

Consistency in the Venetian Lagoon - Poveglia
High-density hotel as public space generator

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Abstract

Realtà e utopia convivono a Venezia fin dalla sua fondazione: il passato, costellato di progetti mancati, il presente pieno di incognite, con la pressione ormai insostenibile del turismo, in particolare quello delle crociere, e il futuro incerto delle isole secondarie, abbandonate da decenni, inutilizzate.

Il progetto consiste in una proposta radicale per l'isola di Poveglia, dove la densità diventa fondamento per la conservazione e la restituzione dell'isola alla collettività. Una struttura turistica: una nave da crociera sulla terraferma. La risposta a problemi urgenti non ancora affrontati. Un anello ricettivo che sostiene il cuore pubblico dell'isola. Un organismo complesso ed efficiente che assimila le funzioni di accoglienza e svago presenti sulle navi da crociera e recupera gli edifici esistenti sull'isola per attività pubbliche e complementari a quelle ricettive.

La struttura cerca la massima efficienza sia nella distribuzione delle camere che nella sua dimensione, un lungo ballatoio collega tutte le camere, gli spazi sono ridotti al minimo indispensabile, pensati per un breve soggiorno. Gli impianti sono raggruppati sul tetto, dove si sviluppano le funzioni condivise dagli ospiti.

Un basamento in cemento armato plasma il profilo dell'isola in modo permanente, ferma l'erosione degli argini e protegge dai frequenti allagamenti causati dalla variazione della marea.

Le camere sono costruite in acciaio, con un sistema modulare che definisce tutto l'edificio; le modalità di costruzione si ispirano alla tecnica navale.

Il progetto assimila i temi attuali: la crescita incontrollata del turismo pendolare sul centro storico della città, la futura proibizione del transito delle navi nel canale di San Marco, la richiesta di spazi pubblici da parte della cittadinanza e il recupero delle isole. Una visione disincantata e libera sul futuro della Laguna.

Since its foundation reality and utopia coexist in Venice, the past, full of missed projects, the present full of uncertainties, with the no longer sustainable pressure of tourism, especially cruises, and the uncertain future of the secondary islands, abandoned for decades, still unused.

The project is a radical proposal for the island of Poveglia, where the density becomes fundament for the preservation of the island and its return to the community. A tourist facility: a cruise ship on land. The reply to urgent problems not yet faced. A receptive ring that supports the public heart of the island. A complex and efficient organism that absorbs functions of reception and entertainment, available on cruise ships, and regains the existing buildings on the island, in order to offer public activities and hospitality.

The structure looks for the maximum efficiency both in the distribution of the rooms both in its size: a long walkway connects the rooms, spaces are reduced to the minimum required, conceived for a short stay. The installations are grouped on the roof, where all the activities shared by guest are serviced.

A reinforced concrete base permanently outlines the shape of the island, it stops bank erosion and protects it from frequent flooding caused by tidal changes.

Rooms are built in steel, with a modular system that defines the entire building; methods of construction are inspired by naval techniques.

The project assimilates the current issues: the uncontrolled growth of commuter tourism in the historic city center, the future ban of ships passing the San Marco canal, the demand for public spaces by citizens and the regaining of the islands. A disenchanting and free vision on the future of the Lagoon.

Expectation and reality in Venice

Venice is today known as a static and crystallized place, but in the past centuries was a place of experimentation and avantgarde in safeguarding the lagoon, in trade, in defending the republic.

In Venice many projects, understood or misinterpreted, unlikely or realistic, olden or anticipatory, built or not, have left their mark, and other less renowned have anticipated issues still actual.

“L'utopia del progetto e la reazione ad essa si trovano involontariamente a collaborare provocando indirettamente la cristallizzazione del tempo veneziano”.
Manfredo Tafuri

Contro Venezia passatista

27 aprile 1910

Noi ripudiamo l'antica Venezia estenuata e sfatta da voluttà secolari, che noi pure amammo e possedemmo in un gran sogno nostalgico.

Ripudiamo la Venezia dei forestieri, mercato di antiquari falsificatori, calamita dello snobismo e dell'imbecillità universali, letto sfondato da carovane di amanti, semicupio ingemmato per cortigiane cosmopolite, cloaca massima del passatismo.

Noi vogliamo guarire e cicatrizzare questa città putrescente, piaga magnifica di passato. Noi vogliamo rianimare e nobilitare il popolo veneziano, decaduto dalla sua antica grandezza, morfinizzato da una vigliaccheria stomachevole ed avvilita dall'abitudine dei suoi piccoli commerci loschi.

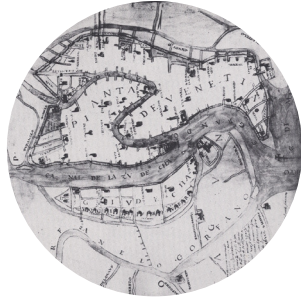
Noi vogliamo preparare la nascita di una Venezia industriale e militare che possa dominare il mare Adriatico, gran lago Italiano.

Affrettiamoci a colmare i piccoli canali puzzolenti con le macerie dei vecchi palazzi crollanti e lebbrosi.

Bruciamo le gondole, poltrone a dondolo per cretini, e innalziamo fino al cielo l'imponente geometria dei ponti metallici e degli opifici chiomati di fumo, per abolire le curve cascanti delle vecchie architetture.

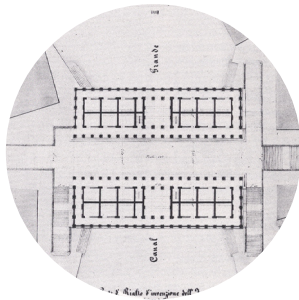
Venga finalmente il regno della divina Luce Elettrica, a liberare Venezia dal suo venale chiaro di luna da camera ammobiliata.

F.T. Marinetti

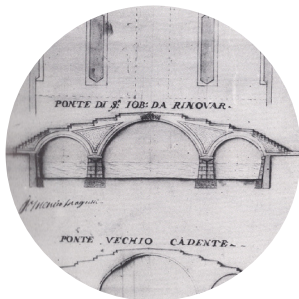


1557
Cristoforo Sabbadino
"Venetia circondata con
fondamenta de piere vive"

1063
St Mark's Bas



1587
Francesco Lazzari
"Ricostruzione del progetto
per il ponte di Rialto di
Guglielmo di Grandi"

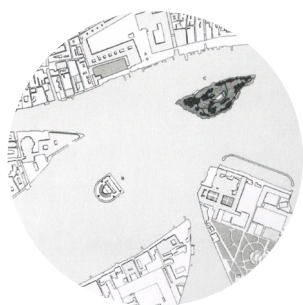


1688
Domenico Margutti
"Progetto di ponte sul
Canale di Cannaregio"



421
Venice Foundation

ilica



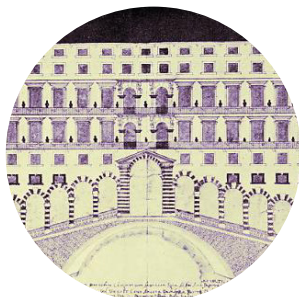
1560
Alvise Cornaro
"Riconfigurazione del
bacino marciano"



1570
Palladio
"Ponte di Rialto"

Oh che mirabile virtù ha il
pensiero, che fa vedere le
cose prima che siano fatte!

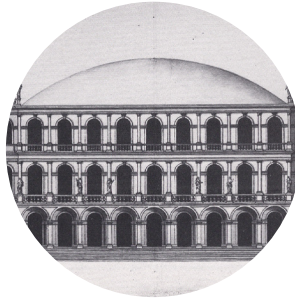
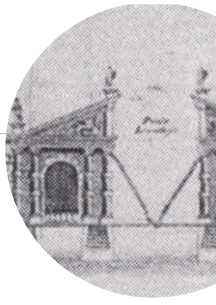
Alvise Cornaro, 1560



1681
Guglielmo Marastoni
"Facciate Meravigliose
Ponte di Rialto"

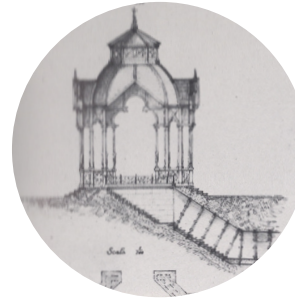


1748
Lorenzo Boschetti
"Palazzo Venier dei Leoni"



1787
Pietro Bianchi
"Progetto di teatro sul
Canal Grande presso il
bacino di San Marco"


1846
Railway bridge



1895
First Biennale



1929
"Sublagunare"



1714
Vincenzo Coronelli
“Proposta di ponte da San
Marco alla Giudecca”

The true world we have
abolished. What world
has remained? The appa-
rent one perhaps? But no!
With the true world we
have also abolished the
apparent one

Friedrich Nietzsche, 1889

1792
Giannantonio Selva
“Teatro La Fenice”



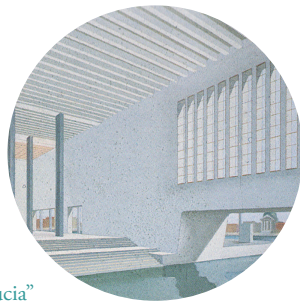
1850
Giuseppe Jappelli
“Progetto di un Entrepôt
alle Zattere”

1893
G. Lotto
“Tunnel subaqueo Venezia
Giudecca”

1880
Harbor station

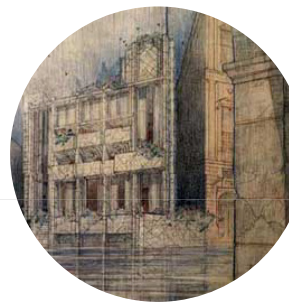
1903
G. Sardi
“Progetto per la ricostruzione
del campanile di San Marco”

1910
Filippo Tommaso Marinetti
“Manifesto Futurista”



1934
Virgilio Vallot
"Progetto vincitore per la
stazione di Venezia-Santa Lucia"

1934
Eugenio Miozzi
"Ponte degli Scapoli"

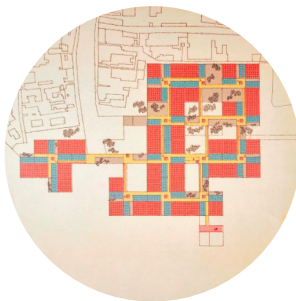


1969
Louis Kahn
"Congress Center"

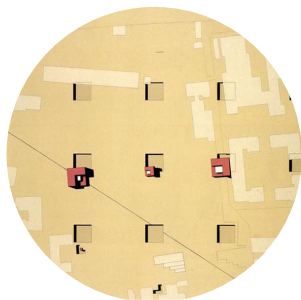
1958
Ignazio Gardella
"Casa delle Zattere"

1969
Canale dei Petroli

1966
Flood in Venice



1965
Le Corbusier
"San Giobbe Ospital"



1978
Peter Eisenman
"Progetto concorso a
Cannareggio"



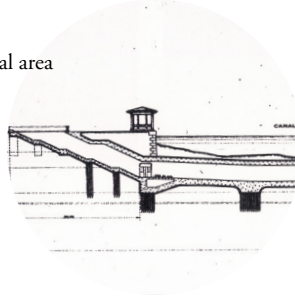
1985
Venturi Scott Brown
"Accademia Bridge Proposal"

2008
"Ponte della Costituzione"
Santiago Calatrava

2017
"MOSE"

1922
Canale Vittorio Emanuele

1921
Marghera industrial area
and harbor



1933
Automobile bridge

1933
Eugenio Miozzi
"Ponte dell'Accademia"

1930
M. Baldin
"Progetto di sottopasso del
Canal Grande all'Accademia"

1953
Frank Lloyd Wright
"Masieri Memorial"

1952
Santa Lucia Station

1962
PRG Comune di Venezia

1950

I wanted by way of
modern techniques,
to make the old Venice
Tradition live anew...

Frank Lloyd Wright, 1954

1980
"Teatro del Mondo"
Aldo Rossi



2000

2010
OMA
"Fondaco dei Tedeschi
renovation"

INTERNATIONAL FUND FOR MONUMENTS
SANSONI EDITORE



Treats:
form water to tourists

VENICE IN PERIL

International Fund for
Monuments, *Venice in Peril*,
Firenze, Sansoni Editore, 1970

Tourism Trends

Tourism in Venice completely surrounds the city. Data clearly show the evolution of the phenomenon became necessary for the survival of the city; leak of inhabitants, lack of diversification of the activities, handed us this reality greatly compromised but which can not be ignored; related problems need to be addressed with clear and radical solutions. Trends are constantly growing, saturation levels have already been surpassed; we add unstoppable cruise tourism, which has undergone dizzying increases in the last 15 years, and that will impact more and more on the fate of the Venetian Republic and the lagoon.

Venice historic center
7,97 km²

1951

174.808 inhabitants



2011

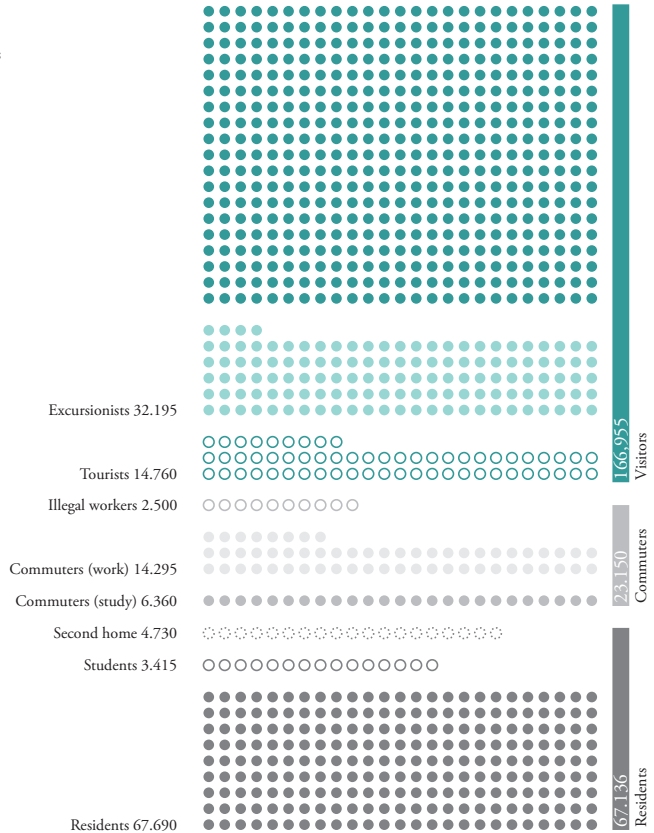
58.991 inhabitants



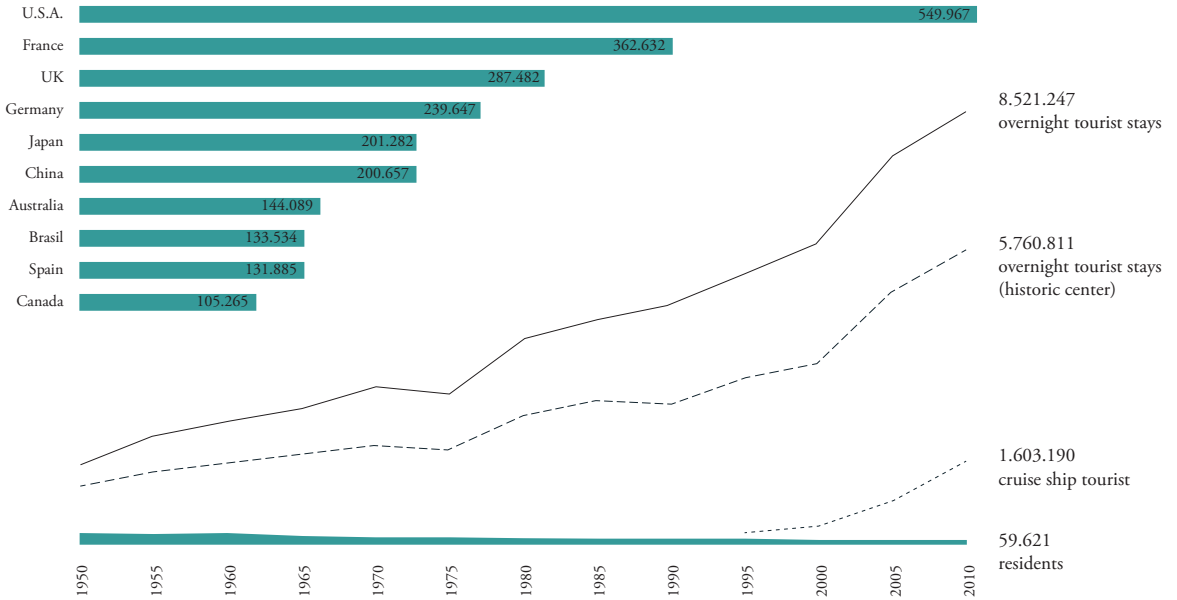
257.241
Daily population
during peak festivities

137.241
Daily population

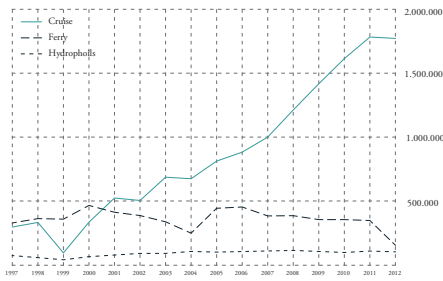
90.286



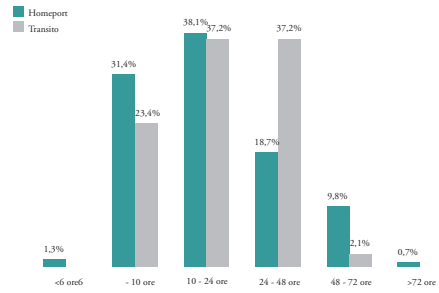
Top 10 number of visitors to Venice



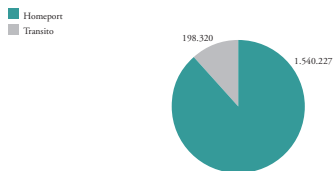
Number of passengers Port of Venice



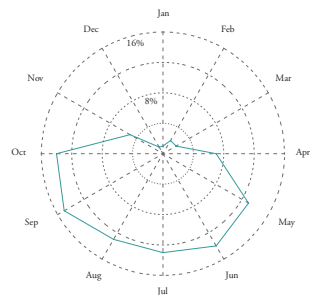
Dwell time in the harbor of cruise ships



2012 Total Passengers 1.738.547



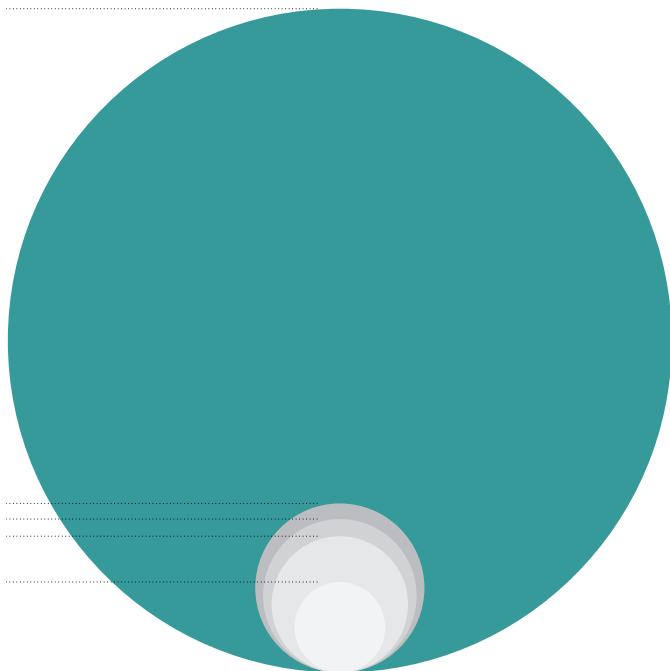
Seasonality of cruise



Density

2012 Cruise ship Msc Divina 415.934 inhab./km²

2010 Manhattan 26.666 inhab./km²
 1951 Venice 21.906 inhab./km²
 2010 Hong Kong Island 16.390 inhab./km²
 2011 Venice 7.393 inhab./km²



Hotel density historic center 2013 7,97 km²

58.991 inhabitants
 29.080 beds



284 hotels▶ 16,838 beds
 2.248 non-hotel accommodations▶ 12.2421 beds
 tot. 29.080 beds

3.648 beds/km²

Hotel density Lido 2013 9,91 km²

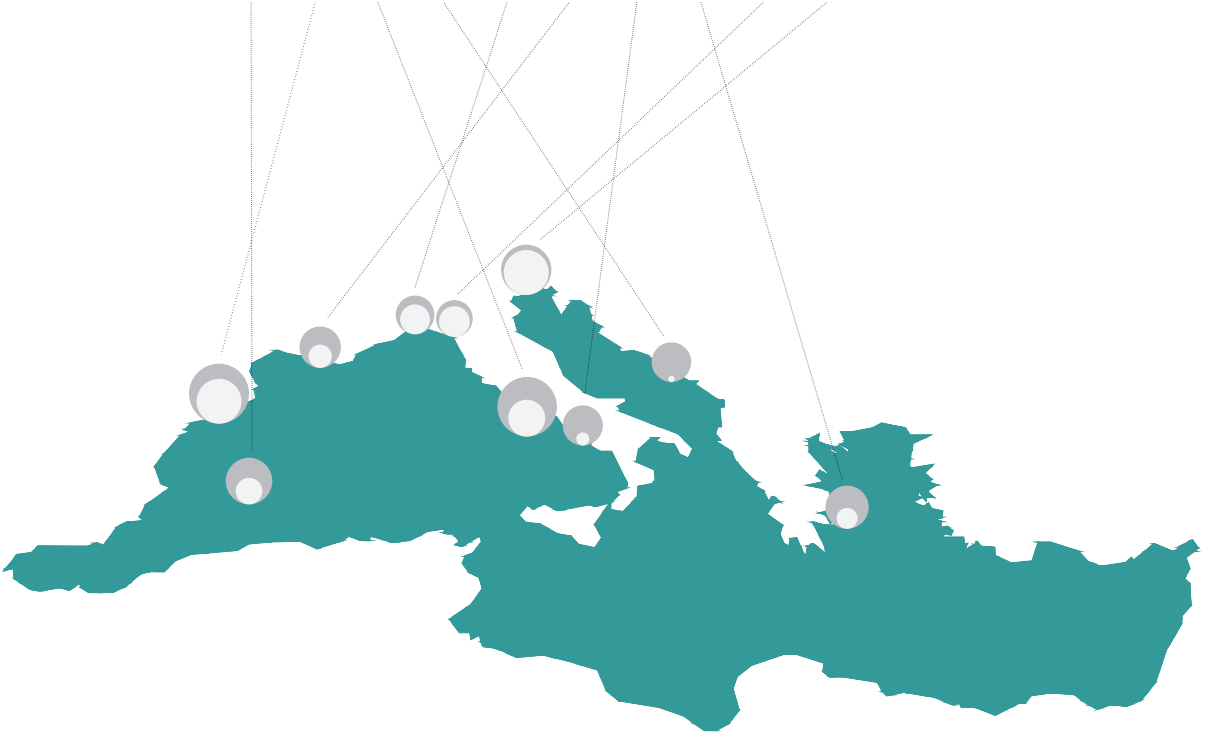
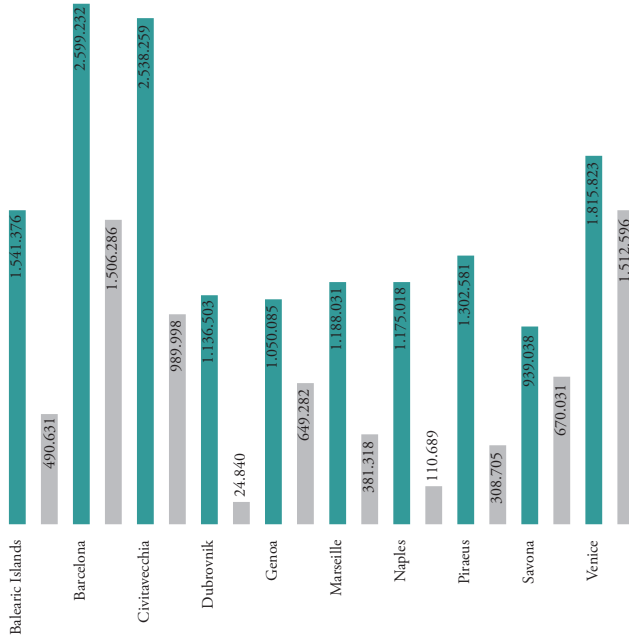
21.290 inhabitants
 3.733 beds



38 hotels▶ 3.018 beds
 72 non-hotel accommodations▶ 715 beds
 tot. 3.733 beds

376 beds/km²

Top 10 cruise ports
Total Pax / Homeport Pax.



Number of beds in hotel and non-hotel accommodations each inhabitant



Green public parks historic center

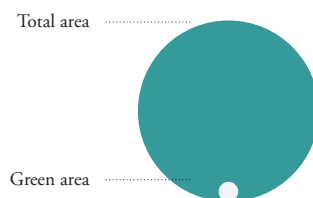
Total Area 9.790.000 m²

Green area 115.500 m²

- Giardini Napoleonici e Biennale 60.000 m²
- Giardini Reali 4.500 m²
- Giardini Papadopoli 7.500 m²
- Giardini Savorgnan 9.500 m²
- Giardini Groggia 5.000 m²
- Pineta di S. Elena 34.000 m²

Outside the historic town

- Oasi di Alberoni (Lido) 1.601.900 m²
- Oasi di Caroman (Pellestrina) 508.400 m²



Clini-Passera decree

Decreto 2 marzo 2012

Ministero delle Infrastrutture e dei Trasporti. Disposizioni generali per limitare o vietare il transito delle navi mercantili per la protezione di aree sensibili nel mare territoriale.

(GU n. 56 del 7-3-2012)

IL MINISTRO DELLE INFRASTRUTTURE E DEI TRASPORTI

di concerto con

IL MINISTRO DELL'AMBIENTE E DELLA TUTELA DEL TERRITORIO
E DEL MARE

...

Considerata la particolarissima sensibilità e vulnerabilità ambientale della laguna di Venezia ove sono presenti ecosistemi continuamente posti a rischio anche tenuto conto dei rilevanti aumenti del traffico marittimo;

Decreta:

Art. 1

Misure generali per limitare o vietare il transito delle navi mercantili finalizzate alla protezione di aree sensibili nel mare territoriale.

...

Art. 2

Ulteriori misure per la protezione di aree particolarmente vulnerabili

...

b) nella laguna di Venezia:

1) e' vietato il transito nel Canale di San Marco e nel Canale della Giudecca delle navi adibite al trasporto di merci e passeggeri superiori a 40.000 tonnellate di stazza lorda;

2) al fine di conseguire i piu' elevati livelli di sicurezza anche ambientale l'Autorita' Marittima, sentita l'Autorita' portuale, con ordinanza disciplina, secondo la stazza lorda delle navi, la distanza minima alla quale le stesse devono mantenersi l'una dall'altra qualora navighino nello stesso senso.

...

Art. 3

Disposizioni transitorie

1. Il divieto di cui all'art. 2, comma 1, lettera b), punto 1), si applica a partire dalla disponibilita' di vie di navigazione praticabili alternative a quelle vietate, come individuate dall'Autorita' marittima con proprio provvedimento. Nelle more di tale disponibilita', l'Autorita' marittima, d'intesa con il Magistrato alle acque di Venezia e l'Autorita' portuale, adotta misure finalizzate a mitigare i rischi connessi al regime transitorio perseguendo il massimo livello di tutela dell'ambiente lagunare.

Il presente decreto sara' pubblicato nella Gazzetta Ufficiale della Repubblica italiana.

Roma, 2 marzo 2012

Il Ministro delle infrastrutture e dei trasporti
Passera

Il Ministro dell'ambiente e della tutela del territorio e del mare
Clini



Venice cruise terminal



Proposed floating port



Existing route

Projected route

Facts

March 2012

The Decree Clini-Passera is approved, ships above the tonnage of 40,000 tons aren't allowed to transit in the channel San Marco.

The Decree Clini-Passera remains unapplied until the government will find an alternative route for ships to enter the harbor.

December 2013

The Port Authority of Venice decided to restrict the transit of large ships in the basin of San Marco, more than 40 thousand tons from 2014 and beyond the 96 thousand from 2015.

March 2014

The Regional Administrative Court of Veneto suspends the stop fixed by the Port Authority.

April 2015

The decree is still unapplied.

Two scenarios are considered by the authorities: the digging of the channel Contorna or the construction of an offshore harbor.

“Il Sole 24 Ore”

Abandoned Islands

Lagoon's secondary islands have played a key role in the centuries: from monasteries to defensive positions against enemies who came from the sea; from quarantine hospitals to stop infected people and goods, to psychiatric hospitals. All that the "Serenissima" disliked in his city was addressed here.

Since the end of the last century, after the dismantle of the latest military installations and hospitals, the islands are almost completely uninhabited, abandoned and in ruins. Examples of ancient engineering, with languages completely different from those of the city, deserve a real protection, sustainable, that do not lead them to the sale without criteria to private.

Today forgotten islands will continue to safeguard the city as public spaces for the community or will become private gardens of wealthy owners?

They will defend Venice from future dangers?

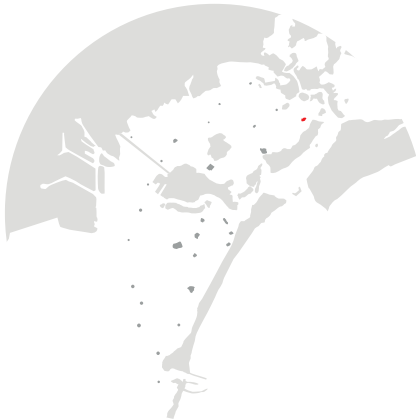
Customs for mass tourism or access

to a new Disneyland?

San Francesco del deserto



0 50 100m



Surface 0,04 km²

Use:
Cloister XIII c.
Powder magazine XV c.
Cloister XIX c.

Current use:
Cloister

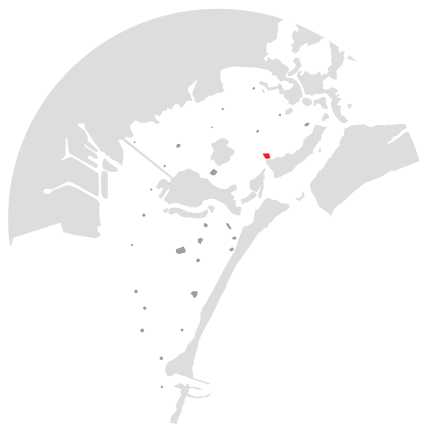
State of conservation:
Good

Property:
Private

Lazzaretto Nuovo



0 50 100m



Surface 0,09 km²

Use:
Cloister XIII c.
Leper hospital XV c.
Fort XIX c.

Current use:
Association centre

State of conservation:
Good

Property:
State

Madonna del Monte



0 50 100m



Surface 0,005 km²

Use:

Cloister XIV c.

Abandoned XV c.

Church XVIII c.

Powder magazine XIX c.

Current use:

Abandoned

State of conservation:

Ruin

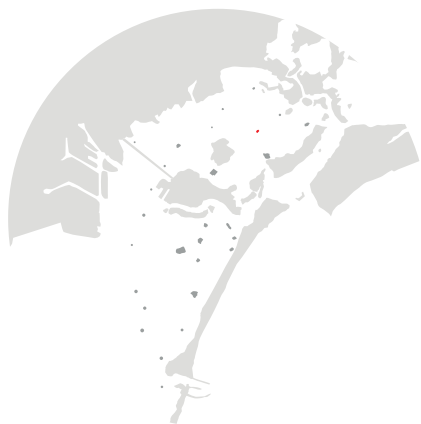
Property:

Private

San Giacomo in Paludo



0 50 100m



Surface 0,012 km²

Use:

Cloister XI c.

Leper hospital XV c.

Cloister XVI c.

Military station XIX c.

Current use:

Abandoned

State of conservation:

Bad

Property:

State

Buel del Lovo



0 50 100m



Surface 0,0069 km²

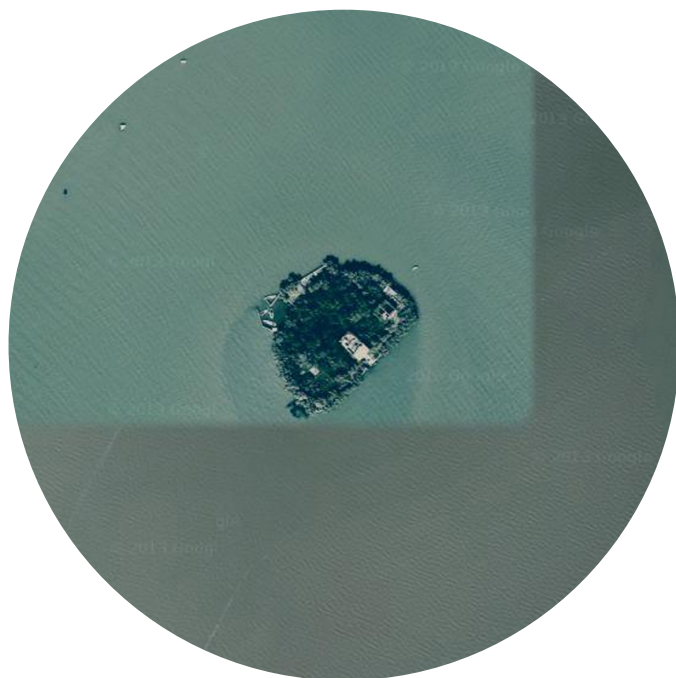
Use:
Fort XVIII c.
Industrial plant XX c.

Current use:
Abandoned

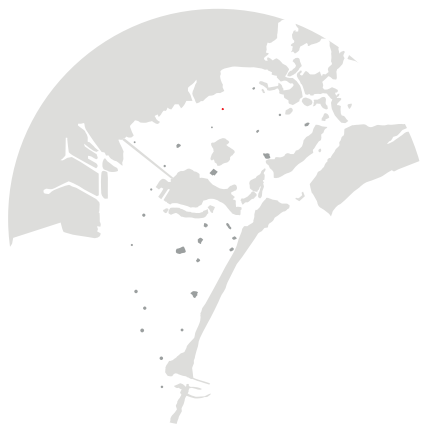
State of conservation:
Bad

Property:
Private

Carbonera



0 50 100m



Surface 0,0059 km²

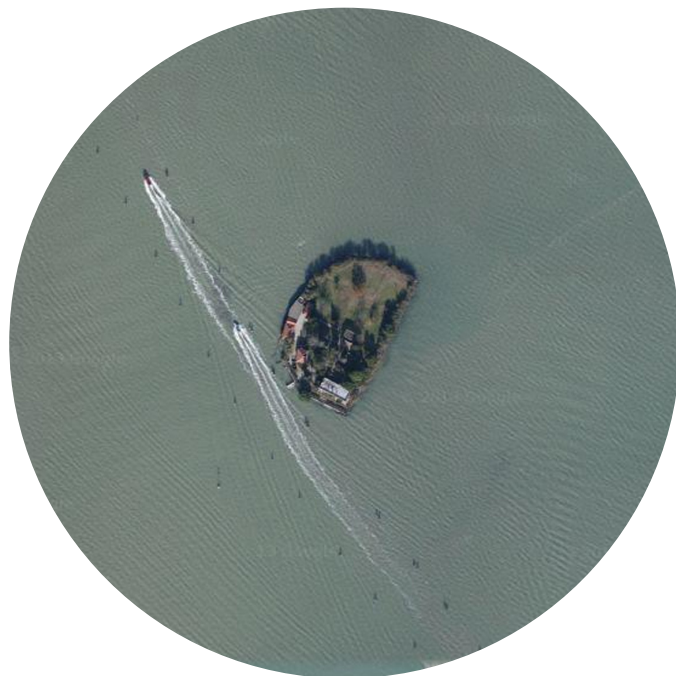
Use:
Fort
Residence XX c.

Current use:
Abandoned

State of conservation:
Ruin

Property:
Private

Tessera



0 50 100m



Surface 0,008 km²

Use:
Military station XIX c.

Current use:
Residential

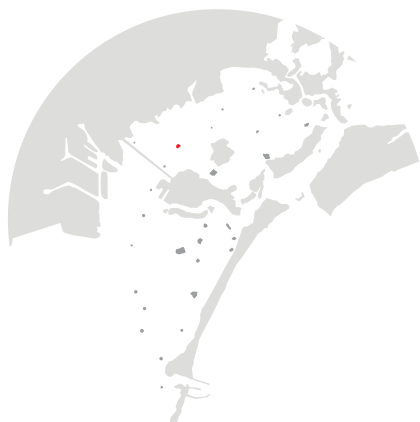
State of conservation:
Good

Property:
Private

Campalto



0 50 100m



Surface 0,02 km²

Use:
Fort
Garbage dump XX c.

Current use:
Abandoned

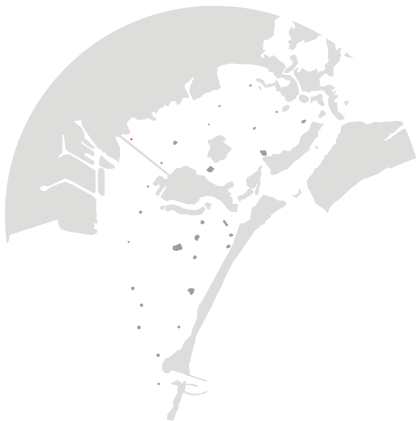
State of conservation:
Bad

Property:
State

San Giuliano



0 50 100m



Surface 0,011 km²

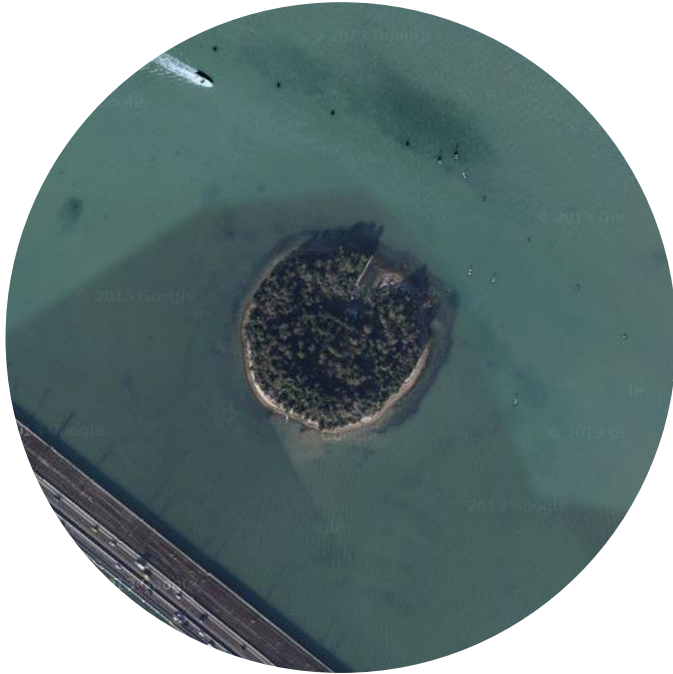
Use:
Cloister XII c.
Fort XIX c.

Current use:
Abandoned

State of conservation
Ruin

Property:
State

San Secondo



0 50 100m



Surface 0,012 km²

Use:

Cloister XI c.
Powder magazine XVI c.
Leper hospital XVI c.
Cloister XVI c.
Military station XVII c.

Current use:
Abandoned

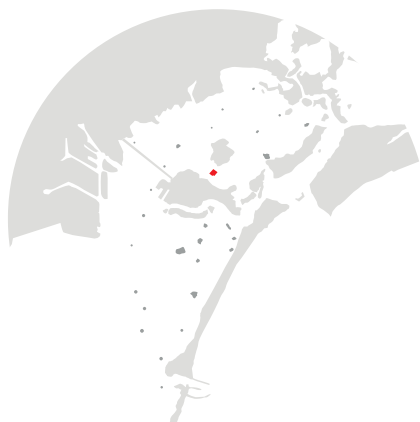
State of conservation:
Ruin

Property:
State

San Michele



0 100 200m



Surface 0,16 km²

Use:
Cloister X c.
Prison XVIII c.

Current use:
Cemetery

State fo conservation:
Good

Property:
State

Trezze



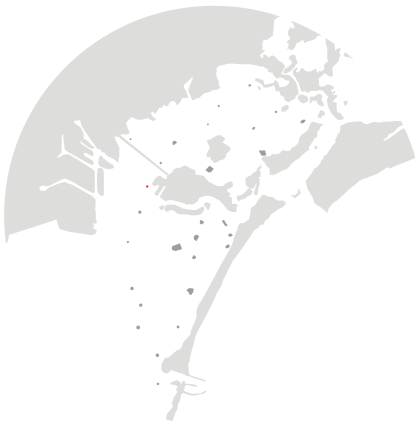
Surface 0,005 km²

Use:
Fort XVIII c.
Industrial plant XX c.

Current use:
Industrial plant

State of conservation:
Good

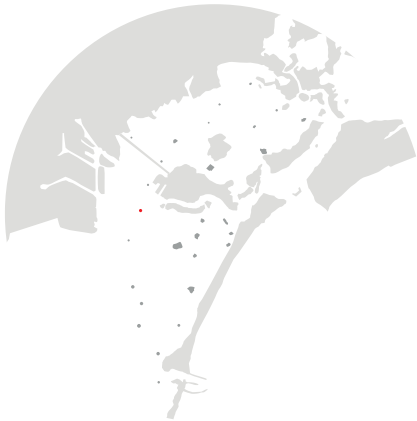
Property:
State



San Giorgio in Alga



0 50 100m



Surface 0,013 km²

Use:
Cloister XI c.
Prison XVIII c.

Current use:
Abandoned

State of conservation:
Ruin

Property:
Private

Sant'Angelo della Polvere



0 50 100m



Surface 0,005 km²

Use:
Cloister XI c.
Powder magazine XVI c.
Military station XVIII c.

Current use:
Abandoned

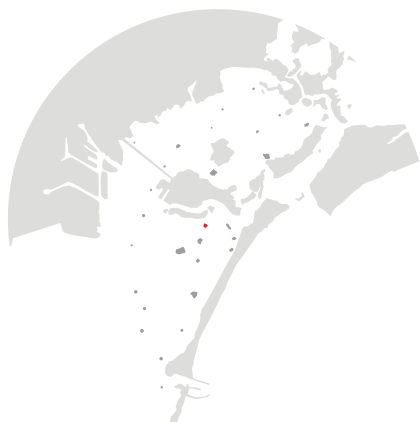
State of conservation:
Ruin

Property:
State

Santa Maria della Grazia



0 50 100m



Surface 0,04 km²

Use:
Cloister XIII c.
Powder magazine XIX c.
Hospital XX c.

Current use:
Abandoned

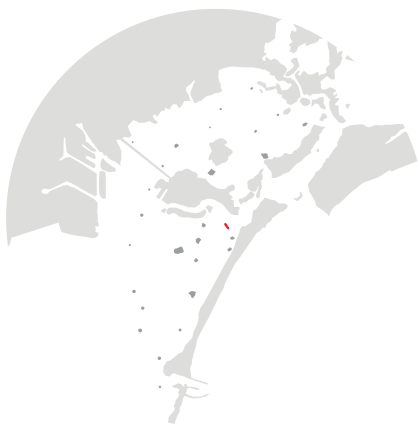
State of conservation:
Good

Property:
State

San Servolo



0 50 100m



Surface 0,048 km²

Use:
Cloister VIII c.
Mental hospital XVIII c.

Current use:
Research center

State of conservation:
Good

Property:
Province of Venice

San Lazzaro degli Armeni



Surface 0,03 km²

Use:
Cloister IX c.
Armenian culture center XVIII c.

Current use:
Armenian culture center

State fo conservation:
Good

Property:
Private



Lazzaretto Vecchio



0 50 100m



Surface 0,025 km²

Use:
Cloister XIII c.
Leper hospital XV c.
Military station XIX c.

Current use:
Abandoned

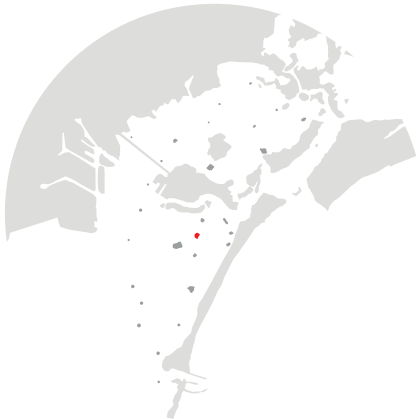
State of conservation:
Partially restored

Property:
State

San Clemente



0 50 100m



Surface 0,067 km²

Use:
Cloister XII c.
Mental hospital XIX c.

Current use:
Hotel

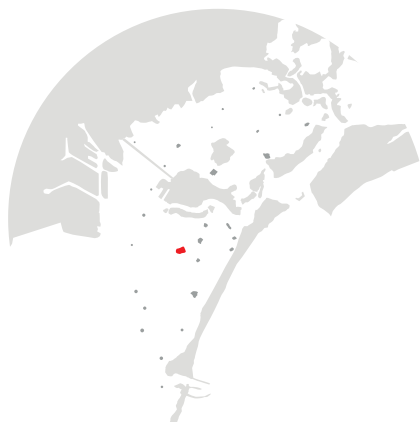
State of conservation:
Good

Property:
Private

Sacca Sessola



0 100 200m



Surface 0,160 km²

Use:
Storage XVIII c.
Hospital XX c.

Current use:
Scientific research

State of conservation:
Good

Property:
Municipality of Venice

Santo Spirito



Surface 0,025 km²

Use:

Cloister XII c.
Military station XIX c.
Powder magazine XX c.

Current use:

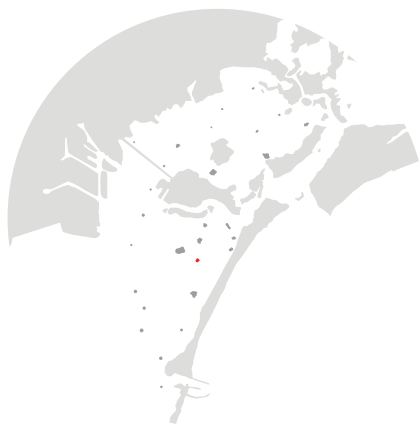
Abandoned

State of conservation:

Ruin

Property:

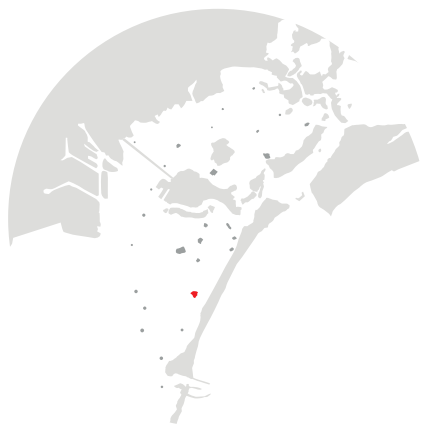
Private



Poveglia



0 50 100m



Surface 0,072 km²

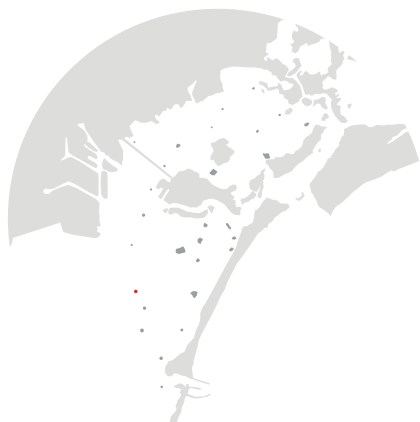
Use:
Village VI c.
Magazine XVII c.
Leper hospital XVIII c.

Current use:
Abandoned

State fo conservation:
Ruin

Property:
State

Podo



Surface 0,004km²

Use:
Fort

Current use:
Abandoned

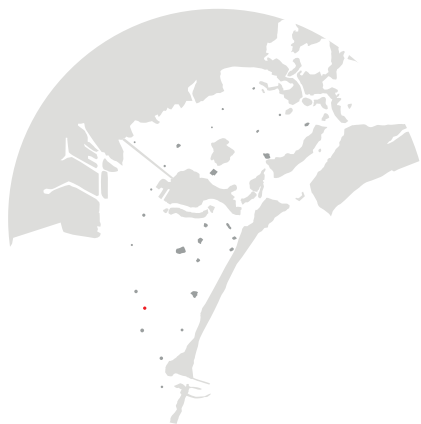
State of conservation:
Ruin

Property:
Private

Ex Poveglia



0 50 100m



Surface 0,0038 km²

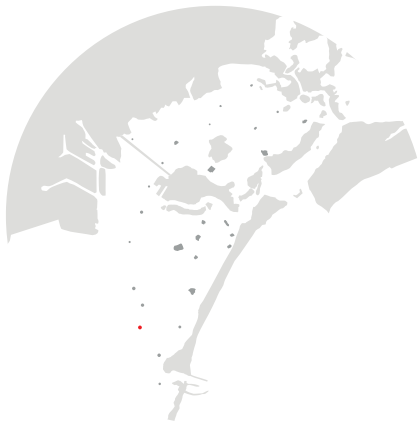
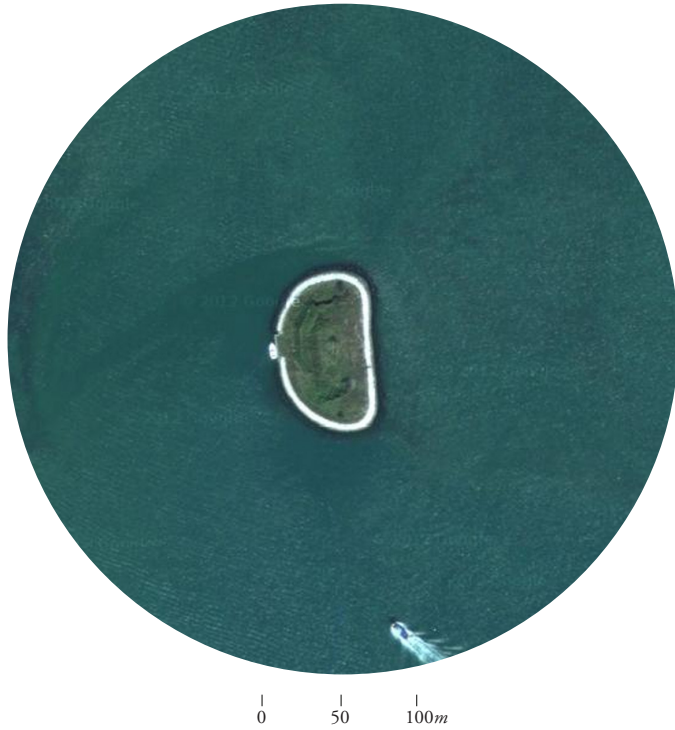
Use:
Fort

Current use:
Abandoned

State fo conservation:
Ruin

Property:
Private

Fisolo



Surface 0,005 km²

Use:
Fort

Current use:
Abandoned

State of conservation:
Ruin

Property:
Private

Ottagono Abbandonato



Surface 0,0025 km²

Use:
Fort XVI c.

Current use:
Abandoned

State fo conservation:
Ruin

Property:
State



Ottagono Alberoni



0 50 100m



Surface 0,002 km²

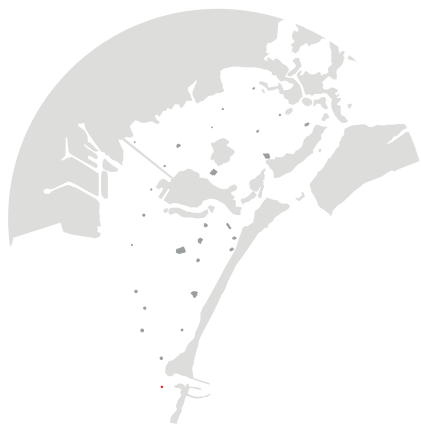
Use:
Fort XVI c.

Current use:
Abandoned

State fo conservation:
Ruin

Property:
Private

Ottagono di San Pietro



Surface 0,003 km²

Use:
Fort XVI c.

Current use:
Abandoned

State of conservation:
Ruin

Property:
Private

Ottagono di Ca' Roman



0 50 100m



Surface 0,002 km²

Use:
Fort XVI c.

Current use:
Abandoned

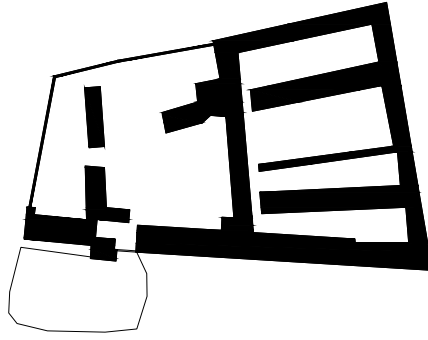
State fo conseravtion:
Ruin

Property:
State

Islands as artificial perimeter

Several islands in the lagoon were built over the centuries with deposits of material from Venice. Islands shape was defined by the function: buildings and defensive walls were erected to defend the island, both from enemies, both from the water, which, with its unstoppable process of erosion was the most major threat to the existence of the island.

Lazzaretto Vecchio

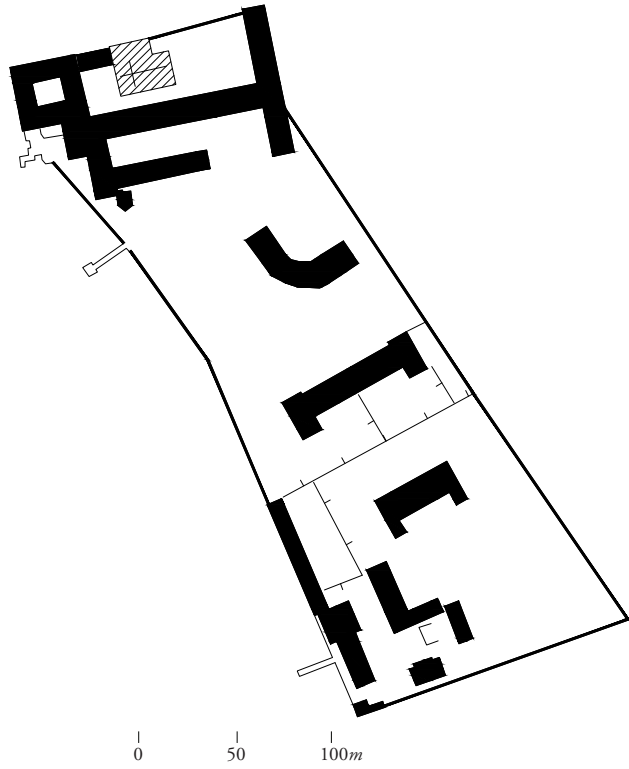


0 50 100m

The Lazzaretto Vecchio is an important example of architecture with health function of the fifteenth century, the arrangement along the perimeter of the buildings, which go to delimit the boundary by drawing the shape of the island in the lagoon.

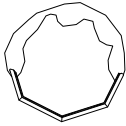


Isola di San Servolo

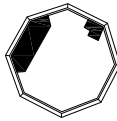


Gli Ottagoni

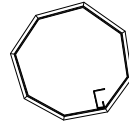
Ottagono
Abbandonato



Ottagono
Alberoni



Ottagono
di San Pietro



0 50 100m



Island-hotels monothematic planning

State property policies for the future of the islands are univocal:

the intended use is hospitality, with strong architectural restrictions, which implies both the difficulty of finding buyers ready to take on the expensive restoration work, both an impossible diversification of the use of the islands.

In the latest 15 years this has taken to unconfirmed investments for the reuse of the islands for tourism: especially luxury hotels, the only ones who seem to be able to cover the huge investments and operating costs of the facilities.

Venezia ha perso anche le sue isole

18 febbraio 1996 - Corriere della Sera

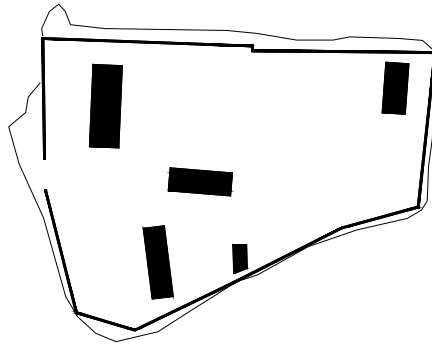
Venezia si riprende le isole della laguna

22 luglio 2001 - Corriere della Sera

Dal top di Sacca Sessola a Poveglia così la laguna diventa «low cost»

15 maggio 2014 - Corriere della Sera

Santo Spirito

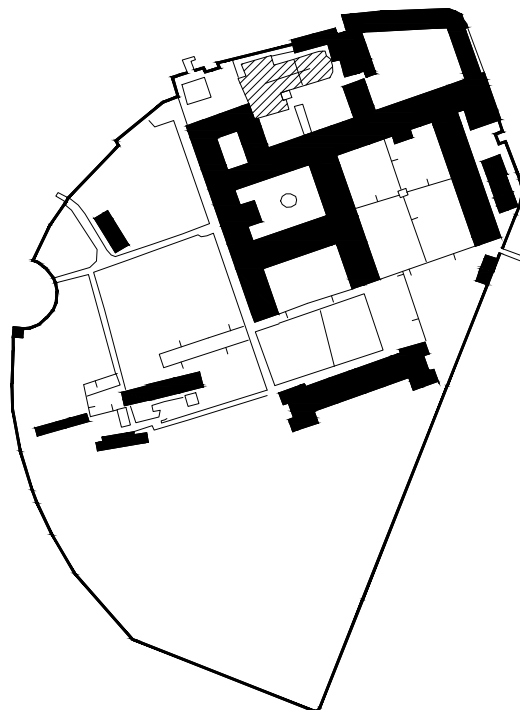


L'isola di Santo Spirito nella laguna di Venezia, a dieci minuti di motoscafo da piazza San Marco e cinque dal Lido, è in vendita. L'annuncio è stato dato ieri dall'immobiliare cui la società Poveglia, proprietaria dell'isola, ha dato l'incarico: la Colliers International. L'isola, su cui da un anno sono in corso lavori di consolidamento dei resti di un vecchio convento, diventerà molto probabilmente la sede di un megalbergo, come è già successo a altre isole vicine. Oppure, chissà, sarà acquistata da un ricco emiro per farne una residenza privata.



24 ottobre 2011 - Corriere della Sera

San Clemente



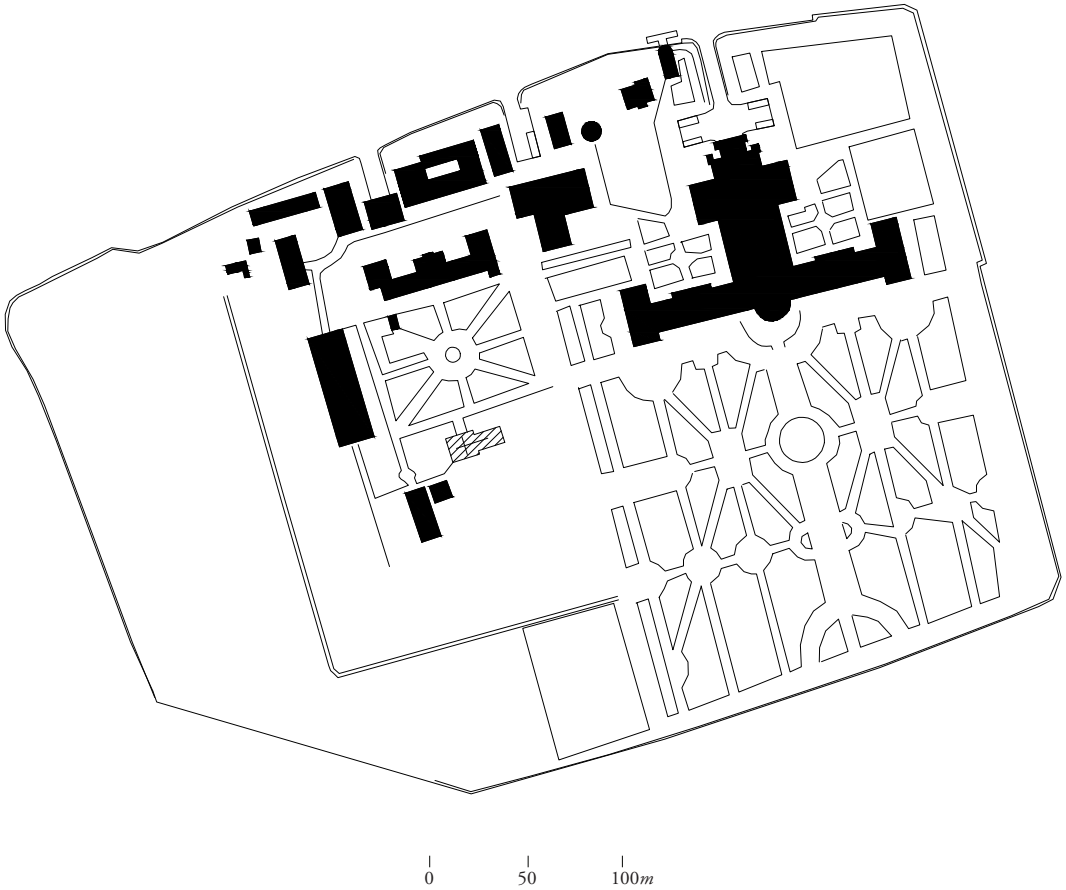
0 50 100m

All'epoca c'erano ancora le lire e dunque gli importi erano a nove zeri. Per cui alla Compagnia Finanziaria di Investimento Spa, guidata da Gilberto Benetton, servirono 20 miliardi e 159 milioni di lire, pari a 10,4 milioni di euro, per comprarsi San Clemente — l'isola dell'ospedale psichiatrico femminile — nel febbraio del 1999; lo scorso agosto, dopo il crollo del gruppo Thi (i cui vertici sono anche finiti in galera) è costata 78 milioni più Iva al gruppo turco Permak, albergo a cinque stelle da 200 camere compreso, però.



15 maggio 2014 - Corriere della Sera

Sacca Sessola



E ancor di più fruttò la vendita di Sacca Sessola, altro «gioiellino» dell'Usl 12 messo sul mercato dall'allora dg Carlo Crepas: per circa 25 miliardi di lire (poco meno di 13 milioni) andò alla Cit, che trasformò l'ospedale pneumologico in un super-hotel al grezzo, che solo ora, quasi 15 anni dopo, sta per aprire i battenti sotto le insegne del colosso Marriott.

15 maggio 2014 - Corriere della Sera



Santa Maria delle Grazie



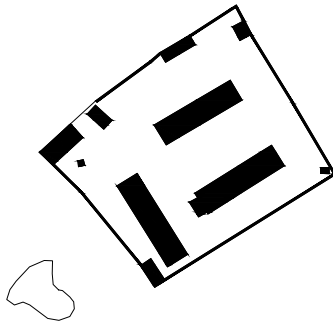
0 50 100m

Anche la Cit nel frattempo era finita a gambe all'aria, ma la «maledizione» delle isole dell'Usl ha colpito anche la Grazia, dove c'era l'ospedale di malattie infettive: Giovanna Stefanel l'aveva comprata — dopo un'asta con svariati colpi di scena— per 10 milioni e mezzo nel 2007, ma poi l'acquisto non si è più perfezionato a causa dei vincoli della Soprintendenza e proprio nei mesi scorsi il nuovo dg Giuseppe Dal Ben ha revocato definitivamente l'aggiudicazione ed è pronto a ripartire con la Sap Project dell'ingegnere leccese Marino Congedo.



15 maggio 2014 - Corriere della Sera

San Giacomo in Paludo



0 50 100m

Il Tar del Veneto ha accolto il ricorso dei Verdi Ambiente “sfrattati” dall’isola di San Giacomo in Paludo per mano del Demanio, che nel Progetto Valore Paese aveva inserito la perla della laguna perché i privati potessero trasformarla in un albergo di lusso. Di fatto i giudici amministrativi hanno stabilito che i Vas hanno ottemperato agli obblighi previsti dalla concessione, favorendone in questi anni l’utilizzo pubblico ricreativo e sociale. Pertanto, la concessione si intende rinnovata fino al 2020. Esultano gli ambientalisti che in questi anni hanno investito centinaia di migliaia di euro per la rivitalizzazione dell’isola e che puntano a farla diventare la porta del parco della laguna.



28 marzo 2014 Il Gazzettino



Facts

14 April 2013

Venice, two islands and a palace ready to become hotel. The State Property sells its jewelry.
“The Huffington Post”

6 march 2014

Invitation to bid for public housing units for residential and non-residential, provides for the granting of the island for 99 years.
“State Property”

4 April 2014

Founded the association “Poveglia for all” that comes with a fundraiser to have licensed the island and direct it to the free use by citizens.
“The New Venice”

13 May 2014

Luigi Brugnaro wins the island with the best offer: 513 000 € with charges of restoring and securing the island for 20 million.
“The Gazzettino”

11 June 2014

The offer by Brugnaro for the island was rejected by the State Property.
“L’Espresso”

25 June 2014

Luigi Brugnaro appeals the TAR against the State Property. Its offer of 513 000 Euros to buy the island of Poveglia was not considered adequate.
“La Nuova Venezia”

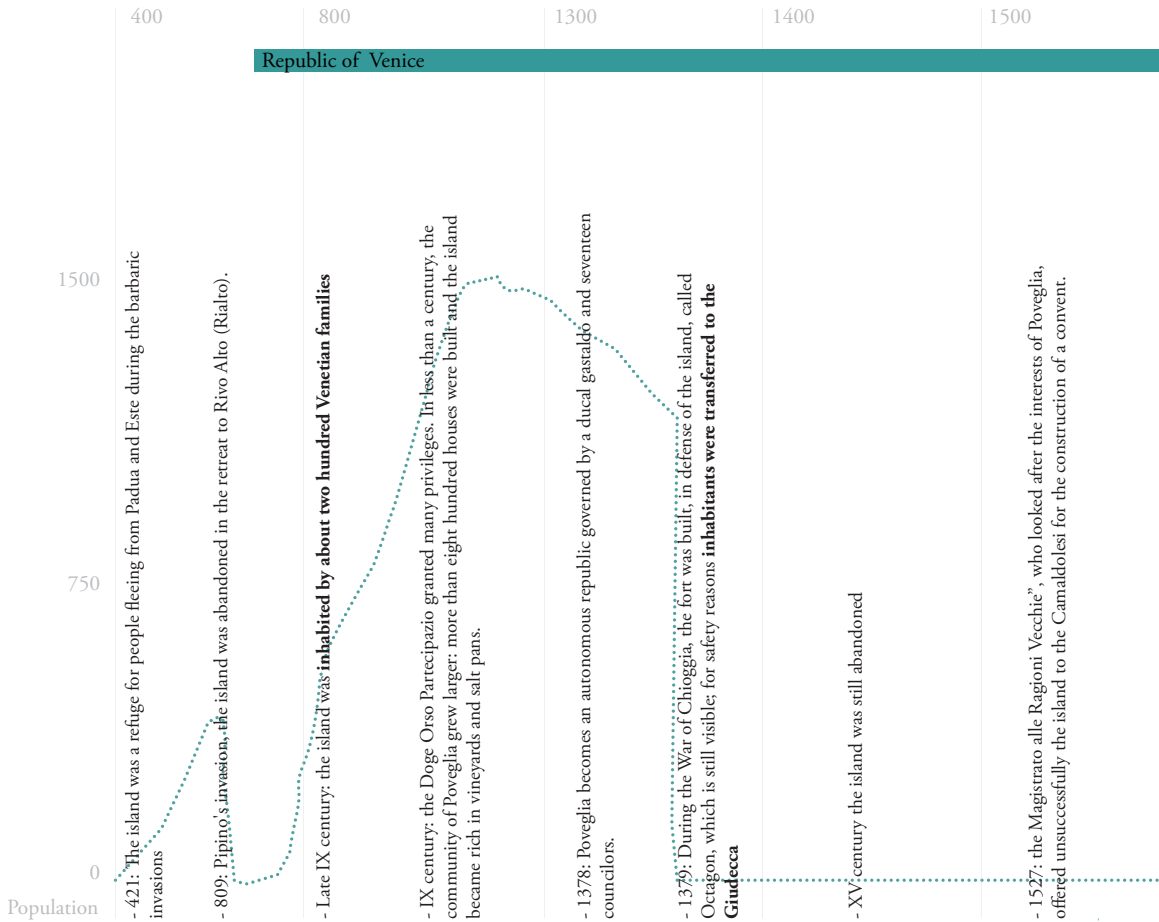
21 March 2015 2

Luigi Brugnaro is a candidate for mayor of Venice
“I will give up Poveglia ... and if I will be elected I will retire the appeal to the TAR”.
“Venice of Today”

Poveglia to this day is still abandoned.



Poveglia Timeline V-XVI sec.



Poveglia Timeline XVI-XXI sec.

1600

- 1601: It was proposed the Povegliani to rebuild buildings, but they refused.

1700

- 1777: The island becomes **transit station and sanitary control of the crews** of the ships and cleaning of goods

- 1793/1799: Due to the plague broke out on two ships, the island was used as a **temporary leper hospital**.

1800

- 1805/1814: the island was finally converted into a **hospital**. Following the Napoleonic edict was demolished a church dedicated to San Vitale and the adjacent bell tower was used as a **lighthouse**

1900

- XX century, the island was equipped with **maritime quarantine station** for crew and passengers coming from ports where they had been cases of epidemic. In subsequent years, the sanitary complex was converted into a convalescent **nursing home**.

2000

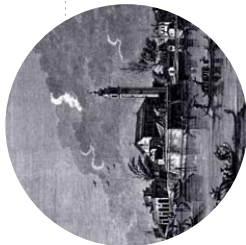
- 1968: The nursing home was decommissioned and after a short period abandoned the island **was given as a grant to a farmer** who cultivates the fields.

- 2013: **listing of the island** that is currently abandoned

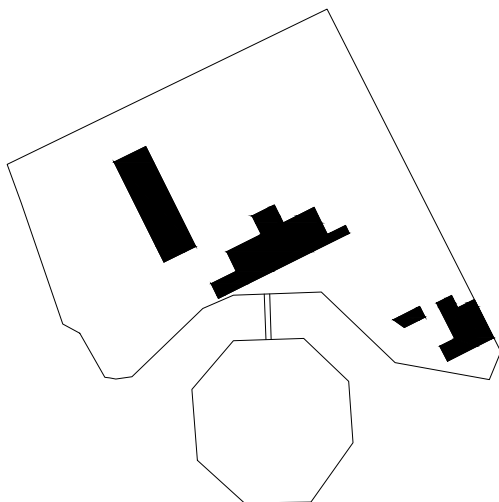
- 2014: birth of a non-profit association "Poveglia per tutti" in order to participate in the selection of the State Property in order to win possession of the island for 99 years and allow public use. On May 13, 2014, the day of the public offers, Louis Brugnaro, owner of Umama, made the best offer: 513 000 EUR. The Commission of the State Property considered unbecoming the offer.

- 2015: **Poveglia is still abandoned**

French domination
Austrian domination
Kingdom of Italy

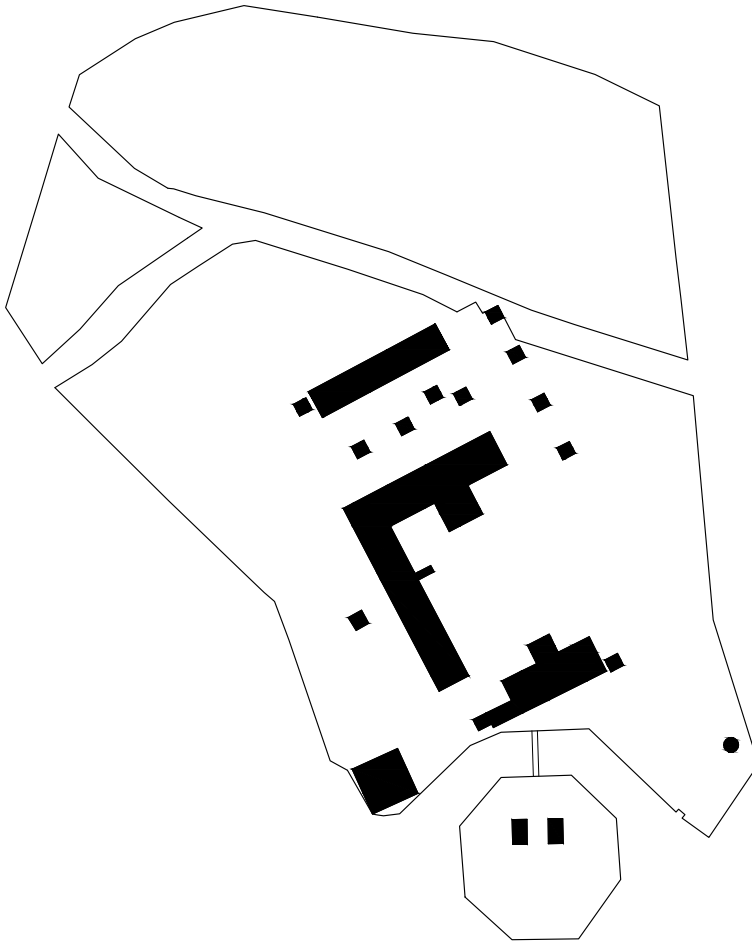


Napoleonic cadastre, 1808

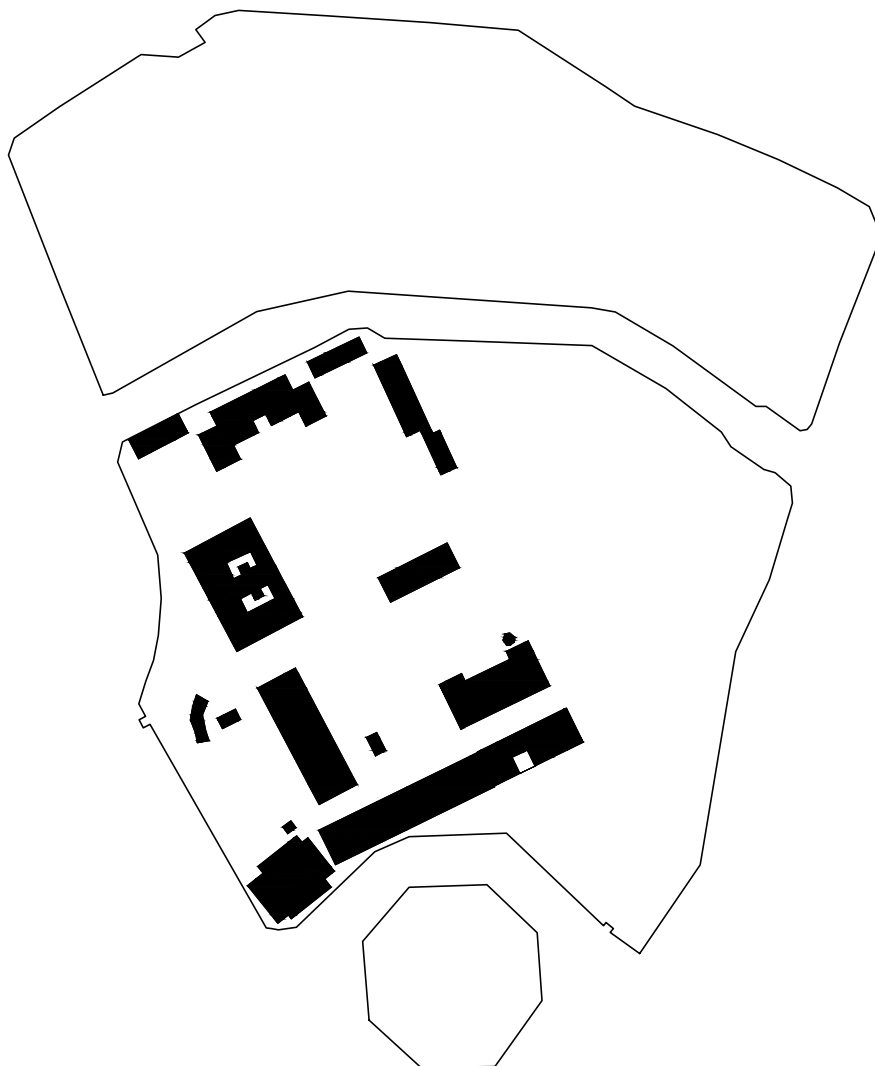


By the Napoleonic land registry is clear that the island in 1808 was much smaller in size and there were the following buildings: the “Teson grande,” the church of San Vitale and his leaning bell tower with a house for the use of barracks, the cemetery, and to the south-east a building called “empty house”, in the octagon owned by the Ministry of War, a fort.

Austrian cadastre, 1846

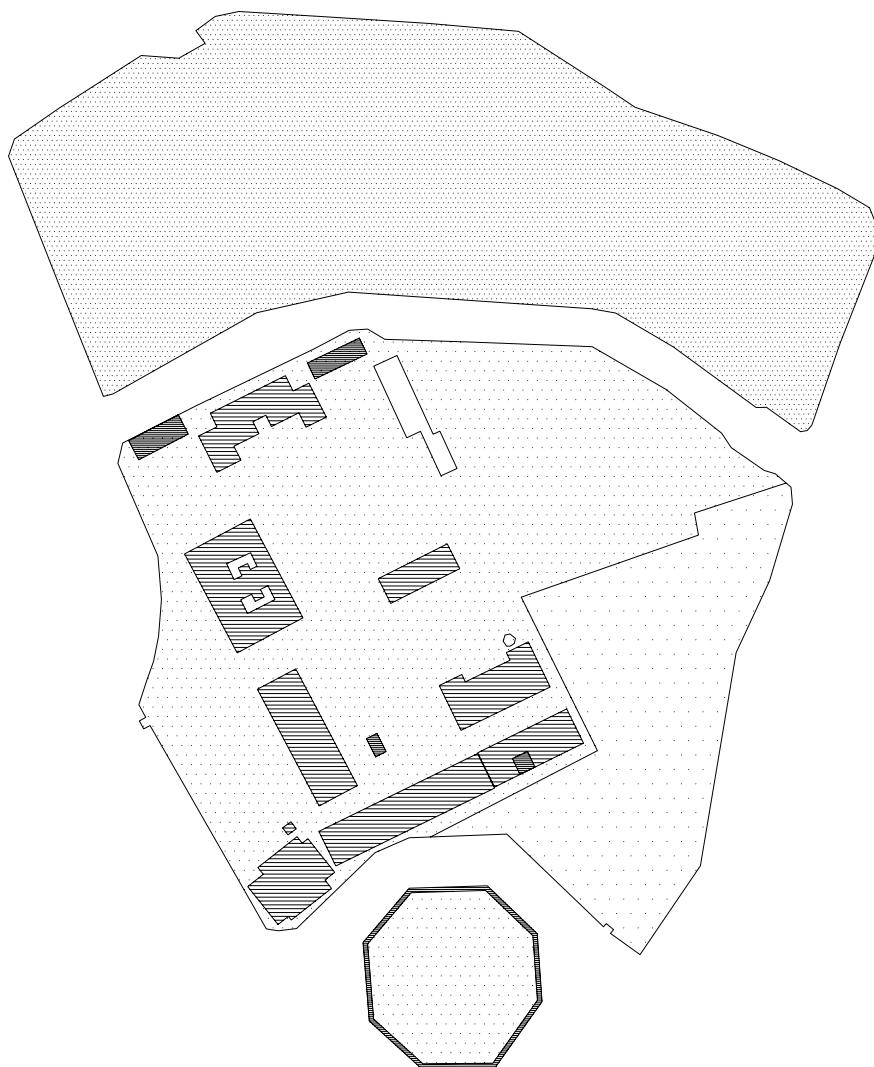







The Austrian land registry show that the island was reclaimed in 1844, had assumed a shape similar to the current one, even if the route of the canal that separates the North was quite different, and branched to the west; buildings still recognizable today were: the “Teson grande” the remains of the church of San Vitale and its bell tower, the munitions depot; many other buildings of various sizes, arranged in a rectangular perimeter property of the Imperial Regio Magistrate of Health, at the center of the island, in the area of recent reclamation, are today no longer present.



In the survey by the Soprintendenza in 1980, the island appears in shape and size of today, already in abandoned, is still a riun today.

Variation to P.R.G. for the Laguna and the smaller islands in 2010



-  Restoration
-  Renovation with restriction
-  Preservation of the traditional landscape
-  Landscape requalification
-  Naturalistic restoration

In the tabs included in P.R.G., buildings on the island are classified with hasty survey, data, descriptions and restrictions; a superficial analysis of the island and the complete lack of a destination for future planning comes to light.

Restrictions

Incinerator

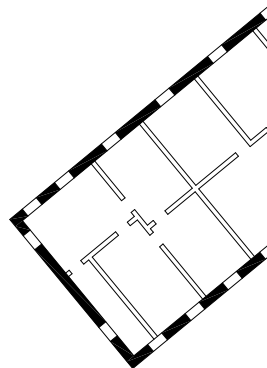
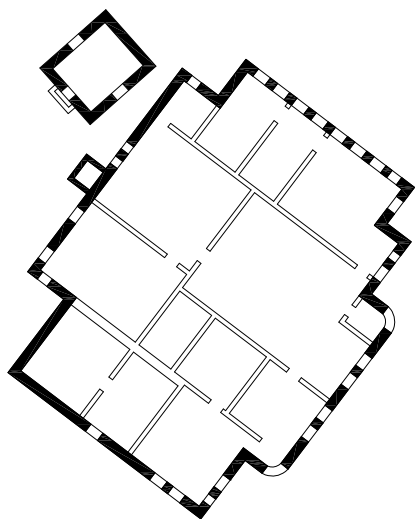
First construction: early 1900

State of preservation: bad

Constituent materials: traditional

Original use: hospital services

Intervention: renovation with partial restriction



Laundry

First construction: early 1900

State of preservation: decent

Constituent materials: brick and concrete

Original use: hospital services

Intervention: renovation with partial restriction



Hospital

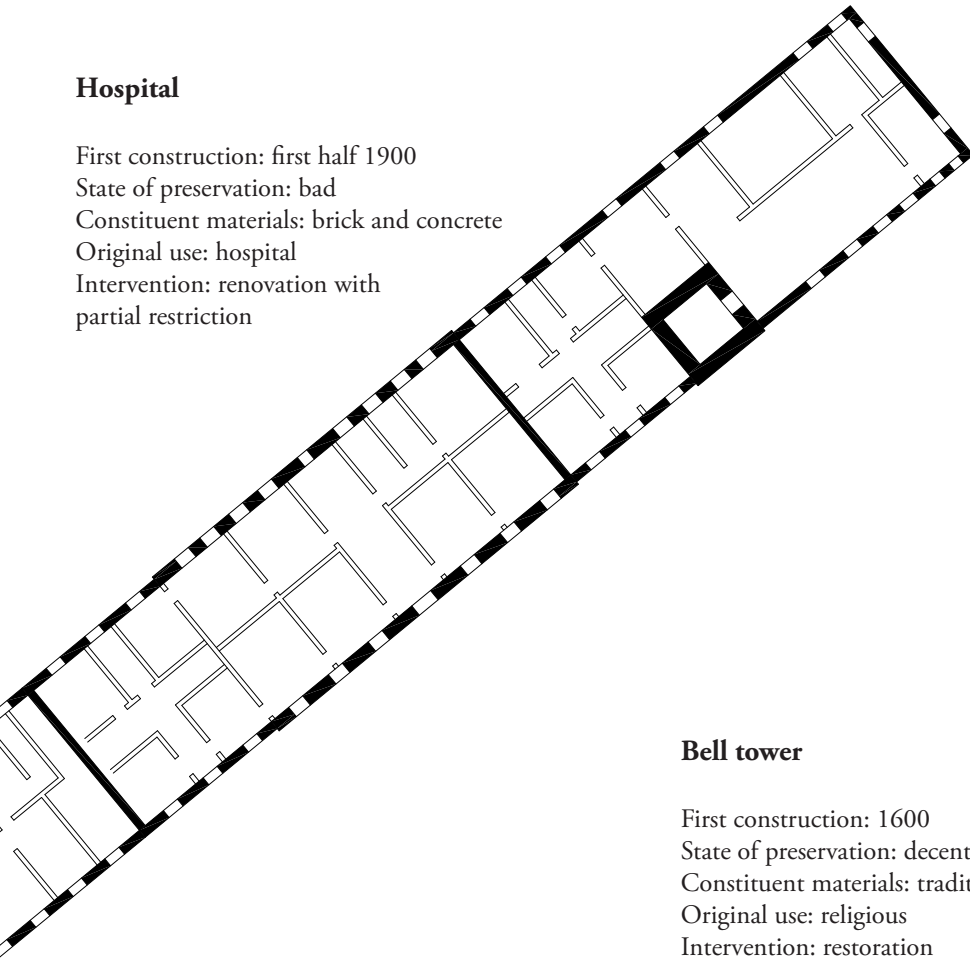
First construction: first half 1900

State of preservation: bad

Constituent materials: brick and concrete

Original use: hospital

Intervention: renovation with
partial restriction



Bell tower

First construction: 1600

State of preservation: decent

Constituent materials: traditional

Original use: religious

Intervention: restoration



Hospital

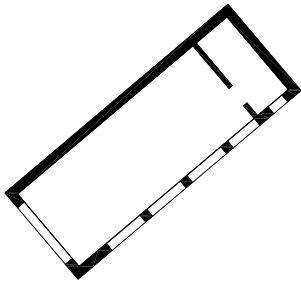
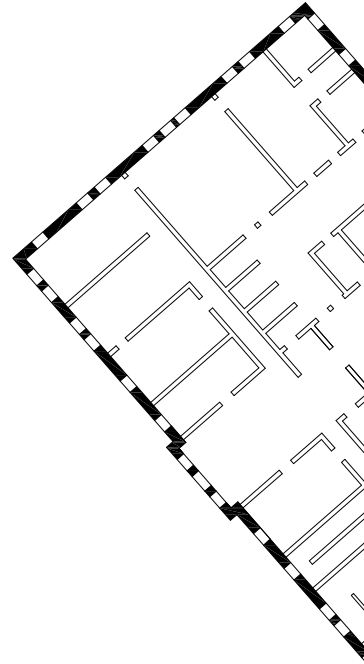
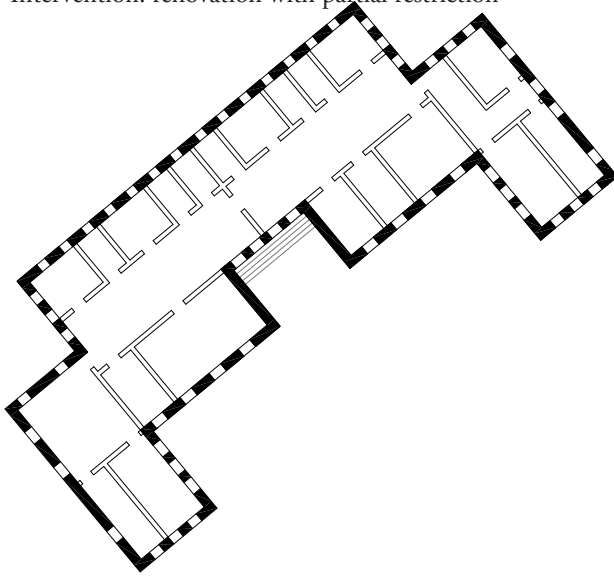
First construction: first half 1900

State of preservation: decent

Constituent materials: brick and concrete

Original use: hospital

Intervention: renovation with partial restriction



Warehouse

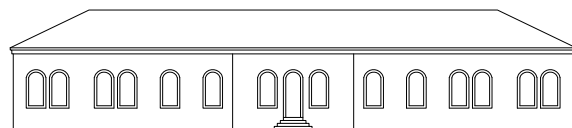
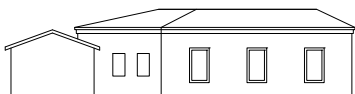
First construction: 1900 first half

State of preservation: decent

Constituent materials: traditional

Original use: dock

Intervention: restoration



Hospital

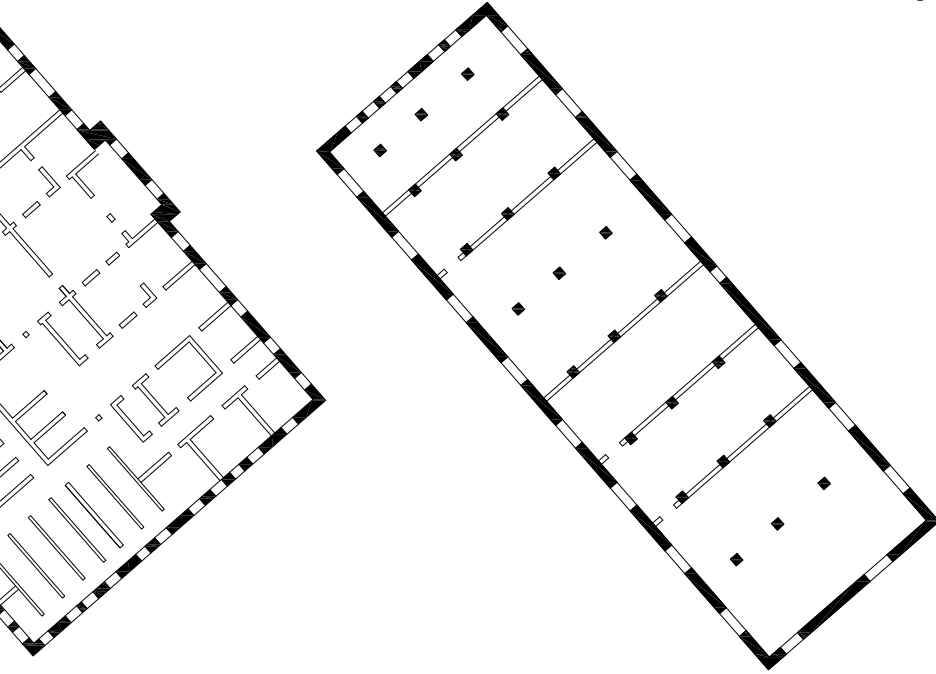
First construction: 1704

State of preservation: decent

Constituent materials: brick and concrete

Original use: unknown

Intervention: renovation with partial restriction



Hospital

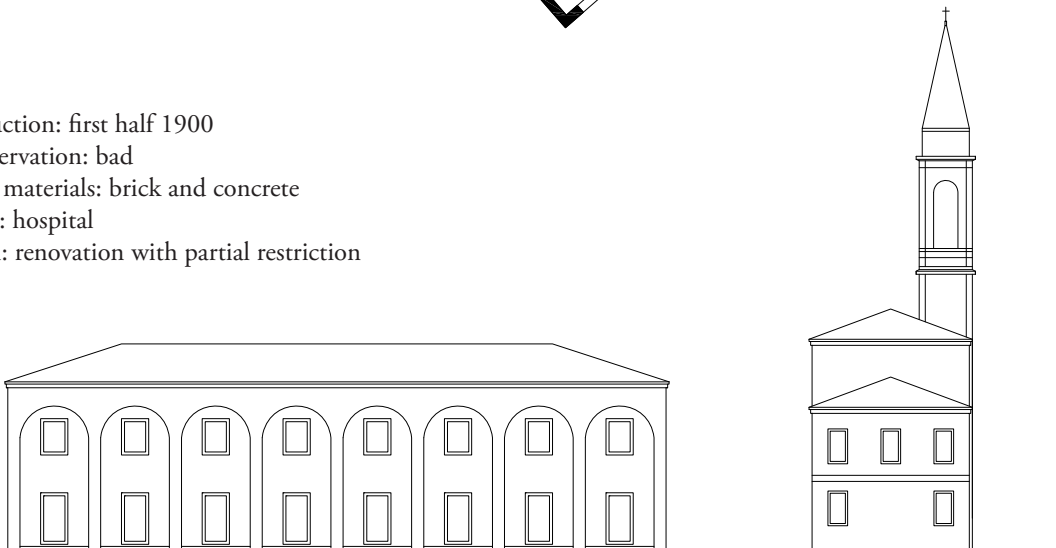
First construction: first half 1900

State of preservation: bad

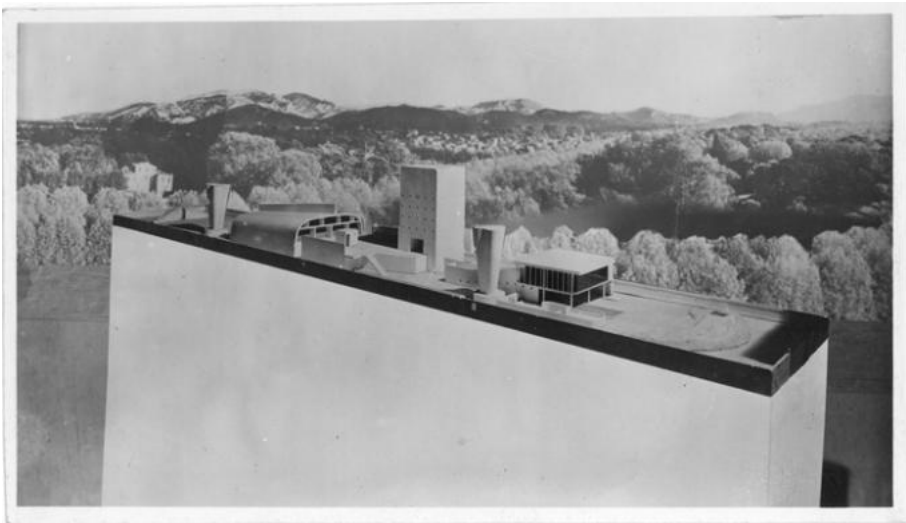
Constituent materials: brick and concrete

Original use: hospital

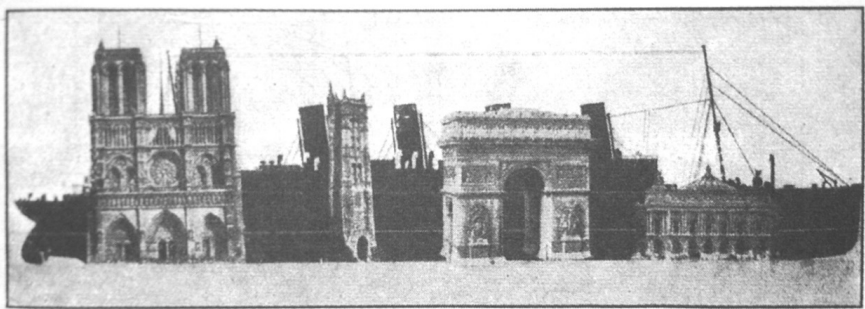
Intervention: renovation with partial restriction



Sources



Le Corbusier, Marseille, model of the superstructure showing the surrounding country. Fondation Le Corbusier, Paris.



Le paquebot *Aquilania*, Cunard Line, transporte 3.600 personnes.

Le Corbusier, *Vers une architecture*, 1923



Gianni Berengo Gardin, Mostri a Venezia, 2014



Le Corbusier, On the SS Conte Biancamano, 1936

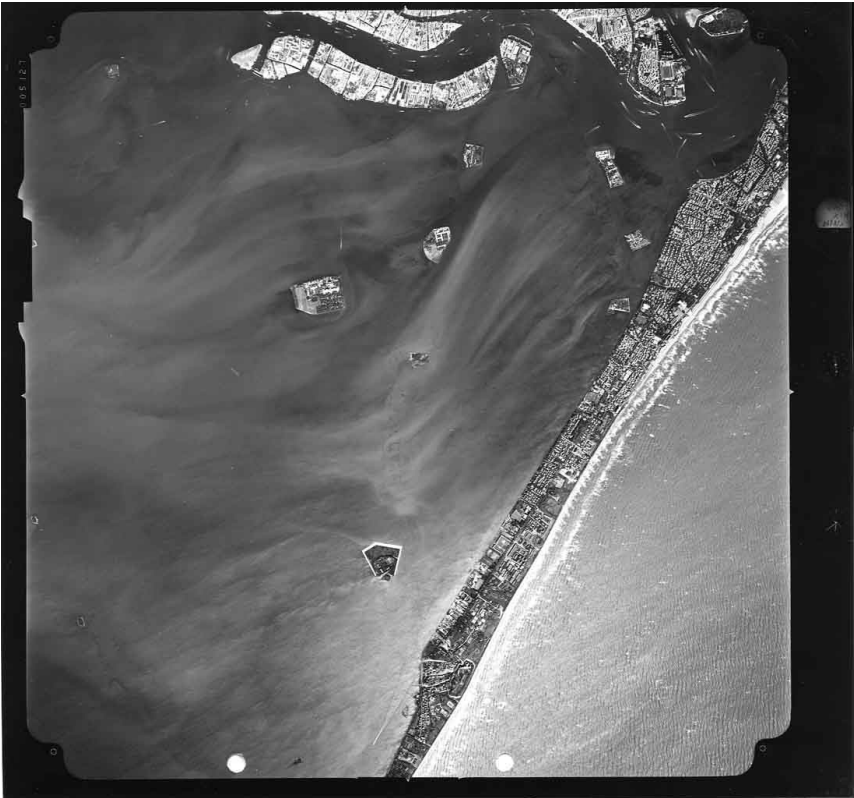


Le Corbusier, Roof Terraces of the Beistegui Apartment, Paris, 1929-31

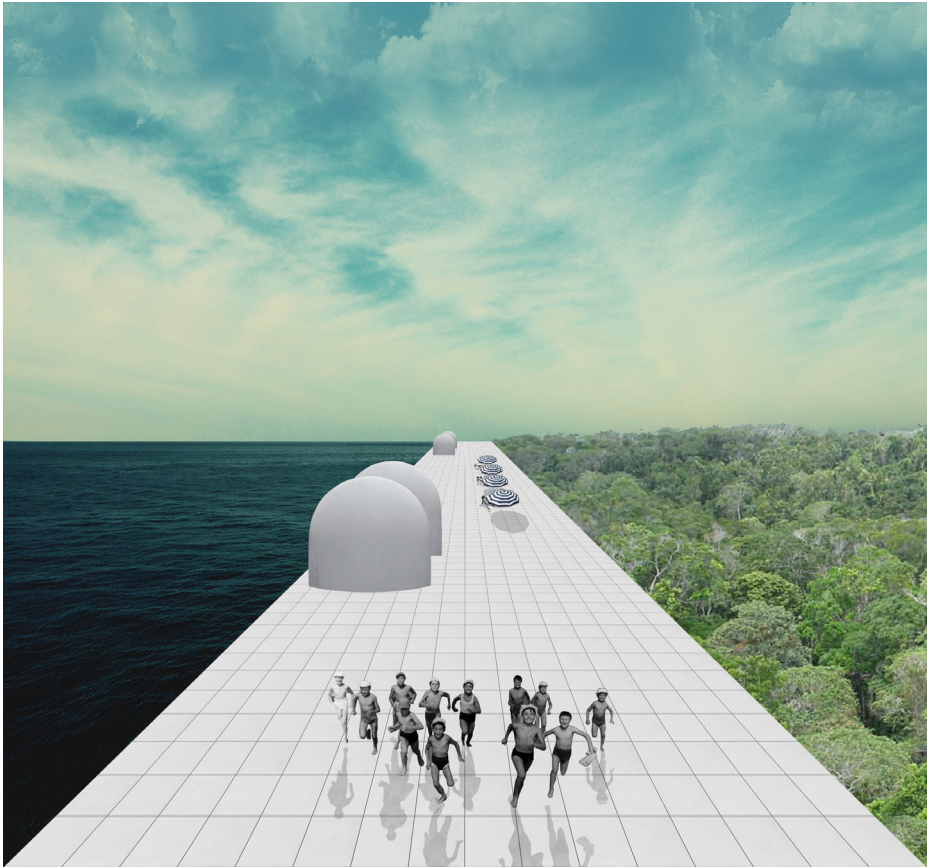


Peggy Guggenheim, Palazzo Venier dei Leoni, Venice, 1953

Images



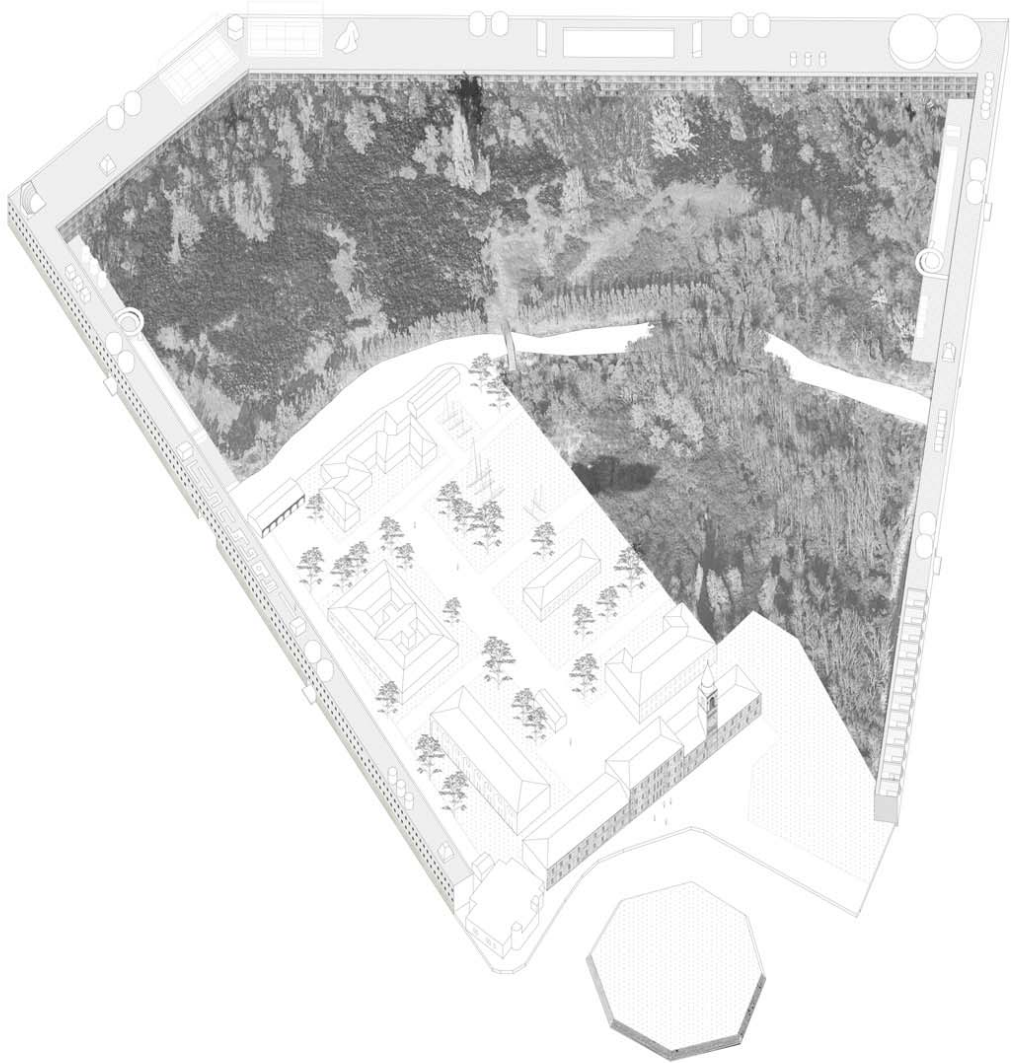




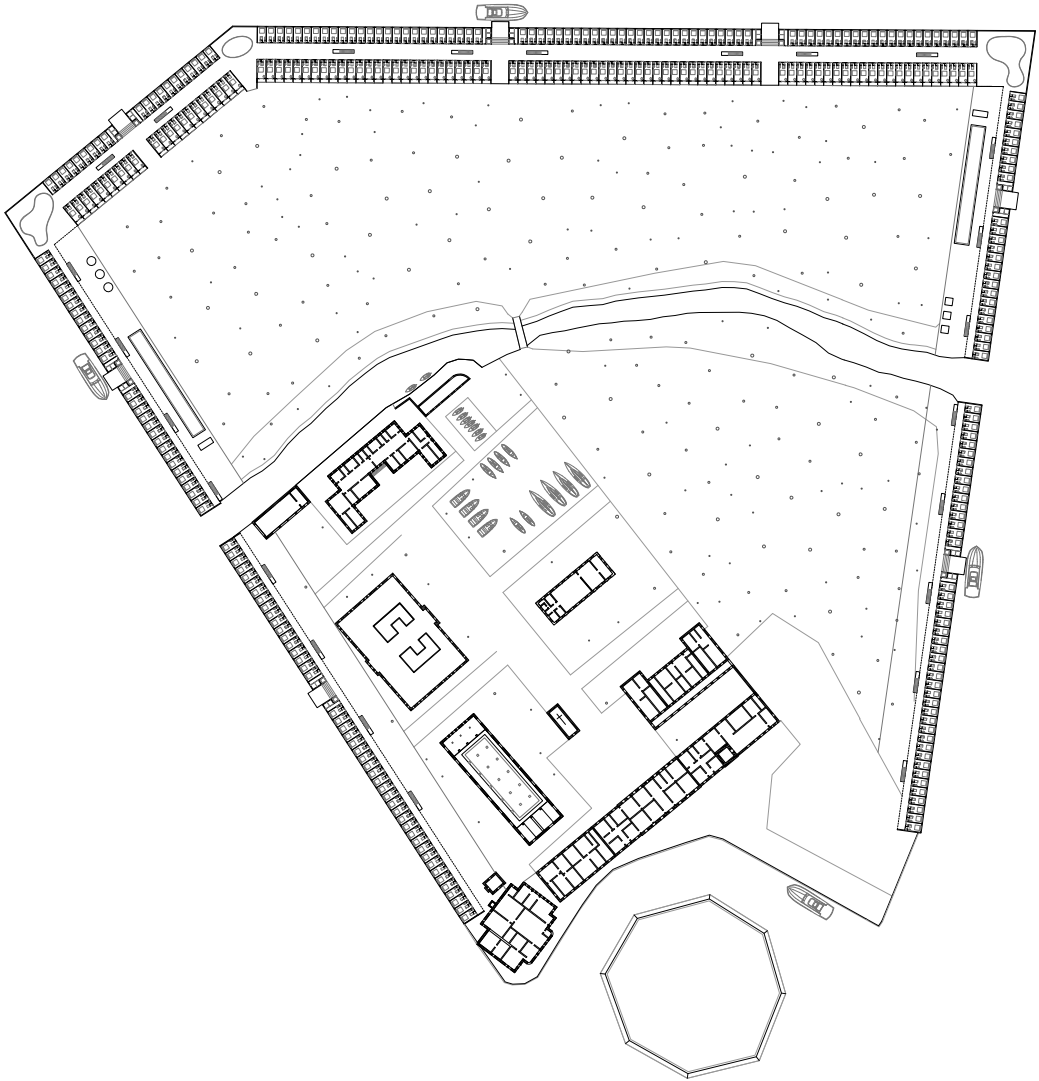




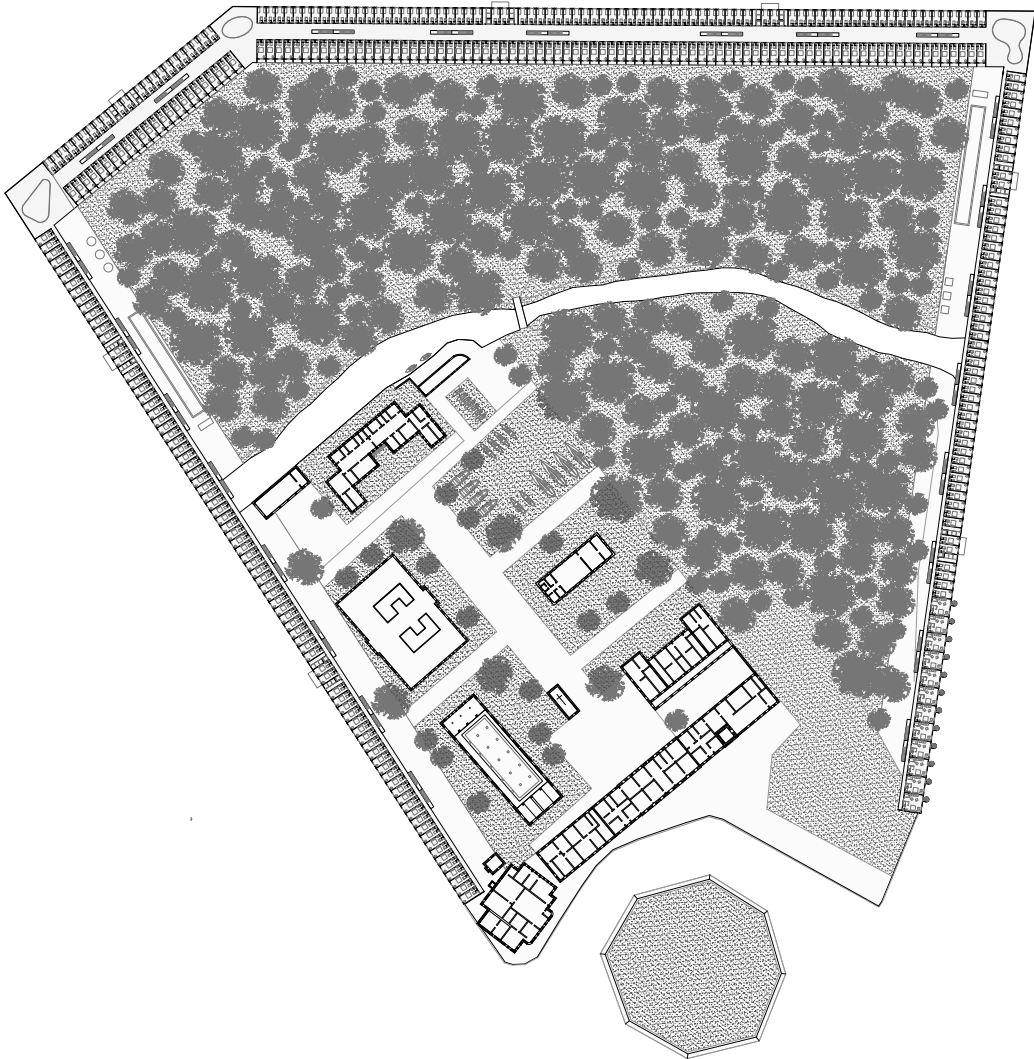
Axonometric View



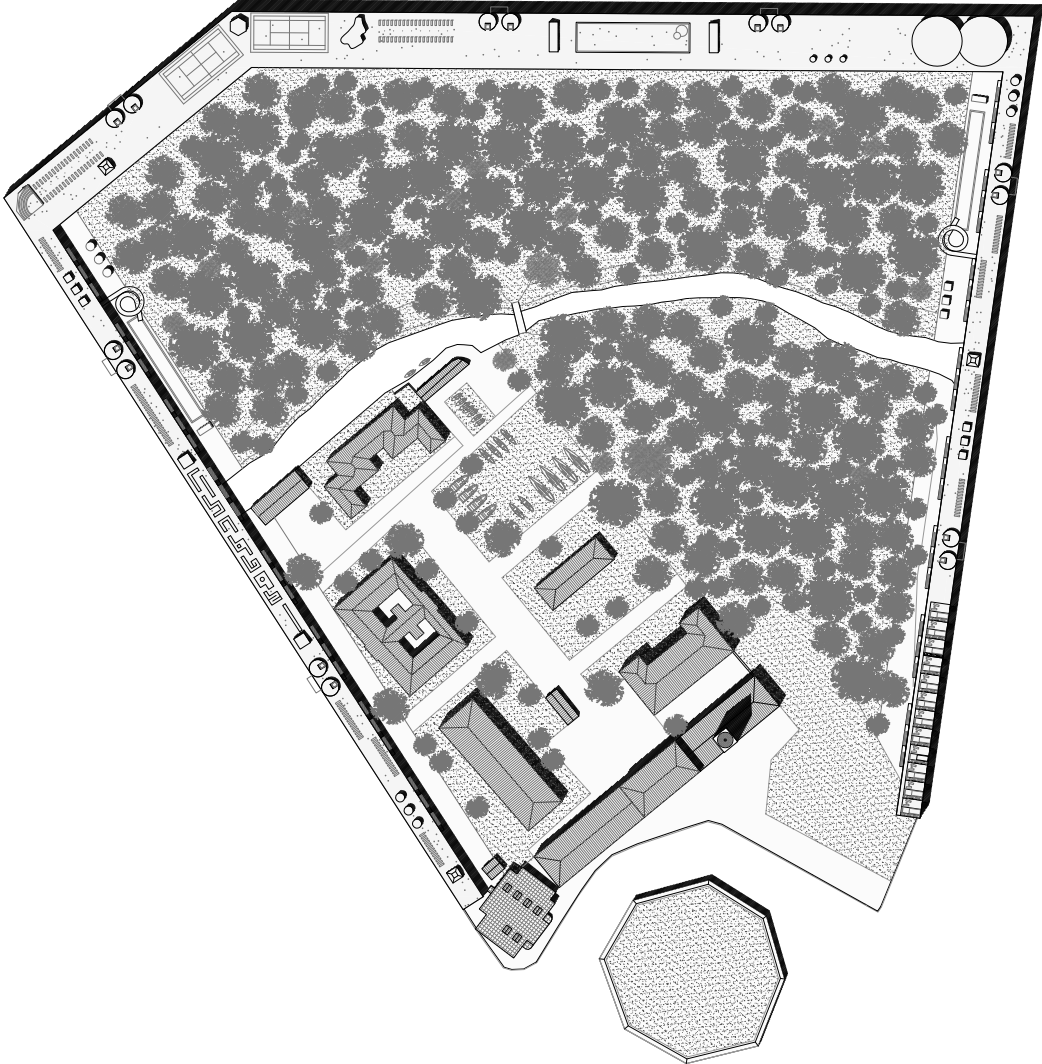
Ground floor



First/Second floor



Deck



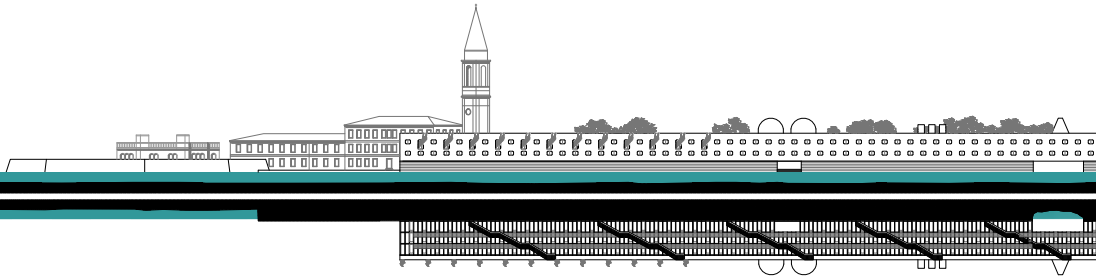
Exterior / Interior View

| East

1.0

1.100

1.200



1.0

1.100

1.200

| West

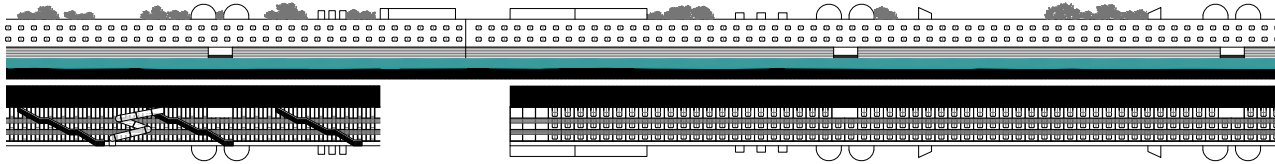
Exterior / Interior View

| North

1 300

1 400

1 500



1 300

1 400

1 500

| South

Exterior / Interior View

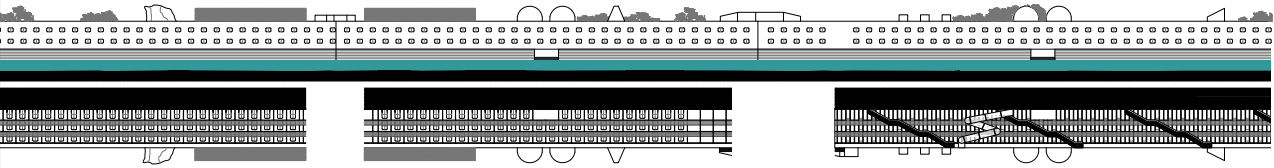
| North-West

| South-West

1 00

1 50

1 00



1 00

1 50

1 00

| South-East

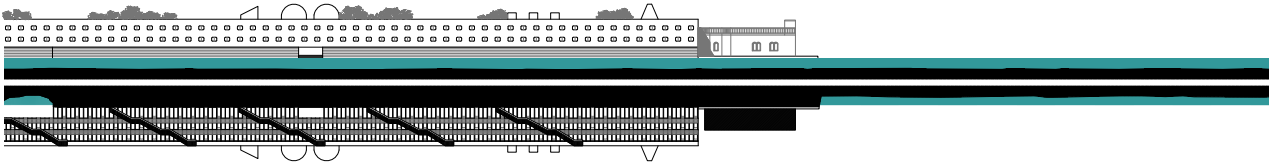
| North-East

Exterior / Interior View

1 500

1 000

1 000

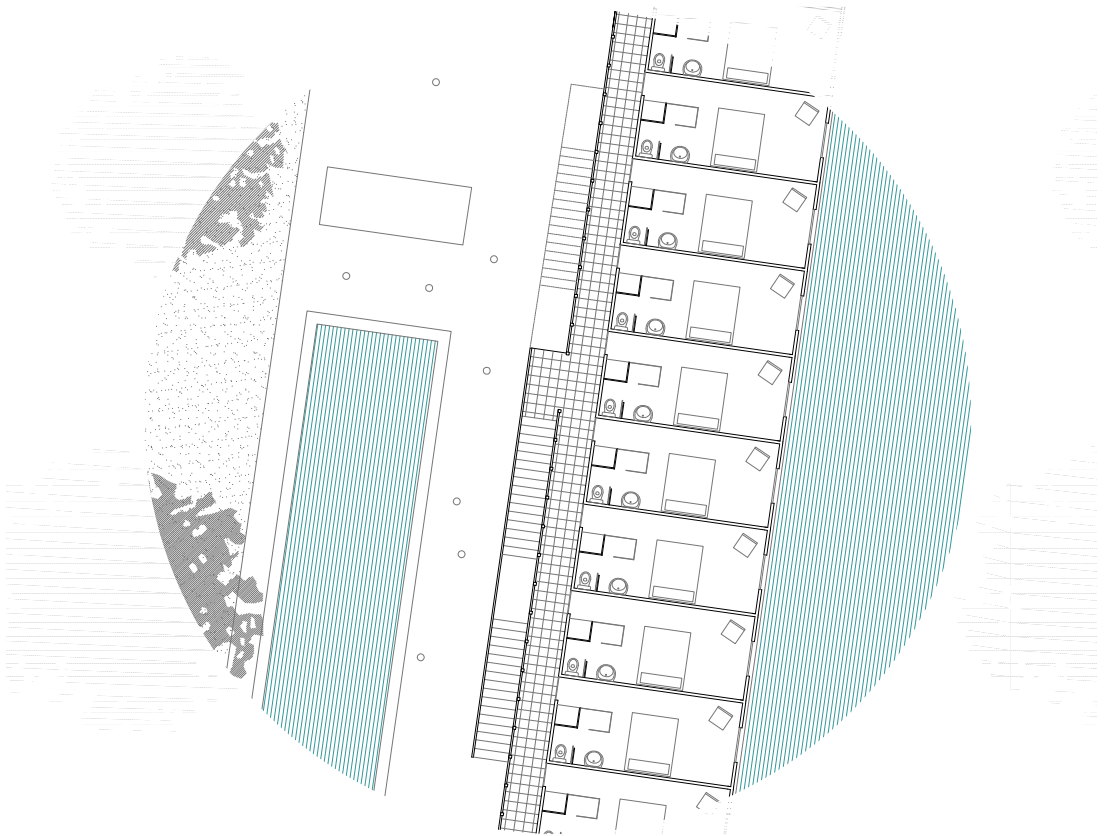


1 500

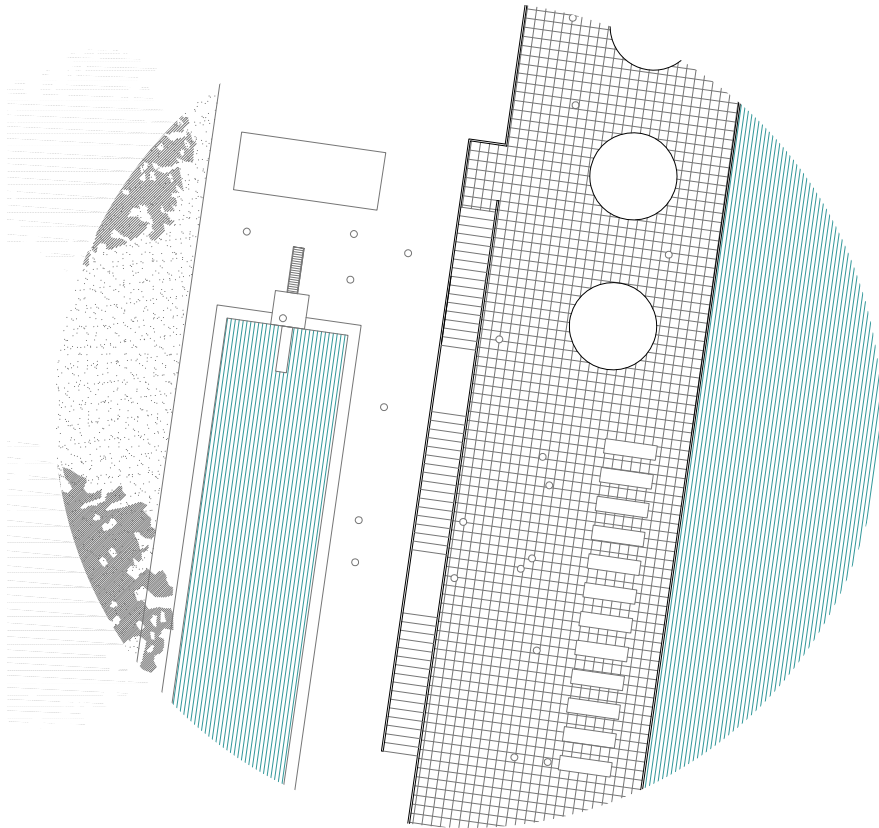
1 000

1 000

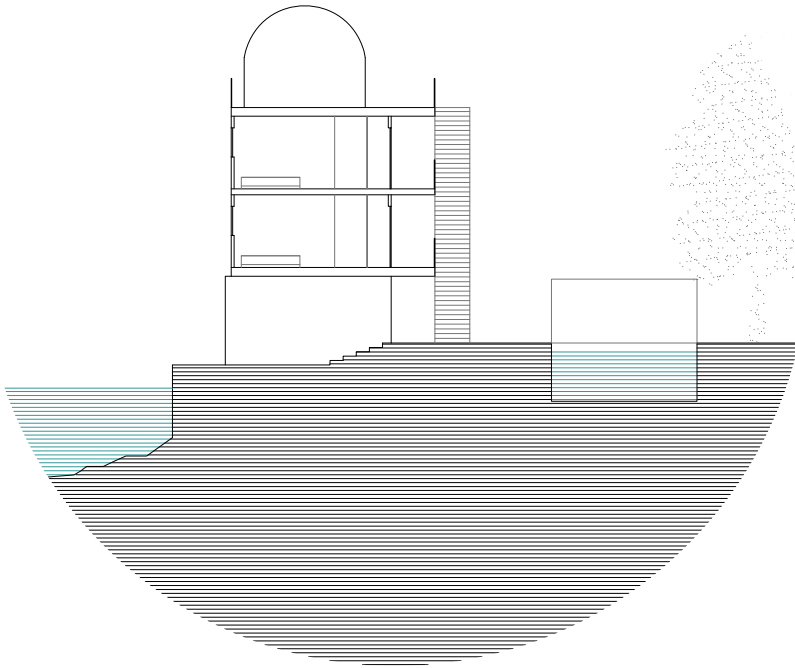
**East side
Second floor plan**



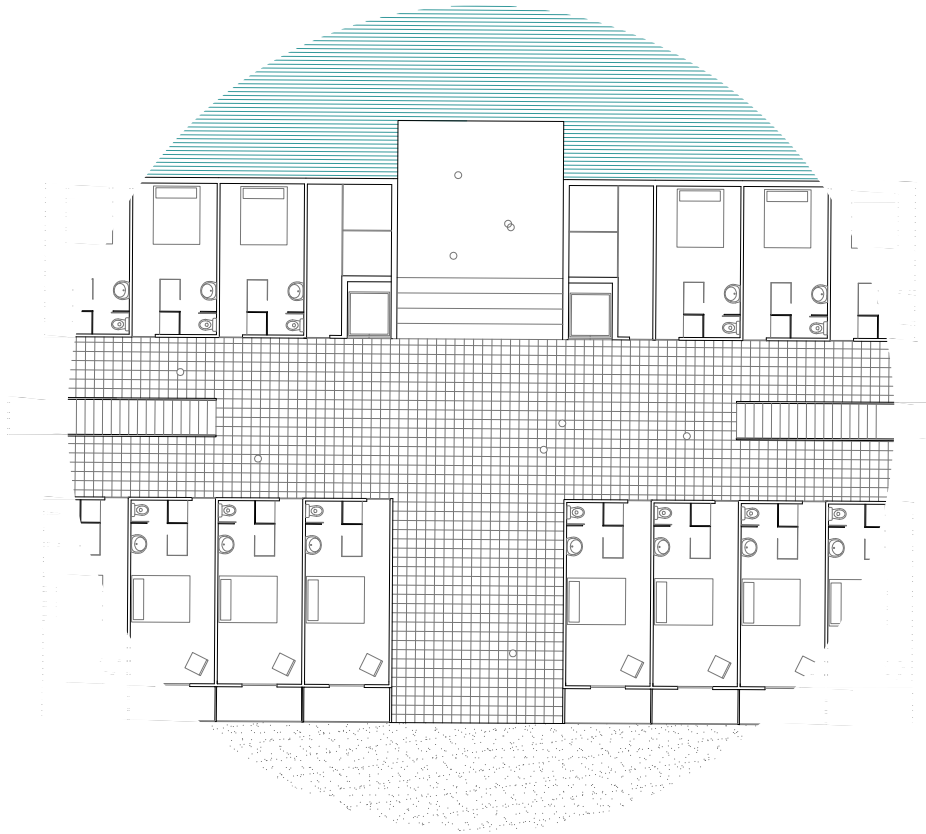
**East side
Roof plan**



**East side
Section**

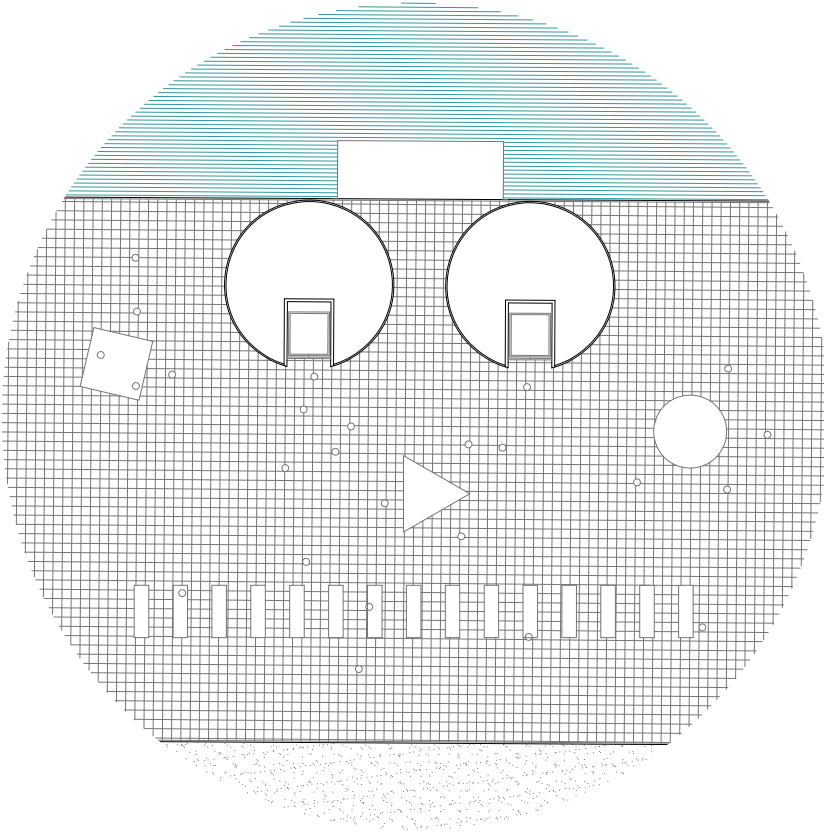


North side
Ground floor plan

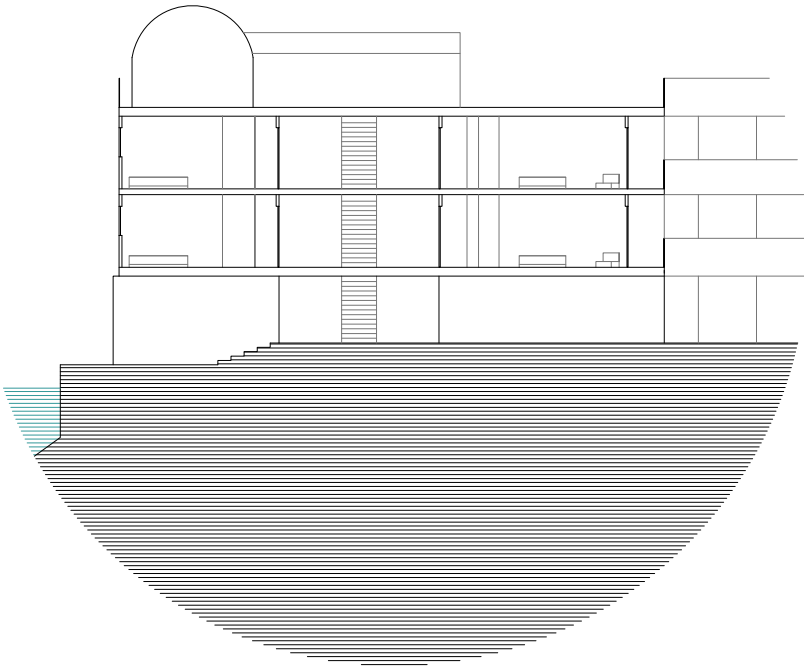


North side Roof plan

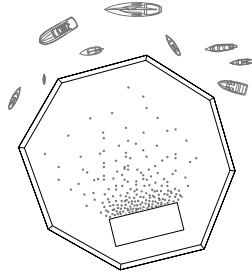
Level



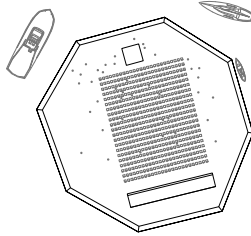
North side
Section



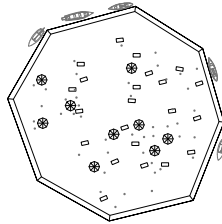
Octagon use diagrams



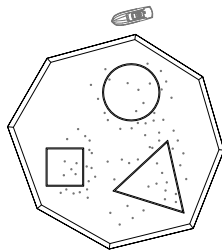
Concert



Film festival



Solarium

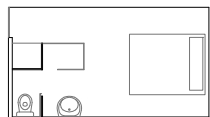


Biennale pavilions

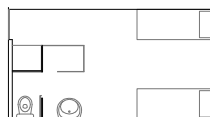
Accommodations

1063 rooms
approx 2126 hosts

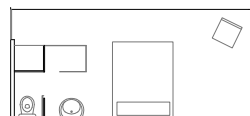
Interior Room
15 mq
Guests 2



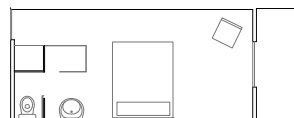
Lagoon View Room
15 mq
Guests 2



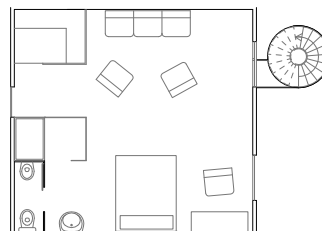
Premium Room
18 mq
Guests 2+1



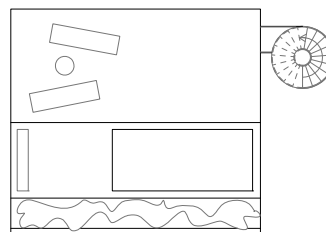
Balcony Room
18 + 3 mq
Guests 2+1



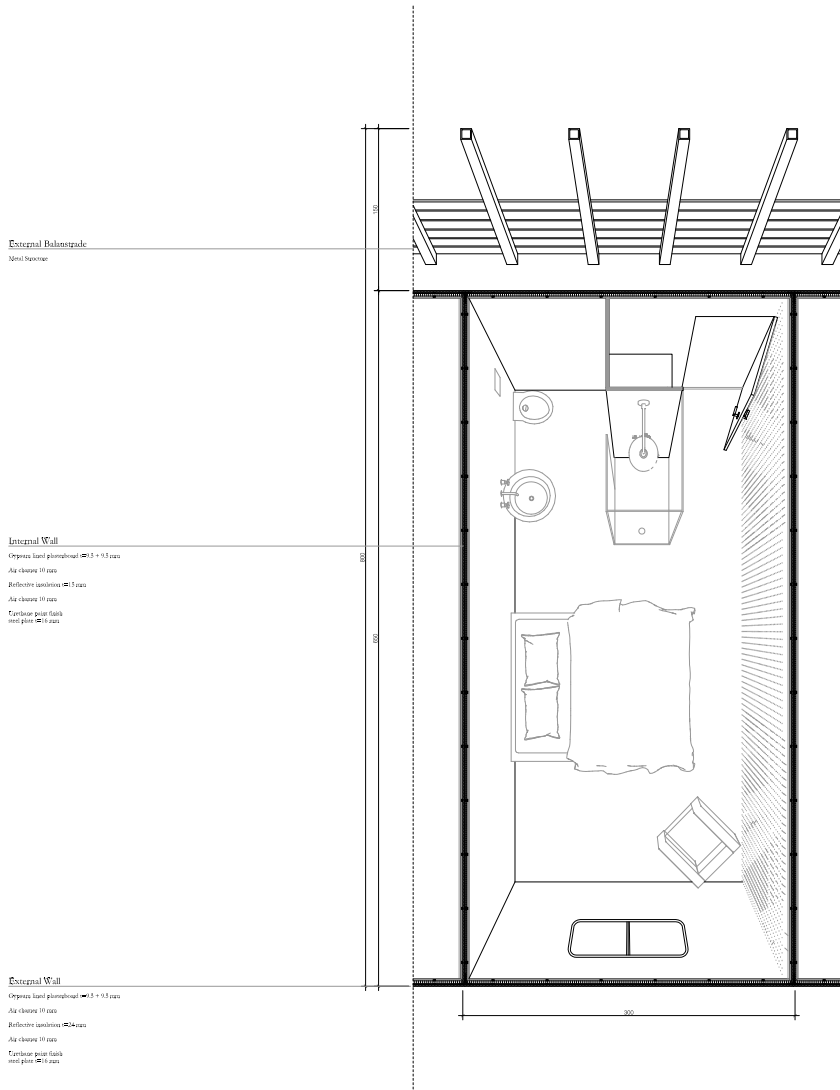
Balcony Room
38 + 38 mq
Guests 2+2



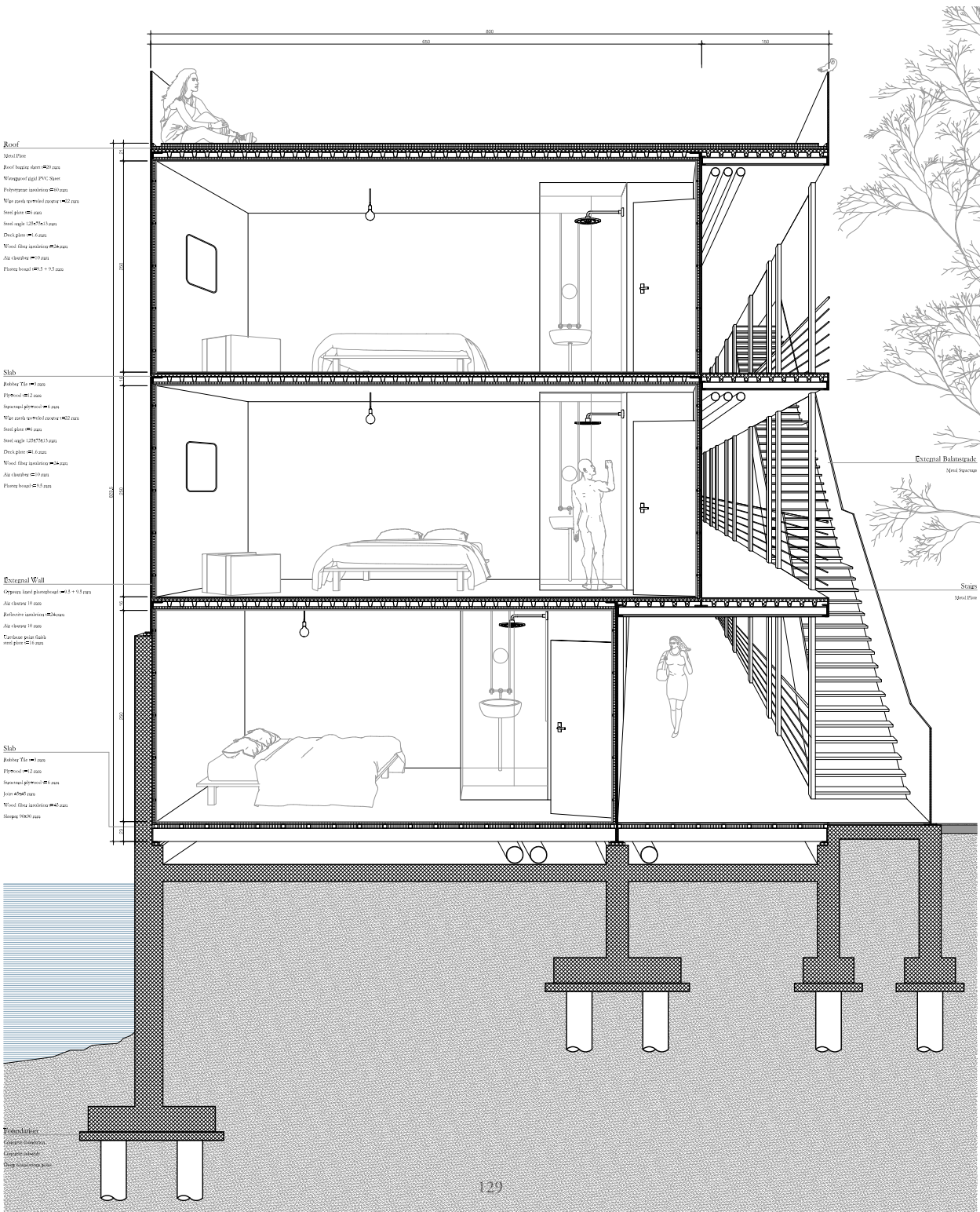
Suite Rooftop



Construction detail



Construction detail



Construction detail

Roof

- Steel plate
- Roof heating slabs 120 mm
- Wedges of rigid PVC sheet
- Polyester insulation 100 mm
- Wax paper waterproof vapour 12 mm
- Steel plate 10 mm
- Steel angle 120x75x3 mm
- Deck plate 10 mm
- Wood fibre insulation 200 mm
- Air channel 10 mm
- Plaster board 12.5 + 9.5 mm

Slab

- Reinforcing bar 10 mm
- Plinth 12 mm
- Superimposed floor 10 mm
- Wax paper waterproof vapour 12 mm
- Steel plate 10 mm
- Steel angle 120x75x3 mm
- Deck plate 10 mm
- Wood fibre insulation 200 mm
- Air channel 10 mm
- Plaster board 12.5 mm

Internal Wall

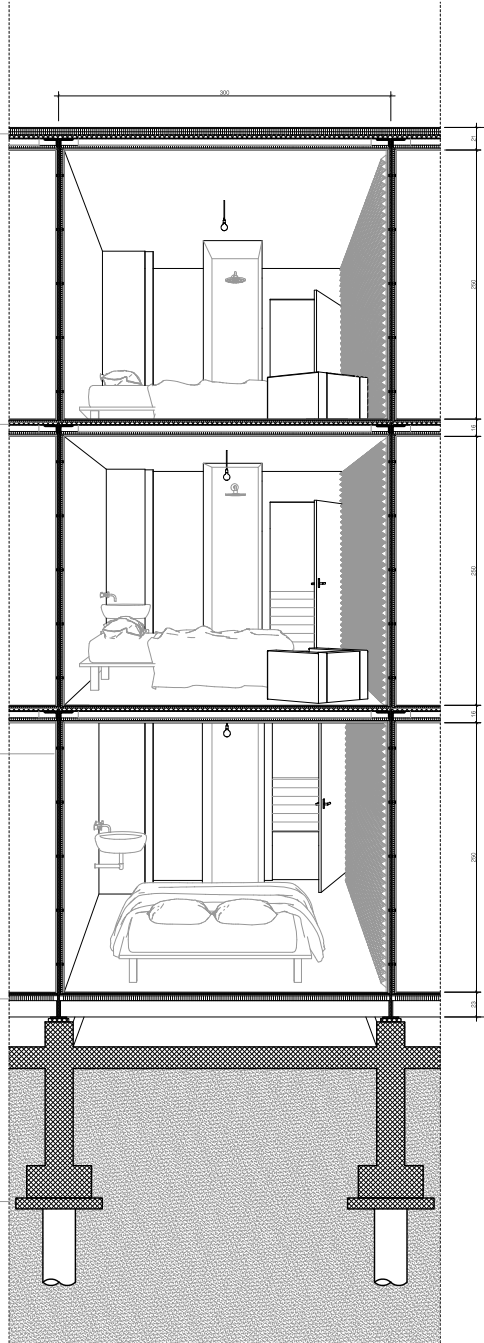
- Concrete load plasterboard 12.5 + 9.5 mm
- Air channel 10 mm
- Reflective insulation 10 mm
- Air channel 10 mm
- Fireproof joint
- Steel plate 10 mm

Slab

- Reinforcing bar 10 mm
- Plinth 12 mm
- Superimposed floor 10 mm
- Joint 10 mm
- Wood fibre insulation 200 mm
- Slope 1:20 mm

Foundation

- Concrete foundation
- Concrete subgrade
- Deep foundation pile



Internal Wall

- Plinth 12 mm
- Concrete load plasterboard 12.5 + 9.5 mm
- Air channel 10 mm
- Reflective insulation 10 mm
- Air channel 10 mm
- Fireproof joint
- Steel plate 10 mm

Architecture is stifled by custom.
Le Corbusier, Towards a New Architecture

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