

EUROPAN 5 – CEUTA – ESPAÑA

Location: Ceuta, Monte Hacho

Population: 68,000 inhab.

Area: 3.9 ha



CONURBATION

Ceuta is in North Africa, at the most eastern point of the Straits of Gibraltar. Occupied territory as far back as the Punic Wars, when it was used as a maritime base, Ceuta was successively in the hands of the Ancient Romans, Vandals, Byzantines and Arabs. In the 15th century it was invaded by the Portuguese then, in the 16th century, by the Spanish and is now part of the province of Cadiz.

Initially the town occupied just the isthmus, and was fortified to the south and to the north, its eastern and western boundaries delimited by two channels, the navigable Real and the dry Almiral. It later developed towards the east up to the Cortadura del Valle which separates it from Mount Hacho.

The commercial boom of recent decades has been the town's lifeblood, as it has no other resources. Entry into the European Union has stimulated major structural investment.

SITE

The site is on the Mount Hacho peninsula, in the isthmus formed by the town of Ceuta. It comprises Sarchal beach, the mountainous gradient contiguous to the beach right up to the Mont Hacho orbital road, and a stretch of land beyond the road on which is a cluster of dwellings, a few market gardens, and a disused quarry.

To the west, the Almina enceinte wall was a rampart-walk placed high on the overhang between Sarchal and Peña beaches. Built in 1757, it was 700m long and 15m wide and took advantage of the escarpments of the south coast to unite several gun emplacements and toll gates. Going east from the ring-road is a lower rampart-walk that is a stretch of the Mont Hacho fortified enceinte that runs along the coast and unites Sarchal beach to the Punta del Desnarigado. The 1.5 km walk was opened in 1719, and several fortlets, gun emplacements and toll gates were built along it.



A distinguishing feature of the locality is Fort Sarchal which closed the access to the town from Mont Hacho beach. Probably dating from 1714, it prematurely fell into ruins and remained unused until the beginning of the 20th century when it was transformed into a prison, first for men, then for women. Since abandoned, in 1997 it was designated as a monument of cultural interest in Spain's historic heritage.

Some of the land is the property of the Ceuta municipal housing association (EMVICESA), and some belongs to the State through the ministry of the environment (department of coastlands), and the ministry of defence.

OBJECTIVES

The municipality wants to restore the fortress, the wall of the south enceinte, and the old rampart walk, and to improve their immediate surroundings. Current plans to turn Mount Hacho into a maritime nature park include the possibility that the fortress be integrated into a future maritime research centre. The fortress has the highest conservation rating provided for by the planning regulations. Buildings and monuments in this category are protected in their entirety. Their architectural characteristics, forms, the spaces they occupy, and all their particular characteristics, must be preserved. As for the wall of



the south enceinte and the old rampart walk, this has a second level rating which regulates the characteristics of the protected object in its surroundings.

PROGRAMME

The EMVICESA plot has a surface area of 9 543 m², and is designated as urban land for residential use, compatible with activities in the tertiary and secondary sectors.

The brief is for the construction of 14 314 m² of housing with a plot ratio of 1.5.

THEME

On a site caught between the sea and a main road, housing is to be built whose future development will be ensured by good links with the town.