Abstract

Urban plots and economic sustainability of abandoned areas in Turin: case study of Westinghouse's abandoned area and Alfonso La Marmora Barrack

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by

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The issue of redevelopment of abandoned and degraded urban spaces is today one of the most important aspects considered within the city's government policies. The opportunity to understand which mechanisms regulate the fate and the process of such transformations is given by the study of the upgrading Westinghouse’s abandoned area and Alfonso La Marmora Barrack in Turin; investigating the reasons that led to the transformation of a directive rather than another, it is possible to understand on the basis of which criteria the choices regarding the transformation of the cities are made.

This thesis deals with the twofold task of investigating the relationship between the urban fabric design and the economic sustainability of the regeneration of those urban areas considered degraded and jointly studying through possible scenarios of urban transformation of the regeneration of an area, real studio case, currently being subject to a plan for the upgrading of the City of Turin. Through the study of urban patterns, context morphology, architectural pre-existence that characterize the area and its surroundings, this work aims to trace the design criteria that relate the project and the context, establishing a dialogue between pre-existence and new construction on multiple levels: the perception of built space, its usability at different degrees, the permeability of spaces. The architectural survey is accompanied at every stage by the study of the economic sustainability of the project; the design process leading to the definition of the architectural form is indispensable from the feasibility of the project. In the study path of the various scenarios, therefore, the factors determining its feasibility have been taken into account: the ownership of the area, the will to transform the area according to certain criteria expressed by the municipal administration, the appetibility of the area for the private investor, the advantages for the subjects involved, the possibility of formulating alternatives to the proposal of the municipality, and last but not least the socio-economic, environmental and perceptual effects of scenarios on the urban and urban fabric.

It is therefore necessary not only to think about the end result of urban regeneration, but also to pay attention to the design process that determines the rebirth and defines the characters, and to a lesser extent the future destiny. Starting from a survey of the events that have involved the area in the last century, from its development as an industrial center to a hypothetical directional citadel of the 1960s, it is possible to understand what in the various scenarios proposed for the area did not work.

The choice taken by the municipal administration that owns the property and which should be in the public interest in all respects seems to have failed to take any account of the possible socio-economic effects of such an intervention, merely seeking the best private bidder and maximize the profit from the sale of surface area rights.

The path of knowledge and of positive and negative criticism of the current scenario had the ultimate goal of proposing a valid alternative that would take as much account of the interests of all involved parties, both public and private, with the aim to create a balanced scenario.

The design research for defining the project master plan implied the energy and environmental sustainability criteria of the project, focusing in particular on the economic sustainability of the project and on the perception of the built architecture, thus adopting the viewpoint of the person or the final user, which is too often overlooked and relegated to a passive role.
By adopting the person's point of view in the process of analyzing the context in which it works and in the process of defining the constructed form, salient aspects of the space can be captured in terms of perception, considering intervention in terms of space permeability and as the direct consequence of the city.

Architecture is not just form or function, so sustainability is not just green energy and zero consumption; sustainable architecture is to consider architecture as a 360° degree sustainable key, encompassing environmental, social, economic sustainability, and which in the architectural sense contributes to making urban spaces more livable and consequently the city.

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Fig. 1 Project’s storyboard. Giulia Gilli
Fig. 2 Analysis. Giulia Gilli
Fig. 3 Masterplan, Giulia Gilli