This contribution describes a current project directed to the drawing up of a guide for the rehabilitation of the rural built heritage of the National Park of Cinque Terre. The project has been funded by the Ministry of Cultural Property and Activities, which in 2001, for the first time, financed some projects for landscape enhancement.

The work, proposed by the local park authority and coordinated by the Soprintendenza Regionale per i Beni e le Attività Culturali, has been started by the Soprintendenza per i Beni Architettonici e per il Paesaggio, together with the D.S.A. department of the School of Architecture of Genoa and involving the Regional Department of Territory, Landscape and Environment Planning.

The Park Administration is pursuing a management policy of its territory aiming at the safeguard and the enhancement of the terraced landscape, characterised by fragile balances, compromised above all by man’s abandonment, and this project enters the framework of operative and research activities promoted by the Park itself within the management plan of its territory. The cultivation of abandoned terraced lots is encouraged, in order to ensure a widespread stable human presence within the territory of the park, as well as some tools have been developed to increase forms of “cultural” tourism, as alternative to mass tourism.

Furthermore the Park Administration promoted and is promoting many research activities, among which there are: a study on the dry stone walls, the most important elements of this delicate landscape system, recently concluded; this current research to draw up some guidelines for the rehabilitation and maintenance of rural buildings, in order to manage their transformations; a research to plan new mechanized system as lifts and new monorails.

The territory of Cinque Terre embraces a strip of landed situated in the end of the eastern ligurian coast, between Punta Mesco, which divides the gulf of Monterosso from the gulf of Levanto, and Punta Persico, beyond which startes the powerful cliffs of the Portovenere promontory.

The population is mainly gathered in the coastal villages of Monterosso, Vernazza, Corniglia, Manarola e Riomaggiore but it lives also in the minor settlements of Volastra, Groppo, S.Bernardino, Fossola, Monesteroli, Schiara and Persico. Several buildings groups and sparse settlements still survive, now nearly completely abandoned, even though some of them have been recently refurbished to get temporary tourist residences.

The geomorphological and environmental assets of Cinque Terre are varied. On the coast, steep cliffs alternate with narrow shores, fed by materials coming from the hillsides above, from historical landslides or those produced by human activities (such as the building of the railway). In the hill zones, the different slopes and exposures have influenced the environmental conditions and the agricultural exploitation of soils, prevalently intended for vine and olive tree cultivation. Occupation of these sites, supposed to have occurred around 900 -1000 A. D., started from the watershed delimiting the coastal side and, within 300 –400 years, spread out to the coast, giving rise to many small hillside settlements, that are the most ancient testimonies of this process. The terraced system occupies only the lower zone of the hillsides as this is the most suited part for growing vines or olive trees. The building of terraces and the creation of a proper soil for farming required a hard and long work, implying deforestation and the removal of the Mediterranean maquis, tillage of the soil, collection and selection of stones to build the dry stone walls, provided with drainage systems (consisting of layers of stones and stone fragments with different size disposed behind the walls) and finally the rearrangement of the surface layer of the soil. The connection among the villages, the settlements and the farms was ensured by mule-tracks and narrow paths, frequently passing on the dry stone wall edges and of steep stairs set between the walls. After the 1950s, many connecting roads have been built and now all the main villages can be reached by car, even though accessibility still remains one of the most severe problems.

In 1997 the World Heritage Committee “decided to inscribe this site on the basis of criteria (ii), (iv) and (v), considering that the eastern Ligurian Riviera between Cinque Terre and Portovenere is a cultural site of outstanding value, representing the harmonious interaction between people and nature to produce
a landscape of exceptional scenic quality that illustrates a traditional way of life that has existed for a thousand years and continues to play an important socio-economic role in the life of the community.”

Two years after the nomination of Cinque Terre in the World Heritage List, the National Park of Cinque Terre has been established by the Italian State in order to grant a co-ordinated and controlled management of the transformations of this territory.

Considering that the main goal of the Park Administration is the increase of stable human presence in the territory of the park, as a strategy for its protection, the need of some indications to properly intervene on the rural built heritage of the Park appears urgent and quite evident, looking at the great transformations that a large part of it has undergone over the last thirty years. In many cases interventions have been carried out in such a way that the buildings have completely lost their features and their identity. The same happened within the villages where transformations have been more massive and repeated and need proper and specific planning mechanisms and tools to reverse the trends and to improve the built environment.

(LDM)

The national and regional legal framework for the protection and the management of landscape

Before describing the main elements of this project, an outline of the organisation of Italian State and of its national and regional provisions of law will be given, to clarify how the different national institutions and local authorities involved in environmental and landscape protection relate one to each other and to show how the particular Ligurian institutional conditions have allowed a close co-operation between regional offices and the government office for Monuments and Landscape protection.

The Italian Constitution acknowledges local authorities and communities, regulating this matter in a specific chapter (ch. V, part II), recently reformed. These authorities are: Regions, Provinces and Municipalities, to which subsequently Mountain Communities and Urban Districts have been added. Over time, the State conferred on these many functions and tasks regarding the management of territory, urban planning and landscape protection.

Some functions, such as territorial management, have been transferred to Regions, thus allowing each region to make laws by itself. Other functions, such as the protection of landscape, have been only delegated which means that the State maintains the right to verify the results of regional activities in the field of landscape protection. Later, Regions have delegated and sub-delegated many functions to Provinces and Municipalities on the basis of regional acts. The situation varies from one region to another.

In the field of territorial and urban planning, the State maintains a guidance function and gives the main lines for the development and planning within Italian territory. The Regional authorities have the task of carrying out the territorial planning and of controlling the planning activities of the other local bodies (Provinces and municipalities). There are also other bodies that have competencies in environmental protection, such as Basin Authorities, Harbour Boards and Park Administrations, which attend to the planning of specific parts of territory such as river basins, harbours and parks. This means that a number of thematic plans are to be added to the main kinds of territorial planning and, as a result, an overlapping of rules has to be observed.

In 1999 the provisions of law regarding the protection of cultural and environmental property have been collected into a consolidated act, Testo unico delle disposizioni legislative in materia di beni culturali e ambientali, D. Lgs n. 490/1999. From a historic point of view, the fundamental law for landscape protection has been the law L. 1497/1939, Protezione delle Bellezze Naturali. This law specified the kind of properties to be protected, because of their remarkable interest, and the procedures to be followed to formally declare this interest; it also charged the State with the protection of this property and provided that protected areas could be managed through landscape plans. Environmental property is subject to the provisions of law only when their particular public interest has been formally declared and notified to the owner.

The aesthetic focus of this law has been criticised for many years but recent theoretical and methodological achievements, mainly at the international level, in regard to the central role that landscape has in human life, give this law its meaning and importance. Unfortunately in Italy, also as a consequence of the low regard in which this law has been held, the study of assessment methods for landscape values and the development of operative tools to evaluate the impact of transformations on the landscape were not developed.
In 1977 landscape protection was delegated to Regional Governments together with several other tasks, in the observance of the Constitutional statements. In the years after this first reform, it was clear that the regions were not prepared to manage the new delegated functions and, in 1985, considering the high level of landscape degradation and to coincide with the amnesty for infringement of local regulations, the State decided to reaffirm its right to control the conduct of regions in the field of landscape protection. In that year, it was promulgated an important law, known as the Legge Galasso, which specified large categories of environmental property to be subjected to this law, with no further notification procedures. Furthermore, this law gave a central role to landscape plans, obliging the regions to draw them up, on penalty of total ineligibility for building development. This provision has never been applied, so for years the only landscape plan in Italy has been the Ligurian one (adopted in 1986 and approved in 1990).

This law regulated -and still does- also modalities to obtain landscape planning permission. Owners whose property is listed must submit to the regional offices (or to the offices of the local authorities which have been charged with this task by the region) schemes that can, in some way, alter the aspect of a protected site. Permission is to be granted or denied in a period of sixty days. These offices immediately inform the government offices for landscape protection (Soprintendenze per i Beni Architettonici e per il Paesaggio, SBAP) and send to them the related documents. Government offices can invalidate granted permissions within a maximum of sixty days, starting from the date of the document’s arrival. This synthetic description of the path that planning permissions follow within the protected areas shows how complicated and long the procedures can be and, above all, its low level of effectiveness, as the control occurs only at the end of the permission granting process, actually reducing the incisiveness and the efficacy of the control itself, provoking above all difficulties and conflicts with low results in terms of protection.

The current State reforms and the most up-to-date European and International trends in the field of landscape protection have recently influenced also the legislative framework for Italian landscape protection, giving some new interesting perspectives for an integrated action of the different bodies involved.

Actually, after the signing of the European Landscape Convention, the Ministry for Cultural Property and Activities (MBAC) has recently signed an agreement (Accordo sull’esercizio dei poteri in materia di paesaggio, 19.4.2001) with the regions and the autonomous provinces of Trento and Bolzano, regulating the exercise of duties about landscape protection. It provides for:
- co-operation among MBAC, regions and municipalities for landscape planning,
- engagement of the Regional Governments to protect and enhance landscape values through the drawing up of territorial plans which take into account landscape values;
- the carrying out of actions directed to the protection, and the enhancement of different areas, according to their features and issues;
- the obligation for local authorities to make their urban plans conform to landscape plans in the way and in the times prescribed;
- the obligation for the region to adapt their landscape plans to the principles expressed by the agreement or to formally declare their compatibility to them;
- the separation between planning permission (granted by municipalities) and landscape permission (granted by regions), the latter becoming the more important between the two and is to be obtained before the planning permission;
- the obligation for projects to be enclosed with a study of the state of the area before the intervention and an evaluation of the work impact on landscape values, in case expecting some mitigation elements;
- some criteria for granting landscape permissions, up to now based only upon the principle of conformity to the plan provisions, and now including the “suitability” for the values protected by the law and the “coherence” with some goals for the quality of landscape.

These indications have a great significance for the enhancement of Italian landscape protection, even if they will need some years to be fully implemented and to show some results.

The ligurian planning system

The 75 % of the Ligurian territory is protected by the national law, because of its morphology and the variety of its environments. Probably also for this reason, Liguria has been the first region in Italy, and
the only one for many years, that provided its elf with a landscape plan enacted in 1990 (*Piano Territoriale di Coordinamento Paesistico - PTCP*).

Another important thematic plan worth remembering is the Coastal Plan (*Piano della Costa*). It aims at managing the activities and the development processes and introduces the concept of “active protection” as an alternative to “passive protection” based only on constraints. The Coastal Plan identifies some critical areas within the coastal zone for which environmental enhancement schemes will be carried out. Furthermore, a regional co-ordinating scheme has been recently adopted. This plan aims at bringing together the different levels of the regional planning system, and managing the transformations of the territory through thematic local schemes and programmes, including the Coastal Plan, the Landscape Plan and all the co-ordinating plans having an impact on the regional territory at different levels.

The Ligurian Landscape Co-ordination Plan has been the first effort in Italy to manage the transformation of the territory through focussing on the protection of landscape values. This Plan covers the whole regional territory and not just the protected areas, as required by the law. In this sense, it can be said that Liguria put into action the indications and the philosophy of the European Landscape Convention, considering all its territory as a landscape, much before than this convention had been signed.

The goals pursued by this plan are:
- the quality of the landscape as perceived environment, a heritage that need to be preserved and can be integrated by new resources;
- the accessibility to various parts of the territory and the fruition of its resources for leisure;
- the preservation of those sites characterised by natural values of scientific or didactic interest;
- the search for increasing stability of ecosystems, to compensate for the environmental fragility provoked by urban and industrial development;
- the careful management of some fundamental resources, such as water springs and tables, sandy shores (subject to a strong erosion), rich soils, ore deposits.

The framework of this plan is quite similar to that of a masterplan and comprises a statement which describes the analysis methods and the choices made on the basis of the analysis; some zoning maps; some rules to put the plan into action. The plan is articulated in three levels:

1. a *Territorial level*, which divides the regional territory in 100 areas (recently reviewed) with homogeneous character, for which the plan provides general guidance to urban master plans and sectorial regional policies.
2. a “*Small area*” level (*livello locale*), for which, within each area, different situations are assessed and regulated;
3. a *Local level* (*livello puntuale*) whose indications have to be developed in the further planning phases, according to two distinct addresses: the settlement of rules and guidance at a feasible scale of building interventions and the settlement of criteria and technical tools to control building design.

The description of the features of the Ligurian landscapes has been carried out on the basis of an analysis which comprised three different categories of physical elements: *settlement* (relevant elements: settlements, road network, farming, infrastructures); *vegetation* (relevant elements: woods, prairies); *geomorphology* (relevant elements: sides, water network, plains, littorals).

The degree of transformation allowed for each category is based on the results of the analysis of the territory, considering the aspects described above.

In spite of its analytical and multifaceted approach and of its detailed framework, or perhaps for these very reasons, this plan has been not completely implemented, usually considering only the set of rules and neglecting the description of the main features, actually a sort of “statement of significance”, provided for each area and each category. This happened also because the Regional administration has never activated the necessary training courses to help practitioners and technical servants of the local administrations.

As the existing legal framework doesn’t help the offices charged with the protection of landscape to achieve effective results, the Ligurian office for Monuments and Landscape Protection (SBAP) decided to promote a more close co-operation with the Regional and Provincial offices in order to anticipate the ministerial advice when building programmes are submitted to the competent authorities, in a phase in which, if necessary, it would be still possible change the general scheme, a more effective action than that one on each single building scheme, as provided by the rules in force.
The Regional Government, considering the importance of co-operation with the SBAP, provided it to be involved in the Technical Urban Planning Committees (CTU), when building programmes have to be discussed and submitted to formal approval. The close collaboration between Government and Regional offices over the last ten years has led to the drawing up of a document in which some guidelines for a correct interpretation of the PTCP and for the enhancement of the insertion of new buildings and infrastructures have been provided.

Some years later, in 1999, an Agreement between the Ministry of Cultural Property and Activities and the Regional Government concerning landscape protection was signed. It somehow anticipated the agreement signed on 19.4.01 between the Italian State and the Regions, providing the development of guidance actions in order to improve the quality of the projects; the drawing up of documents for a correct interpretation, carrying out and management of the PTCP; the organisation of a training programme for professionals and technicians of local administrations in order to enhance their skills in designing; the promotion and the co-ordination researches on historic and composition features of ligurian landscape in order to improve the knowledge of cultural and environmental property and to up to date the PTCP; the carrying out of some environmental enhancement pilot projects.

Purpose of the Guide and planned activities

This guide tries to face the described problems within Cinque Terre and to pick up the challenge of the management of change of the Park’s built heritage, proposing appropriate technical solutions for the repair and adaptation of rural buildings to modern living needs, while retaining as much of their original character as possible. The guide also intends to play a cultural and educational role in arising awareness among local communities toward this fragile heritage, threatened and partly already damaged by the lack of sensitivity, the loss of traditional skills and, consequently, by rude interventions.

At the same time, this work has given the chance to the Government Offices in charge with landscape protection to reflect upon the criteria adopted for the acknowledgement of landscape values, according to the law in force, and on which the work experience of these offices is based, and to think over the ways in which these criteria usually are and can be applied. This process should help set up clear guidelines that favour a widespread enhancement of building interventions and a more effective safeguard of the protected values. To define and make explicit the evaluation criteria required a reflection on the daily management of landscape protection and on the quality of the judgements made when a building project is allowed or denied. In evaluating design quality and impact on landscape there is a subjective element that it is almost impossible to eliminate; nevertheless, it has been acknowledged that there is a need to contain this subjectivity, defining clear criteria to evaluate projects of refurbishment or for new buildings, to which the professionals can refer to in their work.

In accordance with these goals, the Department for the Sciences of Architecture of the University of Genoa (DSA) has been charged to carry out the following activities, according to an agreed research programme:

a) A survey on rural buildings within the territory of the park, taking into account their morphology, their building materials and techniques, their problems of decay or structural instability, their technological and functional deficiencies;

b) The drawing up of some guidelines for the rehabilitation of this fragile heritage, primarily threatened by uncontrollable transformations, due to the attempt to adapt rural buildings to different uses than those they were built for.

The Government Offices for Landscape Protection are carrying on the third activity of the programme which is the drawing up of a pilot project for the rehabilitation of two rural complexes, selected together with the administration of the Park, whose development completes the whole project.

Point a) has been developed by identifying the location of the highest number of buildings on the regional digital technical map (CTR, scale 1:10.000) to ensure the correct cartographic identification of each building. The field survey focussed on technological components of rural artefacts, on their building materials and techniques and on their decay or stability problems. Two survey cards have been developed for the recording activity. The first comprises information about the location of the property, a short description of the building features, their accessibility, their current use and of their decay problems, and at least one photo. The other, more analytical, includes three different levels of analysis.
(a territorial level, a building level and a detailed level) with drawings and photos. It provides concise descriptions and collects data on building lot accessibility, data on use and ground arrangements, information on building morphology, on construction elements and on decay problems of building components and on related technological deficiencies. These cards will be the base for the elaboration of a further card which professionals and owners will have to compile before the drawing of any intervention on an existing building, in order to help them identify problems and needs. The collected data will also be implemented in the database, thus enlarging the amount of available data to improve the management of transformation over time.

The survey has been carried out in all the different areas of the Park in order to collect some information on its whole built rural heritage and to correctly address the selection of buildings to be analytically treated. Almost 600 rural buildings has been examined and their related data recorded in a database. The survey highlighted the range of rural building and artefacts surviving throughout the park. Their features depend on their use, on the morphology of terrain they were built on, and on building techniques employed. The most frequent kinds of edifices are: rural buildings used as tool shelters, with just one storey and a shed roof; two-storey rural buildings, used as shelters for animals at the ground-floor and as temporary dwellings at the first floor, with a shed roof; dwellings very similar to the rural buildings, with shed roof and sometimes, when the building stands on a flat site, with gable roofs; dwelling buildings with two (or more) storeys used for stable habitation, often with more complex building structures, deriving from the unification of simpler buildings.

Over time, traditional buildings have undergone many transformations, in order to adapt them to new uses and we can find that many of these whose traditional character has been completely lost.

The fieldwork has pointed out also that the most recurring interventions are the complete replacement of roofs, with low increase of the building height (this usually means the construction of a concrete stringcourse under the roof line); stone masonry repairs and re-pointing, which often alter the external aspect of buildings; the widening of doors and windows that frequently need new plaster to hide wall damage; the addition of shutters, with subsequent reconstruction of jambs; the insertion of external flues and chimneys; the insertion of bathrooms and plumbing, often made without any care for the existing; the reduction of the width of the wall section, which means the demolition and reconstruction of buildings, usually made with materials different from the originals (air bricks, or concrete blocks), plastered or stone faced.

The second activity (point b above) of the programme has included:

- an inventory of technical solutions with respect to the different construction components and including structural reinforcements and consolidations, repair interventions on walls, roofs, windows, doors, on external stairs, terraces and balconies and on technical installations for electricity and water supply, and some defensive responses to raising damp. The inventory will provide guidelines to choose the most appropriate solution among traditional and innovative building and repair techniques.
- The setting up and the representation in explicit form of some evaluation methods for project and intervention review, based upon a selection of some projects and solutions considered appropriate or inappropriate by the working group, in relation to different aspects, such as the respect of panoramic views, design quality, the choice of materials and building techniques, structural solutions, and design connections;
- State-of-the-art overview in the field of renewable energy resources (from both a technical and a normative point of view) and study of the possible use of renewable energy systems in the territory of the Park.

While the survey has been going on, the government offices carried out an inventory of refurbishment projects designed between 1992 and 2001 and sent to these offices for final control. These documents are already filed in a database, created in 1992 to manage the control activity of the office. The examination of each plan and the collection of technical data enable the acquisition of some information about local building activity trends, the kind and the substance of proposed (and in many cases already carried out) interventions. This data base provides a quite reliable picture of adapting needs, expressed by owners of the rural buildings of the Park as well as of the transformation pressures they are subject to and the results of this desk survey have been compared with those of the field survey, building a good knowledge framework. The data acquisition has been carried on using a card in which were registered some general data, including the location of the commune and the park zone where the building is
saturated, PTCP (landscape plan) zone classification (from the point of view both of current situation and of allowed activities), cadastral data, a brief description of the planned intervention and some technical data regarding the building components involved, including roofs, carrying structures (walls, pilasters, vaults and floors), doors and windows, and the kind of transformations they would need to undergo. This work allows focusing on the most frequent problems and needs encountered in order to draw up inventories of technical solutions aimed at solving highlighted problems. Besides, the comparison with the fieldwork results has given the opportunity to verify the tangible outcomes of implemented interventions and to open a preliminary debate, before drawing up the guidelines.

The evident difference among project intentions, results expected by the offices responsible for landscape protection and the concrete outcomes of building interventions has been the point of departure for the formulation of these guidelines. While the setting up of an inventory of technical solutions was going on, some project and intervention examples has been discussed in order to highlight the different opinions and points of view of each member of the working group regarding the ways to ensure landscape character to be preserved, while giving the opportunity to the rural built heritage to start living again.

Further developments of this work will be the drawing up of some simple technical booklets addressed to owners more than to professionals, to help them in carrying out properly the simplest repair works, for which is not requested any professional, it is also expected the elaboration of a virtual version of the guide, which will be available on the web, to facilitate its access and use.

To assure the implementation of the guide over time, it will be necessary to provide some financial incentives and procedural mechanisms to fasten the approval process for owners in compliance. Also the organisation of some training and awareness programmes for professionals, practitioners and owners will be helpful to spread the use of guide and to support its correct use.

At a research level, it is also expected to build a systematic inventory of panoramic views enjoyable from the main tourist routes and from the sea, in order to keep care of the panoramic values protected by the law and to put in evidence the landscape impact (good or bad) of buildings and facilities and to ensure over time the management of landscape transformation, while retaining the identified values.

The pilot project
This pilot project aims at putting into operation the guidelines, now in preparation, and testing them, since it is expected that they will converge in the provisions that will ultimately regulate the building activity in the Park. The building scheme for the buildings involved will refer to the technical solutions proposed in the guide, verifying their technical and economical feasibility in that particular context, generally characterised by a difficult accessibility and a lack of skilled workers.

The authority of the Park proposed two sites in which it intends to provide some facilities for the training activities promoted in the park. The two sites, called Lemmen and Cacinagora, have been chosen because their different geomorphologic, settling and use features provide the opportunity to develop different solutions, even though the same methodology will be applied.

Lemmen stands on a sunny and well-exposed hillside near a ridge, very close to a yet cultivated area, interposed with lots of neglected terraced land, abandoned probably because of their less fortunate exposure. Within these small areas, vegetation has quickly got the upper hand but the first surveys suggested that it would not be a great problem to cultivate again those lots of land, as cultivation is still active nearby and the human presence ensures the defence of this territory. The settlement comprises small isolated buildings, with plastered walls and gable roofs; some of them look abandoned and deeply decayed, whereas others show traces of recent repairs or are now subject to refurbishment.

The settlement of Cacinagora, probably one of the most ancient settlement of this area, possibly established in the earliest period of the colonisation of the Cinque Terre, is situated at an altitude of 350 m above sea level and is set in a wide woody area, where the terrace system is still clearly recognizable. Here desertion seems to have occurred in former times and much more extensively than in Lemmen. In this situation, it seems difficult to re-establish vine cultivation around the settlement, as this would alter the balances that this site seems to have reached. Besides, new cultivation will probably require only a little lot of land, which would remain surrounded by thick woods, not the best conditions for vineyards or other forms of cultivation. Therefore, it seems to be necessary to find some alternative uses for this land in order to ensure a stable human presence, itself the only effective condition for its maintenance.

The main part of this settlement comprises a single building framework composed of many aggregated cells, with a few isolated buildings all around. External walls show a good dressed stone face, made with sandstone blocks; the roofs have just one pitch, covered by tiles and many of them have completely

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The main part of this settlement comprises a single building framework composed of many aggregated cells, with a few isolated buildings all around. External walls show a good dressed stone face, made with sandstone blocks; the roofs have just one pitch, covered by tiles and many of them have completely
collapsed. No traces of recent repairs are evident and all the building fabric is subject to a deep decay, including wall deformations, cracks, and weed infestation.

To set up the project some information are needed about: hydro-geological structure of the site; soil characterisation related to previous or still active instability mechanisms characterising the site and the buildings; the role of the previous agricultural practices on the environmental processes, in order to comprehend what is the balance (or imbalance) in place and in which way appropriate balance can be managed through agricultural exploitation practices (developed as an alternative to vine cultivation).

To confront these issues, it has been decided to involve in the pilot project consultants coming from the fields of geology and geo-technics, as well as that of environmental archaeology.

The first working hypotheses will be tested through specialised studies, through the examination of the planning previsions for these sites and through discussion within a scientific committee, on purpose constituted, and involving representatives of the Park Administration and of the other bodies involved in the landscape protection of Cinque Terre.

(LDM)

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