



BRIEF

EUROPAN 18 / RE-SOURCING

ES SINDICAT, FELANITX



EUROPAN España.

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EUROPAN 18 SPAIN, “RE-SOURCING”

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1. SUMMARY OF MAIN OBJECTIVES

IS IT POSSIBLE TO GIVE A SECOND LIFE TO THE HERITAGE SITE THAT HAS BEEN CONSIDERED THE “CATHEDRAL OF WINE” ON THE ISLAND?

The potential of *Es Sindicat* for future uses lies in its history, unique architecture, functional spaces, potential for revitalisation, and capacity to adapt when it comes to climate change. These factors make it an ideal site for the proposed restoration project, aimed at revitalising both the building and its immediate surroundings within the environmental, economic, and social spheres. The project seeks to grant the building a second life, transforming it into a cultural, artistic, and educational space that integrates tradition and innovation—interweaving natural elements (water, air, earth, and fire), shared ways of life, and construction.

Cultural and Symbolic Renaissance: The *Es Sindicat* project envisions a second life through an architectural and landscape intervention that enhances its artistic, socio-economic, and cultural revitalisation. The building is a landmark in the landscape of Felanitx and a testament to the region’s winemaking tradition. How can historical visual perspectives be restored while creating new ones that facilitate the structural and historical interpretation of the building?

How can we preserve the visual and architectural significance, as well as the symbolic and emotional character of the building, while combining uses, users, and projects that may generate revitalising synergies at *Es Sindicat*? The building played a key role in the modernisation of Felanitx and had a significant impact on local life, serving as an economic engine and a model of cooperative organisation. More than just a building, *Es Sindicat* is a social and heritage emblem that awakens intergenerational emotions in both the local and wider community. Can this emotional connection be valued through architecture? Can the intervention promote architectural and cultural revitalisation not only in the town but across the entire island? Can it be reborn from its own foundations? How can *Es Sindicat*, through art and culture, strengthen ties with its immediate surroundings while also forging island-wide and international partnerships?

Heritage and Historical Renaissance: It is essential to explore the significance of the heritage site beyond its official acknowledgement. This includes its importance in industrial architecture and its contribution to 20th-century Mallorcan architecture. Through restoration, can these valuable elements be brought together while simultaneously enhancing socio-economic and cultural revitalisation? The winery was designed with highly functional spaces for winemaking, such as grape unloading areas, storage tanks, and the bottling plant. The functional layout suggests that the building could be adapted for various uses. What principles will guide the transformation of *Es Sindicat*, a unique historical building with a high level of heritage protection, to ensure its resurgence? Its revival must be a comprehensive process that considers its history, its heritage value, and its potential to energise the social and cultural life of Felanitx and the island. Its restoration should provide an opportunity to recover the memory of an iconic building while adapting it to present and future needs.

Can this uniqueness become an attraction for cultural and tourism activities, as well as for innovation and design projects?

Sustainable Renaissance: The building features materials characteristic of 20th-century industrial architecture, such as concrete, combined with local materials like *marés* stone. The use of pioneering construction techniques makes it a significant reference point, considering the island context and historical background.

How can the solidity of these materials be combined with modern design approaches to ensure adaptability in the face of climate change? How can reuse and recycling be incorporated, prioritising organically sourced materials and local construction techniques

2. SITE SPECIFICATIONS

- ***Site Representative and List of All Involved Parties:***
 - _Actors Involved: The Government of the Balearic Islands, The Council of Mallorca, Felanitx Town Council.
 - _Site Owner: The Council of Mallorca
 - _Site Representative: The Government of the Balearic Islands.

- ***Desired Competencies in the Team, Based on the Characteristics of the Site (Interdisciplinarity):***

The team will include, at a minimum, one architect. However, due to the complexity of the intervention, the team members must collectively possess complementary expertise in landscaping and urban planning, as well as knowledge in restoration, heritage, and history/art history. One team member may hold more than one of these competencies.

Furthermore, once the competition is concluded, the Council of Mallorca will create an interdepartmental and inter-administrative project oversight committee with the relevant technical experts.

EUROPAN/ESPAÑA NATIONAL COMMITTEE

Presidency

Ministerio de Vivienda y Agenda Urbana (Ministry of Housing and Urban Agenda)

Members

Ministry of Housing and Urban Agenda (MIVAU) / Consejo Superior de Colegios de Arquitectos de España (CSCAE)
General Direction of Housing of the Principality of Asturias / General Direction of Housing and Architecture, Regional Government of Balearic Islands / City of Barcelona / General Secretary of Housing, Architecture and Urban Renewal, Regional Government of Extremadura / City of Getafe / INCASÓL (Regional Government of Catalonia) / City of Madrid / General Direction of Ecological Innovation in Construction, Regional Government of Valencia / General Direction of Housing and Architecture, Regional Government of Basque Country.
City of Oviedo / City of Felanitx / City of Navalmoral de la Mata / City of Barcelona / City of Santa Pola / City of Vitoria-Gasteiz / ADIF.

NATIONAL SECRETARIAT EUROPAN España

Carmen Imbernón, General Secretary

Begoña Fernández-Shaw, Vice Secretary in charge of implementations follow-up.

PRIZES

EUROPAN/España intends to award 9 first prizes and 9 second prizes, in addition to the special mentions. The winner and runner-up teams receive a prize of €12,000 and €6,000 (including tax) respectively.

In Spain, the EUROPAN awards are exempt from tax withholding in accordance with the Resolution of April 5, 2006, of the Department of Tax Management of the State Agency of Tax Administration, granting the exemption provided for in Article 7 (1) Royal Legislative Decree 3/2004, of 5 March.

LEGAL PROVISIONS

For nationals from EU and EES countries in possession of a diploma in accordance with EU Directive 2005/36/EC and wishing to practice on a provision of services basis (occasional), they must be legally established in a Member State for the purpose of pursuing the same profession in Spain. They must ask for an authorization to the competent authority, the Ministry of Housing and Urban Agenda (Ministerio de Vivienda y Agenda Urbana, Subdirección de Normativa y Estudios Técnicos. Secretaría General Técnica. Paseo de la Castellana, 67 – 28071 Madrid).

For nationals in possession of a diploma from other countries, please contact the Ministry of Education.

COMMUNICATION AND PUBLICITY

The Launching of the competition and the Results of EUROPAN 17/Spain will be published in the State Contracting Platform (<https://contrataciondelestado.es>), the B.O.E (Official State Gazette) as well as in a national newspaper.

The results of EUROPAN /SPAIN will be published in a catalogue. All the EUROPAN 17 projects awarded and specially mentioned by the Jury will be displayed in a travelling exhibition.

The teams rewarded in EUROPAN Spain will be invited to present their work in forums and workshops, both at national and international level.

JURY – 1ST EVALUATION

In the first jury meeting, the site representatives participate with voice and vote. They select 20% of the projects submitted.

JURY'S DECISION

After two days analysis of the pre-selected projects by the site representatives and the members of the jury, the jury only takes the final decision. The prizes are awarded based on the quality of the projects and not on the basis of an equal distribution between sites. The jury is sovereign in its decision.

POST-COMPETITION PROCEDURE

Soon after the results announcement, winning teams in the Spanish sites will be invited to a meeting with the site Representatives to present their proposals. This presentation will be followed by round tables in which jury members are invited

PROVIDED PROCEDURE FOR THE CONTRACT FOLLOWING THE JURIED DESIGN COMPETITION.

EUROPAN Competition, in Spain, is in compliance with the EU directive for procurement Directive 2014/24/EU and with Spanish National Law.

The Public Administrations that take part in the competition as members of the National Committee, or any other entity in which they may delegate (Local Entities, Autonomous Communities or, where appropriate, Public Law Entities) are recognised as contracting authorities, to proceed in each of the sites to award the service contract by means of a negotiated procedure, without prior publication, to the winner or one of the winners of the design contest. In case of ex-aequo winners, all the teams must be invited to participate in the negotiations.

3. DESCRIPTION OF THE SITE

3.1_TERRITORIAL AREA

The **Territorial Area** in question is located in Mallorca. The island's beauty, landscapes, climate, and mediterranean hedonism have placed Mallorca, the largest island in the Balearic archipelago, on the world map for its high-quality tourist offerings, making it one of the most visited destinations in the Mediterranean. At the same time, the tourist situation has also contributed to attracting numerous international artists over the years, whose presence has fostered the development of a rich network of galleries, museums, and cultural initiatives across the island.

In recent decades, Mallorca has experienced exponential growth, both in resident population and tourist arrivals, which has led to significant urban expansion. At the same time, the mass tourism sector has created increasing pressure on its infrastructure and natural resources, which has had a considerable impact on the environment and residents' quality of life. The overexploitation of resources has become a key concern for the population and poses major challenges in terms of sustainability and conservation, requiring deep reflection on the development model for the island. The map of Mallorca can be interpreted in many different ways. Some tourists come in search of coves, nature parks, and golf courses. However, an increasing number of visitors are eager to experience the island in other ways, including through art under the rays of the sun.

Es Sindicat was founded, according to the original documents relating to its creation, to "provide facilities for winemaking to small landowners who lacked their own wineries, and who had to sell the grapes at a loss in some years, others being unable to adequately manage the complex operations of this industry." The project was well-received by the knowledgeable and enthusiastic winemakers of Felanitx, leading to the creation of a board of founding members for the agricultural union named "Celler Cooperatiu de Felanitx." The foundation and launch of the Cooperative Winery of Felanitx coincided with the start of the second phase of industrialisation in Mallorca, a period marked by the adaptation of the agri-food sector, including: the connection with rural areas, the use of manual labour as a crucial workforce, and the focus on production for external markets, with the resulting creation of economic networks. Its great success led to the need for expansion on three occasions, establishing it as a reference in the island's territory. Ultimately, the success of *Es Sindicat* was its modernisation, which resulted in an increase in production capacity through investment in machinery, and the improvement of profitability with the expansion of storage, pushing the limits of the traditional winery.

Although the wine industry in Felanitx gained significant momentum from 1910 with the creation of the Enological Station, and with the founding of the Cooperative Winery of Felanitx (*Es Sindicat*) in 1919, the abundant number of archaeological sites suggest that agriculture and livestock production have existed there since prehistory. The wine industry flourished with high-volume production, mainly destined for export to France. However, due to the challenges faced by the vineyards and French protectionist policies, it declined until the early 1990s when the large cooperative winery closed its doors, and with it, the industry and much of the grape cultivation disappeared from the town.

Interestingly, it was precisely the closure of the company that sparked the unanimous support from the town in favour of the *Es Sindicat* complex, which eventually led to its full protection. Therefore, the rebirth of *Es Sindicat*, which united the local population, carries significant social and ecological benefits today, becoming a leading cultural reference at a time of social reclamation and recovery of local culture.

Finally, the regional area becomes important as the *Es Sindicat* project seeks to strengthen connections with the immediate surroundings, but above all, to establish insular and international alliances through art and culture. For Mallorca, with its rich history that has attracted renowned artists and a contemporary scene that continues to evolve and adapt to new times, the rehabilitation of the *Es Sindicat* building represents an opportunity to enhance this artistic and cultural context and promote its development.

3.2_REFLECTION AREA

The municipality of **Felanitx** is located in the southeast of the island of Mallorca, in the Migjorn region, between the areas of Pla de Mallorca and Levante, bordered by the Mediterranean Sea.

The centre of Felanitx sits about 115 metres above sea level, amidst a series of hills, among which stand out the *Puig de Sa Mola* and *the Puig de Sant Salvador*, the latter a place of pilgrimage for the inhabitants of the region.

For centuries, vineyard cultivation has characterised the rural landscape of the Migjorn region. Historically, Felanitx has been an important wine-producing area in **Mallorca**, culminating in the early 20th century with the creation of the Enological Station near the old train station and the founding of the **Cooperative Winery of Felanitx (*Es Sindicat*)**.

The **Reflection Area** will lead us to construct a global, unified, and multidisciplinary strategy to propose a resurgence of the symbolic and emotional potential that *Es Sindicat* evokes for the people of Felanitx, a municipality that saw the birth and rise of the internationally renowned artist Miquel Barceló. Its transformation should engage with the two natural landmarks framing the urban centre: *Sa Mola* and *Es Calvari*.

3.2.1_Sa Mola

Sa Mola de Felanitx is a hill located to the southwest of Felanitx, about 170 meters high, covering an area of 1,750 m². The predominant vegetation is open scrubland with wild olive trees, although pines can also be found.

It is home to the archaeological site of *Sa Mola d'en Vellar*. This area is one of the few close to Felanitx that has remained almost untouched, and it is therefore considered a living fossil of the prehistory of the area and the entire island of Mallorca.

Research in the area has revealed a large number of archaeological discoveries and architectural remains, such as habitation sites with structures, hypogean tombs, a wall, and numerous ceramic fragments. These remains span a broad period, from 1800 BC to the modern era. Additionally, numerous water reservoirs have been found, some natural and others modified by humans, likely used to supply water to large herds.

3.2.2_Es Calvari

On top of *Puig des Call* or *Puig de sa Cista*, an unparalleled urban viewpoint, “Es Calvari” was built. Its first stepped path was later replaced by the current cypress-lined staircase and the Via Crucis, ‘Stations of the Cross’.

The promoter of Es Calvari was the priest Sebastià Serra, originally from Pollença, a fact which likely motivated him to undertake the construction of a Calvari similar to the one in his hometown. In 1851, the construction of the path began, including the Via Crucis stations, and by 1856 the building itself was completed. The chapel is a simple structure with a single nave and a barrel vault. The austere facade features two pilasters between which a lintelled portal opens, topped with a curved gable and a bell cote. Its vegetation is typical of Mediterranean mountains, with abundant pine forests, alternating with scrubland and occasional oak groves.

3.2.3_Sant Salvador

Although outside the reflection area, to the southeast of the Felanitx urban centre lies a mountainous massif that emerges in intricate folds, the highest point of the Levante mountain range and the Migjorn region. The Puig de Sant Salvador stands out among them both for its height of 510 meters and for the Sant Salvador Sanctuary, built in 1348, which is located at its summit.

The current church and part of the structures date back to the 17th and 18th centuries, although they include earlier elements, such as the convent, which has been occupied by hermits since 1824. Today, it is one of the most popular places to visit on the island due to its architectural beauty, panoramic views, and religious and historical significance. It has traditionally been considered an important place of veneration for the inhabitants of the region.

3.3 PROJECT AREA

The **Project Area** includes: the publicly owned plot on which the *Es Sindicat* cooperative winery is located, which will be designated as cultural facilities under the new General Plan; a large area to the north and east of the site planned as a future public green space; and the neighbouring plot to the south.

The ***Es Sindicat* Cooperative winery in Felanitx** once represented hope for the modernization and revival of the wine industry after decades of decline due to phylloxera.

Today, it constitutes a symbol, a reference point due to its typology, style, authorship, and construction. In fact, the winery is listed among the 100 elements of Industrial Heritage in Spain, an initiative by the TICCIH (International Committee for the Conservation of Industrial Heritage) under the National Industrial Heritage Plan. It was declared a cultural heritage site (BIC) in 2001, by the Council of Mallorca. The architecture of the building itself shows a stylistic evolution, from classicist influences to elements of rationalism. The architect Guillem Forteza, who designed its facades, advocated for a style rooted in local artistic tradition, interpreted in a modern way. Indeed, Felanitx's industry saw significant diversification in the early 20th century (textiles, costume jewellery, footwear...), and although the food sector remained predominant, in 1918 the first cement factory in the municipality was inaugurated. The substantial and effective protection of *Es Sindicat* in Felanitx involves the imminent execution of restoration works.

Built between 1919 and 1922, it is located on a plot known as *la Sort dels Amaradors*, west of the Felanitx urban centre and sheltered by the hill named *Sa Mola*. The design and location were chosen to adapt to the topography and take advantage of the slope, which facilitated the industrial process of wine production.

Thus, *Es Sindicat* plays a leading role in the revival of a social and environmental ecosystem in a privileged setting, offering opportunities to create comprehensive solutions that mean a return to the land, to a shared life, to connections with the surrounding environment, while promoting the rehabilitation of the built heritage using local, sustainable, and innovative construction systems.

3.3.1 Immediate Surroundings of *Es Sindicat*

The area defined for the project does not require a detailed definition throughout the entire scope, as one of the objectives of the competition is to identify the spaces most in need of intervention. In fact, the plots identified around the *Es Sindicat* property are those that, not only due to their proximity, but also because of their connections and history, are significant in giving the appropriate prominence to the *Es Sindicat* building.

The proposals must contribute to improving the public space by transforming the current inadequate situation into an improved future one, taking into account the new uses and programs defined for *Es Sindicat*, as well as the needs for connection with the urban structure. The project for the area surrounding the heritage site must include proposals focusing on the following aspects:

- Improvement of the connection and visibility of these spaces to activate them.
- Creation of healthy and safe public spaces that, at the same time, improve energy efficiency and ventilation of the urban structures.
- Maintenance and highlighting of the historical past of *Es Sindicat*, the Enological Station, the old train station, and the archaeological elements of *Sa Mola*.
- A search for new solutions to integrate green, open, and sustainable spaces.

3.3.2_ *Es Sindicat*

Es Sindicat de Felanitx is a true icon of the modernization of the island's agricultural activity after a period of decline caused by phylloxera. The bold commitment to technological innovation based on research and a strong associative/cooperative organization made the winery highly regarded in enological circles. Additionally, the incorporation of the latest architectural trends of the time made *Es Sindicat* a benchmark.

Es Sindicat was the headquarters of the *Felanitx Cooperative Winery*. It became operational in **1921**, taking advantage of its strategic location on the outskirts of the town, on sloping land at the foot of *Sa Mola*, its proximity to the Enological Station, and its good connections by both road and railway.

The building is considered a reference because it is both a witness and pioneer in the implementation of two models: the capitalist enterprise, with the cooperative formula, which makes its headquarters the symbol of the brand; and the industrial winery, which lacks local typological references and adapts them from the large wineries that were contemporaneously being built in the wine regions of Catalonia.

Over time, the number of members, production, resources, technology, and recognition of *Es Sindicat* grew. Several renovations and expansions were even carried out to accommodate new projects and demands. Different types of wines were produced, with rosé, popularly known as "clarete," being particularly notable. The winery was admired in enological circles and was referred to as the "Cathedral of Wine." In the 1980s, after half a century of operation, the winery entered a crisis, and in **1991** it closed its doors for good.

Initially, it was a single, large building that housed all the spaces and had the necessary infrastructure to operate in the winemaking industry. However, over time, additional volumes, warehouses, and isolated constructions were added, which were once used for production, storage, and industrial-scale bottling of wine.

The different buildings that make up the monumental complex of *Es Sindicat*, with their particular construction and functional features, may share formal similarities and finishes. Therefore, a detailed and specific understanding of them is necessary.

3.3.3_Formal description of *Es Sindicat*

Es Sindicat is a building with a total of 9,845 m² of constructed area, across its different levels. It consists of a series of structures, each with specific functional purposes within the productive framework of the complex, and with different periods of construction, as they were built according to the business requirements and perspectives of each era. Its location is also a response to practical production needs. In fact, the placement of the building is the result of topographical adaptation to take advantage of the slope, which facilitated the movement of the grapes all the way from the unloading point up to the end of the winemaking process. The original building of the winery occupies a central spatial position and serves as the core around which the subsequent buildings were added, the majority of which were located to the north of the complex.



Ortophotograph showing the set of buildings and constructions of *Es Sindicat*:

U1. Main building for reception, fermentation, and dispatch of the wine

U2. Building for presses and fermentation tanks

U3. Warehouse and bottling plant

U4. Storage tanks

The architectural complex is built from concrete, cement, and iron, although there are also significant elements of *marés* (sandstone) and wood. The roofs are made of Arabic tiles and ceramic tiles, among other materials. The building is symmetrical, although the right side is longer than the left. The main facade has an interesting quality, with three levels of height that hint at the internal functional distribution. The windows and openings to the exterior represent different styles, but the iron grilles and the carved capitals with plant motifs related to wine, vineyards, or agricultural activity are particularly noteworthy. The rear part of the building, used as the unloading area for the grapes, is functional and stylistically well-maintained.

The interior, structured across levels of varying dimensions, includes a system with the necessary spaces to produce wine, from the reception area to the pressing room, fermentation tanks, bottling plant, storage, and the loading dock. These are spacious areas, well-connected at ground level and vertically via stairs or passageways. Notable features include the different types of arches, as well as the 104 reinforced concrete vats, each with a capacity of 150 hl.

Among the specific documents relating to the location, the document "Formal Description, Evolution, and Current State of *Es Sindicat*" provides a detailed description of all the buildings that make up the complex.

On June 19, 2019, the president of the Council of Mallorca decreed the payment and expropriation of the cultural heritage property, classified as a heritage site, of the *Es Sindicat* Cooperative Winery, rural plot

37 of sector 35 in Felanitx. From this date, the building became the property of the Council of Mallorca. The acquisition cost was 1,889,008.83 euros, and since then, conservation and maintenance work, worth over 1,000,000 euros, has been carried out.

With this background and its architectural and functional values, *Es Sindicat* de Felanitx is presented as a candidate for revitalization. A process that will foster its resurgence and that of its immediate surroundings, within the environmental, economic, and social axes.

3.4_ INTERVENTION STRATEGIES AND FUTURE USES OF *ES SINDICAT*

The Council of Mallorca, along with the Government of the Balearic Islands, the Felanitx Town Council, and other entities and associations, have a strong interest in the restoration of the *Es Sindicat* building. This is a long-standing popular claim, initiated practically from the moment it ceased functioning over three decades ago.

It is essential to **develop a master plan or framework document** to achieve the most comprehensive and best understanding of the cultural heritage site from all possible perspectives. The master plan should define the procedures and strategies that underpin, organize, and regulate proposals for conservation, restoration, use, and maintenance actions. The document should also propose the **intended uses** for the building, among which the competitors should consider cultural, artistic, educational uses, etc., in order to foster the **resurgence of *Es Sindicat* as a leading cultural reference**.

3.5_ GUIDELINES FOR HERITAGE PRESERVATION FOR *ES SINDICAT*

On May 7, 2001, the Plenary of the Council of Mallorca agreed to declare the Cooperative Winery of Felanitx, *Es Sindicat*, as a Cultural Heritage Site (BOIB, no. 70, 12-06-2001). This declaration marked the culmination of a process that had begun in 1991, at the request of the Felanitx Town Council, which, in a plenary session on February 6, unanimously agreed to request the declaration motivated by the unique characteristics and the high significance of *Es Sindicat* for the city and its history.

Between the initiation and the declaration as a listed monument, a period of ten years passed. The consequences for the building were disastrous, as this caused a long process of degradation—still ongoing—that was exacerbated, in part, by damage caused by vandalism.

However, in light of current knowledge, the historical and artistic specifications of the protection declaration are entirely insufficient for the proper safeguarding of the listed structure. On one hand, they are too general; on the other hand, they are imprecise. Just a few examples include the authorship, the lack of key dates regarding the construction and its development, or the stylistic affiliation.

Therefore, in the SPECIFIC DOCUMENTS for the competition, a detailed document on the guidelines for heritage preservation is included to help understand the possible interventions for the building.



Espacios/Salas	Sup. contr. (m ² - %)	Sup. útil (m ² - %)
ESPAÇOS/SALAS CENTRALES		
Nave de recepción	257.09 (2.61%)	136.15 (2.25%)
Sala de prensado	2672.15 (27.14%)	881.08 (14.53%)
Naves de fermentación	2047.48 (20.80%)	1892.27 (31.21%)
Sala de los lagares	1748.46 (17.76%)	961.65 (15.86%)
OTROS ESPAÇOS		
Sala de etiquetaje, embotellado, almacenes, etc.	3120.58 (31.69%)	2192.10 (36.15%)
TOTAL	9845.76m² (100%)	6063.25m² (100%)



Image of the plan attached in the document Guidelines for Heritage Preservation at Es Sindicat (available in the specific documents)

Broadly speaking, the document mentioned will distinguish between two strategies of action. On one hand, the strategy for the central spaces and rooms (reception area, pressing room, fermentation halls, crushing rooms); and on the other hand, the strategy for the remaining spaces.

3.6_LIST OF AVAILABLE DOCUMENTATION FOR *ES SINDICAT*

The COMPLETE DOSSIER of the site and the SPECIFIC DOCUMENTS provided will include an extensive set of detailed graphic information, offering registered competitors a comprehensive and accurate view of its features, especially the *Es Sindicat* building itself.

Felanitx City Council has provided a topographical survey of the entire building in DXF format, which includes floor plans, surface charts, levels, elevations, several sections, and window schedules, among others.

Additionally, a 3D model, exported in several formats (AutoCAD/DWG, Sketchup/SKP, ArchiCAD/PLN), and provided by the Council of Mallorca, will also be made available to the competitors.

The complete Dossier also includes a detailed topographical base in DXF format and a high-resolution orthophotograph from 2023 of the Area for Reflection, provided by the Cartographic and Geographical Institute of the Government of the Balearic Islands.

Finally, the SPECIFIC DOCUMENTS for the competition will include a document with detailed descriptions of the building and the evolution of its construction, high-quality images, and a 16-minute video of the interiors of the building.

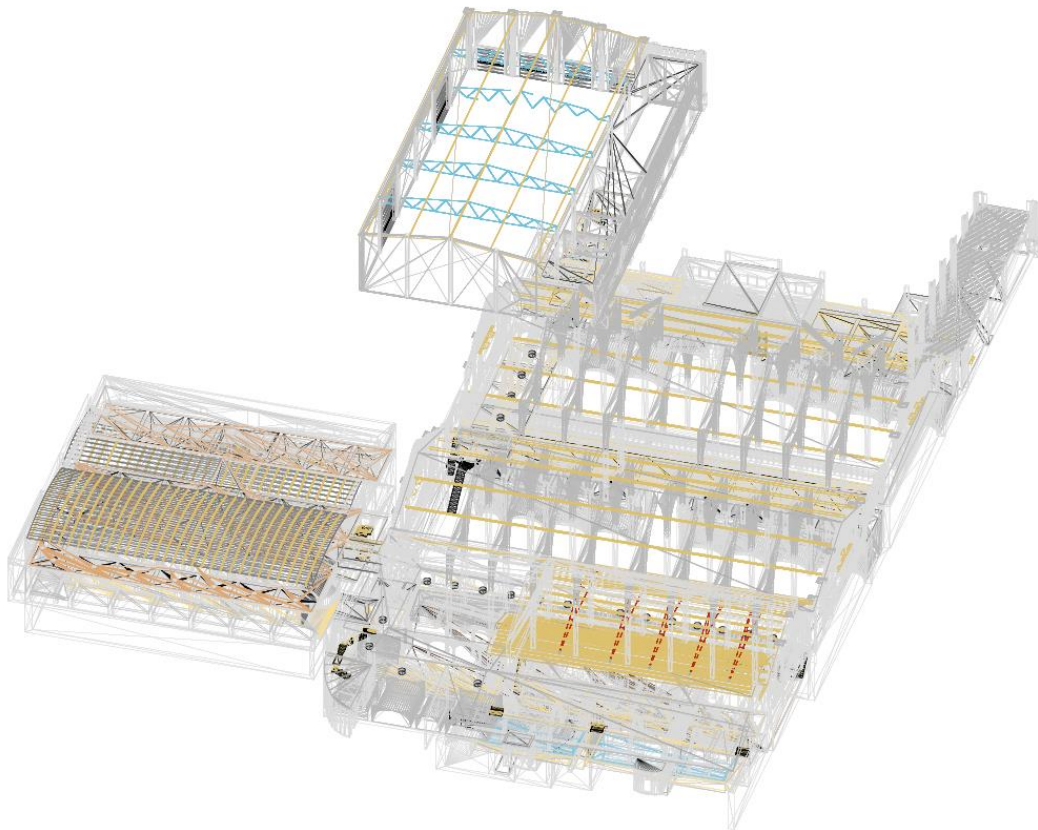


Image of the 3D model available in the Complete Dossier of the site.

4 SOCIOCULTURAL INFORMATION

4.1_FELANITX; THE MUNICIPALITY

The municipality of Felanitx is located in the southeast of the island of Mallorca and covers an area of 169.57 km², making it the fourth-largest municipality on the island. To the south, it borders the municipality of Santanyi; to the west, it shares borders with Campos and Porreres; to the north, with Vilafranca and Manacor; and to the east, it faces the Mediterranean Sea.

Its geography includes both coastal and inland areas. Therefore, visitors to Felanitx can enjoy the charm and essence of a coastal village while also experiencing the tranquility and calm of its rural inland settlements.

As well as Felanitx, the inland population centres include *Cas Concos dels Cavallers*, *Es Carritxó*, *S'Horta*, *Son Valls*, *Son Mesquida*, *Son Negre*, and *Son Prohens*. Furthermore, it has three coastal settlements: *Portocolom* (one of the most important natural ports on the island), *Cala Ferrera*, and *Cala Serena*.

Felanitx and Portocolom are the two main urban settlements, housing a large number of residents, making them the areas with the highest urban density. The rest of the settlements are smaller, with a scattered population spread across the rural areas.

4.2_TRADITION, ART AND CULTURE

Tradition, art, and culture are among the most distinctive and representative hallmarks of Felanitx. Throughout the year, visitors can enjoy a rich cultural programme with a variety of events and activities that bring the town's streets to life. Particularly noteworthy are the traditional dances of *Els Cavallets* and *Sant Joan Pelós*, both of which have been recognised as Festivals of Cultural Interest since 2016. Additionally, visitors can explore various art exhibitions held daily in the *Casa de Cultura*, as well as the permanent collection at the *Casa-Museu Fundació Cosme Bauçà*.

In terms of cultural assets, Felanitx stands out for its well-preserved and extensive architectural heritage, a direct reflection of the town's historical development. Notable examples include the *Talaiotic* settlement of *Clossos de Can Gaià* (dating back to the Bronze Age), *Castell de Santueri*, and *Santuari de Sant Salvador* (from ancient and medieval times, respectively), as well as the parish church of *Sant Miquel* (from the modern era) and the *Mercat Municipal* building (from contemporary times). Each of these landmarks represents a key stage in Felanitx's historical evolution. Among them, special mention should be given to the *Sant Salvador Sanctuary*, a true fortress at the highest point of the *Serres de Llevant* and the *Migjorn* region. Construction was authorised in 1348, and while the current church and part of the complex date from the 17th and 18th centuries, they incorporate much older elements. The site includes a guesthouse and a convent, which has been occupied by hermits since 1824.

In some of the municipality's urban centres, weekly markets are held where visitors can find a variety of local food products and crafts. The most notable is the market that takes place every Sunday in the historic centre of Felanitx, offering visitors the chance to experience a traditional local market while strolling through the town's streets and admiring its architectural landmarks.

One of the most popular local products is undoubtedly wine. Historically, Felanitx has been one of Mallorca's most renowned wine-producing towns for centuries. The presence of fertile, high-quality soil has contributed to the production of distinctive and excellent wines. Today, several local wineries actively operate within the municipality, continuing this long-standing tradition.

Felanitx is also an ideal destination for sports enthusiasts. Thanks to its diverse landscape, featuring a coastal area and a small mountain range inland, with Puig de Sant Salvador as a prominent landmark, as

well as its Mediterranean climate with mild temperatures year-round, the area provides perfect conditions for outdoor activities. Sports such as climbing, hiking, cycling, and water sports can all be enjoyed in this exceptional setting.

4.3 HISTORY

The origins of Felanitx as a settlement date back to the Bronze Age. It was around 2000 BC when the first inhabitants arrived, settling in two key areas: the *Castell de Santueri* and the *Puig de Sa Mola*. In these areas, several caves, both natural and man-made, can still be seen today, which served as dwellings for these early tribes.

Later, with the so-called "*culture of the navetes*" and "*talaiotic culture*", Felanitx became a wealthy and powerful town within the island of Mallorca. This is attested by the remains of buildings and settlements from that time, which are still preserved today. Sites such as *Can Gaià* and *Son Maiol* are of particular interest.

From the Roman and Arab periods, there are few remains that help us understand life in Felanitx during those times. However, in the historic centre of the town, remnants of a Roman necropolis have been found, and it is likely that the etymological origin of the name *Felanitx* also stems from one of these two cultures. One theory suggests an Arabic origin, with the word derived from *Felhàni* or *Falhànis*, meaning "valley" or "inlet." A second theory proposes a Latin origin for the toponym, formed from the root *foenum* (meaning "hay") combined with the suffixes *ale* and *icius*, creating the word *foenalicius*.

Both during the Roman and Muslim periods, the *Castell de Santueri* served as a fortress, becoming one of the most important and strategic points in Felanitx.

In 1229, Mallorca was conquered by the Catalan troops led by James I, Count of Barcelona, thus bringing an end to Muslim rule. The first Christian lord of Felanitx was Nunyo Sanç, Count of Roussillon. In 1300, King James II granted Felanitx its founding charter, along with other towns in Mallorca. Thus, the town of Felanitx was officially born, beginning its growth and development around the Church of Santa Maria (currently the Parish Church of Sant Miquel).

The most common mode of transport at the time for large quantities of goods was maritime. Therefore, the port of Felanitx, Portocolom, became a strategic and vital point for the economic and commercial development of the Felanitx region. Pirate raids were a constant threat until well into the 18th century.

During the modern period, in the 16th century, the town of Felanitx experienced significant growth, with the population increasing to more than 4,000. This growth coincided with the outbreak of the movement known as "*Germania*" in 1521, which spread throughout the island of Mallorca. It was a conflict between the artisans and the population of the towns on one side, and the merchants and lords of the city on the other. Joanot Colom of Felanitx became the leader of the rebels fighting against the royal troops. He freed the slaves and attempted to seize the town of Alcudia. Eventually, he was imprisoned in *Bellver Castle* (Palma) and executed on June 3, 1523. Notably, the *Santueri Castle* was one of the few places in Mallorca to resist the popular uprising.

In the 19th century, economy of Felanitx flourished as never before. The population reached nearly 9,000, with more than 2,000 houses in the town. In 1886, Queen Regent Maria Cristina granted the town the title of "city." Felanitx was the third-largest town on the island, after Palma and Manacor, accounting for 5% of the total population of Mallorca. Much of Felanitx's wealth during this period came from the wine industry. It was the municipality with the most land dedicated to the cultivation of vines. However, towards the end of the century, in 1891, a plague known as *phylloxera* devastated all the vineyards in Felanitx, leading to the town's economic decline and subsequent widespread poverty.

Over the years, and into the 20th century, the economy gradually recovered, thanks to agriculture and livestock farming. In 1913, the **Enological Station** was inaugurated, and on January 11, 1920, at 4 p.m., the ceremony for the laying of the first stone of the **Cooperative Winery "Es Sindicat"** took place.

During the years of the Second Republic, many buildings were constructed in Felanitx, among them the Municipal Market, the Slaughterhouse, and most of the schools in the municipality.

Today, the service sector, with hospitality as the main industry, is the leading force in the local economy, followed by the secondary sector, i.e. construction and retail, and, finally, by a significant margin in economic terms, the primary sector.

4.4_POPULATION

In 2022, the population of Felanitx was 18,357 inhabitants (the 8th largest town on the island), with a population density of 108.26 inhabitants per km².

In 2022, approximately 23% of the population of Felanitx was foreign-born; more than half of these individuals coming from the African continent, around a third from European countries, and the remainder from other continents, with a notable number from Central and South America. In terms of gender, the population is almost evenly split, with a slightly higher number of men. Regarding age, 32.12% of the population of Felanitx is under 30 years old, 48.75% are between 30 and 64 years old, and 19.13% are 65 or older.

4.5_AIMS FOR SOCIAL INTERACTION AND INCLUSION

The restoration of "*Es Sindicat*" marks a highly significant milestone, particularly within the social framework of Felanitx.

On one hand, it signifies the revival of an iconic building that embodies the entrepreneurial, innovative, cultural, artistic, and economic development spirit of the region; one with which the local population still strongly identifies. This initiative would not only grant the building a second life but also serve as an act of recognition and emotional healing for the generations of men and women who still remember how, in the early 1990s, *Es Sindicat* closed its doors for good. Many of those who worked there until the very last day still recall with great sorrow the moment when employees took their final photograph together; some in tears, others voicing their grievances over unpaid wages. Since then, every Christmas, former workers continue to gather, reminiscing about the golden years of *Es Sindicat*.

Without a doubt, *Es Sindicat* would serve as a hub for social, intergenerational, and intercultural interaction, given the numerous initiatives, demonstrations, and proposals that have emerged over the past decades from various social groups, media outlets, and political organisations. This long-standing demand for the restoration of the building has now extended beyond the boundaries of Felanitx, echoing the enthusiasm for agricultural cooperativism and progress seen in 1920, when *Es Sindicat* was first built with overwhelming social support.

The acquisition of *Es Sindicat* de Felanitx by the Council of Mallorca in 2019 has reignited and renewed the spirit of openness that has remained unchanged since the 1990s, when it permanently closed. *Es Sindicat* is more than just a winery or a building; it is a symbol of prosperity and social cohesion for the people, communities, and the Felanitx municipality, which sees the winery as a meeting point and holds it in high regard as their own. Furthermore, *Es Sindicat* has been a landmark, an innovative centre, and a bastion of preservation for the people of Felanitx during both the good times and the less prosperous ones. For example, between 1944 and 1946, during the post-war years of hunger and darkness, the winery provided a valuable service to the people of Felanitx by operating a generator powered by low-quality gas

(acquired years earlier to address the lack of power). It provided electricity for lighting during the early hours of the evening and also powered industries for a few hours each day. Actions like these, among many others, are still deeply ingrained in collective memory and urgently call for decisions regarding its restoration.

Furthermore, given the current socio-economic dynamics and population diversity of the municipality, characterised by multiculturalism and by a model of tertiary sector growth, with tourism as the leading source, *Es Sindicat* de Felanitx stands as an ideal meeting point for social inclusion. It fosters synergies for knowledge exchange, the promotion of local culture and language, socio-labour dynamism, integration of people with disabilities, individual and collective exhibitions, performing arts representation, and, in short, any activity complementary to its use as a museum and heritage site that enhances and stimulates critical reflection, knowledge, equality, tolerance, respect, and coexistence.

All these proposals are fully aligned with the principles established in the Council of Europe Framework Convention on the Value of Cultural Heritage for Society, better known as the Faro Convention, a multi-lateral treaty by which states commit to protecting cultural heritage and the rights of citizens to access and participate in it.

5. ENVIRONMENTAL DATA

Provided below are several areas of physical description, which, when considered in the context of the municipality of Felanitx, aid understanding and interpretation of the environmental situation associated with *Es Sindicat*.

5.1_GEOLOGY AND GEOMORPHOLOGY

Geologically, the municipality of Felanitx includes three important areas, distinguished by both the type of elements and their composition and age. *La Marina*, *El Pla*, and the *Serras de Llevant* present geomorphological disparities that, over time, have influenced land use.

The eastern area, parallel and adjacent to the coast, only a few kilometres wide, is known as *Sa Marina*. This area, lying below 100 metres, is aged between 5 and 11 million years. It forms part of a carbonate platform from the late Tertiary Period; a relatively flat or gently sloping area, often crisscrossed by streams originating from the mountain range of the *Serras de Llevant*.

The Serras de Llevant is a mountain range which runs through the municipality of Felanitx and is largely composed of Triassic dolomitic rocks. This area is comprised of folded and re-folded terrains with many overthrusts, creating reliefs just over 500 metres high. These are made up of limestones, dolomites, marl-limestones, and marls, with an age ranging from 230 million to 15 million years.

The southernmost extremity of the *Serras de Llevant* in the municipality of Felanitx does not exhibit as dramatic a relief nor does it form a single mountainous alignment like the northern part, which is known as the *Serralada d'Artà*. Similarly, the foothills of the municipality of Felanitx never reach the sea. This area consists of a series of alternating relief zones, ranging from 100 to 200 meters above sea level, separated by several mountain ranges rising from 300 to just over 500 meters in height. The most notable of these, from north to south, are *Puig de Sant Salvador* (509 m), *Puig de Sa Comú* (431 m), *Castell de Santueri* (421 m), and *Puig de s'Embestida* (419 m), among others. In general, these are gentle mountains and hills predominantly made of dolomites, separated by valleys where Numulitic and Cretaceous formations emerge.

The Puig de Sant Salvador is the highest point in the municipality, offering a view of much of the Mediodía region and the *Pla de Mallorca*. However, no less important, both geologically and historically, is the plateau relief of *Puig de Santueri*, which houses the fortress of the same name. In fact, the *Castell de Santueri* holds notable significance within the municipality, so much so that *Es Sindicat* created a label bearing its name.

The *El Pla* area, further inland, is characterized by predominantly flat terrain, with few slopes. It is a basin between mountains resulting from extensional fracturing that occurred from the late Miocene period to the early Pleistocene, that is, after the major orogeny that shaped the current configuration of Mallorca's main landforms. The western part of the Felanitx territory belongs to this subregion, an interior sedimentary area with quaternary deposits and deep, often impermeable, soils.

The geological substrate of the *El Pla* area in Felanitx predominantly consists of alluvial deposits and tectonic folds. It is a distinctly flat zone, with the appearance of some small hills, streams, and sinkholes that serve as surface and subsurface drainage for rainwater. The high quality of the soils, enriched with rich, clayey earth, together with the open morphology of the land, has allowed for intensive agricultural use, primarily focused on cereal cultivation, often lacking trees in many plots. Vineyards are also a prominent feature.

5.2_CHARACTERISTICS OF THE CLIMATE

The climate of Felanitx is characterised by the defining features of Mediterranean climates, with a summer period during which rainfall records are the lowest of the entire year, and intense or very intense, short-

duration rainfall in the autumn. In winter, and to a lesser extent in spring, there is a considerable amount of precipitation.

The vast expanse of the region of Felanitx and the location of different physiographic units result in precipitation averages which vary between observation points. For instance, in the southernmost coastal area, the average annual rainfall is between 300 and 400mm, while in the elevated areas and the northern region, the annual average can reach nearly 600mm.

The rainfall data highlights the fluctuating nature of the Mediterranean climate, contrasting dry periods with wetter ones.

Overall, there is considerable irregularity in precipitation. The majority of the annual rainfall occurs over just a few days. The total amount of precipitation is influenced by intense rainfall events, particularly in the autumn, with some cases (such as on 6th September 1989) exceeding 200mm per square metre in less than 24 hours. More recently, the torrential rains of 2018 and 2022 should also be taken into consideration.

In addition to rainfall, other types of precipitation such as hail or snow can occasionally occur. The last snowfall which caused significant issues was that which fell during storm Juliette in 2023.

As for temperatures, the main characteristic is that of a temperate climate, with mild winters (temperatures below 0°C are rare) and fairly hot summers, along with occasional heatwaves where temperatures can reach 40°C.

Three distinct areas in the municipality can be distinguished based on the average annual temperature and they are associated with the different landscapes: the coastal area (17°-18°C), the mountainous region (15°-16°C), and the flat area (16°-17°C).

The prevailing winds are the Levante (E), the Mediodía (S), and the Lebeche (SW). In this regard, the extraordinary force of the wind, has occasionally caused, sometimes in very specific areas and at other times more extensively, material damage and the fall of trees, as seen in the cases of the storms of 1962, the wind and rain event of 2001, or the *Gloria* storm in 2020. Interestingly, in 1929, *Es Sindicat* purchased a "Gloria" bottle-capping machine for 510 pesetas to begin, as a test, the marketing of bottled wine.

During the summer months, a notable wind pattern is established due to the daily variation in temperature. The wind blows from the sea to the land during the peak hours of sunlight, and its direction reverses, with lesser intensity, during the night.

5.3_HYDROGRAPHY

The surface water circulation consists of streams, with runoff being reduced during periods of intense rainfall. The aridity of the climate, the predominance of gentle slopes, and the calcareous nature of the terrain make it difficult to establish a differentiated river network. Torrential rainfall is the most significant characteristic of the hydrological network: the streams are suddenly flooded by the fast-moving water from short, intense rains.

The drainage network has been altered by human activity, either to expand land suitable for cultivation, to regulate surface runoff, or to delineate plots through the construction of dry stone walls within the beds of creeks and streams. Flat areas composed of clayey, poorly permeable materials have also been artificially drained through the construction of complex underground sinkhole systems just under 1 metre deep. In some cases, the drainage systems are complemented by subsurface runoff water being discharged at a summit, such as in the *Son Pinoi* area.

The Felanitx area, from the perspective of surface water circulation, is situated at the headwaters of courses that flow towards three different watersheds: the Alcúdia watershed, into which 28.38% or 48.14 km² of the area drains; the Campos watershed, which receives water from 42.12% or 71.43 km² of the

municipal district; and finally, a significant portion of 29.5% or 50.04 km² drains towards the southeast coastline and, therefore, is part of the maritime watershed of the *Serras de Llevant*. The town itself is located right on the watershed boundary between the first two drainage basins.

The *Serra de Llevant* also influences the existence of several springs, the most important of which is, without a doubt, the *Santa Margalida* spring in the town of Felanitx. This spring is located in front of the church and has been a key element in supplying water and enabling irrigation for the inhabitants of the municipality since the 13th century, the date of its first written mention.

The groundwater, the calcareous nature of the mountainous area, and the porosity of *Sa Marina*, condition the existence of a series of hydrogeological units.

5.4_LAND USE

The high degree of agricultural and livestock use of the lands of Felanitx has led to the natural vegetation being relegated to the most inaccessible areas or those of lower agricultural value. In this regard, a diverse landscape mosaic of high ecological interest has been formed, which, nowadays, with the gradual neglect of traditional activities, has led to natural vegetation taking over these spaces again.

In general terms, dryland crops dominate, mainly consisting of cereals (barley, wheat, and oats), and, to a lesser extent, legumes (broad beans) and trees such as almond, carob, fig, and apricot, which were much more abundant decades ago. The cultivation of vineyards is worth noting, with significant areas located in various parts of the municipality and other nearby zones of *es Pla*.

The water from wells and the *Santa Margalida* spring, through the design of complex water distribution systems, has historically influenced the cultivation of irrigated crops near the town of Felanitx.

5.5_BIOGEOGRAPHICAL CHARACTERIZATION

The shrubland of wild olive trees and palmettos (Oleo-Ceratonion) dominates much of the terrain and the coastal strip. It is characterized by the presence of the wild olive trees (*Olea europea var. sylvestris*) in areas with shallow, calcareous, highly permeable, and dry soils. Morphologically, it features a well-developed shrub layer, with few trees, except for the Aleppo pine (*Pinus halepensis*). The shrub vegetation is represented by species such as mastic trees (*Pistacia lentiscus*), mock privet (*Phillyrea latifolia*), ephedra (*Ephedra fragilis*), wild olive (*Cneorum tricoccon*), white rockrose (*Cistus albidus*), rosemary (*Rosmarinus officinalis*), strawberry tree (*Arbutus unedo*), heath (*Erica multiflora*), broom (*Genista lucida*), and other species.

The liana species are also present in the scrubland, with notable examples including the sarsaparilla (*Smilax aspera*), clematis (*Clematis cirrhosa*), virgin's bower (*Clematis flammula*), and wild madder (*Rubia perigrina*). Finally, the herbaceous layer features small meadows of Mediterranean false brome (*Brachypodium retusum*), arisarum (*Arisarum vulgare*), and plants from the Arum genus.

Along the coastal area, there are several types of plants that, depending on proximity to the sea, may include the *Limonietum caprariensis* or the *Launaetum cervicornis*.

The coastline is colonized by species like sea fennel (*Crithmum maritimum*), which are known for forming very sparse communities and have high tolerance to winds and salinization. Just away from the coastline, species from the *Launaetum cervicornis* can be found, with botanical specimens commonly referred to as 'cushions'. The juniper (*Juniperus phoenicea*) is the most notable tree species found in areas close to the sea.

The Aleppo pine (*Pinus halepensis*) is the dominant forest vegetation, as its tolerance to poor soils allows it to thrive in all types of terrain, from 200 metres upwards towards the mountainous areas. However, it is also common to find groups of Aleppo pines in areas close to *Sa Marina* or in the interior of *Es Pla*,

where agriculture has not hindered their development. Furthermore, Felanitx is home to another variety of pine, the stone pine (*Pinus pinea*), which is quite rare but can be found in specific locations such as between *Can Gaià* and *Portocolom*, where its presence is reflected in local place names.

The holm oak (*Quercus ilex*) does not form extensive forested areas, but there are some concentrations of holm oaks in areas with high levels of humidity, such as *Torrent de sa Terrassa* or the northern slope of *Sa Mola de Felanitx*. Additionally, very occasionally, there are some formations of kermes oak (*Quercus coccifera*), with a notable example being found on *Puig des Carrasco* on the southern slope of *Puig de s'Envestida*.

5.6_DRY STONE WALLS

Dry stone constructions are an integral part of the identity of Mediterranean landscapes. They are the result of an immense undertaking carried out over centuries and represent a culture that has been developed and passed down from generation to generation, shaped by physical and social resources, as well as the historical circumstances of each period.

The technique is based on using stone as the sole building material, without any type of binding agent. The creation of dry stone structures stems from a pragmatic solution to a practical necessity. Stone has always been preferred over other materials, especially in areas where it is easily available in nature. A variety of construction and architectural types can be identified, ranging from the simplest elements, such as property boundary markers, to complex water management systems or rural constructions.

In *Es Sindicat* in Felanitx, a good example of the use of dry stone construction can be seen along the southern path leading to the unloading area. Part of this path still retains its original cobblestone paving. However, it is at the back where an imposing wall is built using the dry stone technique. Reinforced with arches, this wall serves a dual purpose: to hold back the soil on the slopes of *Sa Mola* and reduce erosion, while also supporting a pathway leading to the upper plots. The quality and aesthetics of this traditional construction are closely linked to the majestic grandeur of the winery's architecture.

Additionally, dry stone constructions are widespread in the surrounding area and the broader region. Both *Sa Mola* and *Es Calvari* have terraced spaces (dry stone walls placed crosswise to the slopes) to create and contain flat surfaces, reduce erosion, and make land available for agricultural activities. Between *Es Sindicat* and *Es Calvari*, other elements of traditional architecture based on the use of stone can be found, including examples of the organization of space, water resource management, drainage systems, and structures associated with transportation routes, among others.

So significant is the importance of traditional architecture that in 2017, the *Council of Mallorca* declared the traditional dry stone construction technique as a Cultural Heritage Asset, and in 2018, UNESCO inscribed the "Knowledge and Techniques of the Art of Building Dry Stone Walls" on the Lists of the Intangible Cultural Heritage of Humanity.

5.7_ENVIRONMENTAL CONSIDERATIONS FOR ES SINDICAT

Es Sindicat de Felanitx is located at the foot of *Sa Mola*, outside the urban area and on the other side of the ring road that surrounds the town of Felanitx to the west. It is positioned in a strategic location with a slope to facilitate the production process (taking advantage of gravity to transfer wine between presses and vats). There is a difference of 7.70 metres between the highest and lowest points of the building. The sloping terrain also offered construction advantages: reducing the size of the building and minimising excavation work for the presses and tanks.

The building is situated in the transitional area between the *Llevant* mountain range and *El Pla*, sheltered by *Sa Mola*, a hill located to the south-west of Felanitx, with a highest point of 168.42 metres and an area of less than 1km², predominantly covered by scrubland of wild olive trees. *Sa Mola* contains several areas that were previously inhabited, including burial hypogea, a robust wall, and concentrations of ceramics,

which are linked to settlements ranging from 1800 BC to modern times. It is also important to highlight the presence of a large number of pools, some of them natural and most man-made, which possibly served to provide water for large herds of livestock.

The environmental objectives associated with the recovery of *Es Sindicat* are structured, though not exhaustively, around the following basic aspects:

- Specific measures for the short term to mitigate the harmful, corrosive effects and pathologies resulting from the effects of atmospheric agents.
- Definition of structural solutions to address, with guarantees of conservation and safety, potential extreme weather phenomena, such as: tornadoes, heavy rain, hailstorms, snowfalls, or extreme temperatures.
- Preventative measures to safeguard against the effects of possible nearby forest fires.
- Utilisation of natural and alternative energies, as well as water resources, to ensure both the building's energy self-sufficiency and complementary use of *Es Sindicat's* structures/spaces (roofs, terraces, tanks...), always taking into account and respecting the preservation of the heritage.
- Use of locally sourced building materials for recovery tasks.
- Possibility of installing a weather station to collect data on precipitation, rainfall, humidity and wind, among others. In fact, in 1957, *La Caixa de Pensions*, following its collaborative history with the winery, installed weather stations to prevent mildew.
- Removal of asbestos-cement panels and any other elements containing asbestos, with immediate replacement using approved materials that respect the heritage line of the building and the environment.
- Study and analysis of the current condition of the different parts of the building and development of proposals for space climate control, with a focus on conservation and high energy efficiency.
- Implementation of a wastewater treatment and purification system, along with solutions for reuse.
- Minimisation of waste during recovery tasks and a recycling plan.
- Exterior landscaping with native species, while maintaining the current vegetation: Peruvian pepper tree (*Schinus molle*), wild olive trees (*Olea europaea var. Sylvestris*), and mastic trees (*Pistacia lentiscus*).
- Measures to prevent erosion around *Es Sindicat*, especially along the access road to the back, and conservation and maintenance actions for the dry stone walls and infrastructures, also at the rear.

6. ECONOMIC DYNAMICS AND CHALLENGES

In the early years of the 20th century, the wine industry was experiencing one of its golden moments (despite the emergence of the dreaded phylloxera) with the creation of the Enological Station and the foundation of the Felanitx Cooperative Winery (*Es Sindicat*); two emblematic works of the town. Other buildings from these years include the former Electricity Power Plant (now the music school) or the Bank of Felanitx, as well as the Municipal Market from the 1930s.

The population has evolved alongside the economic dynamics. It grew rapidly at the end of the 19th century, thanks to agricultural yields, before later declining due to the commercial crisis and the agrarian crisis caused by phylloxera, which affected the vineyards. As a result, there was a significant migratory movement to other parts of the island and abroad. In the first quarter of the 20th century, many emigrants went to South America.

Today, the business network of Felanitx is very similar to that of the rest of the Balearic Islands, with an economy heavily influenced by the service sector and construction. However, both the industrial and primary sectors make a more significant contribution to the economy of the Felanitx municipality than to the broader economy of the Balearic Islands.

In just over fifty years, agriculture has shifted from being the main sector of the town to one which has a very modest role within the economy or as a source of employment. The current agricultural and livestock activity continues to be practically the same as it was at the end of the previous century, maintaining a focus on the cultivation of cereals, nuts (almonds and carob), and especially, the revival of the cultivation of vines and of wine production. Although there are 551 agricultural holdings according to the agricultural census, these are generally small family-run operations.

The industrial sector is diverse and heterogeneous, although traditional and artisanal industries have largely disappeared over time. The construction sector experienced spectacular growth in the early years of this century, and despite the collapse of the real estate bubble in recent years, which led to the closure of many companies, it is a sector that has recovered in recent years. However, the greatest number of companies is found in the service sector, as is the case in the rest of Mallorca.

It is important to note that the tourism sector includes not only hotels, apartments, and holiday homes but also restaurants, car rental businesses, small tourist shops, etc. These supplementary services, until recently, were concentrated in the coastal areas, but the trend is now spreading to the inland towns, particularly due to the rise of tourist accommodation.