



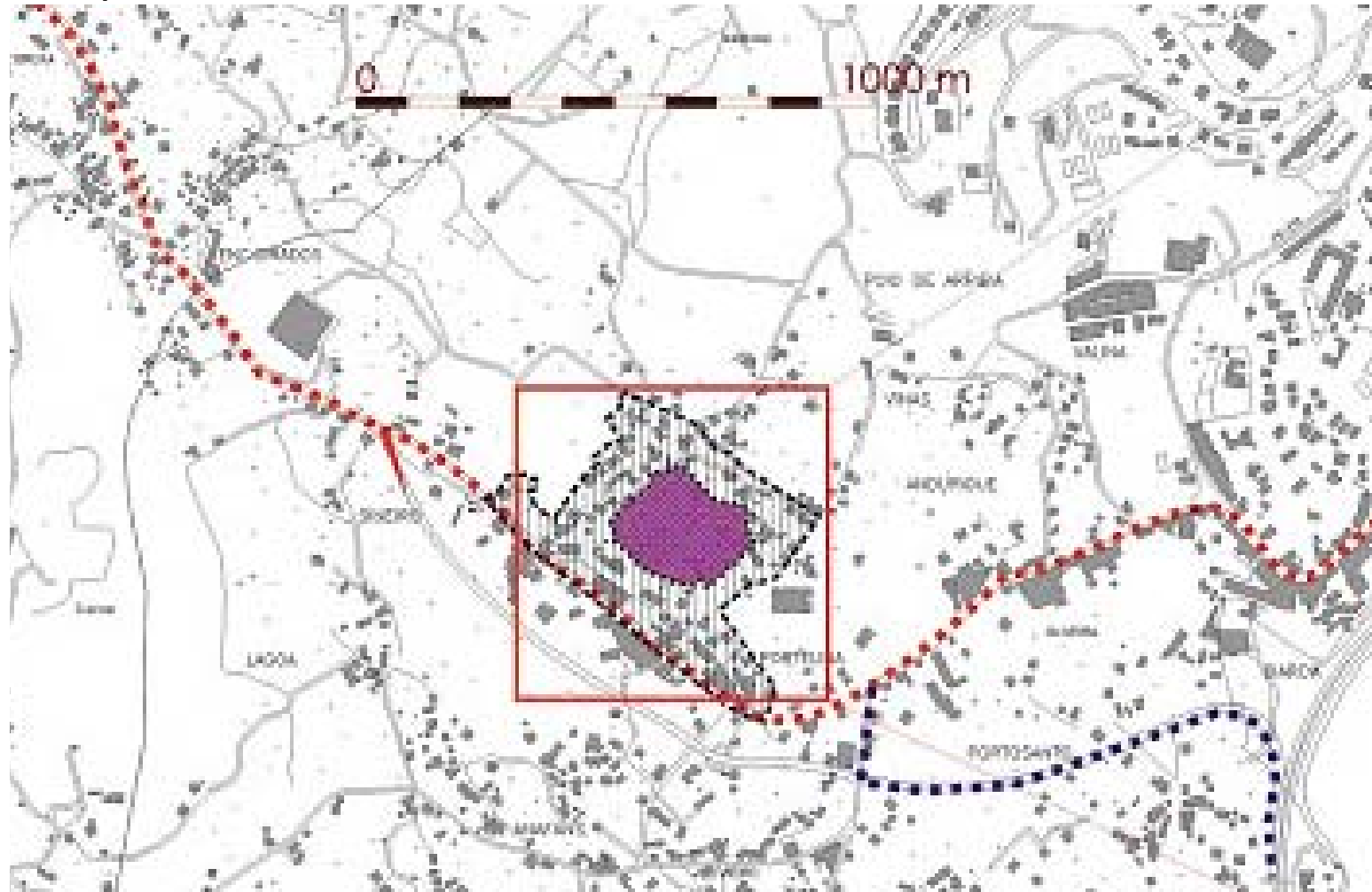
City	Poio (Pontevedra)
Location	San Salvador estate 2
Population	15,000
Study site	8.50 ha
Site of project	2.23 ha

TOPIC

The Poio Municipality is on part of the north bank of the Pontevedra Ría or Estuary. The town settlement is set on a narrow belt running along the edge of the estuary, forming a continuous fabric of aligned townships with tracks that prolong Pontevedra's urban area. The zone near the city that embraces the project site is the city expansion area. The site is two km from the Pontevedra city centre, separated from the main county road by apartment blocks. This is a residential zone for a population that works in Pontevedra. The main transport link to the city centre is the county highway, although the project site is near the motorway connecting the main cities of the Region. The project area consists of small farm plots surrounded by local tracks. The project should contemplate the urban development of the area and its articulation in conjunction with the parts of the surrounding areas that will be developed as well as the parts that will maintain their rural character.

TERRITORIAL SCALE : CONURBATION

The general situation is the western axis of Galicia, which coincides with the Region's highest population density. This axis is linked by a motorway (near the project area), the main highway and a railway line. The combined population of Pontevedra and Poio is approximately 100,000 inhabitants. The urban growth of the two municipalities has been continuous and in parallel. In recent years, a number of apartment estates have been built in Poio, most of which are used as permanent homes.



URBAN SCALE : STUDY SITE

An area containing recently built apartment blocks along the main highway, containing shops at street level. This area is linked to the town centre by the highway and has nearby access to the motorway. The master plan for the zone envisages four storey apartment blocks and the construction of new streets linked to the main highway and the local school.

Programmatic intentions:

Study of the constructions in contact with the project area proposed in the master plan. Connection with the school and the highway.

PROXIMITY SCALE : SITE OF PROJECT

A pocket of small agricultural plots on a gentle south-facing slope. There is no urban development and the perimeter tracks are narrow. The master plan envisages the construction of apartment blocks on a maximum development area of 36,795m² above ground level and a green zone. The link road with the main highway and the connection with the network of urban services are under construction.

Programmatic intentions:

Planning for potential construction in individual blocks. Continuity from the buildings envisaged for the environs. Connection with the planned streets. Planning for open spaces and green zones.





