

ENVIRONMENT PARK OF TURIN

THE DESIGN GUIDELINES

Introduction

After the approval of the New Master Plan in 1993, many disused areas located in Turin were able to be reconverted.

The Spina 3 area was seen as an ideal area for the creation of an Environment Park. Located in the north-west part of the city facing the River Dora containing a group of disused industrial buildings. The total area covered with buildings is 1,292,000 m² and is divided into different properties.

The Technology Park was recognised as a suitable situation for a development based on technological innovations and scientific research. With the Park it is intended to actively promote the technological transfer from academic and research institutions to the businesses and organisations installed in the Park, in the City, in the Region and within Europe.

The reconstruction of the landscape, the ecological renewal of water systems and the construction of the residential and industrial sector all represent important barycentres within the project.

Contributions are given towards a democratic culture of planning and construction, the conservation and re-use according to the heritage of the past industrial culture and comprehensive effort for a landscape qualification, and different building environments.

International, and at the same time a conscious regional identity, Environment Park takes on the task of gathering together architects, urbanists, experts, people from other European Workshops for meetings and concrete projects.

Tenders for ideas, competitions between architects and investors, as well as interdisciplinary workshops are important factors for the qualification of activities for Environment Park.

Environment Park as a business opportunity

Piedmont, which includes the city of Turin is seen within Europe as an excellent area for innovations. A geographical area which offers an endowment of establishments which yield the integration between pure research, applied research and production.

A Technology Park at this level is a suitable situation for a development based on technological innovations and scientific research.

In fact, it deals with a territorial initiative placed in proximity to superior educational institutes or advanced research institutes, in order to encourage the creation of businesses based on innovation.

With the Park it is intended to actively promote the technological transfer from academic and research institutions to the businesses and organisations installed in the Park, in the city, in the Region and within Europe.

Environment Park as an urban opportunity

Environment Park would like to be a dynamic and ambitious project-process which really intends to begin a qualitatively and sector integrated urban renewal strategy, based on the following principals:

■ **Solid ecological/technological basis**

The reconstruction of the landscape, the ecological renewal of water systems and the ecological construction of the residential and industrial sector, which all represent important barycentres within the project;

■ **Solid cultural basis**

Contributions are given towards a democratic culture of planning and construction, the conservation and re-use according to the heritage of the past industrial culture and comprehensive effort for a landscape qualification, and different building environments;

■ **Internationality, with a conscious regional identity**

Environment Park will take on the task of gathering together architects, urbanists, experts, people from other European Workshops, meetings and concrete projects;

■ **Competitions of ideas and interdisciplinary collaboration of experts**
Tenders for ideas, competitions between architects and investors, as well as interdisciplinary workshop are important factors for the qualification of activities for Environment Park.

The Environment Park in the "Spina 3" Area

In 1993 the City of Turin approved the New Master Plan which provides the reconversion of many disused industrial areas, located semi-centrally and a short distance from the historical centre.

The urban sector of reference is a quadrilateral located in the north-west part of the city and is found North of Corso Grosseto, South of Corso Regina Margherita, and East of the Turin-Ceres railway line and West of Corso Potenza.

The area which is subject to intervention is situated in the centre of the aforesaid quadrilateral, along the banks of the River Dora, and is delimited North of Via Verolengo and Via Nole, South of Corso Umbria, East of the Turin-Milan and Turin-Ceres railway lines, and West of Corso Potenza.

Existing buildings

The area of intervention, one of the areas for transformation and reconversion forecast in the Plan, is occupied by a group of industrial buildings facing the River Dora; the total area covered with buildings is 1,292,000 m², and is divided into different properties which are now in disuse: TEKSID (87,000 m²), SECOSID (250,000 m²), MICHELIN (182,000 m²), DELTASIDER (265,000 m²), PARACCHI (30,000 m²); however, the SAVIGLIANO workshops (37,000 m²) are still in use.

Horizontal Functions

After the Local Scenario Workshop on Environment Park (June 1995) some fundamental functions emerged for the Park which should need to horizontally characterise the structures placed within the building organisation (Horizontal Functions) and, in order to be accomplished, its requests the meeting and participation of many active subjects within the Park.

The structure of these Horizontal Functions is light and dynamic. It is not easy to be transferred into organisations, containers, building envelopes.

It is, however, transferred into relation flows, networks, and able to be changed and reformed for specific needs and programmes.

This is the reason for which the Horizontal Functions are shown as "network flows", and divided into four sections:

- A. Services/Organisations;
- B. Economy/Management;
- C. Technology/Project;
- D. Society/ Context;

leaving for the Vertical Functions the task of defining the Thematic Areas in which the building organisation of Environment Park will articulate.

Vertical Functions

The analyses of the vertical functions has suggested the division of Environment Park into thematic areas, in each of which is found all of the functions (of research, production and administrative services), but which offers a strong legibility and which is recognisable for the Park, allowing a strong interaction between the various components - private, public, scientific, productive - within the same thematic areas. The anticipated thematic areas for Environment Park are:

- Air
- Water
- Land use
- Energy
- Waste
- Research
- Training/information
- General Services

General Requirements

Environment Park, area regenerator with a low environmental impact
The project needs to be accompanied with an environmental plan of the area, displaying all measurements and technologies which are able to minimise environmental impacts.

The need for maintenance inspections in Environment Park

The maintenance of the new building organisation represents one of the main requirements for the promoters. Environment Park needs to guarantee an excellent combination of maintenance and management costs, minimising values in a time period of 20 years. Within the project description there needs to be details of:

- the technological aspects
- the organisational aspects
- the economical aspects

Low energy consumption in Environment Park

The Environment Park intends to become an example of sustainable planning, minimising the consumption of fossil energy, and implementing renewable energies. The projects need to outline the regulations and limits of adopted criteria for the Environment Park within the area of transformation, Spina 3.

❑ *Easy access to information systems within Environment Park*

Environment Park needs to guarantee the possibility of adjusting information and telematic systems which are being rapidly evolved, providing the maximum re-shaping of accesses to communication networks. The project also needs to supply the users and the future residents in the area with up-to-date information of the use of energy and emissions produced by the building settlement, by means of adequate monitoring system.

❑ *Environment Park - flexible and evolutive*

Environment Park needs to be conceived according to the logic of flexibility and re-shaping, in terms of reorganisation and redefinition of space and installation equipment, in order to allow for the adjustment of the building, with changes connected to the research programmes, fittings and installations, technological innovations, uses of the Park and the type of user.

Furthermore, Environment Park needs to be conceived for an evolution in time and needs to present characteristics which are adaptable to future requirements, which today are not foreseen very precisely, without bringing about added high costs, in terms of expandability of space and the installation equipment.

❑ *Environment Park - high environmental comfort*

The Environment Park needs to satisfy all the requirements relating to the environmental comfort, and in particular those connected with the air quality, visual comfort, hygrothermic and sound.

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- Azienda Po-Sangone: trattamento e depurazione dell'acqua
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- CNR: Consiglio Nazionale delle Ricerche
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