

Integrated Rehabilitation Master Plan for the Las Flores neighborhood, A Coruña



Plan
Director de
Rehabilitación
Integrada
DAS FLORES

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Las Flores is a neighborhood in A Coruña (Spain) designed at the end of the 1960s, during the Franco regime, by renowned architects of the time such as José Antonio Corrales, Andrés Fernández Albalat, Jacobo Losada, Ignacio Bescansa, and José Luque Sobrini. The neighborhood was designed with a structure of 5 neighborhood units, each one by the hands of an architecture firm, with innovative common elements for the time, such as the mixture of building typologies, from single-family homes to blocks and 12-story towers, the organization of a green neuralgic centre equipped with facilities, or the provision of commercial premises on elevated floors.

Both the configuration of the neighborhood itself, as well as the brutalist architecture of neighborhood unit No. 3, are part of the urban and architectural heritage of the modern movement in Spain. This neighborhood unit designed by JA Corrales received the National Architecture Award in 2001, as one of the most relevant examples of housing production during the modern movement in Spain.

The neighborhood was inaugurated by Franco himself in 1967 to provide 2,000 homes and, in part, to relocate families affected by the city's expansion processes. Currently in Las Flores there are 2,140 homes and more than 3,800 inhabitants, 30% of whom are over 65 years of age. More than 50 years after its inauguration, the neighborhood today presents significant habitability and sustainability deficits that make it difficult for its inhabitants to develop their daily lives.

The Master Plan for the Integrated Rehabilitation of the Las Flores neighborhood (PDRI) is a comprehensive urban regeneration tool promoted by the A Coruña City Council to plan improvement actions in the urban environment and public space, the rehabilitation of dwellings with criteria of sustainability and revaluation of heritage, and reactivation of economic activity and provision of services.

The PDRI is both a planning tool and an executive instrument that guides future urban regeneration interventions in the neighborhood, to revalue its identity with criteria of sustainability and efficiency, inclusiveness, and community health. These principles are aligned with the objectives of the Integrated Strategy for Sustainable Urban Development EIDUS Coruña and with the Sustainable Development Goals of the 2030 Urban Agenda.



COMPREHENSIVE DIAGNOSIS

The Plan is based on a comprehensive and participatory diagnosis for which a specific GIS database was created for the PDRI, which collects the set of data and technical and citizen knowledge in a tool that will facilitate monitoring of the Plan's actions and their impacts. .

The diagnosis is configured through 5 dimensions: physical, social, economic, environmental and cultural, and participation and governance, in which the set of components analyzed are grouped.

Thus, an integral vision of the neighborhood is available, of the problems and needs, but also of its values and opportunities, on which to promote urban regeneration and rehabilitation actions.

This comprehensive diagnosis is expressed through three tools: cartographies (geospatial diagnosis), SWOT (qualitative diagnosis), and indicators (quantitative diagnosis). The latter have also made it possible to build a follow-up and monitoring strategy for the PDRI, and to have a Plan structured similar to what is now the Local Urban Agendas.



STRATEGIC PROJECT

The PDRI identifies 8 Strategic Objectives (SO) that channel the detected needs and opportunities and determine the desired future vision for the neighborhood.

- SO1 Renovation and improvement of housing
- SO2 Improvement of energy efficiency
- SO3 Improvement of public space and urban environment
- SO4 Economic dynamization and revitalization
- SO5 Improvement of the quality of life and social cohesion
- SO6 Improvement of urban metabolism
- SO7 Revaluation of architectural and cultural heritage
- SO8 Implementation of a new governance model



ACTION PLAN

The Action Plan is the executive instrument of the PDRI. It is made up of 18 lines of action that respond to the SO of the plan. The lines of action, agreed upon with the public, are deployed through a catalog of 60 actions presented in an index card format, which indicates their alignment with the SO, the diagnostic components on which they impact, the conditions for their implementation, and the level of citizen consensus acquired.

In order to have a more comprehensive document for citizens and to identify priority actions, the Action Plan deploys three tools: the Masterplan (general planning document and intervention criteria), the Driving Projects (6 actions with the greatest impact capacity) and the Pilot Project (PDRI's first visible action).

Catalogue of actions and Masterplan

The Catalog of actions includes the set of improvement actions proposed both from technical point of view and from citizen contributions, which respond to the 8 strategic objectives. The Masterplan is the tool where these PDRI actions are territorialized, categorizing them according to the different functional areas that make up the neighborhood and their strategic role.

As a support document for the revaluation of the urban and architectural heritage, the Masterplan incorporates a Criteria Guide for intervention in public space and in buildings. The purpose of this guide is to have an agreed roadmap for improvement interventions on heritage elements, both built and public space.

Driving projects

This is a selection of 6 actions of a different nature (physical intervention, programming and governance) that can have a driving effect so that other improvement actions are launched, thus promoting the urban regeneration of the neighbourhood.

Pilot project

The redevelopment of the northern civic axis is the first action of the PDRI. It is a key urban space to pass through the neighborhood and improve its accessibility. The project includes the transformation of strategic spaces such as access areas to the neighborhood, now occupied by surface parking, the naturalization of public space, the provision of areas for rest and playgrounds, or the adaptation of pedestrian paths and transitional green spaces to give privacy to the houses on the ground floor.

This is one of the driving projects that is currently in the execution phase and that will provide a test bench to assess replicable and scalable solutions for the entire Las Flores neighborhood.