
AlmaTourism

Journal of Tourism, Culture and Territorial Development

The Recovery and Reuse of Old Buildings Located in Rural and Agricultural Areas and their Contribution to the Development of the Territory and Landscape

Borghi, P.*

Liurni, G.†

University of Perugia (Italy)

Introduction

The transformations undergone by farming in the last decades of the last century have determined, inter alia, that various buildings and constructions present in farms, today, are no longer used both for technical reasons and for economic reasons as well as for the conditions general of the same artifacts. In consequence of this phenomenon of abandonment, they said manufactured building are subject, as are all building elements placed under similar conditions, the phenomenon of degradation, which also in times fast enough can lead to decay even total of the same structures.

In the cause of this phenomenon we are witnessing not only the loss of a resource to the change of landscape features as construction elements (and buildings in particular) are distinctive and peculiar to the agricultural landscape and rural, signs undergoing degradation and / or the decay and the consequential disappearance and determining the resulting change in the landscape characteristics of the areas and territories interested in such phenomena.

The building recovery of these elements from the technical point of view is not problematic nowadays. But it is challenging from an economic standpoint. Another problem is related to the type of intervention connected to the intended final use of the asset that can be recycled (it is maintained the same intended use) or it can be reused (is changed to the intended use). Italian agriculture within this distinction is less noticeable because it is the tourism farm can be practiced even in buildings that were

* E-mail address: piero.borghi@unipg.it

† E-mail address: germana.liurni@istruzione.it

once not used for housing, of course, after appropriate renovation work; applies in this case the location of the structure in the field of agrarian company or urban placed, however, in rural areas provided that is connected in some manner with a farm.

To ensure the success of the economic recovery is, however, necessary to develop, next to the project engineer, also a program of different activities and connected in such a way as to increase the chances of success of the initiative. The recovery that includes use for tourism purposes of this heritage building is easier to read in light of the characteristics of the territory and of the rural landscape and rural Umbria Region or Central Italy. Next to it, however, it needs to be developed a plan for initiatives that in some way could constitute an element of attraction for potential tourists interested. What it is meant by creating greenways, elements or themes of attraction and/or of interest even outside the architectural and cultural heritage of which is rich territory above.

In confirmation of the above you said you can also mention some statistical data on tourist flows and trends for the current year (as reported recently by the Statistical Observatory of the Umbria Region) show that part of the region recorded some districts a positive increase of visitors and attendance (for example the area of Assisi and the area of Orvieto) while other districts recorded in the same period a decrease of visitors and attendance (for example the area of lago Trasimeno and the area of Alta Valle del Tevere). In consideration of the positive factors present in these areas (qualitative characteristics of the current state of Lago Trasimeno and cultural events in the Alta Valle del Tevere).

1. Materials and Method

Subject of the study appears to be the rural construction and agricultural. More precisely, it is represented in this work by a complex of buildings forming a "business center"; it is composed of the farmhouse, building unit, two-story. The ground floor (rustic destination) is used for the housing of animals, for the storage of tools used for the cultivation of the farm as well as a warehouse where some store products. The same house on the first floor (home destination) was used by the farm family as well, although to a lesser extent, for the storage of certain products harvested in the company (such as corn).

The presence of this group of flats meant that, next to the farmhouse which was the main building were located, in most cases, some outbuildings, which in some circumstances, were placed close to and incorporated in the same house (eg. the oven, the henhouse, the pigsty, the hut). In other cases the same outbuildings were placed near the house but detached from it (the cylindrical silos, the pigsty, the tobacco drying, the hut, the well and the barnyard in which was placed the haystack).

Some of these businesses were located in an area of agriculture, a time of considerable value, but which has now become, in many cases, marginal, as a result of the agriculture change and also the reduction of the cultivated area and to the fact that the territory surrounding was of interested by widespread urban building development (consisting of some cases in the implementation of infrastructure alone) thereby, that

the same building farm complex, for the reasons mentioned above, it can no longer, at the time, be used for the original purpose .

Fundamental distinctive elements of the core are the typical enterprise aspect related to the peculiarities of the structure in relation to the territory of belonging, both from the construction point of view formal and both from the point of view of representativeness at territorial level; representativeness represented, in this case, the type realized buildings and also in relation to a type of agrarian company widespread in the territory and in reference, also, dimensional aspect of the farm and therefore for such salient features, worthy of interest and intervention project recovery or reuse in relation to safeguarding and enhancement.

Always the subject of the work is building recovery and reuse of productive farm buildings once used for drying tobacco. It considers it important to address this issue because these building structures, that spread in the territory of study in the last century, as a result of the use of special production processes associated with agricultural crops widely practiced in lowland areas (tobacco growing), but if not individually, together, they go to mark a territory, and make him grow in importance also of landscape character.

Such buildings due to a qualitative and technological evolution of the production chain of the tobacco, although in some cases may be suitable from the structural point of view, are rather technically and economically obsolete. Accordingly, to protect them from deterioration and, then by the subsequent disappearance, it is considered useful and necessary to intervene on them to protect them, and then reuse it for other purposes than the original ones, thereby keeping, in operation, elements and signs of widespread landscape agrarian.

All this must take place through a recovery that is not distortive ie, going to impact in a little way the structure and the architectural characteristics of the individual works, and then the territory. The importance of this study, however, should not be sought purely in the possibility of recovery of such ex dryers, but the idea of being able to new functions such structures. So the importance of knowing how to turn a problem into a resource, which can be the landscaping, tourist, historical and cultural as well as representative elements of the local tradition.

Another element under study is represented by the greenway. By creating a greenway (route) you want to focus attention on the concept of the word understood as a path and/or journey to discover things, places and traditions. Therefore we can also say that the values of a greenway concern and affect different aspects such as tourism and recreation, the cultural as well as, indirectly, also the economic implications and therefore positive direct and indirect general and the area and the reference landscape.

In our case, the greenway includes the use of both the building complex business, both of former farm buildings (former tobacco drying rooms located in adjacent and in close proximity to and at the time not used), for purposes different from the original ones and which will attract the attention and involve not only tourists but also the same people of the territory concerned, and in order to make the path so potentially "active" in the whole year. The goal to be achieved is therefore to strengthen also the tourist

and cultural activities of the area in a perspective of well-being and development of the same, with a positive impact and usability even by the local people.

2.Results and Discussion on the Results

In this publication is therefore shown, with concrete examples, the feasibility of re-use of forms and signs of the agricultural landscape inherent specifically a corporate center of a typical farm, small agricultural production company conducted once in sharecropping, and now no longer in business according to the connoted traditional and original as well as number two driers for tobacco placed in proximity to it. With regard to the characteristics of the various buildings located in the center of each company are indicated as by specific description provided below, the main distinctive elements of the supporting structure, of closures and of functional spaces that make them up.

Farmhouse: building consists of a bearing structure with walls of stone and brick, slab with primary and secondary structure of wood and overhanging brick paving brick; Also the roof has wooden frame and overhanging roof tiles brick; the layout of the building has inside, the ground floor, a local (corresponding to the former cattle shed type-stalls on two orders and with animals placed back to back and troughs against the walls); adjacent to the barn, located at the center, are placed on both sides, spaces for the storage of tools, fodder and stock; ; always within the area of the first floor of the farmhouse, it is divided into several rooms, all with destination former home, and arranged on both sides than the kitchen, local first met in access, and centrally located.

Pigsty: these adjoining building, independent, located between the farmhouse and the dryer; it has a structure in masonry, roof with wooden structure with a tiled roof and brick; within the area it has a division into two spaces contiguous and communicating originally intended respectively rest area and feeding area for pigs that were raised therein

Dryer for tobacco: these are manufactured with structure in masonry, roof with primary and secondary structure of wood and a tiled roof with overhanging brick; within the space it is constituted by two adjacent locals, divided by the wall and with its own access from the outside; the drying has a volume characteristic for the prevalence of the height relative to the size of the plant; the dryer also has, on one side, a structure built alongside and in later periods of small surface area and with a limited height, made with the same design features of the dryer.

Outbuildings to home: close to the house is an annex building built with the same characteristics of the house and used as part of the oven and part for the chicken run;

Water well: with masonry perimeter security and related funding to gable roof with tiles of brick laid on an underlying wooden structure;

Hut: little building with regular plan and structure in masonry and brick walls emplaced in a non-continuous such so as to favor the natural circulation of air inside; roof with wooden frame and with overhanging roof tiles brick; This building currently is in strong state of degradation that affects both coverage and the walls.

The buildings above are all located within the corporate center and in plan view, are arranged in the shape of U, open to the south and then in the middle enclosing the area adjacent to the buildings earmarked former farmyard. Outside the old company are placed in the immediate vicinity, two dryers. Their structural characteristics are similar to those described for the drier placed in the center of the farm. It should also be pointed out that they are in a poor state of repair.

Here you specify the various intended uses in hypothesis in this paper for each building element considered.

Farm house ground floor: museum function; with the subdivision of interior spaces as original use and presence in equipment used in the past in the agricultural and rural world, including in the form of documentary material available in print and or digital; farmhouse first floor: exhibition and promotional function; with the subdivision of interior spaces as original use and utilization of the same for exposure of local products in general and in particular of local agricultural products (particularly wine, oil mill, other typical food) and local crafts such as to allow the exploitation of land resources in a sustainable development perspective.

Pigsty: should perform the function exhibition and promotional material available in print and in digital format and with shared spaces and on homogeneous areas that may specifically refer to the entire territory of the Region of Umbria as it was divided by regional law 1972 establishing mountain communities it foresaw precisely the breakdown in number nine; inside you might find collocation also a specific constructive element representative of one or more areas considered and reproduced in miniature.

Dryers for tobacco: in this paper are considered number three dryers.

The building next door to the farmhouse under study (dryer "A") is planned to build an educational and cultural point available and accessible both from the local population as well as tourists from outside. In the dryer "B" (located in the farm adjacent to the farmhouse) it has plans to build a museum theme and time and therefore not permanent (for example, the first theme addressed could relate to the landscape features agricultural and rural area in which they are placed the buildings and the relative area of reference). In the third dryer (dryer "C"), also placed it in another farm adjacent to and outside of the corporate center in question, it will see the creation of a food court and shop of agricultural products and crafts typical of the area, accessible both by population Local as well as the exterior.

Cylindrical silos: plans to commission the function of exhibition and promotional events for current and characteristic of the area, broken down by the different months of the year and explained in digital form.

Water well: (full restoration).

Hut: final destination in general function of service and administration.

External works carried out over the area in front of the buildings (former Hague) to create a covered pedestrian walkway type illustrative and educational information and accommodation of furnishings and plant elements and arrangement of green for the part of remaining area and complementary.

Posters and bulletin boards are made entirely of wood and for purposes of general information and particular (the entrance to the farmhouse, the pigsty and the tobacco dryers, the cylindrical silos, the well, the hut and exit) as well as in the relevant section of route interesting greenway and to go.

Outdoor parking (service of employees and visitors) built in a characteristic way and specific to regulate and facilitate inflows and outputs. For its implementation it will require the use of specific materials for the pedestrian area (brick by brick exterior brick or concrete antique), to the parking area (cracked concrete slabs), for the part of the driveway (ballast alveolar) as well as relative and adjacent green area.

Therefore, everything that defined the core business is designed to perform functions in a museum and exhibition-promotion of the agricultural sector and the rural area in question as described above, the resulting technical characteristics which should distinguish all building renovations specific individual manufactured and needed to reuse the entire nuclear enterprise typical and characteristic (farm house, pigsty, drying for tobacco, outbuilding, water well and hut) and other accessory items.

More in particular, from the analysis of individual manufactured is a state of conservation, which indicates that the building elements constituting a single unit building units, components require interventions on the bearing structures and closures. Such interventions, for some elements, consist of works of simple substitution or consolidation of individual technical elements constituents. These interventions are to be carried out with interventions of diffuse type (in particular for items such as floors and roof), while with regard to the load-bearing masonry perimeter, interior and exterior the lavorei to be carried out on all manufactured are in some cases of localized type on certain parts of them while in other cases (especially for former annexes) are of reconstructive general.

Repairs to be made on building elements functional interiors are of a general and widespread, and in relation to this last point the essential construction work on buildings refer to the arrangement of the elements of finishing with interventions also needed to make functional spaces recovered at the new destination project hypothesized (area museum and/or exhibition-promotional) and also to the most highlight of intended uses in the project. Finally come as construction projects to be executed category of work related technological equipment interior, windows and exterior finish of the building works.

To enable the reuse of such building products it was necessary to devise a path called the greenway of the dryers ("Greenway of the Dryers"). In fact, by creating an greenway includes a visit to the various structures under study designed and used with different purposes than the original and which will attract the attention and involve not only tourists but outside, even the same local citizens, so make the route potentially "active" in the whole year. The aim is to reach as to boost tourism activities in the local area in a perspective of sustainable development of the same.

And provided that the greenway starts with a visit to the hut where you will be able to receive information related primarily to the knowledge of agriculture and land in the past, the main events that characterize today (including non-agricultural) as well as the knowledge of the main productions and companies in activities and that mark

currently. For the purpose of better usability, knowledge and understanding of the operation and purpose of the project is expected within the corporate center to follow the greenway is then carried out so that the same is carried out, by the visitor, with a precise order and in succession that provides exactly the sequence of the visit to the farmhouse ground floor, first floor of the farmhouse, the annex to the house, the pigsty and then interest the dryer "B".

As mentioned in the point of the "Greenway of the Dryers" interesting the dryer "B" the restoration project includes the construction there in a meeting point where educational and cultural activities of various kinds. A place of encounter and thus also share, that can be from the local population and tourists from outside in which to learn about the typical traditions agricultural, rural and artisan of the place and the neighboring areas.

In the point of the "Greenway of the Dryers" interesting the dryer "A", it was decided to set up a small thematic museum with limited durability.

Continuing the "Greenway of the Dryers" we reach the third stopping point that affects the dryer "C". The idea of reuse of this dryer is to transform the current structure into a food court and a point of sale of local products, addressed both to the local population but also for those who visit the location or territory. In this place you will have the chance to taste typical meals at the table with slow-food or fast food, but always made with raw materials of local origin. Essentially then short dining pause, encouraging for the rest of the path and also relaxing break.

Then finally to know better the project the "Greenway of the Dryers" it was thought that it is necessary to report the same route with signs indicating the route to follow and enter the on-site information boards (with structure and wood paneling) in some characteristic points of the path on which will be indicated also general information and interest of the territory. Will complete the explanatory framework specific information on the "Greenway of the Dryers" and the use designed specifically for each dryer.

As regards the viability of the different phases of the "Greenway of dryers", at the moment, there are no sidewalks at the sides of the various sections of local roads and private pre-existing on the road. However, the route is divided into areas for most of the territory where the local roads are in a normal state, with low volumes of traffic and therefore well suited to pedestrian, bicycle and animal (horse). General work to be performed on the road is still to fix the surface layer and create sidewalks on one side and small parking areas at points forming visual cones in order to promote links to the visitors or those walking the route, with the allocation where possible, with benches, shaded areas and fences not cumbersome and security at the edge of the area.

Conclusion

The example proposed in this publication tends to satisfy the one hand a question of general and specific knowledge of a territory and the other presents, of the same, a valence coupon; Both considerations are achievable through a museum aspect (relating to local agriculture and rural) as well as through an exhibition related to the material

aspect that could be exposed in the site and its always the segment of primary production and craftsmanship of the territory and surrounding areas. This material over the past decades, if not centuries, has reached today and deserved a reputation for high quality and excellence going to create brands, local products and quality and ensuring, through a work of constant self-control and original productions which are increasingly appreciated by consumers, but that, being typical of an area, can not meet orders are too large and thus their maximum is enhancement locally rather than export.

Therefore for their upgrading rather than strengthen their competitiveness, it should be supported promotional activities especially at local level. Furthermore, the proposed example is certainly significant for the indirect effect as regards the landscape aspect general of the territory as through the enhancement of its products is favored the permanence of the essential characteristics that characterize the landscape itself.

However to develop such an initiative should be carried on the initial cost of setting that could be supported both by public bodies is by private entities; the latter may act either directly (by funding or using funds from the Rural Development Plan) as well as indirectly: in this case should be provided with facilities both in the field of VAT (eg for work performed and for initial investments).

Regarding operating expenses instead of any proceeds obtained may arise as well as from collections obtained directly from individual users accessing the visit within the complex also from receipts obtained by the contribution made by the Company and the entities that wish to support the initiative as well as by individuals (private Enterprises and public Bodies) that are going to expose the whole of the promotional material as well as from grants always in VAT and Taxes on incomes (for example to facilitate the start of activities in the early years of the same).

Starting from the premise that the agricultural landscape can be seen as the result of a set of processes that in turn impress new signs or reuse those of the past processing them to assign new functions (E. Sereni, 1961) in the study area such characteristic signs they can be identified also in the manufactured production (ex dryers tobacco) which accounted for a certain period of time location of a terminal agricultural process that, for a certain period of time has characterized the agriculture in an area, internal area with low density of inhabitants.

In a dynamic perspective, therefore, we can assume the reuse of such buildings abandoned agricultural production, present and widespread in the area and at the time was of no use.

Therefore it was considered useful to propose a project idea in which such recovery is inserted within a development proposal linked to local traditions and typical of the area. It follows that the recovery of these buildings has been linked to the creation of 'Greenway of the Dryers' this basic assumption for triggering a process that can attract local and external visitors and attracting attention to them. It also wants to highlight the complexity and value of buying the land if there is a link between landscape and the buildings agricultural and rural, both the appropriate value.

References

Bonfanti P., Sigura M., Turco S., (2005), "Applicazioni di misure agroambientali e paesaggio rurale: un caso di studio", Atti del Convegno AIIA, Catania, 27-30 giugno.

Borghi P., Maraziti F., (2008), "Reimpiego per attività produttive di forme e segni del paesaggio agrario", Atti del convegno, organizzato dall'AIIA, dalla Regione Basilicata, da Ruralia e dal DITEC, Marina di Pisticci (Matera), 17-20 settembre 2008, (in stampa).

Borghi P., (2009), "Un "Outlet show room" per il marketing territoriale (Un "Outlet show room" il marketing territoriale)", Rivista Estimo e Territorio, Edagricole Il Sole 24 ore Business media srl, Bologna, anno LXXII, n. 10 - ottobre, pagg. 20-24.

Borghi P., Rosini A., Grohmann D., Menconi M.E., Vizzari M., (2014), "Sustainable Development of Intermediate Rural Areas with Low Population Density", International Conference EPR 2014 - The European Pilgrimage Routes for Promoting Sustainable and Quality Tourism in Rural Areas, AIIA e Università degli Studi di Firenze, 4-6 dicembre 2014, Firenze.

Cascone G., Porto Smc., (2008), "Indicatori per la valutazione della potenzialità turistico-ricettiva di edifici rurali tradizionali", Rivista Ingegneria Agraria, n. 4, dicembre, pagg. 43-56, Pisa.

Chang Ting Fa M., Taverna M., Piccinini L.C., (1999), "Ruolo dell'attività agricola nell'evoluzione del paesaggio", Rivista Internazionale Agribusiness Paesaggio & Ambiente, n. 3, (1999), Udine, pagg. 119-136.

COMUNE di PERUGIA, (2015), "Piano Regolatore Generale", Perugia.

Consiglio d'Europa, "Convenzione Europea del Paesaggio", (2000), Firenze.

Dal Sasso P., Ottolino A., "Il recupero dell'edilizia rurale sparsa in area protetta", Rivista Estimo e Territorio, Edagricole Il Sole 24 ore, Bologna, anno LXIX, novembre, Pagg. 24-39.

Del Prete R., (2012), "Dentro e fuori la fabbrica; Il tabacco in Italia tra memorie e prospettive"; Franco Angeli Editore, Milano.

Grohmann D., Mennella Vgg., (2009), "Cambiamenti climatici ed evoluzione del sistema agricolo", Caso di studio: il bacino del Lago Trasimeno, Ambiente-Clima-Paesaggio: Itinerari di scoperta, FIRST/MICENA n.9, Città di Castello, pagg. 47-70.

Mennella V.G.G., (2004), "Greenway per lo sviluppo sostenibile del territorio", Il Verde Editoriale srl, Milano.

Mennella V.G.G., Menconi M.E., (2006), "Old rural building in the landscape", Rivista di Ingegneria Agraria (AIIA), n. 3, settembre, pagg. 57-64, Edizioni ETS, Pisa.

Regione Umbria, (2015), "Programma di Sviluppo Rurale per l'Umbria 2014-2020, Perugia.

Rosini A., (2014), Tesi di Laurea su "Recupero di edifici produttivi agricoli dismessi e valorizzazione del territorio", Facoltà di Agraria, Università degli Studi di Perugia.

Sereni E., (1961), "Storia del paesaggio agrario", Editori Laterza, Bari.

Tassinari P., Torreggiani D., Benni S., (2006), "Criteri di progettazione degli edifici rurali", Rivista Estimo e Territorio, Edagricole Il Sole 24 ore, Bologna, anno LXIX, novembre, Pagg. 52-60.

Toccolini A., Senes G., (2006), "Tecniche per la valutazione della qualità visuale del paesaggio rurale", Rivista di Ingegneria Agraria, n. 4, dicembre, pagg. 7-14, Edizioni ETS Pisa.

Vizzari M., Mennella V.G.G., (2009), "Valutazione della qualità del paesaggio mediante tecniche GIS e multicriteri", IX° Convegno AIIA "Ricerca e Innovazione nella ingegneria dei biosistemi agro-territoriali", Ischia (NA), 12-16 settembre.