



POSTER 4 - How Can We Renew and Make Villages More Attractive Thanks to a New Aesthetical Image? The Case Of Monteciana, in The Municipality of Nave (Brescia, Italy)

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➡ **ABSTRACT**

This essay presents the work carried out by the University of Brescia which got involved with the Municipality of Nave (Brescia) in 2014 to deal with the particular situation of Monteciana.

Its position on the border of the town, outside the main route, the lack of buildings maintenance, the lack of public services and elements with appeal don't allow for any other prospects apart from the progressive abandonment and the decrease of possibilities to bring it back to an attractive place to live and work in.

In Italy this destiny is very common among many villages and local administrations struggle to contest it. The only planning tools available can't regenerate these areas on their own. Moreover local administration has little room to manoeuvre because of the scarcity of public funds and difficulties in activating procedures with private subjects to stimulate any changes. Starting from the administration's targets – to enhance the aesthetic image of Monteciana and to subsidize the participation of citizens in ordinary building maintenance – the University of Brescia has carried out a survey aimed at giving an account of the status quo of the buildings, bringing to light the whole complex effects of private intervention on buildings in the last thirty years. The survey analyses the method followed in each intervention and the level of the impact, due to the moderately free way used to operate on our historical heritage. Furthermore, the University of Brescia has proposed an operating solution to improve the aesthetic image of Monteciana. On the basis of an image, respectful of its preexistence, recognizable and shared with the citizens, the urban planning tools for the historical centre have been completed by guide lines concerning the external structures. Streamlined procedures have been established to involve more citizens in investing in the maintenance of their property.

Survey about intervention on building

What is the effect on the current image of Contrada Monteciana due to the intervention on private building realized in the last 20 years?

The traditional analysis based on both the historical cadastral maps, useful in recognizing the period of each part of the buildings, and on site surveys, useful in classifying the building typology and integrity, have been completed by an analysis of building permits from 1980 up to now. Thanks to the information collected, for each building the following elements have been pointed out:

- if and when the building was the object of an intervention;
- the type of intervention (ordinary and extraordinary maintenance, restoration, completion, change of destination, etc.)
- which parts, structural or not, of the building have been modified.

The number of intervention have increased from 1980 up to now and some buildings have had more than one intervention (especially for ordinary maintenance and this means that a special attention has been paid to the aesthetic of the buildings). The most common intervention has concerned the internal rooms distribution, with the consequent changes in the form and position of the windows (to respect the window/floor surface ratio). While the most common intervention on the structure have aimed to make roofs safe and, in a few cases, to make the attic suitable to live in (according to the local Urban Plan that doesn't discourage this type of intervention). The intervention that change the volume, altering the form and the typology of the building, were carried out after 1990 (enlargement of the buildings to make new cover spaces or an increase in the height of the roof).

Few interventions have concerned the building system: the improvement of the bathroom, especially in the Eighties, and the improvement of the building performance to save energy in later 2000. From 1996, the administration has adopted a new urban Plan with a list of suggested solutions for architectural elements for historical center buildings that have influenced the choices carried out by the owners in recent intervention.

The condition of the existing building patrimony

The architectural heritage has been detected and catalogued by a filing. We recorded 80 buildings and we found the consistency, the construction characteristics, conservation status. In particular, after a historical reconstruction through historical maps, we evaluated the relationship between buildings and their context. We observed the use of outdoor spaces (courtyards and parking lots). Finally, we observed the artistic construction details or degrading elements. The overall design has helped to propose a series of specific actions for each building.

Our proposal: "Do you want to change the look of your home?"

To subsidize the ordinary maintenance of the façades, local administration has worked on the creation of a consistent image to increase the value of the whole Contrada. This image has been proposed to each owner to stimulate their participation in the project. The idea is to convince each owner to become a player in the construction of a well-finished, harmonious and pleasant, urban context that, finally, increases the value of their properties too.

The procedure is based on a streamlined authorization procedure and economic subsidies. A deep analysis of the up-to day façades colours has been carried out by taking samples of the current colours. These have been compared to the traditional colours. Three different lists of colours have been defined from which the administration and the citizens can choose in relationship to the general image they want to create (participation process). Finally, some solutions for economic subsidies have been studied for the owners who will participate in the project and informative flyers has been produced. This document, completed in all its parts, acts as both a request to participate and a permit.

