



POLITECNICO
DI TORINO

Honors thesis

COURSE OF ARCHITECTURE FOR THE SOSTENIBILE PROJECT

Abstract

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The Redevelopment Project of *Ex Manifattura Tabacchi* in Turin

Tutor

Roberta Ingaramo

Co Tutor

Nannina Spano
Elena Fregonara

By

Gianmarco Maria Benzoni

Alessio Calvio

Gert Elezi

December 2016

There are various reasons that lead to the closure of large plants; the Manifattura Tabacchi (Tobacco Factory) suffered for the consequences of the deep crisis of the monopoly towards the most renowned companies and for the internal conflicts between trade unions. Thus, in 1996, the 400 remaining employees were redistributed in government offices and the factory closes permanently. We are in Turin, in the *Regio Parco* neighborhood, a township enclosed within the boundaries of the Monumental Cemetery, the *Trincerone* and the Manifattura Tabacchi. This area has developed around the factory, which employed at its best, almost 3000 workers.

In the preliminary phase, we carried out historical, bureaucratic, territorial analysis, in addition to some research on existing buildings.

The design phase included the studies on economic sustainability, geomatics and schemes concerning the design's quality, that were useful to outline the objectives.

The next step consists in the application of geomatics to three-dimensional models, in order to enable the updating and sharing via web publishing.

Before analyzing the specific case of the Manifattura Tabacchi, it was necessary to make a theoretical research regarding both the dynamics that led to the disposal of Public Assets with the consequent transfer and the federal state property. In brief, the building complex and its regeneration have different complications, most notably, the lack of funds. The scenario proposed by Nomisma & Yard has not convinced investors and no SGR made proposals for the establishment of a real estate fund, all this due to uncertainty regarding the development process of intervention and the commitment of the the university in providing its share of funds.

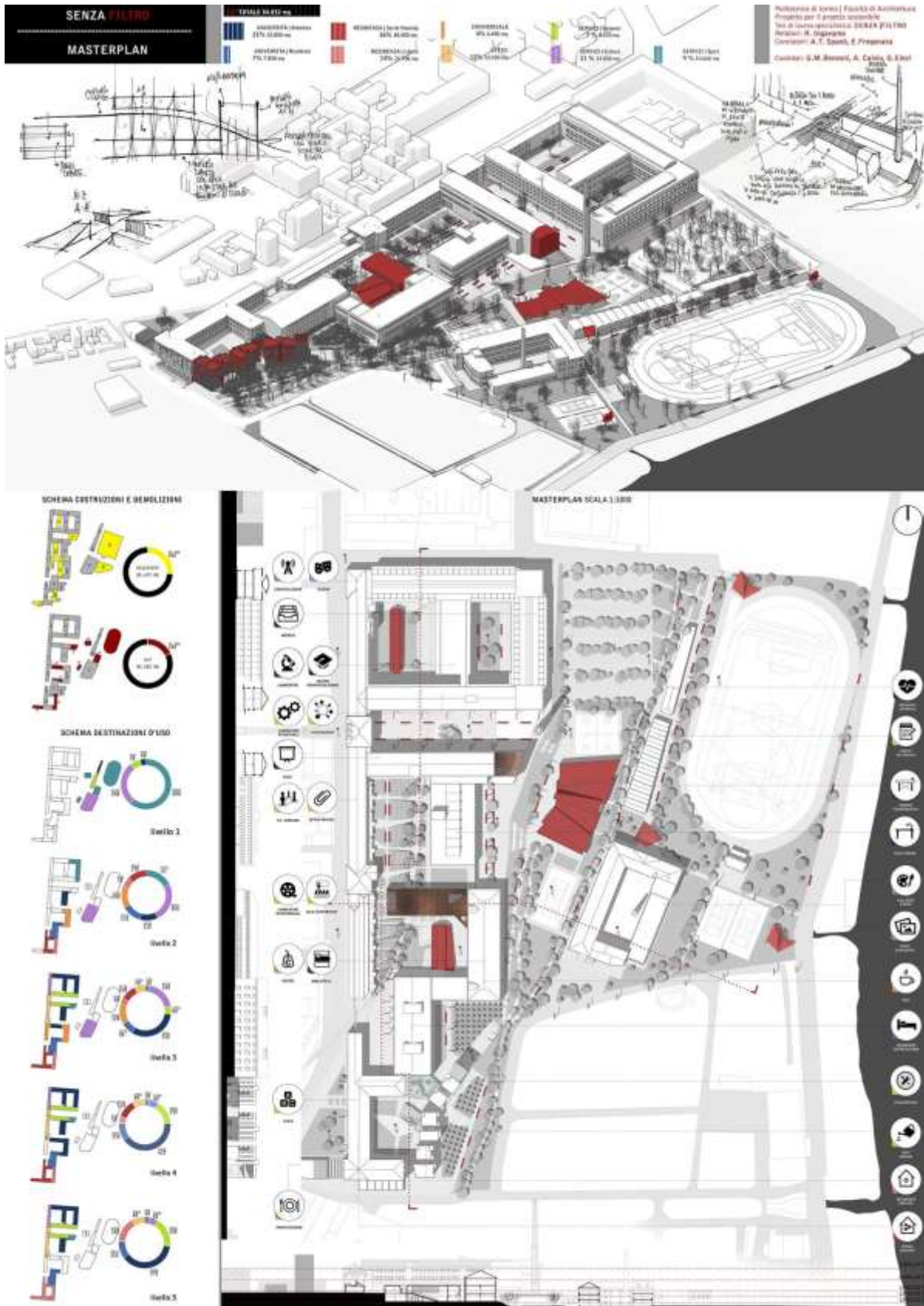
As regards the geomatic's contribution, we want to point out the database research regarding the information needed to create thematic maps, used to analyze the project area, and to provide useful details for the subsequent steps. In the planning phase the aim was to use the data to create 2D and 3D themed scripts, containing, in addition to the geospatial information, the references to the project's proposals.

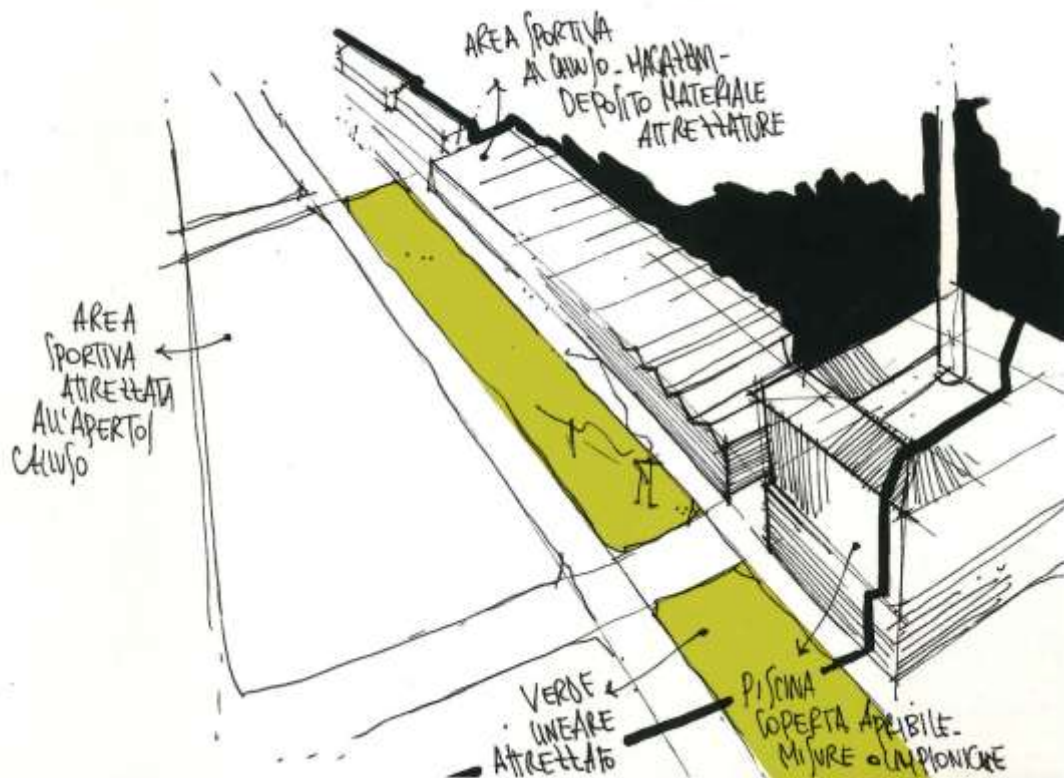
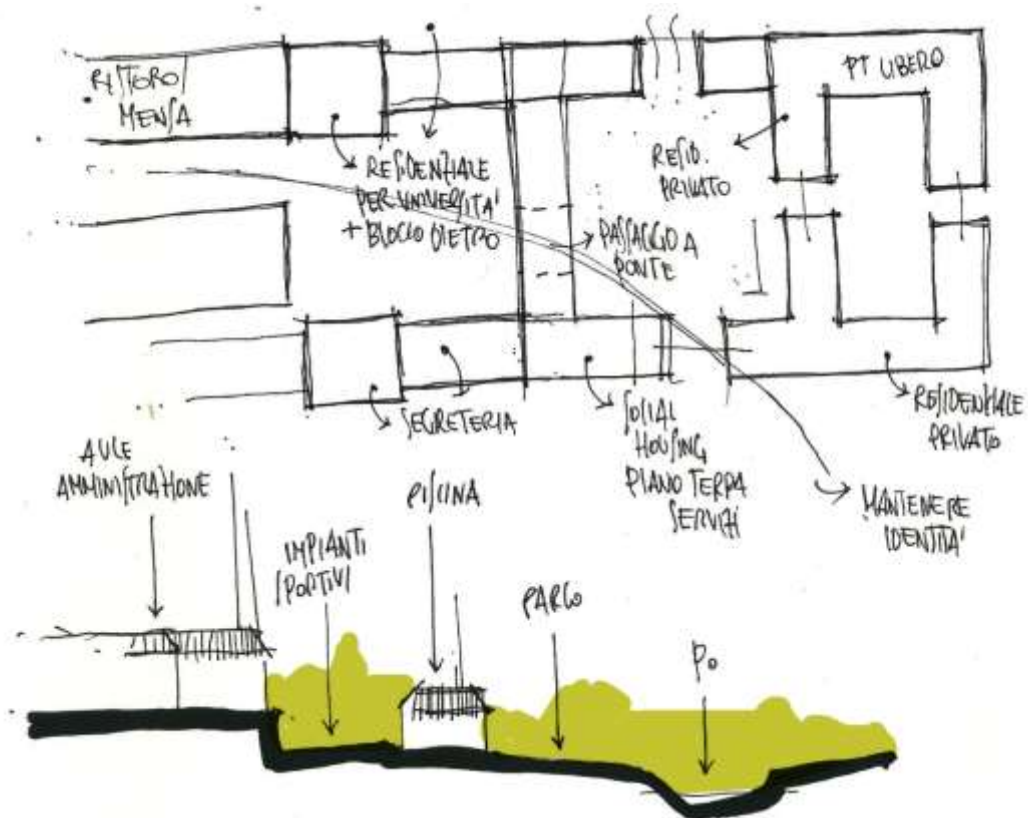
The area has a lot of potential, being not far from the city center, situated among the catchments interested by the project "Torino città delle acque" (Turin city of waters); it also borders the largest parks in the city where there are already many public sport facilities with a very low building density which leaves a lot of green spaces in proximity of the planned construction of the cycle path named VENTO and furthermore the area lies nearby the stop of the forseen line 2 of the subway.

These features emerge more if we analyze the factory's tangential sections. We started by defining what might be the interventions on the neighborhood scale, advancing some assumptions for the subsequent more detailed scales. Nowadays, it's practically impossible to find the necessary funds to carry out a project of this extension; we're talking about approximately 95,000 square meters of surface. The timescale is divided into four phases, each one with a central theme. The first focuses on neighborhood's services, renovating the existing environment with a low-economic impact. The subsequent phase focuses on the relationship between the city, the park and the river, with the aim of improving the public green areas; the following step integrates the existing buildings with a residential mix. The last stage inserts a university campus in the Manifattura Tabacchi building, occupying the

wide existing premises. Doing so, the endless construction site that burdens the district would come to an alt.

The plans are to transform the park, the Manifattura Tabacchi and the district, a single organic system without barriers, without dichotomies and, of course, WITHOUT FILTER.





For further information, please contact:

Gianmarco Maria Benzoni, gianmarco.benzoni@yahoo.it

Alessio Calvio, calviao@yahoo.it

Gert Elezi, gerti.gerti@hotmail.it