



CATEGORY urban / architectural

LOCATION - CERDANYOLA DEL VALLÈS, Parc de l'Alba

POPULATION 58,747 inhab.

STRATEGIC SITE 29.7 ha

SITE OF PROJECT 3.3 ha

SITE PROPOSED BY Generalitat de Catalunya- Catalonia Regional Government

OWNER OF THE SITE Public consortium

COMMISSION AFTER COMPETITION: Block of 50 apartments

TRANSFORMATION OF SITE

The study zone is in the northeastern corner of a 340 ha urban area called "Parc de l'Alba", which is just a few kilometres from Barcelona city, in the Cerdanyola del Vallès municipality.

The envisaged transformation in this sector covers four major areas: a science, technology and business park, including the Alba synchrotron, a sustainable residential district with 3,500 new homes, a 140 ha green corridor that is more than 1km wide, and a transport interchange.

The competition's purpose is to develop a new residential sector in response to -and in congruence with- the housing needs generated by the technological development underway in "Parc de l'Alba" and the Autonomous University of Barcelona (UAB).

CITY STRATEGY

The Parc de l'Alba sector is covered by a Partial Zoning Plan, officially ratified in 2008, which provides for development in different stages over a 20 year period. The urbanization of the residential land around the study area will begin in early 2012.

The main challenges for the development of the study site are:

- Provision of a solution for the nature of this area as a municipal boundary and gateway at the same time. It must also provide for the territorial dynamics that will be generated by the new intermodal station and the technology estate.
- Enhancement of the new Rambla (BP-1413 road to the UAB) as the main link between the new housing district and the centre of Cerdanyola.
- Provide a link to Serraperera, a consolidated, exclusively low-density residential district.

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SITE DEFINITION

The study area is bounded on the north side by the Mediterranean motorway AP-7, where there is a railway station that will be converted into a major regional, national and international rail interchange with over 200,000 m² of buildings for this intermodal exchange and offices, characterizing the area overlooking the motorway.

The residential sector in the study area is located between the Autonomous University of Barcelona and the residential part of Cerdanyola, with a view to intensifying the link between the university and the town's urban and social fabric.

The study area includes of 170,069 m² of roofed area for 1,801 homes, plus 148,070 m² of roofed area for tertiary uses. The project area itself includes 56,400m² for 586 dwellings, 35% of which will be social housing.

NEW MOBILITY

The transformation of the sector will ensure high road and rail connectivity with major Catalonian and Spanish cities, the harbour and the airport.

All the new internal roads and the planned park system will be specially designed to give priority to pedestrians, cyclists and public transport including trams. It should be possible to cross the new industrial and residential areas exclusively through green zones, maintaining the existing the landscape structure and streams.

NEW WAYS OF LIFE

The project will facilitate permeability in the town plan, enhancing the relationship between buildings, facilities and the park. To this end, planning guidelines for the study area will be provided as a working basis for competitors.

NEW SUSTAINABLE DEVELOPMENT

The "Parc de l'Alba" Partial Plan provides details of the eco-efficiency parameters that must be met by the new buildings in the residential sector. Reusable and recyclable materials, energy saving and efficiency measures are required, including water saving by means of compulsory greywater recycling systems, rainwater storage and restrictions on spray irrigation in green zones, both public and private.

A 24 apartment block was completed in the study area in 2009. This building is representative of the type required for the sector, and was part of the European Policy Programme. The building has low energy consumption (43kw/m²/h/year) and the homes will be subject to energy monitoring to test the effectiveness of the innovations.

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View of the Serraperera district and the "Polarity" building



View of the current railway station



View of the study area towards the motorway