



POLITECNICO
DI TORINO

Honors thesis

DEGREE IN SUSTAINABILITY DESIGN

Abstract

Officine Grandi Motori. Urban generator. Mixité reuses industry.

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The thesis's work asked about the future of brownfields sites, a theme addressed in many aspects during the past, but still relevant nowadays, that needs new interpretations to be effective in face of a social and economic context in constant change.

The stakeholders of this change are new professionals who find in the city the fertile conditions to develop their activities.

The combination between new pros, new urban spaces of work and the offer of empty brownfields is the main theme of this thesis, in other words, how these new professionals and the new production may be the engine for the re-use of abandoned industrial areas.

The economic crisis and the cut of research and development investments from large companies have defined new working classes like "freelance", "makers" and "prosumers". Concerning these work figures, we outlined the particularities of a new production sector that tends to return into the city limits grace to the innovative technologies, materials and ways of production, which need small spaces where sharing, dynamic and interdisciplinary become the foundation to create a new economy.

Considering this renewed relationship between production and city has we decided to focus on the territory of north Turin, because it is an area with a strong presence brownfields sites. This initial research show the situation and the current status of old industries through a photographic survey and collection of documentation. This research has attempted to define the evolution of the urban transformation, highlighting the trend of residential use as the main type of intervention, but during the last years we observed a decrease of attractiveness.

So we decided to apply a different model of operation developing into the area of OGM (Officine Grandi Motori), an ex-FIAT plant, a project where the re-use of unused industrial building united to new construction could create the right basis for the growth of the new professionals figures.

First we connect the site with the rest of the city and mostly to the main axis of connection (airport, highway and rail station).

After we study the architectural features, the structure and the interior layout of remaining building choosing the best suited functions to be lodged including areas dedicated to coworking, technology labs, exhibition spaces and cultural, recreational and lodging facilities. Moreover, the desire to exploit the open spaces inside the buildings, inserting volumes used to the new features that do not affect the pre-existence, also comes from the knowledge that these areas can change the target over time.

The design strategy has led to insert in the area new buildings to not affect the existing structures. The new volumes are distributed in four blocks and they lodge a functional mix composed by shops, laboratories, residences and offices. This parting of new building in 4 different blocks reflects both the historical division of the area and her heterogeneity. Besides, this philosophy of action reflects the need to create new projects that are able to change over time and can be realized in different times and ways.

To connect the OGM with the environment and to increase the permeability develop a system of access along the perimeter of the area, and considering a sustainable mobility we allow just pedestrian and cyclist to move across the streets.

The points where the north-south axis is intersected by the longitudinal flows generate spaces called "links" and them are the focus of the new building blocks. These spaces

allow access to all the functions and they are intended as meeting places for socialization, creativity and interaction among different users.



JACOPO



STEFANO

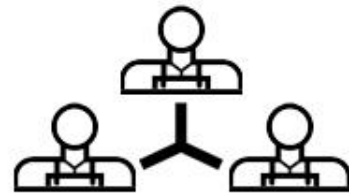
WHAT FUTURE FOR BROWNFIELDS?



NEW PROFESSIONALS



CITY SPACES



NETWORK

TORINOZORD

PHOTO RELIEF EX INDUSTRIAL BUILDINGS



62 BUILDINGS

MAPPING AND CLASSIFICATION EX INDUSTRIAL BUILDINGS

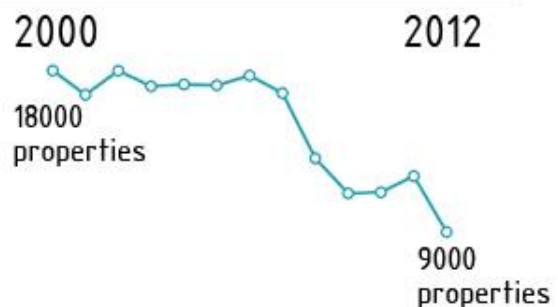


ANALYSIS AND COMPARE ZUT



A.RESIDENTIAL	44,6%
B.SERVICE	42,8%
C.TERTIARY	1,2%
H.EUROTORINO	2,7%
L.PRODUCTION	3,9%
N.EDUCATION	4,8%

DECREASE OF SALES OF RESIDENTIAL

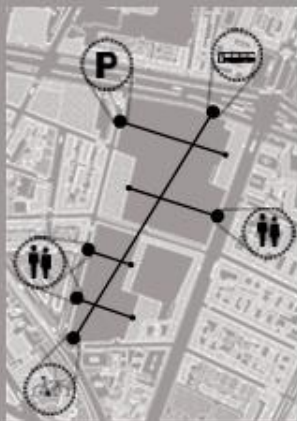


CONCEPT



FUNCTIONAL MIX: TRADE, WORKSHOPS, RESIDENCE, OFFICES.

The interior spaces of the area welcome the new building that does not contaminate the existing one.



ACCESSES:

Sustainable mobility defines the main accesses increasing the permeability of the area. The internal road is pedestrian and bicycle. Cars can access the underground parking through two entrances



SPACES LINKS:

The intersections of the flows that connect functions and accesses welcome spaces for socialization and for the exchange of ideas.



SYSTEM ENVIRONMENT:

The public green space becomes a filter between the new building and the former industrial buildings.

MASTERPLAN



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