

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

Category: C-Urban Planning

Name of the proposal: Planning instrument for protection, conservation and enhancement of the Santa Maria of Oia's Monastery

Author: rodriguez + pintos arquitectos

THE MONASTERY

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 PLANNING INSTRUMENT

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 gave form to a document that becomes the most advanced work for the Monastery's enhancement.

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.

This becomes a fact when after 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 from an environmental an economic sustainable approach, and adding multiple points of view: social, economic, cultural heritage, territory...



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The Oia's plenary agreement on 30/11/2011 marks these objectives:

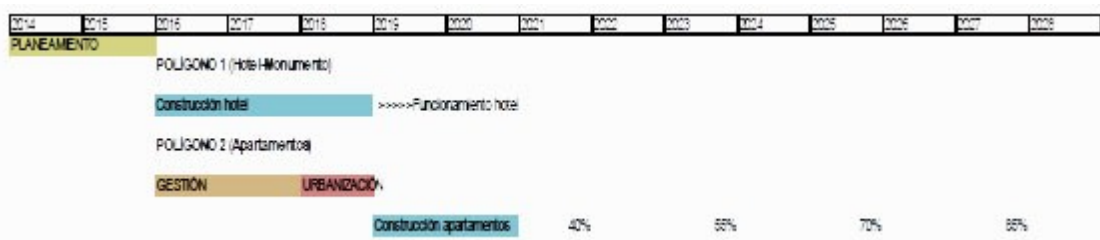
- The rehabilitation and enhancement of the "Santa Maria de Oia"'s Monastery
- The integration of the Monastery in the historic center, with the creation of new social and residential expansion areas, that form a global urbanistic operation
- The complete execution of the project supplementing the multiple infrastructure deficits
- Urban equipment to a current legal standard
- Adapting the requests to the Galician Flooring Law (LOUGA)
- The development of green zones and open spaces for public use, represented by a natural runway that establishes a transition zone between the Monastery and the new urban development and residential zones, becoming the new Oia's central park.
- Modification of the ecologic runway marked in the POL
- The building of the volumes necessary to configure public spaces that guarantee proper sun caption, diversity of use and respect for the Monument that the Monastery represents.

The new growth of the residential site in the Monastery's environment completes the current urban layout, from its starting building sites to the outskirts, granting connections and adding urban equipment that currently doesn't exist. All of which satisfying the criteria established on the different urban laws "Environment and landscape enhancement", "Urban layout", "Urban expansion", "Allowed uses", "Urban Development" and "General Flooring regulation".

According to the stratographic analysis of the Monastery's facade developed by the Archeologists, there are two rivers: a natural and a channeled one. This provokes the lack of biodiversity in the riverbeds area and the current artificial border.

Because of that, the planning instrument proposes an ecologic runway that allows development of the riverbed flora respecting the existing "ameneiros" (*alnus glutinosa*) and ferns (*Pterophyta*), creating an open space system that boosts soil permeability and granting the natural system integrity allowing for ecologic connectivity.

The next step for the development instrument would be its initial approval for public access and the reception of sector reports.



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USES AND VIABILITY

With the coastal protection zone and the sector reports as constraints, The expansion is allowed in a not public coastal zone and always within the uses allowed by the current planning instrument.

Hotel (and compatible uses) are the only allowed uses in the current workshop, its expansion and the open block buildings (current planning law)

Thanks to this planning instrument, The monastery could be expanded allowing the number of rooms the advisors considered necessary for the "rentability threshold" and allowing construction of additional buildings associated with the hotel en a zone connected to the existing town, reinforcing its layout and granting growth parallel to what's established in the DOT and POL, allowing for an even higher economic viability without compromising the cultural heritage building and the public ecologic runway.

The "Strategy for actions and economic analysis" from the document guarantees the sustainability of the project; it establishes a stage plan and analyses its funding, hoping to be the first step towards a bigger economic sustainability study, developing analysis for the public investment, with the following sections:

- (I) Liquidation analysis for Oia's budgets (2011 last consolidated budget from the Oia's city council)
- (II) Public investment estimation, and heritage increase for the new planning
- (III) Expenses and revenues after urbanization construction
- (IV) New budget analysis with the repercussion of the new planning expenses and revenues
- (V) Result analysis

PLANNING INSTRUMENT DEVELOPMENT

In a fixed and granted context, the instrument develops a constant aim for a clear and transparent approach: With this, the use for the new planning is based on two "simple" modifications of the current planning, which scope doesn't portray any alteration of the territorial model, nor it gives new criteria for the general structure of the uses classification for the municipality, affecting only the Oia's Monastery close environment.

An adjustment of the current subsidiary plans is developed, allowing for a building type variation and increasing the building density from 0,175m²/m² to 0,384 m² values way lower than the currently used in similar area planning closer to residential zones values.

