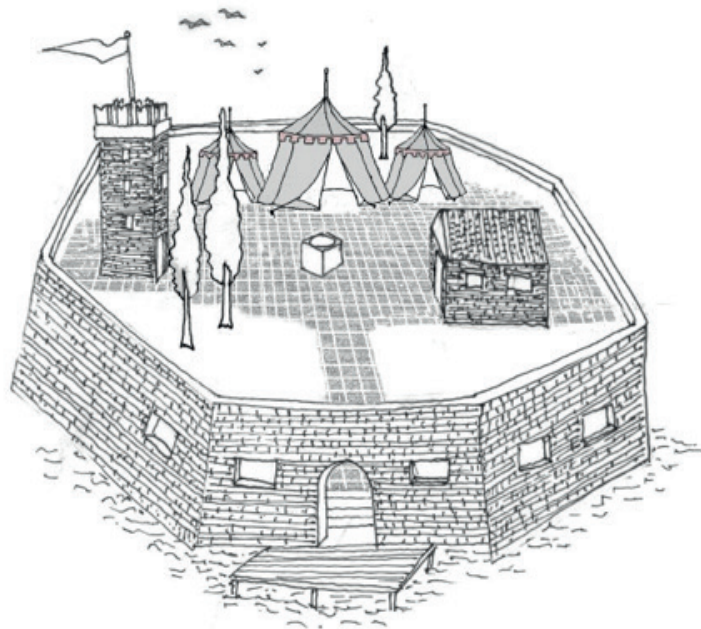


OTTAGONO CA' ROMAN

RESIDENCE DEI CAPITANI

Glamping Style



GLAMPING

RESIDENCE DEI CAPITANI

Glamping Style



OTTAGONO CA' ROMAN

Glamping

The idea of Glamour Camping is making its way as a new concept of thinking about a holiday in contact with nature, and it's reaching increasing success all over the world. Specialized magazines, press reports and digital articles are giving Glamping more and more space. Glamping is a new word, formed by the union of the terms glamour and camping, therefore it's a luxurious camping experience that is gathering a growing number of rich clients all over the globe.

In that regard, for example, Prince Harry of England and his wife Meghan picked for their recent honeymoon a Glamping experience. Many facilities have chosen this formula, such as "Vacanze Select" in Italy, the "Jerome's" in Melbourne and the "W New York Hotel" in Manhattan, just to name a few. Other structures are following that path in order to respond to the increasing requests of an highly comfortable and luxurious camping holiday.

Our project perfectly combines the outright value of an exclusive, one in a kind location and the intent is to capture the attention of foreign costumers, in favour of the whole Venetian territory, which with this new holiday accommodation will shine even more in the world scene.



OTTAGONO CA' ROMAN

The Concept

The residence project on the Ottagono Ca' Roman arises as a groundbreaking idea to reevaluate the islet, that as for now, is dilapidated due to its many years of abandonment and degradation.

The project shows how it is possible to bring the site back to its original glory with an environmental footprint, in line with the lagoon surroundings. In the following prospect we are going to analyze all the technical, environmental and organizational aspects, attaching to the project maps and prospective drawings to make the said project more understandable, with the aim of respecting the old ruins and the territory's special features, and building, as said in the notice, a 100 m² structure without foundation. We are going to see more of its details later.



*Ottagono Ca' Roman,
Venezia, Stato attuale*



OTTAGONO CA' ROMAN

General description

The project sums up how this islet, desert at the moment, is going to be turned in to a splendid estate. We are going to showcase the most important aspects of the project in order to have a complete insight and understanding on why this concept can be very successful on this location.

The "Ottagono Ca' Roman" islet, although has many years of abandonment, still posses its charm as a fortified outpost, despite the urgent need of restoration, due to its peculiar octagonal shape and thanks to the presence of its structural walls.

The company that will provide the project and the renovation will bring all its knowledge and best engineers to achieve what's best for the project.

Even thought the company has already estimated the risks of the islet restoration, it's nevertheless sure of successfully accomplishing the task, due to previous site check with experienced staff.



OTTAGONO CA' ROMAN

Purpose

The main goal is to restore the place's past prestige through renovating what is already there and rebuilding the missing parts, following old drawings.

The second step is to build, in a total of 100 m², two removable structures in order to obtain two accommodations capable of hosting a maximum of eight people, in a highly comfortable environment equipped with a little spa and all that is necessary to ensure a cosy and friendly atmosphere.

The islet, with its strategic position in the Venetian lagoon, already feels like an exclusive residence, not too near or too far from the city life. As a little island, the clients will benefit an optional package, such as:

1. Twenty-four hour ferry transport service with a pilot.
2. Permanent availability of a little pleasure boat for emergencies without necessity of the company's licence.
3. Catering service, with many choices available.
4. A handyman for assistance and technical requests.
5. Availability of local tourist agency for cultural, sporting and leisure activities.

The optional package was designed, together with others, which we will explain later, in order to keep a close relationship with the local companies of the region.

Being able to return the initial investment is the company's primary concern, and it is essential to bring back the "Ottagono Ca' Roman" past elegance and prestige.



OTTAGONO CA' ROMAN

Factors to take into account

The hypothetical renovation project which the applicant would like to develop, is entangled in all the licences and permissions needed from the relevant and municipal authorities, due to the fact that it is a protected and landscape bound territory.

The company's plan, after a general and competent renovation, and a considerate exam of the best options, is to achieve a new and groundbreaking accommodation alternative, which in practical terms will not have any architectural impact (permanent foundations), as the fort will be, as in the past, covered with two tents like in the ancient military camps.

The tent idea comes from the **Glamour Camping (Glamping)** concept, which combines the "wild" taste of the ones who love contact with nature and the "cool" vibe of those who love the comfort of a luxurious hotel. It is essentially both a naturalistic adventure and a relaxed and cosy holiday with lavish rooms and bathrooms.

Basically we want to offer a new way of experiencing camping. The attentive analysis of the company was moulded on the local lagoon environment, being the "Ottagono Ca' Roman" a unique location for this type of accommodation. To sum it up: tourism, preservation and environmental valorisation are the main goals of the project.



OTTAGONO CA' ROMAN

Touristic Opportunity

Our objective is to develop a Glamping or Glamour Camping activity, valorising the estate, and to reconstruct in a sustainable way respecting the local coastal surroundings, its culture and tourism. The company that will manage the "Ottagono Ca' Roman" will do all in its power, with substantial funds, to bring the fort back to its ancient glory, and to introduce it to the public with an appropriate and constant advertising campaign, in order to obtain, as a main aim, a great long lasting visibility, and a return on the investment. The promoter is also going to closely cooperate with transport, catering and tourist agencies to improve the area valorisation. During certain periods, when clients will not be on the islet, the idea is to open the ancient outpost to daily visitors. Throughout these periods we would also like to arrange little cultural and eno-gastronomic events in association with local organizations, first and foremost the "Biennale di Venezia" foundation and its artistic, architectural and cinema sections, in order to create intense cultural moments. This will give the "Ottagono Ca' Roman" even more prestige, and it will provide the "Biennale" with a very exclusive site. Through the many food and wine associations, we will also organize from time to time events focused on the Venetian cuisine. In this context the project will promote what is so-called the **"experiential tourism"**; namely the unique experience the tourist can only have in that precise territory.



OTTAGONO CA' ROMAN

Technical action

The estate restoration involves the preservation of the original walls without altering its appearance and the promotion, with suited adjustments, of the structural deficiencies. Even if there have been many changes, the plan is to rebuild the watchtower and guesthouse as represented in the few old pictures and photos, in order to recapture the historic reality. Only a little area is still standing nowadays and it seems to be the original watchtower and what we suppose was the guesthouse. The best preserved areas are the ones under the gallery, where we are going to only do reinforce works and plaster application. The new usage of the galleries is going to be:

- The shortest gallery will be used as a private warehouse and as the keeper's house when needed.
- The longest gallery will be divided in two parts. The first will be used as a wellness area (for example as a steam bath), while the other part will be utilized for cultural events, and for bird-watching activities due to its unique structure with little windows facing the sea.

It goes without saying that all necessary amenities will be connected such as water, electricity, telephone and sewerage.

For every procedure we are going to consider only the best and more modern technologies as the structure is located on a islet in the middle of the sea. Every installation will be monitored and certified so that the municipal environmental office can verify the absence of pollution and the observation of all the national regulations. Solid waste will be recycled and collected every other day by an operator chosen in an employment office in Chioggia.



OTTAGONO CA' ROMAN

Structural growth

The Glamping will be a structure without foundations, that is going to be placed and anchored to a wooden basement resting on the ground. The land inside the structure is going to be replenished in order to allow safe trampling. At the moment there is no native flora to preserve as it is full of spontaneous infesting bushes, especially thorns. After ground works, we are going to replace the turf, adding new and decorative trees belonging to the maritime botanical flora. For comfortable transit areas we are going to build "palladiana" paths made with local stone. The Glamping structure will consist of a layered tent specifically designed for outdoor use and to resist in different weather conditions. The inside will be highly refined in every aspect with toilet attached.

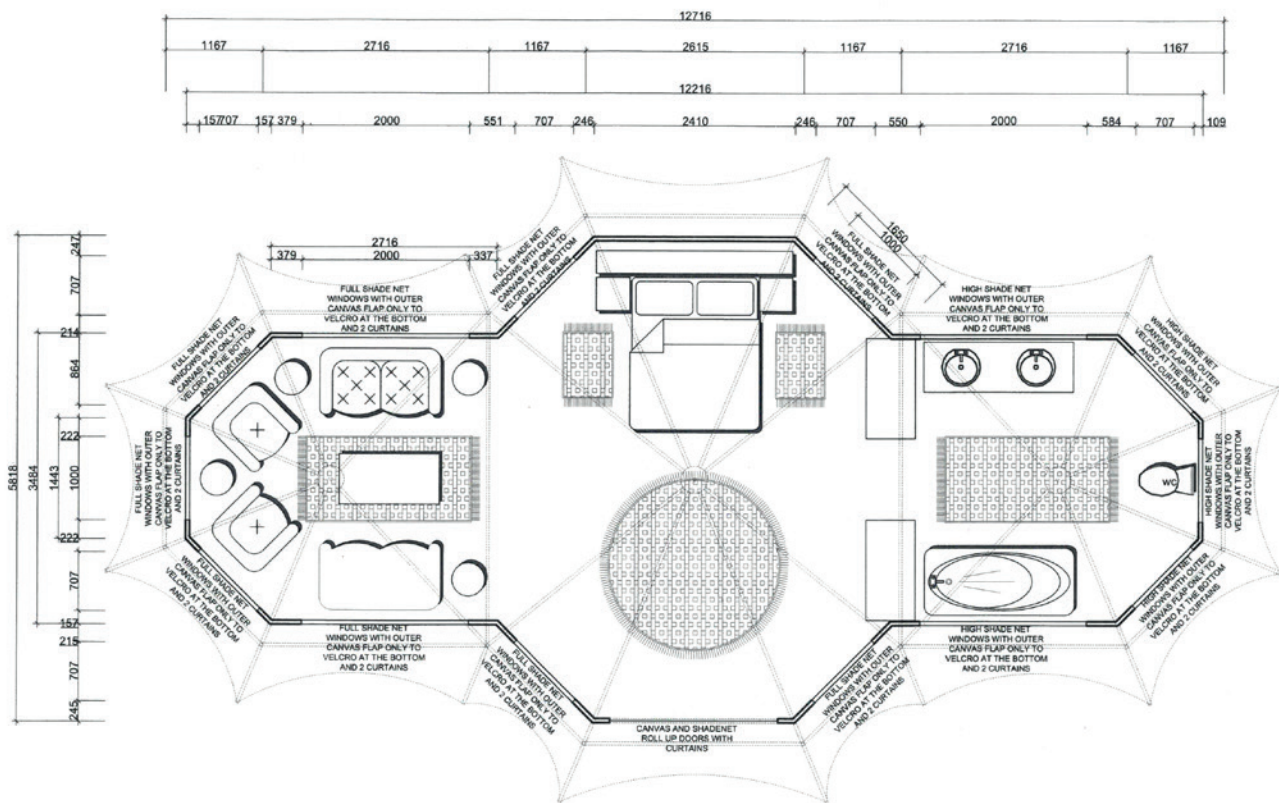
These structures have already been guaranteed and time-tested for many years by the production companies that respect all the safety standards. We will place two 47 m² structures that can host a total of eight people.







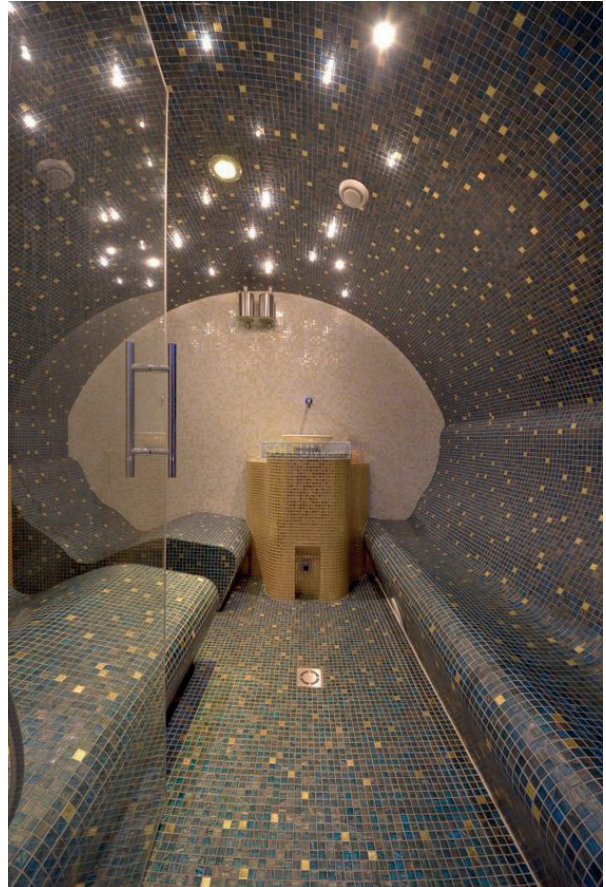


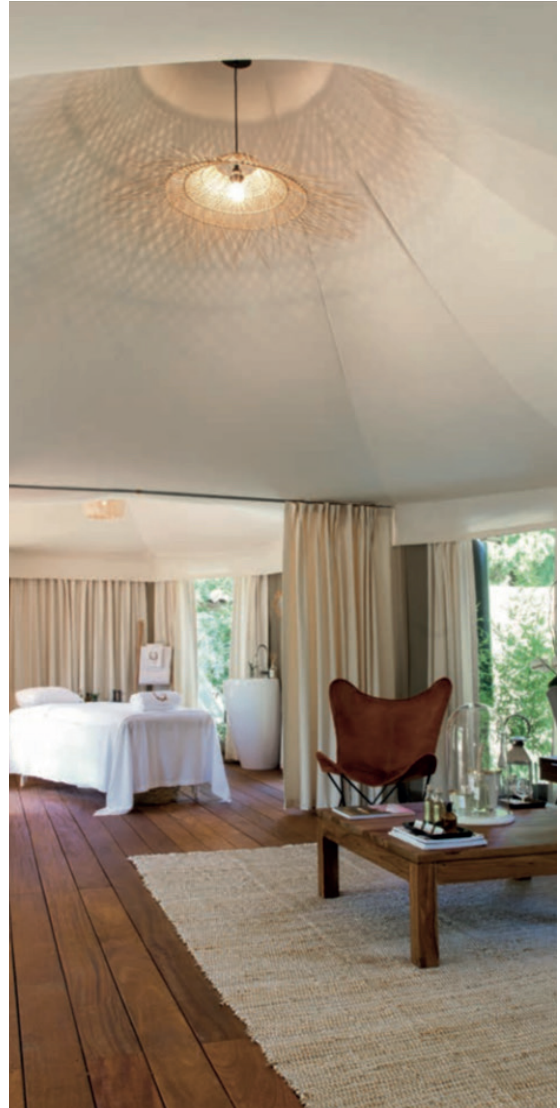














alloggio dipendente



serie INQ 1 tav. 1 INQUADRAMENTO
 PLANIMETRIA GENERALE scala VARIE
 data 24/11/2018

aggiornamenti:
 Progetto architettonico e strutturale: Dr. Tullio Campanelli



lato sud



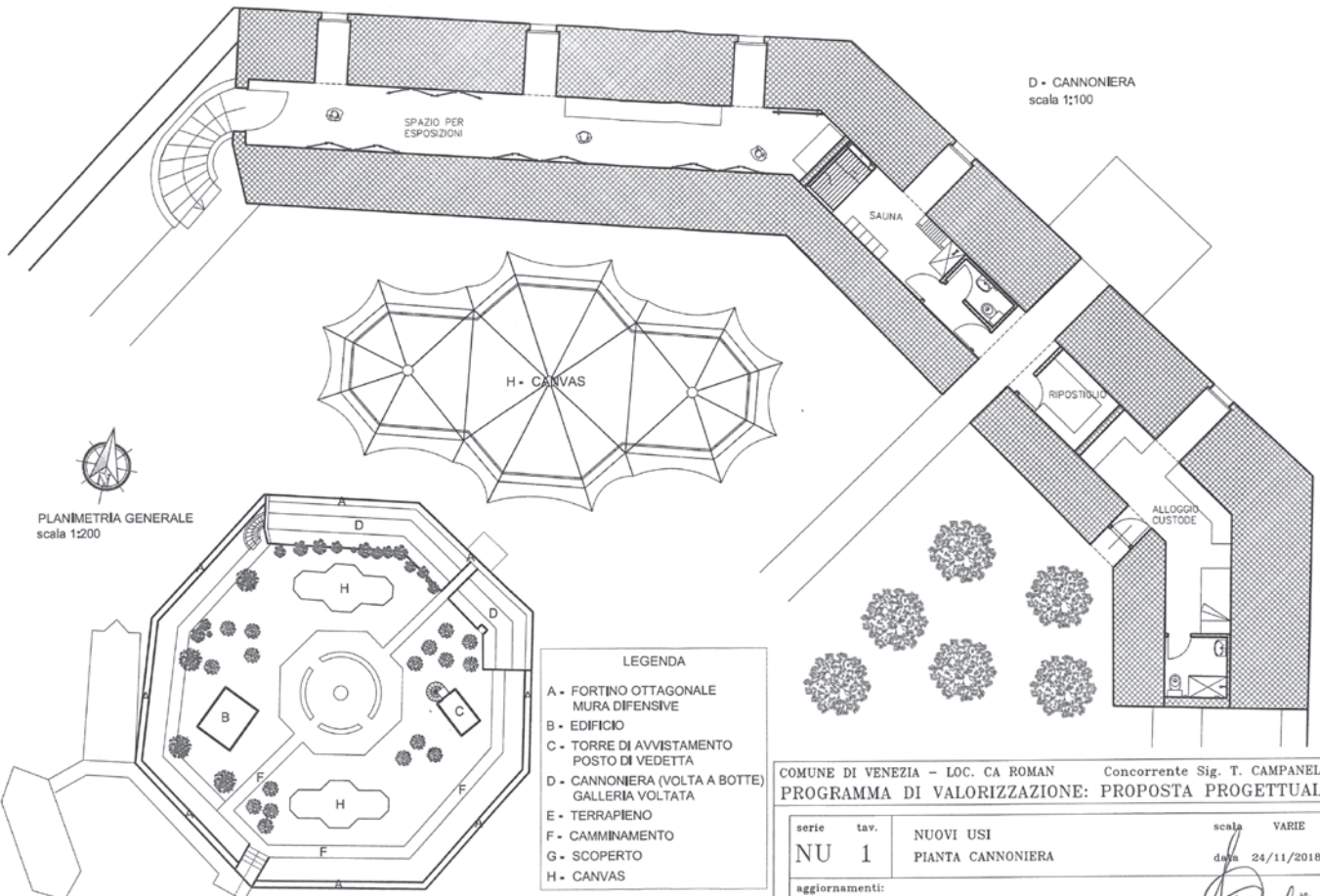
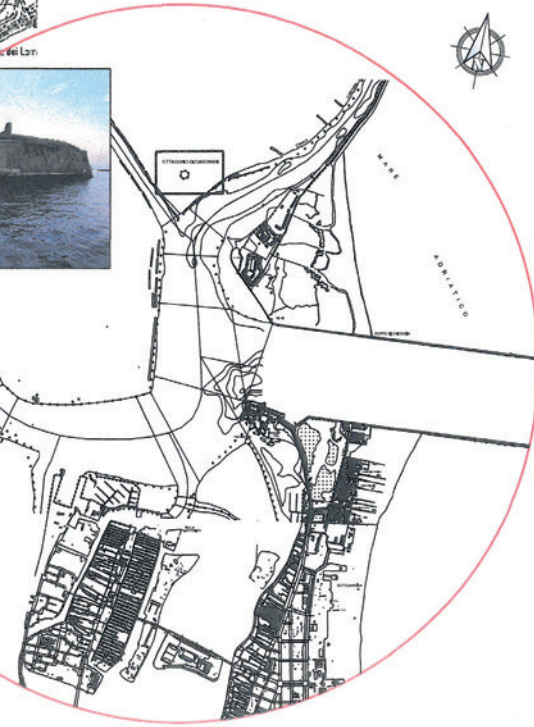
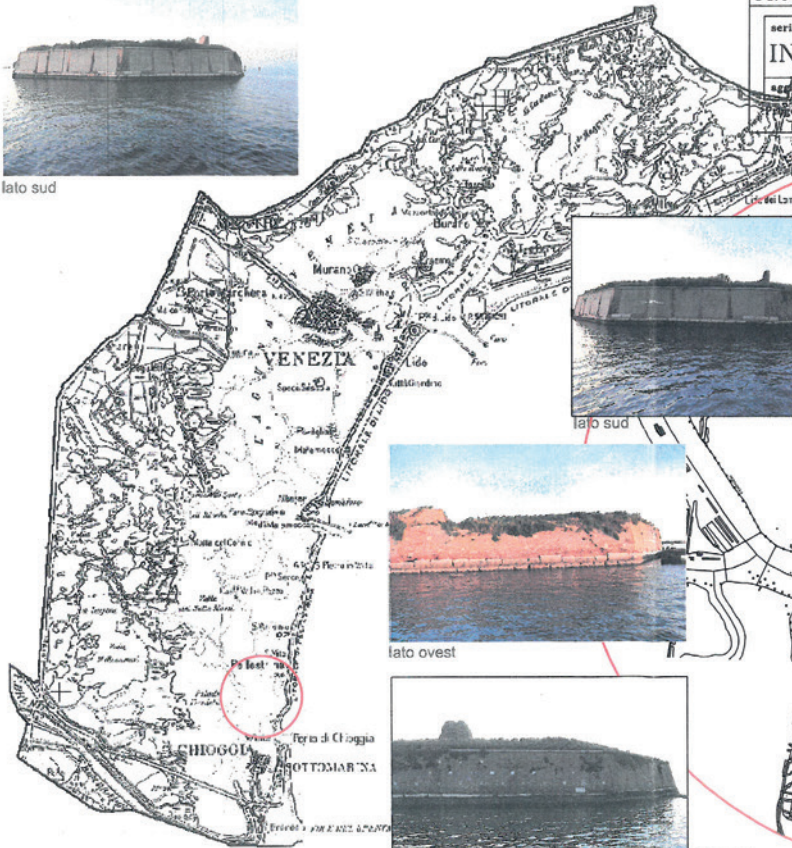
lato sud



lato ovest

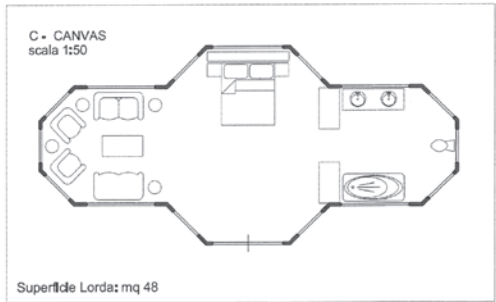
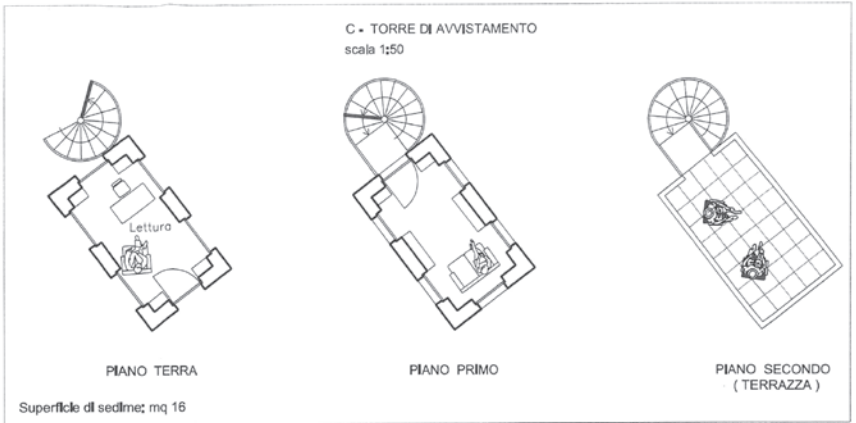
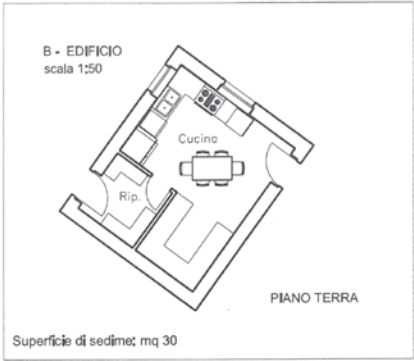


lato nord



serie NU 1 tav. 1 NUOVI USI
 PIANTA CANNONIERA scala VARIE
 data 24/11/2018

aggiornamenti:
 Progetto architettonico e strutturale: Dr. Tullio Campanelli



Variante al PRG per la laguna
e le isole minori.
Scheda 36
Numero edifici: 2
Totale edificato: mq 46

- LEGENDA
- A - FORTINO OTTAGONALE MURA DIFENSIVE
 - B - EDIFICIO
 - C - TORRE DI AVVISTAMENTO POSTO DI VEDETTA
 - D - CANNONIERA (VOLTA A BOTTE) GALLERIA VOLTATA
 - E - TERRAPIENO
 - F - CAMMINAMENTO
 - G - SCOPERTO
 - H - CANVAS

COMUNE DI VENEZIA - LOC. CA ROMAN Concorrente Sig. T. CAMPANELLI
PROGRAMMA DI VALORIZZAZIONE: PROPOSTA PROGETTUALE

serie	tav.	NOVI USI	scala	VARIE
NU	2	PIANTE BUNKER E POSTO DI VEDETTA	data	24/11/2018

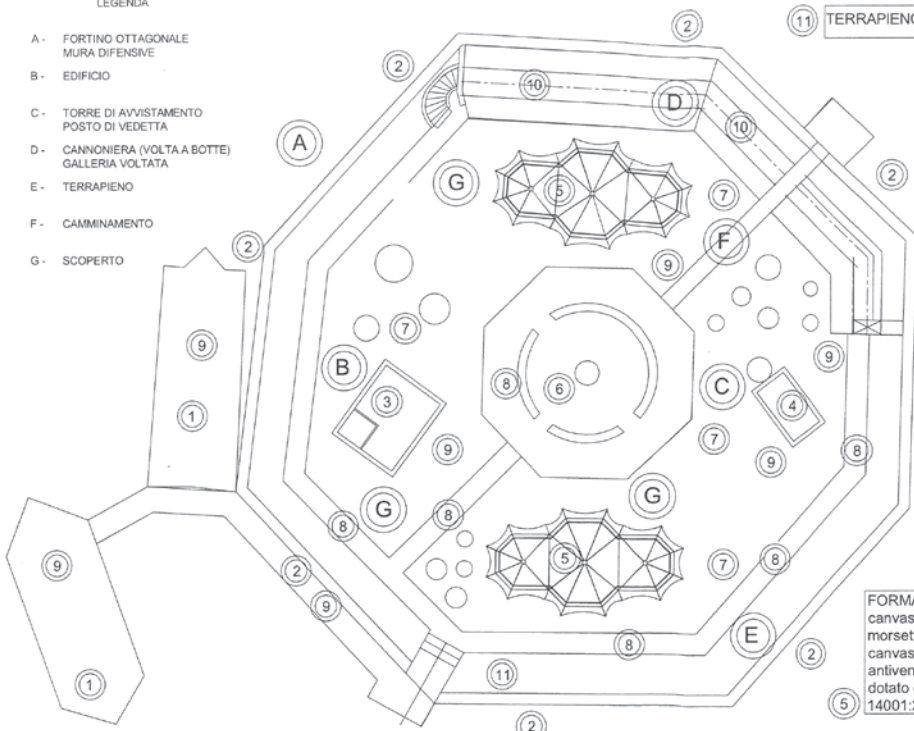
aggiornamenti:

Progetto architettonico e strutturale:

Dr. Tullio Campanelli

LEGENDA

- A - FORTINO OTTAGONALE MURA DIFENSIVE
- B - EDIFICIO
- C - TORRE DI AVVISTAMENTO POSTO DI VEDETTA
- D - CANNONIERA (VOLTA A BOTTE) GALLERIA VOLTATA
- E - TERRAPIENO
- F - CAMMINAMENTO
- G - SCOPERTO



11 TERRAPIENO 1 RIFACIMENTO E CONSOLIDAMENTO DEI PONTILI E PONTONI CON MATERIALE ANALOGO

2 INTERVENTO DI CONSOLIDAMENTO MURARIO DIFFUSO E CUCI SCUCI

3 REALIZZAZIONE DI MANUFATTO MURARIO MURATURA DI MATTONI PIENI IN LATERIZIO E SOLAI IN LAGNO LAMELLARE

UN IMPALCATO E SOLAIO PIANO DI COPERTURA

4 REALIZZAZIONE DI MANUFATTO MURARIO MURATURA DI MATTONI PIENI IN LATERIZIO E SOLAI IN LAGNO LAMELLARE

5 DUE IMPALCATI E SOLAIO PIANO DI COPERTURA COLLEGAMENTO MEDIANTE SCALA A CHIOCCIOLA IN STRUTTURA METALLICA

10 LOCALE SEMINTERRATO ESISTENTE RIFACIMENTO E RIPRESE DI INTONACO A BIOCALCE PREVIA DESCALBO

6 POZZO CENTRALE SU CISTERNA

FORMAZIONE DI CANVAS CURTAINS E TENDE canvas e tende hanno struttura portante in elementi in legno lamellare, morsetti e giunti in acciaio inox, il tutto assemblato a secco, tende UV, canvas e curtain ignifughe, a struttura micro cellulare e reticolate, antiverdine e antipioviggia con arredi interni di pregio, tessuti di pregio, il tutto dotato di certificati ISO 9001:2015 Quality Management System e ISO 14001:2015 Environmental Management System

8 CAMMINAMENTI SCOPERTI PAVIMENTATI

7 BONIFICA DEL TERRENO CON SFALCIO E RIPRISTINO DEL MANTO ERBOSO E PIANTUMAZIONE ESSENZE ESISTENTI

9 MANTENIMENTO DI ACCESSORI DEL PERIODO MILITARE I materiali trovanti, macchinari, anche semplicemente gli alloggiamenti vengono mantenuti, risanati al fine di recuperare la memoria del sito

COMUNE DI VENEZIA LOC. CA ROMAN Concorrente Sig. T. CAMPANELLI
PROGRAMMA DI VALORIZZAZIONE: PROPOSTA PROGETTUALE

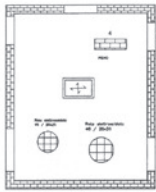
serie	tav.	INTERVENTI DI RECUPERO	scala	VARIE
INT	1	PIANTE GENERALI	data	24/11/2018

aggiornamenti:

Progetto architettonico e strutturale:

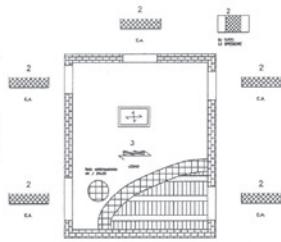
Dr. Tullio Campanelli

PIANTA DELLE FONDAZIONI (CONSOLIDAMENTO)



B

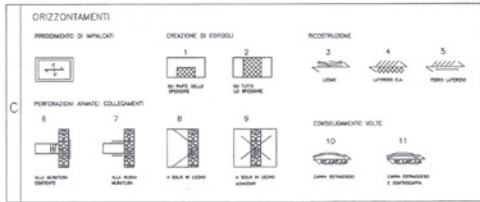
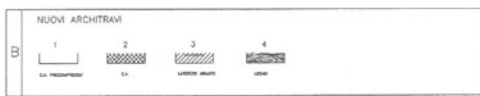
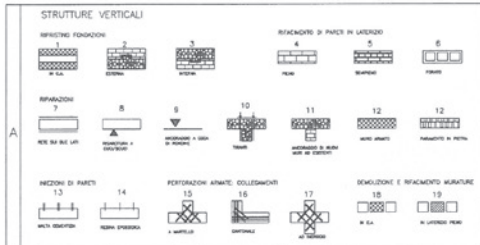
CARPENTERIA I LIVELLO COPERTURA



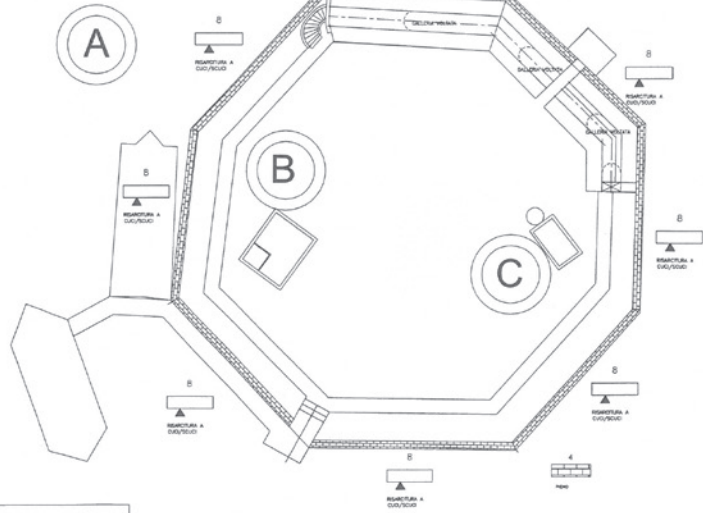
INTERVENTO DI RECUPERO STRUTTURALE COMPATIBILE CON L'ESISTENTE EDIFICIO B (BUNKER)

INTERVENTO DI RECUPERO STRUTTURALE COMPATIBILE CON L'ESISTENTE OPERE DI CUCI SCUCI SU FORTINO CONSOLIDAMENTO E RIFACIMENTO EDIFICIO E TORRE DI AVVISTAMENTO

RIPRISTINO STRUTTURALE - SIMBOLOGIA



Materiali: CORDOLI IN CCA per impalcati
Calcestruzzo C25/30
Acciaio BARRE B450C
MURATURA DI MATTONI SEMIPIENI
Materiali: SOLAI LIGNEI
CAPPA COLLABORANTE TIPO LECA 1600
LEGNO LAMELLARE GL24H
Materiali: MURI PORTANTI
MALTA TIPO M3
MURATURA DI MATTONI PIENI IN LATERIZIO



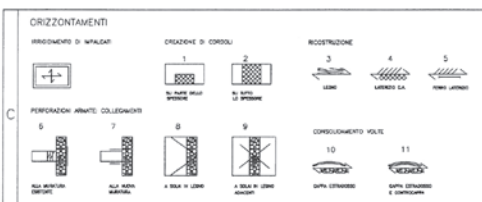
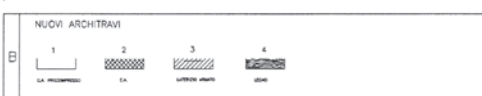
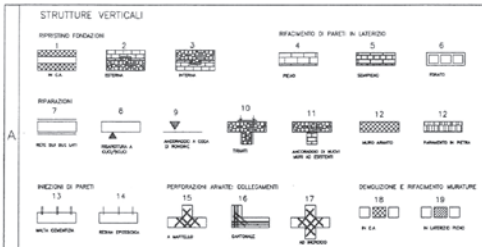
COMUNE DI VENEZIA LOC. CA ROMAN Concorrente Sig. T. CAMPANELLI
PROGRAMMA DI VALORIZZAZIONE: PROPOSTA PROGETTUALE

serie	tav.	INTERVENTI DI RECUPERO	scale	VARIE
INT 2		PIANTE/CARPENTERIE/CUCI SCUCI	data	24/11/2018

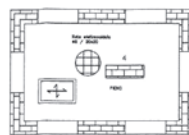
aggiornamenti:
Progetto architettonico e strutturale:

Dr. Tablino Campanelli

RIPRISTINO STRUTTURALE - SIMBOLOGIA

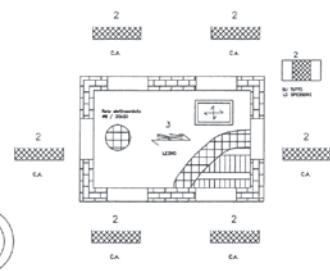


PIANTA DELLE FONDAZIONI (CONSOLIDAMENTO)

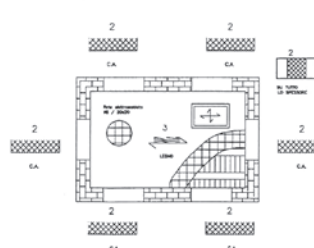


C

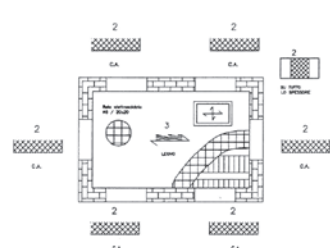
CARP. I LIVELLO



CARP. II LIVELLO



CARP. COPERTURA



LEGENDA

- A - FORTINO OTTAGONALE MURA DIFENSIVE
- B - EDIFICIO
- C - TORRE DI AVVISTAMENTO POSTO DI VEDETTA
- D - CANNONIERA (VOLTA A BOTTE) GALLERIA VOLTATA
- E - TERRAPIENO
- F - CAMMINAMENTO
- G - SCOPERTO

Materiali: CORDOLI IN CCA per impalcati
Calcestruzzo C25/30
Acciaio BARRE B450C
MURATURA DI MATTONI SEMIPIENI
Materiali: SOLAI LIGNEI
CAPPA COLLABORANTE TIPO LECA 1600
LEGNO LAMELLARE GL24H
Materiali: MURI PORTANTI
MALTA TIPO M3
MURATURA DI MATTONI PIENI IN LATERIZIO

INTERVENTO DI RECUPERO STRUTTURALE COMPATIBILE CON L'ESISTENTE EDIFICIO C (TORRINO DI AVVISTAMENTO)

INTERVENTO DI RECUPERO STRUTTURALE COMPATIBILE CON L'ESISTENTE OPERE DI CUCI SCUCI SU FORTINO CONSOLIDAMENTO E RIFACIMENTO EDIFICIO E TORRE DI AVVISTAMENTO

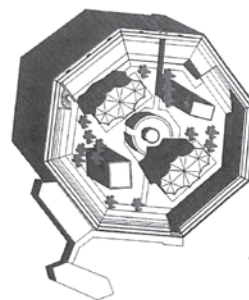
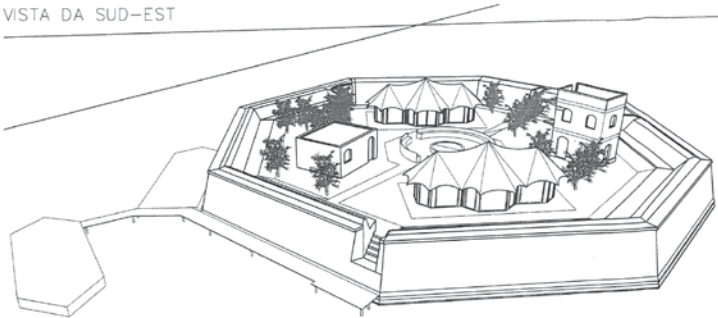
COMUNE DI VENEZIA LOC. CA ROMAN Concorrente Sig. T. CAMPANELLI
PROGRAMMA DI VALORIZZAZIONE: PROPOSTA PROGETTUALE

serie	tav.	INTERVENTI DI RECUPERO	scale	VARIE
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aggiornamenti:
Progetto architettonico e strutturale:

Dr. Tablino Campanelli

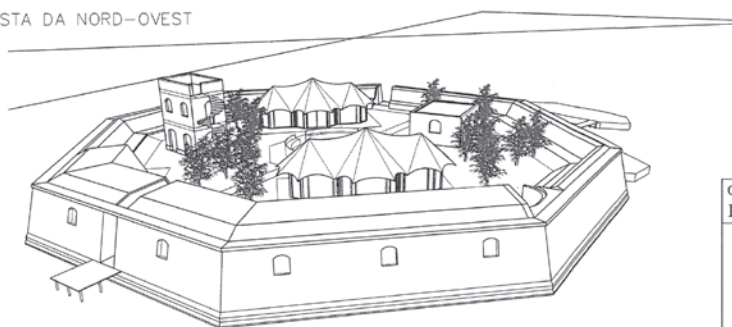
VISTA DA SUD-EST



VISTA DA NORD-EST



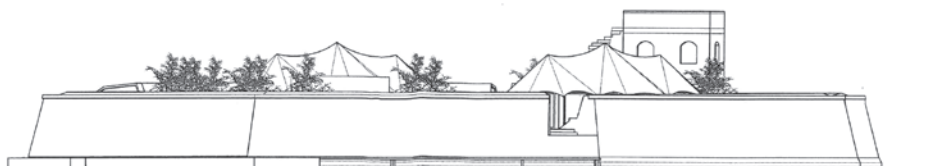
VISTA DA NORD-OVEST



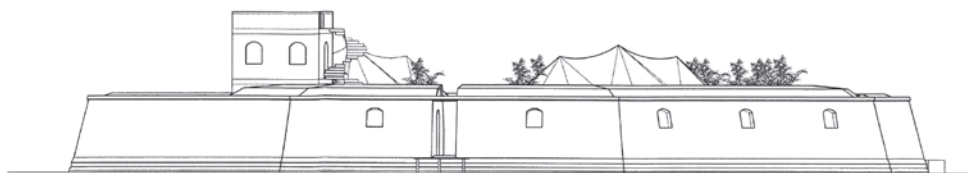
COMUNE DI VENEZIA - LOC. CA ROMAN Concorrente Sig. T. CAMPANELLI
PROGRAMMA DI VALORIZZAZIONE: PROPOSTA PROGETTUALE

serie	tav.	VISION	scala	VARIE
VIS	1	VISTE PROSPETTICHE	data	24/11/2018
aggiornamenti:		Dr. Tablino Campanelli		
Progetto architettonico e strutturale:				

VISTA SUD EST



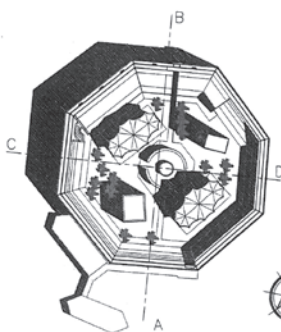
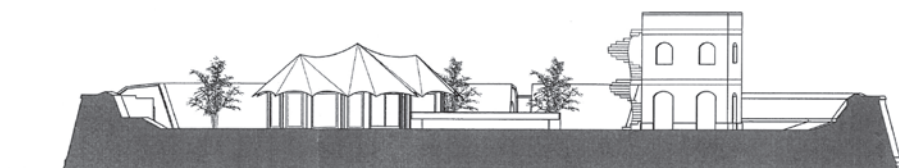
VISTA NORD OVEST



SEZIONE A-B



SEZIONE C-D



COMUNE DI VENEZIA - LOC. CA ROMAN Concorrente Sig. T. CAMPANELLI
PROGRAMMA DI VALORIZZAZIONE: PROPOSTA PROGETTUALE

serie	tav.	VISION	scala	VARIE
VIS	2	PROFILI LONGITUDINALI	data	24/11/2018
aggiornamenti:		Dr. Tablino Campanelli		
Progetto architettonico e strutturale:				

OTTAGONO
CA' ROMAN
RESIDENCE DEI CAPITANI
Gambling Style

OTTAGONO
CA' ROMAN

RESIDENCE DEI CAPITANI

Sampling Style