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3 paesaggi, 8 ambienti, 26 edifici, attivazione // 3 landscapes, 8 environments, 26 buildings, activation

Original
3 paesaggi, 8 ambienti, 26 edifici, attivazione // 3 landscapes, 8 environments, 26 buildings, activation / Vigliocco, Elena - In: Riuso del patrimonio oversize. Un progetto adattivo per la Cittadella di Alessandria // Oversized heritage reuse. An adaptive project for the Citadel of Alessandria / Vigliocco E.. - STAMPA. - Torino : Politecnico di Torino, 2021. - ISBN 978-88-85745-54-4. - pp. 110-183

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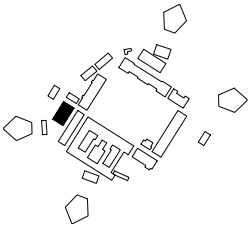
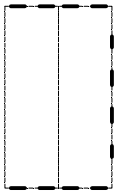
12 October 2024

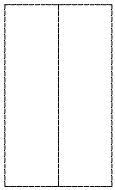
55. Fabbricato 2



piani // levels	1
piano terra // ground floor	1.570 mq // sqm
totale // total	1.570 mq // sqm

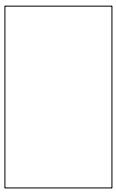


accessi // entrances

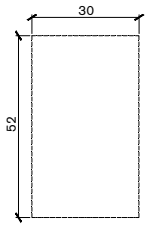


schema // scheme

struttura // structure



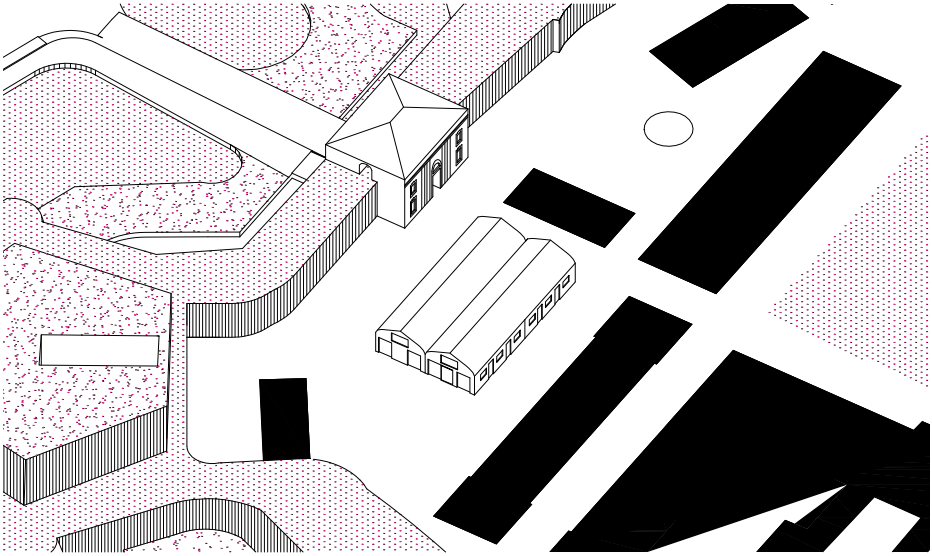
superfici // surfaces



dimensioni // dimensions

Fabbricato incoerente degli anni ‘50 del Novecento. Le superfici murarie sono intonacate mentre il manto di copertura è in tegole marsigliesi /

/ Incoherent building from the 1950s. The wall surfaces are plastered while the roofing is in Marseillaise tiles.



rampa di accesso /
/ access ramp

pannello solare /
/ solar panels

pedane riscaldate mobili /
/ mobile reheated platform

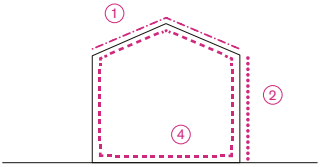
rete dati /
/ wi-fi

impianti per allestimento /
/ outfitting systems

estintore /
/ estinguisher

accumulo acqua /
/ water storage

servizi igienici /
/ restrooms



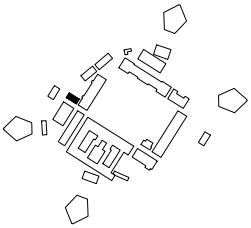
1 rifacimento o manutenzione copertura /
/ roof remaking or maintenance

2 manutenzione facciate /
/ facade maintenance

4 manutenzione interna per locali non riscaldati /
/ internal maintenance for not heated rooms

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

56. Piccolo Arsenale



piani // levels	2
piano terra // ground floor	410 mq // sqm
primo piano // first floor	410 mq // sqm
totale // total	820 mq // sqm

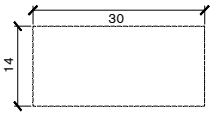
scale // stairs

accessi // entrances

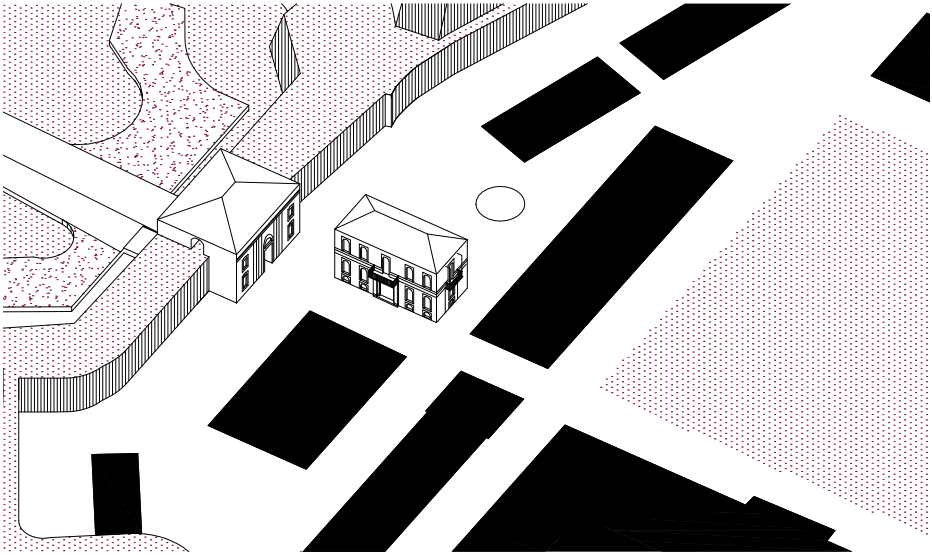
schema // scheme

struttura // structure

superfici // surfaces



dimensioni // dimensions



rampa di accesso /
/ access ramp

pannello solare /
/ solar panels

pedane riscaldate mobili /
/ mobile reheated platform

rete dati /
/ wi-fi

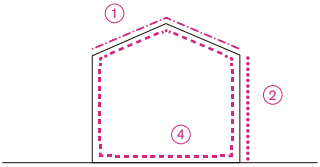
impianti per allestimento /
/ outfitting systems

estintore /
/ estinguisher

accumulo acqua /
/ water storage

servizi igienici /
/ restrooms

mancorrente o parapetto /
/ handrail or railing



1 rifacimento o manutenzione copertura /
/ roof remaking or maintenance

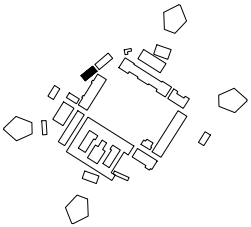
2 manutenzione facciate /
/ facade maintenance

4 manutenzione interna per locali non riscaldati /
/ internal maintenance for not heated rooms

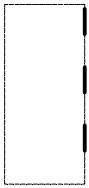
5 consolidamento /
/ consolidation

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

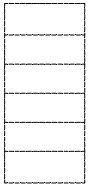
59. 60. Fabbricati 3 e 4



piani // levels	1
piano terra // ground floor	640 mq // sqm
totale // total	640 mq // sqm

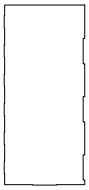


accessi // entrances

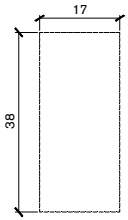


schema // scheme

struttura // structure



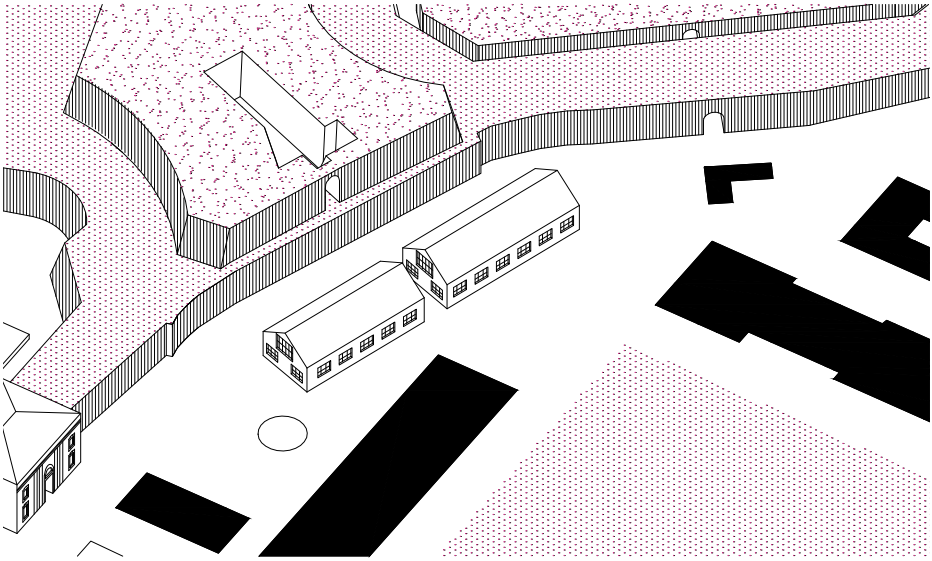
superfici // surfaces



dimensioni // dimensions

Fabbricati incoerenti degli anni ‘50 del Novecento. Le superfici murarie sono intonacate mentre il manto di copertura è in tegole marsigliesi /

/ Incoherent buildings from the 1950s. The wall surfaces are plastered while the roofing is in Marseillaise tiles.



rampa di accesso /
/ access ramp

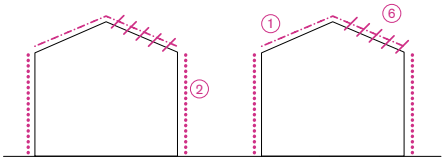
pannello solare /
/ solar panels

pedane riscaldate mobili /
/ mobile reheated platform

rete dati /
/ wi-fi

impianti per allestimento /
/ outfitting systems

estintore /
/ estinguisher



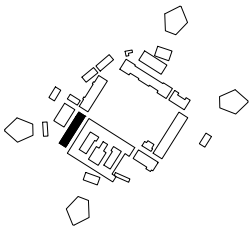
1 rifacimento o manutenzione copertura /
/ roof remaking or maintenance

2 manutenzione facciate /
/ facade maintenance

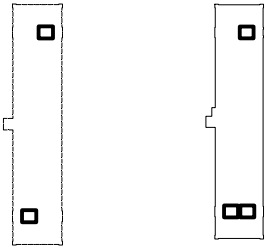
6 demolizione elementi pericolanti /
/ demolition of unsafe elements

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

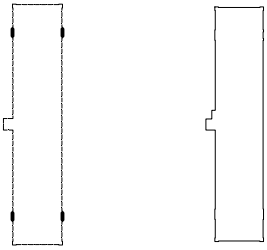
61. Quartiere San Tommaso



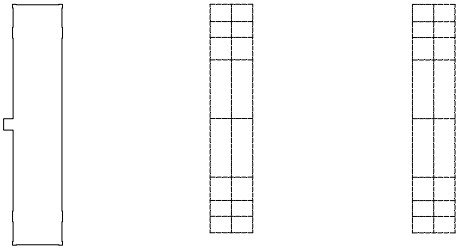
piani // levels	1
piano terra // ground floor	1.730 mq // sqm
primo piano // first floor	1.730 mq // sqm
totale // total	3.460 mq // sqm



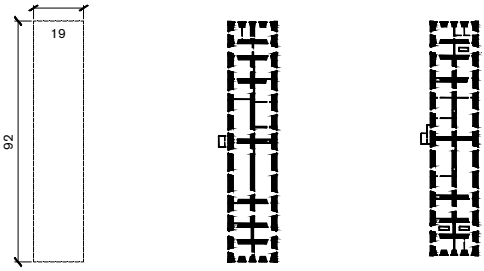
scale // stairs



accessi // entrances



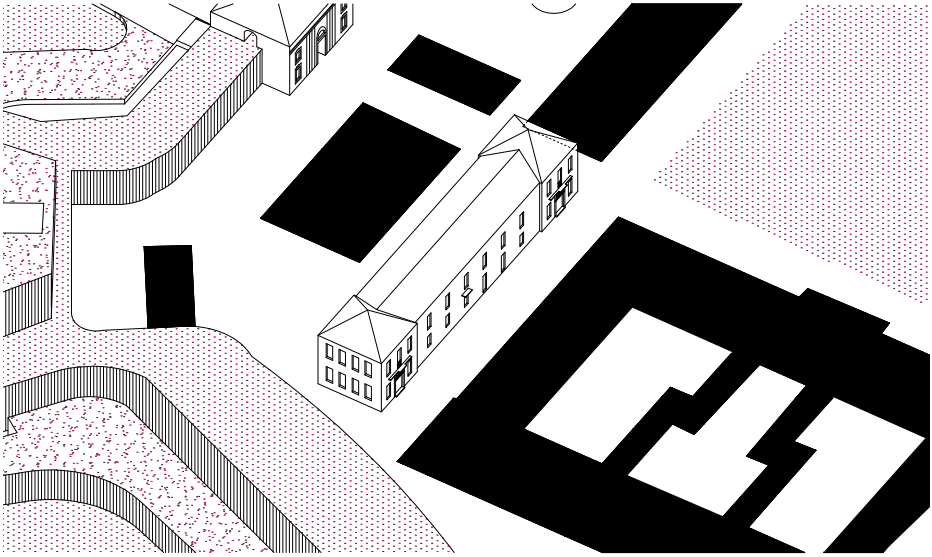
superfici - schema // surfaces - scheme



dimensioni - struttura // dimensions - structure

Il San Tommaso è il primo degli edifici a prova di bomba a essere costruito: la prima parte dei lavori ha inizio nel 1749; la conclusione è del 1756. Serviva per l'alloggiamento delle truppe. L'edificio si colloca sul sito già parzialmente occupato dal convento dell'Annunziata - demolito - ed è caratterizzato da una forma parallelepipeda compatta e allungata, a manica doppia con muro di spina centrale /

/ The San Tommaso is the first of the bomb-proof buildings to be built: the first part of the works began in 1749; the conclusion is in 1756. It was used to house the troops. The building is located on the site already partially occupied by the convent of Annunziata - demolished - and is characterized by a compact parallelepiped shape with a central spine wall.



rampa di accesso / / access ramp

pannello solare / / solar panels

pedane riscaldate mobili / / mobile reheated platform

rete dati / / wi-fi

impianti per allestimento / / outfitting systems

estintore / / estinguisher

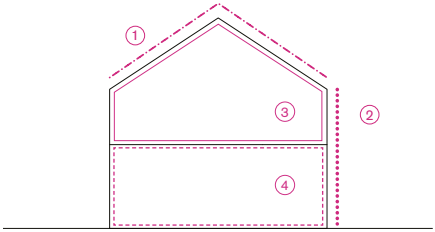
accumulo acqua / / water storage

servizi igienici / / restrooms

mancorrente o parapetto / / handrail or railing

scala di sicurezza / / safety staircase

ascensore / / lift



1 rifacimento o manutenzione copertura / / roof remaking or maintenance

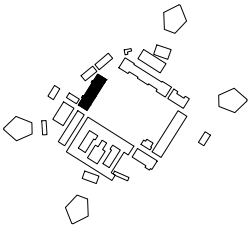
2 manutenzione facciate / / facade maintenance

3 manutenzione interna per locali riscaldati / / internal maintenance for heated rooms

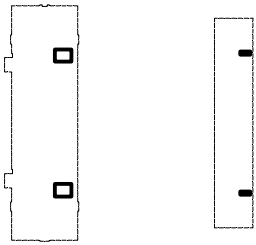
4 manutenzione interna per locali non riscaldati / / internal maintenance for not heated rooms

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

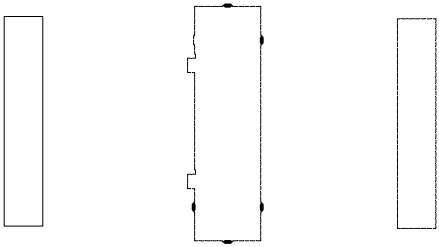
62. Quartiere San Carlo



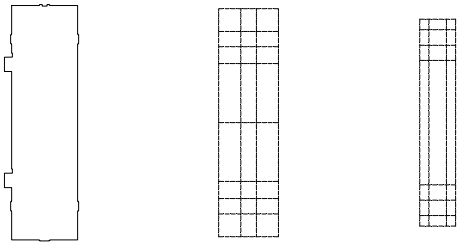
piani // levels	4
piano interrato // basement	2.400 mq // sqm
piano terra // ground floor	2.400 mq // sqm
primo piano // first floor	2.400 mq // sqm
secondo piano // second floor	1.230 mq // sqm
totale // total	8.430 mq // sqm



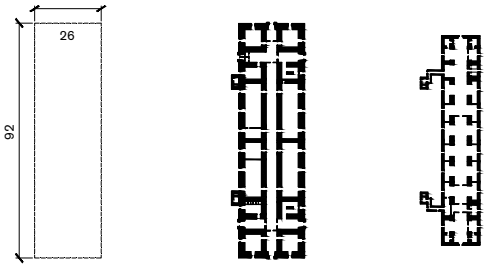
scale // stairs



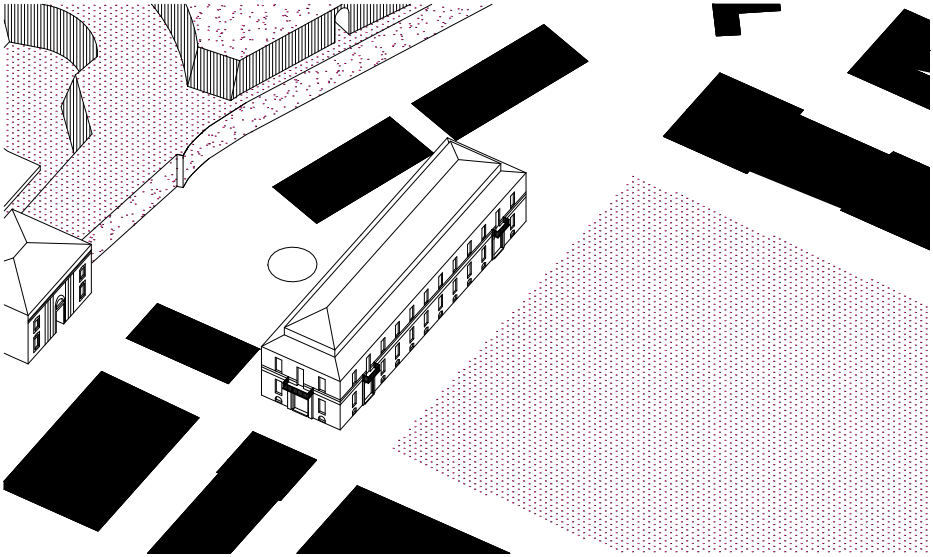
accessi // entrances

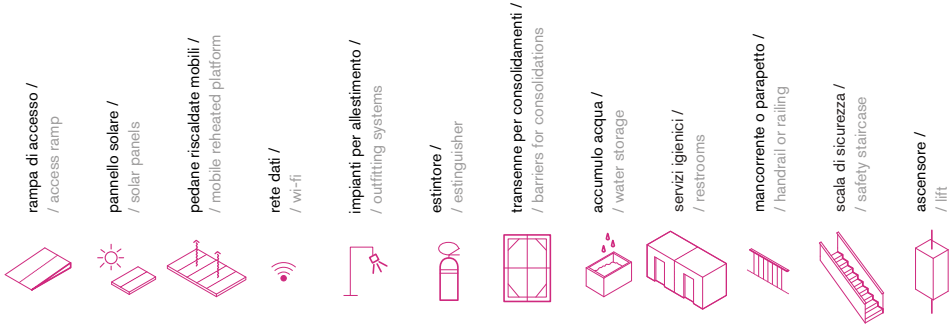


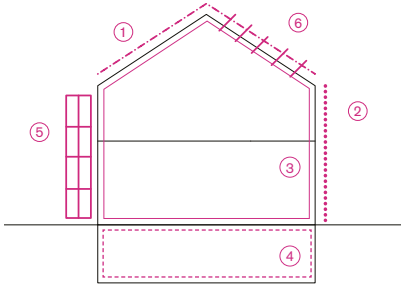
superfici - schema // surfaces - scheme



dimensioni - struttura // dimensions - structure



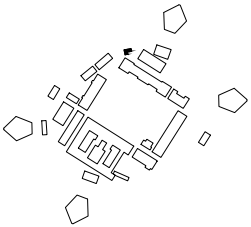




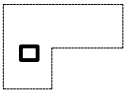
1. rifacimento o manutenzione copertura /
/ roof remaking or maintenance
2. manutenzione facciate /
/ facade maintenance
3. manutenzione interna per locali riscaldati /
/ internal maintenance for heated rooms
4. manutenzione interna per locali non riscaldati /
/ internal maintenance for not heated rooms
5. consolidamento /
/ consolidation
6. demolizione elementi pericolanti /
/ demolition of unsafe elements

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

63. Stazione Radio

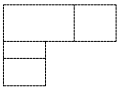


piani // levels	1
piano terra // ground floor	160 mq // sqm
primo piano // first floor	150 mq // sqm
totale // total	310 mq // sqm



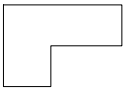
scale // stairs

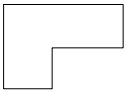
accessi // entrances



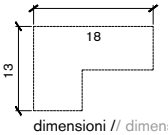
schema // scheme

struttura // structure

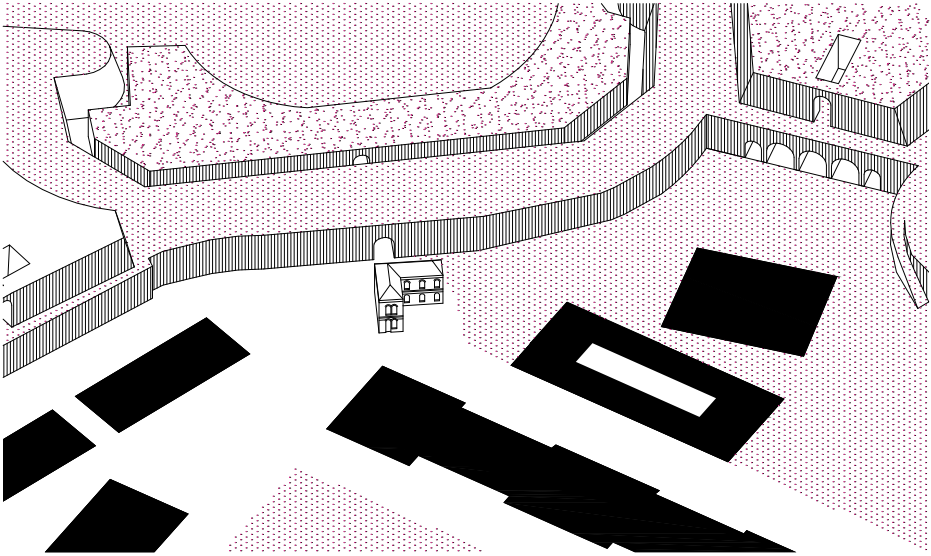


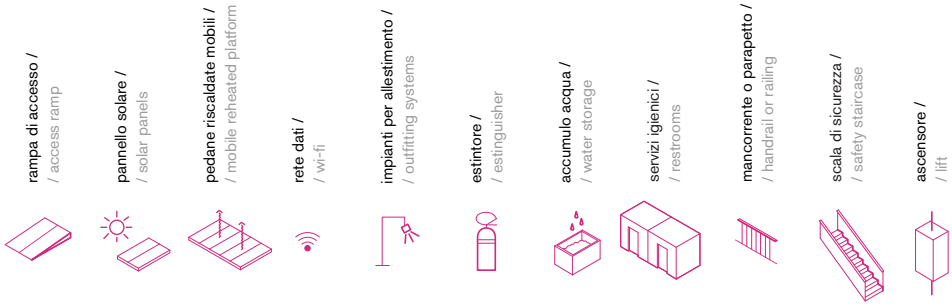


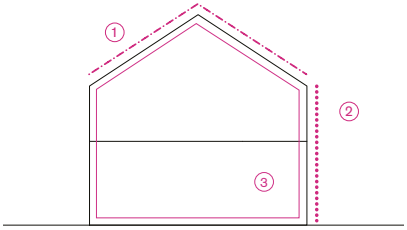
superfici // surfaces



dimensioni // dimensions







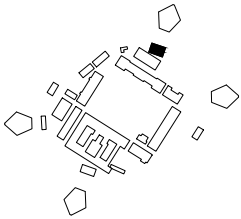
1 rifacimento o manutenzione copertura /
/ roof remaking or maintenance

2 manutenzione facciate /
/ facade maintenance

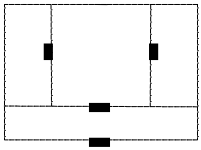
3 manutenzione interna per locali riscaldati /
/ internal maintenance for heated rooms

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

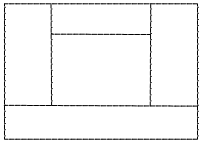
64. Polveriera Santa Barbara



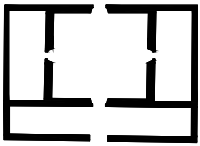
piani // levels	1
piano terra - coperto // ground floor	410 mq // sqm
piano terra - cortili // courtyards	585 mq // sqm
totale // total	995 mq // sqm



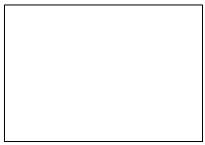
accessi // entrances



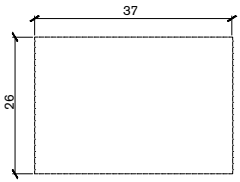
schema // scheme



struttura // structure



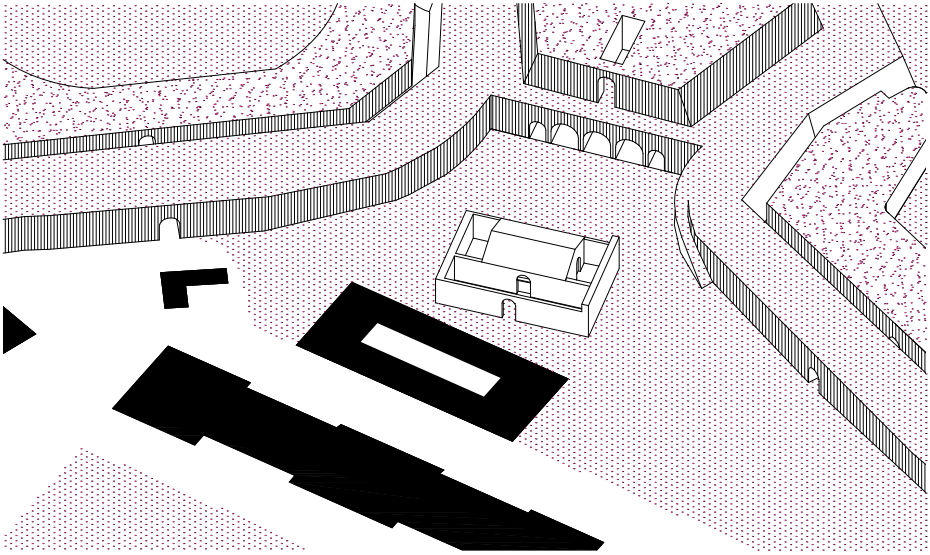
superfici // surfaces



dimensioni // dimensions

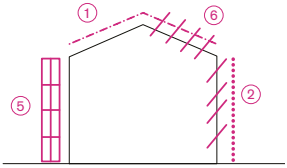
Le polveriere sono due. Si tratta di piccoli edifici caratterizzati dalla presenza di un muro perimetrale compatto, accessibile solo per mezzo di una sola apertura. In questo caso, sono presenti tre cortili tra loro indipendenti. Questa polveriera presenta un degrado avanzato ed è inaccessibile /

/ There are two storage buildings for explosives. They are small buildings characterized by the presence of a compact perimeter wall, accessible only through a single door. In this case, there are three independent courtyards. This one shows an advanced degradation and is inaccessible.



rampa di accesso /
/ access ramp

transenne per consolidamenti /
/ barriers for consolidations



1 rifacimento o manutenzione copertura /
/ roof remaking or maintenance

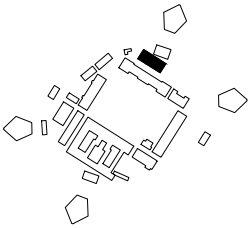
2 manutenzione facciate /
/ facade maintenance

5 consolidamento /
/ consolidation

6 demolizione elementi pericolanti /
/ demolition of unsafe elements

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

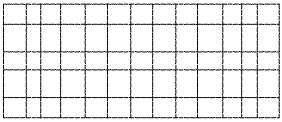
65. Caserma Cavalleria



piani // levels	2
piano terra // ground floor	1.770 mq // sqm
primo piano // first floor	1.760 mq // sqm
totale // total	3.530 mq // sqm

scale // stairs

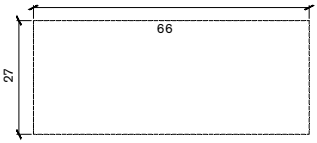
accessi // entrances



schema // scheme

struttura // structure

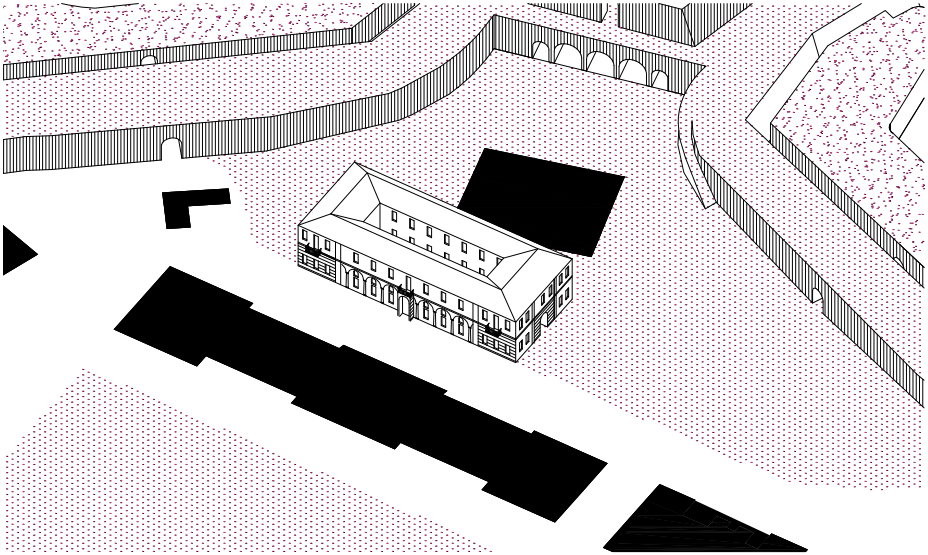
superfici // surfaces



dimensioni // dimensions

L'edificio è presenta un degrado particolarmente avanzato: solai e copertura sono quasi integralmente crollati. La vegetazione ha preso il sopravvento negli interni. Le murature sono state messe in sicurezza. L'edificio è inagibile /

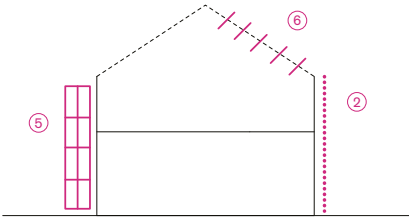
/ The building shows an advanced decay: floors and roof are almost completely collapsed. The greenery has invaded the interiors. The walls have been made safe. The building is unusable.



rampa di accesso /
/ access ramp

transenne per consolidamenti /
/ barriers for consolidations

mancorrente o parapetto /
/ handrail or railing



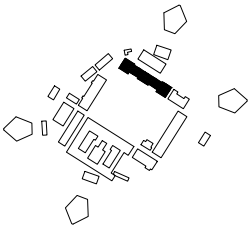
2 manutenzione facciate /
/ facade maintenance

5 consolidamento /
/ consolidation

6 demolizione elementi pericolanti /
/ demolition of unsafe elements

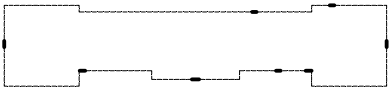
indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

66. Palazzo del Governatore

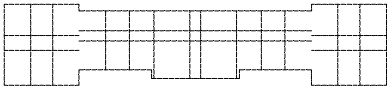


piani // levels	4
piano terra // basement	3.440 mq // sqm
piano terra // ground floor	3.440 mq // sqm
primo piano // first floor	3.320 mq // sqm
secondo piano // second floor	3.280 mq // sqm
totale // total	13.480 mq // sqm

scale // stairs

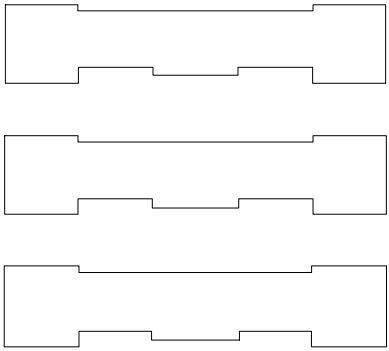


accessi // entrances

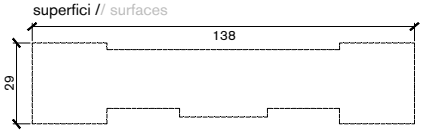


schema // scheme

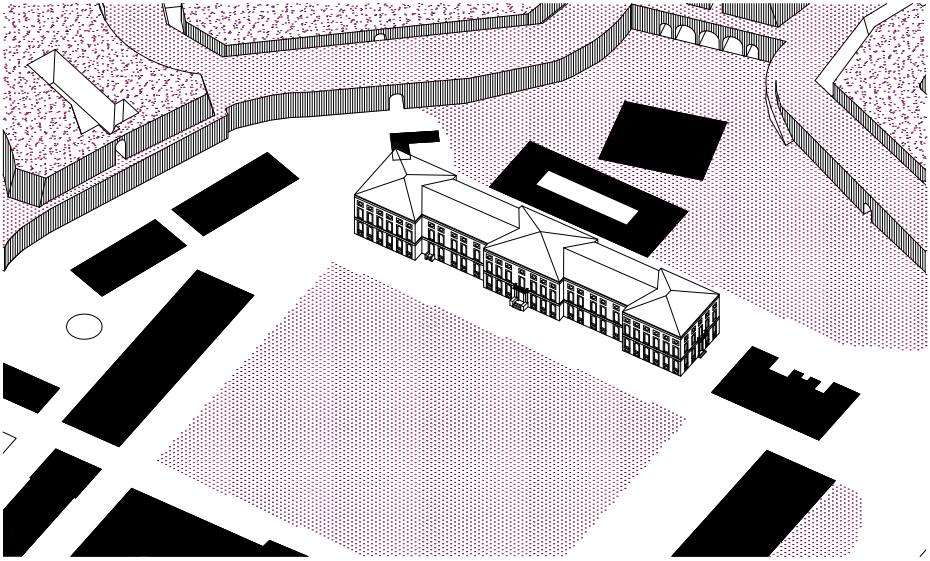
struttura // structure

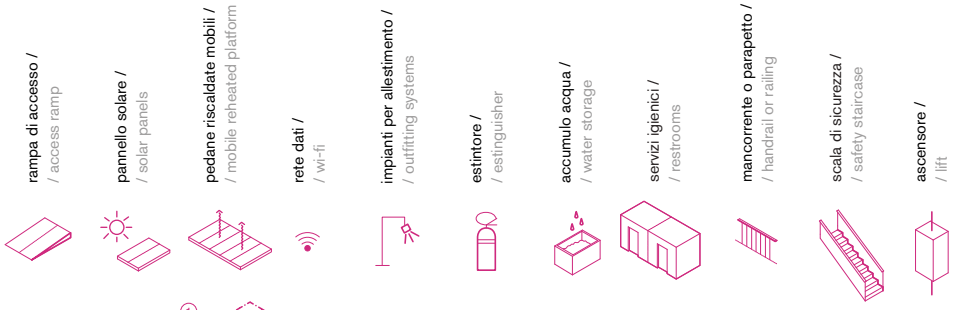


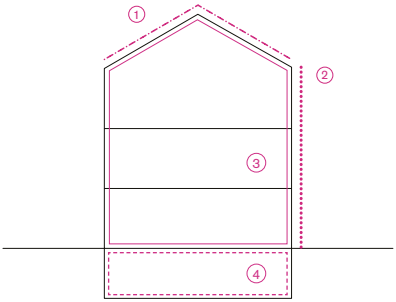
superfici // surfaces



dimensioni // dimensions







1 rifacimento o manutenzione copertura /
/ roof remaking or maintenance

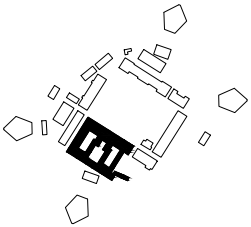
2 manutenzione facciate /
/ facade maintenance

3 manutenzione interna per locali riscaldati /
/ internal maintenance for heated rooms

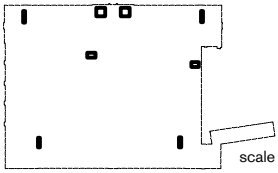
4 manutenzione interna per locali non riscaldati /
/ internal maintenance for not heated rooms

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

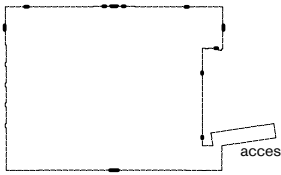
68. Ospedale // Hospital



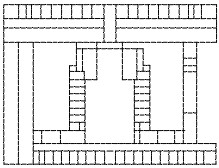
piani // levels	4
piano terra // basement	10.150 mq // sqm
piano terra // ground floor	10.150 mq // sqm
primo piano // first floor	10.150 mq // sqm
secondo piano // second floor	10.150 mq // sqm
totale // total	40.600 mq // sqm



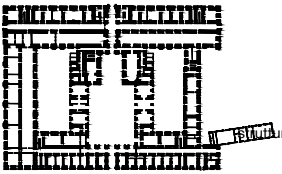
scale // stairs



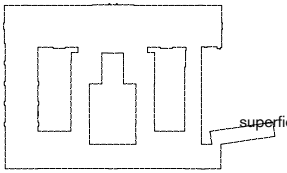
accessi // entrances



schema // scheme



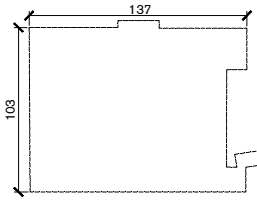
struttura // structure



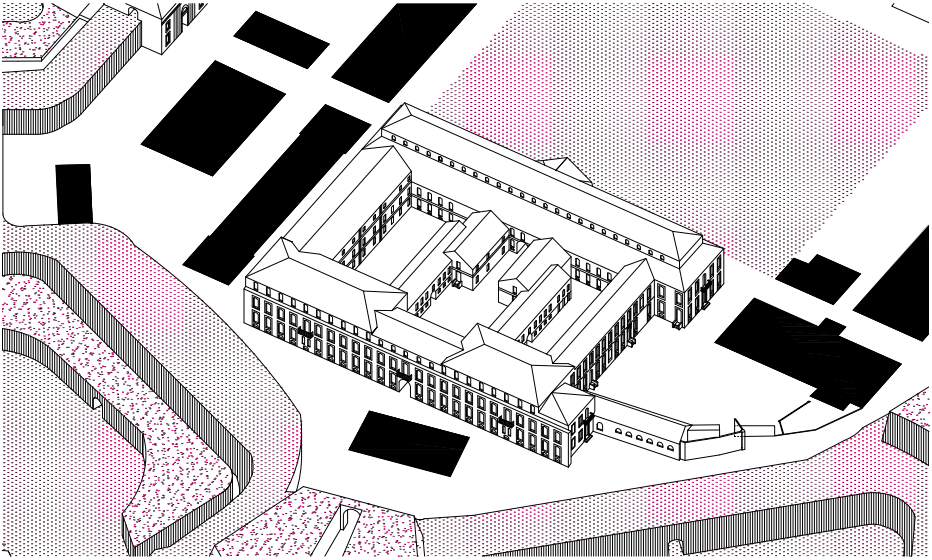
superfici // surfaces

L'Ospedale è l'edificio più grande di tutto il complesso militare. Si compone di diversi corpi di fabbrica che rivelano un impianto unitario e simmetrico. La facciata principale è quella in affaccio sulla Piazza d'Armi. Al suo interno, ospita l'unica chiesa. /

/ The Hospital is the largest building of the military complex. It consists of several buildings that reveal a unitary and symmetrical layout. The main facade is the one facing Piazza d'Armi. Inside, it holds the only church.



dimensioni // dimensions



rampa di accesso / / access ramp

pannello solare / / solar panels

pedane riscaldate mobili / / mobile reheated platform

rete dati / / wi-fi

impianti per allestimento / / outfitting systems

estintore / / estinguisher

transenne per consolidamenti / / barriers for consolidations

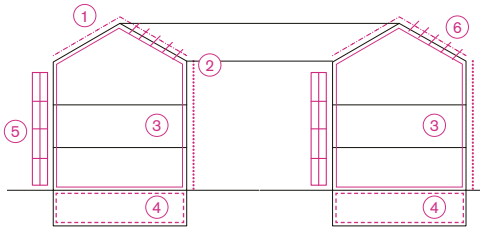
accumulo acqua / / water storage

servizi igienici / / restrooms

mancorrente o parapetto / / handrail or railing

scala di sicurezza / / safety staircase

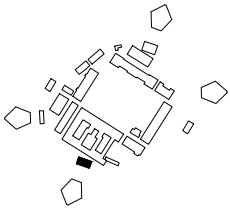
ascensore / / lift



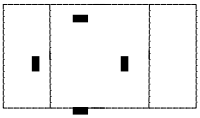
1. rifacimento o manutenzione copertura / / roof remaking or maintenance
2. manutenzione facciate / / facade maintenance
3. manutenzione interna per locali riscaldati / / internal maintenance for heated rooms
4. manutenzione interna per locali non riscaldati / / internal maintenance for not heated rooms
5. consolidamento / / consolidation
6. demolizione elementi pericolanti / / demolition of unsafe elements

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

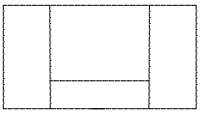
70. Polveriera San Michele



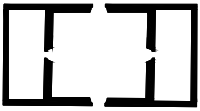
piani // levels	1
piano terra - coperto // ground floor	400 mq // sqm
piano terra - cortili // courtyards	300 mq // sqm
totale // total	700 mq // sqm



accessi // entrances

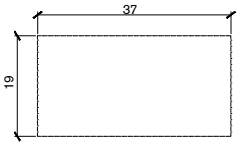


schema // scheme



struttura // structure

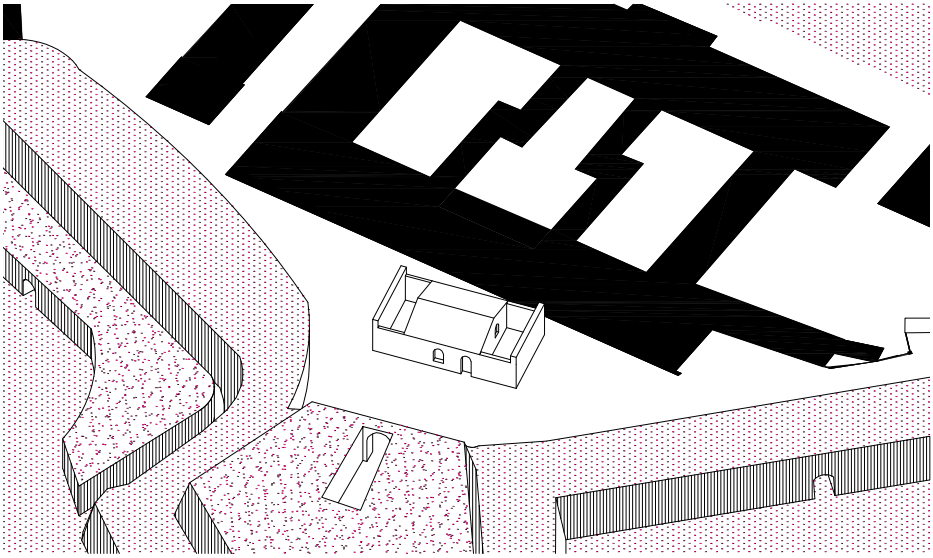
superfici // surfaces



dimensioni // dimensions

Il piccolo fabbricato è caratterizzato dalla presenza di due piccoli cortili che abbracciano il volume della polveriera. La copertura del nucleo centrale è a due falde e realizzata con struttura lignea e manto in coppi laterizi /

/ The small building is characterized by the presence of two small courtyards that embrace the volume of the powder magazine. The roof of the central building is made with a wooden structure and a cloack in roof tiles.



rampa di accesso /
/ access ramp

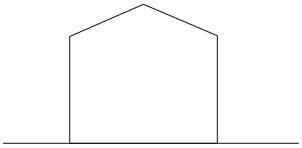
pannello solare /
/ solar panels

pedane riscaldate mobili /
/ mobile reheated platform

rete dati /
/ wi-fi

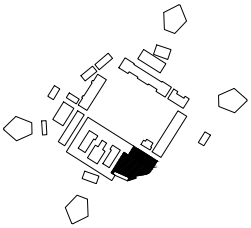
impianti per allestimento /
/ outfitting systems

estintore /
/ estinguisher

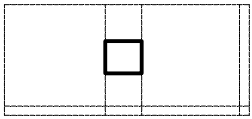


indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

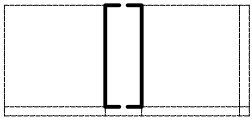
73. Palazzina di Comando



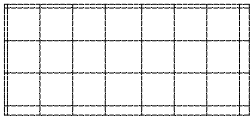
piani // levels	4
piano interrato // basement	390 mq // sqm
piano terra // ground floor	390 mq // sqm
primo piano // first floor	390 mq // sqm
secondo piano // second floor	240 mq // sqm
totale // total	1.410 mq // sqm



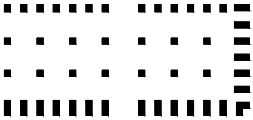
scale // stairs



accessi // entrances

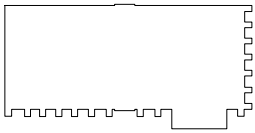


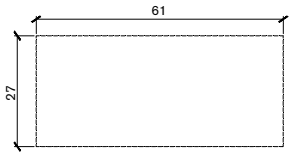
schema // scheme



struttura // structure

superfici // surfaces

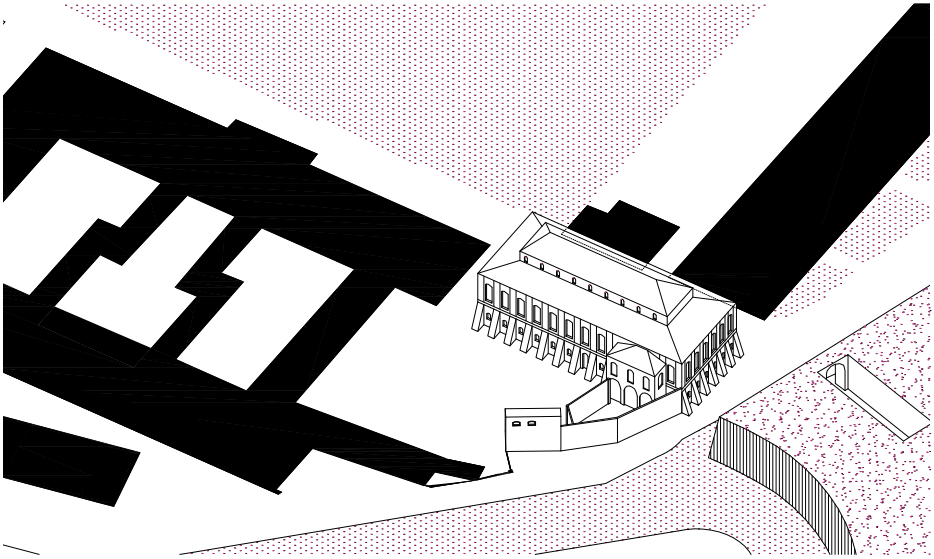


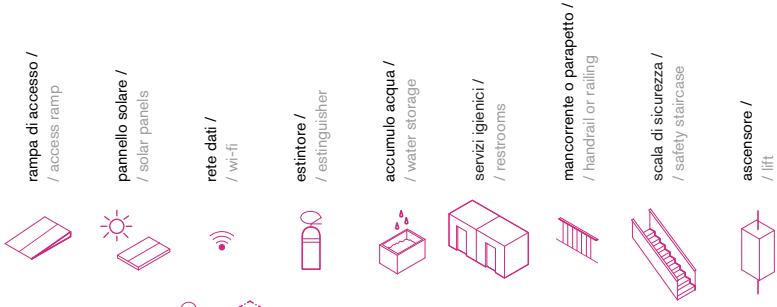


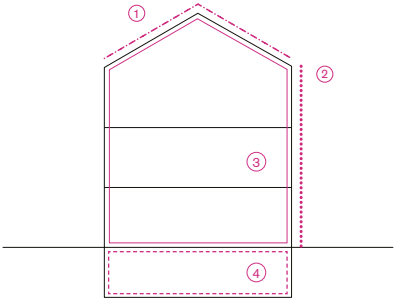
dimensioni // dimensions

Progettato nel 1808 da Francois-Charles-Louis Chasseloup-Laubat, l'edificio è organizzato a tre navate. Serviva per il conservare viveri e ospita ancora tre grandi forni per la cottura dei pasti destinati ai soldati. L'ingresso principale è situato verso piazza d'Armi; un ingresso sul fronte opposto si affaccia sul cortile di pertinenza del fabbricato. Dall'ingresso principale si accede a un ampio spazio nel cui centro è collocata una scala a tre archi rampanti che collega tutti i piani. I due lati dell'edificio in affaccio verso il bastione (fronti sud e est) sono scanditi da imponenti contrafforti di rinforzo della muratura /

/ Designed in 1808 by Francois-Charles-Louis Chasseloup-Laubat, the building is organized with three naves. It was used to store food and still holds three large ovens for cooking meals for soldiers. The main entrance is located towards Piazza d'Armi; an entrance on the opposite front overlooks the courtyard belonging to the building. The main entrance leads to a large space that holds the only one staircase with three flying buttress arches that connects all the floors. The two sides of the building facing the bastion (south and east fronts) are marked by imposing buttresses to reinforce the masonry.



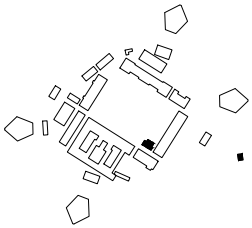




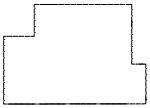
1. rifacimento o manutenzione copertura /
/ roof remaking or maintenance
2. manutenzione facciate /
/ facade maintenance
3. manutenzione interna per locali riscaldati /
/ internal maintenance for heated rooms
4. manutenzione interna per locali non riscaldati /
/ internal maintenance for not heated rooms

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

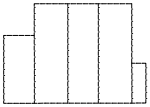
74. Fabbricato 1



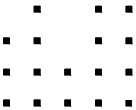
piani // levels	1
piano terra // ground floor	430 mq // sqm
totale // total	430 mq // sqm



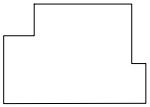
accessi // entrances



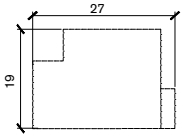
schema // scheme



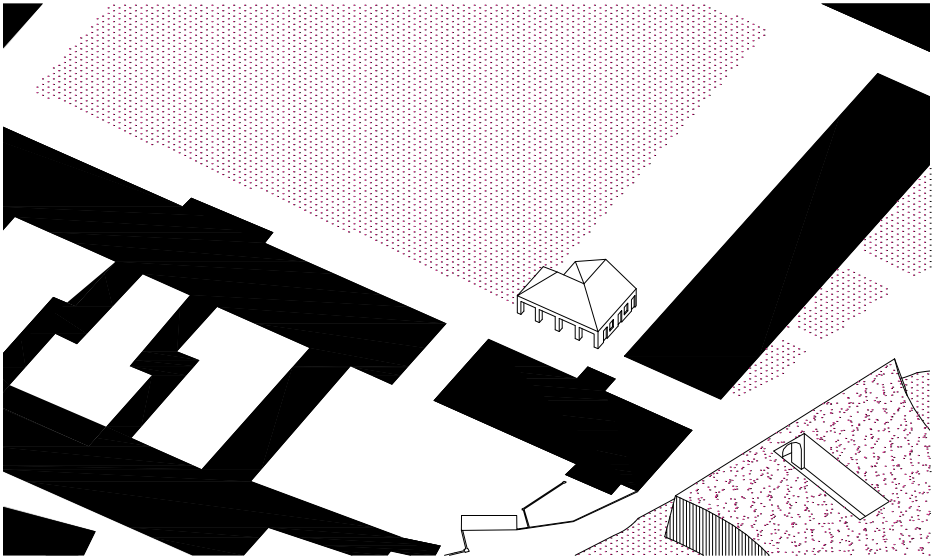
struttura // structure



superfici // surfaces



dimensioni // dimensions



servizi igienici /
/ restrooms

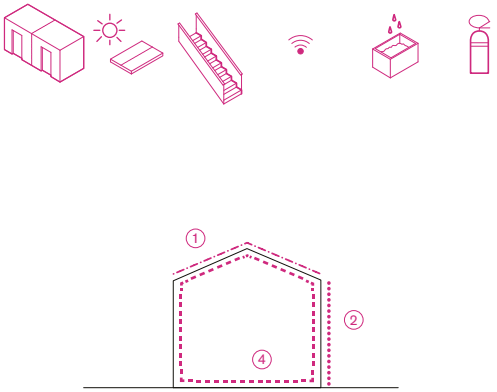
pannello solare /
/ solar panels

scala di sicurezza /
/ safety staircase

rete dati /
/ wi-fi

accumulo acqua /
/ water storage

estintore /
/ estinguisher



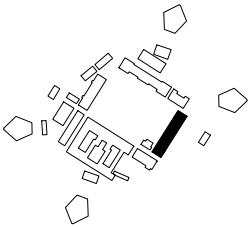
1 rifacimento o manutenzione copertura /
/ roof remaking or maintenance

2 manutenzione facciate /
/ facade maintenance

4 manutenzione interna per locali non riscaldati /
/ internal maintenance for not heated rooms

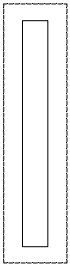
indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

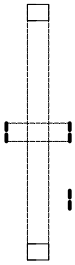
75. Armeria



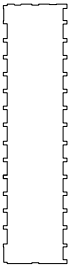
piani // levels	3
piano terra // ground floor	2.500 mq // sqm
primo piano // first floor	2.500 mq // sqm
secondo piano // second floor	800 mq // sqm
totale // total	5.800 mq // sqm

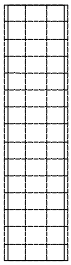
scale // stairs



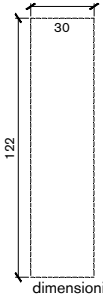


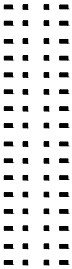
superfici - accessi // surfaces - entrances





superfici - schema // surfaces - scheme

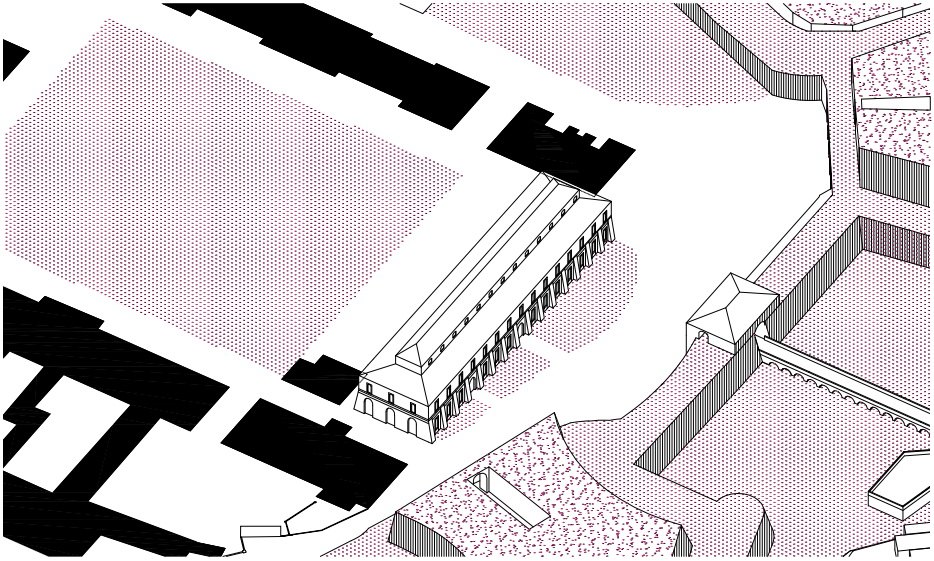




dimensioni - struttura // dimensions - structure

Realizzato in periodo napoleonico, l'edificio presenta una configurazione a tre navate parallele sviluppate su due piani; al terzo piano fuori terra, solo la navata centrale percorre per tutta la lunghezza l'edificio. La semplicità degli spazi è scandita dal ritmo dei ripetuti imponenti pilastri di muratura che sorreggono un soffitto a volte. Quattro ingressi sono disposti sui quattro lati dell'edificio in corrispondenza dell'asse centrale della facciata; i due posti sulle facciate corte sono posti in collegamento diretto con le scale che portano ai piani superiori mentre gli altri due ingressi entrano direttamente nel piano terra dell'edificio. Solo la scala nord raggiunge il terzo piano. Le facciate sono scandite da imponenti contrafforti a rinforzo delle mura /

/ Built in the Napoleonic period, the building has three longitudinal and parallel naves developed on two floors; on the third floor, only the central nave runs along the entire length of the building. The simplicity of the spaces is marked by the rhythm of the repeated monumental pillars that support a vaulted ceiling. Four entrances are arranged on the four sides of the building at the center line of the facade; the two located on the short facades are placed in direct connection with the stairs leading to the upper floors while the other two entrances enter directly into the ground floor of the building. Only the north staircase reaches the third floor. The facades are punctuated by imposing buttresses to reinforce the walls.



rampa di accesso / / access ramp

pannello solare / / solar panels

pedane riscaldate mobili / / mobile reheated platform

rete dati / / wi-fi

impianti per allestimento / / outfitting systems

estintore / / estinguisher

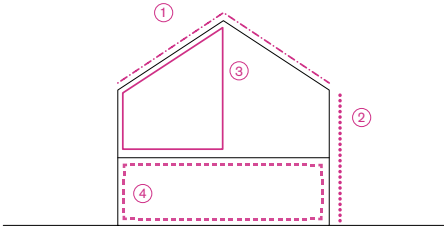
accumulo acqua / / water storage

servizi igienici / / restrooms

mancorrente o parapetto / / handrail or railing

scala di sicurezza / / safety staircase

ascensore / / lift



1 rifacimento o manutenzione copertura / / roof remaking or maintenance

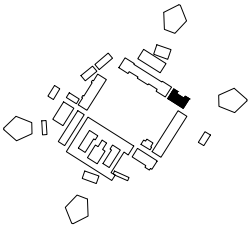
2 manutenzione facciate / / facade maintenance

3 manutenzione interna per locali riscaldati / / internal maintenance for heated rooms

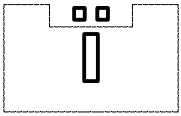
4 manutenzione interna per locali non riscaldati / / internal maintenance for not heated rooms

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

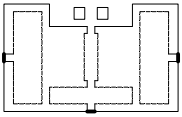
76. Quartiere Sant'Antonio



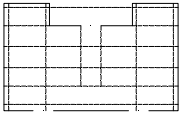
piani // levels	4
piano interrato // basement	690 mq // sqm
piano terra // ground floor	690 mq // sqm
primo piano // first floor	690 mq // sqm
secondo piano // second floor	690 mq // sqm
totale // total	2.760 mq // sqm



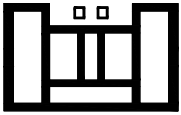
scale // stairs



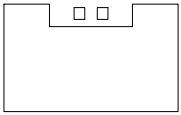
accessi // entrances



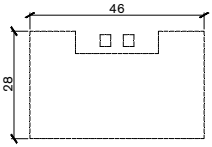
schema // scheme



struttura // structure



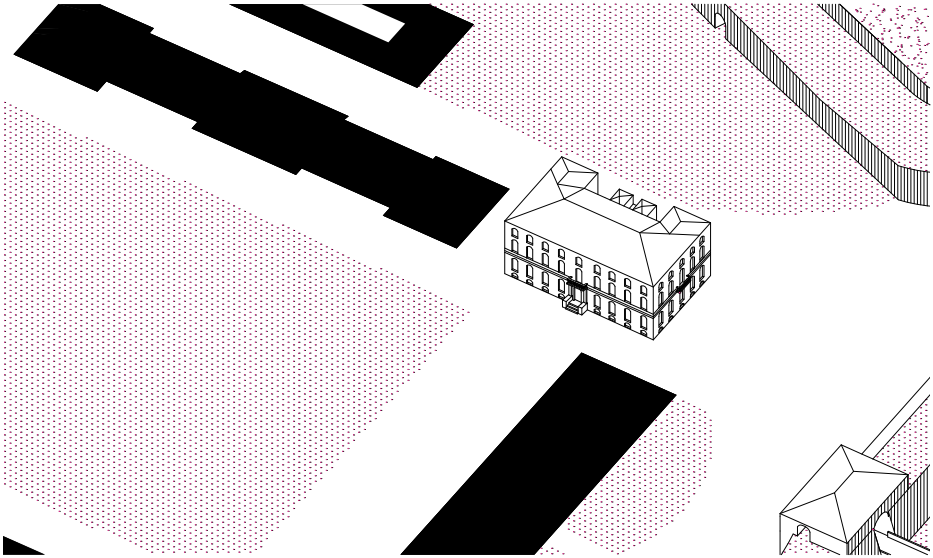
superfici // surfaces

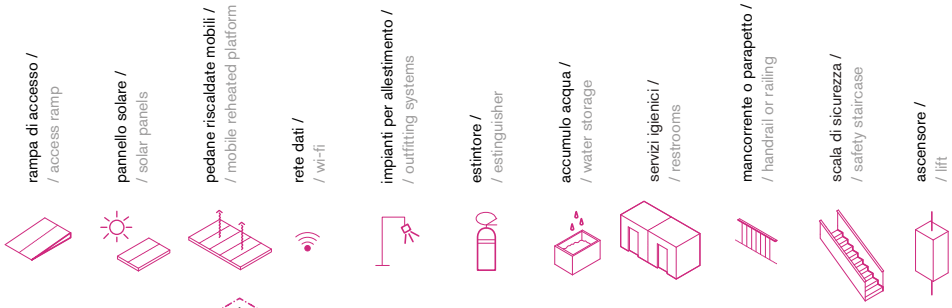


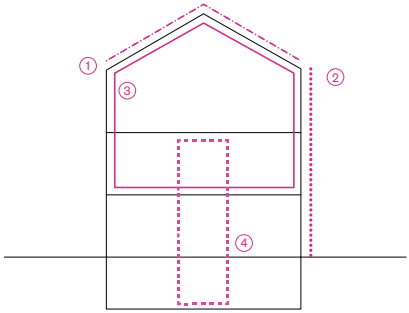
dimensioni // dimensions

I disegni della *Salle d'Artifice* (questa la prima funzione del quartiere Sant Antonio) sono datati 1812 e descrivono un fabbricato sviluppato su tre livelli fuori terra e un piano interrato. Le imponenti masse murarie descrivono locali con volte a botte. Su ciascuna facciata è presente un ingresso disposto al centro; l'ingresso principale (quello più monumentale) si affaccia su piazza d'Armi, in linea con la scala interna che collega verticalmente tutti i piani. Gli interni sono particolarmente luminosi grazie allo sviluppo di molte finestre sul perimetro /

/ The drawings of the Salle d'Artifice (this is the first function of the Sant Antonio) are dated 1812 and describe a building developed on three levels and a basement. The wall masses describe rooms with barrel vaults. On each facade there is an entrance placed in the center; the main entrance (the most monumental one) faces the Piazza d'Armi, in line with the internal staircase that links vertically all floors. The interiors are particularly bright thanks to the development of many windows on the perimeter.







1 rifacimento o manutenzione copertura /
/ roof remaking or maintenance

2 manutenzione facciate /
/ facade maintenance

3 manutenzione interna per locali riscaldati /
/ internal maintenance for heated rooms

4 manutenzione interna per locali non riscaldati /
/ internal maintenance for not heated rooms

indicazione dei principali interventi e dei dispositivi utilizzati // indication of the main interventions and devices

attivazione /
/ activation

"Valorizzare non significa avere il bollino di qualità di un vincolo [...]. Quel che deve fare [lo Stato] è favorire rapporti di cooperazione tra i portatori di interesse e cioè tra il sistema istituzionale e quello economico territoriale [...] soprattutto per stimolare lo sviluppo dell'offerta culturale creativa. In definitiva, bisogna arrivare ad avere una valorizzazione condivisa, in cui lo Stato conservi il ruolo di indirizzo e controllo che gli è proprio, coinvolgendo la parte privata nella progettualità e nella valorizzazione."

R. Cecchi, *Abecedario. Come protegere e valorizzare il patrimonio culturale italiano*, Milano 2015.

Se l'intervento di restauro alla Reggia di Venaria Reale è costato circa 280 ml di euro quello sulla Reggia di Versailles è arrivato a circa 500 ml di euro. Questi interventi, insieme a molti altri, sono la testimonianza che gli anni Duemila sono stati una stagione di grandi interventi che però non hanno prodotto gli impatti attesi sulle economie locali. Alla luce dell'esperienza e delle nuove consapevolezze connesse ai temi della sostenibilità è tempo di cambiare strategia e ragionare in termini di proporzionalità degli interventi /

/ If the restoration of the Royal Palace of Venaria Reale cost about 280 ml euros, the one on the Palace of Versailles came to around 500 ml euros. With many others, these cases are the evidence that the 2000s were a season of large and expensive interventions which, however, did not produce the expected impacts on local economies. In the light of these experiences and the new awareness related to sustainability issues, it is time to change strategy and think in terms of the proportionality of the interventions.

atto I: preservare e rendere accessibile /
/ act I: to preserve and to make accessible

L'importo lavori complessivo necessario per la riattivazione completa della Cittadella di Alessandria ammonta a circa 180 ml di euro. Attualmente i finanziamenti previsti, e precedentemente illustrati nella sezione "Progetti e processi 1990-2017", ammontano a:
. 25 ml di euro Fondi MIBACT;
. 7,5 ml di euro Fondi POR FESR;
. 1,5 ml di euro Fondi COFIN20%Alessandria;
per un totale di 34 ml di euro.
Con una semplice operazione di sottrazione algebrica ci si accorge del fatto che mancano 146 ml di euro. Si sono così identificati sia gli interventi indispensabili alla preservazione del bene, oggi in grave stato di degrado, sia quelli propedeutici alla sua fruizione.

Lo studio della fattibilità economica dell'intervento è stato suddiviso in due sezioni. La prima, descrive il quadro economico degli interventi relativi alla prima fase di finanziamento che ammonta a un totale di 34 ml di euro. Le diverse schede predisposte e i quadri economici elaborati descrivono l'articolazione degli interventi e i relativi finanziamenti suddivisi in:
. importi destinati alle indagini diagnostiche e conoscitive;
. quadro di spesa importi lavori afferenti ai finanziamenti MIBACT;
. quadro di spesa importi lavori afferenti ai finanziamenti POR FEST e COFIN20%Alessandria;
. quadro di spesa importi lavori afferenti ai finanziamenti privati ipotizzati (che incrementano gli importi del finanziamento pubblico per un ammontare di 9 ml di euro).
È oggi prematuro - e forse inappropriato alla luce della lezione che abbiamo appreso da un quarto di secolo di tentativi per disegnare *ex ante* usi e processi che non si sarebbero poi materializzati - prescrivere usi e funzioni. La strategia di riuso adattivo inizia così proponendo una infrastrutturazione di base che potrà innanzitutto potenziare il sistema di usi temporanei e attività già in atto - dalla fruizione quotidiana ai

/ The total amount of work required to completely restore the Cittadella of Alessandria is approximately €180 million.
Currently, the funding foreseen, and previously outlined in the section 'Projects and processes 1990-2017', amounts to:
. €25 m MiBACT funds;
. €7.5 m POR FESR funds;
. €1.5 m COFIN20%Alessandria funds;
giving a total of €34 m.
With a simple algebraic subtraction we realize that 146 ml of euro is missing. Thus, both the interventions indispensable for the preservation of this heritage, today in a serious state of decay, and those preparatory to its use have been identified.

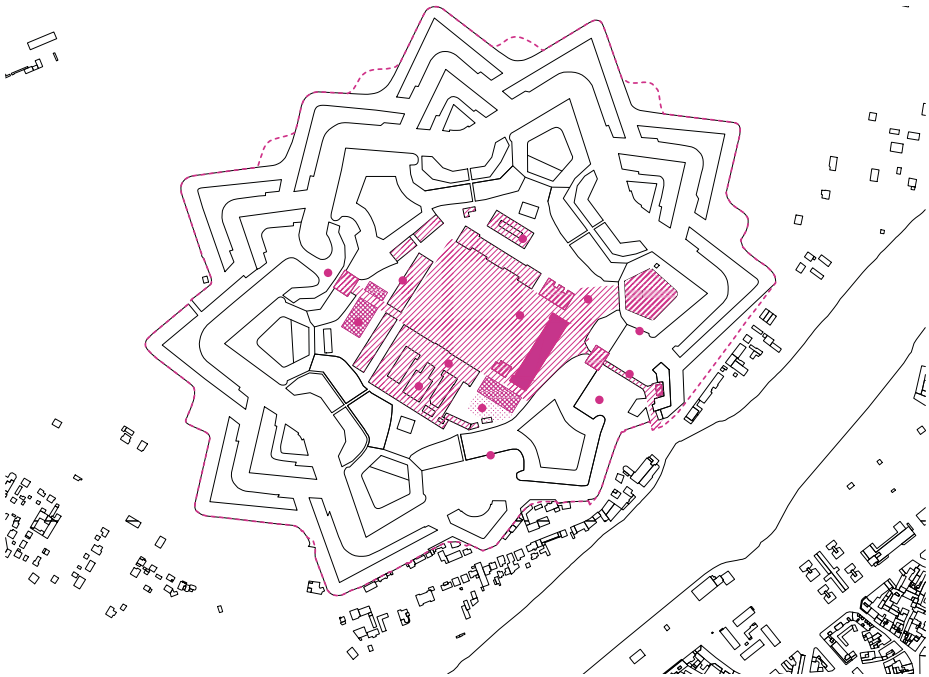
The economic feasibility study of the intervention was divided into two sections.
The first describes the economic framework of the interventions related to the first financing phase, which amounts to a total of €34 million. The different fact sheets and the economic frameworks drawn up describe the articulation of the interventions and the related financing divided into:
. amounts allocated to diagnostic and reconnaissance surveys;
. expenditure framework amounts of works related to MiBACT funding;
. expenditure framework of works amounts related to POR FEST and COFIN20%Alessandria funding;
. expenditure framework works amounts related to the assumed private financing (which adds €9 m to public financing amounts).
It is now premature - and perhaps inappropriate in the light of the lessons we have learned from a quarter of a century of attempts to design ex ante uses and processes that would not then materialise - to prescribe uses and functions.
The adaptive reuse project starts with a basic infrastructure that will first of all enhance the system of temporary uses and activities already in place, from daily use to large events. For the first buildings, on which a trigger intervention is

grandi eventi. Per i primi edifici, su cui si propone un intervento di innesco, si sono ipotizzati usi espositivi sia temporanei che permanenti (Armeria) con piccole attività di servizio, sedi amministrative (per la sede della Soprintendenza è stata prevista l'allocazione nel Quartiere San Antonio) ed infine usi turistico-ricettivi di iniziativa e gestione privata (nel Piccolo Arsenale e nella Palazzina di Comando). Ma si tratta di prime indicazioni che andranno verificate con gli attori locali pubblici e privati e le istituzioni coinvolte, in un processo di apertura alla città e al territorio che rafforzi la già avviata riappropriazione della Cittadella da parte della città.
Gli interventi finanziati in questa prima fase rappresentano l'avvio della riqualificazione del complesso, indirizzata ad attivare un processo capace di portare nella Cittadella attività pubbliche e private e di richiamare un movimento turistico costante.
Nello scenario di seguito proposto, ai finanziamenti pubblici stanziati (34 ml di euro), si propone l'intergazione di una quota pari al 21% dell'importo pubblico con finanziamenti privati. Il totale complessivo investito nella prima fase salirebbe a 43 ml di euro.

La seconda parte dello studio di fattibilità, sviluppa e propone l'adozione di un modello di gestione in grado di sostenere la riattivazione prevista dal primo flusso di finanziamenti e, al contempo, innescare nuovi processi di valorizzazione in modo da completare la riattivazione di quelle parti del complesso solo parzialmente coinvolte in prima fase. A seguito dell'analisi di una serie di comparables dello specifico caso della Cittadella, si propone un modello gestionale che, pure essendo sostenuto dall'ente pubblico, assimila i meccanismi di business del privato in modo da innescare processi di uso e fruizione virtuosa e compatibile in grado di sostenenre la futura manutenzione del complesso /

proposed, temporary and permanent exhibition uses (the Armoury) with small service activities, administrative offices (it is proposed to locate the headquarters of the Superintendence in the San Antonio District) and finally tourist and reception uses under private initiative and management (in the Small Arsenal and the Command Building) have been hypothesised. But these are initial indications that will have to be verified with the local public and private stakeholders and the institutions involved, in a process of opening up to the city and the region that will reinforce the re-appropriation of the Cittadella by the city that has already begun.
The measures financed in this first phase represent the start of redevelopment of the complex, aimed at activating a process capable of bringing public and private activities to the Cittadella and attracting a steady flow of tourists.
In the scenario proposed below, in addition to the public funding allocated (€34 million), it is proposed to supplement 21% of the public amount with private funding. The overall total invested in the first phase would rise to €43 million.

The second part of the feasibility study develops and proposes the adoption of a management model capable of supporting the reactivation envisaged by the first flow of funds and, at the same time, triggering new enhancement processes in order to complete the reactivation of those parts of the complex only partially involved in the first phase. Following an analysis of a series of comparables in the specific case of the Cittadella, a management model is proposed which, although supported by the public body, assimilates the business mechanisms of the private sector so as to trigger processes of virtuous and compatible use and enjoyment capable of sustaining the future maintenance of the complex.



MiBACT / messa in sicurezza del perimetro /
/ securing the perimeter

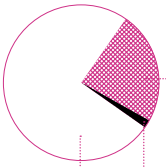
MiBACT / risanamento conservativo integrale /
/ complete conservative restoration

MiBACT / manutenzione delle coperture o delle pavimentazioni esterne /
/ maintenance of roofs or external flooring

MiBACT / indagini preliminari /
/ preliminary surveys

POR-FESR + COFIN20%AL / risanamento conservativo integrale /
/ complete conservative restoration

Investitori privati /
/ Private investors



POR FESR	22%
+	+
COFIN20%AL	4 %
MiBACT	74 %

il primo atto dell'intervento sulla Cittadella è finalizzato alla sua preservazione e messa in sicurezza per mezzo di dispositivi "leggeri" /
/ the first act of the intervention on the Citadel is aimed at its preservation and securing of open spaces by the insertion of "light" devices

Si riporta qui solo uno dei quadri economici riassuntivi e relativo al solo intervento pubblico. Facendo riferimento ai layout di prefattibilità presentati nella sezione precedente e relativi agli 8 ambienti e ai 26 edifici, si precisa che per ciascun ambiente ed edificio sono stati elaborati specifici scenari di prefattibilità che hanno consetito di elaborare la successiva analisi dei costi. L'inserimento dei dispositivi è stato valutato all'interno dei singoli elementi (ambienti o edifici). Complessivamente, la strategia qui presentata costituisce l'ossatura del Documento Preliminare alla Progettazione sviluppato dalla Soprinentenza e sulla base del quale sono state costruite le specifiche progettazioni e bandi /

/ Here is reported only one of the economic summary relating only to public intervention. With respect to the pre-feasibility layouts in the previous section and relating to the 8 environments and 26 buildings, it should be noted that specific pre-feasibility scenarios were developed for each environment and building, which enabled the subsequent development of the cost analysis. The insertion of the devices was evaluated according to the individual projects (environments or buildings).
The strategy developed constitutes the structure of the Preliminary Design Document developed by Soprintendenza and was the basis of specific projects and invitations to tender that were made.

€	indagini (incluse imposte) / / surveys (including taxes)	interventi (incluse imposte) / / interventions (including taxes)	spese tecniche (incluse imposte) / / technical expenses (including taxes)	totale / / total	ribassi (no indagini, incluse imposte) / / rebates (no surveys, including taxes)	differenza / / gap
MiBACT	972.096,00	20.477.505,00	3.690.626,00	**25.141.225,00**	2.453.865,00	22.687.390,00
POR FESR + COFIN20%AL		7.436.167,00	1.895.958,00	**9.332.126,00**	1.079.349,00	8.252.777,00
Tolate fondi pubblici / / public funds total	972.096,00	27.913.672,00	5.586.584,00	**34.473.381,00**	3.533.214,00	30.940.167,00
privati // owners		7.748.442,00	1.551.070,00	**9.299.513,00**	1.016.205,00	8.283.308,00
totale // total	972.096,00	35.662.114,00	7.138.654,00	**43.772.864,00**	4.549.419,00	39,223.475