

POLITECNICO DI TORINO
SECOND SCHOOL OF ARCHITECTURE
Master of Science in Architecture (Rehabilitation and Revaluation)
Honors theses

To project the agrarian park.

Analysis of the territory structure and formulation of a project proposal (tenable) for the Gerbido (Grugliasco) land exploitation

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This thesis is the result of an approach between planning and economic evaluation and it has as object the Grugliasco territory situated in Torino west area at the border of the districts of Mirafiori North, Village Lesna, S.Vincenzo and Pozzo Strada, next to the boroughs of Collegno and Beinasco.

The result is an exploitation project to be inserted into the existing context and to be placed in the real estate market by responding to the consumers' demands and to the promoting subject.

The study is composed of two phases:

The territory analysis

On this phase, the research has analyzed the most salient aspects about the actual state and the spins off on the territory of several projects promoted by Grugliasco and the province of Turin.

This area can be considered a great peripheral empty space, characterized by a historical origin agricultural tissue, recognizable by the presence of farmhouses and fields.

This system is fragmented by the insertion of new prevalently productive functions. In the points of contact between these two realities some situations of physical and visual contrast have been created.

The exploitation project

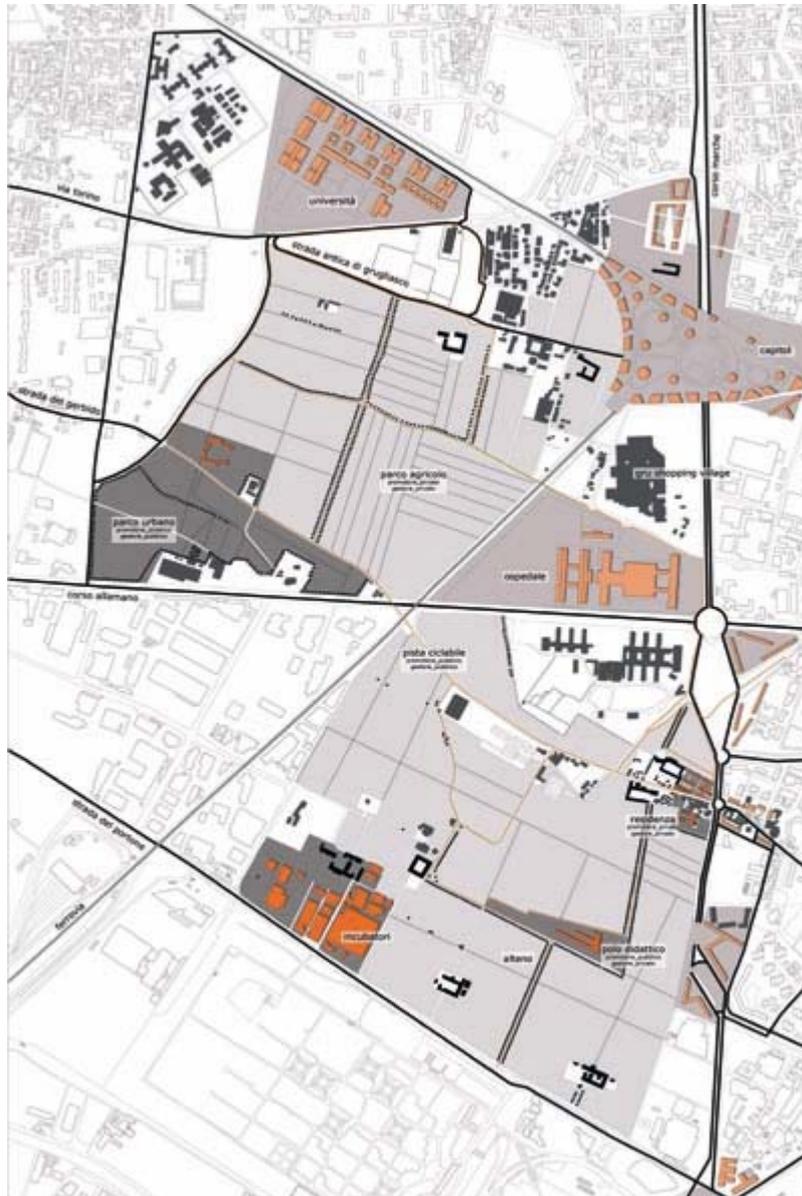
During the meta-project phase some territorial scale arguments have been faced.

Firstly the main objective has been to give continuity to the territory by valorizing the agricultural tissue mostly and by trying to give to this last one the image of a not fragmented consistent system.

This purpose is made explicit through the theme of the agricultural park which is able to enclose the whole area. The park is projected and united by a new hierarchy of essentially cycle and pedestrian paths. They take back the historic road lay-outs by allowing a fruition and a new physical and visual accessibility of the territory.

Movings inside the area are articulated by the insertion of new functions. They belong to a functional reorganization that has provided the replacement, out of the territory object of this study, of the activities which are in contrast with the agricultural fields.

On the other hand, the new functions are thought beginning from the morphological features and from the study of effected pre-feasibility which has defined, for every intervention of the meta-project, a promoting subject and manager.



Metaproject graphic representation

From the meta-project scale, there has been moved to the close examination of the intervention which is the main result inside the project financing reasonings: the door of the park towards Turin, placed at the crossing between Moncalieri road and the future Marche road.

The real, potential and future consumers are defined from the considerations of the territory analysis.

Through a research carried out at some real estate intermediation dealers, a great demand of new residence has been noted.

Once settled a hypothetical point of view of consumers/buyer, there has been chosen, to put beside to the traditional building, the eco-sustainable cohousing and new services to be able to give an additional value to this area.

The whole project of the park door is influenced by:

- the directions of the town planning scheme
- the analysis of the geometries of the existing tissue
- the new physical and visual accessibilities
- the study of the functions



Project axonometry for the park door

Particularly the theme of the housing typologies has been studied on detail by proposing different solutions of houses in line and terraced.

The realization of the residential cohousing complex, because of the propeller intervention, has been object of an economic feasibility examination through the analysis of the cost and proceeds.



House typology

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