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Honors thesis

COURSE OF
Architecture Construction and City

Abstract

**Adaptive reuse: Retail project of the former SITOCO
factory in Orbetello**

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The purpose of this study is to define a retail project for the former S.I.TO.CO. factory according to the principles of adaptive reuse, the establishment was constructed in Orbetello in 1907 and closed in the 1990s, from that moment the whole area pours in a serious state of deterioration.

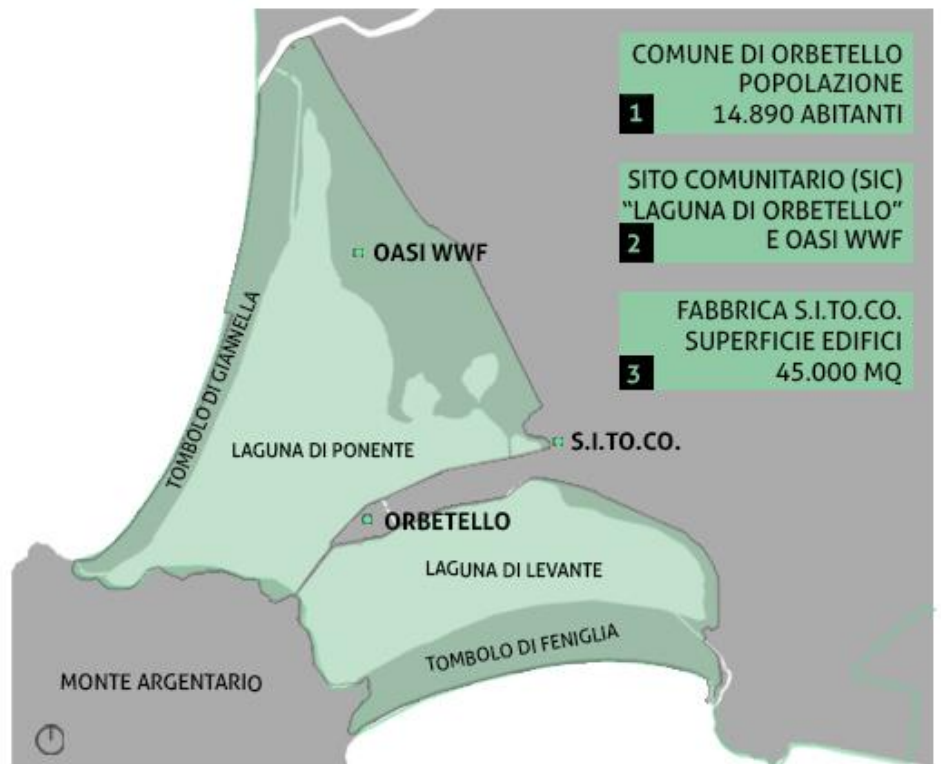
The first important choice taken was to preserve the existing buildings and consequently reactivate the navigable channel developing water transportation and connections with the islands. Even the original plant distribution in axes was maintained creating thematic band; an overhead walkway crosses the lagoon wetlands providing landscape observation points, this zone acts as a filter between natural and built environment. The catwalk is in fact connected by bridges with the bench of the channel where the new waterfront develops, here the main building hosts tourist, receptive and commercial activities, environmental education linked to the lagoon, as well as art workshops. According to the site development plan this block should be the first to be activated leading to the renovation of the remaining parts of the site. A fundamental element of this structure is the gallery that runs along the building, this was originally used for the industrial production with conveyor belts for raw materials but in the new project it becomes the starting point of the construction development, in fact this element consists in a long two levels horizontal space which overlook all the areas and functions. As well as other successful cases, see the shopping gallery of Lingotto, the distribution element, articulated in spaces with different shape and dimension, must be the catalyst of interest that guide the reassessment of these site and attracts new features.

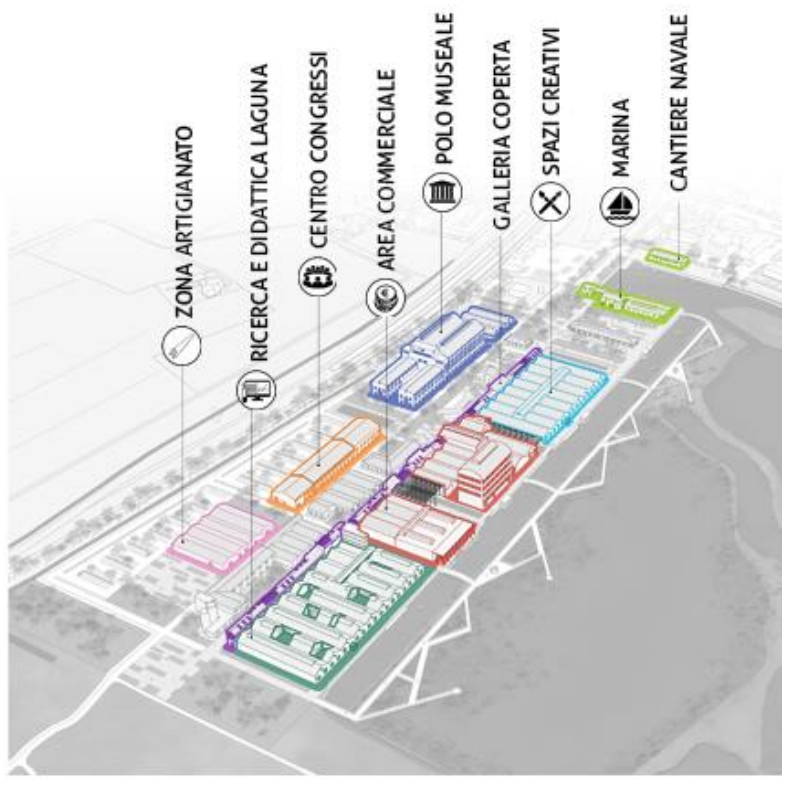
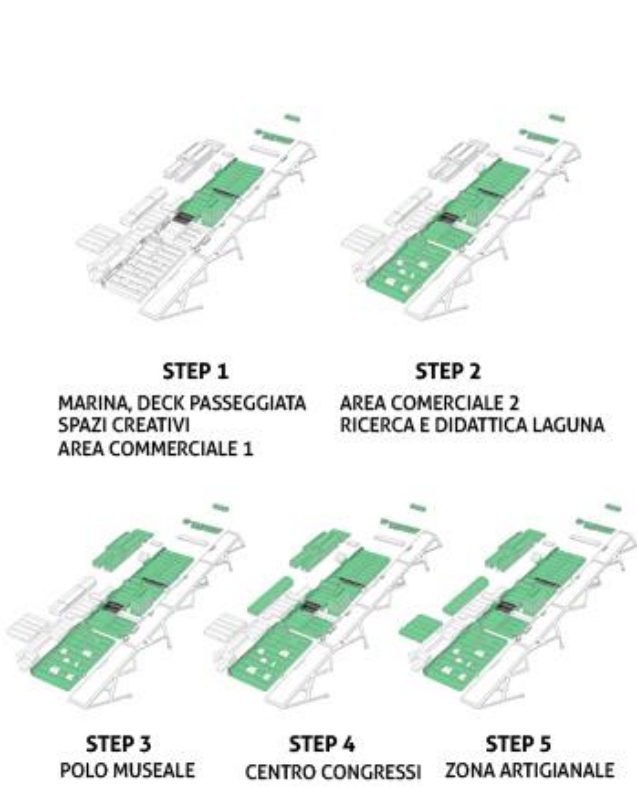
The central area of the site hosts some smaller buildings and open spaces for the community outdoor events. The last band, that will be activated later in the site development timeline, is the one towards the railway with craft and museum functions. In this area it's concentrate the vehicular traffic, leaving the rest of the site strictly pedestrian. These parallel bands are connected by perpendicular axes consisting of green areas, two water plaza and two channels which, starting from the main navigable canal, cut the waterfront building creating more enclosed spaces where small boats can moor. To the north of the site, two green areas have been planned as a transitional space between the built environment and the part of the property characterized by lagoon habitats, in this part

could be created a network of trails for hikers that can eventually connect the site with the nearby WWF natural oasis.

The guidelines considered have led to the realization of a project that knew how to combine the architectural values of the existing building with the new features, showing characters of flexibility, adaptability and temporariness that would give an overall view of a long-term process of transformation. With this project the space is not entirely projected, a certain degree of flexibility in the development program is left for new needs that may arise in the course of time. This strategy allows experimenting different possibilities and then choose the one that is most suited to the place. These design solutions don't wish to be restricted to the S.I.TO.CO. factory but rather be guidelines applicable in other urban contexts and abandoned industrial realities.

INQUADRAMENTO







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