



CATEGORY :

Territorial / Urban

LOCATION : Pereiras - Taboadela

POPULATION : 1 690 inhabitants

STUDY SITE : 85,44 Ha

PROJECT AREA : 22,92 Ha

SITE PROPOSED BY: Instituto Galego da Vivienda e Solo

LANDOWNERSHIP : Private

TYPE OF POST-COMPETITION COMMISSION :

Sector project

CHANGE TO UNDERTAKE ON THE SITE

The aim of this proposal is to change the current scenario without destroying it, in order to generate an urban habitat with all the advantages of a rural habitat including a relationship and a direct link with the natural environment, along with those that are or should be found in an urban lifestyle: cosmopolitan culture, lack of isolation and a natural flow of human relations, as well as greater comfort, a better quality lifestyle and present and future options for local residents.

The project area to be used for this operation should include public spaces, facilities and a road systems and it will develop the appropriate building typologies to answer the needs of the heterogeneous population whose workplace will be in the immediate environs.

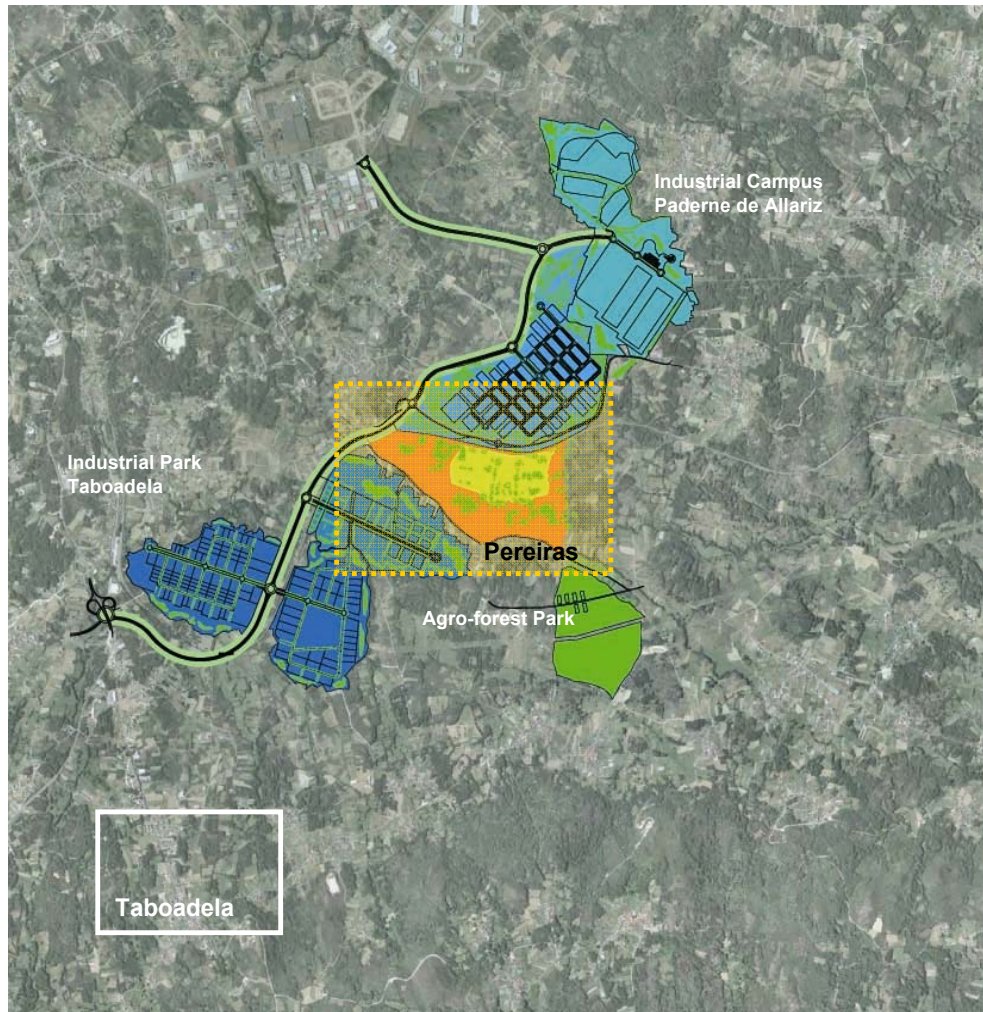
URBAN STRATEGY

The formation process for this residential area is exactly the opposite of conventional towns, whose origins lie in an historic centre, with expansion areas and peripheries spreading out from it.

In this case, what is proposed is the inverse path:

A 'periphery' consisting of a cluster of rural hamlets, natural areas, industry and farms, is the basis for the construction of the Centre, in contact with nature, industry and farms, with a view to configuring a modern, avant-garde Galician city.

The overall design of this estate, in terms of both the general planning aspects and the more specific architectural details, should be the focus of a carefully studied design to ensure optimised functionality, comfort and beauty, as well as the highest possible social and individual standards with a view to achieving a high standard of living and acting as an example for future initiatives in and also outside Galicia.



SITE DEFINITION

Val da Rabeda has been settled over time by a population which has built and inhabited a series of settlements, the majority forming hamlets structured along connecting and intertwined streets which stretch out to link up with lanes emerging from other nearby hamlets, not to mention the occasional isolated farmhouse.

The end result has been a series of hamlets composed of isolated farmhouses, homes and buildings with different purposes scattered across the valley, a habitational realm interconnected by a network of roadways also built for different purposes and adapted to the contours of the land and the valley's variety of geographic features (streams, hills, hillocks, etc.), set apart from each other by farms, meadows and forests. All of this is evidence of a farming economy, the basis of the lifestyle for the new settlers and the homes of workers in Ourense.

NEW URBAN MOBILITY

The study area is part of the zone defined by the Val de Rabeda Territorial Plan (PTI). The competitors' proposals can be adapted to this Plan's guidelines, or they may suggest a new planning type.

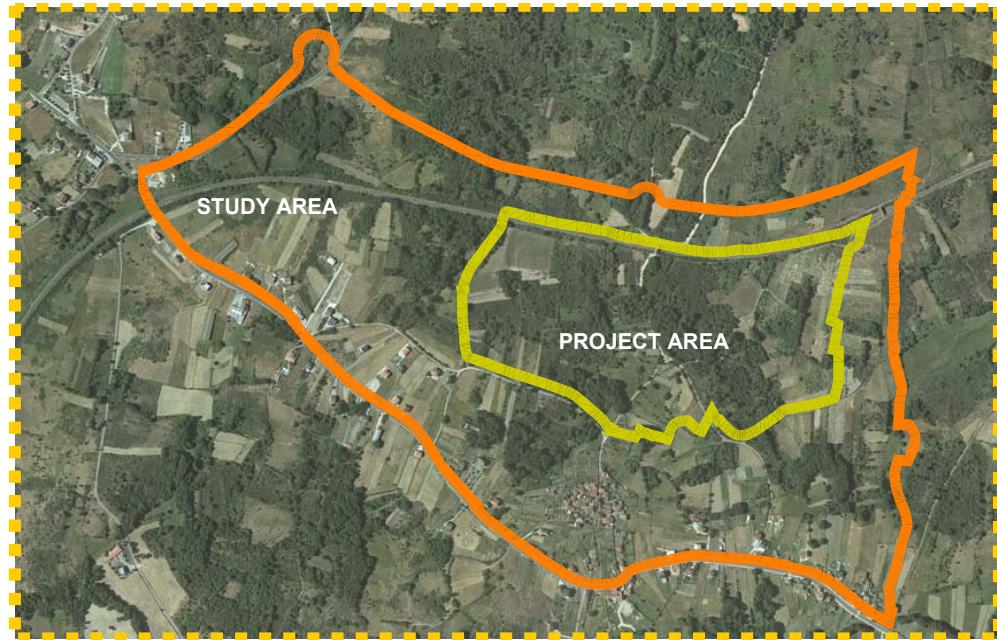
The PTI has defined the structuring component for the new estate: a main road which will run southwards from one side of the Plaza Mayor until it arrives at the Pereiras hamlet, now turned into a district in the new habitational zone, and then continue on to the new estate's main road network.

The buildings on the estate with the greatest density and height will be set in the central zone and the environs of Plaza Mayor, descending along the side streets.

Their location will be close to the Communications Nerve Centre, the railway station, the bus stop and the taxi rank. Moving away from the centre, the building density will decrease, down to the area containing the single-family dwellings at the furthestmost point.

NEW SOCIAL LIFE

The planning proposals should be able to respond to the nature of this area as an expansion zone for Ourense city, and also to the needs of the new settlers who are attracted by the idea of living near their workplace in the present and future business parks. The envisaged social profiles are quite varied, ranging from young people living alone, groups of researchers, couples with and without children, and powerful entrepreneurs. The homes, both owned or rented, should be designed to permit variations in their distribution over time to suit their inhabitants' changing needs.



This service and facilities zone will act as a magnet for residents in other nearby townships, saving them the effort of having to travel to Ourense city.

According to the PTI, the estate will use a large public square, the valley's Plaza Mayor, as a hub space, with public buildings (administration, services and facilities) as well as other types of public uses (shops, tertiary sector, etc.) installed around it.

This will be the town centre for the new Habitational Estate. It will also contain compatible facilities now lacking in the nearby existing townships with a view to becoming a social centre and a meeting place for residents, visitors and workers who coincide in the broad range of work activities in Val de Rabeda.

NEW SUSTAINABLE ENVIRONMENT

Due to its history, its shape and its urban architectural configuration, the overall image of this habitat is a new cluster of rural hamlets articulated around a predominantly urban Centre. As a result, they will adopt the character of peripheral districts in a new Territorial City.

The proposed operation must meet all the necessary standards relating to environmental sustainability, relationship with the natural and rural environment, and add meaning to the newly generated residential and service facilities, as well as all the hamlets in the immediate environs.

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