

## Villa Ebe, Naples

*Rampe Lamont Young, via Egiziaca a Pizzofalcone*

Villa Ebe is a prestigious neo-Gothic building designed by the British architect Lamont Young. Built in 1920, it was acquired together with the contiguous ramps in 1997 by the Municipal Administration of Naples. The Villa is located in one of the oldest parts of the city and is situated in a very prestigious position; the Monte Echia area is a tuffaceous ridge about 60 metres high overlooking the seafront near Castel dell'Ovo. It hosted the foundation of the ancient nucleus of the city of *Palepoli* (*Pale Polis: old city*), from which the city of Naples (*Nea Polis: new city*) descends. The area of interest includes, in addition to Villa Ebe, the 16th century ramps that lead from the area of the large hotels on the seafront up the Pizzofalcone hill and the

belvedere at the top of Monte Echia, including the 1st century BC archaeological area consisting of the remains of the Villa of Lucius Licinius Lucullus.

The belvedere is currently undergoing redevelopment works and the construction of a public transport lift that will connect it to the Santa Lucia area at the sea level, as well as a small refreshment point and toilets potentially concerning the project. The complex is located in one of the most breath-taking places in Naples, ready to come back to life and become available for the city again, through a major project of cultural-based regeneration, an iconic project for the enhancement of heritage and public space.



**Plot Area:** The area includes Villa Ebe, the belvedere, the Pizzofalcone archaeological area and the Rampe Lamont Young ski lift system. Specifically, it consists of about 1000sqm covered, about 500sqm of terrace and 500sqm of gardens.

**Expected Land Use:** To transform the site into an attractive and accessible space by repurposing Villa Ebe in a low-carbon way, with spaces dedicated to reception, culture, higher education and research with a focus on sustainability and the creation of services for the community. It must also work towards enhancing the archaeological site, the belvedere and the recovery of the connection path with the lower part of the city through the consolidation of the Lamont Young ramps.

**Site Ownership:** The site is entirely owned by the Municipality of Naples.

**Type of Property transfer intended:** A concession for a minimum of 29 years is proposed as a method of transferring the site. The cost of this concession, established by the market price deducted from the cost of the works carried out, will be agreed during the executive design with the finalist teams of the announcement.

**Deadline for submitting the expression of interest:** 20 September 2022 at 14:00 CET



underground line 6 will connect the area with the rest of the city. Currently the area is very central and accessible both along the Pizzofalcone ramps and through Via Egiziaca.

The project may include spaces for production, cultural enjoyment, research and higher education, with particular reference to the history of the city, its foundation and its artistic and cultural value. Consideration must be given to the architectural design and town planning of the location, as well as the cultural significance of the nearby Villa di Lucullo and Monte Echia, where Lucullus personally planted the first significant peach trees brought from Persia and the first cherry trees brought from the Cerasunto region, and the immense landscape value of the Villa's collection and the promenade that overlooks it. In the spaces of the same villa, additional services for this function, such as a cafeteria, book shop and the like, can also be housed.

## Specific planning rules and regulations

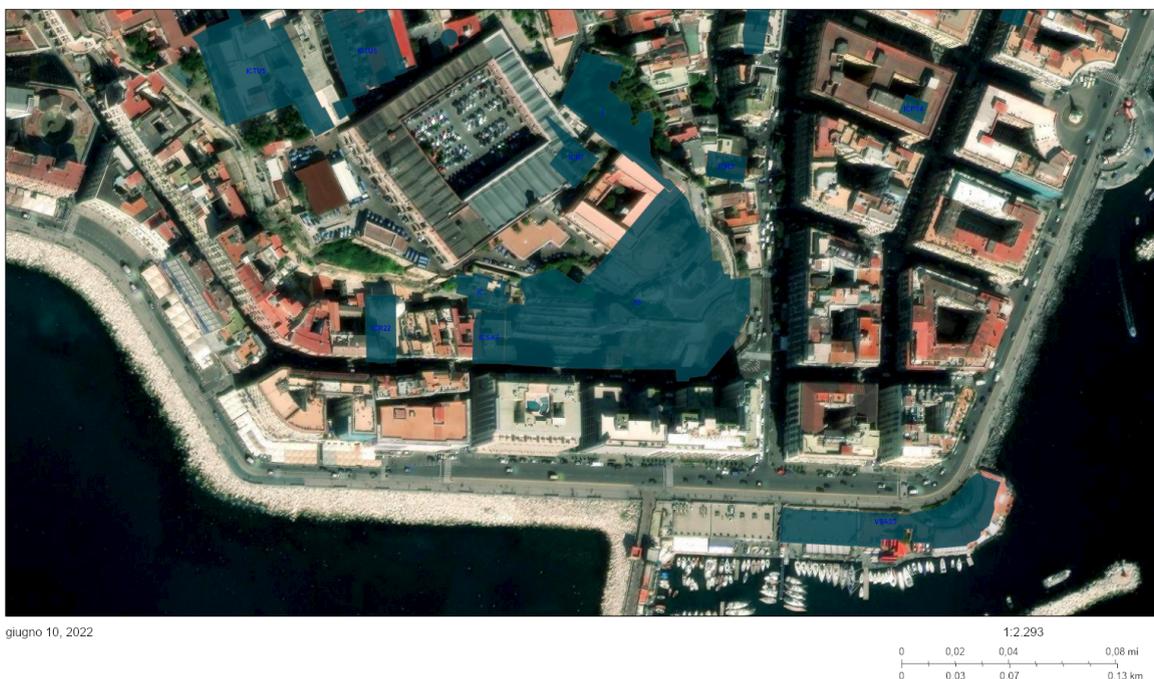


Figure 2: Equipment specification per standard

The area falls within zone A - settlements of historical interest governed by Article 26 of the implementing rules of the variant for the historic center, the eastern area and the north-western area, in the current PRG approved with DPGRC n.323 / 2004 . From the reading of [table 7 - Typological classification](#) on the area there are buildings classified as original nineteenth-twentieth-century special building units or modular structure restructuring units - art.111; Recently formed building units - Article 124. The uncovered areas not pertinent to the buildings are classified as closed uncovered space units - residual spaces of the original morphology relating to the basic building - art.115 and concluded uncovered space units - spaces of the original morphology pertaining to special building units - Article 119.

The area is largely identified, as shown in [table 8 - Specifications, art.56](#), among the neighborhood equipment, as properties found to be used for education, common interest and parking lots and properties found to be used for public spaces. It falls entirely within the perimeter of the areas of archaeological interest, as shown in [table 14](#) of the aforementioned PRG. It is subject to the provisions of the third part of the Legislative Decree n. 42/2004 art.157 as it falls within the boundaries of the areas bound by the

Ministerial Decree of 06 November 1958 and by the Ministerial Decree of 21 February 1977, issued pursuant to Law 1497/1939.

Regarding the hydrogeological structure, the area is classified as a stable area, as shown in [table 12 - geomorphological constraints of the PRC](#), but it is affected by the PSAI Hydrogeological Asset Plan of the Central Campania Basin Authority (now the Authority of Southern Apennine district basin), plan approved by resolution of the Campania Region Council n.466 of 21.10.2015; in the landslide risk map, it is classified as R4 - very high landslide risk. Proposals must consider this data and develop structures resilient to seismic risk, and propose other mitigation strategies.

## City climate priorities and environmental issues

The Municipality of Naples has had a [Sustainable Energy Action Plan \(SEAP\)](#) since 2009 which is committed to reducing CO2 emissions thanks to the implementation of 86 actions divided into 9 intervention sectors (construction, lighting, mobility and transport, renewable sources and cogeneration, territorial planning and public green areas, public procurement of products and services, involvement of citizens and stakeholders, information and communication and separate collection and waste reduction).

In the program of the new administration the priority is to promote sustainable development activities linked to the reduction of social and economic inequalities. All of the economic development programs of the new administration are accompanied by an ecological transition strategy that goes from sustainable building interventions to the new environmental energy protocols, to sustainable transport systems, to the circular economy; the project must take these priorities into account and fit into this framework, proposing sustainable maintenance systems for the historic building. In particular, the intervention aims to respond to the following climatic challenges posed by Reinventing Cities:

- Clean construction and building life cycle;
- Social inclusion and community engagement;
- High-quality architecture and urban design.

The proposed site requires particular attention to the high risk of landslides envisaged by [the Hydrogeological Assignment Plan \(PSAI\)](#), in particular through the consolidation of the Lamont Young Ramps. Resilience to climate and environmental challenges is essential for creating a lasting and future-proof project.

## Provisional Timeline

- Deadline for submission of expression of interest: 20 September 2022
- Date to announce the finalists: November 2022
- Deadline for submission of final proposals: April 2023
- Date to announce the winning project: June 2023

## Language Requirements

The documents required for the first stage – expression of interest – must be written in Italian and should consider using the euro as the currency unit. Submission of an English language version of the documentation will also be allowed, for communication purposes only; the English language document will not be evaluated.