

Unusable urbana areas in Turin

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This dissertation deal with the question of the vacant industrial areas or the real areas and buildings that form a favorit opportunity of territorial transformations.

In Turin, city of the strong and long industrial tradition, this problem is very feeled, for the dimension of these surfaces, and also for the problem concerning these areas.

It seem intersting an analysis of the current composition and distribution of the phenomenon in this community and a syntetic indication of the strategies in order to give to these places a different destination.

This research wants to pursue these objectives:

- to postpone at the 1997 and to articulate the census maked in the 1989 by the Doct. Egidio Dansero, that includes 128 industrial areas with a surface of clattering > at 500 mq;
- to document in a detailed form the type of recoveries.

Then are studied different types of situation for dimension, for section of the economics, duration and cause of the vacant, for propriety, localization, plan prevision or other urbanistic instruments;

- to show a method for the monitor of these transformations.

Infact is reported the lack of a non systematic knowledge together with a scarcity of instrument for a continuous observation of transformation of each areas.

One of the purpose of this dissertation is to arrange elements for a look-out of the urbans void and consequently to produce an archives of informations concerning the 128 industrials void.

These informations are filed with an extract of the map in scale 1:1000 and a photographic documentation, and appointed two volumes of enclosure.

These results (tab.2, fig.2), have highligred a total recovery of the areas in 81 cases (peer at mq 737.897) on 128 that cover a total of mq 2.601.204 peer about 1/3 of the total surface of the lot.

The areas involved in interventions of remake are of small dimension (≤ 1100 mq) and medium small (1100-4000 mq), while the 39 areas even today unusable represent 2/3 of the total surface of the lot (tab.1).

The majority of these 81 areas have had a productive recovery (19%), contrarily to the hypothesis of the P.R.G. in force. The 12% of the total present a residential standard of recovery, while only for the 9% is in act a recovery of the services sector often used to activity of store and transporting.

The sector in which work the industrial activities that occupy these areas is prevalently that of the electronic and informatic more compatible with urban use instead, result a little presence of the traditional industrial fields as: iron, mechanic, chemical, that have had a prevalent role to the not many operations of recovery in dock-yard at the 1989.

Recoveries buildings at the 1997, and mostly that of medium small dimensions, are placed on the city (map 1).

In particular a residential recovery is present in the west and south part of the city, although it's interesting, in a lesser extent, also the east and the central part of the city. The services sector and the commercial recoveries are mostly localized at west and north.

A considerable recovery of vacant productive areas constitutes a signal of the inversion of tendency compared to the constant growth of the industrials vacant, that have marked the previous period, and highlight an unexpected demand for productive activities. This announces also the opportunity and the possibility to convey others increments of productive activities through the wide property of vacant and unusable buildings to organise the productive structure.

For this, the city of Turin that has understood this inversion of tendency, it's preparing a varying to the plan to change the destination of the Z.U.T. (2), before appointed to the services sector and abode reintroducing their industrial use.

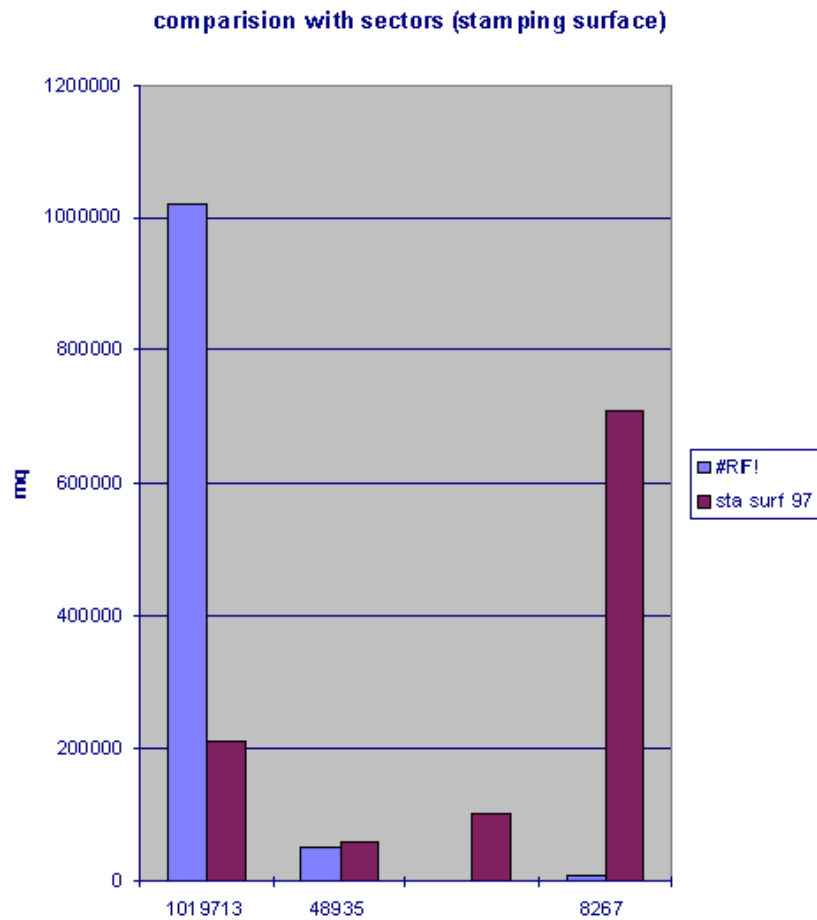
This topic should be faced on a rational point of view in order to keep the existent resources and to revalue vacant areas. This on a viewpoint to the productive capacity and to the potentiality of the Region.

Are came out two other important points:

- the exigence to a greater flexibility of the urbanistic regulation, able to control a wide variety of situation and ways;
- the complexity of the problem of the land reclamation, this burden and these technical contents depend of the characteristics of the future use of the area and of his destination.

(1) E. Dansero (1993), Dentro ai vuoti. Dismissione industriale e trasformazioni urbane a Torino, Ediz. Cortina, Collana di studi e ricerche del Dipartimento Interateneo Territorio del Politecnico-Università di Torino.

(2) Z.U.T.: urban zone of transformation

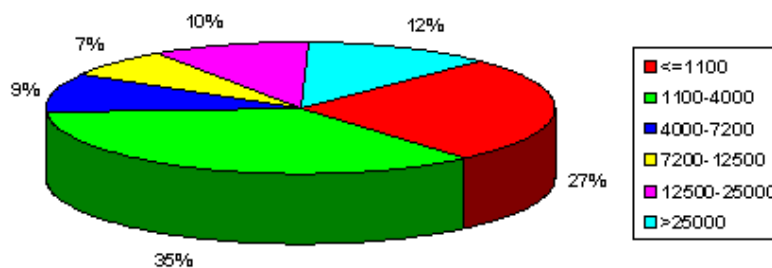


*FIG. 1 – Destination of use in recovery areas.
Comparison 1989-97 with stamping surfaces*

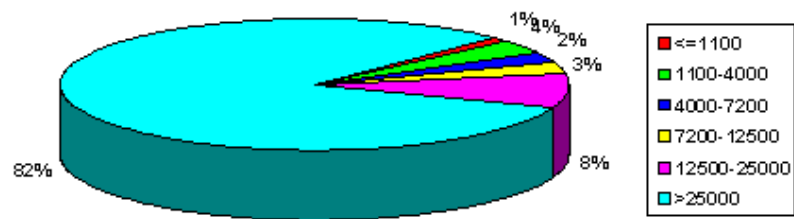
Fonts: E Dansero, Dentro ai vuoti. Dismissione industriale e trasformazioni urbane a Torino, Ediz. Cortina, Collana di studi e ricerche del Dipartimento Interateneo Territorio del Politecnico-Università di Torino, per il 1989. Elaborazione su dati ottenuti con indagine diretta, per il 1997.

Class of surfaces	Number of plant	%	Surface of the lot Mq	%
<=1100	34	26,56	24.088	0,93
1100-4000	45	35,16	93.908	3,61
4000-7200	12	9,38	63.240	2,43
7200-12500	9	7,03	82.784	3,19
12500-25000	13	10,16	216.559	8,33
>25000	15	11,72	2.120.625	81,52
Totale	128	100	2.601.204	100

TAB. 1 – Recoveries plants for classes of surfaces
 Fonte: study on with direct research.



Unit of class of surface



Surfaces of lot of class

Type of recoveries	Number of plant	%	Surface of the lot mq	%
totally recovered	81	63,28	737.897	28,37
partially recovered	7	5,47	61.340	2,36
other recover	1	0,78	140.500	5,40
Total	89		939.737	
not recovered	39	30,47	1.661.467	63,87
Total	128	100	2.601.204	100

TAB. 2 – Unit and recoveries surfaces at 1997
 Fonts: study on with direct research

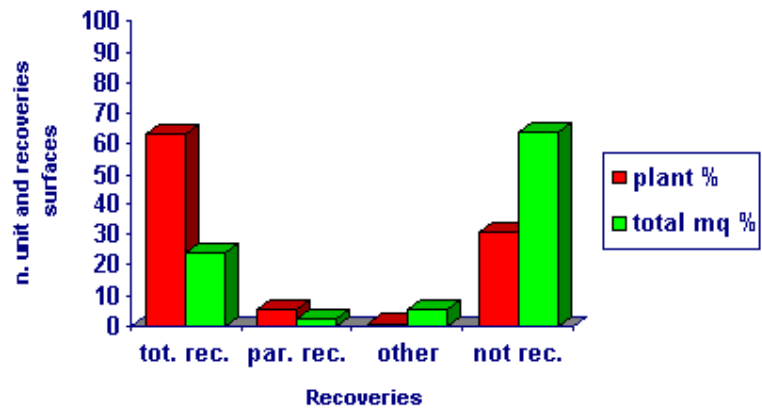


FIG. 2 – Unit and recoveries surfaces at 1997

Fonts: study on with direct research.