

Lecce (Italy)

Palazzo BN

FROM BANK TO LUXURY RESORT. A NEW LEASE OF LIFE FOR THE FORMER BANCO DI NAPOLI THANKS TO A COMPLETE RESTORATION INTERVENTION

Built in the 1930's in Lecce, in southern Italy, the former head office of the Banco di Napoli bank is an imposing, austere building in perfect modernist style. For many years the structure was an important chapter in the history of the city from both an economic and monumental point of view and, together with various other buildings, became part of the cultural heritage of the city.

Conservative restoration and modern restyling

In 2009 Banco di Napoli was transferred to a different site and the building was left abandoned. After 9 years the structure was purchased with a project to turn it into an exclusive hotel with its own spa centre and food court. It took about one year to carry out the conservative restoration work on the structures and restyling of the interior. And now the imposing entrance to the bank and the former area of the cashiers desks is a food court with three lounges, a fish bar, a restaurant and a pizzeria. The offices on the first floor, on the other hand, were converted into 13 luxury apartments of between 40 and

90 m² with a kitchen, two bathrooms and luxurious furnishings. On the top floor there is a terrace with a large roof garden from where tourists and local residents can enjoy a spectacular view of the old part of Lecce. And lastly, a fitness centre has been created in what used to be the vault of the bank.

Working on this type of structure means having to rely on cutting-edge products with excellent performance, but also a technical support service that is reachable at all times and present every day on site. The client, designers and contractor turned to the local Mapei Technical Services team for support for the new flooring in the food court, the spa and fitness areas, the communal areas and in the 13 apartments, as well as for a waterproofing solution for the terrace and for the restoration of the façades.

Installation of large-format porcelain tiles

In the large food court, the spa and fitness centre and other areas, including the apartments (for a total surface

area of around 1,000 m²), the project specified large-size porcelain tiles for the flooring: some of them were even as large as 3x1 m. Special products were suggested for the installation operations, such as ULTRALITE S1 FLEX, one-component, deformable, lightweight, cementitious adhesive. Thanks to its good deformability, extended open time, non-slip properties, high back-buttering capacity, very high yield and good trowellability, this product is ideal for installing thin and large-format porcelain tiles and is classified C2TE S1 according to EN 12004. The joints were grouted with high performance, quick-drying and setting ULTRACOLOR PLUS antiefflorescence, quick-setting and drying polymer-modified mortar free from Portland cement with water-repellent DropEffect® and mould-resistant BioBlock® technology. The expansion joints were then sealed with MAPESIL AC mould-resistant, pure acetic silicone sealant.

Waterproofing for the garden roof

The terrace of the former bank was turned into an open-air city park, not just for guests at the resort but also for

local residents. It is the only one of its kind in the whole of southern Italy and, apart from grass, the roof garden also has centuries-old pomegranate trees as well as mulberry, strawberry and mastic trees.

The old surface (around 700 m²) had an old bituminous waterproofing membrane. The membrane had to be checked for tears, blisters and splits, following which it was patched up with pieces of bituminous membrane before proceeding with the next phase.

After hydro-blasting the surface to obtain a clean substrate with no irregular areas, the membrane was then treated by applying PRIMER P3 polyurethane primer with a roller. PRIMER SN adhesion promoter, fillerized with QUARTZ 0.5, was, on the other hand, applied on the cementitious surfaces.

After the primers had properly cured, PURTOP 1000 pure polyurea membrane was applied by spray. The membrane was applied in a continuous layer over all the horizontal surfaces and along the vertical surfaces, as well as inside the drains positioned at various points in the surfaces. Thanks to its excellent crack-bridging properties, in-

Large-format porcelain tiles were installed on the floors of the food court with ULTRALITE S1 FLEX.



ABOVE. The substrates on the roof garden were waterproofed by applying PURTOP 1000 membrane.

cluding at low temperatures, and to its elongation capacity, its resistance to mechanical stresses and loads and its ability to follow irregularities in substrates, PURTOP 1000 created a tough, elastic, seamless waterproofing layer. The roof garden was then created and planted over this protective layer.

Refurbishment of the façades

After hydro-blasting the façades of Palazzo BN, a finishing coat of ANTIPLUVIOL W, water-repellent, colourless, silane and siloxane-based impregnator in water dispersion, was applied over all their surfaces. For the stone covering, on the other hand, which forms the wainscoting along the edges of the pavements around the structure, WALLGARD GRAFFITI REMOVER

GEL was used to remove all the graffiti and writing. This product is a gel detergent which, when sprayed on the surfaces with a high pressure cleaner, removes graffiti without damaging the surface. Its gelatinous consistency enables WALLGARD GRAFFITI REMOVER GEL to remain on the surface of the graffiti without transporting the stain beneath the surface. It works in 5 to 10 minutes, after which time it can be removed with water.



Find out more
PURTOP 1000

TECHNICAL DATA

Palazzo BN, Lecce (Italy)
Period of construction: 1930s

Period of the restoration: 2019-2020

Intervention by Mapei: supplying products for bonding porcelain tiles in the suites, common areas and food court; waterproofing substrates

in the roof garden; restoring and protecting façades
Design: Lucia Bianco and Luciano Ostuni
Client: Palazzo BN Srl
Works direction: Lucia Bianco and Luciano Ostuni
Contractors: Greco Construction Srl, Leo Construction SpA
Contractor for

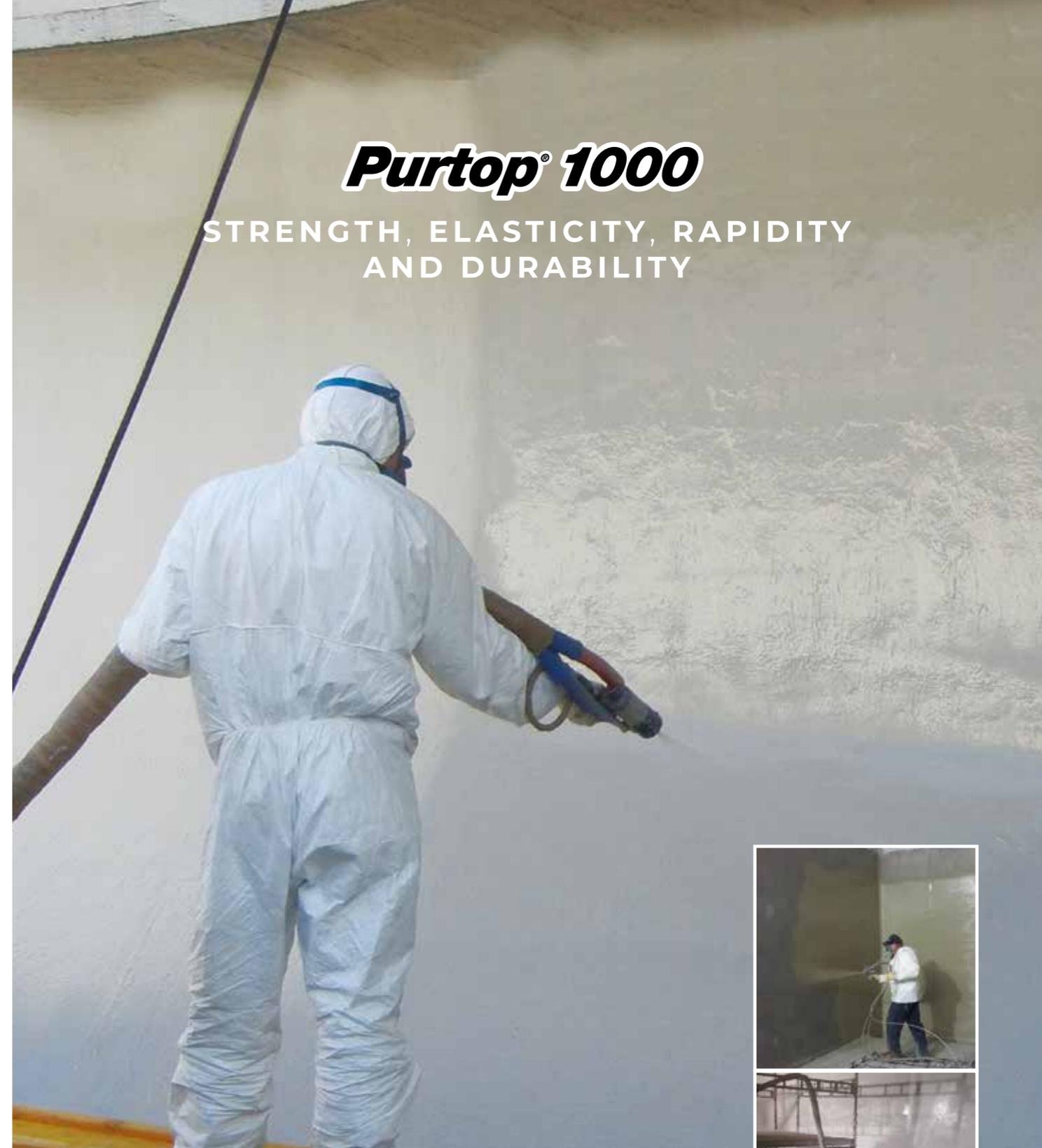
waterproofing works:

Mi.Dra. Snc
Mapei coordinators: Achille Carcagni, Gianni Capriglia, Luca Carcagni, Alessandro Coscia, Danilo De Matteis, Rocco Romano, Mapei SpA (Italy)

MAPEI PRODUCTS

Bonding and grouting large-size porcelain tiles:

Ultralite S1 Flex, Ultracolor Plus
Sealing expansion joints: Mapesil AC
Waterproofing terraces: Primer P3, Primer SN, Quartz 0.5, Purtop 1000
Repairing and protecting façades: Antipluviol W, Wallgard Graffiti Remover Gel
mapei.com



Purtop® 1000

STRENGTH, ELASTICITY, RAPIDITY AND DURABILITY

Purtop 1000 is a solvent-free, spray-applied, polyurea **waterproofing membrane** that enables surfaces to be immediately waterproof and subject to foot traffic. Thanks to its high resistance to chemicals and exceptional elasticity, it may be applied on a wide range of surfaces to create a layer that is elastic, durable and strong.



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