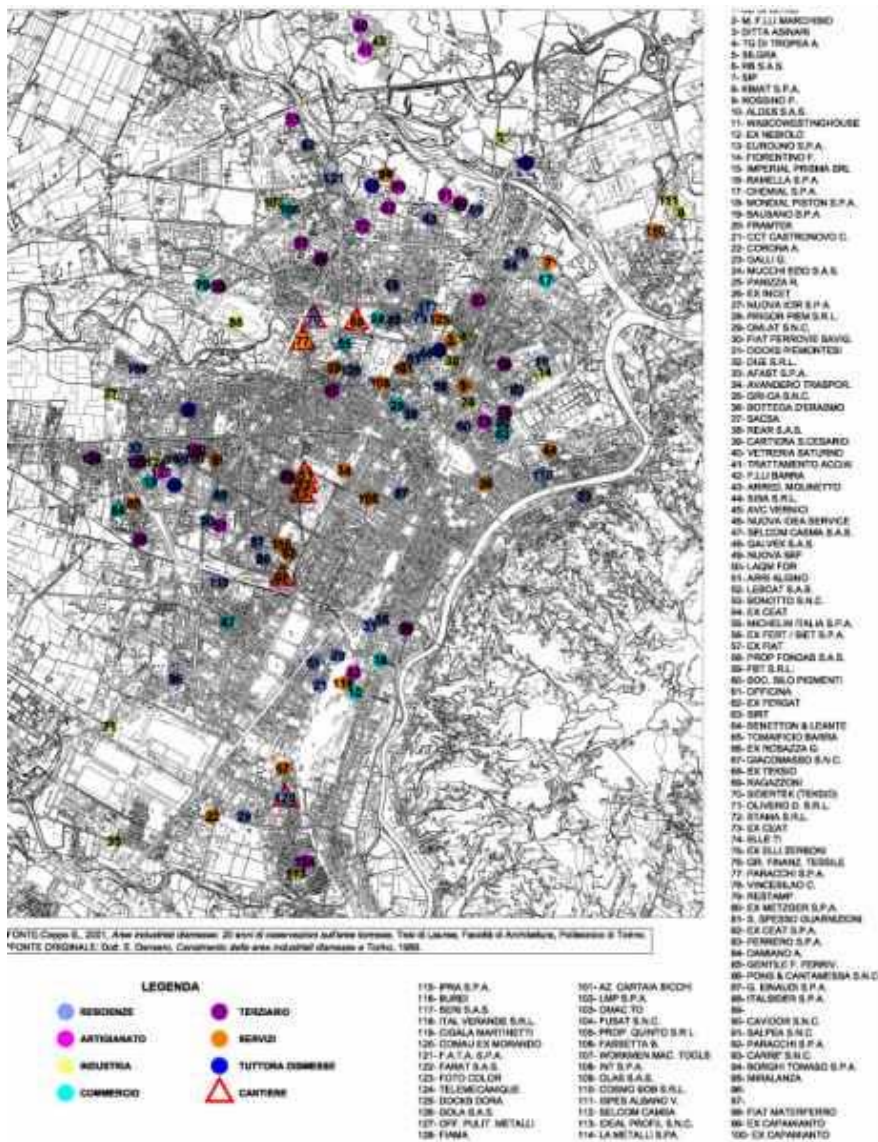


POLYTECHNIC OF TORINO  
 FACULTY OF ARCHITECTURE 1  
 Degree in Architecture  
Honors theses

**The reutilization of 128 industrial areas in Turin: conclusions of 1989-2005 monitoring**

by Matteo Are and Matteo Venere  
 Tutor: Agata Spaziante

The aim of this work has been to conclude an analysis that started with a survey carried out in Turin in 1989 by Dr Egidio Dansero, who catalogued the ex-industrial areas. The purpose of his survey was to understand the evolution of the phenomenon of the closure and abandonment of these industrial sites and their possible recovery through conversion to other uses.



The 128 cases identified by the survey were later examined by Cristina Godone, in her undergraduate thesis of December 1997: *“Aree urbane dimesse a Torino. Le prospettive di riutilizzo di 128 aree industriali vuote al 1989”* (*“Abandoned urban areas in Turin. The recovery prospects of 128 industrial areas which were empty in 1989”*) and subsequently in a similar work which developed and updated this theme: *“Aree industriali dimesse. 20 anni d’osservazione sull’Area Torinese”* (*“Abandoned industrial areas. Twenty years of observation of the Turin area”*), thesis by Silvia Coppo.

These studies provide the opportunity to analyse the phenomenon from many different angles, above all in the light of fifteen years of monitoring and research.

**AREA N. 82 - EX C.E.A.T.**  
Via FOCORA

**DATI GENERALI**  
Anno di costruzione: c. 1980  
Anno di dismissione: 1978  
Protezione d'interesse: val d'alto gamma e valore storico  
Caratteristiche del territorio urbano:  
Declivita: orientata a nord e settore industriale  
Quantità verde: a valle  
Freddità: a basso livello  
Paesaggio: piano terra

**SCHEDA P.R.G.**  
INIZIATIVA DI TRASFORMAZIONE PER SERVIZI, ABITATI E BUSINESS  
TIPO DI SERVIZIO PRODOTTO:  
area per spazi pubblici a parco per il gioco e lo sport  
edifici, in caso di recupero con funzione pubblica  
DESTINAZIONE GIURIDICA DELL'UTILIZZAZIONE ESPRESSIVA:  
RESIDENZIALE con 80%  
A.S.P. max. 20%  
L'elenco prescelto in caso di conversione convenzionata:  
NUMERO MASSIMO DI UNITA' FUNZIONALI: 4  
ORIENTAMENTI PROGETTUALI:  
Adattamento dell'edificio pubblico lungo Via Focora - Via Piazza San  
Raffaele - Piazza C. del Popolo.

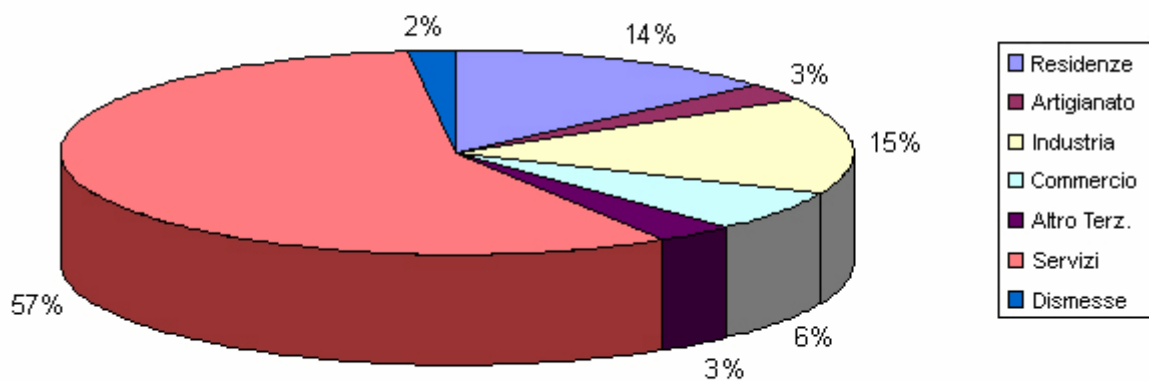
**OSSERVAZIONI**  
I progetti per la ex C.E.A.T. intendono autorizzare gli immobili a una serie di interventi edilizi per trasformarli nel magazzino alla destinazione d'uso prevista, che sono quelle previste con gli altri interventi dell'area e mantenibili come attività produttiva, artigianale, commerciale e culturale. Inoltre, queste aree sono state dismesse e accantonate quali riserve di terreno a riserva e conversione prima del 2010 con A.S.P. massima di progetto (percentuale di suolo industriale massima 20%).  
I tipi di intervento edilizio previsti sono tutti quelli definiti all'art. 4 dello schema del regolamento P.R.G.: lo spazio di intervento mediante recupero di manufatti e volumetrie esistenti al recupero funzionale per le destinazioni previste per i usi di fabbrica che permettono un mix di interventi di conversione in parte del sito di fabbrica prima del nuovo intervento di recupero artigianale con il progetto di recupero "full urbanity". Il nuovo uso consentirà lo scatti di fabbrica produttiva che non vengono mai più al sito urbano della fabbrica, e consentirà un uso pubblico del sito superiore limite di 150 mq.  
La destinazione prevista dal corpo di fabbrica viene definita in un'area di viale Focora (2000 mq) al di sotto del quale si prevede il realizzare un parco verde in un'area di passaggio di pedone in parte da destinare a verde in rapporto alla nuova A.S.P. realizzata con la conversione.

	1987	1995
UTILIZZAZIONE	SALEMI (SERRAVALLE)	TRUSSARDI
PROPRIETA'	CONDOMINIO TORINCO	PRIVATA
S.L.P.	12400 mq	12750 mq
Superficie Lotta	21750 mq	21750 mq
Rapporto Costruzione	0,56	0,58

In 2001 twelve industrial areas were still abandoned and without a precise project for their reutilization. Through the analysis of these 12 areas and a survey of another 15 areas which in 2001 had a reutilization project but where the works were stationary, our work here seeks to provide an overall picture to help understand how the approach to this phenomenon has changed in the last 15 years. After an initial phase of lack of interest due to the unfavourable social, political and economic climate, these sites soon began to be considered potential resources. Besides the financial and real estate benefits connected with such conversion, it immediately became clear that changing conditions now favoured the conversion and reutilization of these sites. Indeed they had become the only means that remained which could enable today's city to grow and develop, as any further territorial expansion beyond its boundaries is inconceivable.

Moreover, most of the abandoned industrial areas are to be found in neighbourhoods that are now far more “central” compared to their original setting in the urban fabric, which grew in an unorganized and uncontrolled way during the years of the economic boom. Thus these areas now play a role of strategic importance in the design of the new urban hubs of the city.

### MQ PER OGNI DESTINAZIONE D'USO



For this reason monitoring was carried out through observations in the field, interviewing key figures, attempting to stimulate organizations and institutions like the Turin City Council, carrying out research on the Internet, seeking information in bulletins and in the newspapers so as to complete our knowledge in an articulated and exhaustive way about the future destiny of these areas. Thus what had appeared to be a mirage 15 years previously was finally achieved: in other words it became clear that in a period of 15 years over 3 million square metres had been reclaimed and reutilised. It is logical that the work concentrated principally on the 12 areas which until 2001 had been abandoned and on the 15 whose future use had been decided but which had still not been utilized. Nevertheless the study on the 128 areas as a whole is fundamental for understanding the direction that has been taken in the last 15 years, which demonstrates that the *PRG* (General Town-Planning Scheme) in the end had a solid basis and that the forecasts were not wholly erroneous. It highlights how without the support of public funds and without the initiative of an institution it would not have been possible to unblock the all the issues concerning these areas (and others as well).

On the whole in our survey we have seen that the most common solution in terms of numbers has been the residential one, although in terms of the surface area involved the majority of the urban land reclaimed has been reutilized for services. This confirms that Turin is no longer only a manufacturing city, as much of it is now devoted to the services industry. The re-launching of the industrial sector is the fruit of *Variante 38 al PRG* (Version 98 of the General Town-Planning Scheme), which rebalances the tendencies towards the services industry promoted by the General Town-Planning Scheme and provides the possibility to revitalize the fabric of the city with different activities.

For further information, e-mail:

Matteo Are: [matteoare@hotmail.com](mailto:matteoare@hotmail.com)

Matteo Venere: [matteovenere@ciaoweb.it](mailto:matteovenere@ciaoweb.it)