

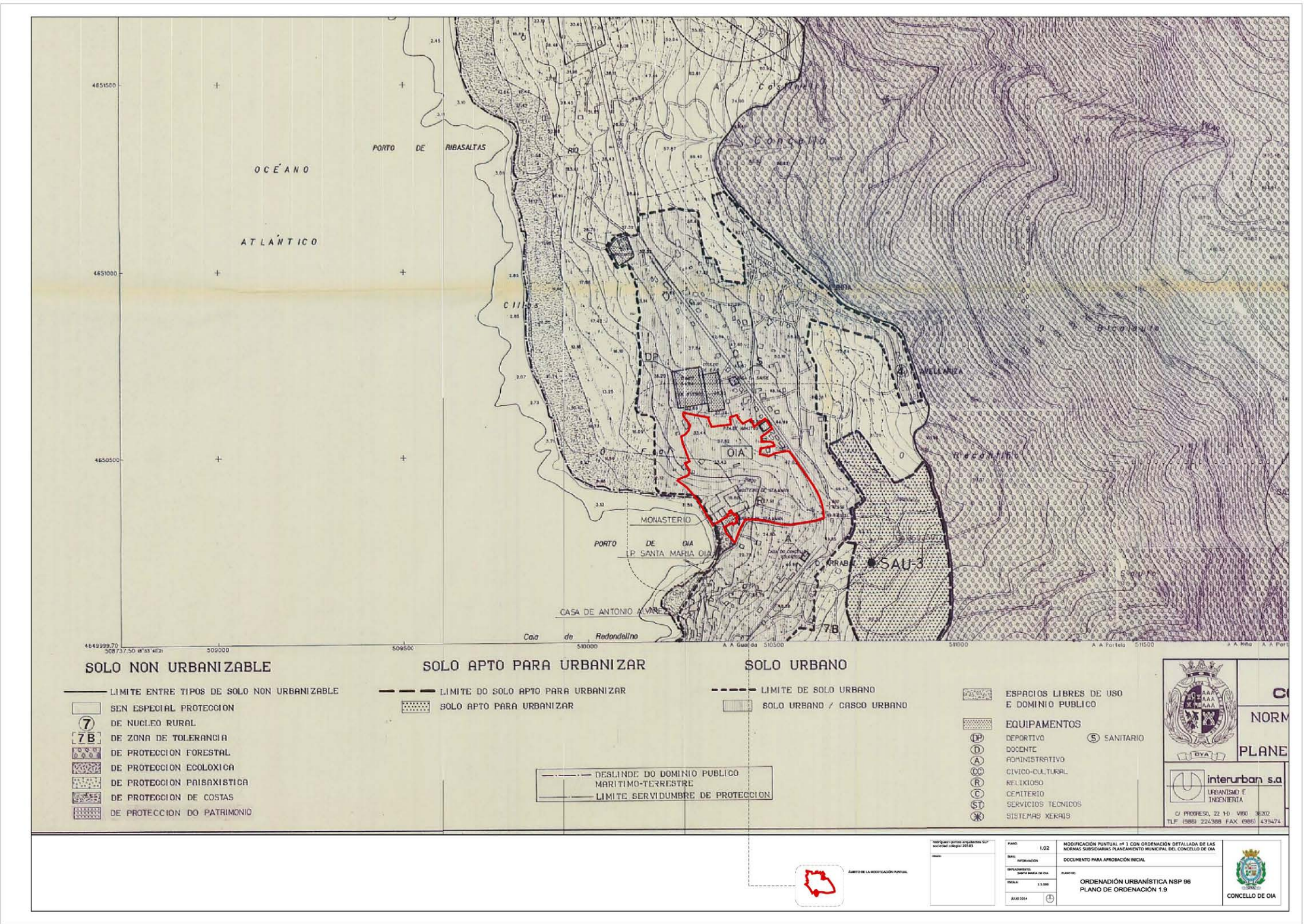
# PLANNING INSTRUMENT FOR PROTECTION, CONSERVATION AND ENHANCEMENT OF THE SANTA MARIA OF OIA'S MONASTERY

Category: Urban Planning | Name of the proposal: Planning instrument for protection, conservation and enhancement of the Santa M<sup>a</sup> of Oia's Monastery | Author: rodriguez + pintos arquitectos



The Santa Maria of Oia's Royal Monastery, the only Cistercian monastery built in the coast in Europe, began its building in mid-XIIth century -during King Alfonso VI's ruling- initially Benedictine, it becomes part of the Cister's Order in 1185; in 1624 the monks fight off a Turk's fleet, after which the King Felipe the IVth grants the monastery the "Royal" title; it suffered effects from the Lisboa's earthquake in 1755 and it stopped being the church property to become private property in the 1835's disentailment; it was rented by Jesuits from 1910 to 1932; it was declared building of cultural interest in 1931; expropriated by mistake to the Alonso's Family during the II Republic; it served as military prison for prisoners of war during the Spanish Civil War; reclaimed by the Alonso's family it has had different owners.

Three different constructive periods stand out: the medieval stage in which the temple and the primitive monk buildings were constructed; a growth stage after it joined Castilla's Congregation and a final stage during most of the XVIIIrd century.



The Oia's Royal Monastery is the most important building and with the most cultural heritage value of the town. But, despite its enhancement being a clearly good part of the defense of the common heritage, the current planning documents don't allow a proper rehabilitation project.

**25 years** from the current planning instrument's approval none of the initiatives and proposals from the different owners that tried to rehabilitate the monastery could become fulfilled. Because of that, after a multidisciplinary analysis, the Monastery's owner and the Oia's City council develop in the year 2011 an urbanistic agreement that allows the development of a specific planning instrument which will serve as support for an intervention that -at last- allows the protection, conservation, and enhancement of the Monastery



ANÁLISIS		AUTOR. MIEMBRO DEL EQUIPO
INSPECCIÓN DEL ESTADO DE LAS CUBIERTAS -1		GOC: Empresa de gestión, organización y control de calidad. Técnicos: Almudena Sepúlveda Martín, Javier Millán Martínez, Javier de la Puente Crespo y Enrique Torrente Verdura
INSPECCIÓN DEL ESTADO DE LAS CUBIERTAS -2		GOC: Empresa de gestión, organización y control de calidad. Técnicos: Ignacio Abia Alonso, Javier de la Puente Crespo y Enrique Torrente Verdura
ESTUDIO HISTÓRICO-ARTÍSTICO		Doctora en Historia del Arte: Ana María Pereira Molares
MEMORIA TÉCNICA Y ECONÓMICA INICIAL		Sociedad de Arquitectura: rodríguez + pintos Arquitectos
ESTUDIO DE PARAMENTOS DEL MONASTERIO Análisis Estratigráfico		Arqueólogo: Javier Luaces Anca
INSPECCIÓN PRELIMINAR DE LAS ESTRUCTURAS DE FÁBRICA		Consultor de Análisis de Construcciones Históricas: Dr. Arquitecto Santiago Huerta Fernández
RESUMEN PLANIMÉTRICO DEL ESTADO ACTUAL		Sociedad de Arquitectura: rodríguez + pintos Arquitectos
INSPECCIÓN DEL ESTADO DE LAS ESTRUCTURAS DE MADERA		CIS MADEIRA (Centro de Innovación e Servicios Tecnológicos da Madeira de Galicia)
ORGANIZACIÓN DE PROYECTO (ANALISTA)		Project Manager: Javier Calles
ESTUDIOS PREVIOS		



2011  
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ESTUDIOS ESPECÍFICOS	
ANÁLISIS	AUTOR. MIEMBRO DEL EQUIPO
ESTUDIO FINANCIERO	R. MONASTERIO DE OIA
ANÁLISIS DE PROGRAMA (estudio de umbral de sostenibilidad)	Firma de Consultoría - Servicios Corporativos: DOVALOR 34 SL
TOPOGRAFO. LEVANTAMIENTO GRÁFICO 1	Topodiel: Topografía y Delineación
DOCUMENTO DE INICIO PROCEDIMIENTO PARA EVALUACIÓN AMBIENTAL	Sociedad de Arquitectura: rodríguez + pintos Arquitectos
INFORME DE SOSTENIBILIDAD AMBIENTAL (ISA)	rodríguez + pintos Arquitectos SLP GCMP Paisajes Resilientes
ESTUDIO BOTÁNICO	Arboricultura y botánica: Arbogal
ESTUDIO HIDROLÓGICO	Luis Alfonso Iglesias Neira: Ingeniero Técnico Forestal.
EVALUACIÓN ACÚSTICA	SGS TECNOS: Empresa de Inspección, verificación, análisis y certificación.
ANÁLISIS DE USOS CONTAMINANTES EN EL ÁMBITO	TÉCNICOS MUNICIPALES.
ESTUDIO HIDROGEOLOGICO Y ANÁLISIS DE LA VIABILIDAD DEL ABASTECIMIENTO CON AGUAS SUBTERRÁNEAS EN SANTA MARIA DE OIA	Grupo de Investigación Agua y Suelo, Centro de Investigaciones Científicas Avanzadas (CICA), Universidad da Coruña. (Javier Samper, Acacia Naves, Bruno Pizarri, Luis Montenegro y Alba Mori)

**6 YEARS OF PREVIOUS STUDIES**  
**3 YEARS IN DEVELOPMENT**  
**20 INTEGRATED WORK AREAS**



For this instrument planning, a multidisciplinary team sum of Architects, Historians, Archeologists, Lawyers, Surveyors, Landscape Specialists, Consultants, Labs, Research and Innovation labs, Certifiers, Advisers, Research groups, Technical and Law Services, Botantics, Engineers and Environment Specialists.

History

Current urban planning composition

Multidisciplinary team