



Urbanistica n. 133

May-August 2007

Distribution by www.planum.net

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If the plan...

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History, landscape and sustainability. The seaside holiday camps of Calambrone*Olimpia Niglio*

Under Fascist party officials Ciano (for Leghorn) and Buffarini (for Pisa), following establishment of the Ente Autonomo Tirrenia (Tyrrhenian Autonomous Institute), by Royal decree of 3 november 1932, conditions were created for the organic development of the coastline between Pisa and Leghorn, known as Calambrone. Many proposals and projects were put forward for the creation of a seaside area with spa facilities, available also for use by 'day-trip' tourists. Thus along the Pisan coastline a series of major projects were implemented, marking the history and transformation of this territory. Amongst the most important works we should mention the film studios 'cittadella del cinema', the brainchild of Ciano, supported by Mussolini and created by Giovacchino Forzano.

The recovery and final renovation of the Calambrone in Pisa can justifiably be defined as one of the most interesting architectural and urban renewal operations of the past few years at national level.

It sees a strong blend of urban planning, architectural, historical, environmental and social elements, a major plan for the recovery of buildings of great architectural merit, built under the Fascist regime and having considerable historical and social significance. The renewal project falls within the area of the Migliarino, San Rossore and Massaciuccoli nature park, and respects and enhances its high landscape values by taking them as norms for a 'Territorial Statute', where the joint work of experts and enlightened developers has

yielded exemplary results. This project's success certainly owes much to the definition of clear planning rules, drawn up with a healthy dose of pragmatism, and taking as their lodestar a principle also enshrined in regional legislation: that is 'sustainability'. Another supporting factor has been the strong will of local and regional authorities to achieve clearly spelled-out objectives. Accordingly, they adopted a problem solving approach, from both a technical and political point of view.

This approach leads to the establishment of a veritable public-private partnership, which enhances the overall value of the project.

Thus we see the emergence of a dialogue between landscape and built stock not only at planning level but also as an integral part of the rationalist compositional principles marking the various Fascist health resorts of the Calambrone, presented as one of the most significant vehicles of national propaganda and which are today on the receiving end of conservative restoration and functional recovery.