



**POLITECNICO  
DI TORINO**

# Honors thesis

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COURSE OF  
Architecture for the restoration and valorization  
of cultural heritage

*Abstract*

**EX FABRICA**  
**A New identity for the Manifattura in Moncalieri**

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Our design choice is focused on the recovery of the Ex Textile Manifattura in Moncalieri. The research arises from the will to understand the reasons why this fine architectural example, so masterfully built and placed in a context of prestige, was not, after decades of abandonment, still taken back to its vocation of productive place and monument to the history of modern architecture.

Two reasons can be analyzed to explain this:

On the one hand, the high costs related to its reconversion and maintenance that should be taken by the owners represented a strong limitation. On the other hand, these bonds preserved the building from radical transformations that would have de-naturalized its original character.

The initial assumption was to preserve as much as possible of the inherent building's characteristics and to valorize its original manufacturing function, reinterpreting it according to the needs of the new production.

We decided to focus on the theme of dismissed industrial heritage by deepening theoretically the themes related to the causes and consequences of the dismissal of the industrial architectural sites. The phases that from the 18th century to nowadays characterized urban and social evolution have been described, focusing on workplaces and working models.

In the past it was order and linearity, today the term flexibility is more appropriate to describe both the relationships in the workplace and their spatial characteristics that change in response to new needs. The new way of working, the so-called Smart Working, which is inspired by the major working realities, finds its foundations in a flexible and relational work where digital communication plays a central role.

We analysed many locations identifiable as professional connectors within which the working model of co-working is adopted. It is based on the collaboration and sharing of common environments, services, ideas and values, generating networks and work opportunities.

The study cases showed that industrial buildings are particularly well suited to host co-working spaces, characterized by a large number of functions performed in different but complementary environments.

In the second phase of the research, we focused on the study of the building and on the analysis of its location to see if it could respond positively to the new destination of use related to co-working. From the surveys carried out, both to a demographic and a territorial level, we realized that the building is placed in a favourable context in comparison to other industrial buildings in the city of Turin. Indeed, it is proximity to both city centre and outskirts. This survey allowed us to suggest the insertion of the building within the current working scenario, including the ever changing network of co-working spaces.

The previously mentioned studies led to the final stage of the project. The aim is to preserve the original features of the building and its context and, at the same time, to transform it according to the new needs of the working class.

The variety of space use destinations, connected to work, leisure and sociality, aims at creating a work-life cycle within the manufacture, stimulating new aggregation processes also in the adjacent area. The project's design was accompanied and monitored by pre-

feasibility checks, supported by a feasibility study that started from an accurate funding research. Starting from stakeholders mapping, we defined a management plan for the enterprise, since its start. From the business plan emerges the essential necessity of external financing and support by public and private bodies, crucial for any business venture.

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