



Palazzo Patriarcale: the balance of the urban fabric

A large number of production activities surround Palazzo Patriarcale, in the heart of Venice. They include a number of hotels served by a single canal, often the scene of traffic congestion.

The co-existence of a restoration site alongside such a delicate urban fabric in addition to rigid municipal regulations is therefore far from easy. In its role of general contractor the Dottor Group has taken on the responsibility of finding the best solutions, giving the customer the possibility of very simply interacting with a single contact.

Location

location. Palazzo Patriarcale, Venice.

History of the building. Site of the various offices of the Pastoral of the Diocese of Venice, the Patriarch and the Procuratoria council of San Marco, Palazzo Patriarcale stands in St. Mark's square alongside the Basilica Marciana and encapsulates some areas that once belonged to the Doge's palace..

The complex consists of four bodies organised on four storeys above ground and arranged perimetrically along an inner courtyard with a covered surface totalling 7,220 square metres.

Built by Lorenzo Santi between 1837 and 1850 to house the residence of the Patriarch after the fall of the Venetian Republic and the movement of the cathedral seat of San Pietro di Castello to San Mark's it now houses a large number of works of art including a cycle from the studio of Jacopo Tintoretto.

Over time the mansion has been subject to many interventions both structurally and in terms of volume, the last of which dating back to the Sixties.

Intervention

- **type of intervention.** Conservative restoration and maintenance of the historical and artistic elements of the mansion; modernisation and upgrading the systems to comply with the regulations in force.
- **duration of the intervention.** Twenty four months.
- **customer.** Diocesi Patriarcato di Venezia
- **designers.** Paolo Marzi and Paolo Barbiero.
- **general contractor.** Dottor Group.
- **purposes.** Upgrading of the building, recovery and reorganisation of the spaces with the implementation of a number of variables in the distribution thereof in order to restore the original arrangement of the floors of the various bodies in the buildings.
- **logistics.** A large number of logistical difficulties were overcome during the works: the building in fact had limitations not only in terms of access to the site area but also in the handling of tools and materials and the removal of debris, owing to the central position of the building and the consequent need to comply with rigid municipal regulations regarding noise pollution. To respect the equilibrium of the urban fabric, movement of materials on site was carried out by means of a jib crane situated in the courtyard of the mansion, the range of which extended to the Rio della Canonica. All unloading and loading operations were then done at night.
For the provision and removal of materials an electromechanical roller bed system was used consisting of two hoppers with relative belt stretching twenty-five metres and functioning in direct cycle for the unloading onto barges - and vice versa, for loading sand and gravel onto the site.
This engineering solution, conceived, designed and built by the group's engineers has made it possible to remove over 1,200 cubic meters of debris.
- **structural/architectural and artistic intervention.** From the compositional-architectural point of view the intervention project virtually "breaks down" the building complex into the four building bodies that surround the inner courtyard and makes each of them serve homogenous and compatible purposes. Particular attention has been paid to safety ensured by adopting very stringent and detailed procedures for accessing the various work areas. Sophisticated anti-intrusion systems have been put in place of an electronic and mechanical nature. They have been created through the installation of turnstiles controlled by the use of electronic passes, with an instant photographic detection system and through a video supervision system connected to a command centre which is permanently manned.