



**COMUNE DI ASSISI**  
PROVINCIA DI PERUGIA

**COMMITTENTE: European Boxing Confederation**

Piazza Donegani, Santa Maria degli Angeli - Assisi  
06081 - Perugia, Italia

## PROGETTO PRELIMINARE

**"ADEGUAMENTO E COMPLETAMENTO DI IMPIANTO SPORTIVO ESISTENTE DESTINATO  
ALLA SEDE DEL CENTRO FEDERALE DI PUGILATO ED EUROPEAN BOXING ACADEMY"**

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## ELABORATI GRAFICI E QUADRO ECONOMICO

MAGGIO 2021



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## **PRESENTATION**

### **Objectives of the intervention and their total consistency with the purposes of the Master Plan**

This project involves the realization of a series of adaptation and completion interventions that will affect an existing indoor sports facility located in Assisi - Santa Maria degli Angeli, Province of Perugia, owned by the Municipality of Assisi.

The prefigured works aim to achieve the following objectives.

#### **1. Functional and spatial adaptation and enhancement of a container already prepared for Boxing activities**

The context in which we operate concerns a recently built sports container which, due to its structural and distributive characteristics, is well suited to the needs of Boxing. The intervention will allow, with limited works, to be able to configure a boxing center suitable for the growing technical sporting needs of preparation and training activities at an international level.

#### **2. European Boxing Academy**

The characteristics of the new spaces made available will make it possible to have a sports and educational facility that can also act as an international reference point, with the establishment of the "European Boxing Academy". Structure capable of hosting internships, training camps and dual matches of international interest, both for the ability to host advanced training and refresher courses and masters reserved for technical, referee and managerial cadres of the National Boxing Federations.

#### **3. Increased qualification of the existing sports facility housed within an admirable example of industrial archeology.**

The planned interventions will allow the definitive qualification of excellence of the sports facility, thus making the importance of the sporting function coherent with the value and majesty of the building, a true find of industrial archeology, whose figurative and typological structure is characterized from the paraboloid structures that define the casing and whose authorship is attributed to the great architect Pier Luigi Nervi.

#### **4. Total consistency of the planned interventions with the urban regeneration objectives identified by the Master Plan approved by the Municipality of Assisi**

The adaptation and completion interventions that will allow the establishment of the European Boxing Academy, or a center of international significance, within a building of great architectural and memorial importance, will significantly contribute to the goal of regeneration of the urban environment envisaged by the Master Plan recently approved by the Municipal Council of Assisi. Therefore, this intervention is in total agreement with the objectives of the Municipality of Assisi, owner of the structure and with the vocation, for over thirty years, to continue to be a reference point for national and international boxing.

## CHAPTER 1

### The area of belonging (historical notes) - Relations on the territorial and contextual scale

#### 1.1 The area to which it belongs (historical notes)

In the area of interest, since 1908, a chemical products factory was established which, in 1921, was taken over by Montecatini and had such an important development as to require the construction, completed in 1948, of a building of considerable size, along about 187 meters, 42 meters wide and about 18 meters high, characterized by the paraboloid shape of the envelope which, transforming the facade and roof into a unicum, allowed the achievement of large covered lights also equipped with significant internal free height, so as to better adhere to the specific functional needs for which it was intended.

The evident mastery that the designer of this model must have possessed



Image 1 - View of the industrial building attributed to Pierluigi Nervi - Year 1986

Following the definitive closure of the Montedison plant, which took place in 1973, the industrial area and the buildings have suffered, over the years, such a high degree of degradation as to motivate the intervention of the Municipality of Assisi which in 1982 bought the industrial in the following years he planned the implementation of interventions for the overall redevelopment of the former Montedison area and the two main buildings described above, whose architectural and

memorial features required their preservation, through active conservation and functional conversion processes.

### **1.1 Relations at the territorial and contextual scale**

The area to which the building of interest belongs has an extension of 128,000 square meters and houses residential buildings, for services and hospitality, as well as large spaces for parking, green areas and leisure areas, widely distributed.

The relationships that the area interweaves on the territorial scale are first of all referred to Assisi; moreover, its geographical position favors connections with the national and international territory

This is also thanks to the presence of a significant amount of infrastructures for mobility, among which the following stand out:

- the International Airport of Umbria "San Francesco d'Assisi", reachable in a few minutes thanks to local and long-distance road infrastructures;
- the Foligno / Terontola railway line, whose Assisi station is located a few hundred meters from the plant, which allows interconnection with the national high-speed network;
- the State Road 75 bis which runs along the Umbrian valley and which, rejoining the European Road E45 to the north, favors connections with Perugia, Rome, Bologna and beyond to northern Italy, as well as effective interconnection with the cities of Florence and Ancona.

## **CHAPTER 2**

### **2.1 The recovery and redevelopment of the former Montedison industrial buildings**

Once the property was acquired, the Municipality of Assisi planned an articulated series of actions, implemented over a long period of time, aimed at the urban regeneration of the former Montedison area, arranging the first safeguard and the building and functional redevelopment of the two excellent examples of industrial architecture, whose architectural and memorial preciousness deserved to be valued.

The building attributed to Riccardo Morandi was the first to have undergone renovation and conversion interventions so as to make it capable of hosting valuable functions related to both sport, culture and entertainment.

Today the building houses:

- the Lyrick Theater which with its 1,000 seats is the largest theater building in Umbria;
- the municipal indoor swimming pool;
- the municipal bowling green;
- the current headquarters of the Federal National Boxing Center.

The renovation of the property attributed to Pierluigi Nervi, which began in 2007 and ended in

2014, was directed towards its reuse for sporting purposes, so as to be able to make the most of its considerable size

In this sense, the large internal space has been divided into areas for sports activities and areas intended to accommodate offices and service and support environments.

These interventions made it suitable, right opinion expressed by the National Sports Facilities Commission of CONI in 2010, to accommodate some specific sports activities, including boxing.

In addition, the Master Plan foreshadows the further future amplification of the sporting vocation of the former Montedison area through the construction from scratch of a Sports Palace with a capacity of approximately 2,000 seats.

## **2.2 The existing sports facility**

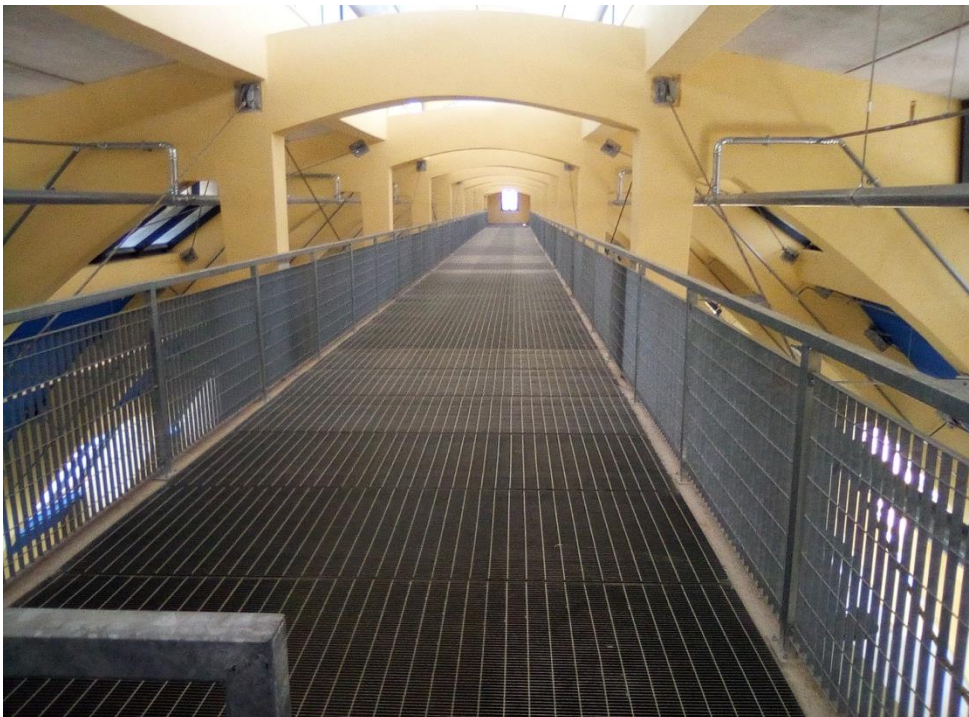
The internal distribution is divided into three levels, all connected to each other by a lift and stairwells; this spatial articulation is fully confirmed by the drafted project.

The highest (second level) consists of the load-bearing structures, hung from the paraboloids, which once housed the conveyor belts with which the raw materials arrived inside the factory.

This space extends for the entire length of the building, starting from the area of the vertical communication systems located in the southeast to the very panoramic room located on the northwestern end that protrudes from the parabolic façade of the building.

This level, currently renovated, will remain excluded from the interventions envisaged in the current phase.

Nonetheless, it remains available to welcome, in the future and where desired, documentation and dissemination functions of the sporting boxing culture, through the creation of a multimedia library and documentation center of the European Boxing Academy (Image 2).



Picture 2 - View of the upper gallery

The intermediate level (first level), introduced as part of the renovations carried out at the time, consists of a mezzanine with a steel load-bearing structure detached from the existing one (Image 3), with a surface area of approximately 810 square meters and which only partially the transversal width available, while in the longitudinal direction it extends for the entire development of the building, reconnecting the two ends in which the vertical communication systems are concentrated.

It is also equipped with a direct entrance from the outside overlooking the external metal balcony (Image 4) connecting it with the further relevant pre-existing industrial building, which as already mentioned in the previous point, now houses spaces for sports, culture and entertainment.



Image 3 - View of the intermediate level



Image 4 - View of the sports facility from the external metal balcony

The ground floor consists of a vast area with a surface area of approximately 2,200 square meters (Images 5 and 6), which can be accessed from the outside through numerous entrances located on the north-east, south-east and south-west fronts, organized by the regular rhythm of the parabolic ribs that define the spatial score identifying a main central space, dominated by the upper mezzanine, and two aisles, obtained from the infill, glazed or not, of the pre-existing areas partly covered by projecting canopies.



Picture 5 - View of the ground floor

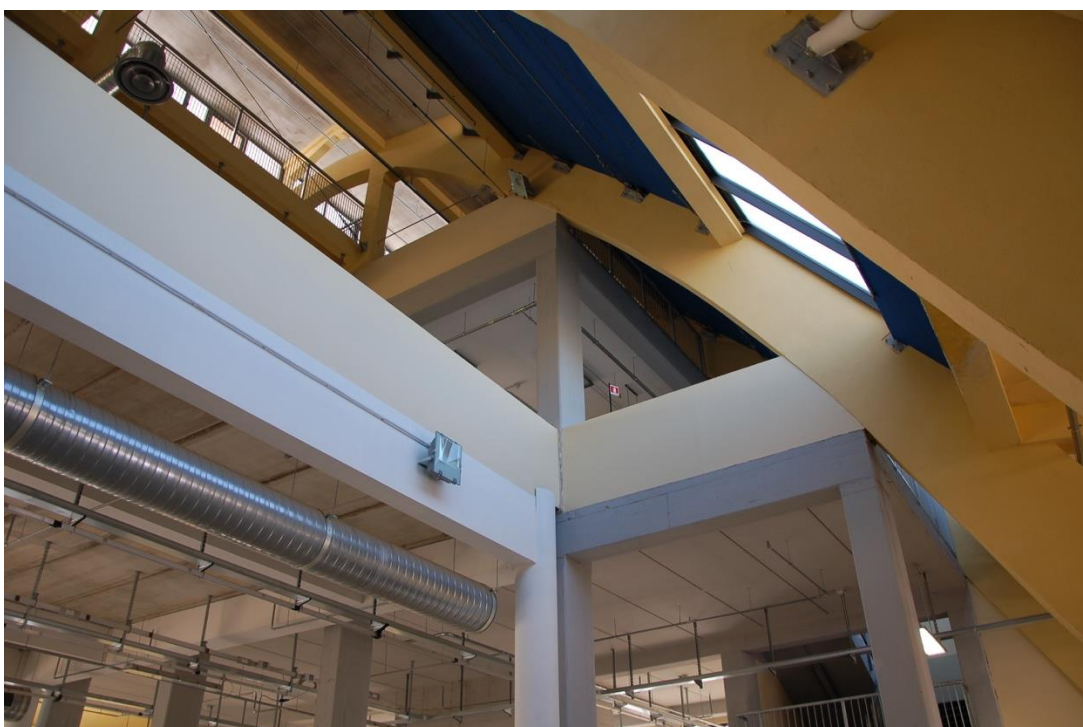


Image 6 - View from the ground floor of the spatial articulation of the internal levels

The nave facing north east is equipped with a large window from which you can enjoy the view of the historic center of Assisi (Image 7).



Image 7 - View of the historic center of Assisi from inside the sports facility

The opposite one houses the block of sports support services, consisting of the changing rooms for athletes, instructors, competition judges as well as two toilet blocks (Image 8).



Picture 8 - View of the support services block

The following image 9 shows the external view of this functional block.



Image 9 - View of the body intended for sports support services

At the head of the building located to the southeast, which houses the main entrance on the ground floor of the sports building, there are the existing office areas, the emergency room and the main block of vertical communication systems, consisting of two staircases and an elevator.

At the northwestern end are organized: the additional entrances on the ground and first floors, the stairwells, the technical rooms for technological systems and the service areas.

## **CHAPTER 3**

### **The planned interventions**

The adaptation and completion interventions referred to in this functional excerpt will make it possible to allocate this sports facility to national and international boxing activities and can be summarized as follows:

- enhancement of the changing rooms and related support services, with a new internal distribution of part of them to adapt them to the specific technical and performance needs of Boxing.
- improvement of the technical and functional characteristics of the flooring of the sports area on the ground floor, with the supply and installation of CONI-FSN approved synthetic sports surface after arranging the existing substrates.
- creation of classrooms on the first floor on the existing mezzanine and service area on the floor.

- interventions of adaptation and integration of existing technological systems, electrical and hydraulic, according to the new distribution structure of the building.

In conclusion, it can be stated that being able to implement the adaptation and completion interventions of the existing sports facility will not only allow the creation of a center of excellence at an international level for the sport of Boxing, spatially and functionally adequate to its increased needs.

Assisi, 31/05/2021

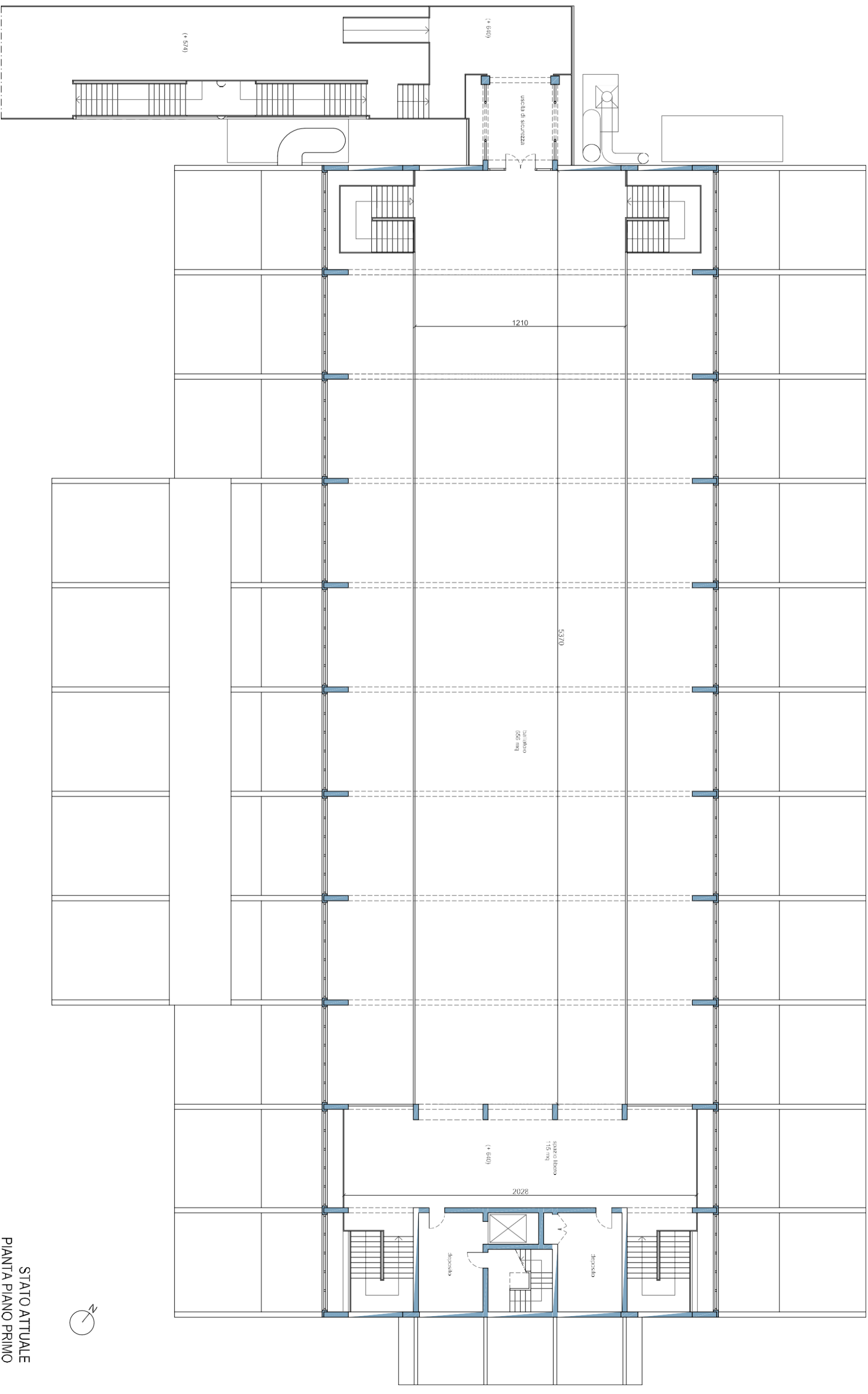
The Designers

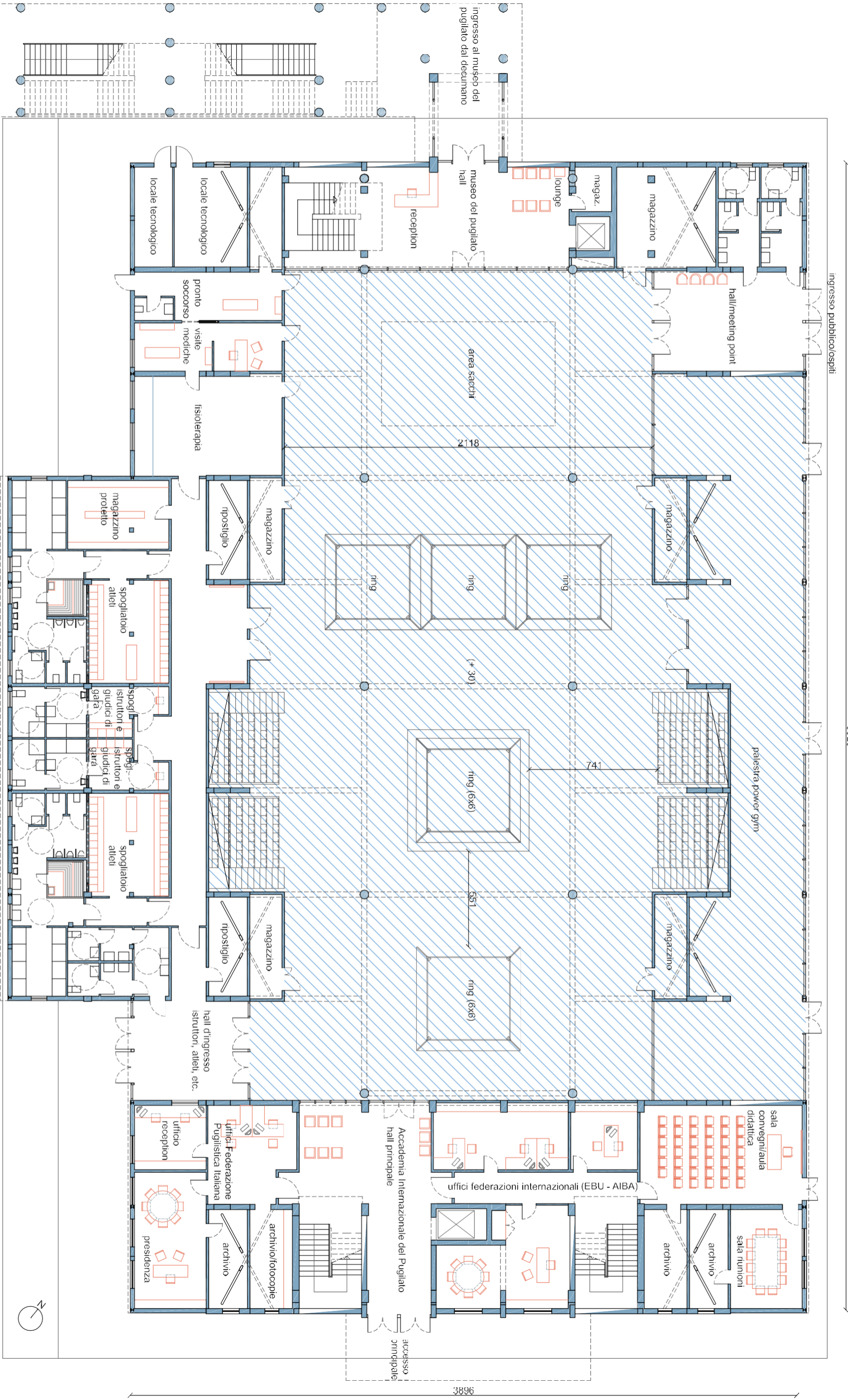
dr. ing. Alessio Burini

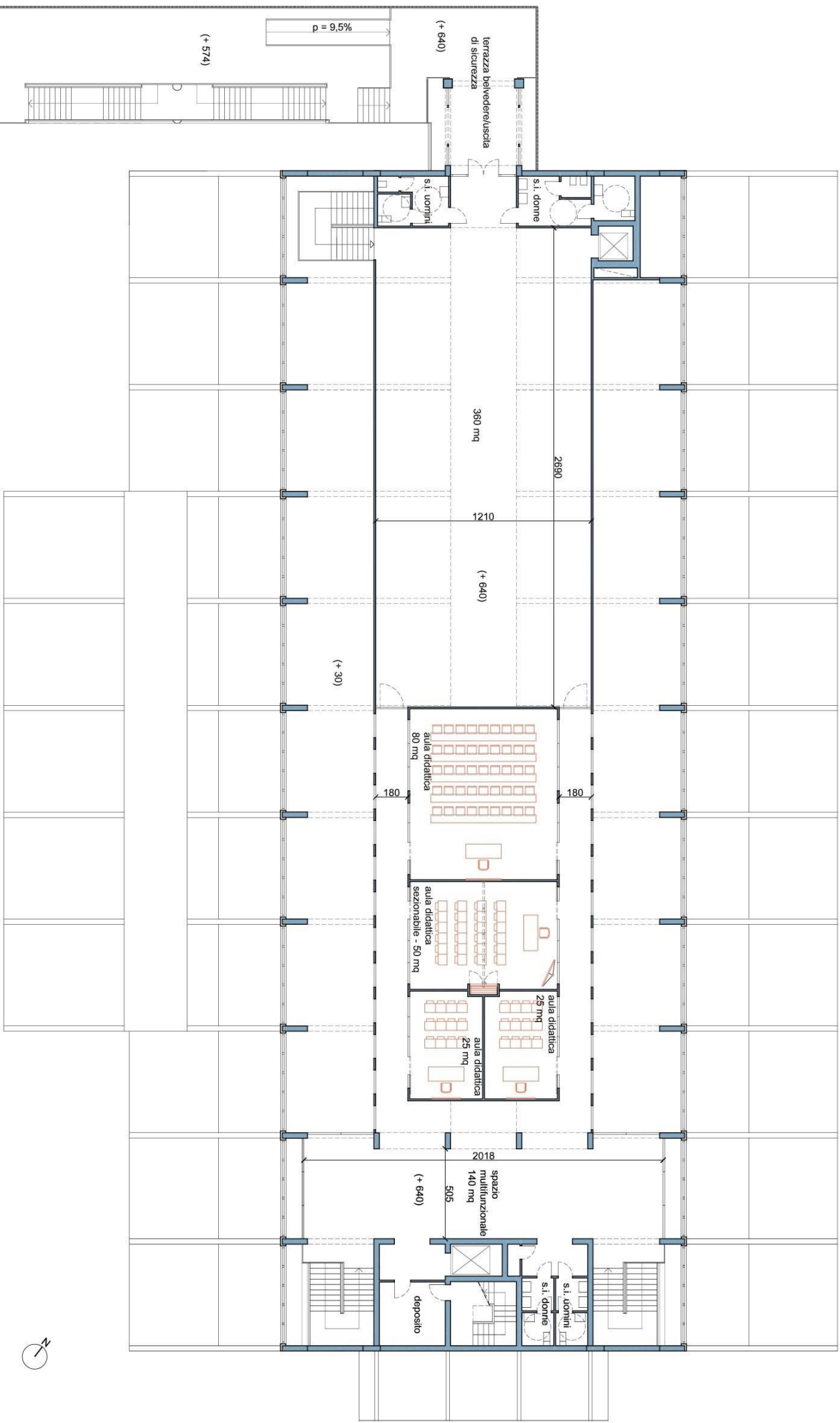
geom. Stefano Cascianelli

dr. arch. Laura Mirabassi









## ECONOMIC FRAMEWORK OF EXPENDITURE

A - AMOUNT OF WORKS € 1.139.991,17

B – AMOUNTS AVAILABLE

- Connection to public utilities	€	6.000,00	
- Provision for unforeseen events including VAT	€	21.168,11	
- Technical costs of planning, management work and safety coordination	€	120.000,00	
- Social security contributions on technical expenses	€	5.280,00	
- Expenses for notifications and opinions Various bodies	€	1.000,00	
- VAT 22% on thick techniques and contr. prev.	€	27.561,60	
- VAT 10% on works		<u>€ 113.999,12</u>	
Total sums available	€	295.008.83	€ <u>295.008,83</u>

**TOTAL AMOUNT OF THE INTERVENTION (A + B) € 1.435.000,00**