

**TOPIC**

The area of study as a scenario to test proposals of urban integration that must be based on the enhancement of territorial infrastructures, and a well-designed combination of tertiary and residential uses, structured in an imaginative, innovative way.

A space endowed with a central nature, capable of inclining the residential and tertiary urban activity towards the centre of gravity of the two nuclei, forming a "representative central area" in this definitive approach: a space that offers the opportunity to restructure the future urban deployment of the town.

The main themes to be addressed are:

- The planning of the whole of the study area, bearing in mind the preexisting rail layout and the opportunity this offers to articulate the two nuclei of population, Ciutat Vella and Puerto de Sagunto.
- Urban planning of the residential sector to the east of the railway, as a key element in articulating this space, with innovative and sustainability criteria.
- The architectural, morphological and typological realization that the development of the proposed urban planning may involve.

**CONURBATION**

An urban agglomeration in which two nuclei of population coexist. The historic centre of the city of Sagunto has a history that dates back centuries as a strategic, territorial site, whilst the Port of Sagunto is an urban nucleus located within the already existing town area, a type of "Company Town" that has grown up around the steelworks.

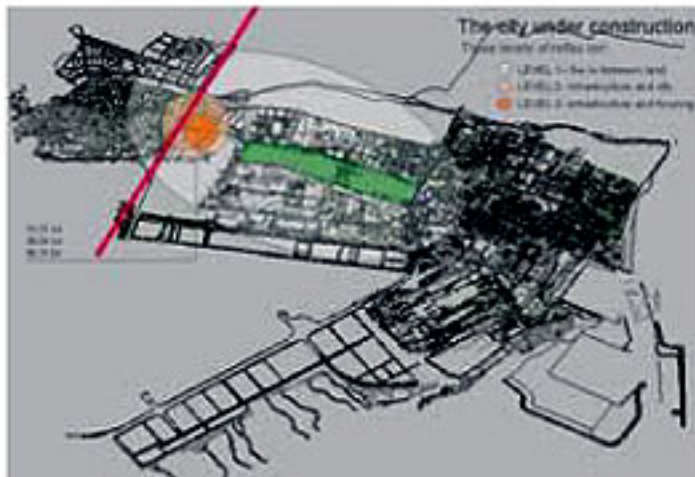
This duality continues with the type of deployment and territorial expansion that has characterized the urban growth of both of these nuclei.

Current dynamics are inevitably leading to the physical joining up of both nuclei, forming a single urban continuity, bearing in mind the important conditioning factor of the rail infrastructure that crosses the area from north to south.

**SITE**

The site is located on the strip of land to the east of the former national road. It includes land that is currently taken up by the railway installations and by a series of warehouses and industrial buildings, which in the past had to do with the proximity of the aforesaid national road and railway. The use of much of this land is undergoing a transformation and indeed, the modernization of the rail infrastructure will undoubtedly condition this: a redundancy of spaces and obsolete installations that are, indeed, a recurring phenomenon in many European towns and cities.

**Population:** 60.000  
**Study area:** 30.59 ha  
**Project area:** 10.14 ha



#### PROGRAMME INFRASTRUCTURE

Resizing of passenger station and control of the effects of the High Speed train, the rail layout as an obstacle to overcome and an integrating sign. The vacated Valencia-Barcelona road, as a boulevard. Possible tertiary sector related to transport and to the strategic site as a historical point of reference of the city and a pivot point between the two nuclei.

#### RESIDENTIAL

The urban management of the sector located to the east of the road is conceived as an opportunity for innovation and the application of criteria of sustainability in the articulated expansion of the city and it is inevitably subject to planning. Based on the optimum standard of 50 dwellings/ha, the project envisages a single housing area of some 500 dwellings as a formal urban entity that is functionally autonomous.

#### ISSUES

##### Social / functional

A space endowed with a central nature, capable of inclining the urban activity towards the centre of gravity of the ensemble of the two nuclei of Sagunto, forming a "representative central area" in this definitive approach: a space that offers the opportunity to restructure the future urban deployment of the city of Sagunto.

##### Formal

The central nature of this location suggests a new relationship between the elements of territorial, environmental and urban interest which are an unquestionable referent of the city: the architectural heritage of the Ciutat Vella, the original urban nucleus of the Port and the area of continuous buildings between both of them.

##### Sustainability

The reconciliation of the layout of the existing territorial infrastructure with an urban continuity that inevitably has to be included within it, carried out in such a way that it is not considered just as an obstacle to be overcome but rather as a hinge or pivot point in the new city.

The approach taken to resolving the main aspects:

The railway infrastructure, the axis of the former road and the management of the site as a whole and the residential sector should be in line with parameters that take into account environmental conditions and the application of criteria of sustainability.





