

Autonomous Region of Sardinia

MUNICIPALITY OF OLLOLAI (NU)

Constructio
n Works



OLLOLAI CAPITAL PROJECT

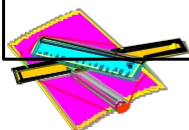
OLLOLAI.CAPITALE PROJECT – INTERVENTION NO. 5.
INTANGIBLE MEASURES RELATED TO THE PROGRAMME
WITHIN THE PIRU (Integrated Plan for Urban Reorganisation).

DATE	07/2026	PLAN: 1	DOCUMENTS: PROJECT SPECIFICATION FORMER BUSSU PIETRO BUILDING
SCALE	1 : 100		
FILE	D:\Works\Ollolai Community Co-operative\Detailed Design\Project Brief "Former Bussu Pietro"		
UPDATES			
THE CLIENT	Ollolai Community Co-operative		

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TECHNICAL REPORT

OLLOLAI.CAPITALE PROJECT – INTERVENTION NO. 5

Non-structural works associated with the programme under the PIRU
(Integrated Plan for Urban Redevelopment)

CLIENT

Ollolai Community Cooperative

Via Palai No. 3

08020 Ollolai (NU)

VAT No. / Tax Code 01595770916

Email: coop.ollolai@gmail.com

LOCATION OF THE PROJECT

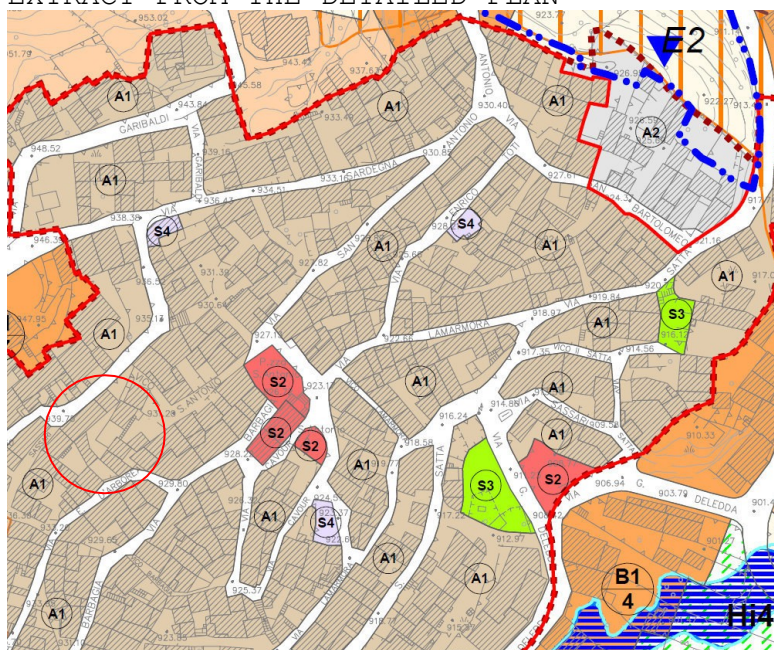
The project concerns a building situated in the historic centre of the municipality of Ollolai and registered in the Building Register under:

- **Sheet 12**
- **Parcel 2770**

The property falls within the boundaries of the historic centre as originally established and is subject to the planning regulations set out in the Detailed Plan for the Historic Centre and the applicable landscape conservation regulations.

URBAN PLANNING FRAMEWORK

EXTRACT FROM THE DETAILED PLAN



LAND REGISTRY EXTRACT



INTRODUCTION

This technical report has been drawn up as part of **the 'Ollolai.Capitale' programme - Project No. 5**, aimed at the regeneration of the existing building stock through the restoration and enhancement of properties located in the historic centre of the Municipality of Ollolai.

The proposed project forms part of the measures set out in **the PIRU - the Integrated Plan for Urban Redevelopment** - with the aim of improving the architectural, functional and residential quality of the building, ensuring its restoration and repurposing whilst respecting its original typological and construction characteristics.

CURRENT STATUS

The building, dating from the late 1800s to the early 1900s - and already shown on the original cadastral map of 1926 - was previously used as a residence. The building comprises a ground floor, a first floor and a second floor.

The ground floor is accessible from Via E. D'Arborea, whilst the first floor is accessible from Via B. Sassari.

The building is currently in need of thorough restoration; over the years, only routine maintenance work has been carried out, along with some major repairs to the roof. A section of the building has, in fact, been raised by approximately 50 cm

using load-bearing concrete block masonry and a roof structure of iron beams and large concrete slabs.

The intention is to carry out restoration work in such a way as to enhance the building's key characteristics as a dwelling in the historic centre of Barbagia, whilst respecting its socio-cultural, historical, architectural and urban planning values.

Current condition:

- the roofing is severely damaged and structurally unsound; it allows rainwater to seep into the building itself;
- the wooden window and door frames are deteriorated and, in some places, are practically non-existent;

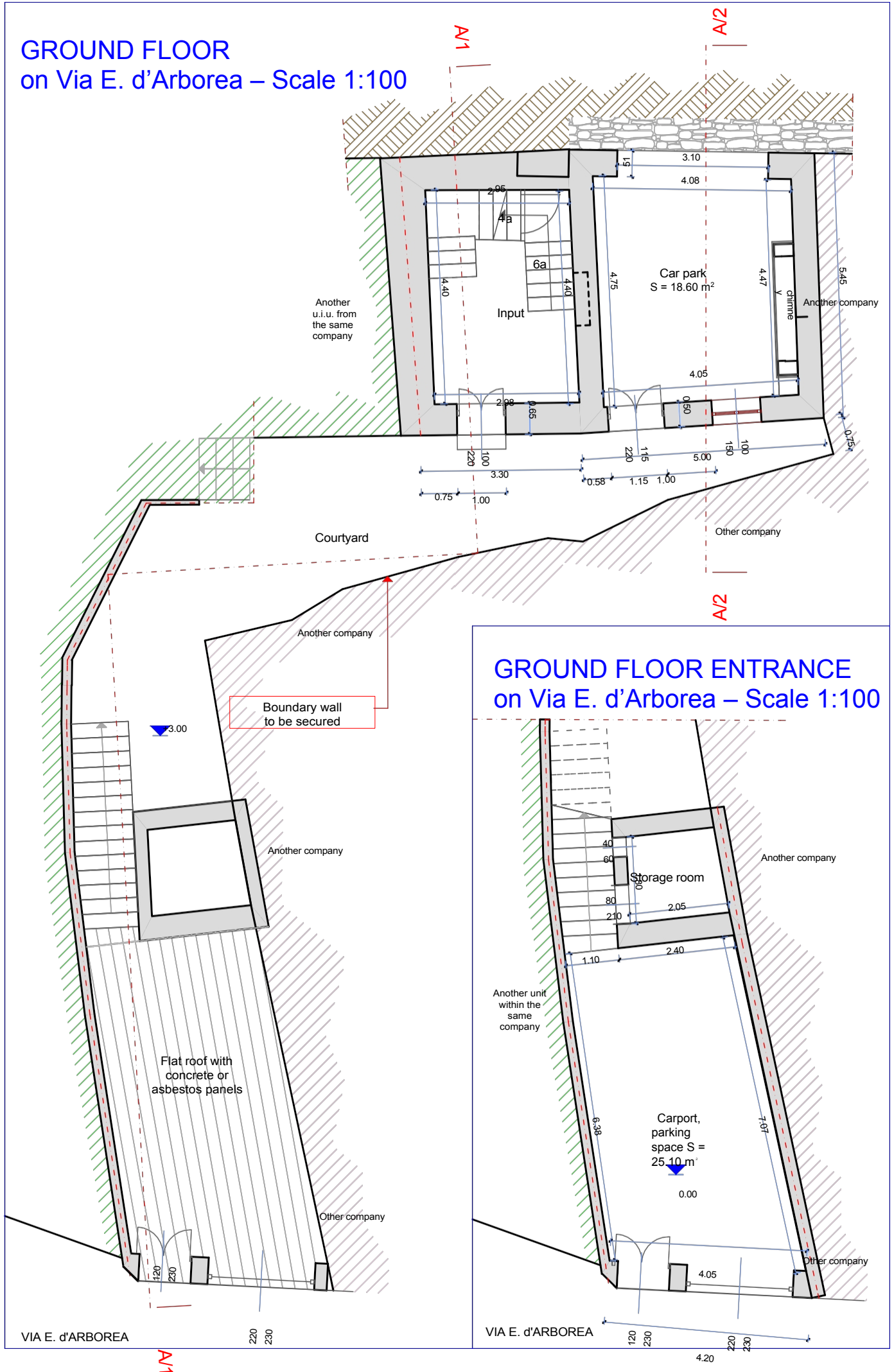
The property is in a very poor state of repair, both externally and internally. The ground floor consists of two separate rooms, both with external access: one, which is not connected to the rest of the building and was perhaps used as a wood store, lacks any internal finishing work and has a clay floor; the other serves as an entrance hall and stairwell, connecting to the remaining floors and rooms via the granite staircase.

On the first floor, the stairwell contains the entrance from the rear street, Via B. Sassari, as well as one room intended as a kitchen and another as a bedroom; on the second floor, a toilet has been fitted at a higher level than the floor of that level, and there is a bedroom.

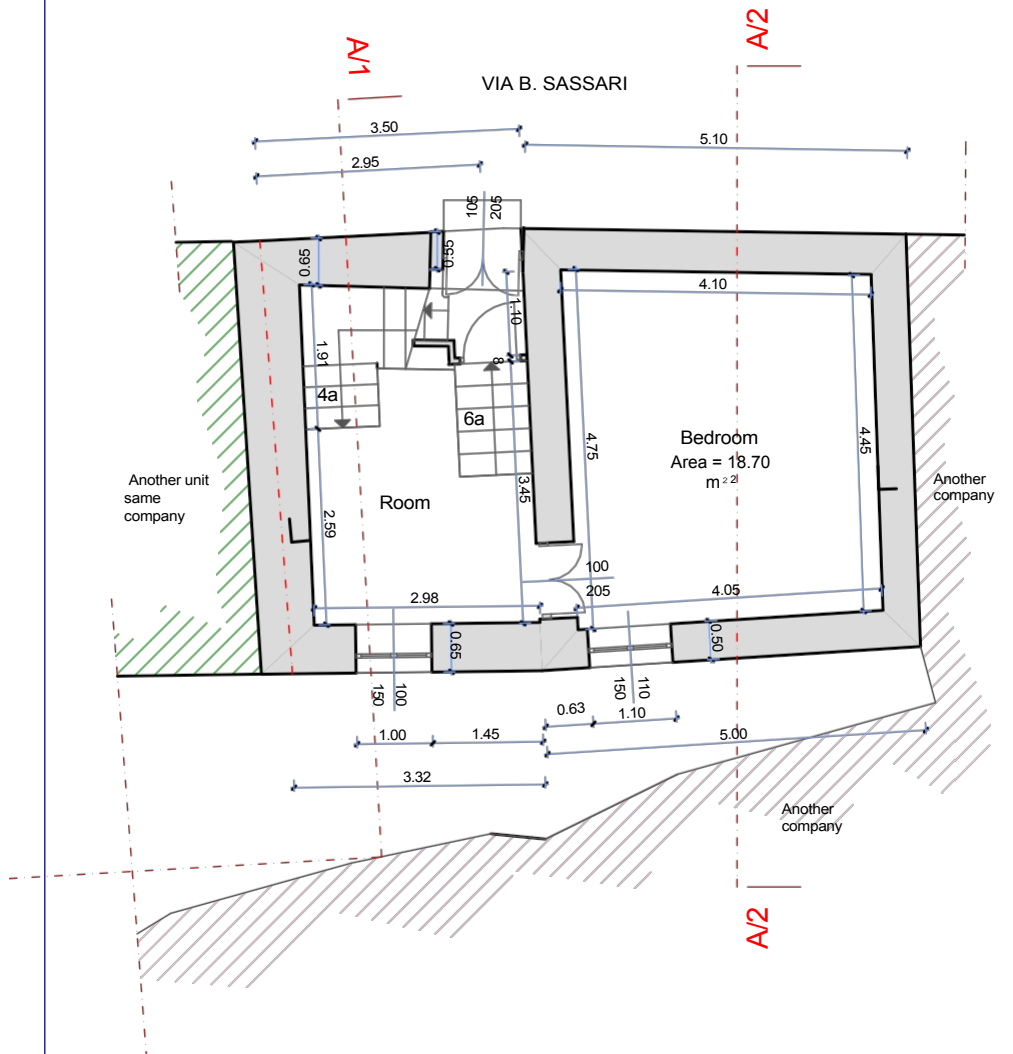
All rooms require thorough renovation, both structurally and in terms of interior finishes.

The floor slabs must be reinforced, and the floors must be completely re-laid. The internal layout of the property must be reconfigured.

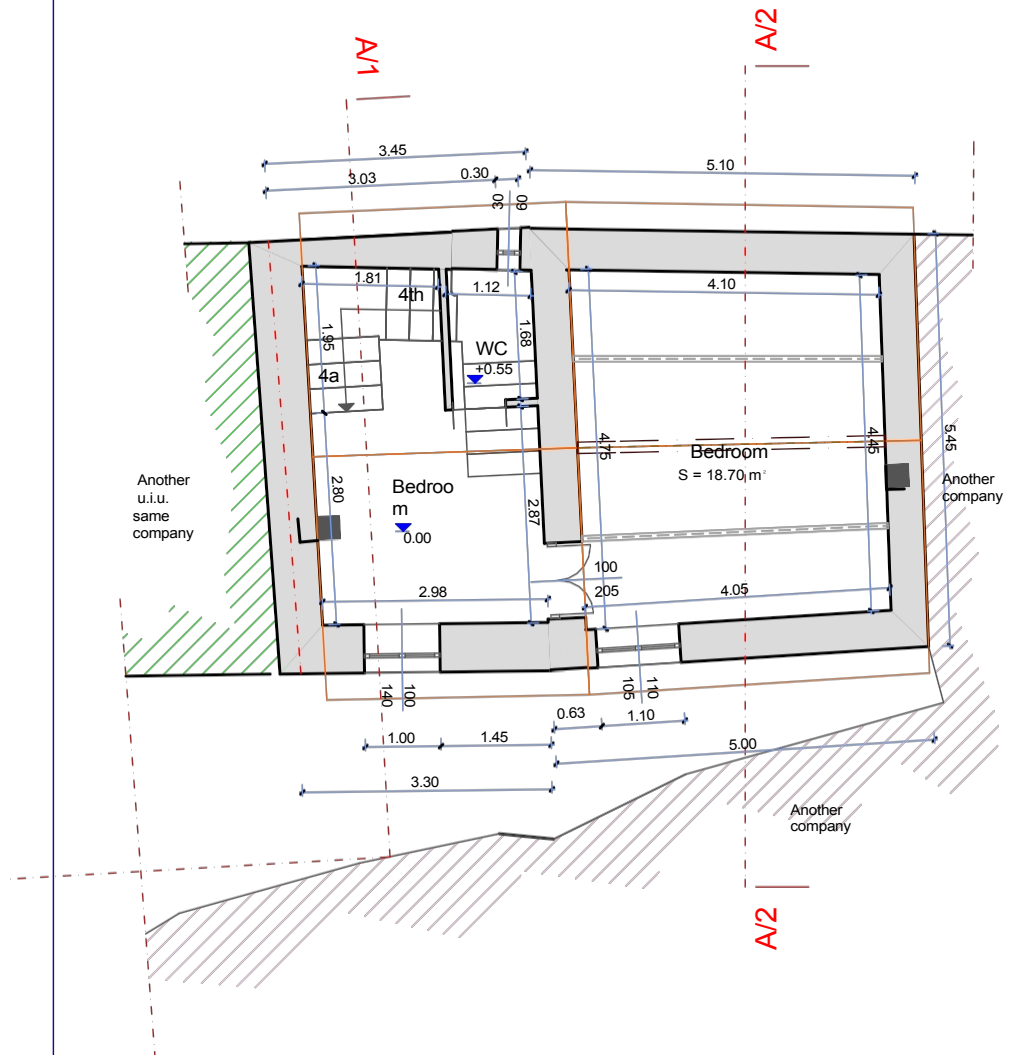
GROUND FLOOR on Via E. d'Arborea – Scale 1:100



1:100

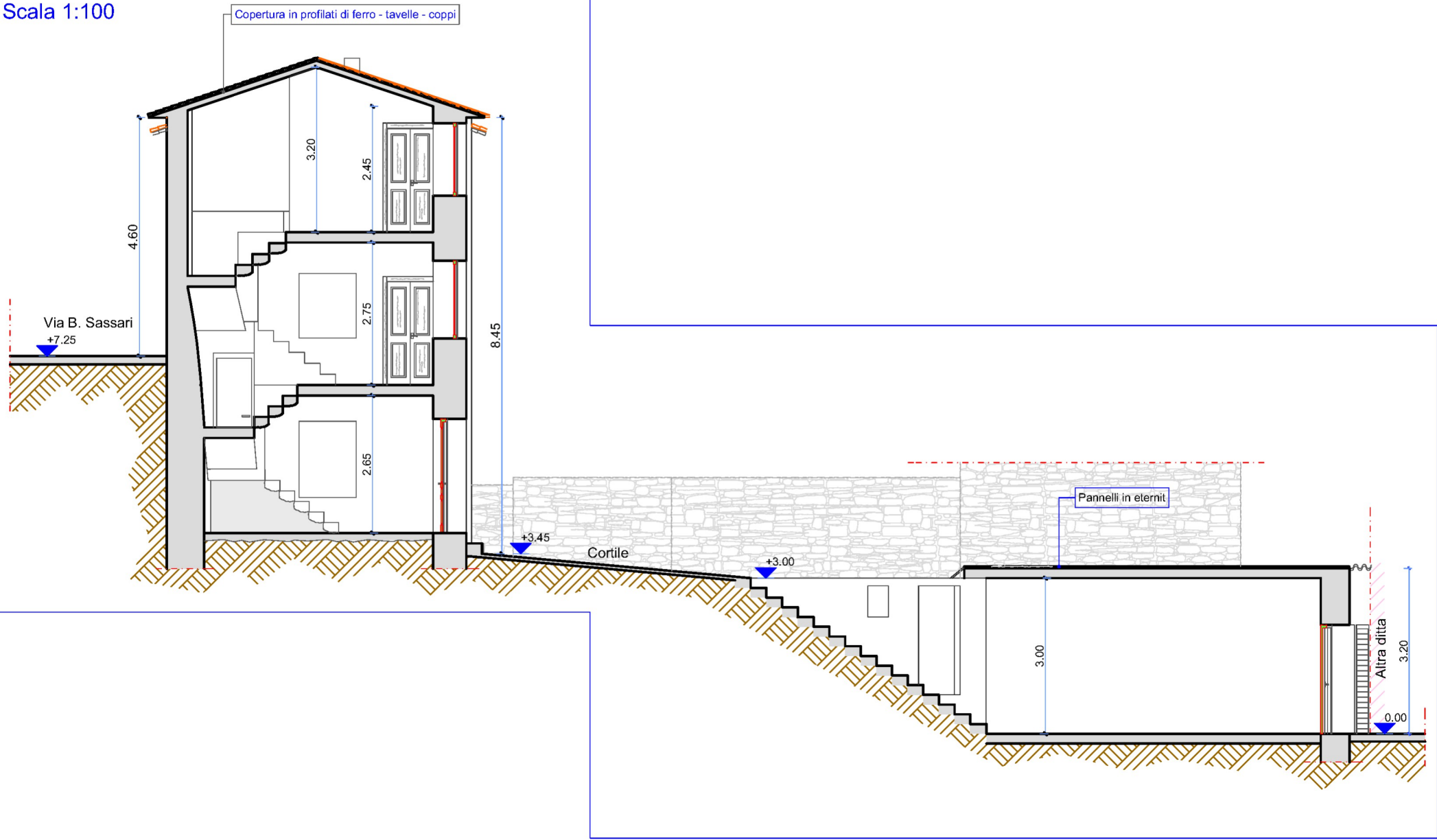


SECOND FLOOR PLAN on Via E. d' Arborea – Staircase 1:100



SEZIONE A\1

Scala 1:100



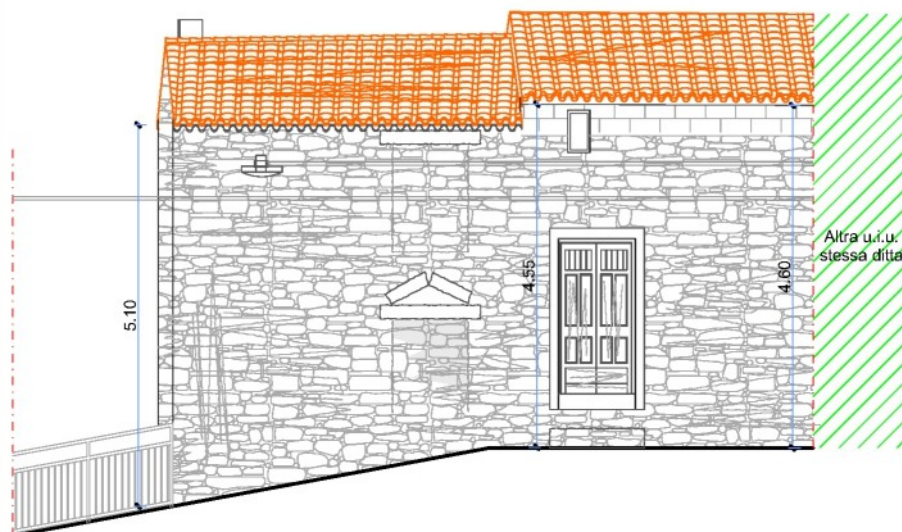
FRONT ELEVATION

on Via E. d' Arborea – Scale 1:100



REAR ELEVATION

on Via B. Sassari – Scale 1:100



PROJECT STATUS

PRIMARY RESTORATION WORKS

The works to be carried out on the building can be summarised as follows:

- the ground floor floors will be removed and, following the lowering of the floor level (excavation), a ventilated crawl space will be created by installing disposable plastic formwork (clamps) on a reinforced concrete foundation slab, with a reinforced concrete floor slab, screed and, finally, flooring laid on top. This is to ensure better health and safety conditions within the dwelling itself;
- waterproofing of the ground-facing wall (ground floor) using external and internal chemical barriers, the application of osmosis-resistant plaster and the creation of a cavity filled with perforated bricks;
- on the ground floor, breaking through the rubble masonry to install three IPE 140 beams, so as to connect the two rooms that will be used as the kitchen and living room;
 - reinforcement of the granite floor slabs in the stairwell (ground floor, first floor, second floor) using IPE 140 steel columns and beams;
- sandblasting of the internal granite staircase;
- demolition of the existing roof, part of which is timber and part of which consists of iron beams and clay tiles, and construction of a new double-pitched timber roof. The load-bearing structure will consist of a primary framework of laminated timber beams measuring 10x28 cm, a secondary framework of laminated timber beams measuring 8x16 cm, topped with 3 cm thick timber boarding, a vapour barrier, a 12 cm thick expanded polystyrene insulation panel, a breathable vapour barrier and a layer of cup-shaped roof tiles; the eaves will be formed using concave roof tiles projecting 15-20 cm, with the lower rows consisting of convex roof tiles set back from those above;
- the chimney will be constructed from brick or stone;
- construction of internal partition walls using 8x15x30 cm perforated clay bricks laid in a cross-bond pattern with cement mortar;
- installation of an expanded polystyrene insulation panel for interior use, approximately 10 cm thick, within the external walls,

bonded to the wall using adhesive mortar applied in dots and with wall plugs, adhesive mortar, fibreglass mesh and thermal insulation plaster lightened with EPS microspheres (Weber type), followed by painting.

- restoration of the existing masonry and repositioning of the tympanum and lintel in the opening of the main façade; where necessary, reconstruction work will be carried out using the 'stitch and unstitch' method; replacement of concrete blocks with Sardinian granite blocks; A French window will be enlarged in the main façade and new openings will be created in the rear façade to ensure an appropriate balance of ventilation and natural light within the rooms;

- installation of interior finishes, such as horizontal and vertical cladding, plasterwork and painting;

- installation of technical systems, such as electrical, water and drainage systems, in compliance with current regulations;

- installation of new wooden window frames with internal shutters; Internal layout of the building unit.

Access to the building unit is via the private staircase with an adjoining storage room, located at the entrance from the municipal area on Via E. D'Arborea. Currently, the municipal property consists of a storage shed fitted with aluminium window frames and a metal roller shutter, which will be redeveloped through a separate project into a public space for the use of the entire community. The right of way for access to the building unit covered by this project will always be permitted.

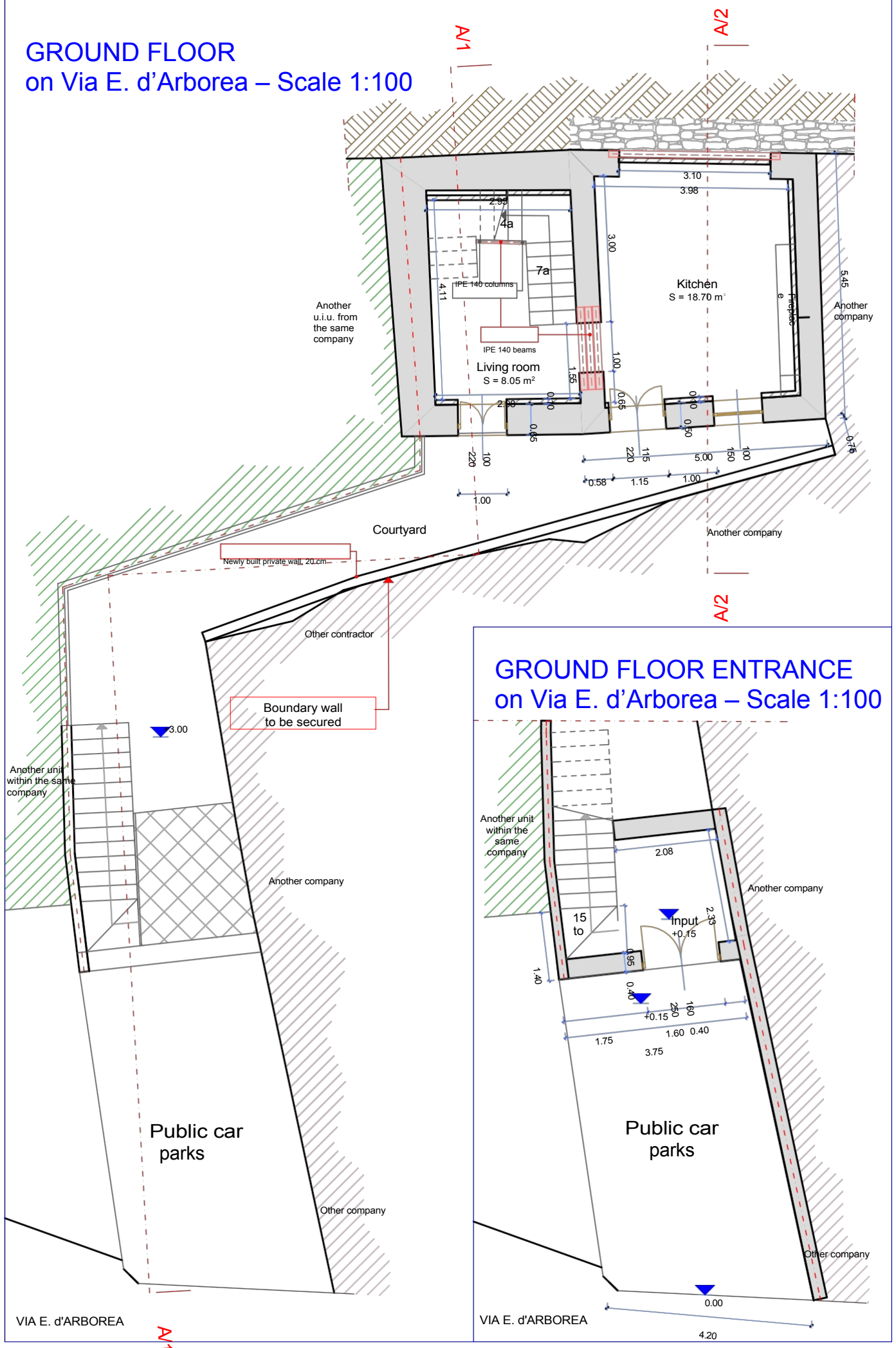
The staircase leads to the private courtyard, which is situated at a higher level than Via E. D'Arborea.

The ground floor comprises: a direct entrance to the kitchen, measuring approximately 8.05 square metres, and a direct entrance to the living room, measuring 17.80 square metres; the kitchen and living room are open-plan; within the kitchen area there is an internal granite staircase leading to the first floor.

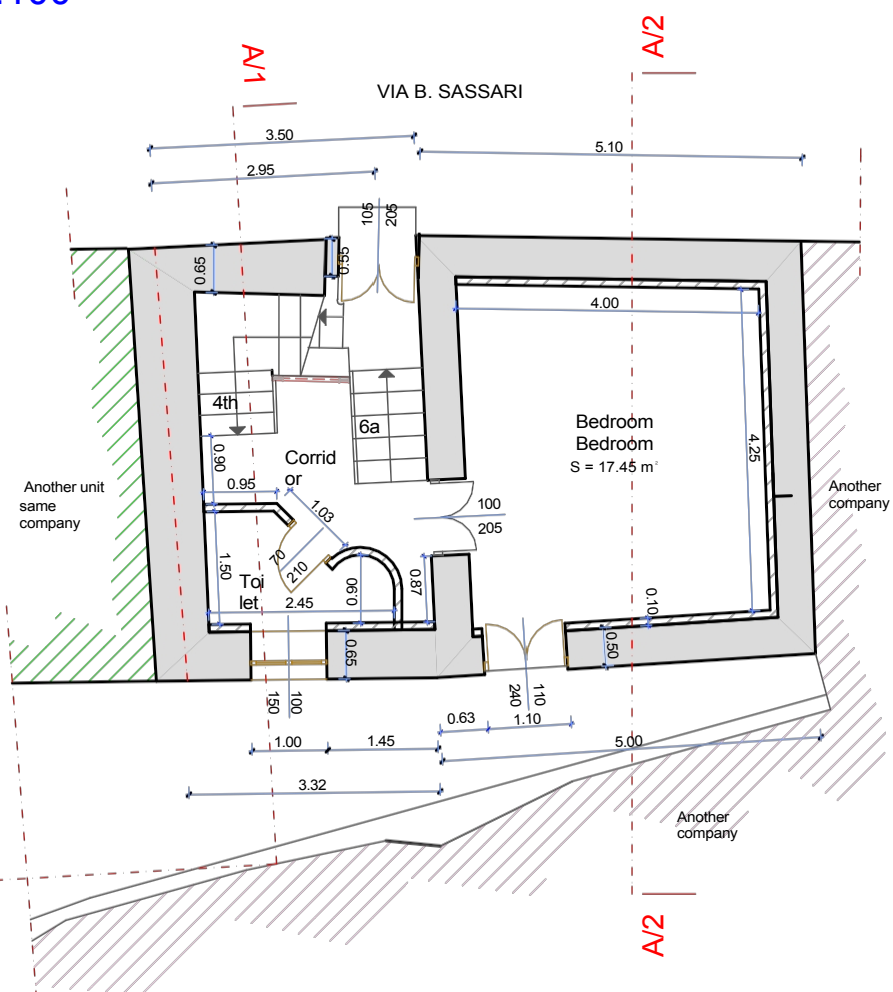
The first floor comprises: an entrance from the rear façade on Via B. Sassari; a bedroom measuring 17.45 square metres; a bathroom measuring 3.70 square metres; and a hallway measuring 3.80 square metres.

The second floor, accessible via the granite staircase, comprises: a hallway measuring 8.60 square metres, a bedroom measuring 17.45 square metres, and a bathroom measuring 2.25 square metres.

GROUND FLOOR
on Via E. d'Arborea – Scale 1:100

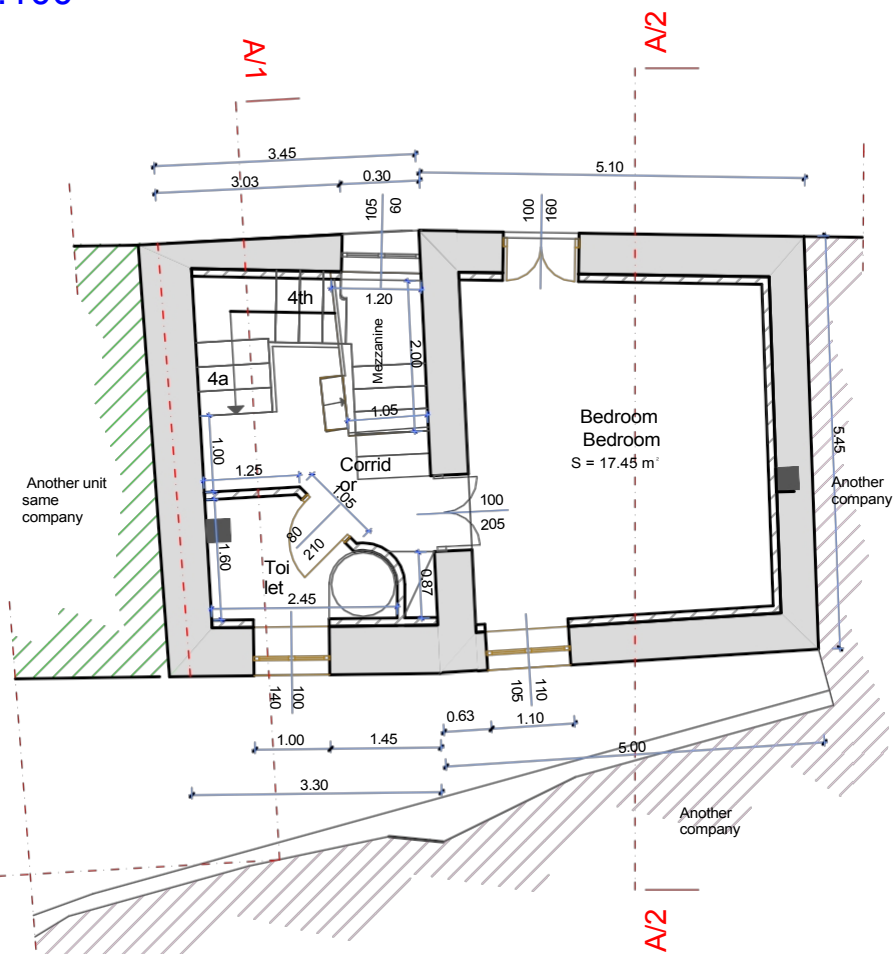


FIRST-FLOOR PLAN
on Via E. d' Arborea – Scale
1:100



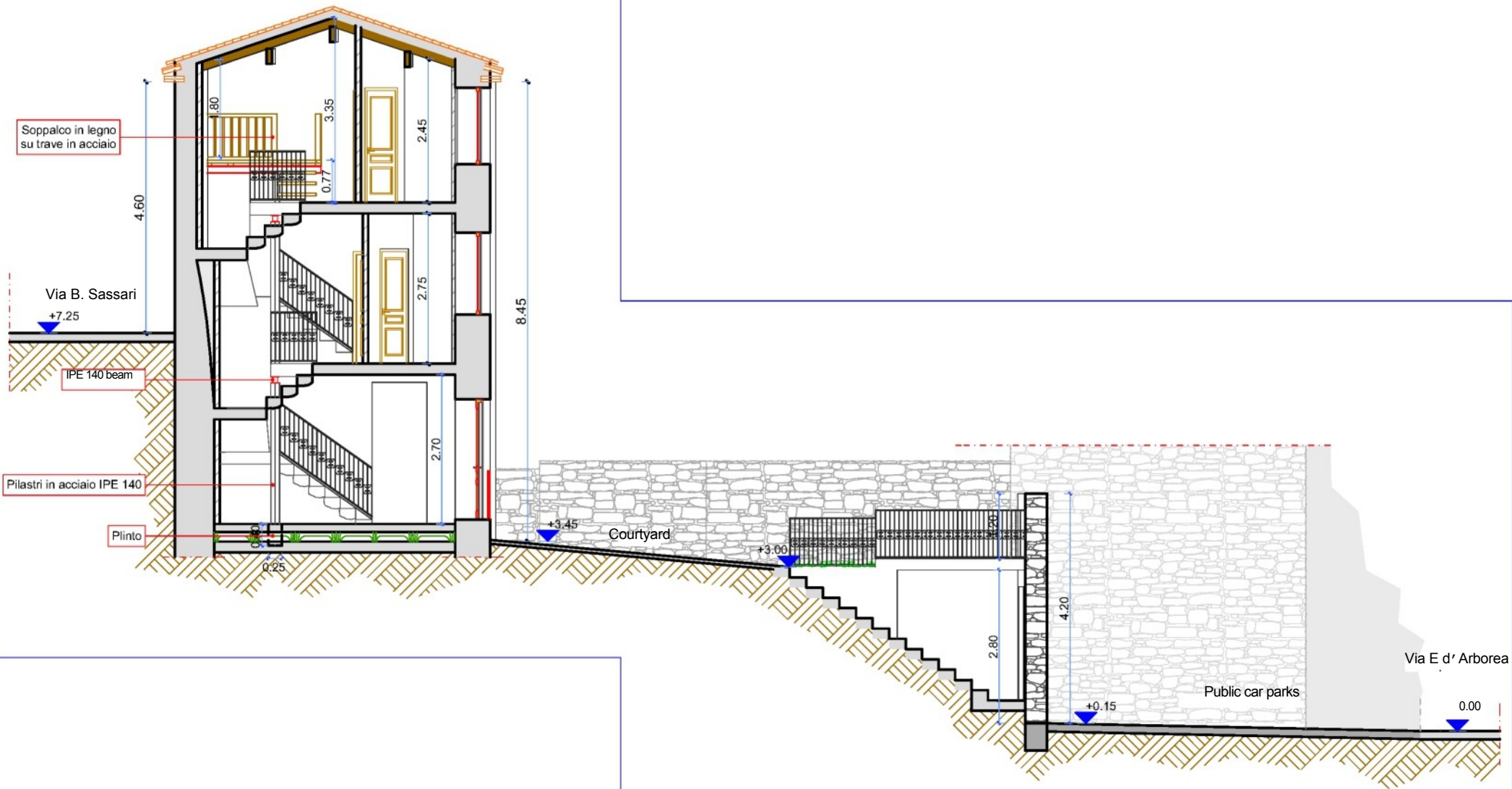
SECOND-FLOOR PLAN

on Via E. d' Arborea – Scale
1:100



SECTION A\1

Scale 1:100



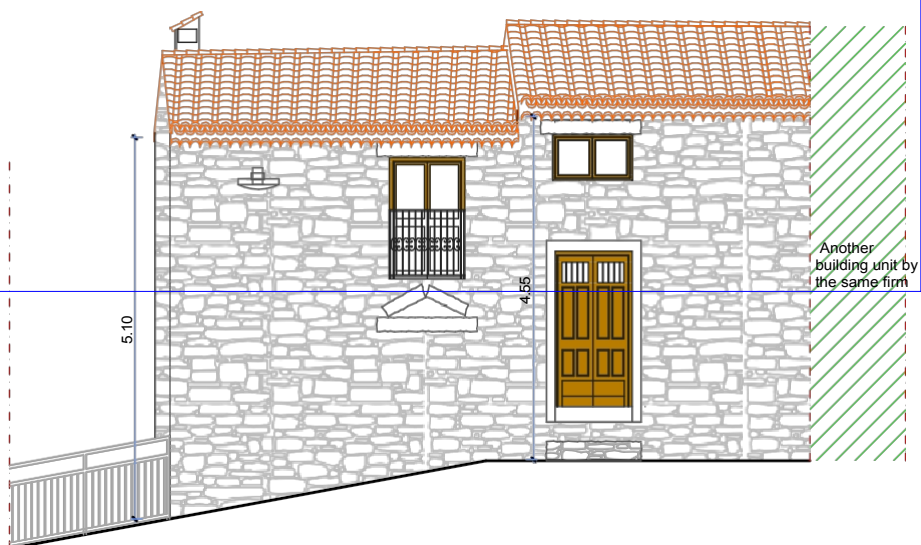
FRONT ELEVATION

on Via E. d' Arborea – Scale 1:100



REAR ELEVATION

on Via B. Sassari – Scale 1:100



COMPLIANCE WITH URBAN PLANNING AND LANDSCAPE REGULATIONS

The planned works are compatible with the objectives of **the PIRU - Integrated Plan for Urban Reorganisation** and will be carried out in accordance with:

- the town planning regulations currently in force;
- the requirements of the Detailed Plan for the Historic Centre;
- the provisions relating to landscape conservation;
- regulations on safety, hygiene and energy efficiency.

The planned works will enable the functional restoration of the property, the enhancement of the existing built heritage and the improvement of the architectural quality of the historic centre of Ollolai.

PHOTOGRAPHIC DOCUMENTATION OF THE CURRENT STATE

Photograph No. 1



Photographic simulation



PHOTOGRAPHIC DOCUMENTATION OF THE CURRENT STATE

Viewpoint no. 2



Photographic simulation



PHOTOGRAPHIC DOCUMENTATION OF THE CURRENT STATE

Shooting point no. 3



Photographic simulation



Ollolai, 6 July 2026

The Ollolai Community Co-operative

The technician
Surveyor Marco Antonio Murgia

