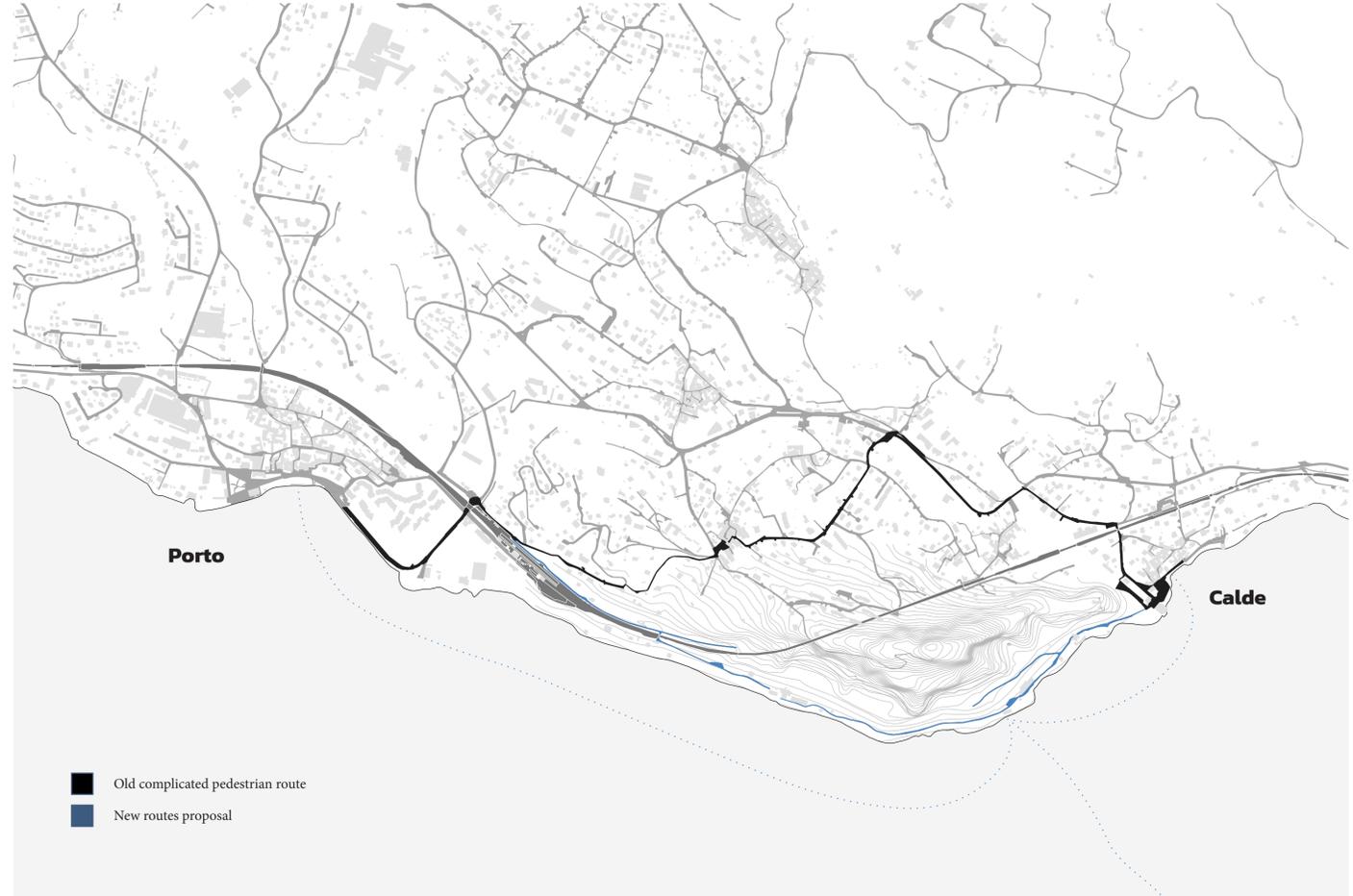


Mezaràt in the Spotlight
Caldé Lime Furnaces, Lago Maggiore, Italy

Broader Context,
Siteplans and Flows

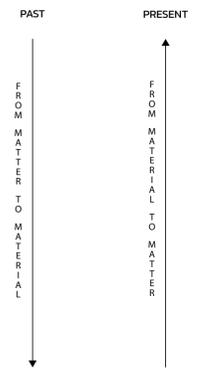
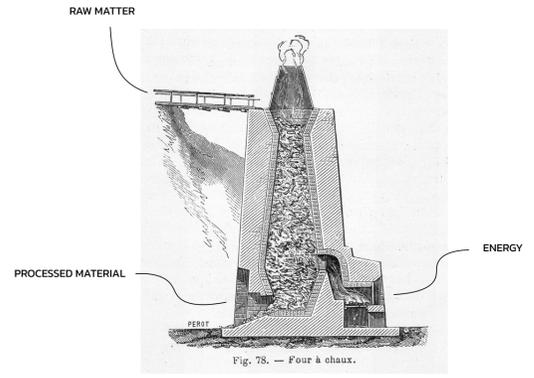


1 - Lake routes 1:40000
2 - Connection Calde Porto 1:2000
4 - Connection nearby cities

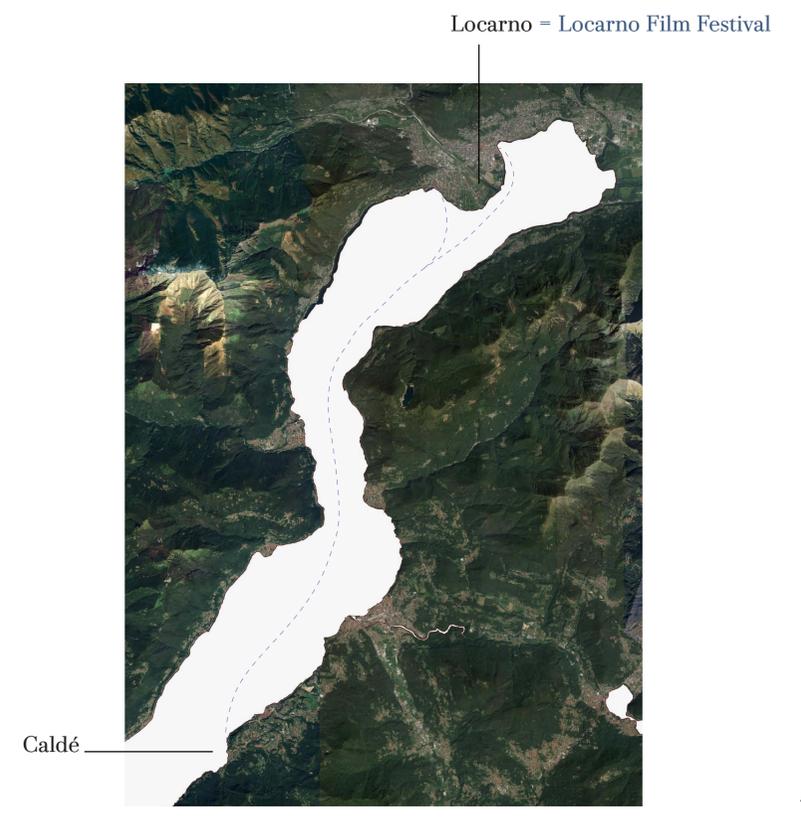
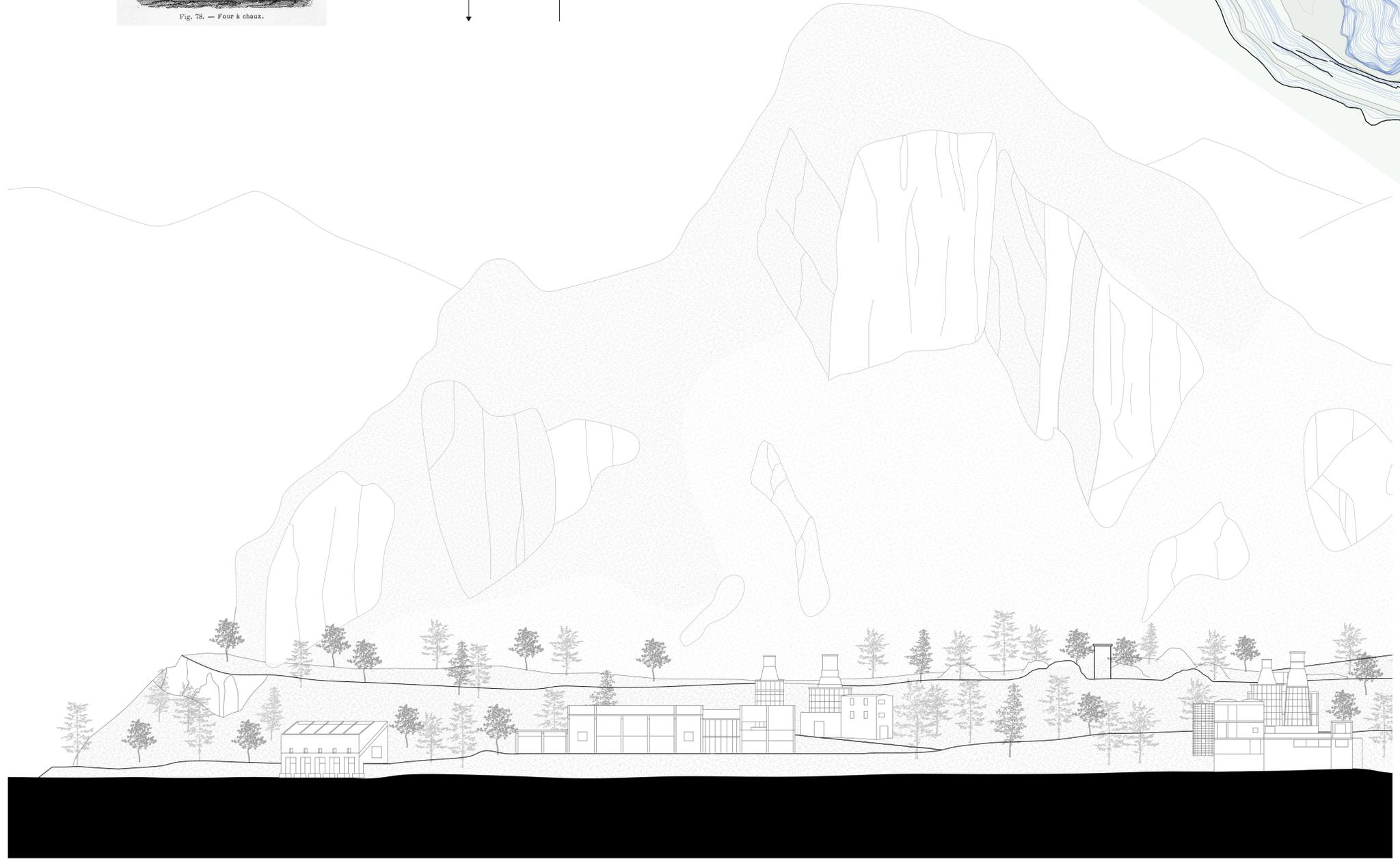
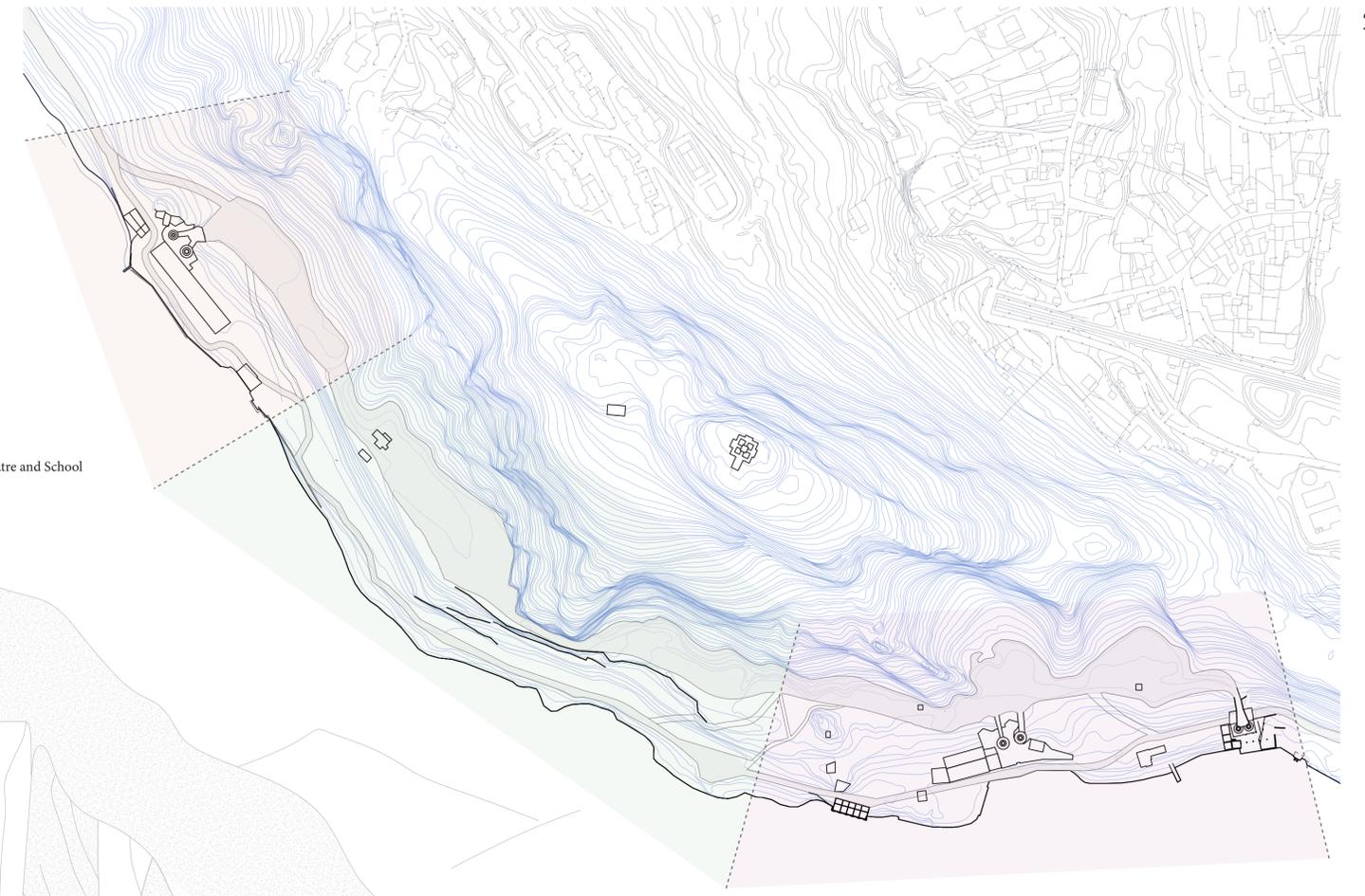


- Varese 34 km
- Lugano 31 km
- Locarno 46 km
- Bellinzona 48 km
- Como 62 km
- Domodossola 58 km
- Milano 87 km
- Torino 122 km

1 **Rematerialization of a Mountain**

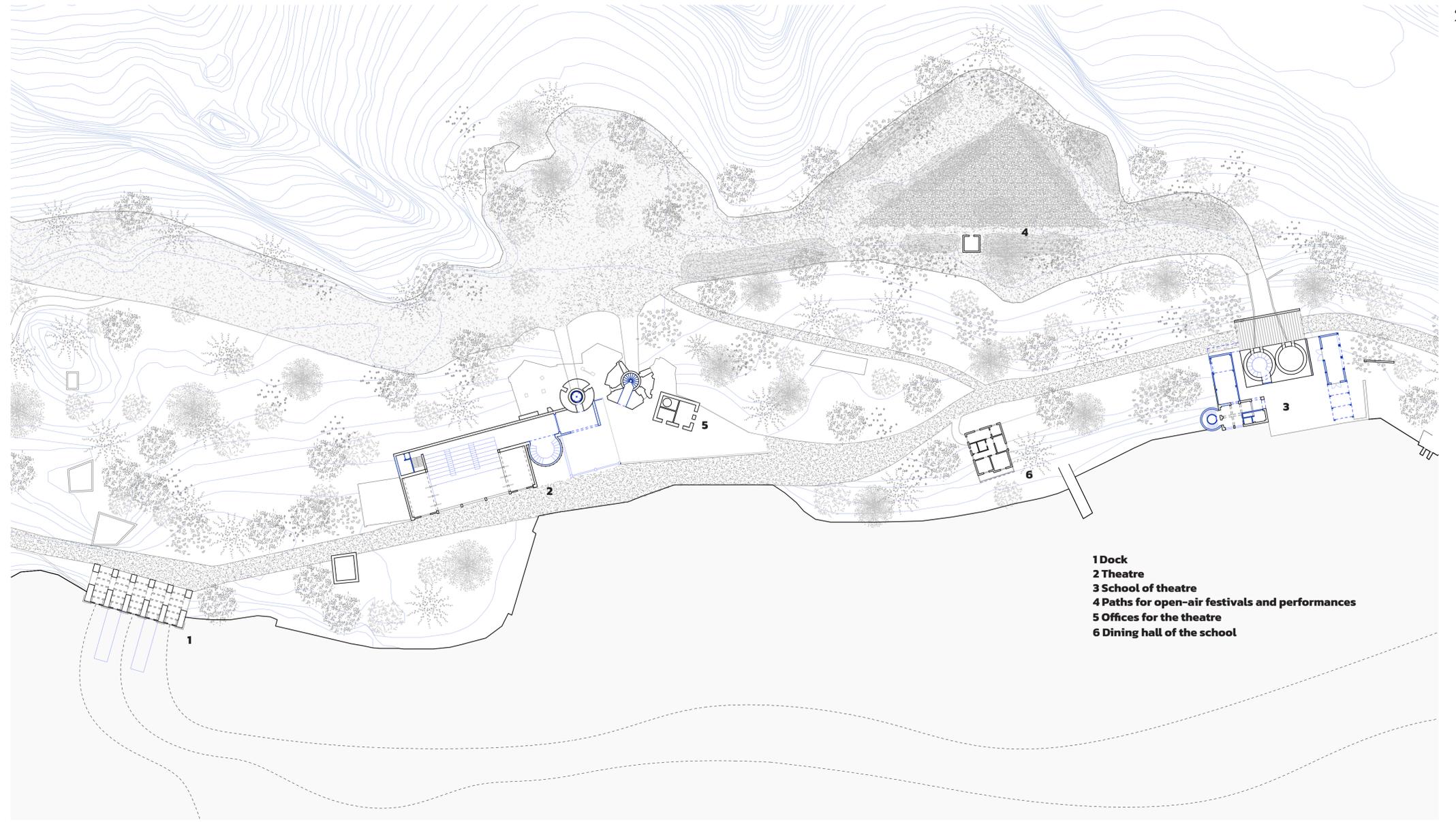


- Residential / Hotel
- Park
- Cultural Park, Theatre and School

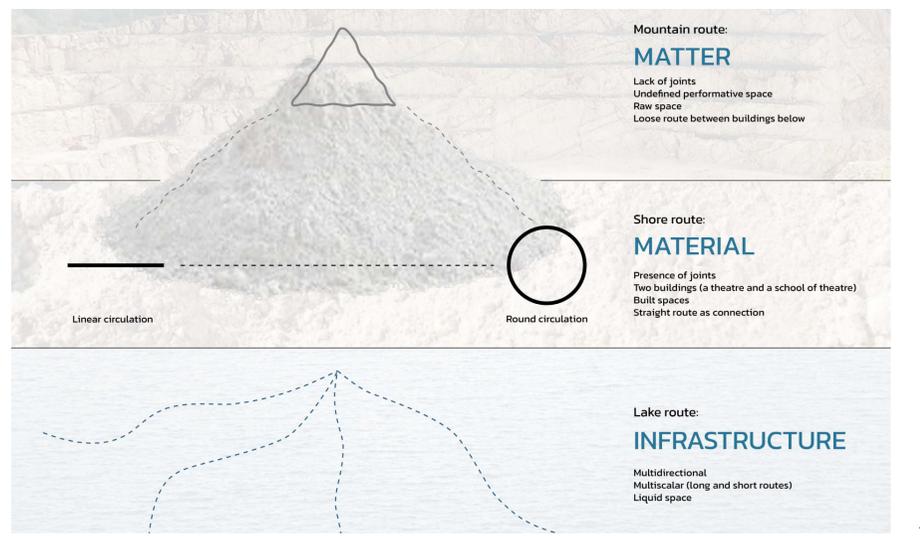
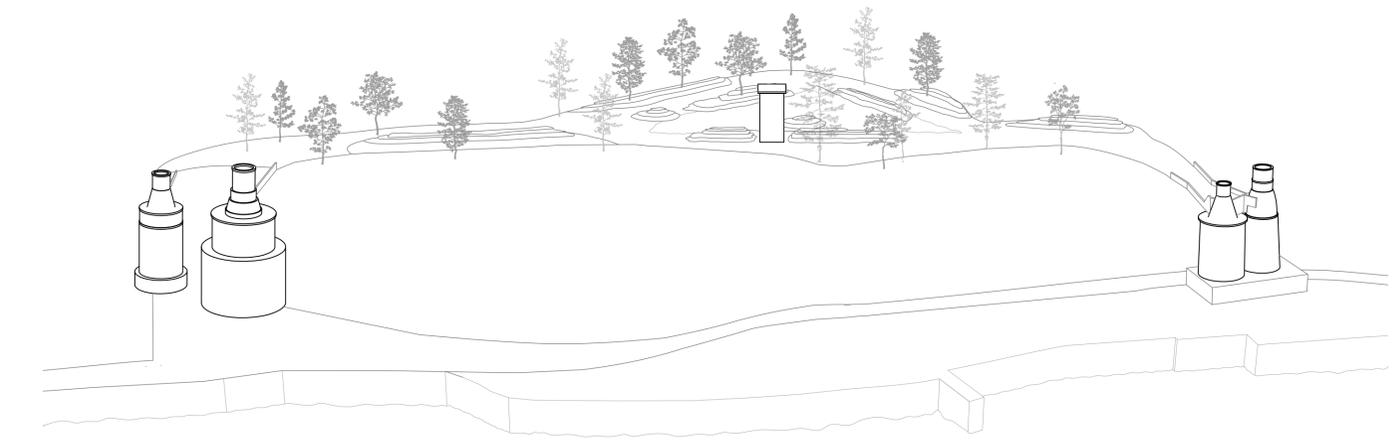


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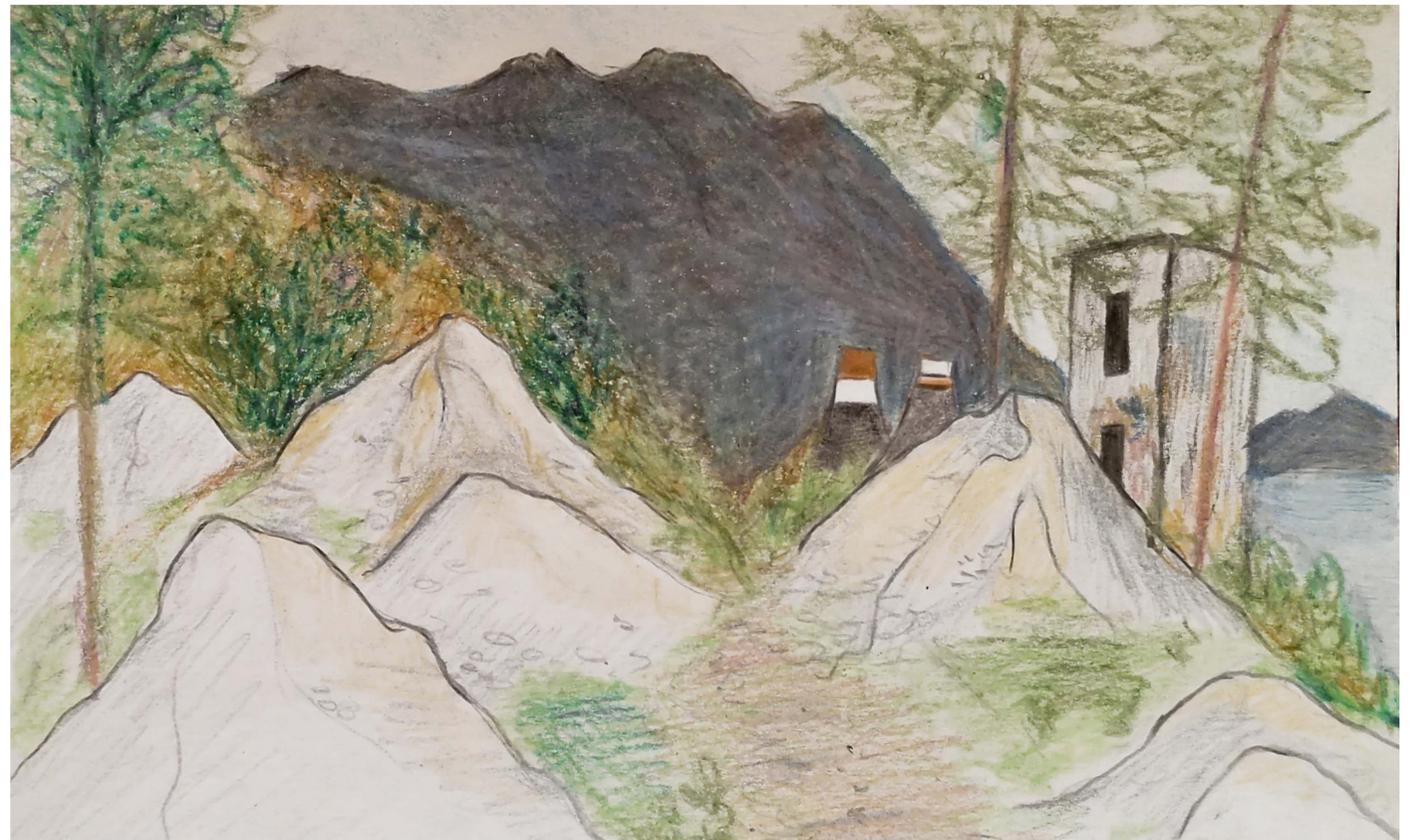
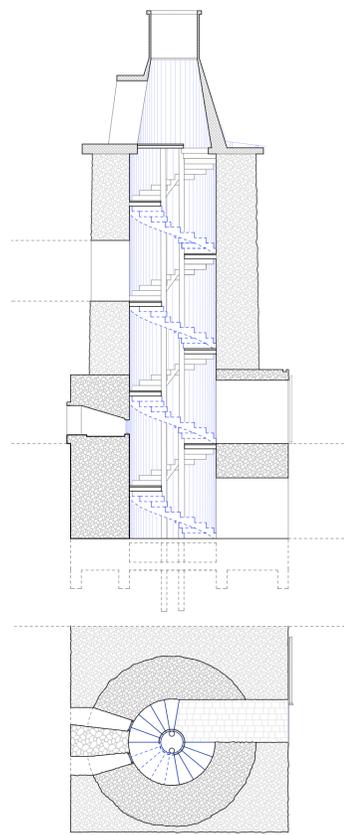
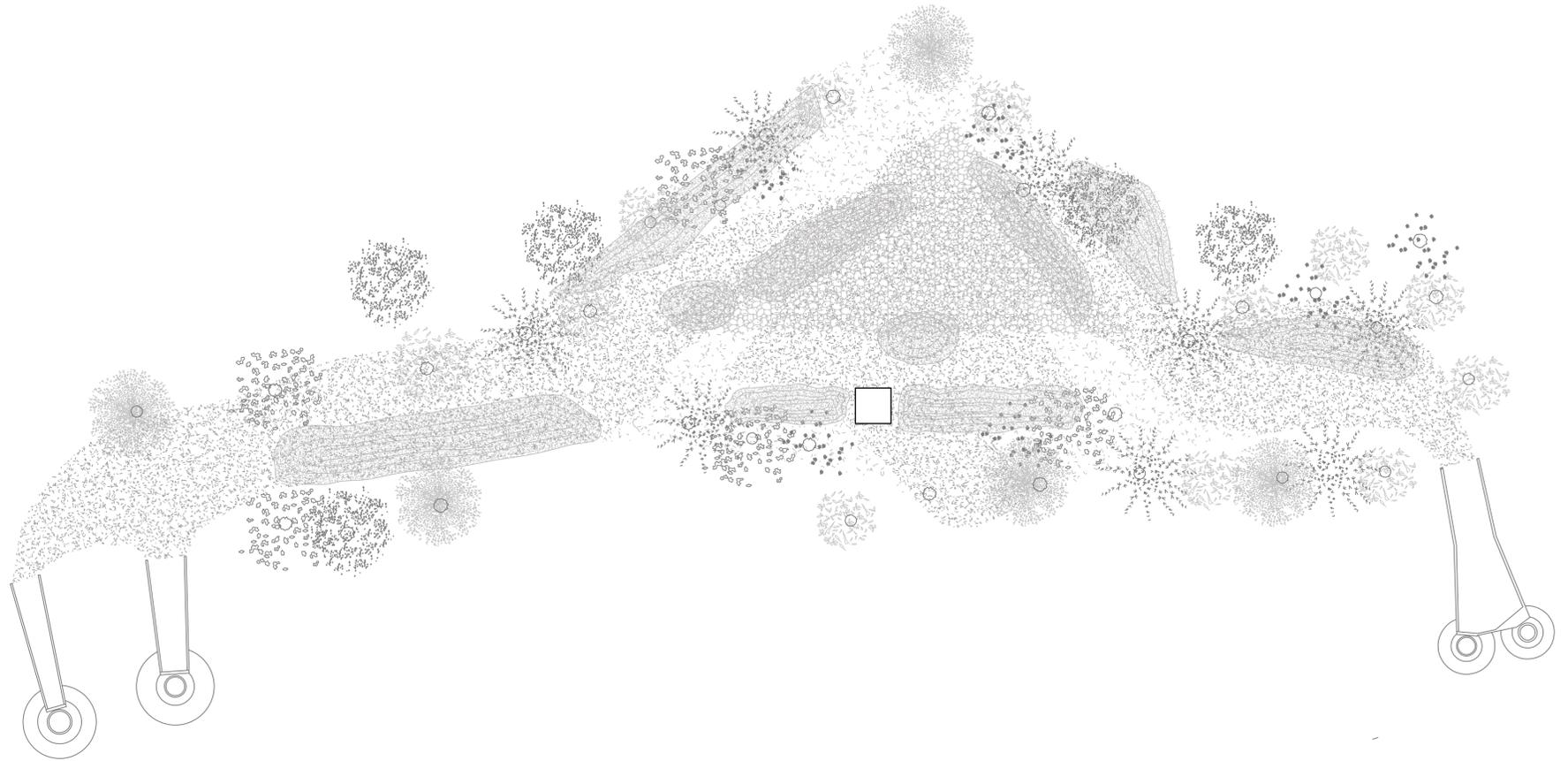


- 1 Dock
- 2 Theatre
- 3 School of theatre
- 4 Paths for open-air festivals and performances
- 5 Offices for the theatre
- 6 Dining hall of the school



3

4



Mezaràt in the Spotlight
Caldè Lime Furnaces, Lago Maggiore, Italy

**Broader Context,
Siteplans and Flows**

- 1 - Photo 1975 site
- 2 - Upper Route 1.33
- 3 - Chimneys Section and Plan 1.50
- 4 - Visualisation "Upper Route"

The Theatre School

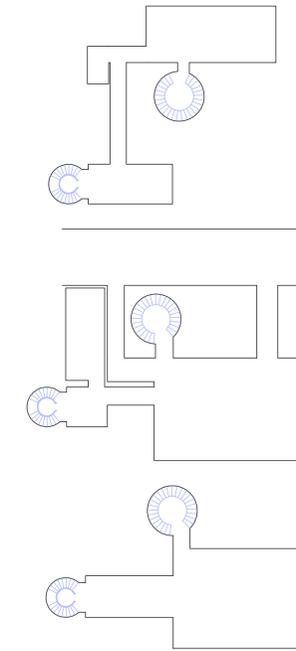
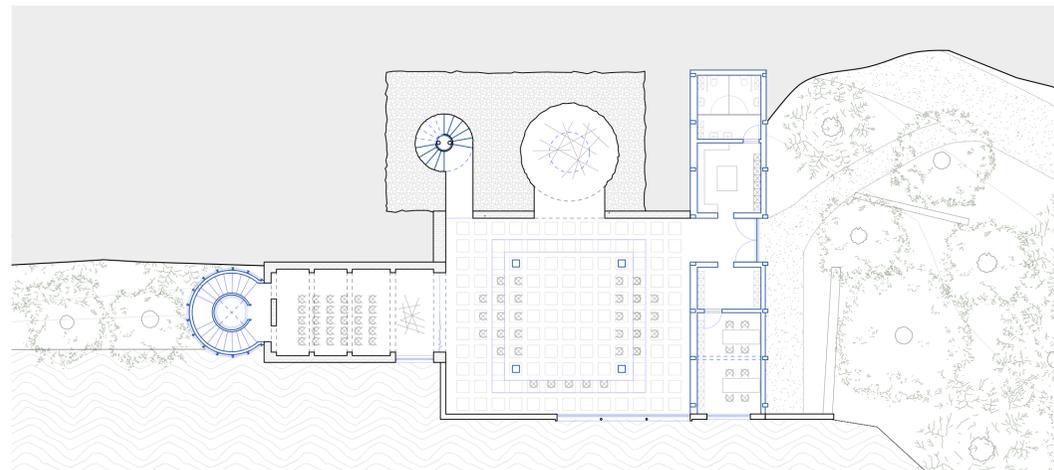
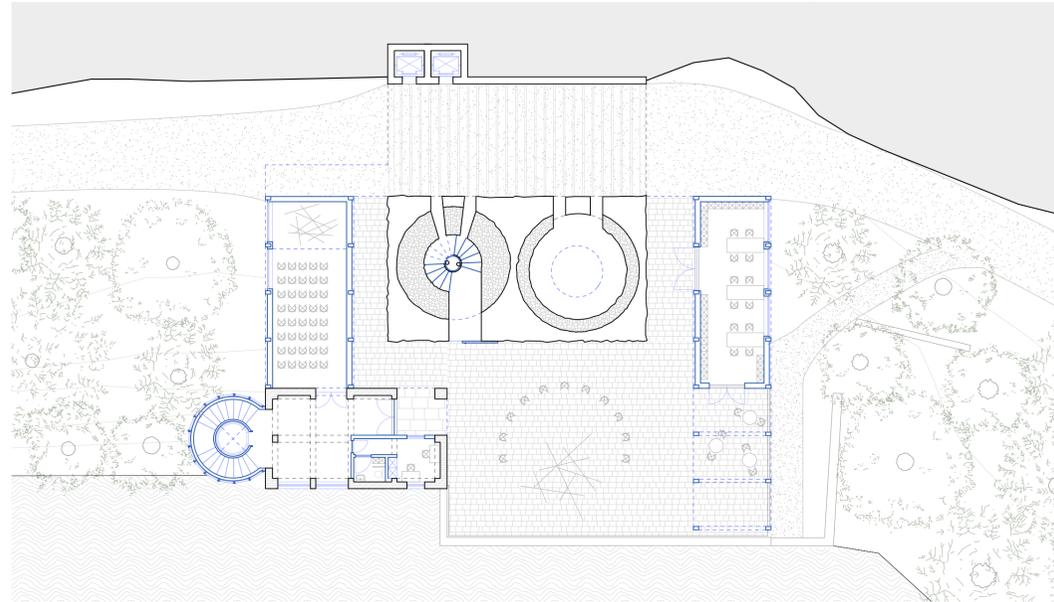
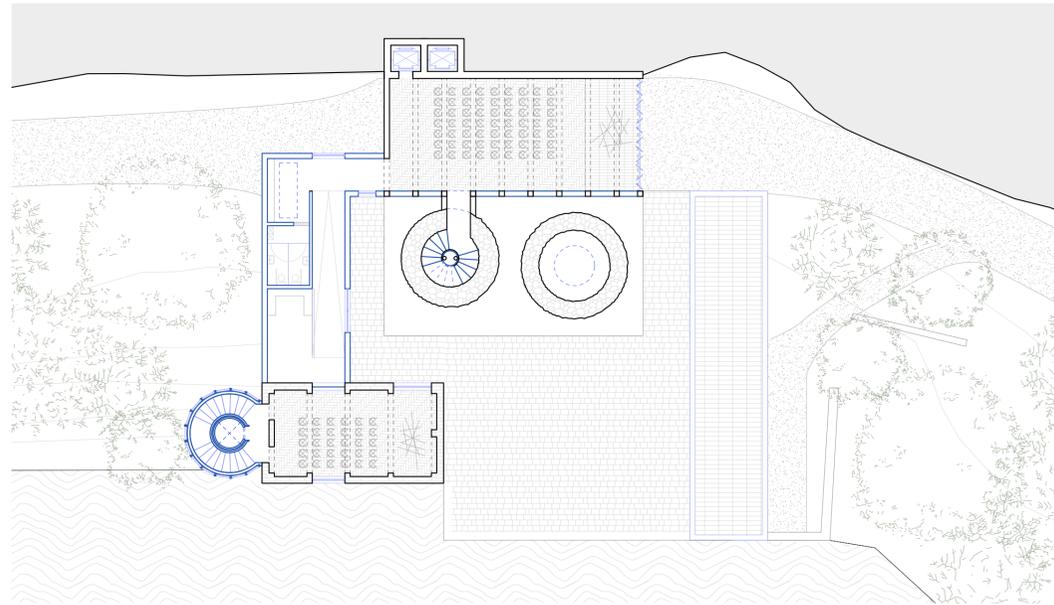
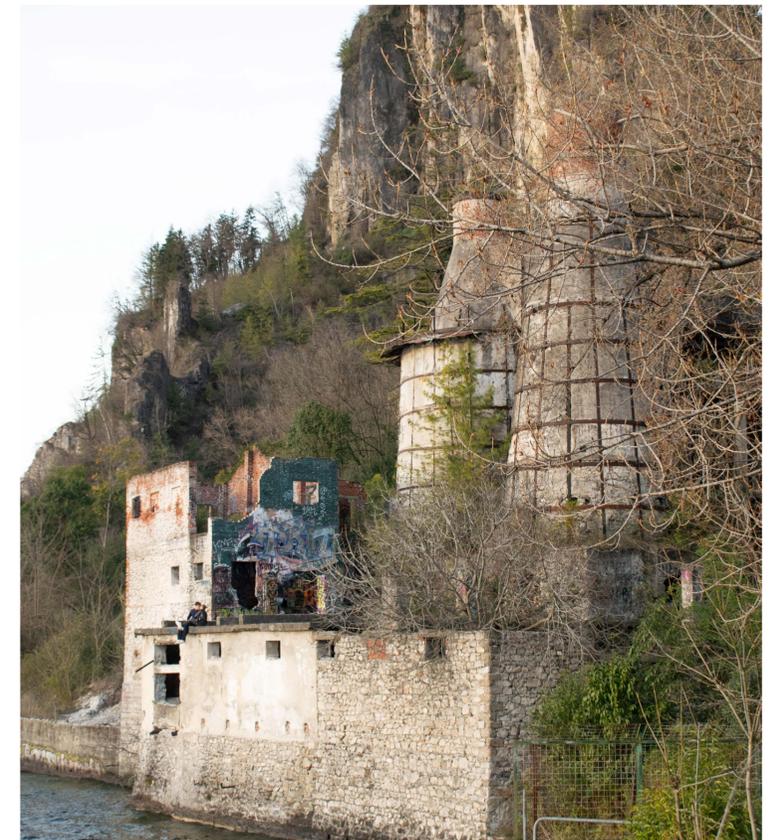
The architecture of the theatre school gently opens toward the lake, onto a square that serves as a central gathering point and organizes the main flows of movement—like those in an IKEA store, which becomes a driving principle of the building. From this square, two vertical circulation cores (stairs and elevators) rise through the structure. This dual circulation system allows the compact building to accommodate large theatre halls without needing numerous corridors.

The architectural intervention acts as a form of stitching, reconnecting and integrating the fragmented levels of the old brick kiln. The added structures help better link the various parts of the building, while preserving and enhancing its historical layers.

The old chimneys are reused not only as architectural features but also for natural ventilation. Drawing cool water from the lake, the system circulates it vertically throughout the building during summer months, allowing warm air to rise and exit through the chimneys.

The building retains its industrial character, clearly marking its function as a “production machine”—in this case, for theatre—without resorting to picturesque treatments that often characterize interventions on Lake Maggiore. The building’s loop circulation makes it easy to transform into a museum during school holidays or cold winter months, and its large halls lend themselves well to becoming a cloister of theatre spaces.

Materials range from rough limestone to lime-based stucco, while the new structures are made of self-supporting precast concrete, reinforcing the dialog between the historical and contemporary layers of the project.



Following the Flows

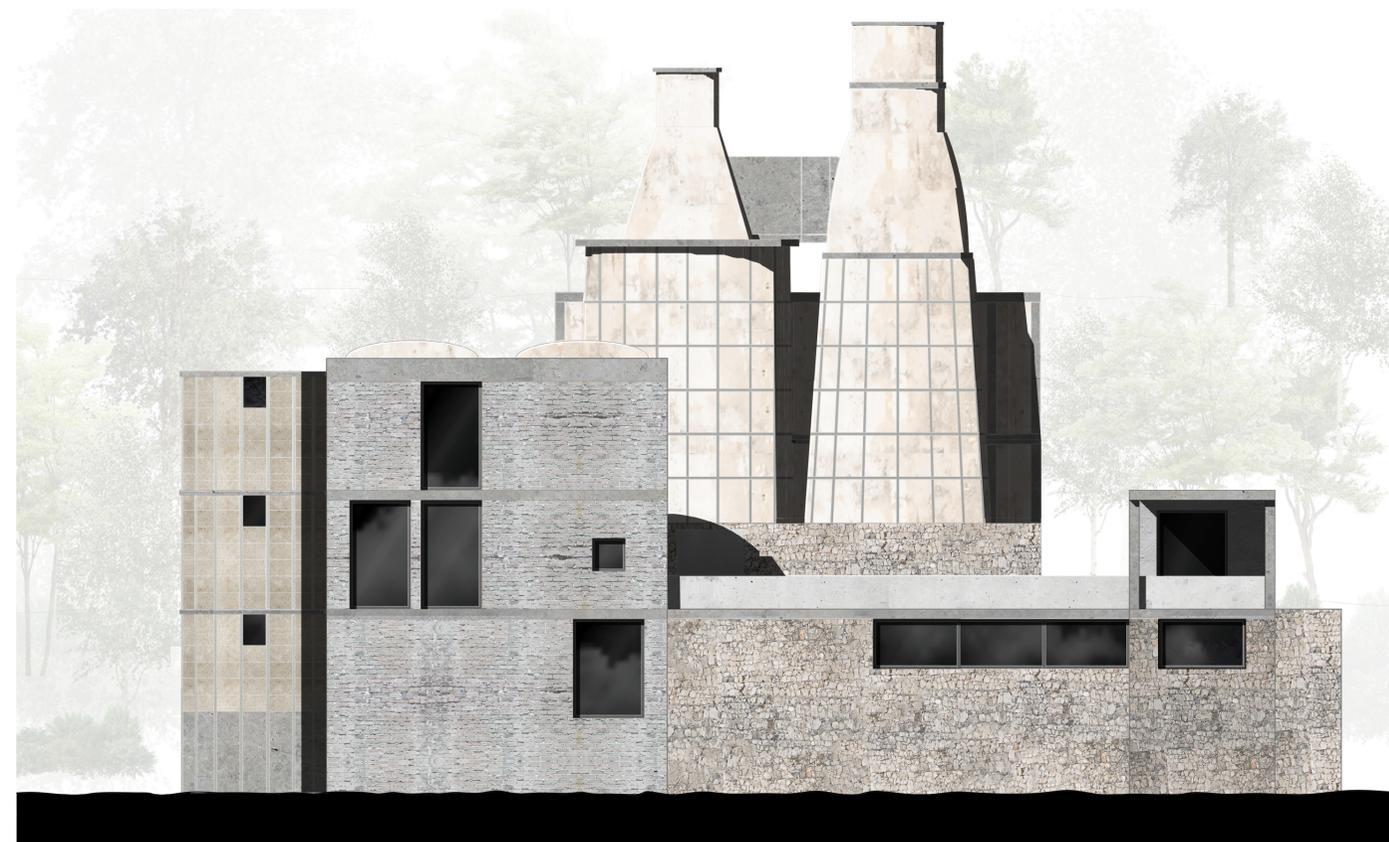
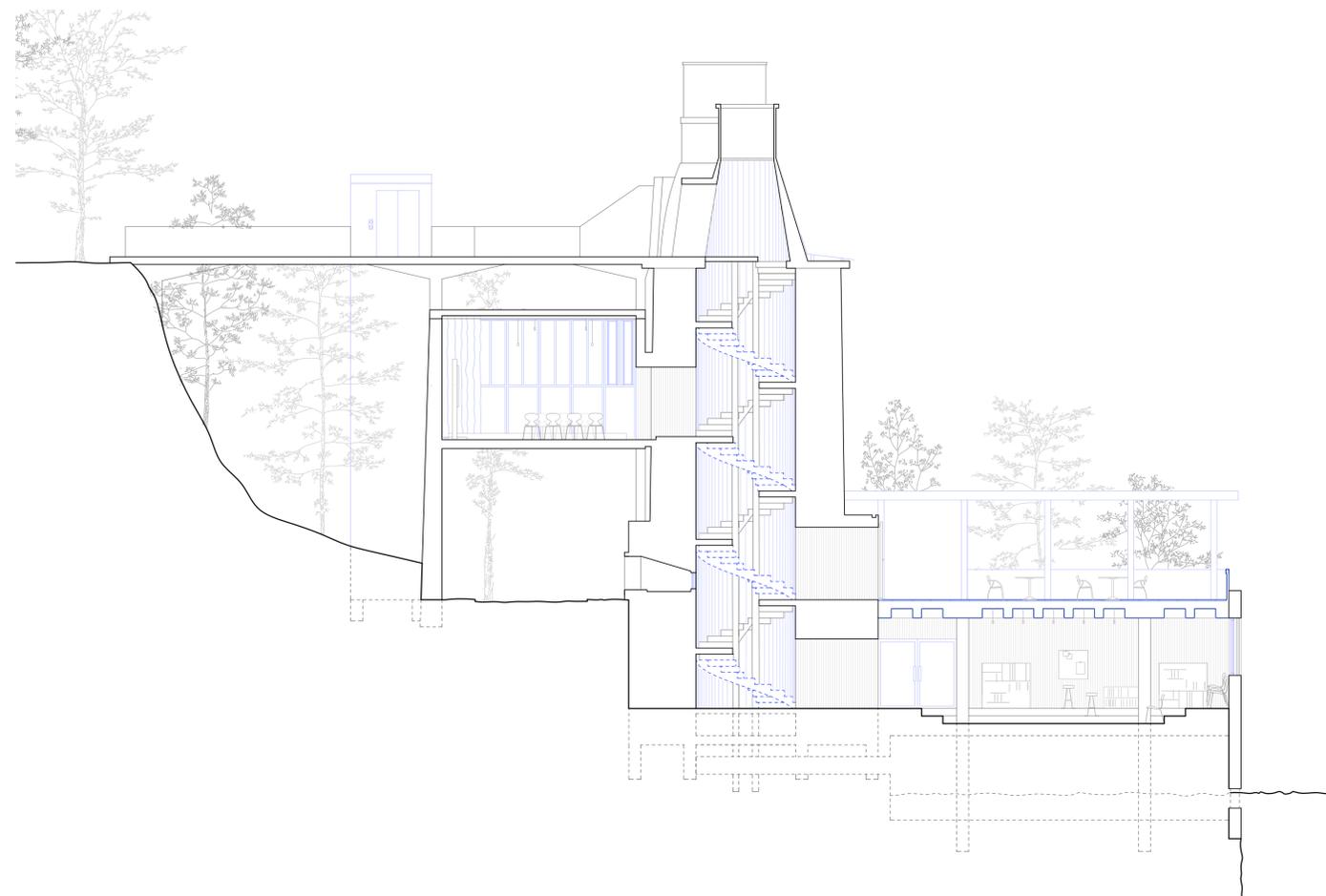
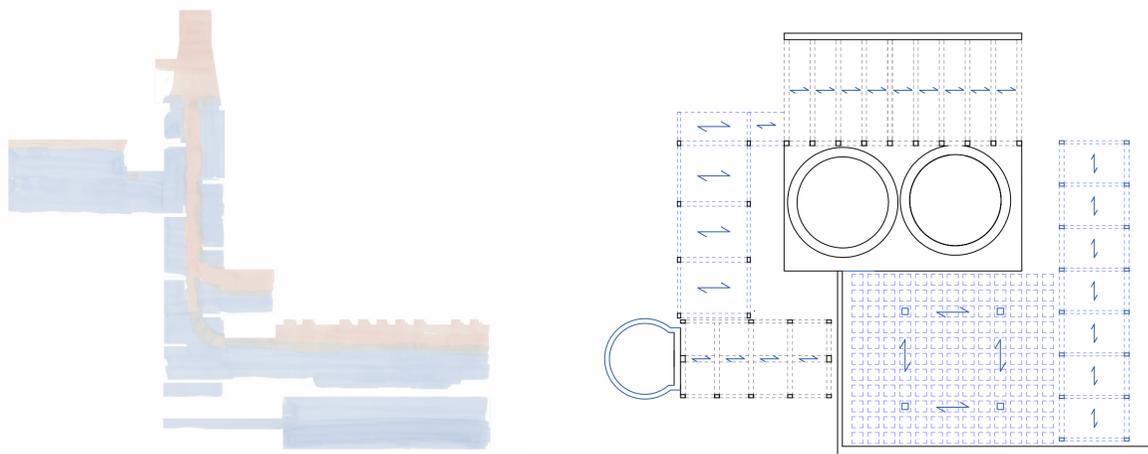
The aim of the project is far from a typical renovation of a building. Instead of reinventing the space, it seeks to follow and continue the existing flows within it. Rather than altering the internal dynamics, the goal is to extend and reinterpret them. Each intervention becomes a sort of recoding—a transformation where, for example, a factory becomes a gym, or a hospital is converted into a school.

In these necessary processes of transformation, it's crucial to minimize the use of raw materials and reduce environmental impact. My first step was to understand how the original building functioned in order to adopt a similar design approach. The Fornaci (kilns), for instance, operated by moving material from top to bottom—starting at the highest level, processing it, and eventually bringing it downward. These structures are characterized by three openings at different heights. The renovated building utilizes these three openings in new ways, enabling access to various levels of the structure.

Missing parts of the building have been reconstructed, and through their reconnection with the original elements, they perhaps now find even greater meaning. The newly added structures are self-sufficient, yet

they complement the existing ones, forming a hybrid that blurs the line between old and new. It's precisely in this layered complexity that the project finds its strength. Even though it has now become a theatre school, the building retains its industrial character. This authenticity stems from the factory's original rough, unsophisticated spaces—spaces that can truly be claimed and inhabited by performers. The school becomes both a laboratory and a rehearsal space; the production of lime from the past is now replaced by the production of theatrical experiences. This preserves the relationship between raw and finished material—a concept once literal, now metaphorical.

Following the flows of the building also helps in understanding how to manage more technical aspects. The old Fornaci, once used to release hot air, are repurposed for natural ventilation in summer—just as they were originally intended. The nearby lake, once used to cool the kilns, can now serve a similar function for the building.



Mezaràt in the Spotlight
Caldè Lime Furnaces, Lago Maggiore, Italy

Theatre school

- 1 - Climate Design, Structures
- 2 - Section A.A
- 3 - Render view right
- 4 - Facade 1.200

The complex's year-round calendar

This site can serve many different purposes throughout the year, adapting to seasonal needs and events.

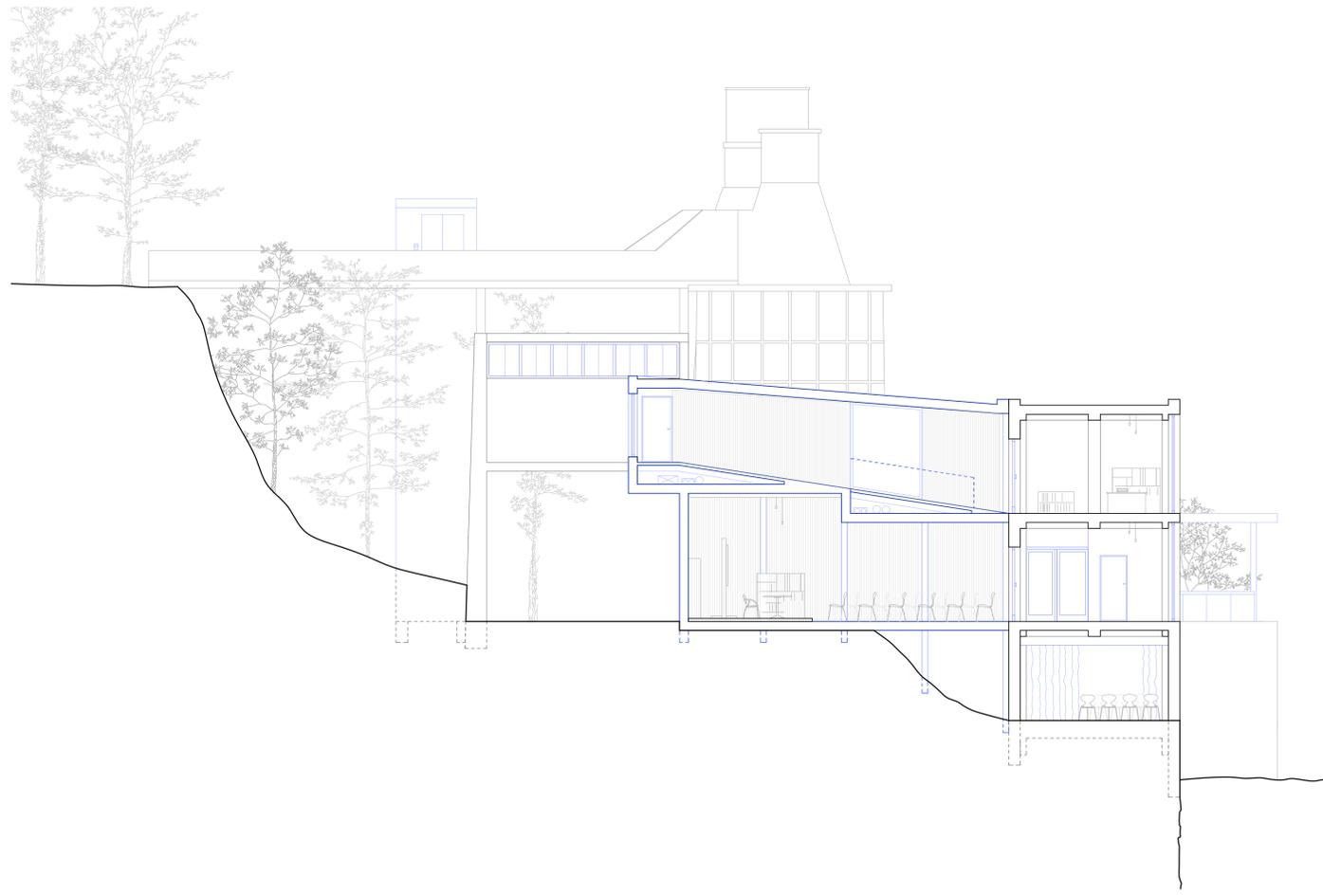
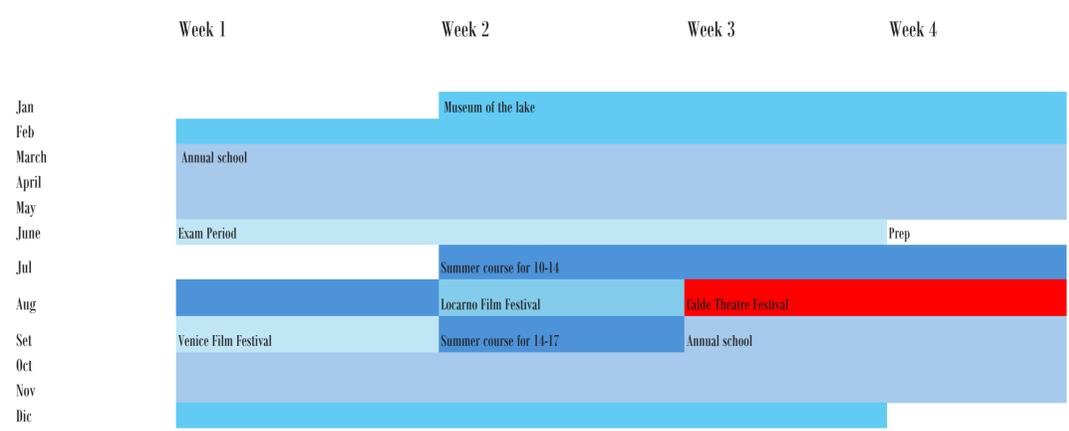
In winter, when heating costs are highest, it can function as a museum, perhaps open only two or three days per week to minimize energy use. From March to May, it can become a full-time theatre school, culminating in exams in June, along with preparations for the following course.

In July, the space will host a summer camp, starting with activities for children aged 10 to 14. This scheduling reflects the long summer holidays typical for this age group in Italy.

In August, during the second week, the Locarno Film Festival takes place. The idea is to hold the Caldè Theatre Festival immediately afterward, allowing people to combine the two into a single cultural trip. The lake can serve as a transport link or scenic passage. Together with the Venice Film Festival, it creates a cultural corridor that connects key events. This opens strong opportunities for theatre and performance enthusiasts to explore multiple festivals in one extended holiday.

In September, away from the pressures of academic exams—a summer school can be held for teenagers aged 14 to 17 before they return to their regular school year, typically starting around mid-September and lasting three months. The park surrounding the site will remain open to the public and act as a safe pedestrian link between the villages of Porto and Caldè, encouraging also nighttime use and walkability. The public nature of the park enhances the visibility of the artists working inside the buildings and helps generate interest and interaction with the performances happening indoors. It invites passersby to spend time in the park and feel connected to the cultural activities.

All people working within the cultural park will have the opportunity to live in Caldè, just a five-minute walk from the kilns, fostering a sense of community and avoiding isolation. The residential part of the complex, located on the other side of the mountain, will be dedicated to hosting artist residencies, festival guests, and tourists drawn to the theatre and the surrounding cultural landscape.

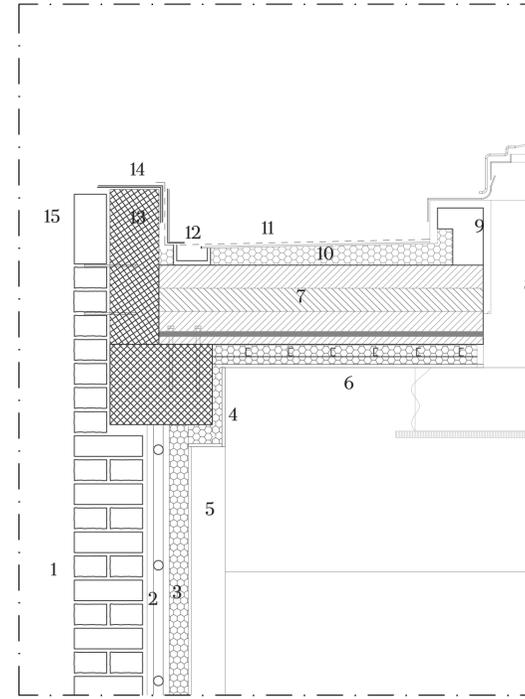


Mezaràt in the Spotlight
Caldè Lime Furnaces, Lago Maggiore, Italy

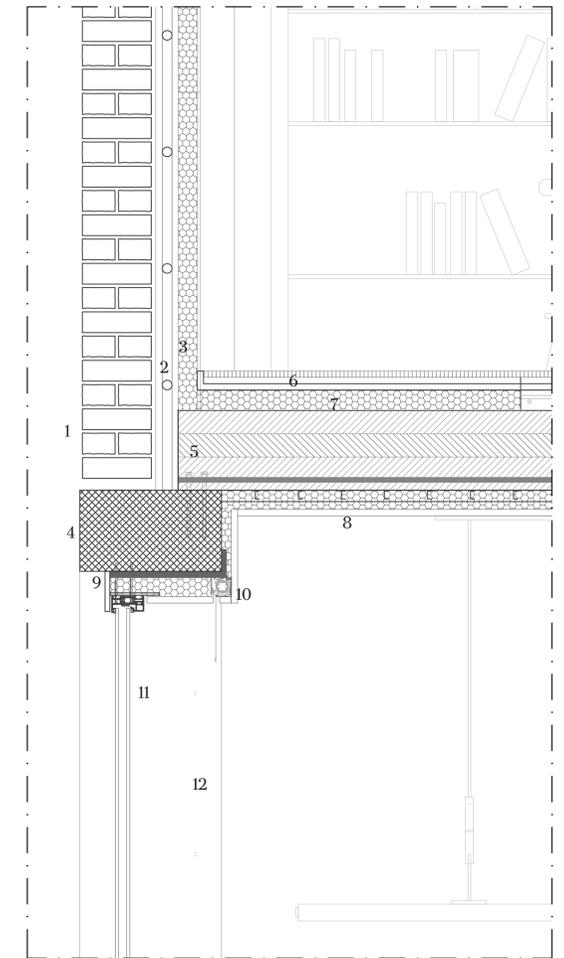
Theatre school



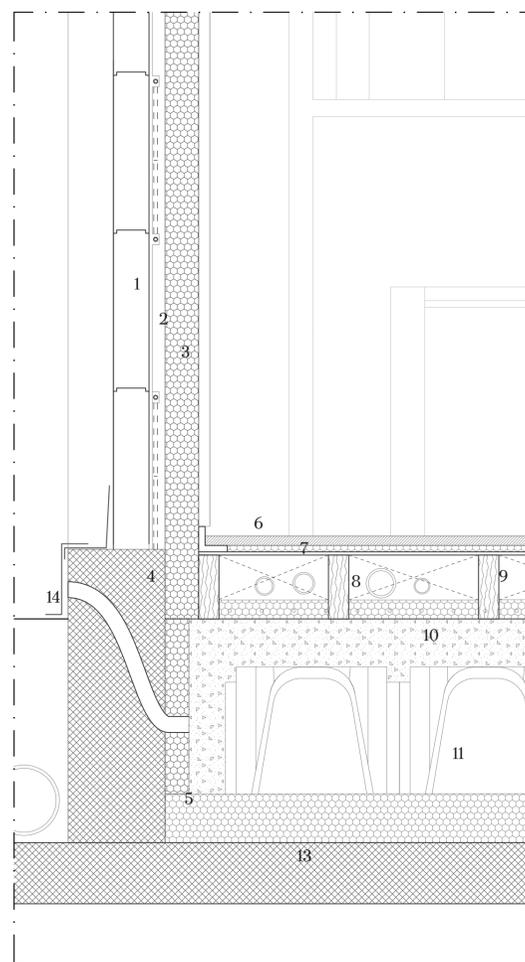
1 - Section B.B
2 - School Timetable
3 - Render view left
4 - Render internal view -1



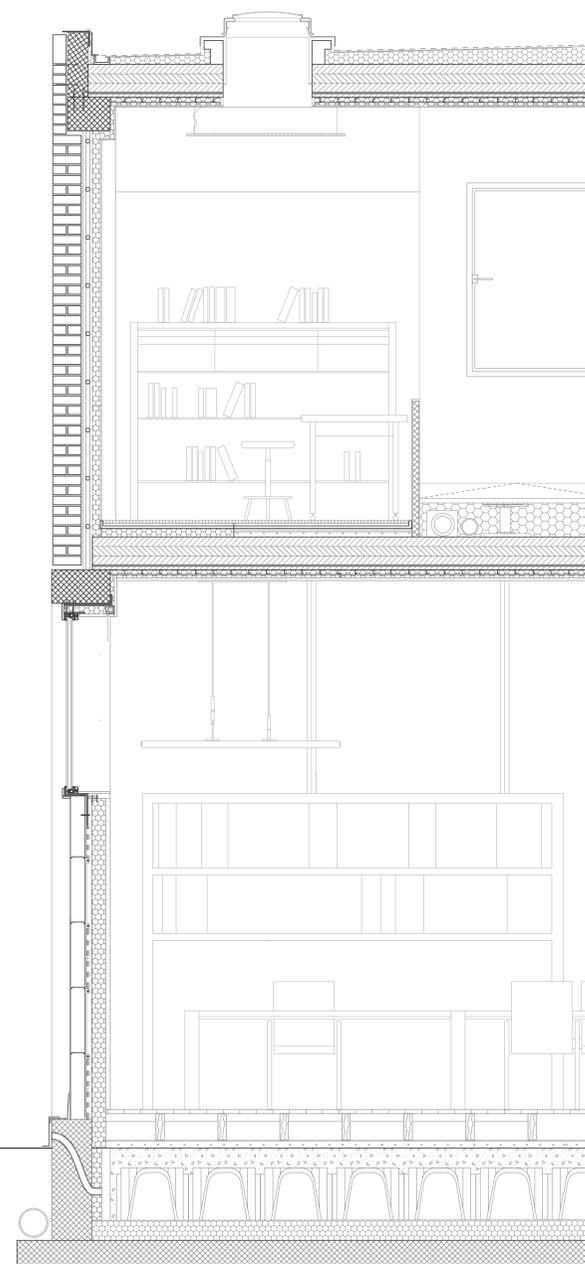
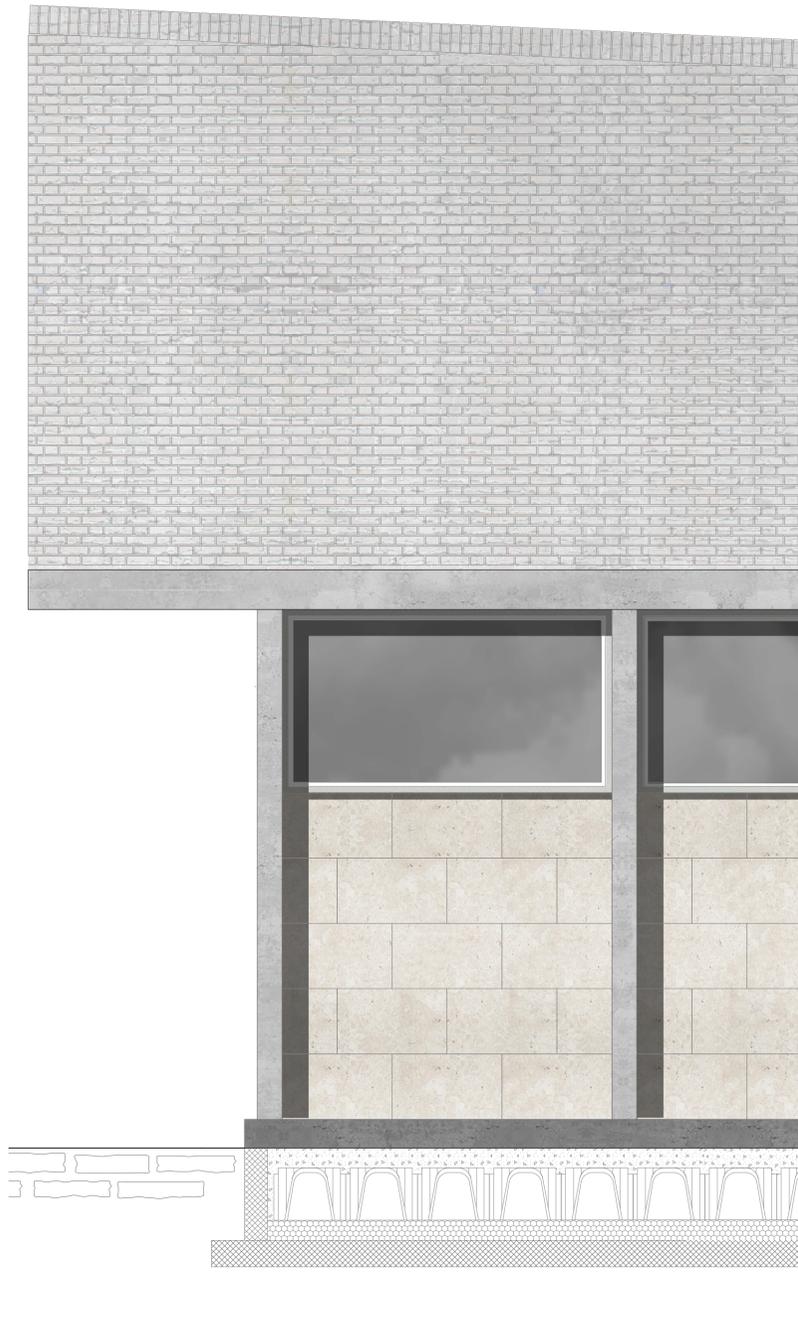
- 1 Old bricks 21.5 cm
- 2 Metal grid and concrete 8.2 cm
- 3 Insolation FoamGlass 8 cm
- 4 Concrete Beam 24x24 cm
- 5 Recessed concrete column 40x20
- 6 XLam slab 25 cm
- 7 Duple ceiling with Insolation FoamGlass 8 cm
- 8 Skylight with metal cladding
- 9 Connection to the XLam beams
- 10 Inclined Insolation FoamGlass (two pieces) 6 cm
- 11 Waterproof barrier
- 12 Gutter
- 13 Concrete prefab crown 15x40
- 14 Protective flashing
- 15 Last brick line inverted



- 1 Old bricks 21.5 cm
- 2 Metal grid and concrete 8.2 cm
- 3 Insolation FoamGlass 8 cm
- 4 Exposed beam 37x24 cm
- 5 XLam slab 25 cm
- 6 Anti-impact 3 cm with timber flooring
- 7 Insolation FoamGlass 6 cm
- 8 Duple ceiling with Insolation FoamGlass 8 cm
- 9 Supporting structure (metal) for the window with insulation
- 10 Metal carter 2 m with sunshaderoll
- 12 Duple glazed window fixed Recessed concrete column 40x20



- 1 Limestone 16 cm
- 2 Cavity wall with cross bracing 4 cm
- 3 Insolation FoamGlass 8 cm
- 4 Concrete Base 24x110 cm
- 5 Insolation FoamGlass 20 cm ground connection
- 6 Raised plywood floor 3 cm
- 7 Screed and Anti-impact 10 cm
- 8 Cavity for implants
- 9 Plywood beams 20 cm
- 10 Concrete perforatend platform
- 11 Igloo system for humidity and radon
- 13 Gravel
- 14 Exit gate for umidity and radon



The Theatre

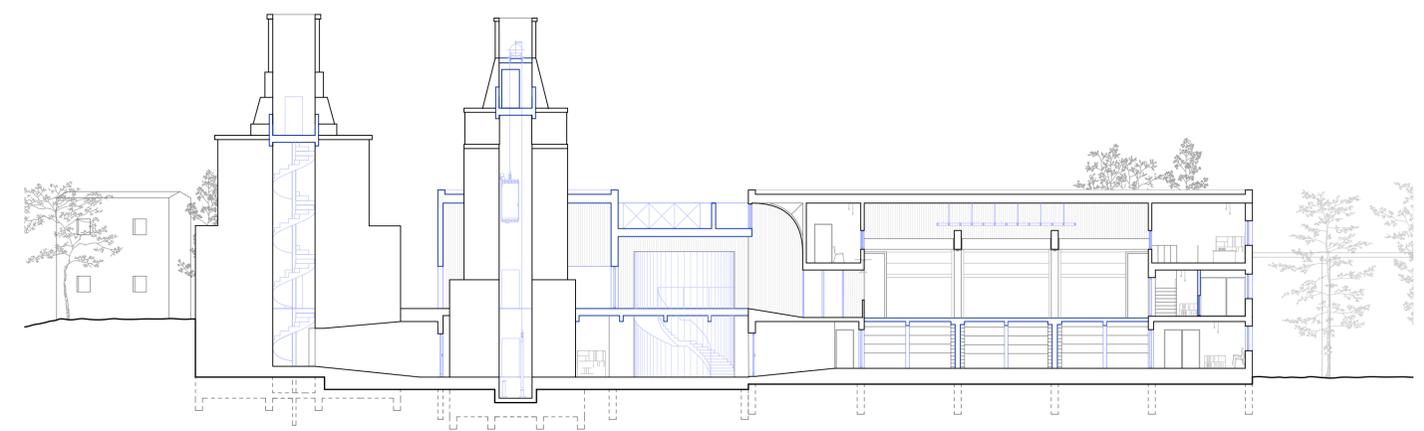
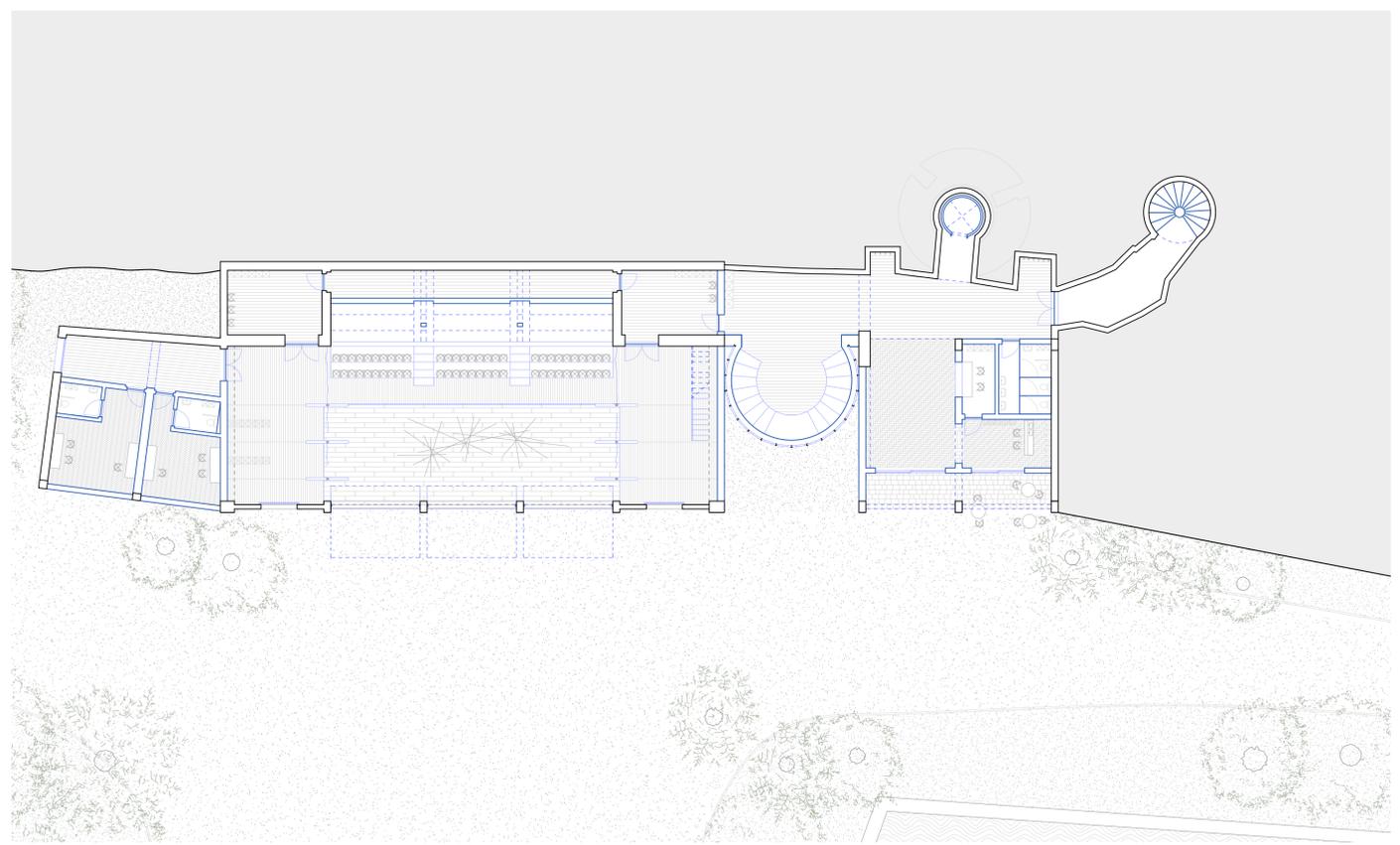
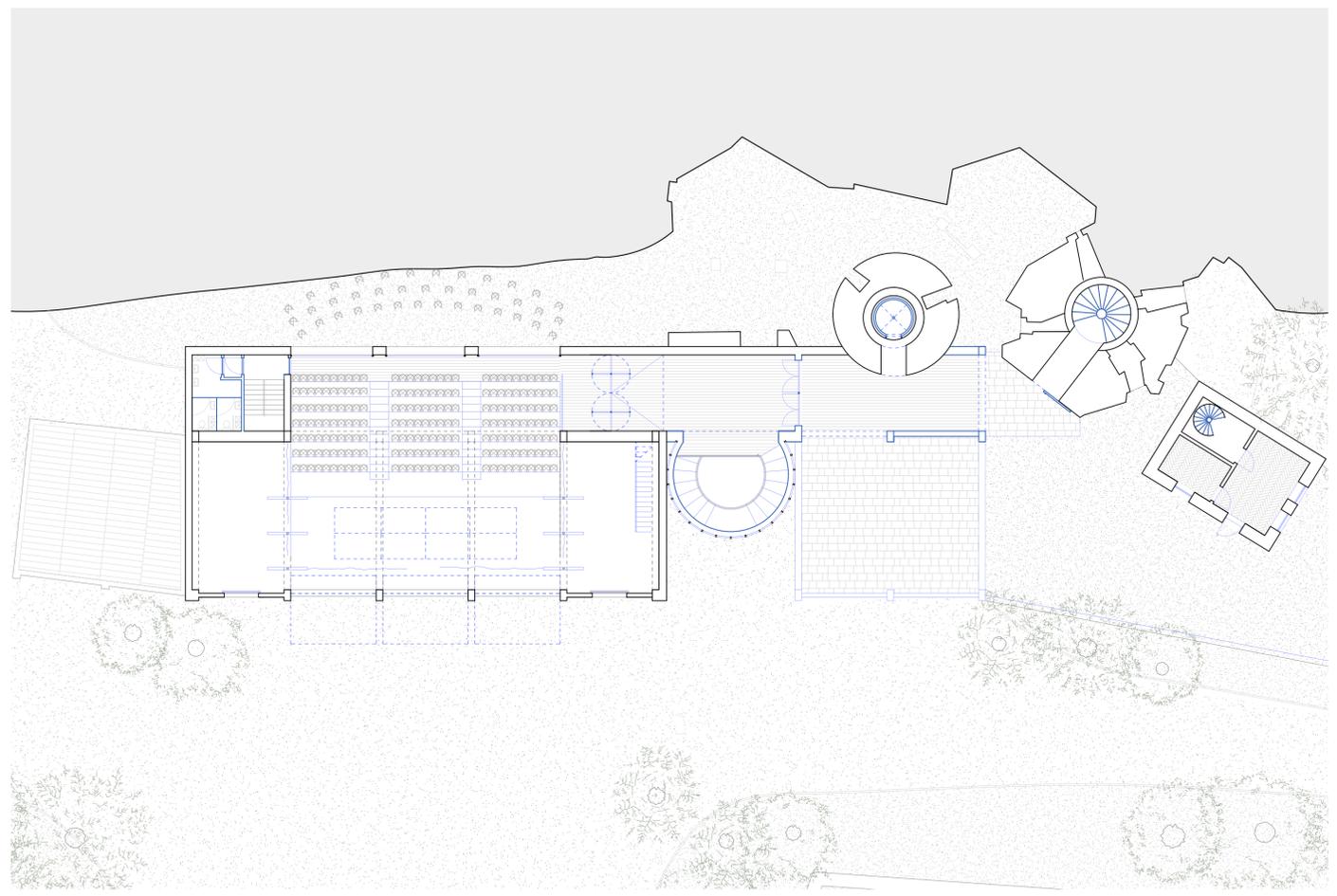
The theatre is an ambiguous object: its entrance is not in the main volume. The access path is fully integrated into the theatrical experience. From the ground floor, visitors reach a circular staircase leading to an elevated corridor. The elevator, located within one of the old kilns, takes you to a covered outdoor area beneath a portico.

Once on the longitudinal corridor, visitors encounter a sequence of spaces that alternate between large and small, low and high ceilings, and varying lighting conditions. These transitions gradually introduce the audience to the theatrical event. Upon entering the main hall, one realizes that the building begins to lose its materiality—it becomes less of a contained structure and more of an open device.

The building fully opens up toward the lake through three monumental foldable metal panel doors. These expand the possibilities of the stage, allowing it to interact directly with the surrounding environment and accommodate ephemeral structures during festivals. Conversely, three additional openings toward the mountain side expand the audience capacity: the original 200-seat indoor theatre can extend upward into the park above, turning it into a natural amphitheater.

In this way, the theatre is traversed by its environment in both directions, becoming deeply connected to it. The materials—brick covered in stucco, concrete columns, and a circular limestone staircase held together with metal rods and brackets—establish a visual dialogue with the old kiln above.

The small square above becomes a key focal point, offering access to stairs and elevators leading to the upper levels. The theatre, located near the dock, thus becomes the heart and focal point for the future Lake Theatre Festival.



Mezaràt in the Spotlight
Caldè Lime Furnaces, Lago Maggiore, Italy

Theatre

- 1 - Ground plan, plan 1 I.200
- 2 - Conceptual model I.200
- 3 - Section I.200
- 4 - Facade I.200

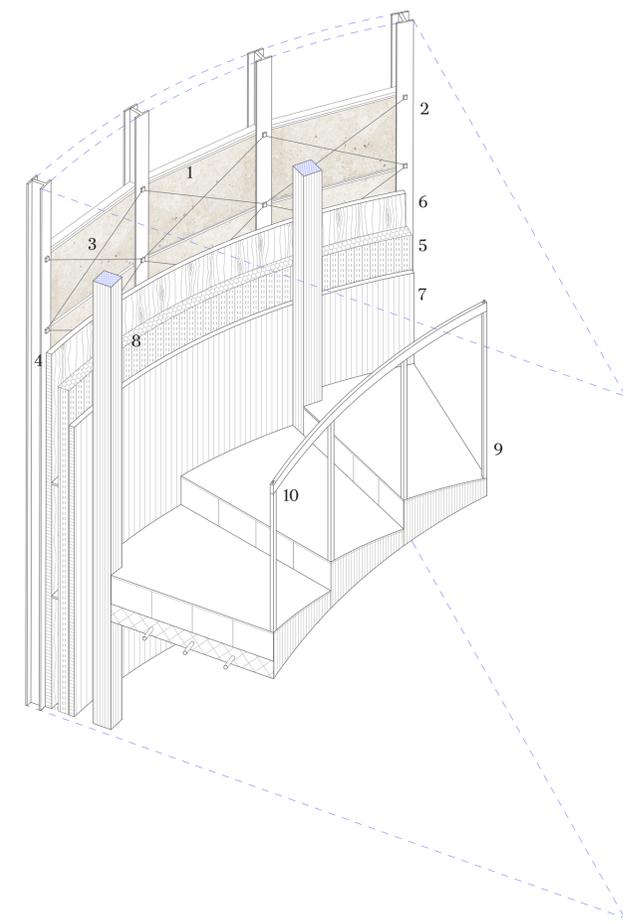
An architecture enriched by individual moments

Beyond the clear and intentional spatial configuration of the building, the architecture is enriched by a series of details that add layers of complexity. The circular staircase, which echoes the form and structure of the old kilns (Fornaci), the large metallic shutters that can open to reveal the theatre to the outside world, and the metal doors that allow the transformation of the theatre into an open-air venue, these are all small elements I have carefully studied individually.

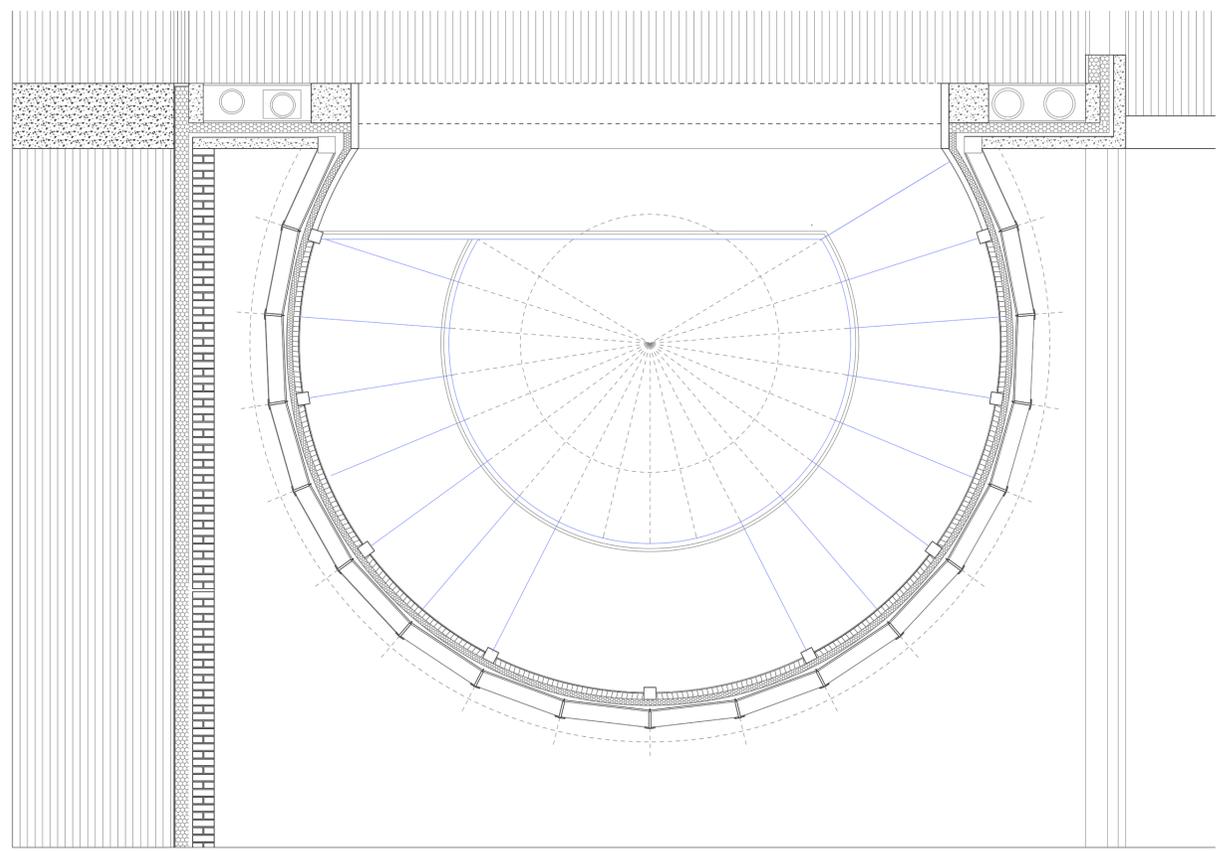
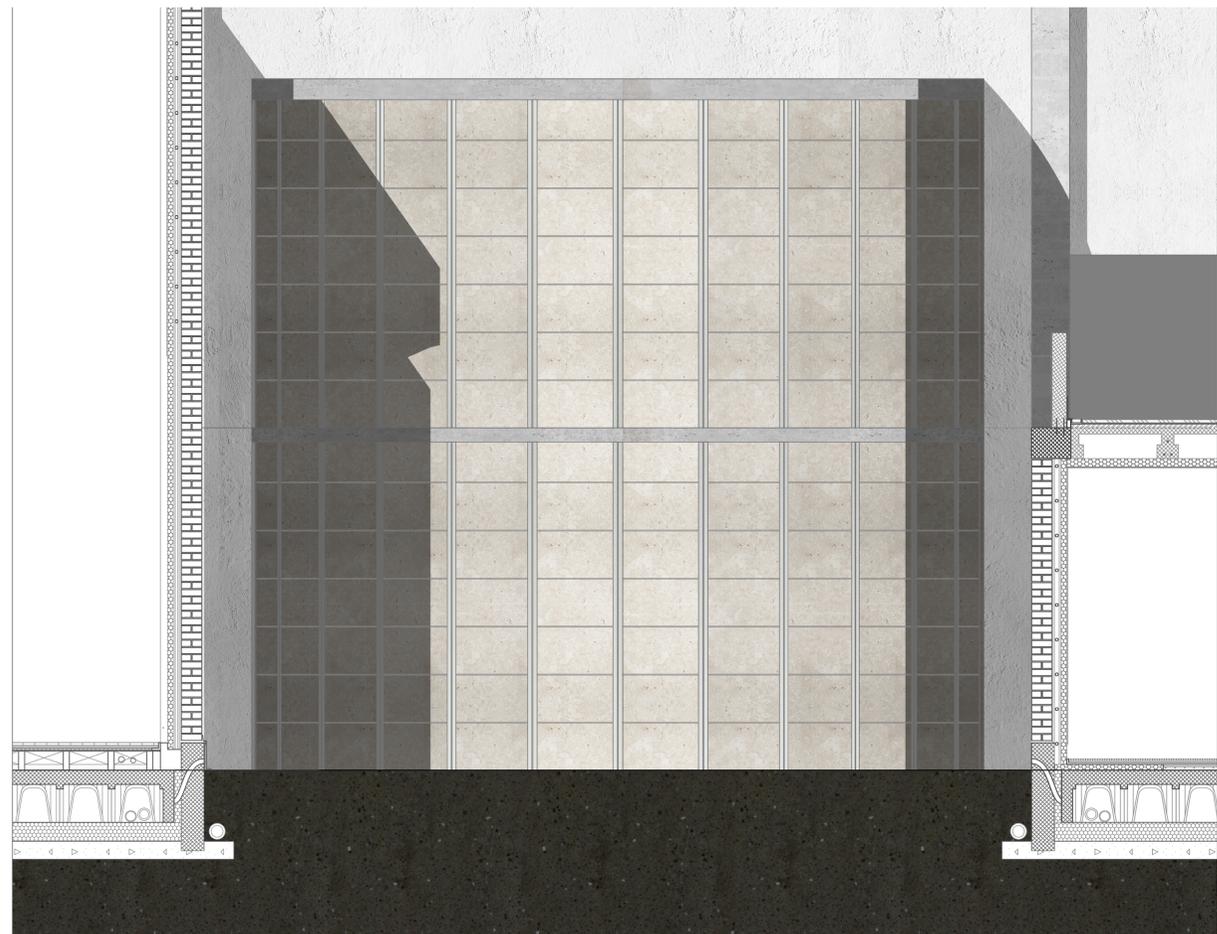
Each of these components became a small project on its own, with the potential, despite their reduced scale, to be reused in other places and contexts. They function as technological modules, prototypes that could inform and shape future architectures. At the same time, these elements are deeply rooted in their context, both in form and in function, drawing from local traditions and existing structures.

The circular staircase, for instance, is made of limestone blocks and metal, closely resembling the kilns and their external reinforcement grids. It houses the access to the theatre on the inside, while on the outside it separates the old from the new.

The metallic shutters, which open upward using a chain-driven motor and are balanced by concrete counterweights, become an integral part of the theatrical performance. They are inseparable from the stage environment; acting as background, scenography, and threshold between the theatre and the surrounding landscape. The motor mechanism is positioned underground and is mechanically operated by theatre staff.



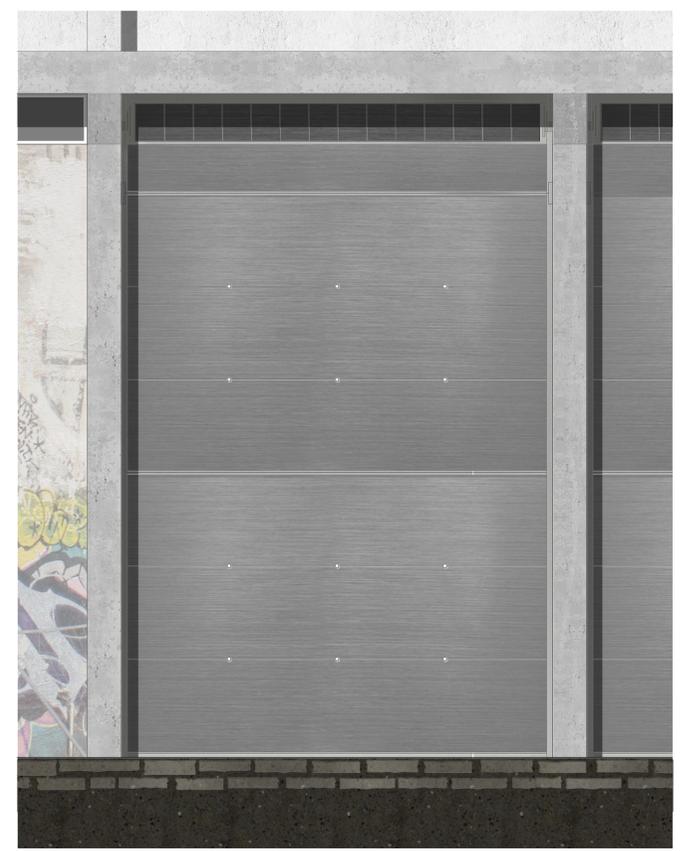
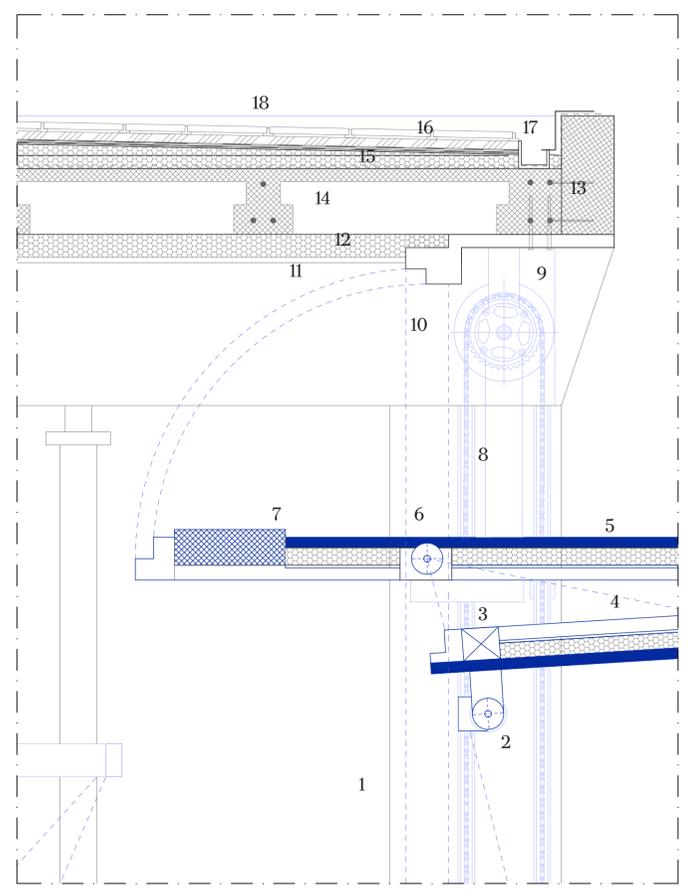
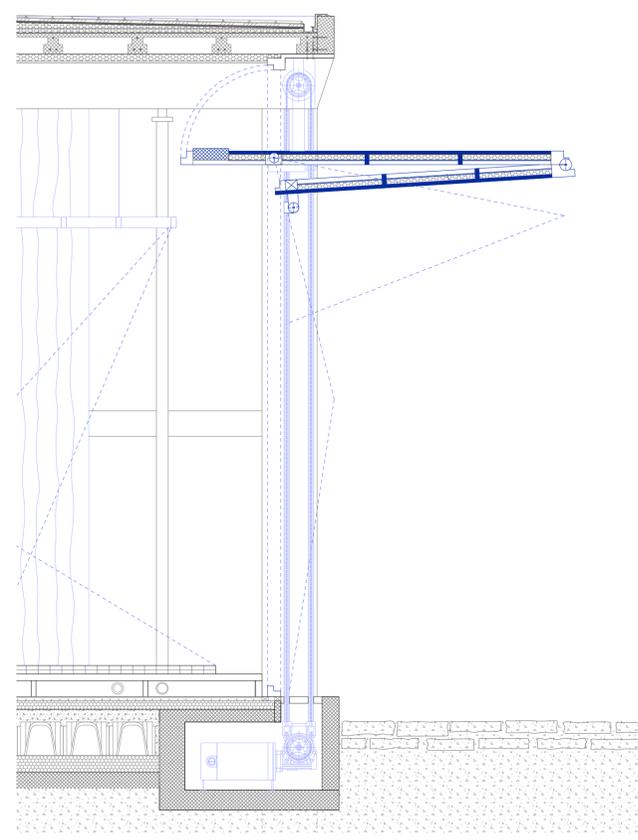
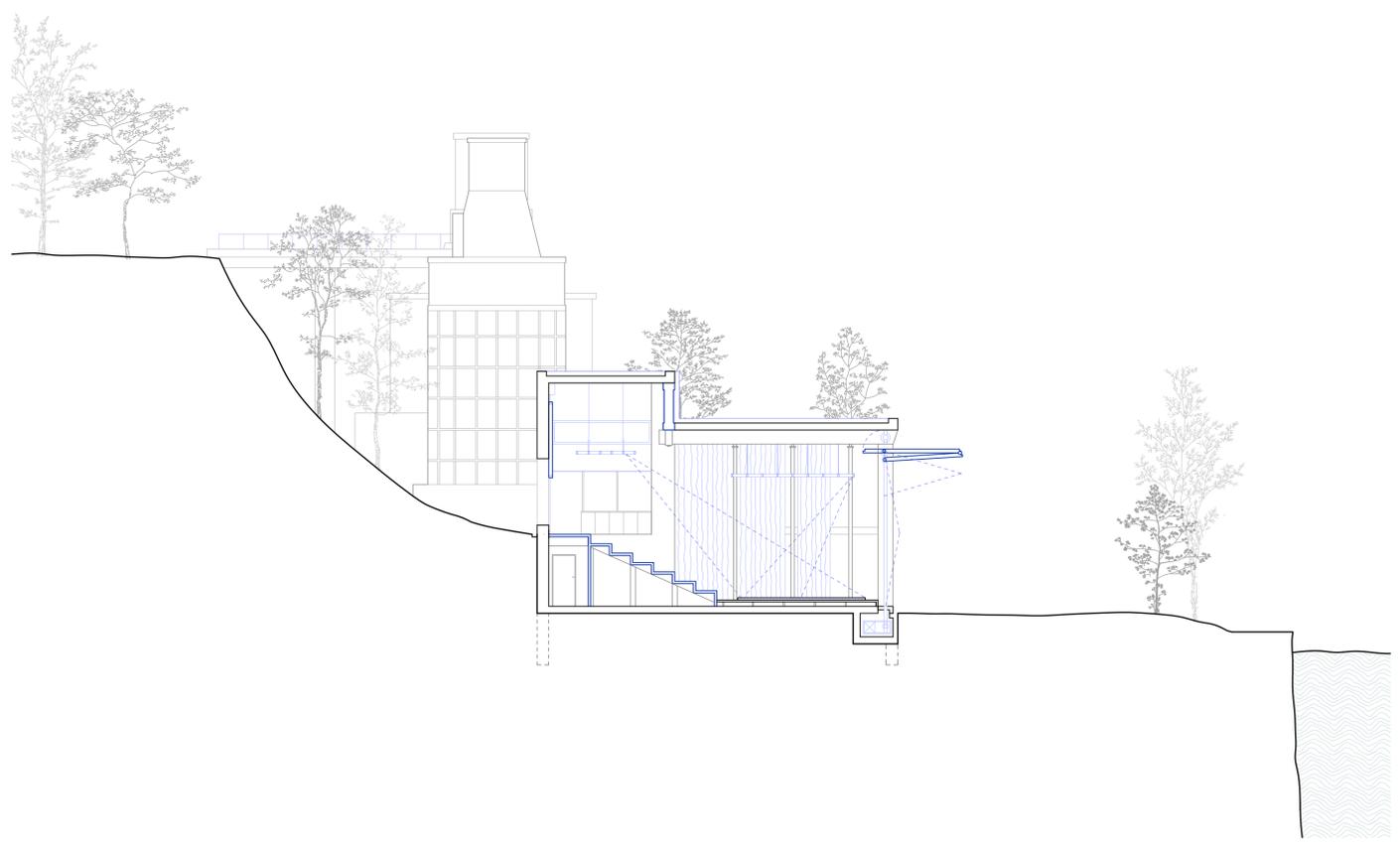
- 1 Limestone 16 cm
- 2 H beam 20 cm
- 3 Cross bracing, tension bars
- 4 Cavity wall 4 cm
- 5 Plywood panel 2 cm
- 6 Insulation FoamGlass 13 cm
- 7 Foldable metal structure for cladding 1 cm
- 8 Support structure for stairs 8x8 cm
- 9 Cast-in-place concrete stairs (load-bearing)
- 10 Cast in metal handrail



Mezaràt in the Spotlight
Caldè Lime Furnaces, Lago Maggiore, Italy

Theatre
1 - Stairs detail facade 1.20
2 - Stairs detail axo 1.20
3 - Stairs detail plan 1.20
4 - Facade 1.200





- 1 Old concrete column 40x40 cm
- 2 Circular rotating mobile connection
- 3 Anchoring block to structure
- 4 Metal plate with insulation package 2 cm
- 5 External stainless steel plate
- 6 Fixed rotary joint
- 7 Concrete or iron ballast for balancing
- 8 Propulsion chain
- 9 Transport gear
- 10 Metal connection to supporting structure
- 11 Finish with sprayed concrete
- 12 FoamGlass insulation 9 cm
- 13 Prefabricated concrete element 40x19 cm
- 14 Lightened concrete floor slab with EPS, 25 cm
- 15 Sloped insulation 3% FoamGlass (2 pieces), 6 cm
- 16 Waterproof barrier
- 17 Gutter
- 18 Flexible solar panels over the entire surface, 4 cm



Mezaràt in the Spotlight
Caldè Lime Furnaces, Lago Maggiore, Italy

Theatre
1 - Section D.D 1.200
2 - Door detail 1.20, 1.5
3 - Render exterior theatre
4 - Facade door 1.20, Diagram

1



2



3



4



Mezaràt in the Spotlight
Caldè Lime Furnaces, Lago Maggiore, Italy

Theatre

- 1 - Model photo - Overview
- 2 - Model photo - Outside view
- 3 - Model photo - The corridor and the stairs
- 4 - Model photo - The theatrical space