

Autonomous Region of Sardinia

MUNICIPALITY OF OLLOLAI (NU)

Constructio
n Works



OLLOLAI CAPITAL PROJECT

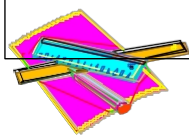
OLLOLAI.CAPITALE PROJECT – INTERVENTION NO. 5.
INTANGIBLE MEASURES RELATED TO THE PROGRAMME
WITHIN THE PIRU (Integrated Plan for Urban Reorganisation).

DATE	07/2026	PLAN: 1	DOCUMENTS: PROJECT SPECIFICATION FORMER MORO SALVATORE BUILDING
SCALE	1 : 100		
FILE	D:\Works\Ollolai Community Co-operative\Detailed Design\Project Brief “Former Moro Salvatore”		
UPDATES			
THE CLIENT	Ollolai Community Co-operative		

Marco Antonio Murgia Surveying Practice

Via Nuoro, 23 – Tel. 0784 1670514 – 08020 Ollolai – NU

Email: geometramurgia@tiscali.it – Mobile: 3337589232



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

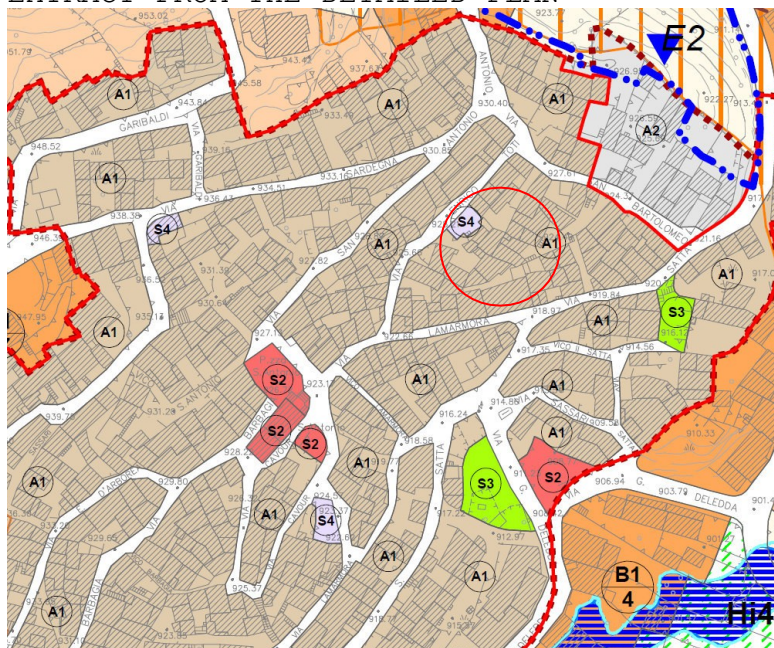
The project concerns a building situated in the historic centre of the municipality of Ollolai and registered in the Building Register as:

- Sheet 12
- Parcel 1256 - 148 - 155

The property falls within the boundaries of the historic centre's original layout 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 CONDITION

The building is currently in a very poor state of repair, with crumbling walls and roofing.

Following the initial renovation work, the building's appearance has improved; the deteriorated window and door frames were removed and new solid timber frames, complete with shutters, were installed.

However, the building still requires the renovation to be completed, as over the years only routine maintenance work has been carried out, and with the limited

extraordinary maintenance works carried out on the exterior, the Sardinian granite stone façades were covered with standard plaster.

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 damaged, allowing rainwater to seep through the masonry and causing damp patches both inside and outside the building;

- the eaves and downpipes are deteriorated and no longer fulfil their function of collecting and draining water;

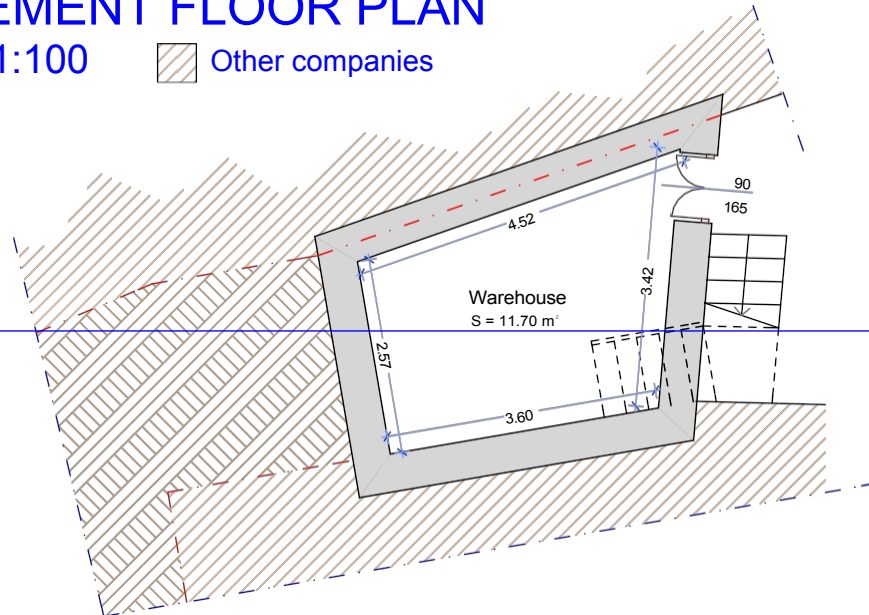
- the façades have been aesthetically degraded by various factors, such as:

much of the granite blockwork has been covered with standard plaster;

BASEMENT FLOOR PLAN

Scale 1:100

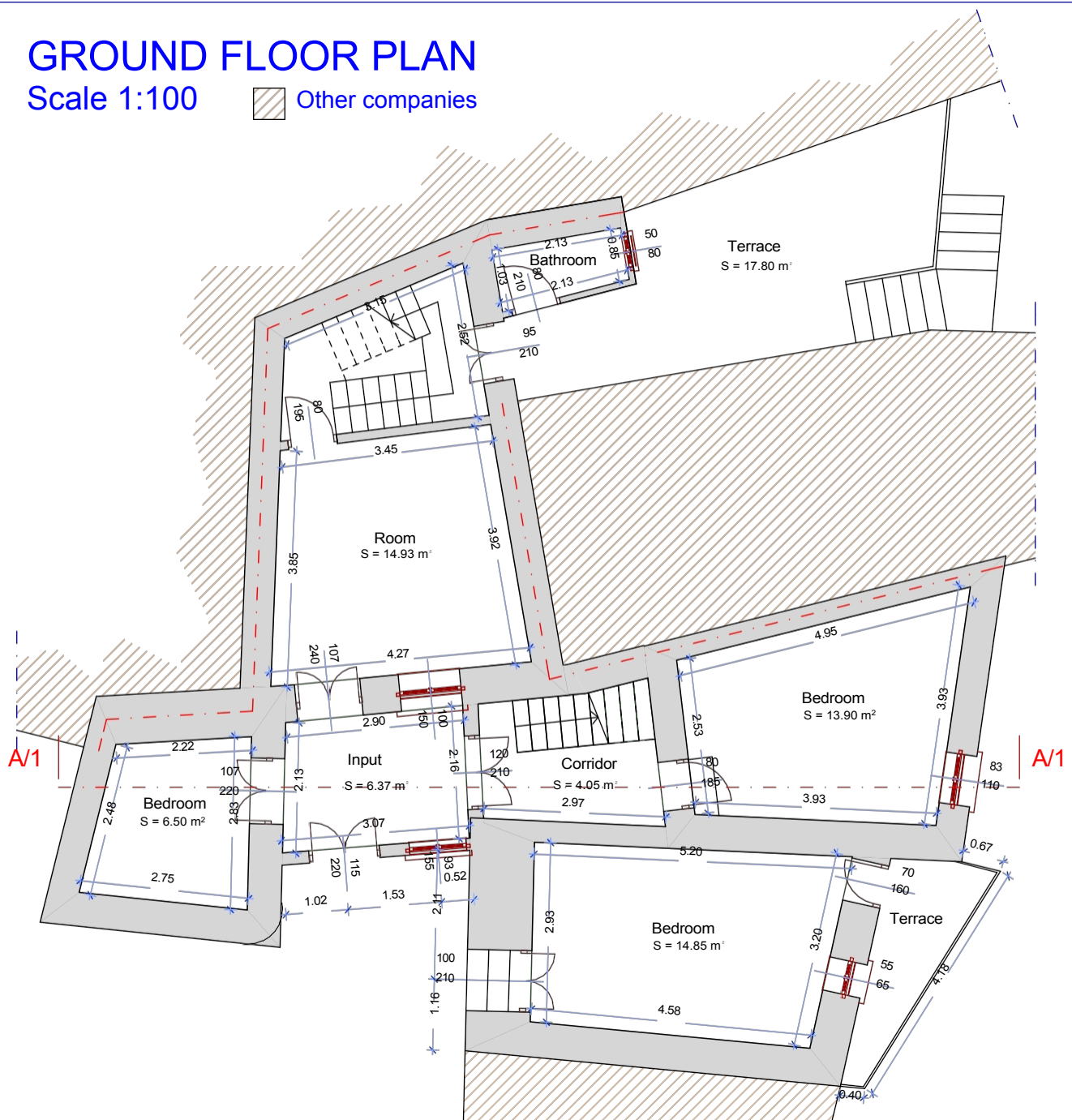
Other companies



GROUND FLOOR PLAN

Scale 1:100

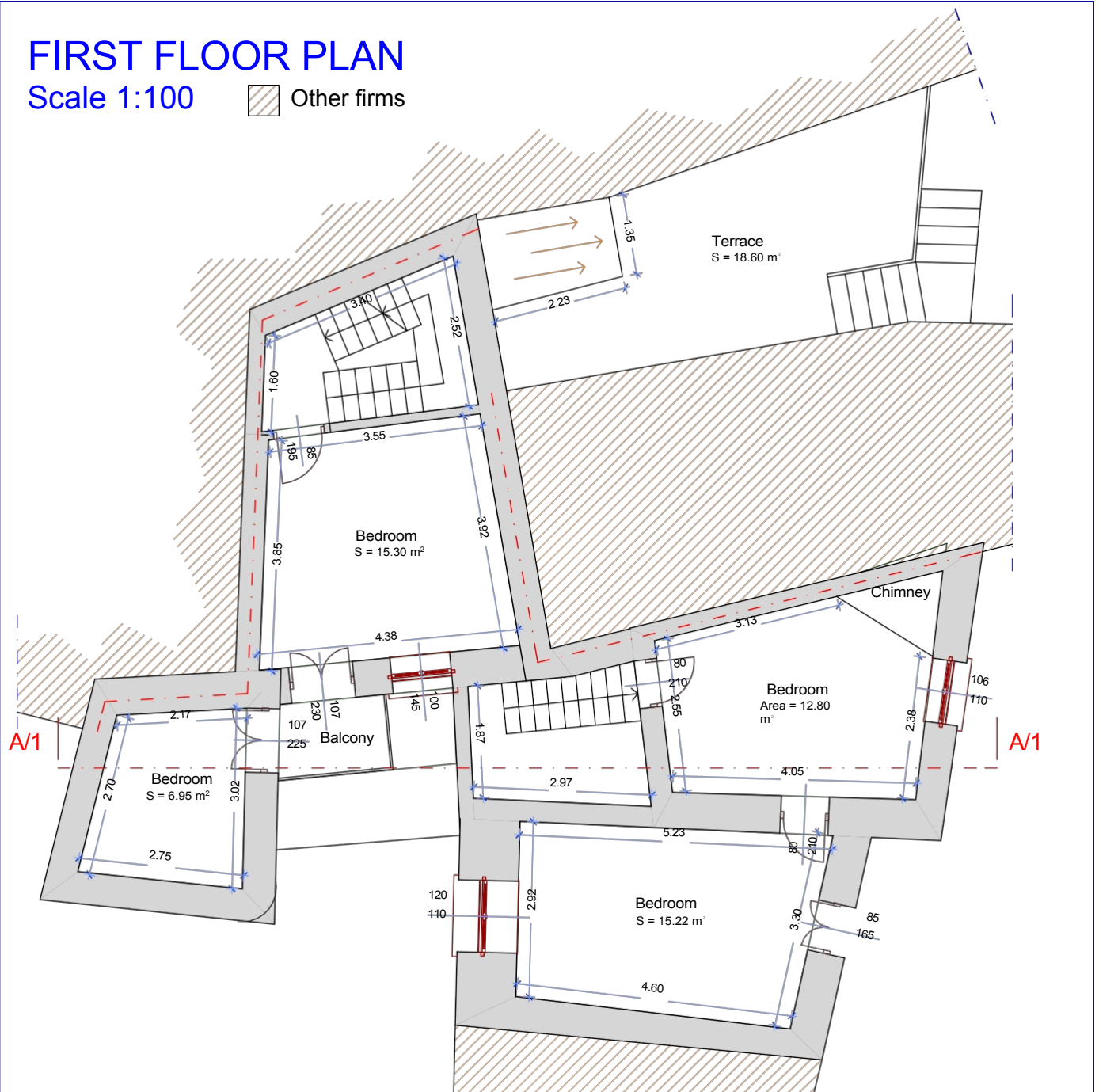
Other companies



FIRST FLOOR PLAN

Scale 1:100

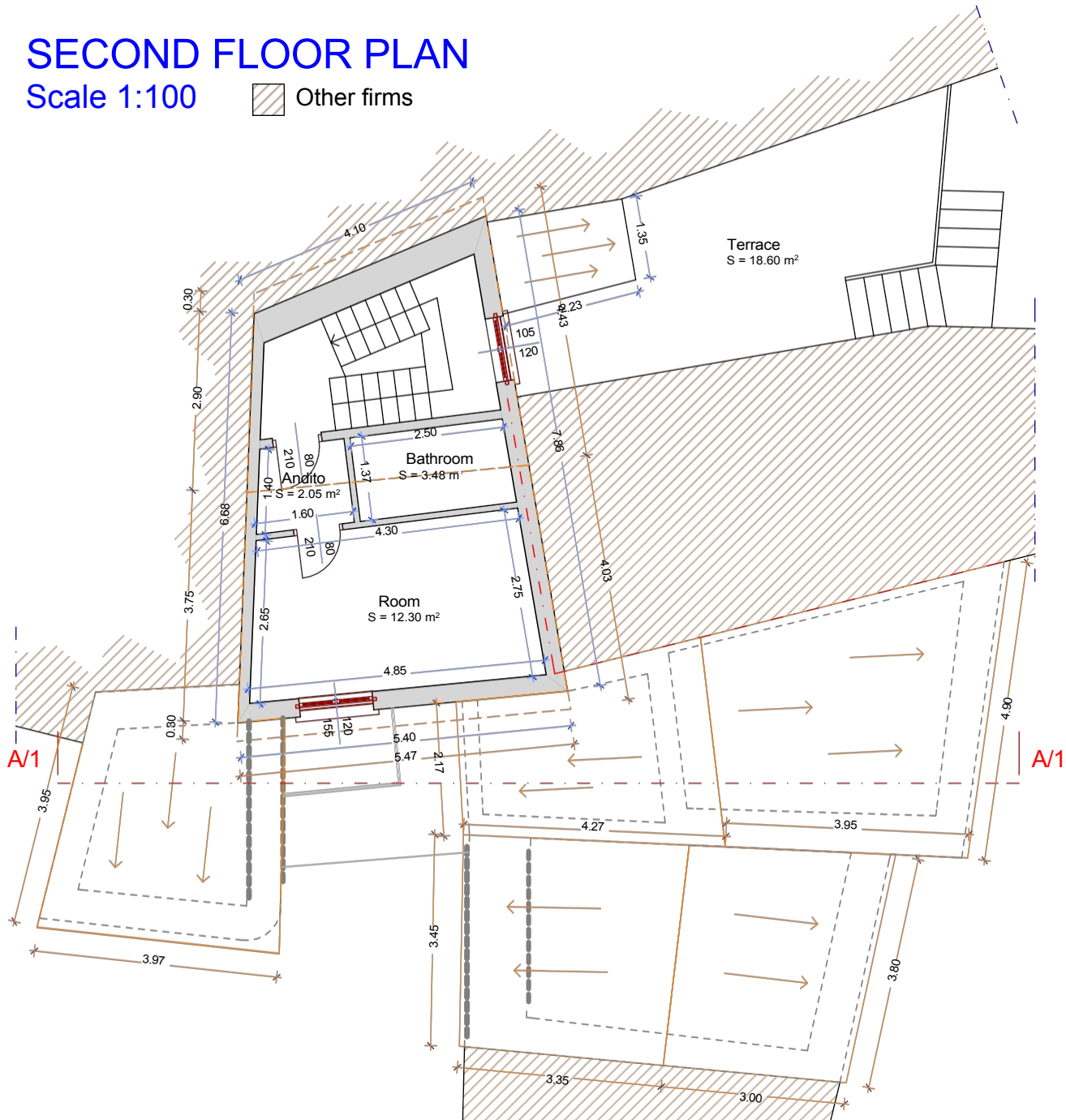
 Other firms



SECOND FLOOR PLAN

Scale 1:100

 Other firms

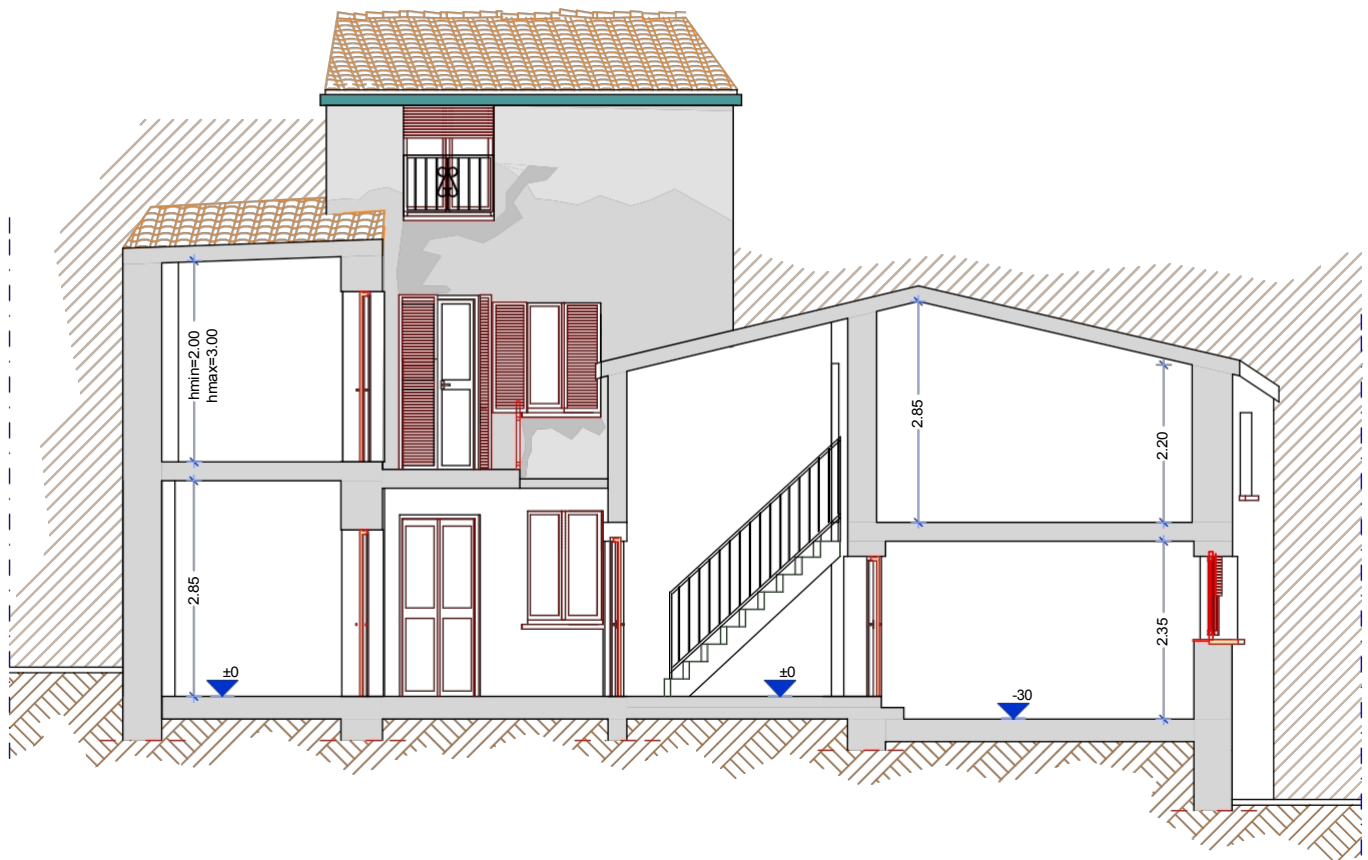


SECTION A\1

Scale 1:100

 Other

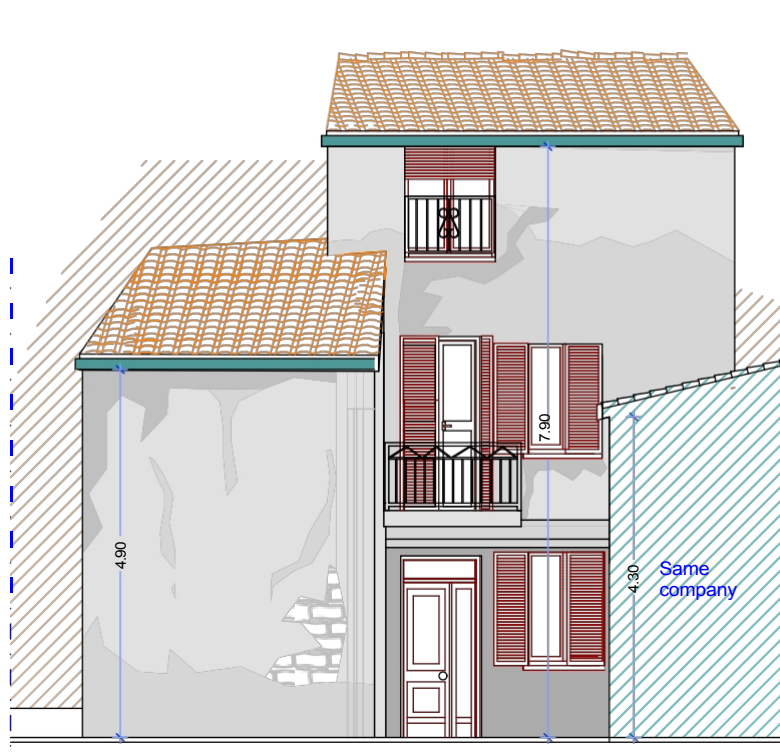
firms



FRONT VIEW

Scale 1:100

 Other companies



PROJECT STATUS

PRIMARY RESTORATION WORKS

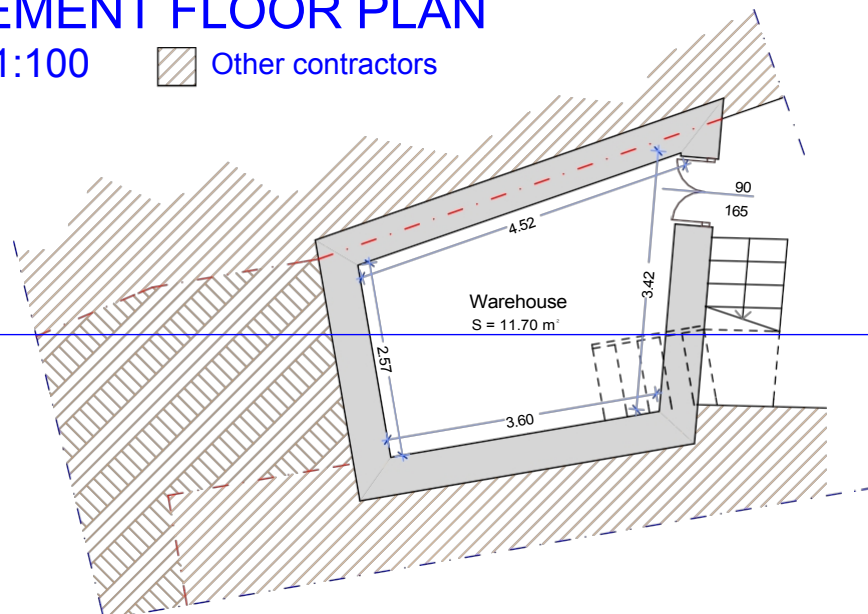
The works to be carried out on the building can be summarised as follows:

- the roofing will be restored by removing the existing roof covering and the brick-tile floor slab, and subsequently installing a new wooden structure using aged coppo-style tiles, with an underlying waterproofing layer;
- the eaves and downpipes will be replaced with new ones made of copper sheet;
- the façades will be stripped of plaster, exposing the Sardinian grey granite corner blocks;
- on the main façade, where the balcony is located, a wrought-iron balustrade will be installed, echoing the traditional designs of Ollolai's historic centre, as will be the case at the rear entrance.

BASEMENT FLOOR PLAN

Scale 1:100

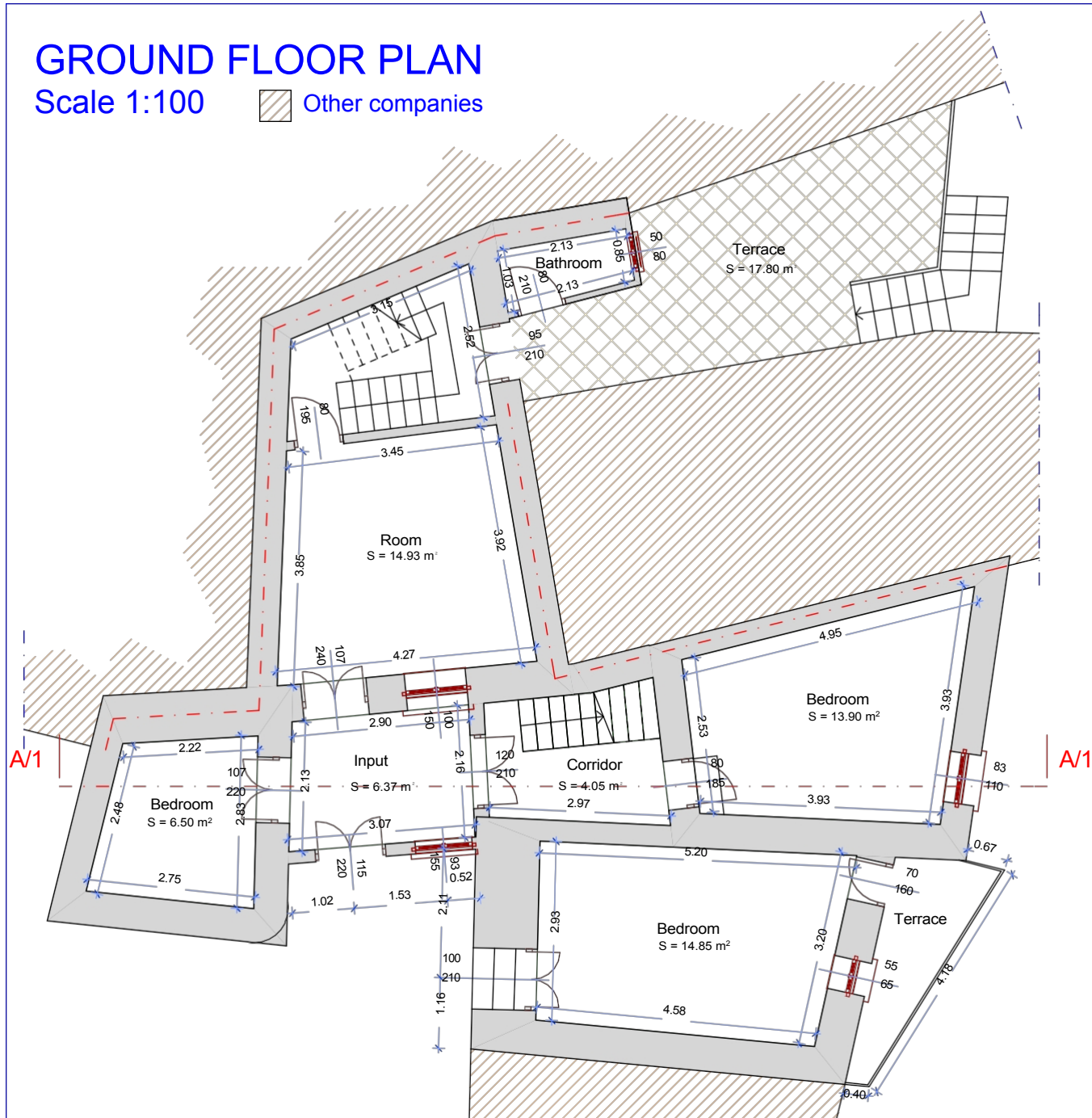
Other contractors



GROUND FLOOR PLAN

Scale 1:100

Other companies

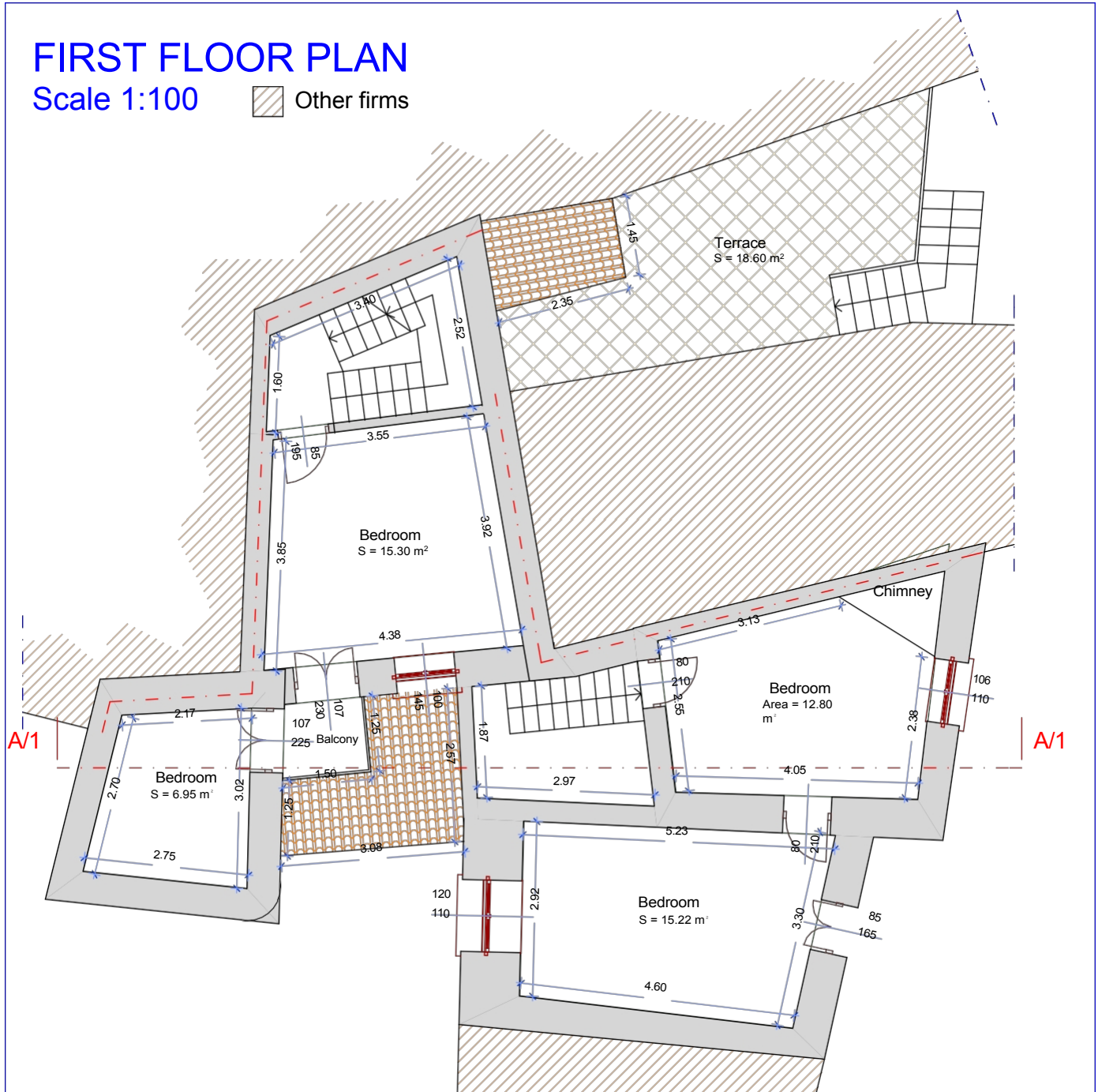


FIRST FLOOR PLAN

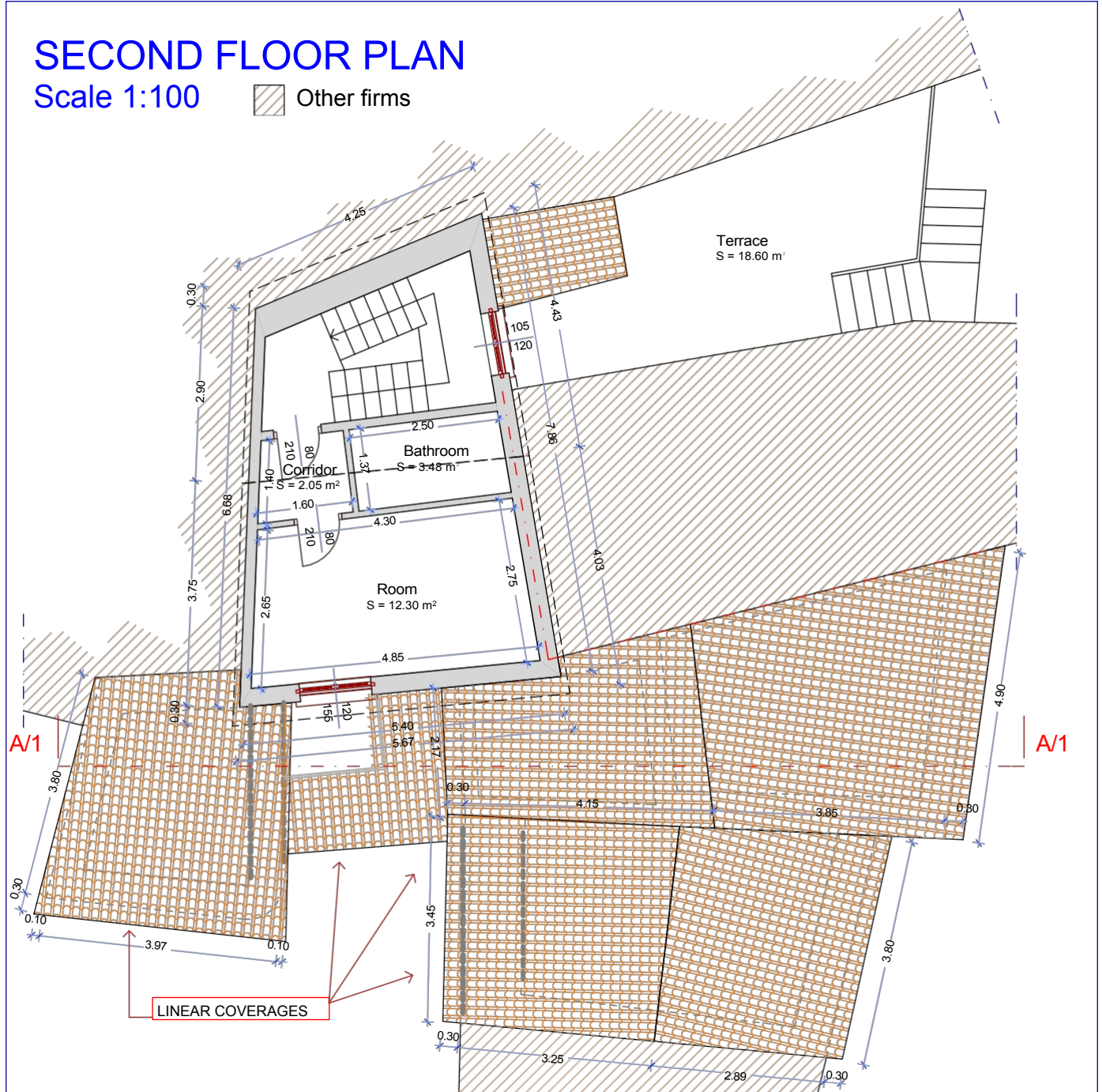
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Other firms



Scale 1:100

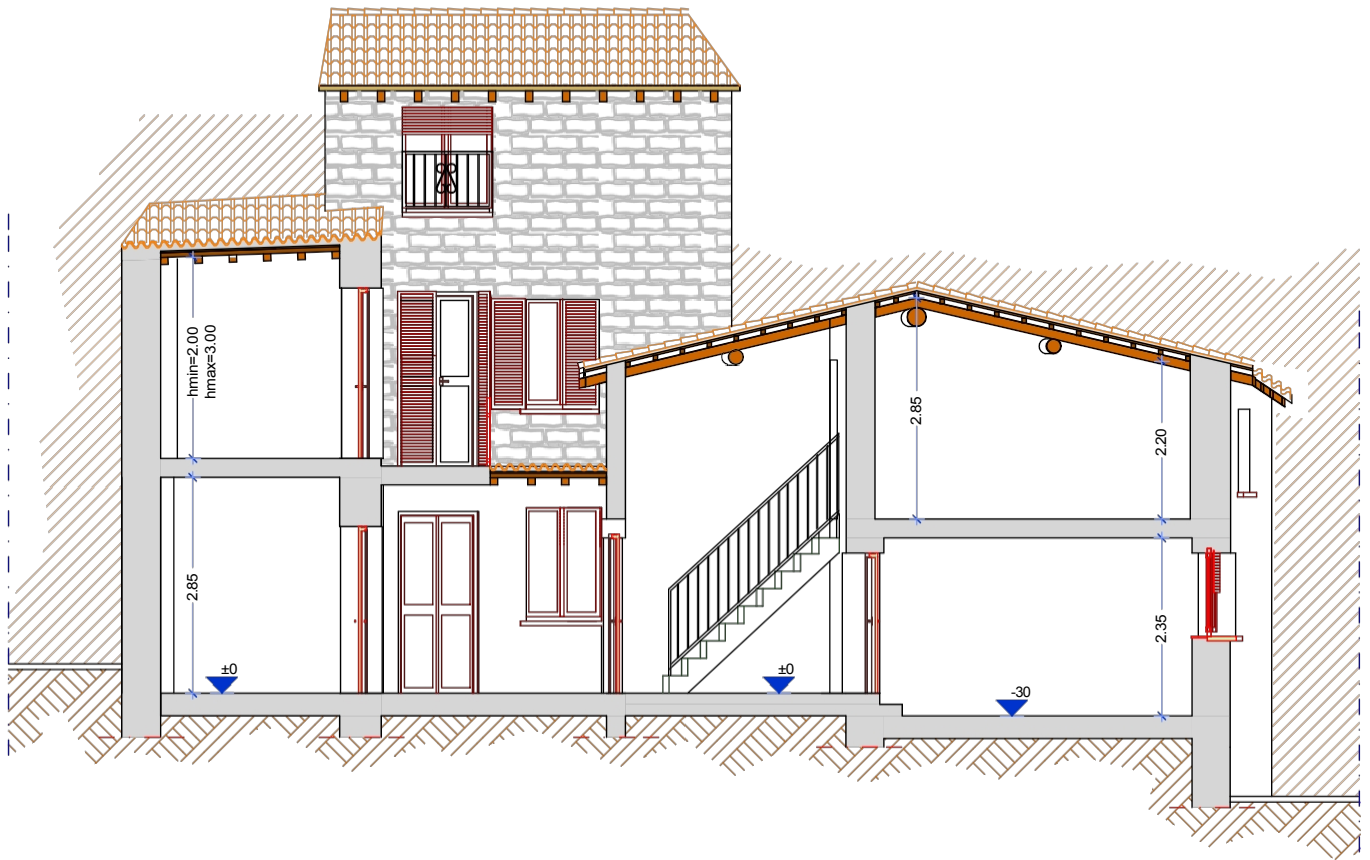
 Other firms

SECTION A/1

Scale 1:100

 Other

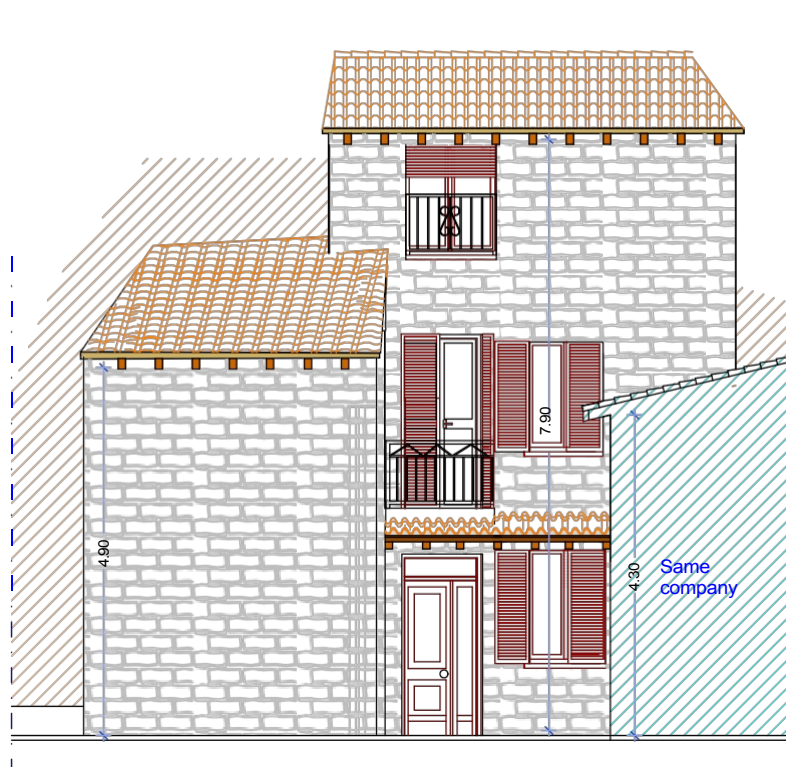
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FRONT ELEVATION

Scale 1:100

 Other companies



COMPLIANCE WITH URBAN PLANNING AND LANDSCAPE REGULATIONS

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

- current town planning regulations;
- the requirements of the Detailed Plan for the Historic Centre;
- landscape conservation regulations;
- 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.

Ollolai, 3 July 2026

The Ollolai Community Cooperative

The engineer

Surveyor ~~12~~ c Antonio Murgia

