



POLITECNICO
DI TORINO

Honor thesis

MASTER'S DEGREE IN ARCHITECTURE
FOR THE SUSTAINABILITY DESIGN

Abstract

Lighthouse Experience: promoting Capo Santa Croce lighthouse in Augusta

Tutor:

Manuela Rebaudengo

Co-Tutor:

Carla Bartolozzi

By:

Diana Devetta
s228072

Session:
September 2018

The design research of this thesis is inspired by the “*Valore Paese - Fari*” initiative, launched for the first time in 2015 by Agenzia del Demanio and by Difesa Servizi S.p.a to promote on the market real-estate assets that are currently disused goods by means of granting them.

These assets are to be assigned and managed by both privates and institutions to be enhanced according to the *lighthouse accommodation model*: the key principles are the respect for the landscape, the enhancement of territorial identities and the protection of the environmental ecosystem, in line with the promotion of a sustainable tourism.

This initiative is part of a historical period in which topics such as the enhancement of the existing building heritage, the use of land, the preservation of prestigious buildings, the re-evaluation of state-owned assets and the attention to a sustainable approach are of primary importance. Today, the lighthouses scattered along the coasts of our territory, which for centuries have directed ships to safe harbors, are often found to be deprived of their traditional function, abandoned and in conditions of decay.

Within this thesis, the Lighthouse of Capo Santa Croce in Augusta is addressed as a case study, monument listed within the tender for “*Valore Paese - Fari, Torri ed Edifici Costieri*” of 2017, for which a project of valorization and conservation is developed in line with the guidelines of the above-mentioned tender, together with a study economic sustainability regarding the viability of the intervention.

The first part of this thesis focuses on the analysis of these buildings included in the various tenders, in particular on those of the 2017 edition; the buildings are listed and classified with the aim of highlighting their strengths and weaknesses, so one can choose among several buildings, the most suitable one for the development of a valorization project; all this with positive consequences both from an economic and touristic point of view. It is exactly at this stage that the Lighthouse of Capo Santa Croce establishes itself as the topic of the case study.

Later, the research focuses on the analysis of the tourist offer linked to the residences in those lighthouses currently existing along the Mediterranean coasts: the

lighthouses that are already converted for receptive use have been listed, with particular attention to the costs of accommodation and of the related services.

The third chapter analyses Eastern Sicily and then zooms on the city of Augusta, a complex and multifaceted reality, characterized by a harbor area and the presence along the coast of the petrochemical industries, but which can also boast of having an historical city centre with architectural value and several areas of naturalistic and archeological interest.

The project provides the realization of five apartments and the re-thinking of the open spaces under the jurisdiction of the lighthouse, with a keen eye to the preservation of the identity of the building and to the economic sustainability of the intervention. The project aims to transform the Lighthouse of Capo Santa Croce near Augusta into a receptive building capable of integrating both nature and territory, and which can act as a tourist catalyst for the city.

The final part, about the feasibility of the project over a management period of fifty years, highlights the economic convenience of the intervention both for those who grant the building and for the investor.

The thesis ends with a cause for reflection about the possibility to go beyond the requests of the tender in the strict sense, developing a touristic proposal that exceeds a static way of hosting. It is therefore proposed a new model that creates a network of several facilities spread all over the territory using a central booking website. This way visitors could choose to stay in a single structure, according to the *lighthouse accommodation model*, or book overnight stays and itineraries deciding to move around the whole Sicilian territory, according to the *lighthouse experience model*.





Protect the identity of the building



Add new buildings



Eco-sustainability



Change the identity of the building



Maintenance of the original structures



Modification of the facades



Reversible actions



Demolition of huge parts of the structure

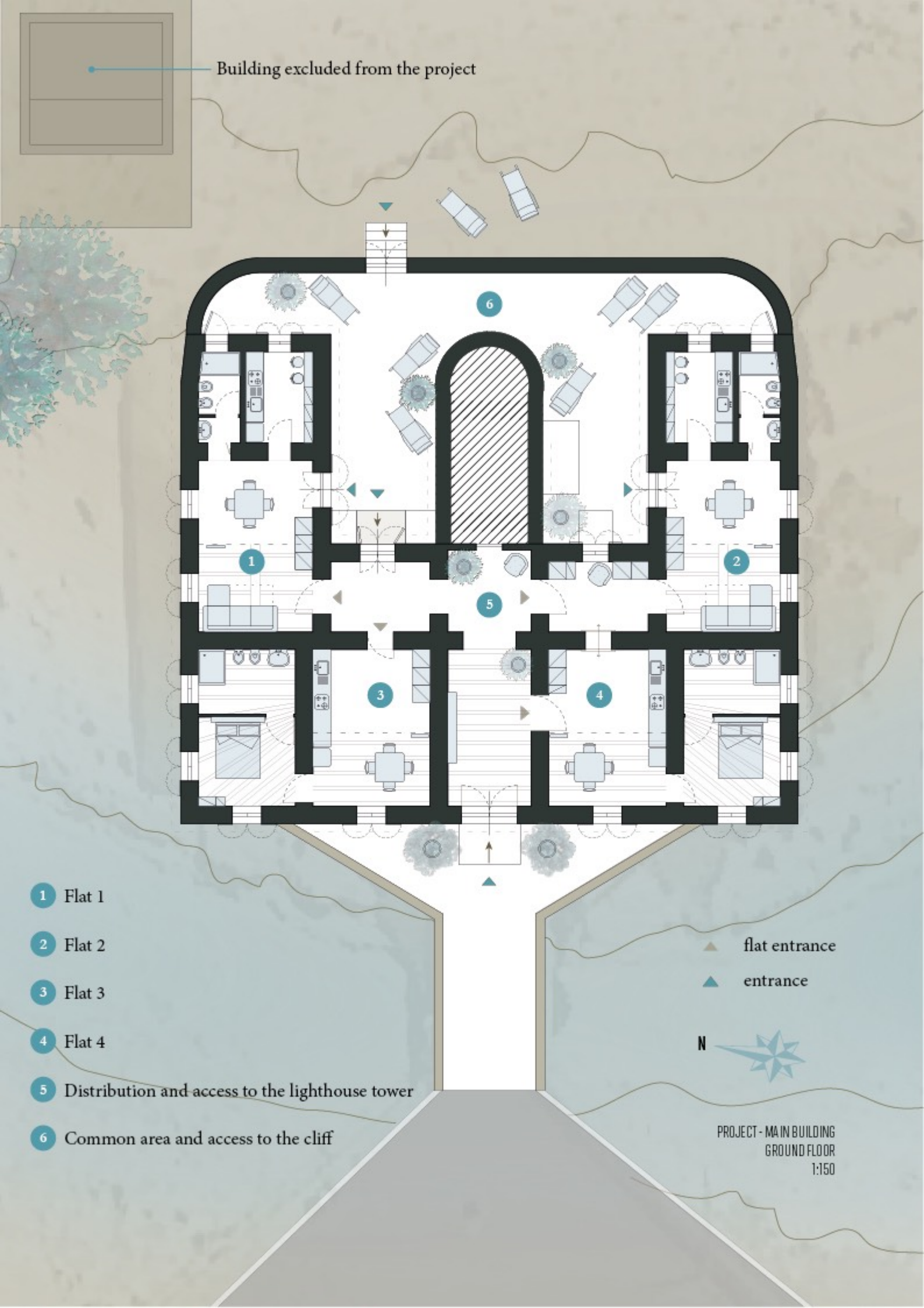


Integration with the territory and
the landscape



Construction solutions not
suitable with existing ones

Building excluded from the project



1 Flat 1

2 Flat 2

3 Flat 3

4 Flat 4

5 Distribution and access to the lighthouse tower

6 Common area and access to the cliff

flat entrance

entrance

N

PROJECT - MAIN BUILDING
GROUND FLOOR
1:150