.

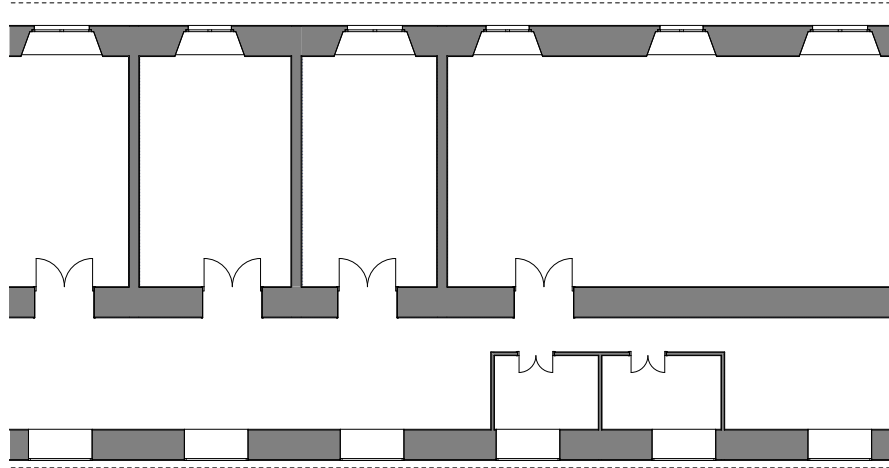
The layout along the corridor aims not only to ensure residential functionality but also to foster the creation of social spaces: the corridors themselves become shared areas, equipped with tables, reading corners, and relaxation zones that encourage interaction and socialization among residents.

Each apartment is characterized by an entrance module that serves as a vestibule and a buffer between the communal and private areas, accompanied by a small pantry designed to meet daily storage and organizational needs.

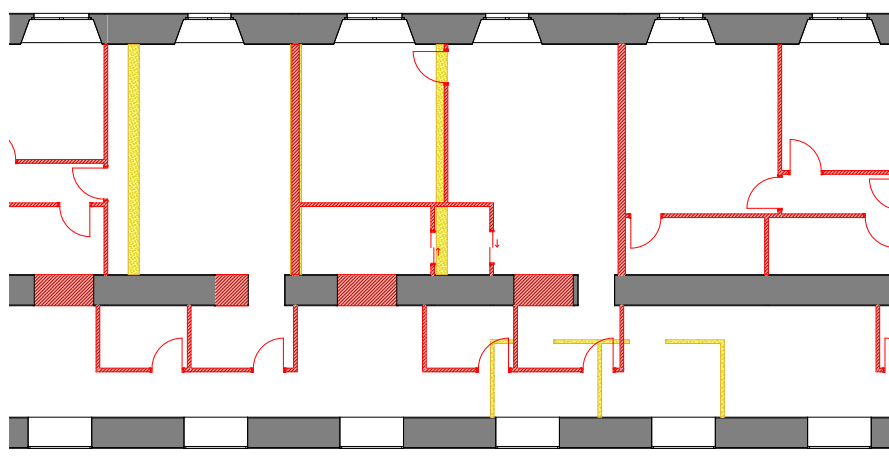
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The layout along the corridor aims not only to ensure residential functionality but also to foster the creation of social spaces: the corridors themselves become shared areas, equipped with tables, reading corners, and relaxation zones that encourage interaction and socialization among residents.

Current situation



Demolition and construction



Project

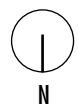
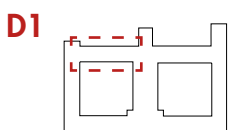
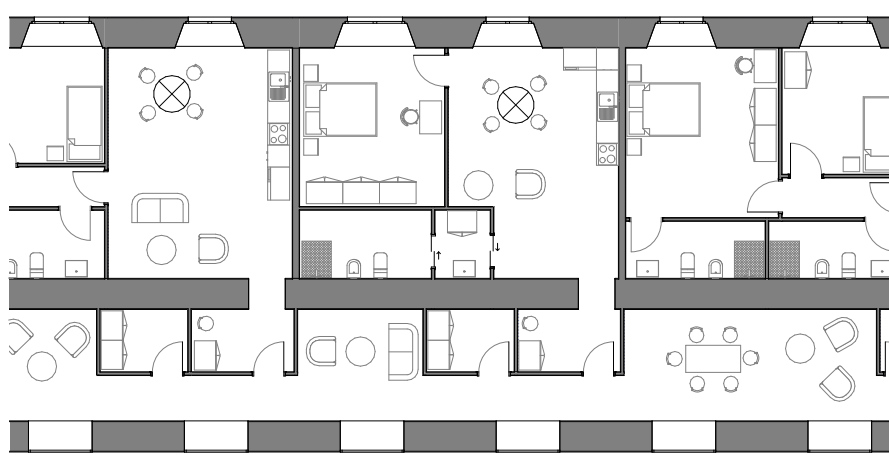


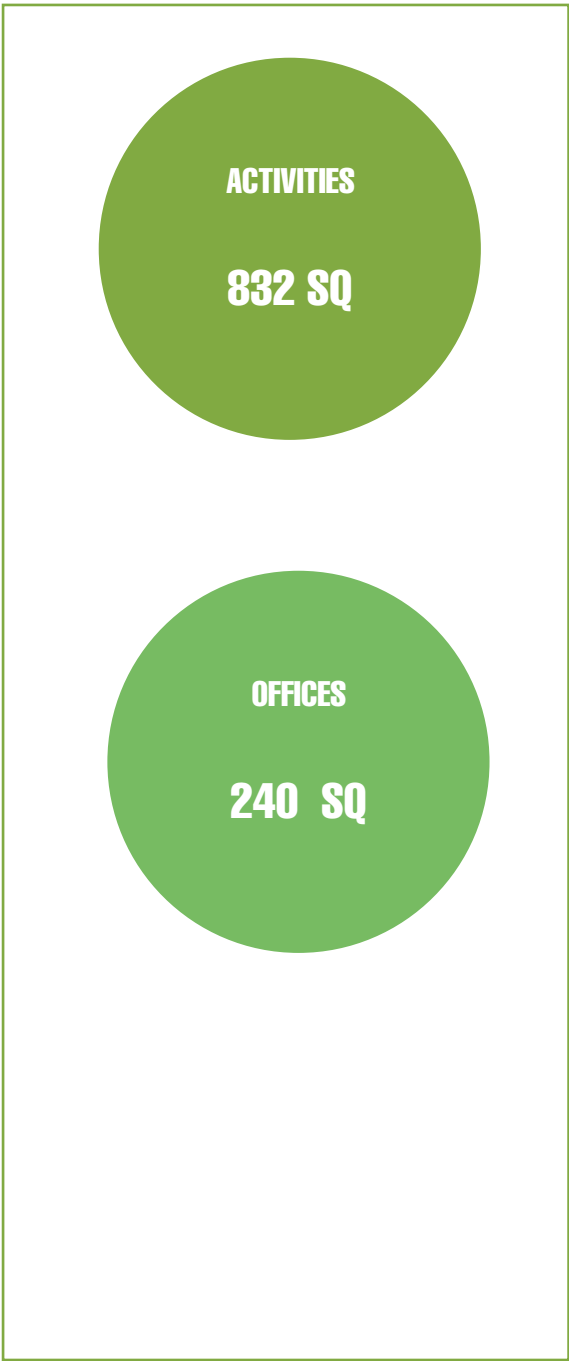
fig.56 Apartments details in the Chiarugi pavilion

Chiarugi Pavilion numbers

Name	Surface
Ground floor	3600
First floor	3300
Second floor	3300

Total amount 10.200 SQ

ACTIVITIES

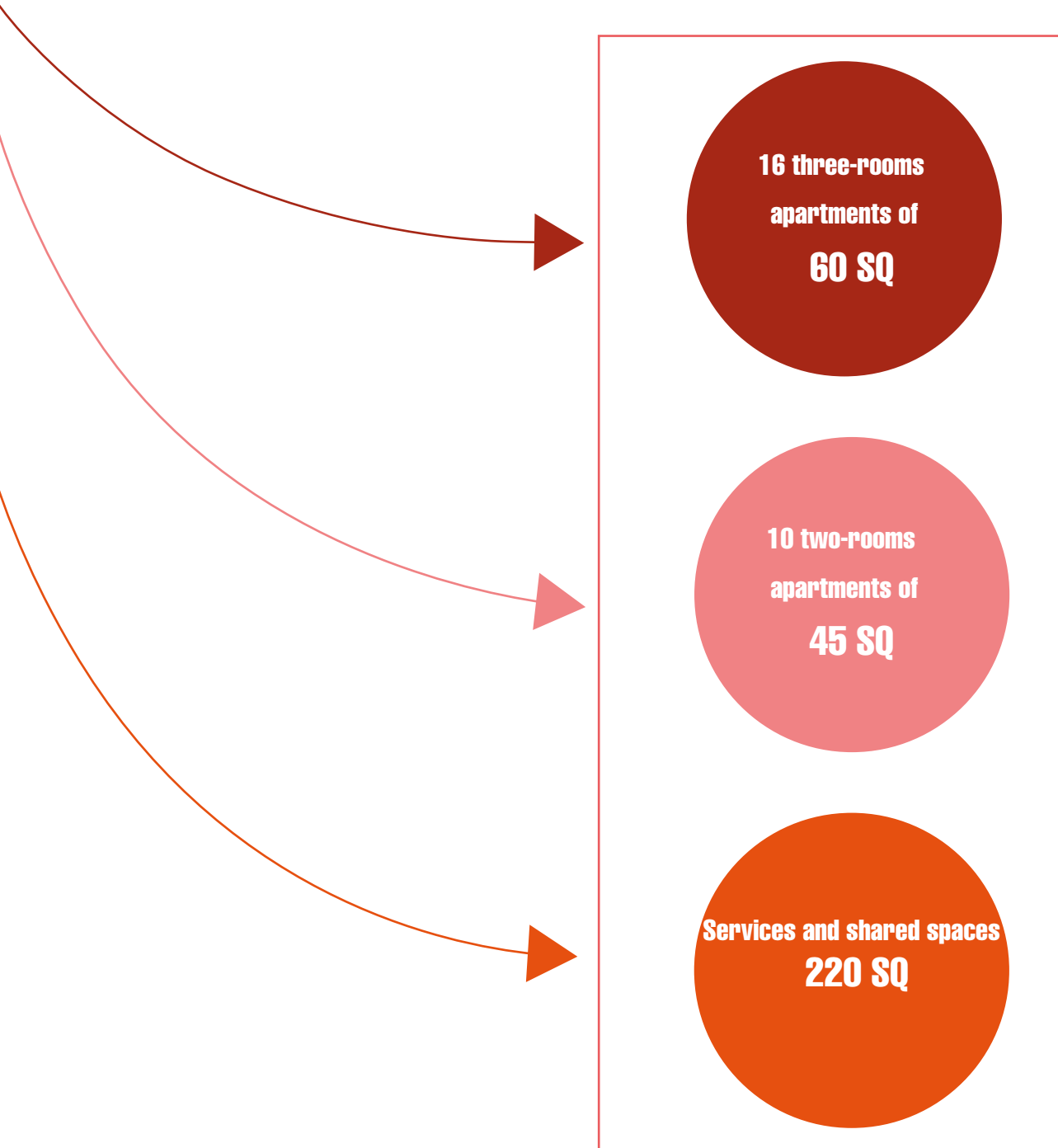


ACTIVITIES

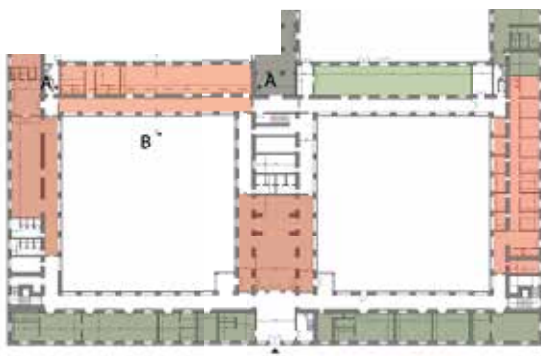
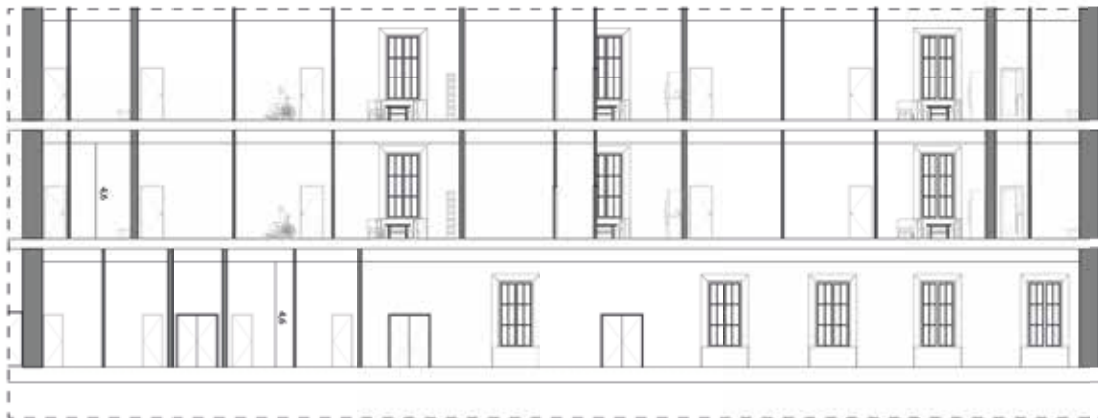
RESIDENTIAL - SHARED SERVICES AND COMMON AREAS

RESIDENTIAL - SHARED SERVICES AND COMMON AREAS

RESIDENCES



A-A Section



B-B Section

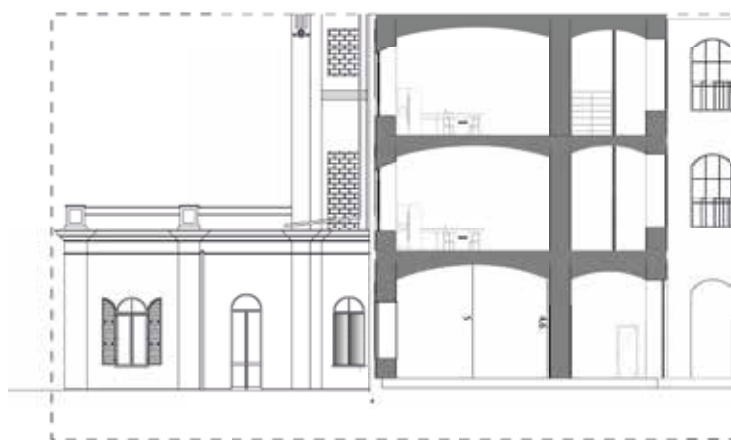


fig.57 Sections of the Chiarugi Pavilion .

Insights

Morselli Pavilion

The Morselli Pavilion, built in 1917, is among the buildings that represent the continuation of the expansion project of the entire complex.

The structure is arranged over two above-ground floors and develops mainly along the north-south axis, while the two side wings extend along the east-west direction.

The main entrance, located at the central projection, leads beyond the threshold to a large atrium intended for reception purposes

In the redevelopment project, the central wing will retain its original function as a space dedicated to dining and leisure, taking on the role of a communal area.

Access to the upper floors will be provided through the existing staircases, located at the end of the central wing and within the entrance hall.

The guest bedrooms, on the other hand, will be located in the transverse wings.

Overall, the planned intervention for the Morselli Pavilion proposes a new configuration of the internal layout while preserving the façades and the original stylistic features of the building's elevations.

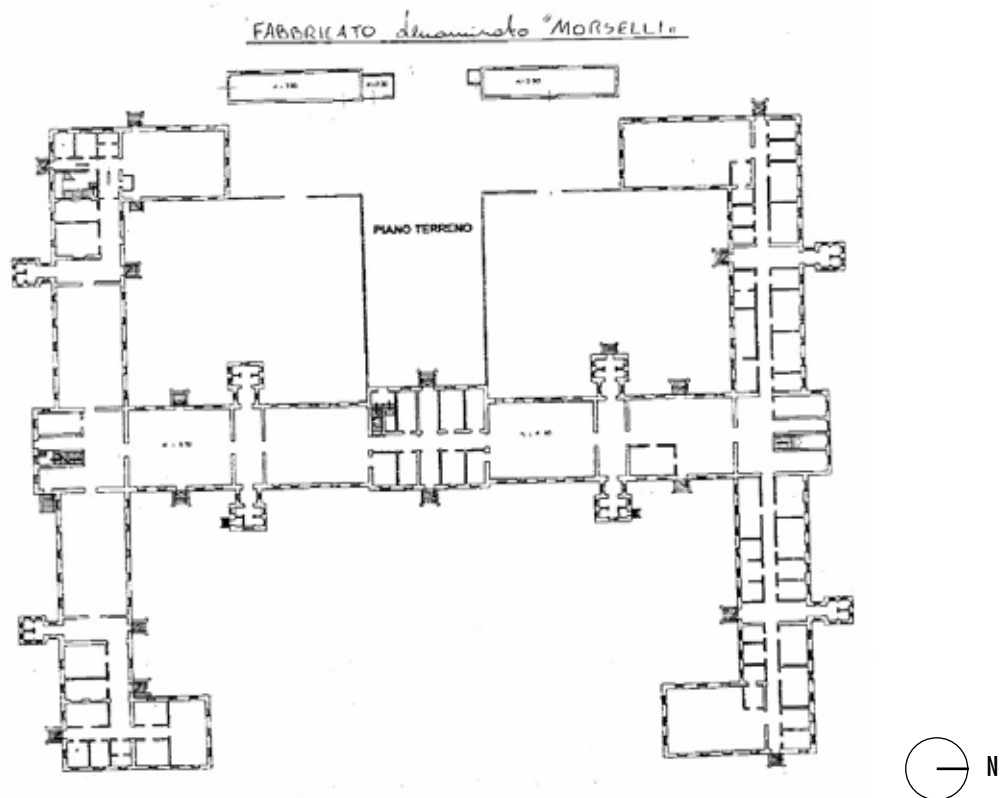


fig.58 Ground floor plan of the Morselli Pavilion, current status.

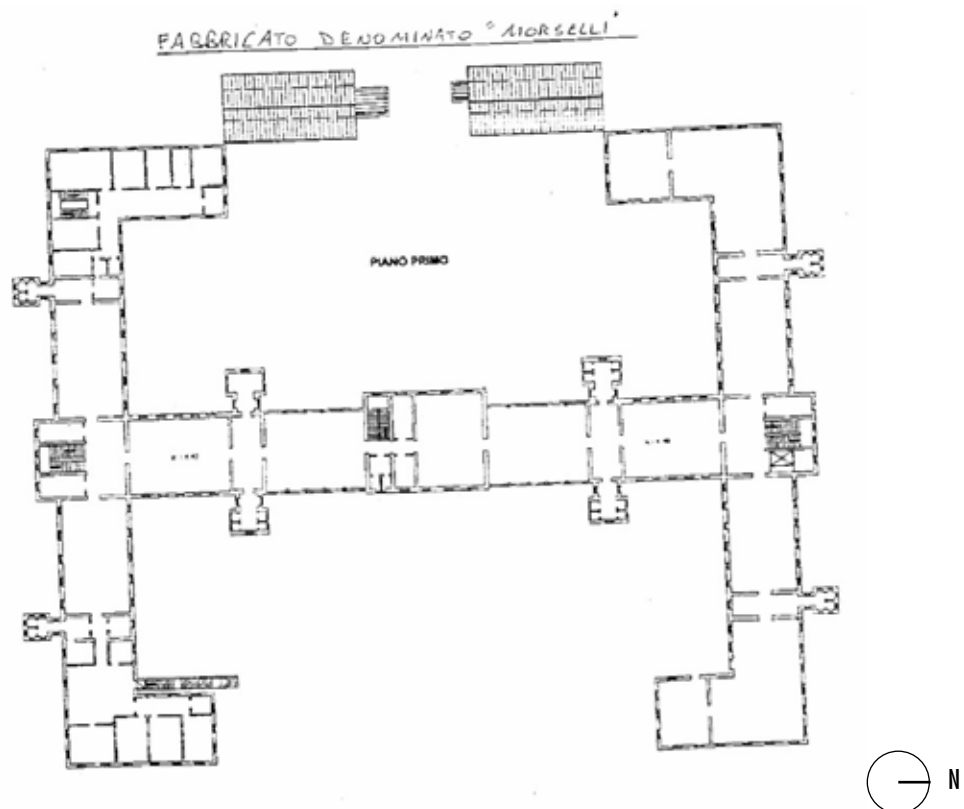


fig.59 First floor plan of the Morselli Pavilion, current status.

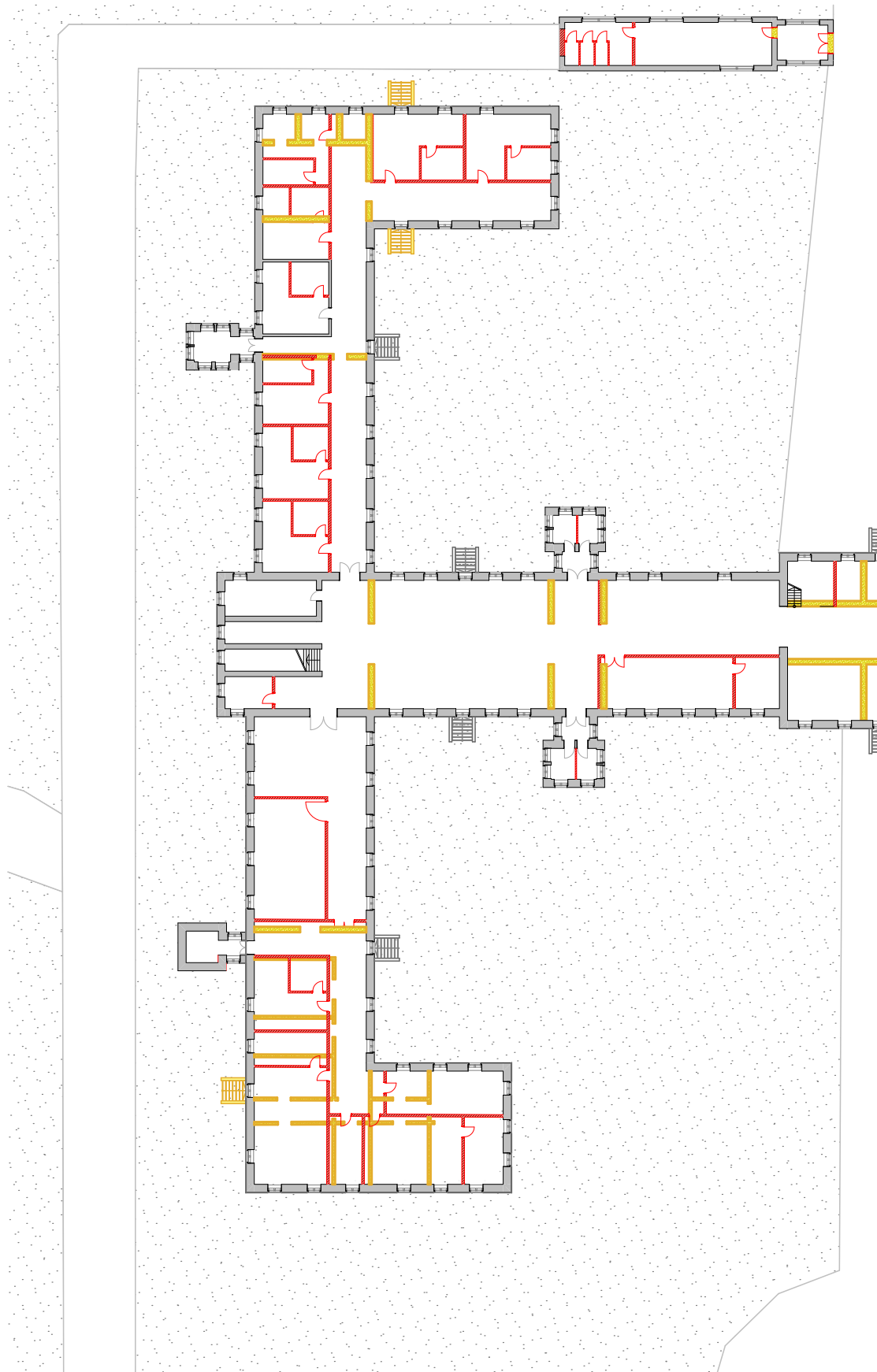
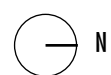
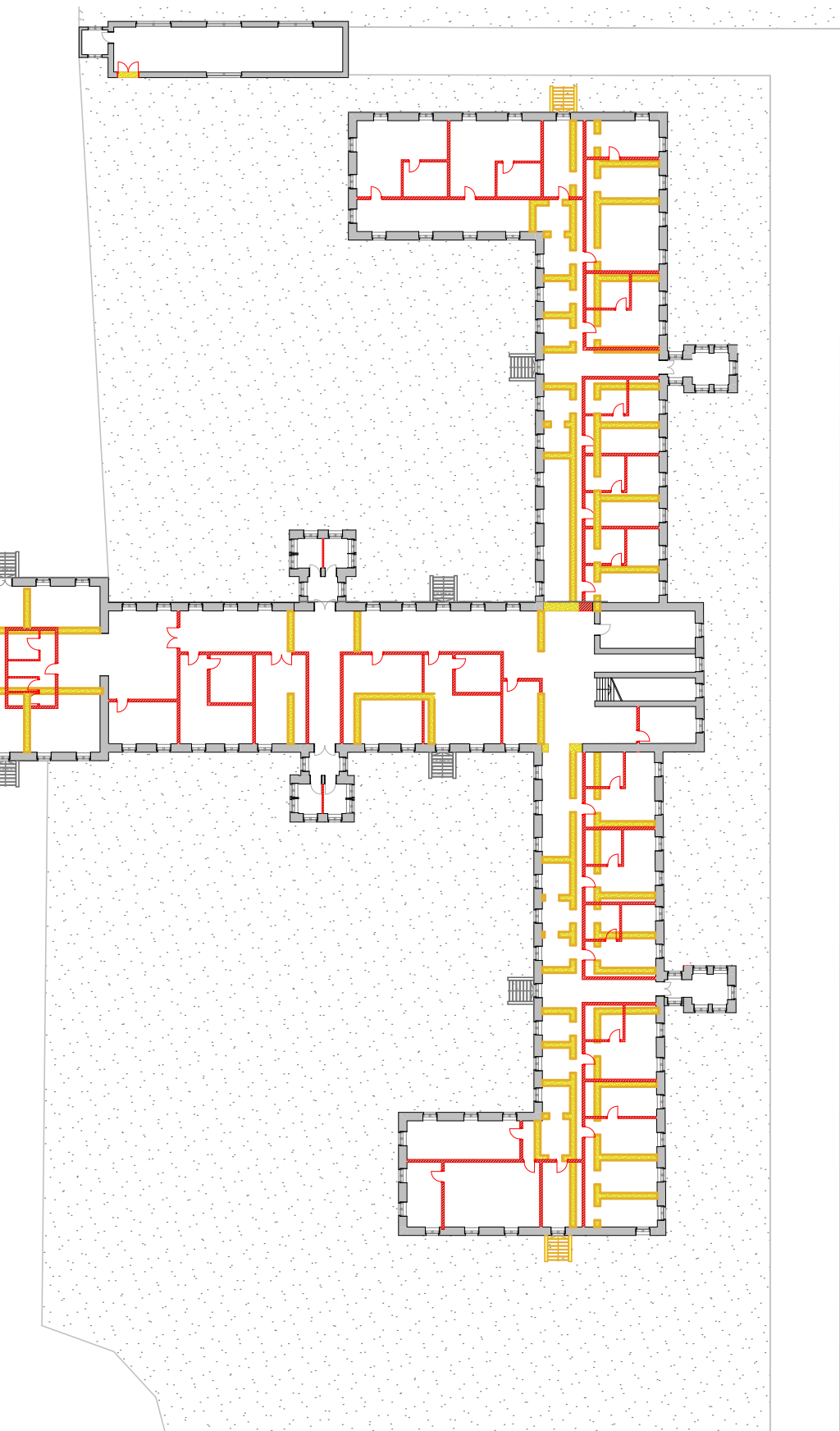


fig.60 Ground floor plan of the Morselli Pavilion demolition and construction.



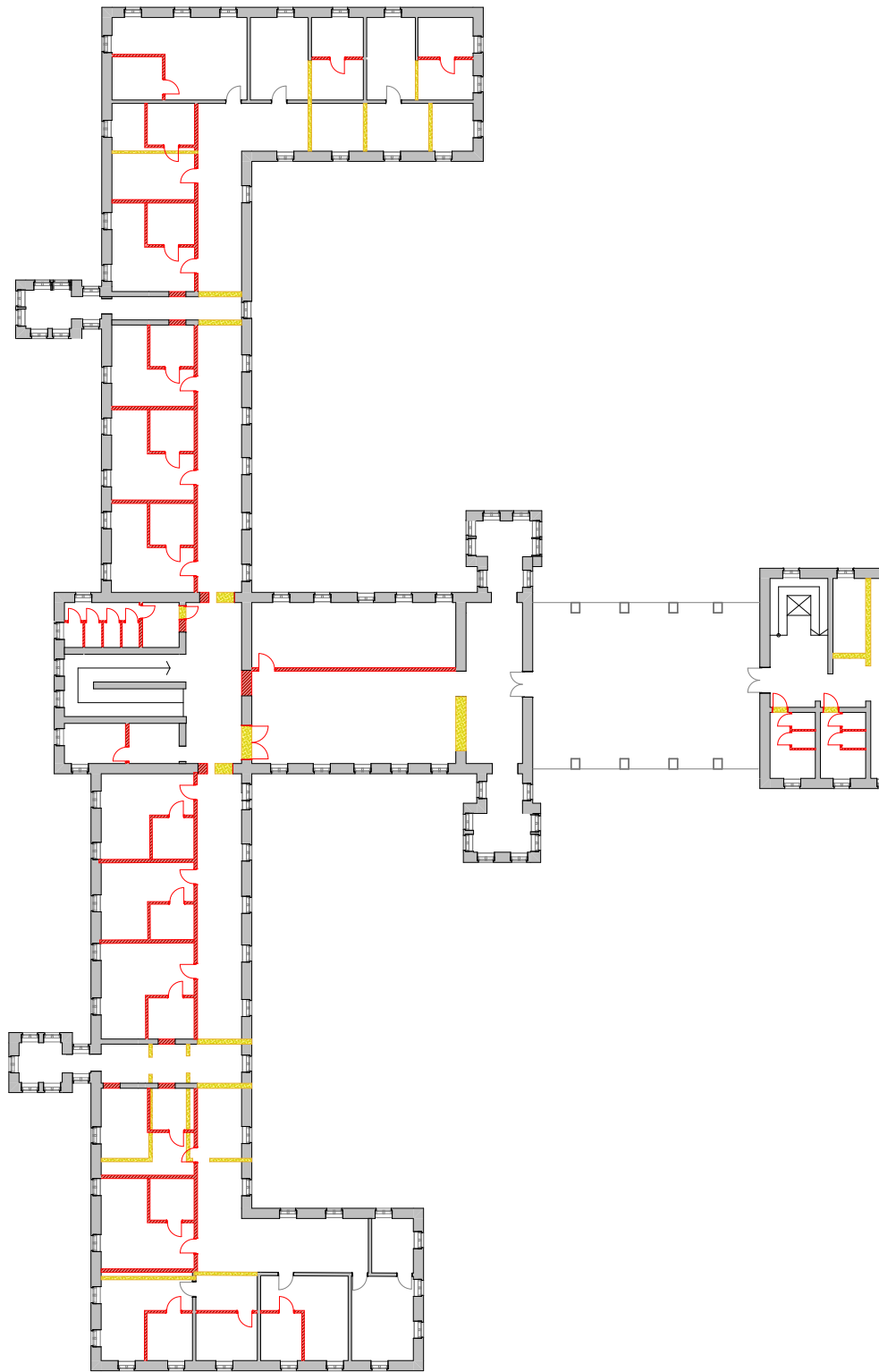
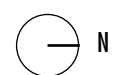
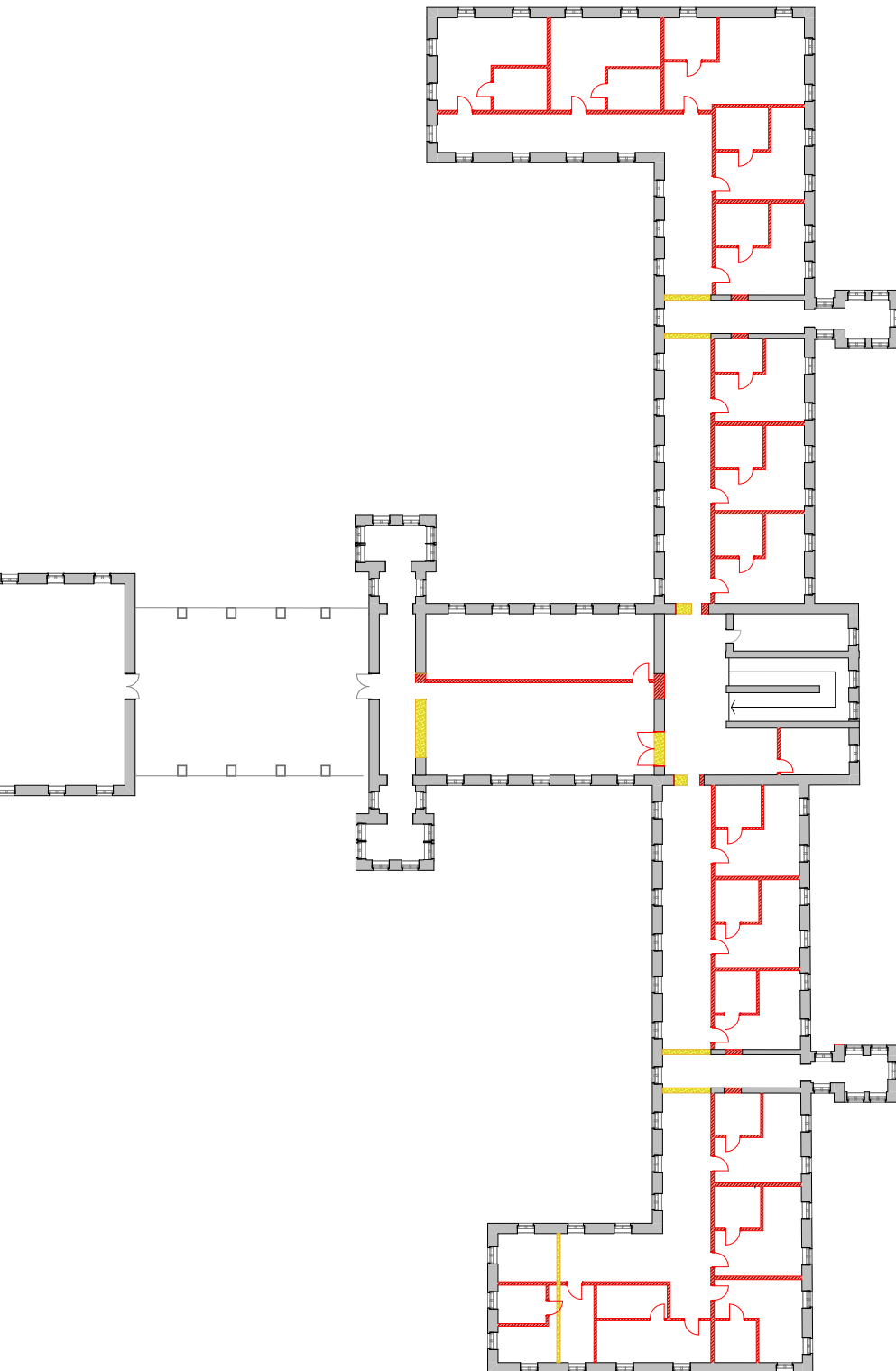


fig.61 First floor plan of the Morselli Pavilion demolition and construction.



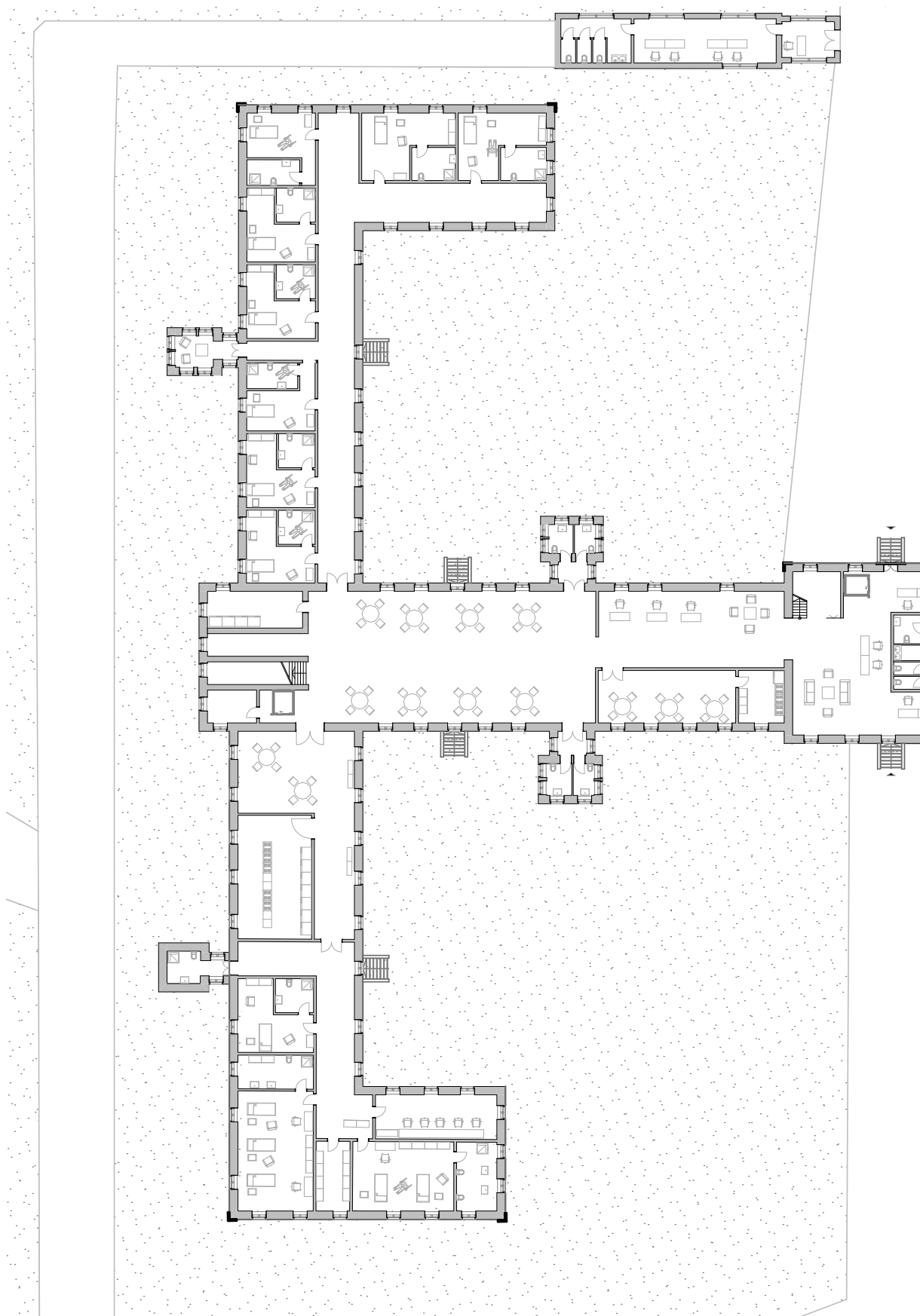
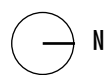
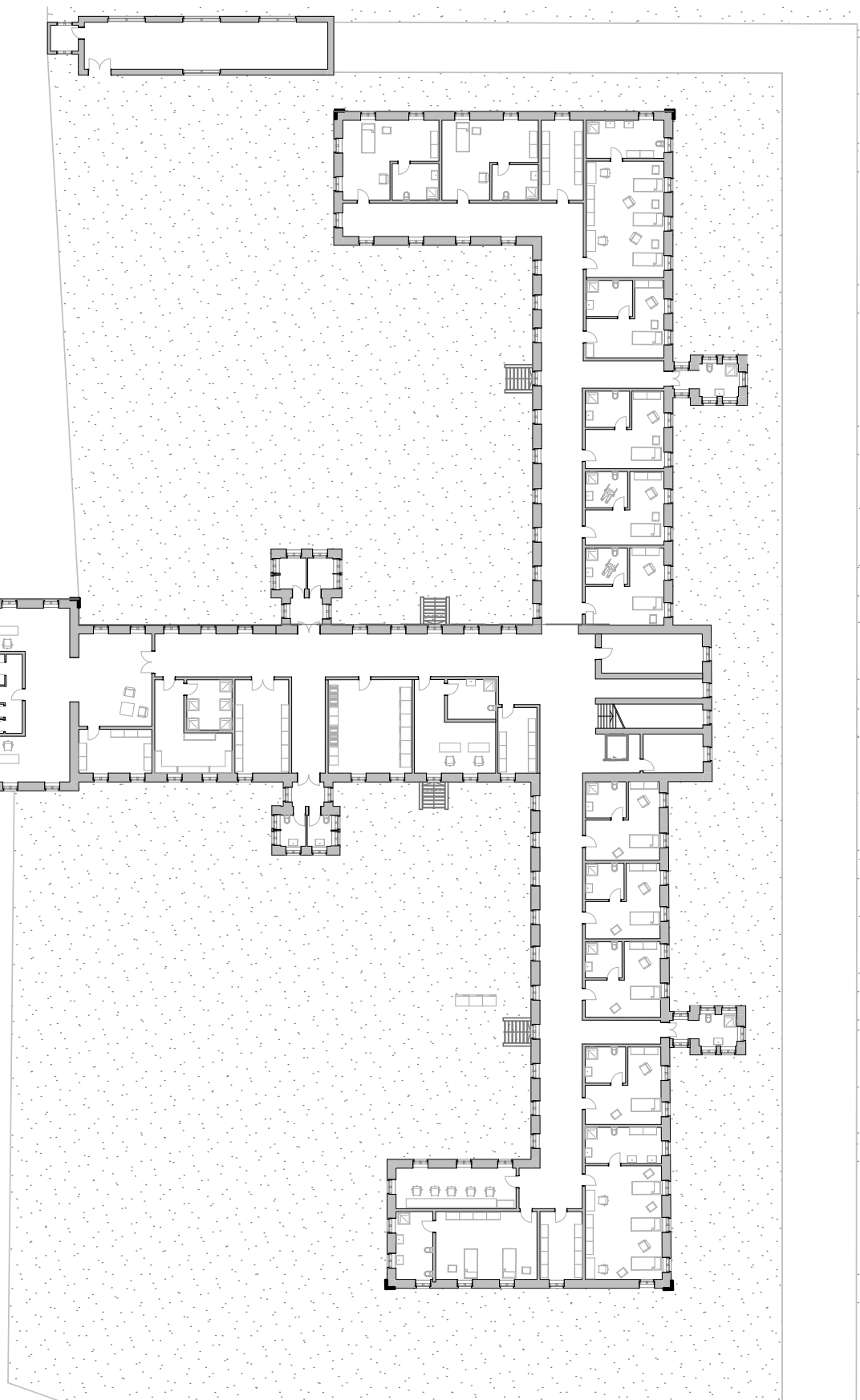


fig.62 Ground floor plan Morselli Pavilion project.



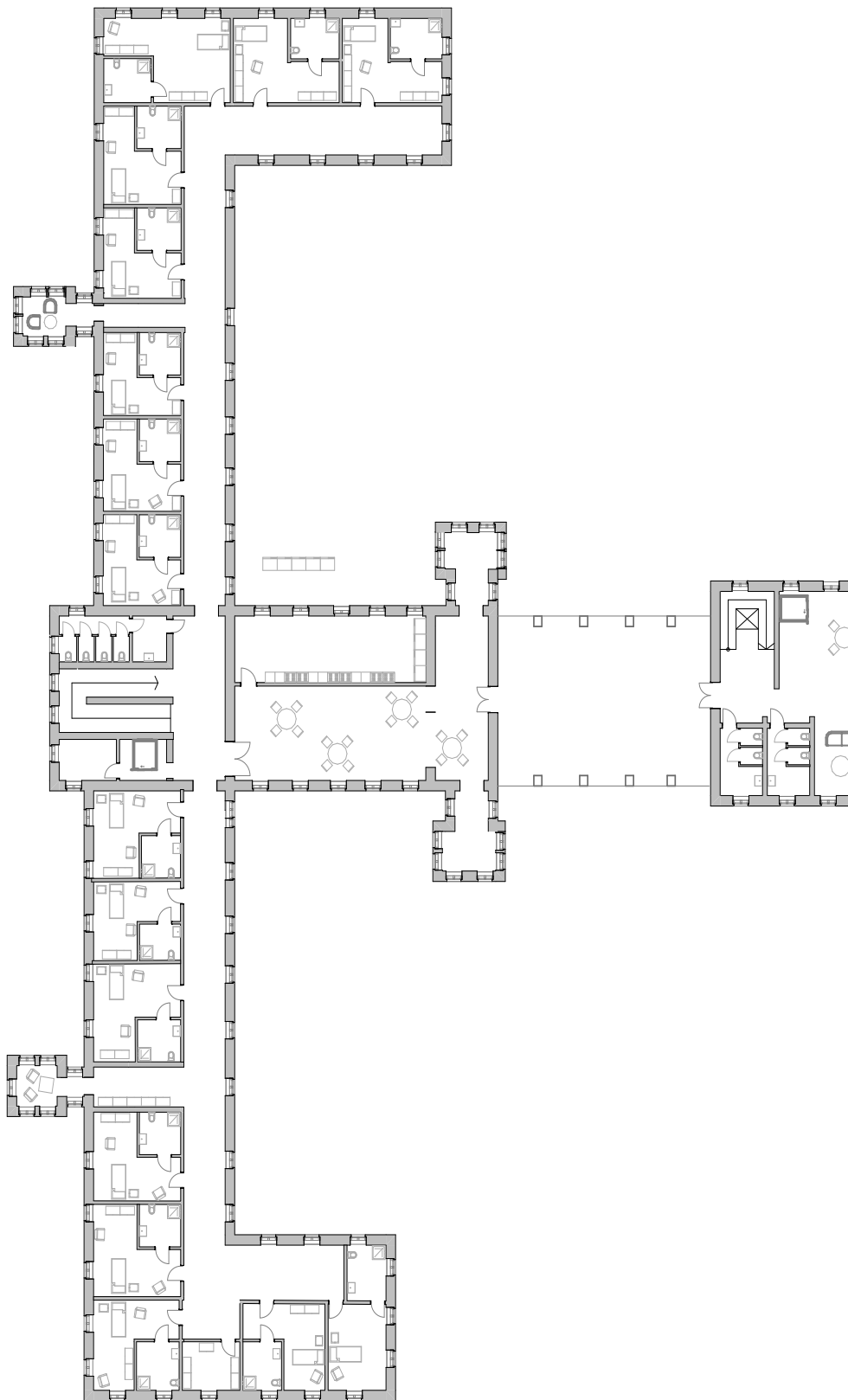
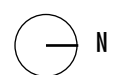
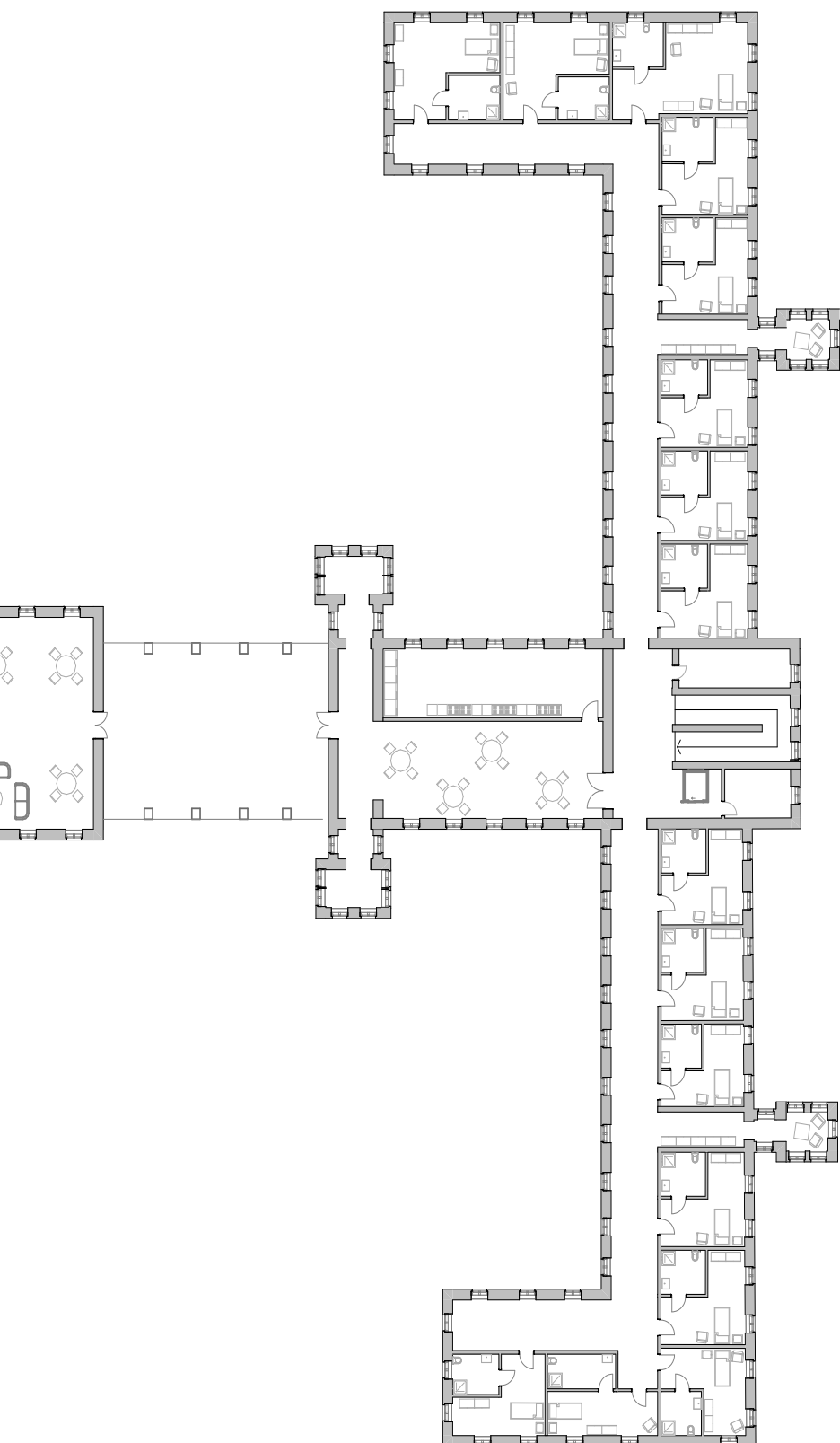


fig.63 First floor plan of the Morselli Pavilion project.



Apartments details in the Morselli Pavilion

The studio apartment features a square-shaped floor plan designed to ensure functionality, comfort, and flexibility of use. The main open-space area is conceived as a single multifunctional room intended to accommodate various types of guests — including elderly people and individuals with disabilities — thanks to the presence of an accessible bathroom compliant with regulations for the removal of architectural barriers.

Within the housing unit, a portion of the space is dedicated to a reading corner/walk-in closet, designed as a private and relaxing area capable of integrating different functions without compromising the overall sense of spaciousness. The common facilities — including dining rooms, kitchens, and social areas — are located in the central wing of the pavilion, fostering interaction among guests and promoting the communal dimension typical of the co-living housing model.

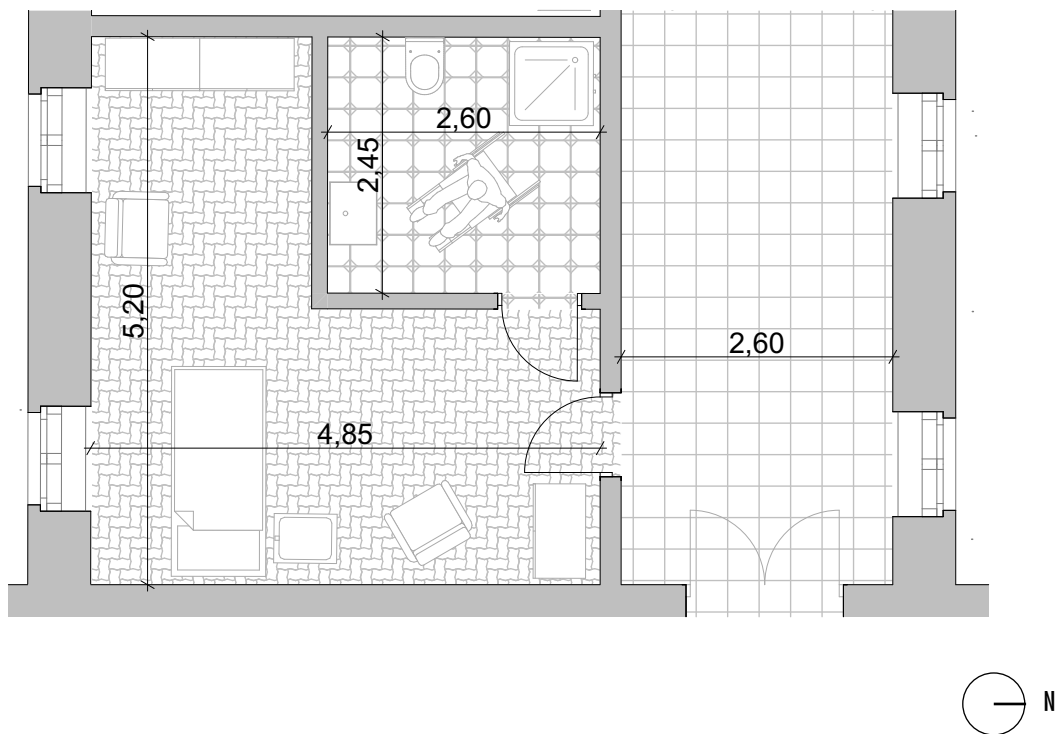


fig.64 Detail of studio apartment, Morselli Pavilion project

Insights

Morselli Pavilion numbers

The Morselli Pavilion was designed to accommodate elderly individuals, offering a hospitality service that combines independence and social engagement. The spatial organization is based on private housing units consisting of independent studio apartments, complemented by shared spaces for dining and recreational activities, located in the central portion of the floor plan.

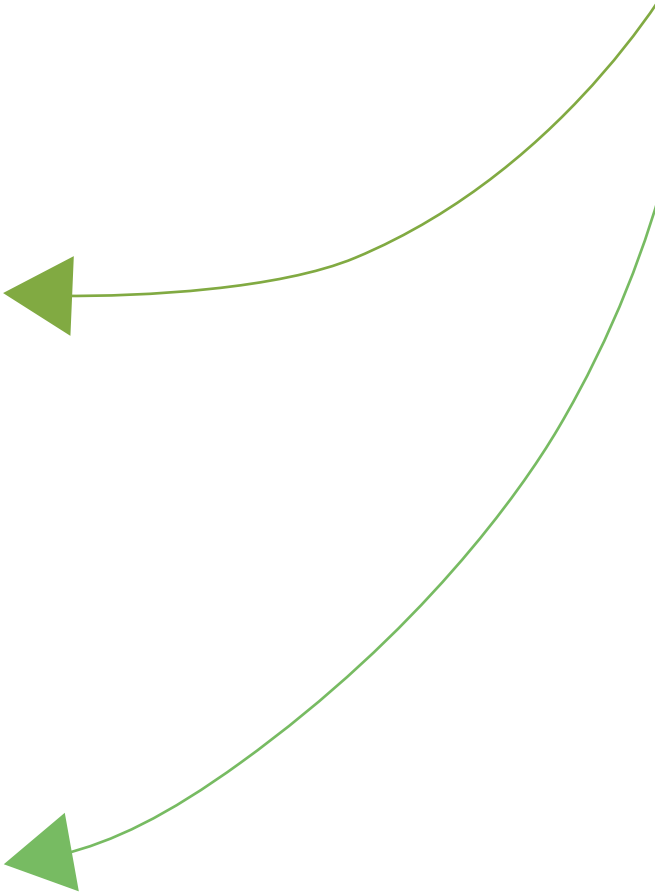
From a quantitative perspective, the facility includes fifty studio apartments of approximately 30 m² each, in addition to about 500 m² dedicated to the dining hall and indoor areas for leisure and social interaction. These spaces are complemented by service rooms — such as administrative offices and staff changing areas — essential for the proper operation of the facility.

Morselli Pavilion numbers

Name	Surface
Ground floor	2400
First floor	2400

Total amount 4800 SQ

ACTIVITIES



- ➔ RESIDENTIAL - SHARED SERVICES AND COMMON AREAS
- ➔ RESIDENTIAL - SHARED SERVICES AND COMMON AREAS
- ➔ RESIDENTIAL - SHARED SERVICES AND COMMON AREAS

RESIDENCES

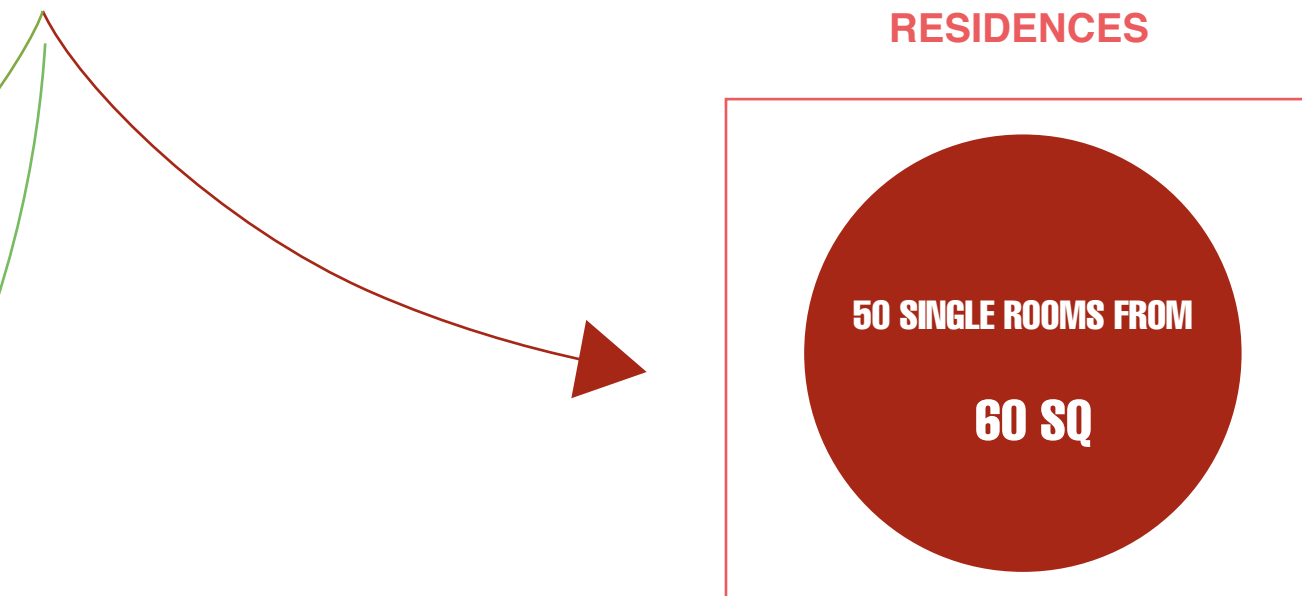
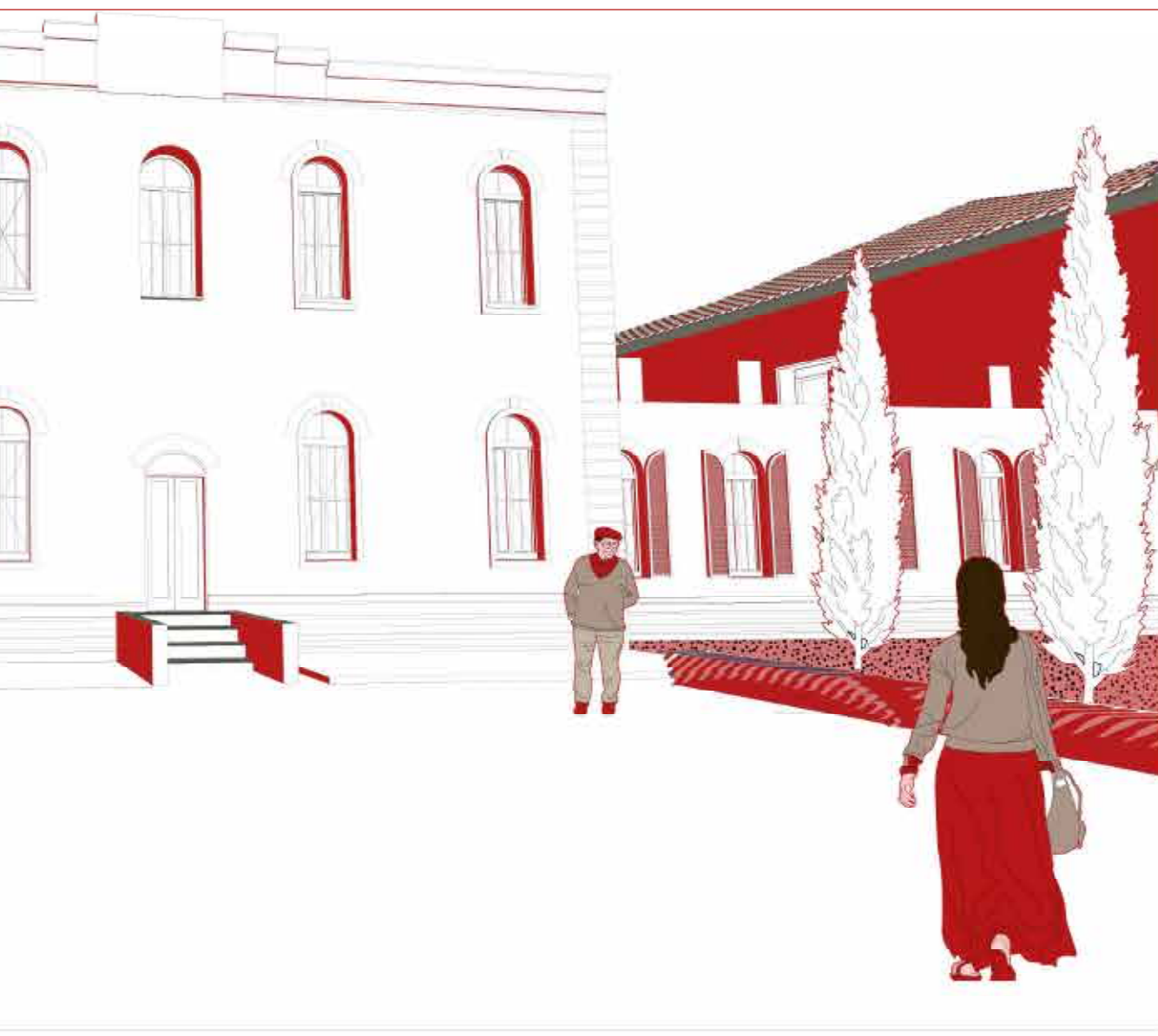




fig. 65 View of the east entrance of the Morselli pavilion.



The work carried out on the outdoor areas of the Morselli Pavilion involved the restoration of the green spaces that previously existed. The main tasks to be performed include the removal of invasive vegetation and debris that accumulated during the years of neglect, followed by the sowing of a new lawn. No works are planned concerning modifications to the pavilion's façades; rather, all interventions will focus on the creation of guest rooms for the senior co-living facility and will involve only the internal partition walls.

Insights

Sisters' House I, II and Laundry Room

The redevelopment of the complex focused particularly on the building known as *Casa Suore II*, constructed between the 1930s and 1940s together with the laundry wing, and located parallel to the original structure (*Casa Suore I*). The main intervention involved reorganizing the interior spaces by removing some of the partition walls, thus creating a more open and flexible layout capable of accommodating the new functions envisioned by the project.

On the ground floor, overlooking the portico, a study room open to the public has been planned, while the remaining areas will host multifunctional spaces for recreational and social activities, made available to the community through affordable rental rates. The first floor, on the other hand, has been divided into independent rooms designed to host various associations that can establish a permanent presence within the facility.

Finally, the inner courtyard between the two buildings has been conceived as a shared public space — a place for meetings and social gatherings — intended to host events and activities organized by the resident groups.

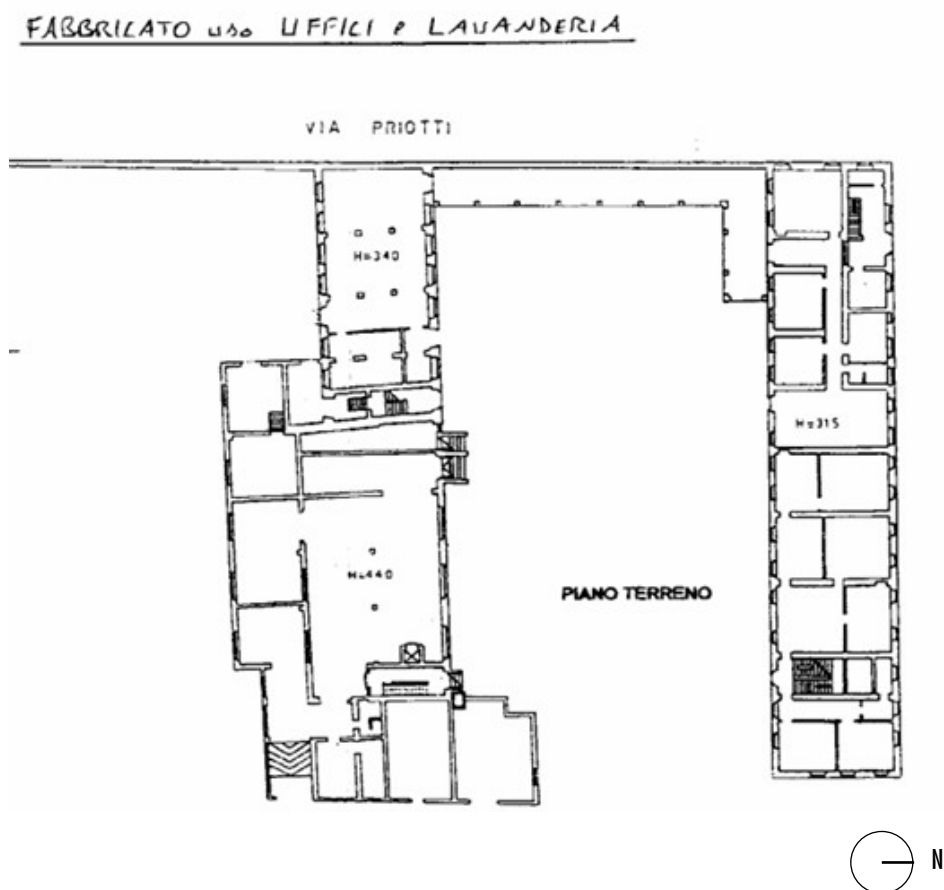


fig.66 Ground floor plan of Sisters' House I, II, and laundry room.

FABBRICATO uso UFFICI e LAVANDERIA

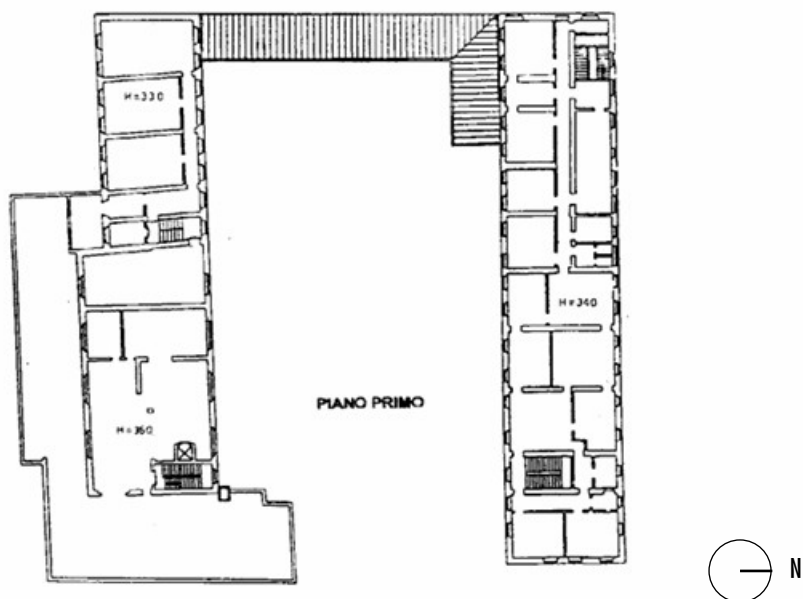


fig.67 Floor plan of the first floor of Sisters' House I,II, and laundry room.

FABBRICATO uso UFFICI e LAVANDERIA

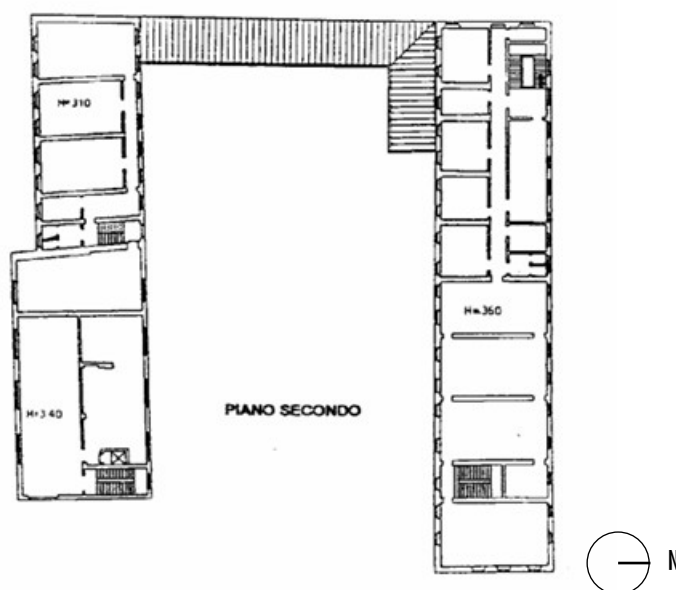


fig.68 Floor plan of the second floor of Sisters' House I,II, and laundry room.

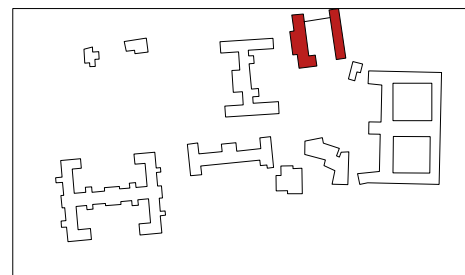
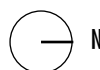


fig.69 Floor plan of the third floor of Casa Suore I,II, and laundry room.

Via Giovanni Priotti



fig.70 Ground floor plan of Sisters' House I,II, Laundry room, demolition - construction.



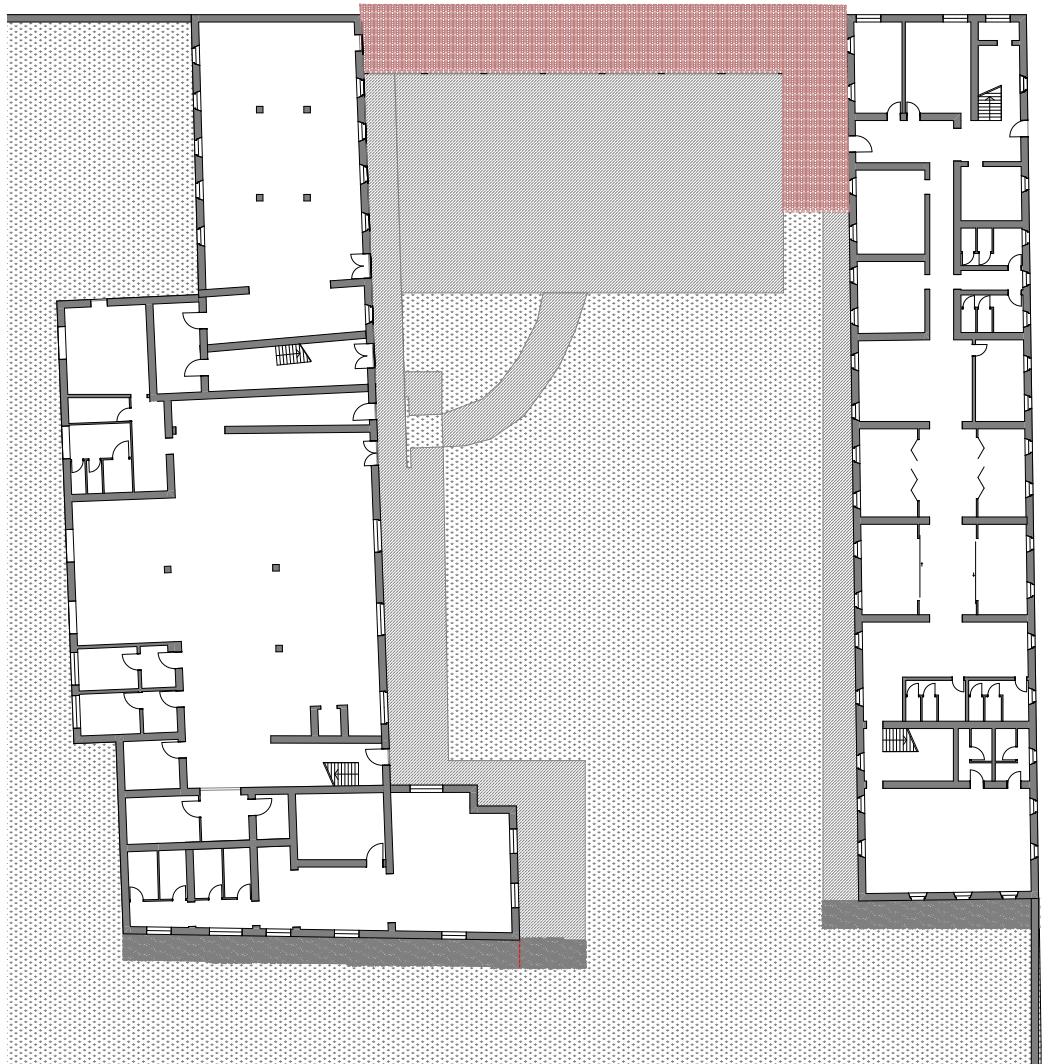


fig.71 Ground floor plan of Sisters' House I,II, Laundry room, project.

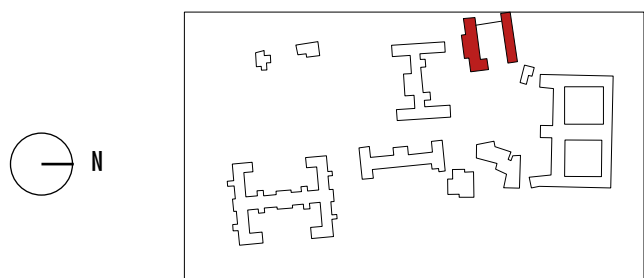




fig.72 Ground floor plan of Sisters' House I,II, Laundry room, distribution project.

- Study room
- Shared activities space
- Services
- Offices and associations
- Coffee shop

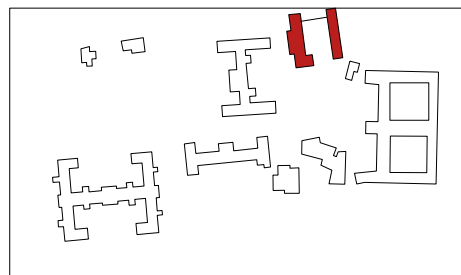
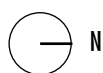
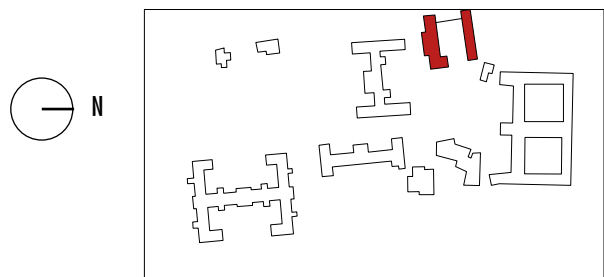




fig.73 Floor plan of the first floor of Sisters' House I, II, laundry room demolition- construction.



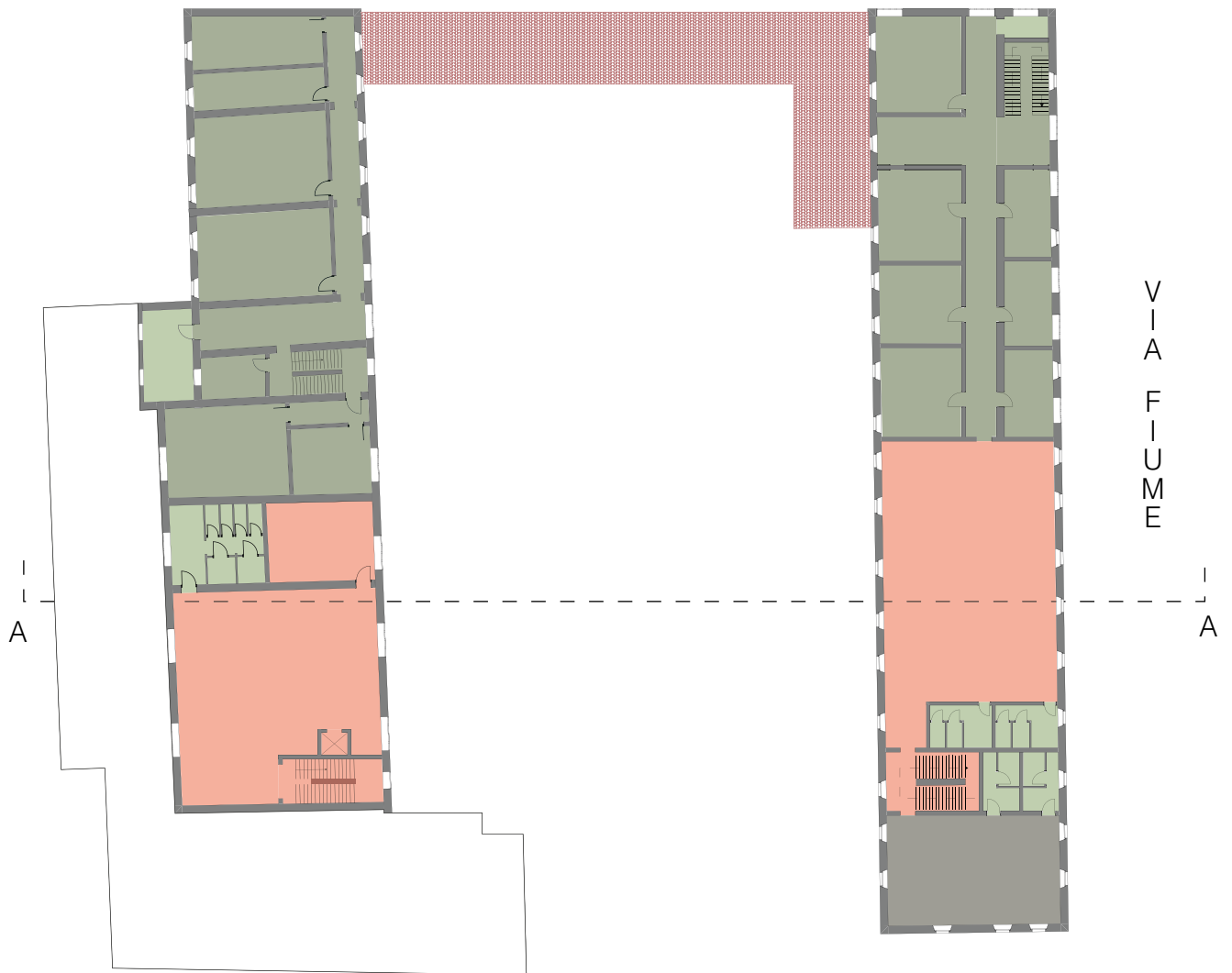


fig.74 Floor plan of the first floor of Sisters' House I, II, laundry room,distribution project.

- Study room
- Shared activities space
- Services
- Offices and associations
- Coffee shop

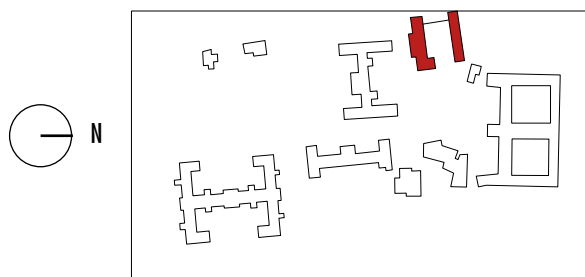




fig.75 Second floor plan Sisters' House I, II, laundry room demolition- construction.

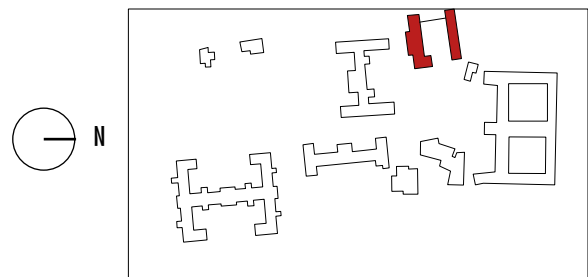




fig.76 Second floor plan Sisters' House I, II, laundry room distribution project.

- Study room
- Shared activities space
- Services
- Offices and associations
- Coffee shop

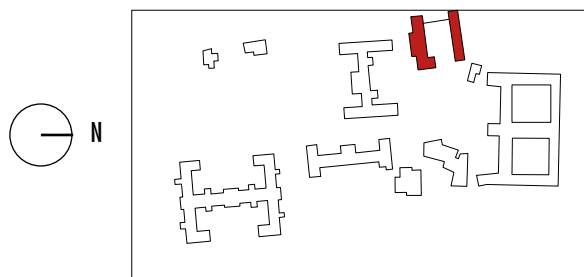




fig.77 South elevation Sisters' House I, II, laundry room, project.



fig.78 North elevation of the Sisters' House I.

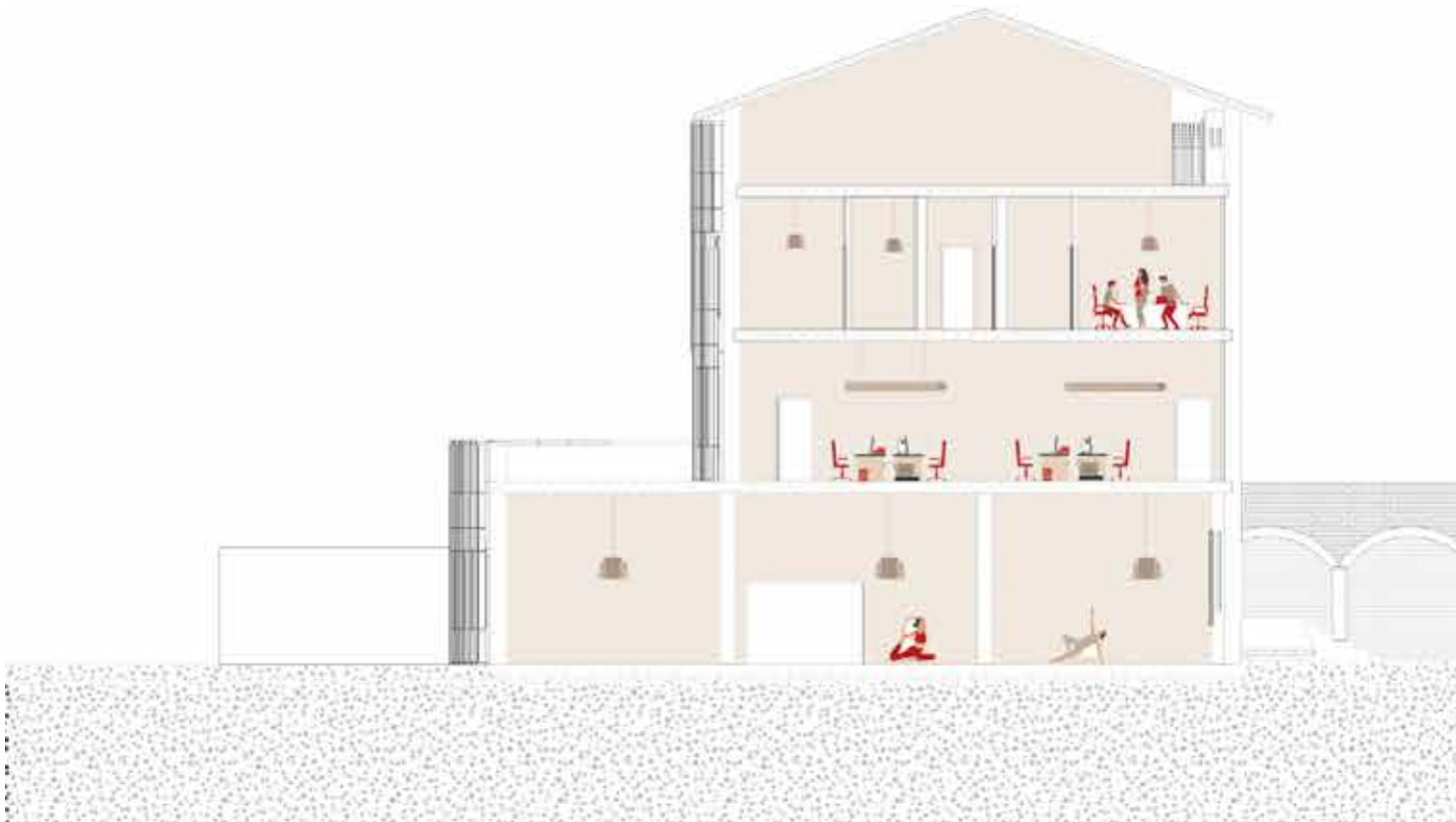
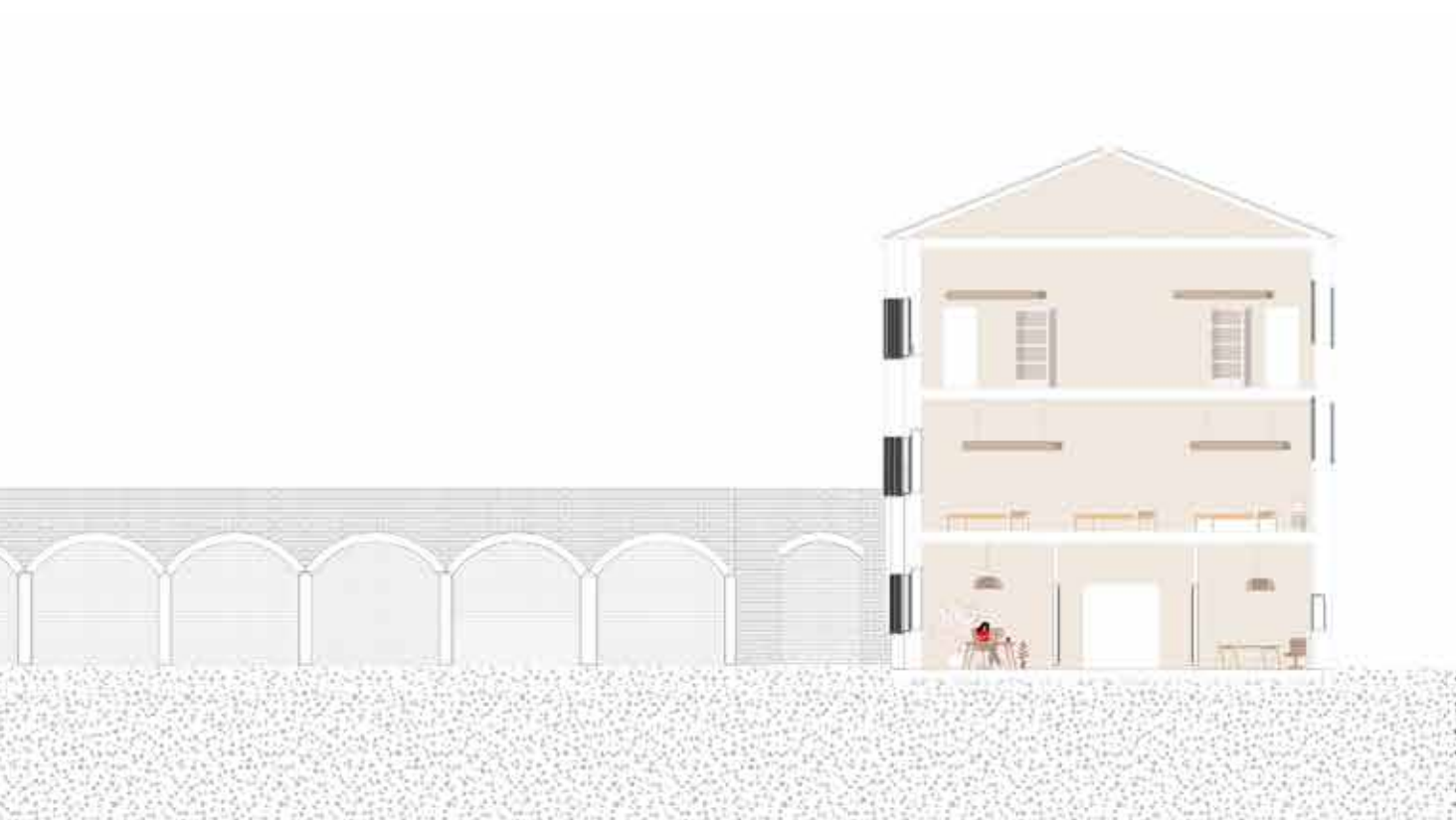


fig.79 Section A-A' Laundry room, Sisters' house I.



Sisters' House I, II and Laundry Room numbers

Casa suore I

Denominazione	Superficie
Piano Terra	380
Piano Primo	380
Piano Secondo	380
Totale	1140 MQ

Casa

Denominazione	
Piano Terra	
Piano Primo	
Piano Secondo	
Piano Terzo	

Totale

ATTIVITA'



suore II

	Superficie
	150
	150
	150
	150

600 MQ

Lavanderia

Denominazione	Superficie
Piano Terra	552
Piano Primo	324
Piano Secondo	328

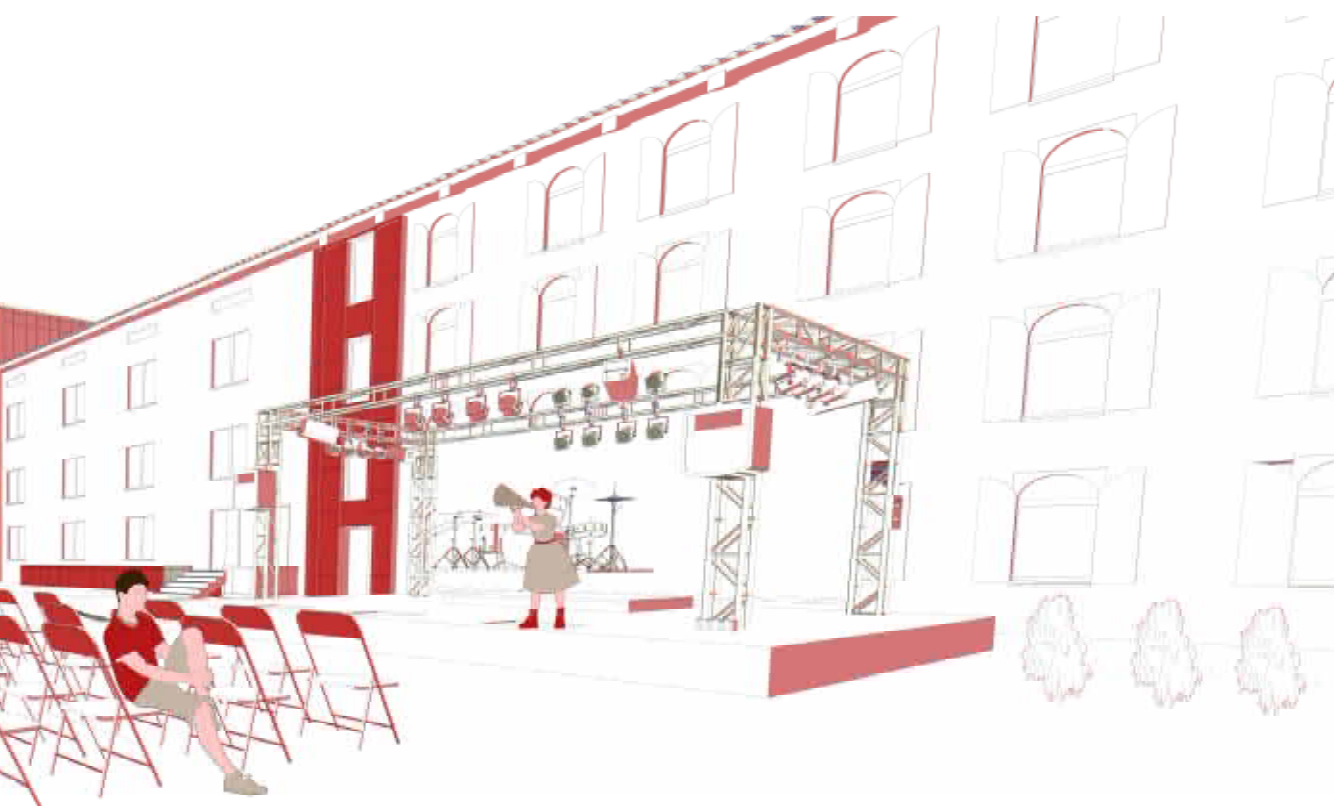
Totale 1204 MQ

RESIDENZE





Fig. 80 View of the courtyard of the Sisters' House I, II, Laundry.



This view shows the space enclosed by the three buildings named Sisters' House I, II, and the laundry. From this perspective, the new metal cladding adopted for the laundry is visible; within the project, the ground floor of this building is used as a space for leisure activities. The image is also intended to show the reader the potential use of the courtyard. In this case, a possible event organized by the associations residing in the buildings is depicted.

Conclusions

At this point, it is necessary to draw the final conclusions from my research. Overall, the process that led to the development of this thesis was not always linear and underwent several changes. The difficulties encountered were numerous, most of which stemmed from the size of the area and the financial scale that any type of intervention on these plots might represent for a potential investor. That said, throughout my thesis I tried to take into account all the possible challenges that a potential investor might face during the planning and design of the area.

The proposed solution — that of senior co-housing, accompanied by spaces for local associations and leisure activities — represents the synthesis of all the information and features analyzed during this process. This proposal envisions the reuse of existing spaces, the revitalization of pathways and green areas that have fallen into disuse over the years, and the exclusion of any new building volumes. It therefore stands as one of the possible strategies for giving new life to the former Psychiatric Hospital of Racconigi.

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