



The greatest quality of this area (apart from its historical value) is that it is a green area of big dimensions very near to the town center and inside a deeply urbanized frame and for this reason it has all the qualities for hosting public utility structures in a zone that may be easily reached together with an important city park.

Orbassano municipality has already written down a Detailed Executive Plan for this area, but they worked on it several times. The plan was originated owing to the requests of the Municipal Administration (in terms of localized functions and installation capacity) in order to propose an alternative solution that keeps into account the pre-existences.

The D.E.P. foresees the realization of different municipal structures: intermediate school, new site for the local sanity company, the civic library, a gymnasium, a cultural center with an auditorium, a commercial pole with several district shops, a detached office of the Turin Chamber of Commerce, a residence with public participation and the necessary urbanizations works.



I began with analysing historical papers (Napoleonic maps, Rabbits land register...) and historical photographs and in this way I reconstructed the different phases of the edification and I calibrated the interventions owing to the historic importance had by the different buildings.

Mainly, the basic structure of the factory was kept the same (offices building and the industrial shed) so as to feel the space reality of a factory of the beginning of the century.

The project proposal that was developed localizes all the activities previously mentioned by keeping the same specifics and dimensions that were required by the D.E.P., by using where possible, the actual building and only where strictly necessary by realizing a new building (especially for the residence), trying not to insert elements that were contrasting with the actual one.

### **Project philosophy and project choices**

The requalification of a dismantled area may be apt to different interventions: the using of the space "that was left free" from the old function that is not active any more; the recuperation of some elements of that place so that they may become historical memory of that place and of the activity done in it; the real restoration of the buildings with the total recuperation of the existing one.

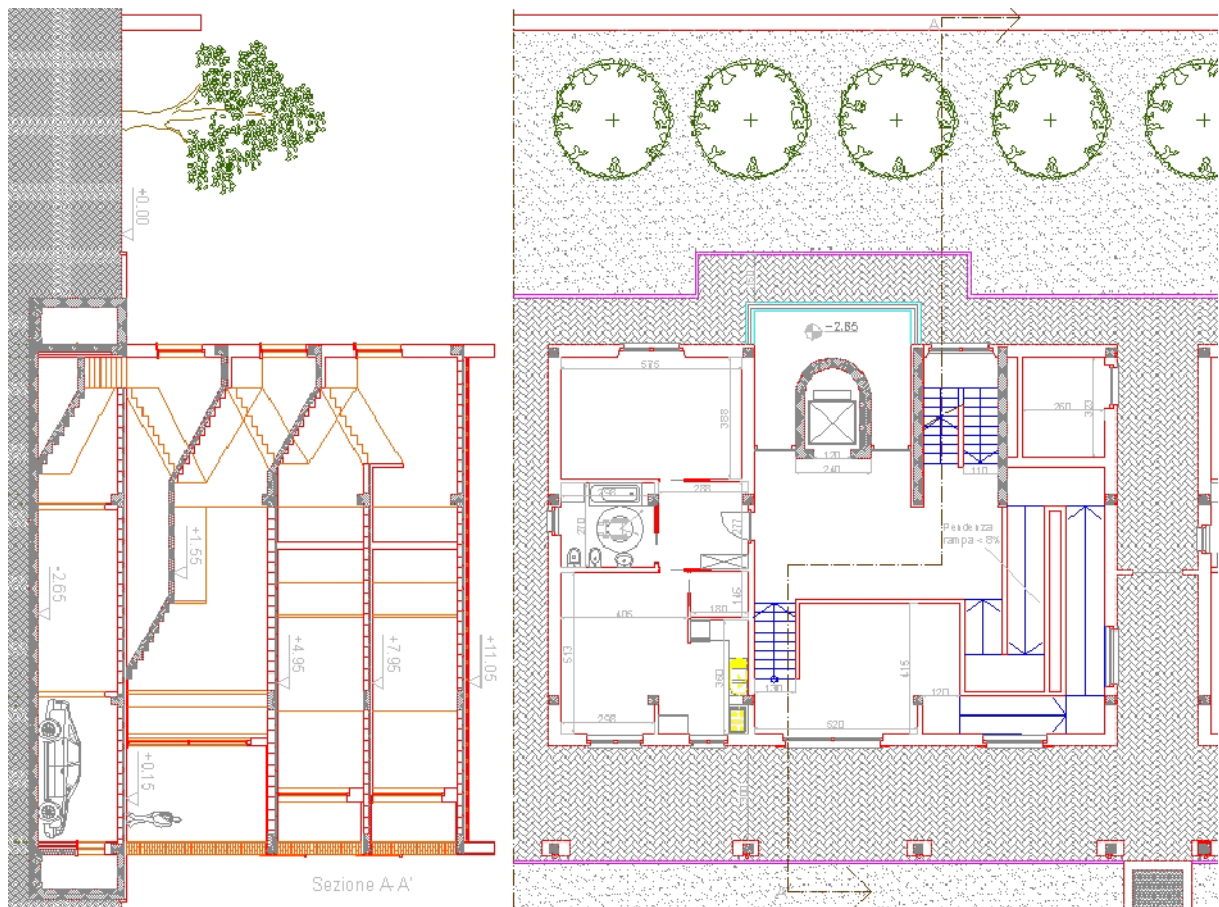
The philosophy used in realizing this project places herself in the middle because it uses the actual buildings (with appropriate technological and ruling improvings).

The re-use of these buildings is mainly suggested by these two reasons: the first one is that some of these buildings, such as the offices building, the dryer and some industrial sheds have some architectonic characteristics that I thought right to keep. The second reason is that from a structural point of view practically all the buildings are in good state and moreover their distribution leaves a large space to the green areas already present so as not to overcrowd the area with another building and leaving the same space organization that was created with the growing of the factory during the years.

The result that was obtained is a feasible project that reflects fully the needs expressed in the planning instruments and that from the point of view of the constructed charge does not change the consistency that was already present in the area, by keeping a very big green area in a very central zone of the town.

The restructure of the sheds and of the other existing structures led to a reusing of the same but with different aims. The intervention on the existing structures was aimed to making them become compatible with the new uses and with the actual rules for the security and energetic services of the building, by giving the possibility of using the spaces once used for industry and to feel them in their original function.

The ex novo project was for the residential bloc, the underground parking and some technical rooms.



The insertion of a residential bloc of big dimensions (7.500 mq) imposed a study of its localization and of its form that was furtherly thought in comparison with the other arguments of the thesis.

As far as the insertion of new buildings I tried to keep the architectonic and stylist characteristics that were already present in the area: so that, for instance, no arc roofs have been inserted; the used materials and the type characteristics of the manufacts are all in conformity with the existing ones; particularly the main used materials have been the concrete for the structures and the bricks (face at sight or plastered) for the paddings. The use of glass is limited to the canonical uses (lighting) and to underline some architectonical details.

The insertion of the new building kept into account the presence of a centenary green area and thus placing itself in the spaces that were left free from the trees and not vice versa.

In the distributing project they operated with the aim of creating in a complete autonomy the routes for the external users of the area, for the students, the residents, for the goods. The general system may be identified with a cross system: 4 entrances placed on opposed sides distribute the fluxes inside the area. The routes have been studied so as to render accessible each function of the area from each entrance, by keeping in the mean time a distinction between the different functions that are present. It is foreseen an arcade way that leaves from the residence and that goes until the local sanitary company and the commercial pole for creating a privileged pedestrian way and to join all the different functions that are present. The whole area has no architectural barriers and it is accessible 100%.

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