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Contrada Bricconi

via Bricconi 3
24020 Oltressenda Alta, Italien

ARCHITEKTUR
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BAUHERRSCHAFT
Contrada Bricconi S.S. Società agricola di Perletti Giacomo

TRAGWERKSPLANUNG
Studio Ing. Ivan Carrara

FERTIGSTELLUNG
2017

SAMMLUNG
newroom

PUBLIKATIONSDATUM
11. September 2020

Das Projekt ist Teil der Revitalisierung von Contrada Bricconi, einer alpinen Siedlung aus 1500. Die Gebäude zeugen von der landwirtschaftlichen Nutzung: teilweise waren es Viehställe mit Heustadel, andere Wohngebäude mit Kellerräumen, in denen die Vorrichtungen für die Milchverarbeitung noch sichtbar sind. Diese Tradition sollte wieder aufgenommen und die Ressourcen bestmöglich und nachhaltig genutzt werden: Tierrassen, Art der Produkte, und alles unter Einsatz innovativer Technologien. Darüber hinaus wird das Projekt mit neuen Konzepten wie Agrotourismus aufgewertet, bei dem es neben Kost und Logis auch Angebote für Lehraktivitäten und kleine Konferenzen gibt.

Unterkunft, Verpflegung und Bildung werden in den Bestandsgebäuden untergebracht, für die Herausforderungen von landwirtschaftlicher Qualitätsproduktion war eine neue Struktur mit Stall für maximal 30 Rinder, Scheune, Schweinestall und Räumlichkeiten für die Verarbeitung von Milchprodukten, Fleisch, Obst und ein Lagerhaus notwendig. Die revitalisierte Siedlung wird als integraler Bestandteil des Agrotourismus konzipiert, der sich in der Contrada Bricconi integriert. Die neuen Gebäude sind in räumlicher Kontinuität mit den historischen angeordnet. Zum Beispiel ähnelt die Molkerei einer bestehenden Scheune, die für das Seminargebäude restauriert wurde. Sie hat die gleichen Proportionen, unterscheidet sich jedoch in den Materialien; das Dach nimmt die Neigung auf, interpretiert das Satteldach mit Integration der Traufe jedoch neu. In dieser Weise übernimmt das Neubau-Volumen die symbolische Rolle eines „Scharniers“. Auch der Stall folgt der traditionellen Logik von Bergsiedlungen und fügt sich selbstverständlich in die Topografie ein.

Contrada Bricconi ist ein Beispiel, bei dem die Architektur als Mehrwert für ein Geschäftsprojekt gesehen wurde. Die Revitalisierung der Siedlung und Wiederaufnahme der traditionellen landwirtschaftlichen Nutzung trägt aber auch maßgeblich zur Landschaftspflege bei. (Text: Martina Pfeifer Steiner, nach einem Text der Architekt:innen)



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Contrada Bricconi

DATENBLATT

Architektur: LabF3 architetti (Francesca Favero, Caterina Franco, Anna Frigerio)
Bauherrschaft: Contrada Bricconi S.S. Società agricola di Perletti Giacomo
Mitarbeit Bauherrschaft: Contrada Bricconi S.S. Società agricola di Perletti Giacomo
Tragwerksplanung: Studio Ing. Ivan Carrara

Phase 3
Restaurator: Davide Ferrari
Aufsicht: Beni Culturali di Bergamo

Funktion: Landwirtschaft

Planung: 01/2014 - 09/2014
Ausführung: 06/2016 - 05/2017

Grundstücksfläche: 100.000 m²
Nutzfläche: 1.415 m²
Bebaute Fläche: 3.000 m²
Phase 1: Zentralgebäude alter Stall 104m², 40k euro, planung 03-04/2014, ausfuehrung 05-07/2014
Phase 2: Bau Stall und Käserei 176m² Käserei, 775m² Stall, 800k euro, planung 01-09/2014, ausfuehrung 06/2016-05/2017
Phase 3: Restaurierung Hofgebäude 360m², 200k euro, planung 05-09/2014, ausfuehrung 03-16/2016

NACHHALTIGKEIT

SUSTAINABILITY

Social added value at local level
Like other piers, the municipality of Oltressenda Alta suffered during 1900 from a powerful flow of emigrants. Today the average age of the residents is high; the few inhabitants, if not employed in the industries of the valley floor, live off a production of cheese sold locally. Many second homes are occupied a few weeks a year. The creation of a new farm, as well as upgrading an ancient district whose historical and affective value is shared by the inhabitants of the municipality, is in this context generative of new economic, social and cultural dynamics. The managers are young


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people coming from different urban contexts who have decided to set their working and family life around the project.
With the start-up of the farm holiday, a flow of tourists is expected to benefit from other local accommodation facilities (with which the farm is already in contact). Already now, the company sells its products together with other local products thanks to innovative systems for the context (social network, e-commerce) on a market that also extends to the cities of Bergamo and Milan. The new farm has also participated in 2014 in the opening of a shop located at a lower altitude, in the center of the country, for the sale of cheese and wine of local producers. Finally, the farm is also a destination for educational visits by schoolchildren.

The new production activity is proportionate to the mountain reality in which it is inserted, in order to be able to optimally and sustainably exploit the resources of the territory. The expected number of animals (about 30) is such as to be able to satisfy the food needs by using the hay produced by cutting the surrounding pastures (about 9 hectares), fertilized through the wastewater of the animals themselves. Finally, the size of the stable makes it possible to combine the other functions of the farm with livestock farming, with a view to ensuring that the managers' dwellings can coincide

Ecological Sustainability

Landscape/soil:
The new project has provided for the maximum possible concentration of functions within a single building. Soil conservation is a priority for the farm as the land and on which the stable was built are the pastures under management on the farm itself.
The height at which the barn floor has been set tries to optimize the volume to be excavated, in order to change as little as possible the original conformation of the land.

The creation of the stable in a sloping terrain has required the realization of an important excavation. Already during the design phase, a plan of excavations and landfills was designed, to limit the disposal of the excavated material as much as possible, using the extracted material to partially reshape the topography of the ground.
In addition to the creation of some dry stone walls, typical of the area, built with the larger aggregates from the excavations, the consolidation downstream of the stable was carried out with a system of reinforced grasses, studied by Ing Ivan Carrara and naturalist Glauco Patera.


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Installations:
With the start-up of the farm holiday, the company will install a biomass (wood chips) thermal power plant that will produce all the energy needed for heating and DHW. The wood chips will be produced by the company as a valorisation of the waste from the cleaning of the woods and care of the edges of the mowing lawns. A district heating network between the buildings in the historic centre has already been installed and connected to the boiler room, which now consists of a LPG system that will be replaced.

The company has set up a system for the production of photovoltaic energy on the roof of the stable (1.5 Kwh/a total with an existing photovoltaic system of 9 square meters). In addition, with the start-up of the farm holiday, it is planned to upgrade the photovoltaic system (1.2 - 1.4 kw,) exclusively functional to the farm holiday activity, i.e. not aimed at the production of renewable energy transferable on the market. The 1,200 - 1,500 kwh/year produced are estimated to be able to cover the fixed consumption connected to the operation of the agritourism (operation of cells and refrigerators, emergency lighting, video surveillance, internet connection, etc.). The peaks in electricity consumption related to the actual operation of the agriturismo will be covered by electricity drawn from the network. The system will be installed on the roof of the new stable.

Building materials:
The cladding system of the barn and dairy facades has been studied in depth by the designers in order to meet both criteria of economy and integration into the landscape. Untreated larch planks were used which, over time, take on a silvery-grey colour, with different shades depending on the exposure to the sun, to recall the local stone. The alternation of 9 and 18 cm planks, following a module that is repeated along the entire length of the façade, guarantees a more lively rhythm to the surfaces of the façade, accentuated by the horizontal cuts that mark the position of the frames and allow the use of planks of a maximum length of 4 m, according to industrial production standards. This system also makes it possible, along the sides of the barn, to guarantee the necessary lighting and ventilation, simply by spacing some of the planks. The planks are fixed dry on wooden crossbars, the latter hanging from the supporting structure.

Water:
The stable has a system of internal eaves and rainwater recovery in an underground


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tank of about 4 mc. The recovered water is used for the irrigation of the pastures and for watering the livestock.
With the start of the agritourism, the farm will build an underground tank of about 10 mc for the recovery of rainwater collected from the roofs of the building; the rainwater will be used for the maintenance of the greenery surrounding the building intended for agritourism and for washing the building itself.

Social Sustainability

The initiator of the entrepreneurial project is Giacomo Perletti, a graduate in agriculture and winner, in 2010, of a municipal tender for the management of some buildings of the district and its land, which were then in a state of semi-abandonment. Giacomo's wish, now in partnership with Matteo Trapletti and Giovanni Pizzamiglio, all young people under 35 years of age, was to set up a farm to restore cattle breeding and dairy farming. The program combines a production linked to the local tradition, in terms of breed and number of animals, type of products and practice of summer transhumance in the mountain pastures, with the use of innovative technologies.
The value of a nascent company for the local society has been recognized not only by the municipality, which has always supported the project, but also by the Orobie Bergamasche Park Authority, on whose border the Contrada is located. The Authority has financed part of the works, also acting as an intermediary for financing by the Cariplo Foundation (ARCOrobie 1 and 2 project), and has installed a Park Centre in one of the buildings of the Contrada. This Centre has the vocation of a place for meetings, exhibitions, educational activities that have as their theme the preservation and revitalization of mountain territories. The district has also hosted a course on the restoration of rural buildings organized by the Scuola Edile di Bergamo and the Soprintendenza ai Beni Culturali of the province of Bergamo and Brescia. The demonstration site was led by architect superintendent Gaetano Puglielli and restorer Davide Ferrari.

Economic Sustainability
The companies that worked on the stable, dairy and restoration project come from the province of Bergamo. The only exception is the company that designed the stable equipment (Wolf System). It was preferred, in this field, to rely on a company of excellence in the sector. The restoration of the stone buildings has also become an opportunity to organize a course organized by the Superintendence and Building


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School of Bergamo, to instruct local workers in the treatment of the many stone buildings in the valley.

The new production activity is in proportion to the mountain reality in which it is inserted, in order to be able to optimally and sustainably exploit the resources of the territory. The number of animals foreseen, therefore, is such as to be able to satisfy the food needs by using the hay produced from the cutting of the surrounding meadows, fertilized through the wastewater of the animals themselves. Finally, the size of the stable makes it possible to combine animal husbandry with the other functions of the farm, so that in the future the managers' dwellings can coincide with the site of the production complex.
In addition, the project has been directed towards opening up new activities that allow economic sustainability on the current market. An integral part of the farm will therefore be the agritourism, including accommodation and catering spaces, as well as rooms for teaching and small conferences.
The company is a positive factor for the entire community:
- it triggers new tourist dynamics: new visitors, also linked to educational activities of schools in the province of Bergamo or interested in the architectural project (the district has hosted students from the Faculty of Architecture of Innsbruck, Prof. Robert Veneri).
- triggers new commercial dynamics: the farm sells its own products and those of other local producers not only on site but also in various cities in Lombardy (through e-commerce or agreements with shops and restaurants). Moreover, in 2014 and also thanks to the participation of the company, a shop was opened in the municipality of Oltressenda for the sale of local products.

Energiesysteme: Fernwärme, Heizungsanlage aus biogenen Brennstoffen, Photovoltaik
Materialwahl: Holzbau, Mischbau, Stahlbau

AUSFüHRENDE FIRMEN:
Generalunternehmer: ARS Aedificandi SpA, Bergamo
Phase 3
Baufirma: Quistini Graziano, Bergamo

PUBLIKATIONEN
- Francesca Favero, Caterina Franco, Anna Frigerio, „Architettura e allevamento nelle


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terre alte: un’azienda agricola a Contrada Bricconi“, A, rivista dell’Ordine degli Architetti di Trento, n°1, 2019, pp. 61-68.
- Bolzoni, Luciano, LabF3. «Progetto di recupero di Contrada Bricconi», Domus, 1030, 2018
- Favero, Francesca, Franco, Caterina, Frigerio, Anna, «Una nuova azienda agricola per Contrada Bricconi», in Del Curto, Davide, Menini, Giacomo (ed.), Gli insediamenti tradizionali delle Alpi. Conservazione e riuso, Mimesis, Milano, 2018, pp. 184-199.
- Pirola, Luigino, Pasini, Ettore, Linee guida per gli interventi sugli edifici rurali, 2017.
- LabF3 architetti, Contrada Bricconi yeniden geli?tirme projesi, XXI, eylül 2019.

He was also mentioned in the magazine Detail „Housing in rural areas“, n°9, 2019, p. 26 and in the book Antonio De Rossi (a cura di), Riabitare l'Italia. Le aree interne tra abbandoni e riconquiste, Donzelli, 2018,p. 527.

The project was also presented at the following conferences:

- Architetture e paesaggi dell’allevamento tra tradizione e futuro. Maso Pacomio | Curè di Fiavè | 8 giugno 2019, organizzato dall’Ordine degli architetti di Trento
- „Territori Marginali“, 28 giugno 2019, Politecnico di Torino
- L’attesa dei luoghi, convegno Alpes, Fondazione Stelline, Milano, 16/01/2020

AUSZEICHNUNGEN

The architectural project is the winner of the International Prize: „Fare Paesaggio“ 2020.
https://www.premiofarepaesaggio.it/index.php/it/
And it is a finalist of the prize Constructive Alps 2020
http://www.constructivealps.net/fr/
The company Società Agricola Contrada Bricconi has received several awards. In addition to funding obtained from the Rural Development Plan of the Lombardy Region, the Orobie Bergamasche Park, which made it a „flywheel“ project and Cariplo foundation, the Young Ethical Hospitality 2018 award, in the context of the event CARE's The ethical Chef Days (https://www.care-s.it/cares-2018/).
In nextroom dokumentiert:
Constructive Alps 2020, Anerkennung


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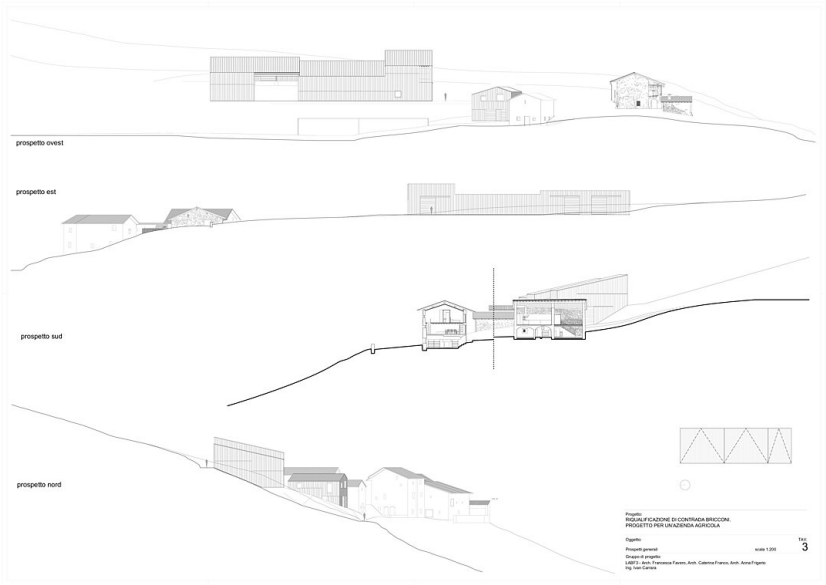


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Lageplan

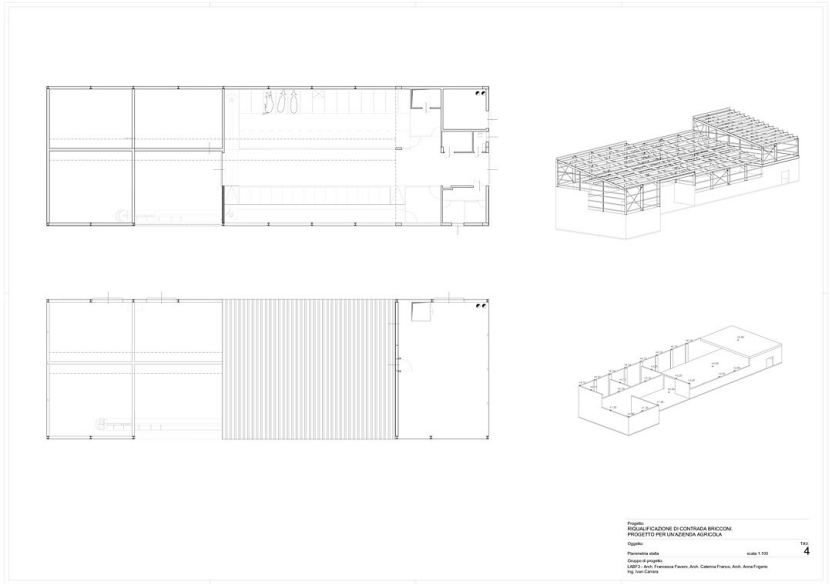


Ansichten

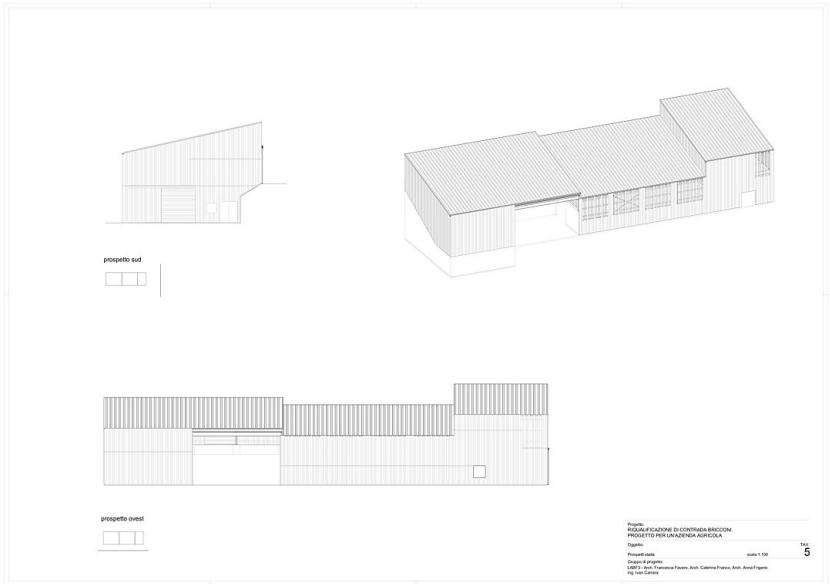


Volumenplan

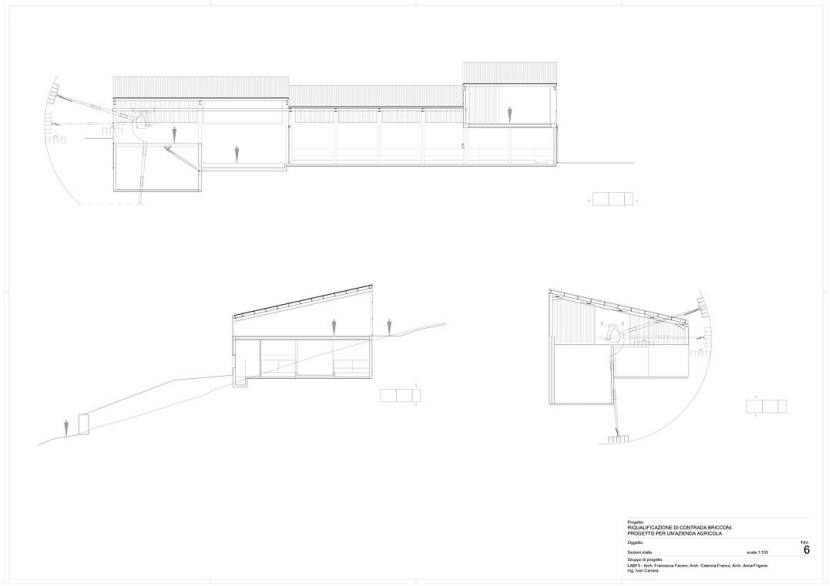
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Grundriss Stall

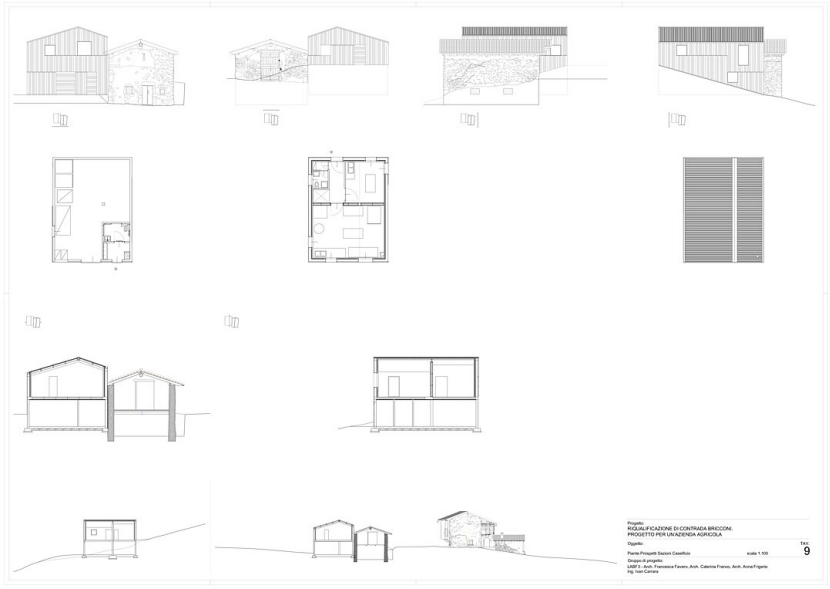


Ansichten Stall



Schnitte Stall

Contrada Bricconi



Pläne Käserei



Pläne Zentralgebäude



Pläne Agriturismo