

EUROPAN 3 – ALICANTE – ESPAÑA

Location: Alicante, Historic centre

Category: Intensification of town centres

Population: 271,000 inhab.

Intervention area: 0.3 ha || **Construction area:** 0.13 ha



SITE

The site proposed to the competition is in the historic heart of Alicante, an old town centre delimited to the North by a small rocky formation called *Ladera de Benacantil*. This latter gives the landscape of the conurbation, on the edge of the sea, its particular character.

At the foot of a big escarpment, bordered by the streets of Toledo, Roque, Pedro Sebastia and the Plaza del Carmen –whose redevelopment is also to be defined– the long and narrow site greatly differs in height from its Northern to its Southern extremities. Many of the parcels on the site, as well as the square, are municipal property. All of them will become so very shortly.

CONURBATION

Alicante stretches out magnificently between craggy rocks and the shoreline. Famous for its historic past, it attracts numerous tourists who come to admire the town's architectural heritage.

Since 1979, a Special Plan governs the development and the maintenance of this old urban fabric. Today, a new plan –the ARU, or *Plan for the Total Re-development of the Historic Centre of Alicante*– is to be signed between the autonomous government of Valencia and the town. This action will span 6 years (1992-98) and takes in the competition site. Contingent on more precise regulations, only respect of alignments and heights need be considered by the competitors.

OBJECTIVES

Thus, the plot on which the housing project is envisaged is an action that is distinct from usual interventions, in that it is part of the ARU in the historic centre, not one of the traditional operation units, put in place during the realisation process. The site objective is to manage both the construction of the buildings and the development of the public spaces. Converted public buildings on the limits of the site, including the San Roque convent –now the School of Arts & Crafts– must also be taken in to account within the context of the new housing project.

PROGRAMME

Construction, of the plot, of around 32 70-sq.m. homes // Urban redevelopment of Plaza del Carmen // Connection with Benacantil Park and incorporation of preexistent surrounding quality elements, such as the San Roque convent.

What is required is reflection and intervention on the public space of the Plaza del Carmen and the private spaces of a site dominated by the Benacantil hillside. Possibility of development of Benacantil Park.

THEME

The singular environment, with the presence of classified buildings, Benacantil Park and the square –all for intensive public use– must condition the private spaces and the homes themselves. The transition with the Plaza del Carman –an important meeting place for the district– is to be qualified.

