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Encina Fernández Torre



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Examiner: Christer Malmström
Supervisor: Bernt Nilsson

“Y la vida siguió, como siguen muchas
cosas que no tienen sentido”
-Joaquín Sabina

A mi familia,
porque cuando me caía
abrieron mis alas para que pudiese volar.

A B S T R A C T

An immigrant will never stop being a foreigner in another country until he gets socially integrated. Social integration is one of the most important aspects when we talk about immigration. Usually people offer help to the people that don't have any resources, such as food or clothes, but the problem doesn't end there.

It is necessary to aid them in a social way, teaching them how to get integrated into Spanish society so that then, in the future, they can start working and having a new life.

My proposal is to design a conglomerate of buildings that will act as a social center that will help Sub-Saharan immigrants and any other immigrant to be part of the Spanish society.

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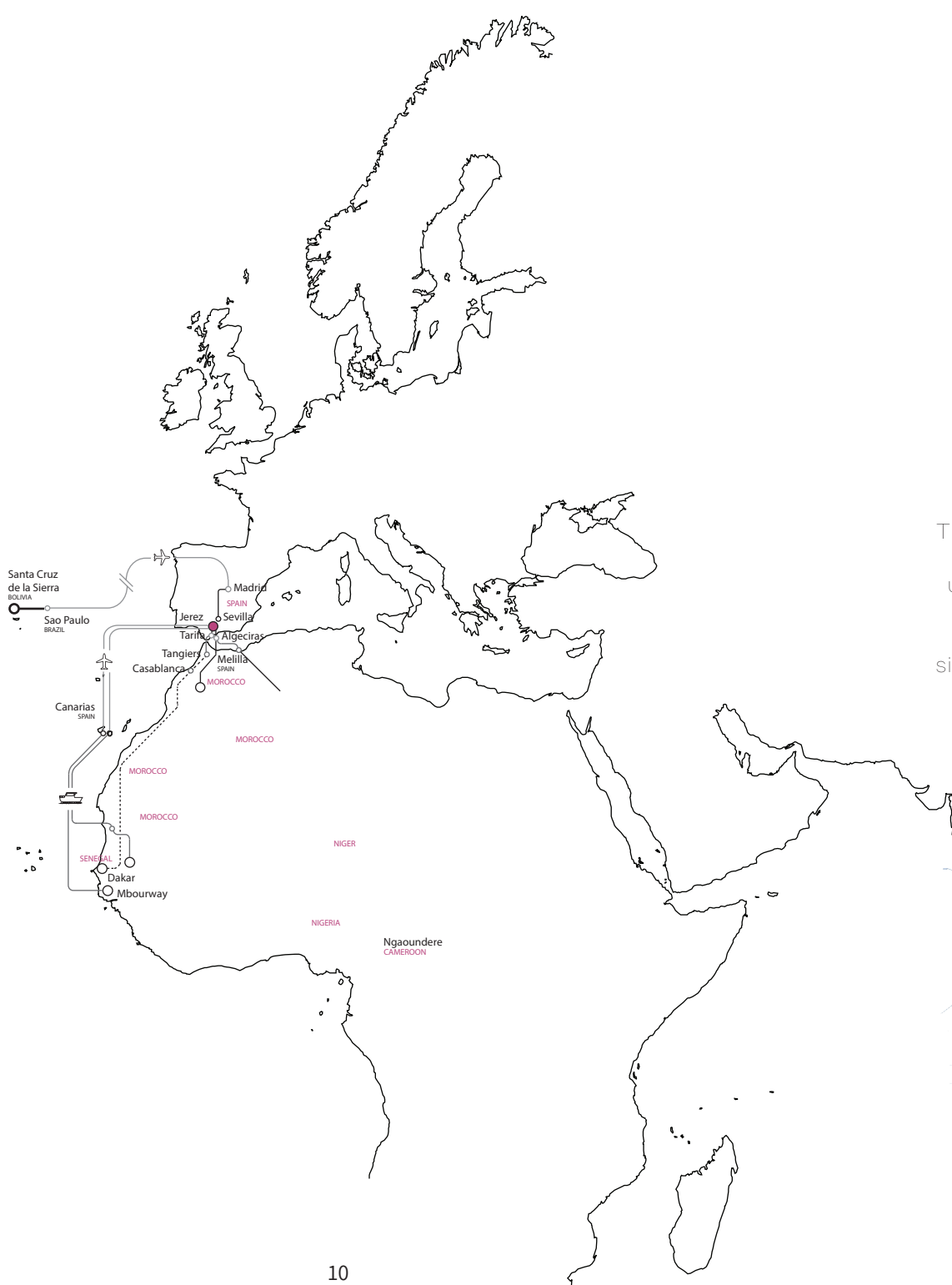
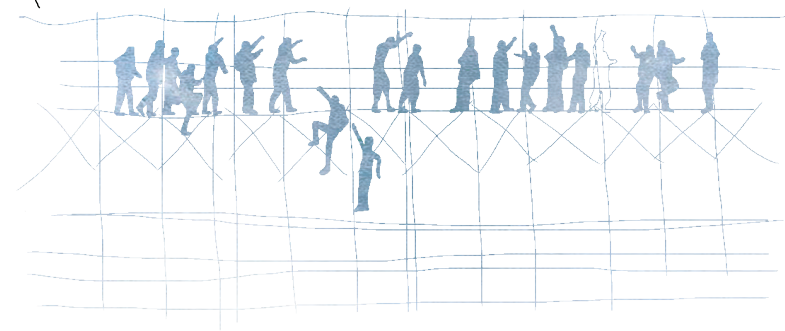
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Inmigration in Spain

Nigeria, Côte d'Ivoire, Cameroon, Guinea Conakry, Congo, Senegal, Mali, Togo, Ghana, Niger, Burkina Faso, Gambia, Sierra Leone.

The starting point has different names; the arrival, only three: Ceuta, Melilla or the Iberian peninsula. In between, a hard road that usually lasts months, in some cases years and in the worst of the stages only leads to death (1,471 deaths between 2008 and 2013). The media outlets stop at the last station of the crossing: the jumps to the Melilla fence, the attempt to cross the Ceuta breakwater or the boats that continue to arrive at Andalusian coasts.





Abstract

While the problem of the immigration in Spain continues, another emerges: the immigrants who have been able to reach the Peninsula can't find any job or way to get one as they do not have the necessary tool or sources. Creating a place in which these immigrants will be helped to truly integrate them into society will allow them to evolve in our society and have a better life.

For my thesis, I decided to design a project that could be the answer to this cry for help. Since only in the center of Madrid, there are around 500 abandoned buildings, instead of taking this project into a new construction, my target was to find a building that is already there, that its location is the preferred one, and that I could give it a new life.

After a lot of research, I found an old Palace, called Palace of the Duchess of Sueca, which was more or less 7.000 sqm, had 3 floors and more important, two courtyards. This building was built on the 17th Century, and held many programs such as a school/university, the residence of a duchess, halls for students and finally apartments. Its life ended when the building was falling to pieces and the City Council decided to refurbish it.

01 IMMIGRATION DILEMMA

Immigration detention is the policy of holding individuals suspected of visa violations, illegal entry or unauthorized arrival, and those subject to deportation and removal in detention until a decision is made by immigration authorities to grant a visa and release them into the community, or to repatriate them to their country of departure.

When an immigrant enters Melilla by jumping the fence (or swimming, in a boat, by the border hidden in a car, or using a false passport) he does it illegally and, therefore, he becomes an illegal immigrant.

After being identified by the police and registered at the Temporary Immigrant Stay Center (CETI), the Government initiates against them a procedure that, in general terms, will cause his expulsion. This procedure is not judicial, it is administrative. It is the executive power trying to return a citizen who has irregularly entered Melilla to his country of origin.

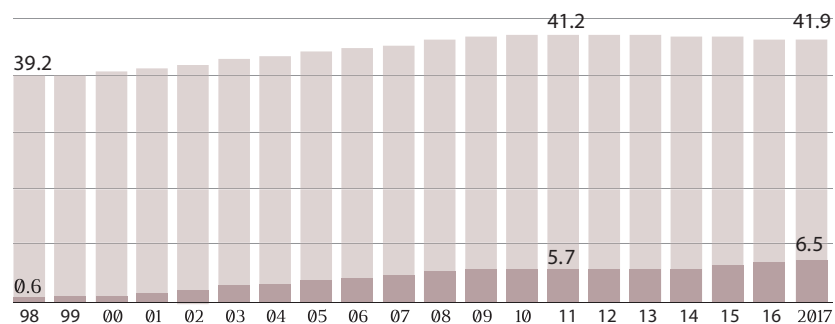
While this problem continues, another emerges: the immigrants who have been able to reach the Peninsula can't find any job or way to get one as they do not have the necessary tool or sources. Creating a place in which these immigrants will be helped to truly integrate them into society will allow them to evolve in our society and have a better life.



In the last 20 years, Spain has become the destination of millions of migrants: in 1998, only 1.6% of the registered population was foreign, just over half a million people. Today the number exceeds 4,5 million, which is equivalent to almost 10% of population.

Spanish population according to nationality
In millions of people

Spanish
Foreign



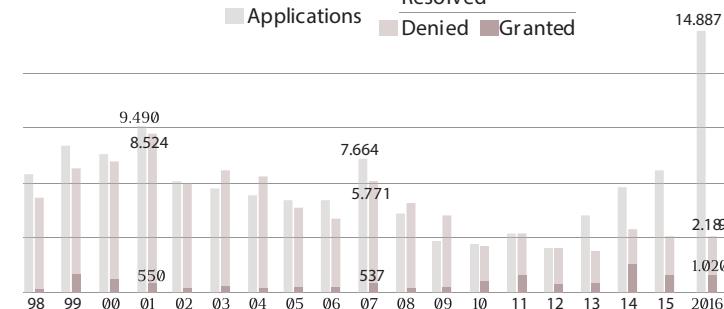
Source: INE (Patrón Continuo)

Spain is not a particularly generous country with asylum concessions, a protection granted by the State to those who flee conflicts or persecutions that threaten or impede the exercise of their fundamental rights. The admission rates between 1995 and 2016 have been, on average, 20%. But it is also not a country that receives many requests, at least until 2016, when the conflict in Syria and Ukraine causes a rebound in the petitions and brings them to their historical record, with 15,000 applicants for protection in Spain, an increase of 70% over 2008. This figure still represents only 1% of total applications received in the European Union, far from the more than 440,000 registered in Germany during the same year, according to Eurostat.

Asylum applications

In number

Applications
Resolved
Denied
Granted



Both the Spanish and the foreign population grows over the years: in 1998 there are 39.8 million people registered, according to the National Institute of Statistics (INE), but only 1.6% have a nationality different from the Spanish one. Since 2000, in the heat of economic growth, the number of immigrants living in Spain has acquired another magnitude and in 2011 reached a historical record: INE accounted 5.7 million registered foreigners, equivalent to 12.19% of the Population and almost 10 times more than in 1998. The strong economic crisis that explodes in 2008, however, becomes an important disincentive to continue living in the country: Spain is no longer the same.



• La fuerza de uno es sólo un accidente que se deriva de la debilidad de los otros (Joseph Conrad) •

EL MUNDO

MÉRCOLES 19 DE MARZO DE 2014. AÑO XXIV. NÚMERO 8853. EDICIÓN NACIONAL. PRECIO: 1,40 €.

Noche negra para Jesé
Se perderá toda la temporada por lesión
Páginas 34 y 35

Asaltan a la condesa de Romanones
La maniataron en su casa una hora pero sólo lograron 300 € / Página 44

Brutal cogida de Enrique Ponce
Sufrir una cornada de 25 cm. y fractura de clavícula / Pág. 43

Putín se anexiona Crimea ante la débil respuesta de Occidente

El presidente ruso exhibe su poder y recuerda que EEUU reconoció la independencia de Kosovo / Muere un soldado ucraniano en Simferopol

La Casa Blanca lo califica de «amenaza a la paz mundial» Página 23

Muere una niña del condado de Treviño tras serie denegada una ambulancia desde Vitoria

Reclasificar el IVA encarecerá la compra en 342 euros al año

Interior refuerza Melilla por temor a avalanchas diarias
Envía 100 policías antidisturbios y 20 guardias civiles más después de que 500 subsaharianos saltaran ayer la valla

El director de la Guardia Civil, en la cuerda floja Página 5

BAHIA PRINCIPLE
HOTELS & CRUISES
Como en casa, incluso mejor
80% de descuento para el acompañante
SABOR Y ASESORÍA
DEL 21 DE MARZO
LOGITRAVEL.com

Ministry of interior reinforces melilla for fear of daily avalanches
Source: El Mundo Newspaper
Date: 19th of March, 2014

The solution to this migratory problem happens, irremediably, by economic aid. It is necessary to increase the cooperation with African countries, and to be clear in what this money is destined. It seems that Europe is only interested in delaying the southern border of the immigration and not to solve the problem in its origin.

On the other hand, return policies, designed as a way to favor the voluntary return of immigrants to their countries of origin, have failed with the group of sub-Saharan immigrants. Usually, these people cannot accept these programs because of the impossibility of collecting the necessary documentation and, above all, because the causes that have forced them to leave their country and come to ours have not changed: the war is not over, Dictatorships have not disappeared, children are still at risk of becoming "child soldiers", women continue to run the risk of being used as "weapons of war".

When an immigrant enters Melilla by jumping the fence (or swimming, in a boat, by the border hidden in a car, or using a false passport) he does it illegally and, therefore, he becomes an illegal immigrant. After being identified by the police and registered at the Temporary Immigrant Stay Center (CETI), the Government initiates against them a procedure that, in general terms, will cause his expulsion.

This procedure is not judicial, it is administrative. It is the executive power trying to return a citizen who has irregularly entered Melilla to his country of origin.





During the procedure of expulsion, these sub-Saharan people, who were happy to enter Melilla, can continue to do so because they are free. They are not detained or imprisoned. They can come and go wherever they please. Inside Melilla, yes, because their illegal status does not allow them to validly acquire a boat or plane ticket to cross to continental Europe. But in Melilla they are free men, and even their stay in the CETI is voluntary.

If they stay there it is because they have nothing, and at least in CETI they are given a roof and three meals a day, but they can really sleep and eat wherever they want. In fact, given the saturation of the CETI, there are many who in the recent past have chosen to build shacks and live among cardboard and trash.



CETI of Melilla



CETI of Melilla

However, the freedom they enjoy may come to an end if the Government, during the process of expulsion, asks the judiciary to authorize the internment of the immigrant in a CIE. A CIE is an establishment where foreigners are deprived of their liberty. It is, for all practical purposes, a prison.

A Center for the Internment of Foreigners (CIE) is a non-penitentiary public institution where foreigners, subject to expulsion proceedings from the national territory, are held in a precautionary and preventive manner. The CIE are an instrument spread throughout the European Union, adopted in the development of the common migration policy signed in the Schengen Agreement of 1985.

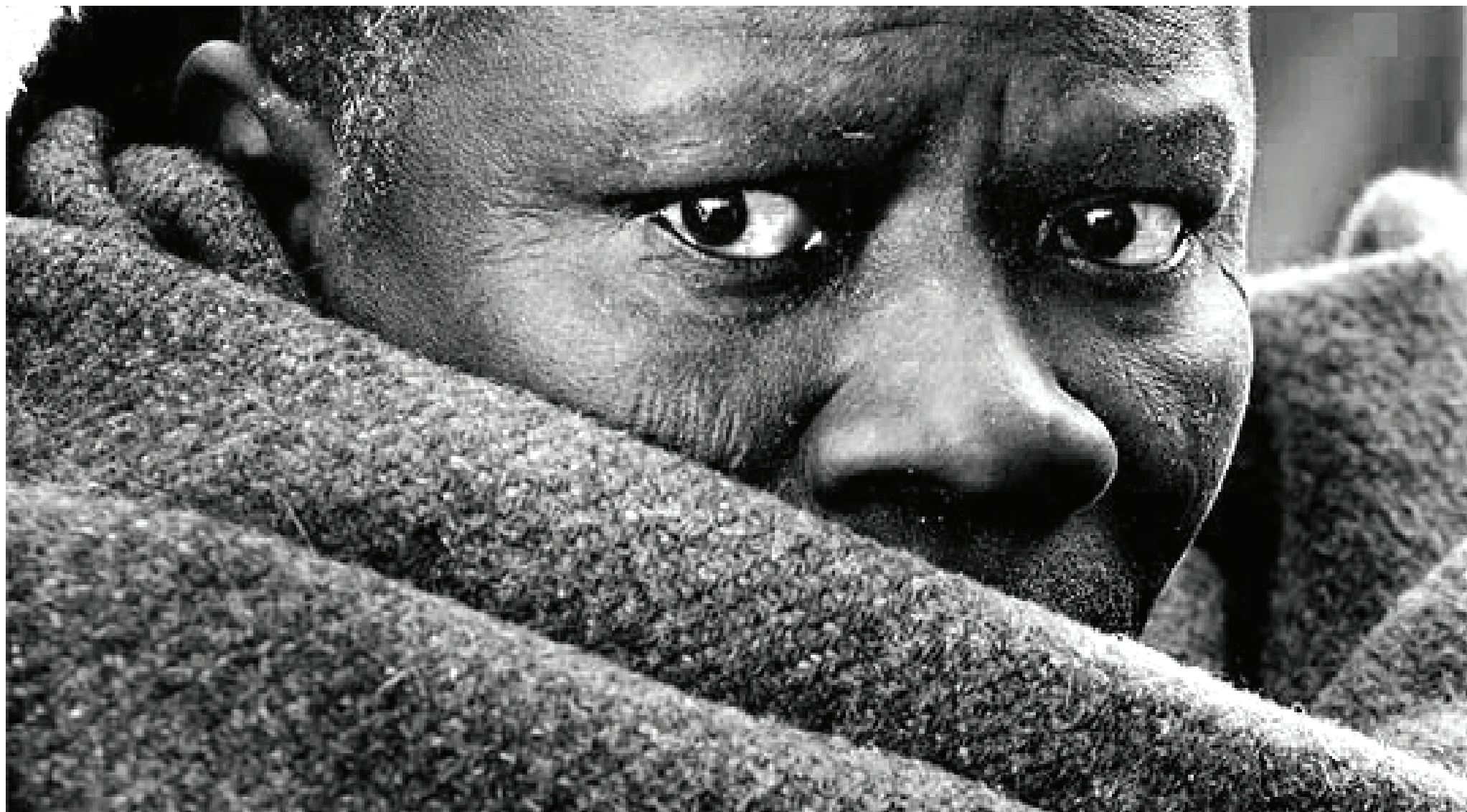
These centers are establishments of the State Administration whose purpose is to confine in custody to persons of other countries that do not have legal documentation to remain in Spain or residents legal documents to which the expulsion file is filed. The entrance to the center is always by court order. In some cases are people with expulsion records and pending proceedings to do so effectively; in other cases, people awaiting judicial decision.

To end up at a CIE, the law determines a series of requirements, among which are not having the papers that authorize the stay in Spain for more than three months or work without permission to do so. The inclusion to these centers doesn't allow any freedom, that's why nobody can stay longer than 60 days. Once this period of time has passed, the immigrants that are still at the center will be released.

It should not be forgotten that when a sub-Saharan African citizen crosses the desert, he crosses the jungle, faces hunger, overcomes illnesses, survives thieves and then has to deal with mafias; he does not do it because he wants to go to Melilla. Melilla is the security, the roof and the food, but above all, it is the imminent and real possibility of crossing to Europe without borders.

Why would you want to stay in a city of 12 square kilometers when you have at your fingertips a vast and civilized continent?





02 Escape from hell

Immigration is already a problem for the civilized and rich world. The huge wave of migration that has affected Spain, due to the fact that is one of the first countries where the sub-Saharan Africans decide to migrate, has raised alarms. According to the figures, in August more immigrants arrived to the Spanish coast than in the whole previous year.

The newspapers dawn full of news which aren't encouraging at all. The European Union does not seem to be willing to devote many funds or technical resources, despite the requests of the Spanish Government. Immigration has become a political problem, which considerably impedes its solution.



It is about solving the adverse causes that move Africans to risk their lives to facilitate their survival far from their countries and families. However, the real problem are the conditions in which future immigrants will live, that is, the misery that afflicts sub-Saharan Africans.

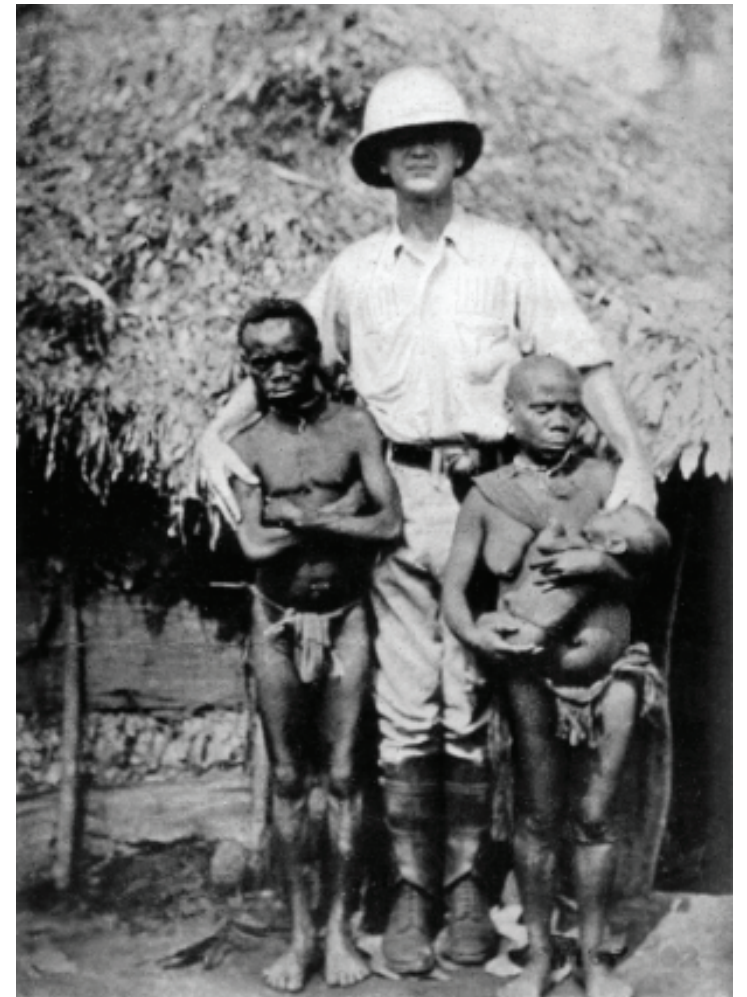
Certainly, people remain sensitive to the suffering of others, but the universal collective that is Humanity, does not seem willing to function as a solidarity entity in which exclusions do not fit. When the boats loaded with hungry immigrants have arrived at the canary beaches, the vacationers have not hesitated to help them.

Therefore, there are values such as the sense of relief or compassion that are still in force. If the political leaders were duly accepted by the citizens in the rich countries, they could propose very different actions to solve the problems in the origin and to avoid the immigration waves.



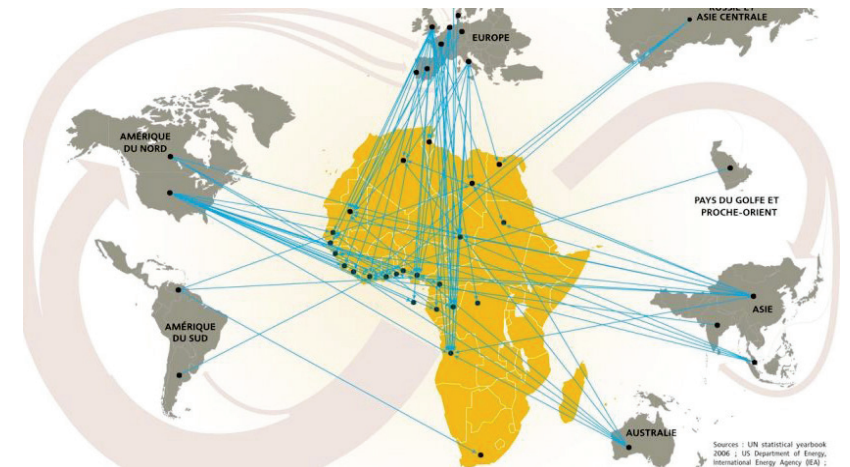
The question we have to ask ourselves is very simple: what do African immigrants flee from? The answer is also simple: of misery. It is, therefore, a matter of defining and dimensioning this misery in an attempt to combat it. But the diagnosis requires sincerity and breadth of vision. Africa is a continent that until the end of the 19th century was colonized. It had much more importance in the offices of the governors of the colonizing countries than on its same geography. Their lands were divided, following economic interests, with absolute arbitrariness. It did not matter that the Africans were, at the end, those who were going to suffer the consequences.

Prior to colonial rule, Africa had suffered three centuries in which the slave trade had brutally interfered with its growth and social configuration. Already in a more modern period, artificially created frontiers did not take into account the implantation of many ethnic groups, ecosystems, river basins, or possible reserves of natural resources, so that the resulting conglomerate was almost impossible to govern.



Africa has been excluded from all development processes. It is true that it carries a heavy and brutal legacy from the time of colonization, in which the dominant powers used them as test benches. Neither the colonization nor the cold war that was fought in several countries behind it, have managed to accelerate the process of development of the continent.

How to prevent them from wanting to live in our continent? We should agree on a basic principle of diagnosis, and we should agree on a basic development plan. Humanity must arm itself morally before what is a consequence of the deep crisis that has provoked capitalism and globalization. As humans, we have no right to deny their rights to those who have had the misfortune to be born and to live there.



Pest, Disease

Malaria and Aids, in particular, are a real scourge for the Africans of southern Sahara. In Jeffrey Sachs's book, "The End of Poverty," he recounts how brutal he discovered that AIDS not only affected the poorest sections of the population but even those who had come, like him, to do Studies and elaborate proposals to the continent, fell into the disease because no preventive or palliative measurements were carried out with sufficient intensity.



Sachs expressed it as follows: "AIDS was already relentless in the mid-1990s, but the worst was yet to come. Death was waiting at the door. AIDS was not the only one that had a devastating effect on African society. I was immediately aware that there was another insidious killer: malaria ... What struck me most was, however, the cruelty of malaria to children. The children of the whole Edmund, -rich and poor alike-contracted malaria. And all were exposed to serious complications".

If AIDS is the monster of our time because of its important impact also in more advanced societies, malaria is a great threat that should not go unnoticed, because although it has treatment, which is less expensive than AIDS, it still causes three million Of deaths a year in the World, most of them on the African continent. Virtually everyone contracts malaria at least once a year in tropical Africa, but medical treatments do not reach the poor.

The other pandemic that is ravaging Africa, AIDS, grows in geometric progression. This has to do with the ways of life and habits of Africans, mainly of the South and East of the continent, but it has to do mainly with the abandonment of the civilized and rich world that is not willing to intervene in solidarity to remedy it or, at least, attenuate it.

By the end of the 1990s, in the rich countries, the fight against AIDS had opened great hopes for those affected. Treatments had been designed which, little by little, were proving effective. However, that hope did not open to low-income countries. At that time, according to data provided by Jeffrey Sachs, the world was providing only \$ 70 million for Africa to fight against AIDS. An IMF representative pointed out that spending on health in poor countries with IMF programs had increased by 2.8 per cent between 1985 and 1996. The truth was that in 1996 only \$ 10 per person was spent, despite the increase announced.

It is true that the World Bank and the IMF have been present in Africa, but their credits have not directly affected the fight against the two fundamental flaws: malaria and AIDS. And it is necessary to establish clear correspondences between disease and poverty. There are questions that have never been answered, even though they are easy to solve, because they inevitably lead to the guilt of the rich world of misery that affects the poor world.

Is disease a cause of poverty, a consequence of it, or both? Why is life expectancy in poor countries much lower than in rich countries? (Life expectancy in Africa is 48 years, more than 30 years lower than that of rich countries) Eight reasons have been identified that illustrate this and all of them have the name of disease or syndrome: AIDS, malaria, tuberculosis, dysentery, acute respiratory infections, vaccinate-preventable diseases, nutritional deficiencies and births without adequate conditions.

It seems logical to conclude that the immigrants who enter the Spanish coasts also flee from all this, because they want to live more than 48 years and they know that in the rich world that is not only possible but probable.

Slavery, Colonization, Decolonization

The recent independence of these colonies took place only fifty years ago. It was so arbitrarily done that it exposed all the miseries and selfishness on which colonization was based. There were major problems of national integration as a result of boundaries implanted by whims that obeyed the speculative interests of the colonizers. Lacking strong geopolitical and social structures, important structural deficits were evident: the population began to grow at much faster rates than food production.

Major outbreaks arose as a result of the arbitrary separation of peoples by poorly drawn borders. The logical economic and political dependence on the old metropolis and the maladministration exerted by the governments - in some cases, provisional, although they were eternal in the power -, have been also important obstacles for the development of the continent. To all this must be added the abundance of military rulers and dictatorial courts in whose hands the majority of Africa fell.



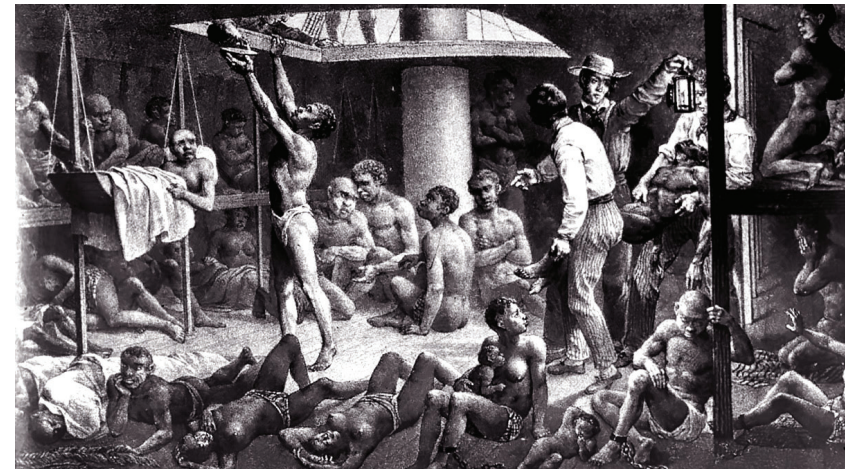
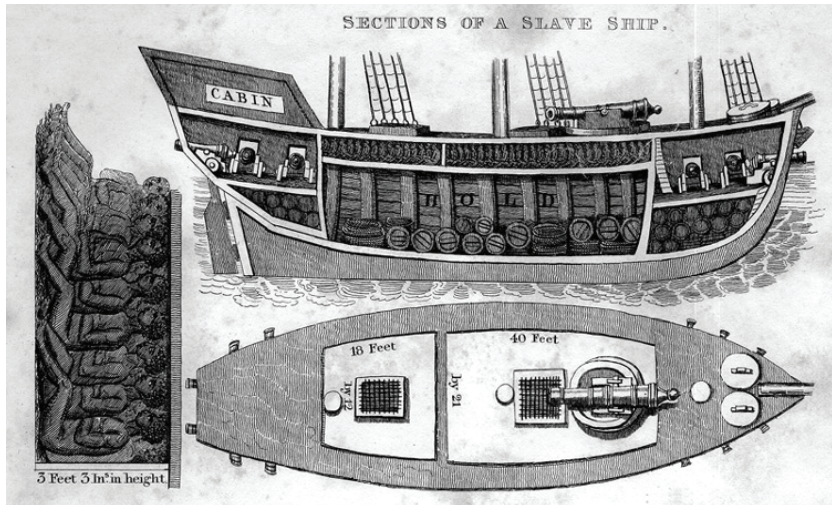
What responsibility did the European colonizing nations have in all this? It is not logical to put decolonization as an example of the struggle for freedom of African people and states because, although the Berlin Conference regulated and tried to legitimize colonization, decolonization was not regularized or planned at all.

Each process of independence suffered from some adverse characteristic. The colonizing countries were leaving the territories, although leaving to the front of the governments to cronies, with little political and administrative preparation in the majority of the cases, that they were faithful to the slogan to favor interests of companies and organizations related to retired colonizers. In very few cases there were pro-independence processes without preconditions and, in some cases, there were warlike conflicts that led to genuine genocides. This occurred, for example, in Kenya. In South Rhodesia and South Africa, the independence proclaimed by white settlers led to many years of apartheid and much bloodshed.

The destabilization of Algeria was a consequence, among other things, of France's attempt to maintain its supremacy in a strategic place in North Africa. The conditions that France intended to impose on its former colonies also motivated tension and conflicts, for example, in Somalia.

Something similar should be emphasized in the Belgian Congo, where there were significant ethnic clashes and the secession of Katanga, which forced the intervention of the UN. It is curious that it was the implantation of a multinational (after the murder of Lumumba) for the exploitation of mineral resources the most important spur for the subsequent pacification. The conflict still present in Western Sahara, where the Frente Polisario, on its own, proclaimed the Sahrawi Arab Democratic Republic should not be overlooked.





The invasion of the invaded

This is the title of an intervention by the writer Eduardo Galeano. In this way he attracts attention to the continuous arrival of people who flee from misery and risk their lives to reach us. They just want to live. They are willing to work in any function. They do not care that the rich people of the rich society - who are only a few of the society - become richer at the cost of their sweat and their effort.

When they came out of misery they became convinced that living off the waste of the first world, would be better than in their countries of origin. That's why they showed themselves ready to everything: to endure days and nights in a boat under clouds, rains or temps; To walk days and days crossing the arid desert to reach the outskirts of this Europe that is for them the promised land; to jump walls and wire fences guarded by dogs and soldiers loyal with the only assignment of not letting anyone pass.

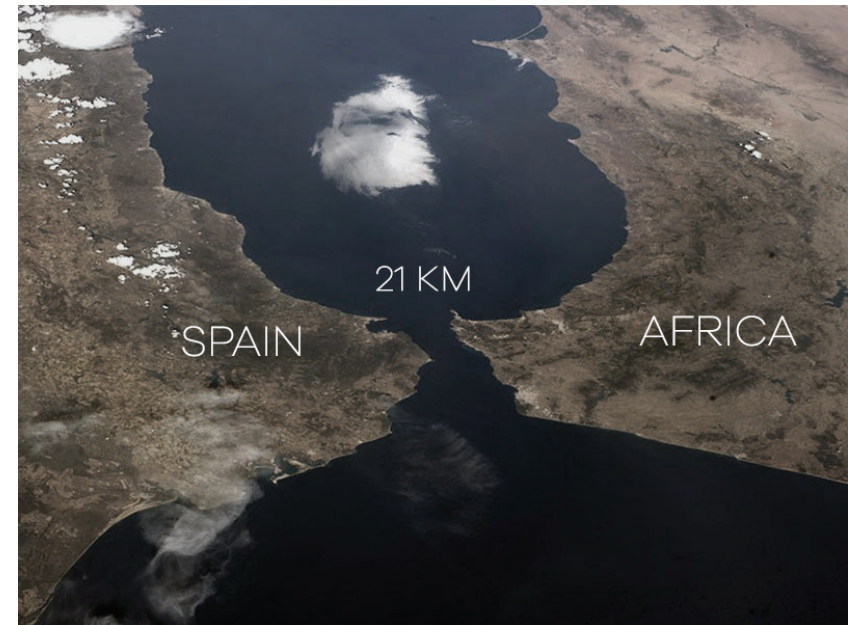
That is why they are envious of the birds that fly over the fences without anyone shooting them, or of the lizards that crawl without a boot crushing them. They, who come from the South, from countries and lands invaded by the imperialists and settlers of the North, are the new invaders, but they are not like those who were ready to almost everything with the simple aim of imposing itself. These are people with scarce supplies, whose most powerful weapon is hope.ç

The World, to which they also belong, has assigned them a role, those who flee. They are deaf hordes who seek their survival far. For them the word "far" is not synonymous of failure or sadness, because they are willing to everything. The new world order has not assigned them a place because the powerful ones who come up with it would be able to forget about that piece of geography in which they live, called Africa. They would remove it from the maps, leave the surface they currently occupy in the charts and geographic documents as a large blue surface, an immense sea that had no name, so that no adventurer was tempted to cross and discover the deception.

The strait of Gibraltar

The solution is possible. Immigration that worries should not become the virus that harden our wills. Africa needs Europe, just as Europe loses its honor and dignity if it turns its back on Africa. The distance separating Spain from Africa is smaller than that separating Europe from Britain.

If between these last two it was possible and necessary to construct a sumptuous tunnel to communicate them, why not build another below the Strait of Gibraltar with the same objective? It may not fully resolve the doubts but it would be a good start to feel the Africans something closer and closer to the Spaniards and the Europeans.



03 Foreigners in Spain

Who is a foreigner and who is a refugee?

Foreigners are those who lack Spanish nationality, but not the people from countries of the European Union or those of non-EU countries that are subject to the regime of entry, stay and residence in the EU because of family roots with a someone from the EU.

Refugee is any person who, because of well-founded fears of being persecuted for reasons of race, religion, nationality, political opinions, membership of a particular social group, gender or sexual orientation, is outside the country of his nationality and cannot or does not want to avail itself of the protection of such country. Refugee status is acquired by resolution of the Ministry of the Interior.

What do the Spanish Constitution and the Aliens Law say about the rights and freedoms of foreigners?

The Constitution establishes that foreigners “shall enjoy public liberties in Spain in the terms established by treaties and the law”. Thus, these are rights and freedoms with constitutional protection and legal configuration.

The Aliens Act adds that “as a general interpretative criterion, it shall be understood that foreigners exercise the rights conferred on them by this Act on an equal basis with Spaniards.” The norms regarding their fundamental rights will be interpreted in accordance with the Universal Declaration of Human Rights and the treaties and agreements on this matter in force in Spain.



Do foreigners have a right to healthcare?

According to the Aliens Act, foreigners registered in the register have the right to health care under the same conditions as the Spaniards.

The rest have this right in the following circumstances: the minors have it in the same circumstances as the Spaniards; Pregnant women have it during pregnancy, delivery and postpartum; to an emergency due to serious illness or accident, whatever its cause, and to the continuity of such care until the medical discharge situation.

How do foreigners benefit from the right to education and effective judicial protection enshrined in the Spanish Constitution?

The Constitutional Court links the right to education with the guarantee of human dignity, given the undeniable transcendence that it acquires for the full and free development of the personality and for the same coexistence in society. This right corresponds to "all", regardless of their status as a national or foreign, and even their legal status in Spain. The TC also affirmed the right of access to non-compulsory education for underage foreigners.

Foreigners, regardless of their legal status, are entitled to effective judicial protection because, according to the ruling of the TC, "those are essential for the guarantee of human dignity that, according to our Constitution, constitutes the basis of the Spanish political order".

What does stay and residence mean?

The residence is the situation of the foreigner who is in Spain and is authorized to stay, through the corresponding administrative resolution, to reside legally in the country.

According to the regulation that develops the Aliens Act, the stay is the situation in which is "the foreigner who does not hold a residence permit and is authorized to remain in Spain for an uninterrupted period or sum of successive periods whose duration Total does not exceed 90 days per semester from the date of first entry, without prejudice to the provisions [...] for admission for study purposes, exchange of students, non-work practices or voluntary service.

What are the requirements and the procedure for regrouping?

There are two major requirements: that the alien has resided legally in Spain for at least one year and has renewed his residence permit, and that he has adequate accommodation and sufficient financial means to cover his needs and those of his Family once regrouped.

Regarding the adequacy of housing will be the autonomous communities or, where appropriate, municipalities that will report it.

What happens to the foreign worker who does not have a work permit?

The lack of residence and work permits does not invalidate the employment contract with respect to the rights of the foreign worker. The labor rights of the worker against the employer, derived from the employment contract, are safe even if the foreigner does not have the corresponding residence and work authorization.

In terms of the social security rights that may be derived from their work activity, the Act expressly excludes the provision of unemployment, and it will be necessary to have recourse to international labor protection agreements and the regulations that approve said benefits.

04 Free spots in Madrid

Half a thousand empty buildings

The central hub of Madrid has 421 empty buildings and 573 abandoned plots, which is equivalent to half of the Park El Retiro (Main Park in Madrid)

In the city center of Madrid, which lies within the limits of the M-30, there are 421 large empty buildings and 573 un-built solar. A circumstance that contrasts with the 1,496 licenses of new work that have been requested in the city between January and September of this year. The potential value of unoccupied buildings and unmanned plots is around 12,000 million euros, according to a study by the Universidad San Pablo-CEU in Madrid.

How did this situation come about? The answers are varied. One example is the Convent of the Adorers Mothers, which blew up one morning in July of 1991. The demolition left a huge hole in the plot that occupied this monastery of Padre Damián Street, in the neighborhood of Tetuán. Twenty-two years later, the site remains the same, abandoned. Five years before the Heritage of the Spanish State had acquired the building and intended to build a block of offices after the controlled demolition of the religious building.





At that time there was some controversy because some neighbors asked for a municipal equipment for the neighborhood, instead of a new construction, but it was soon settled as the City Council granted the permits to build an administrative block. Two decades later, the immense site surrounded by a concrete wall has not risen. The floor went on sale a few months ago.

The university report - which has been drawn up after a fieldwork of more than three months and in which participants have toured Arganzuela, Centro, Chamarín, Chamberí, Fuencarral, Moncloa, Retiro, Salamanca and Tetuán - offers an image of Madrid from Gruyère cheese: holes everywhere.

The crisis, the laziness or the housing boom that drove the new constructions in the periphery are the cause of the cavities that have flourished in the consolidated zone of the capital. In the case of the yard of the street Padre Damián, for example, the problem has been the neglect of the institutions for not giving use to a land that continues to accumulate scrub and which, in the end, have decided to get rid of.

Choosing Rehabilitation

The university study bets on the rehabilitation of buildings in front of the new building as a means for future growth of the city, not only to allocate empty spaces to homes, but also to give them new uses that today Madrid needs and perhaps in Their moment, they did not need.

Pilar Pereda, an expert architect in this type of projects, argues that at a time when it is not feasible to consider new works, you have to look at what already exists to improve it or give it a new use: “Many constructors have been forced To recycle and specialize in rehabilitation, because now is where the future is.”

According to data provided by the Official College of Architects of Madrid (COAM), the licenses for renovation work in Madrid now duplicate those of the new constructions. Until mid-September, 3,049 requests for remodeling were taken in front of 1,496 new works.

"Now you can see more canvases than scaffolding", summarizes José Antonio Blasco, architect of Urban Networks. "It takes an urban rehabilitation plan to improve the park built in Madrid, where many of the buildings are more than 50 years old," says Pereda.

The architect adds that with very few measures can significantly improve the energy efficiency of houses in the city. The specialist sends a message to his colleagues about the appeal of building a project from scratch: "Starting a blank paper is wonderful, but intervening in something that is already written can also be an exciting world."

Researchers who have carried out the San Pablo-CEU report - Belen Hermida, Carlos Lahoz, Carlos Martínez-Arrarás and José Antonio Blasco - explain that the study wants to reveal the "treasure" that Madrid hides. "What is intended is to bring to light the potential of the center," says Lahoz. "We should not make heavy investments in these areas because they already have all the equipment," he says.

The neighborhood of Tetuan, followed by Moncloa, concentrates half of the unused land, but the largest area of empty land is in Arganzuela, where the plots are larger. In fact, in the whole central Madrid there are more than 630,000 square meters of dead plots (half of the surface of the Retiro Park). The report estimates that if these sites were built, the total value of the assets would amount to about 6.5 billion euros.


Some of these millions were lost when Madrid failed in its second attempt to become an Olympic city. But not only because the owner of the building on Calle Fuencarral, at number 24, paralyzed the project to build in this central Madrid way ten years ago and since then the plot began to accumulate kilos of garbage. Up to 50,000 arrived to retire one morning of 2007 the urgent cleaning services of Madrid. The plot was also home to indigents and some other artistic manifestation on the part of local collectives that demanded the cession of the space for local uses.

Sometimes the void is not so easy to find because it is not in daylight, but after a few walls. CEU researchers have also detected 421 empty buildings or less than 20% occupancy. Some of them covered, others with a thread of life inside, such as the block located at the corner of Maria de Molina with Gregorio Marañón square.

They advertised it as the most luxurious apartment building in Madrid. It was 2007, the time to think big. The ten houses owned by the real estate company Martinsa Fadesa - located on the corner of one of the most luxurious areas of the capital - was intended to be occupied by people with a high purchasing power. Six years later, the building with 26 floors available has a tenant who has occupied a house for a few months. The rest of the time the only person who lived in the building a few hours a day was the concierge of a block without neighbors.

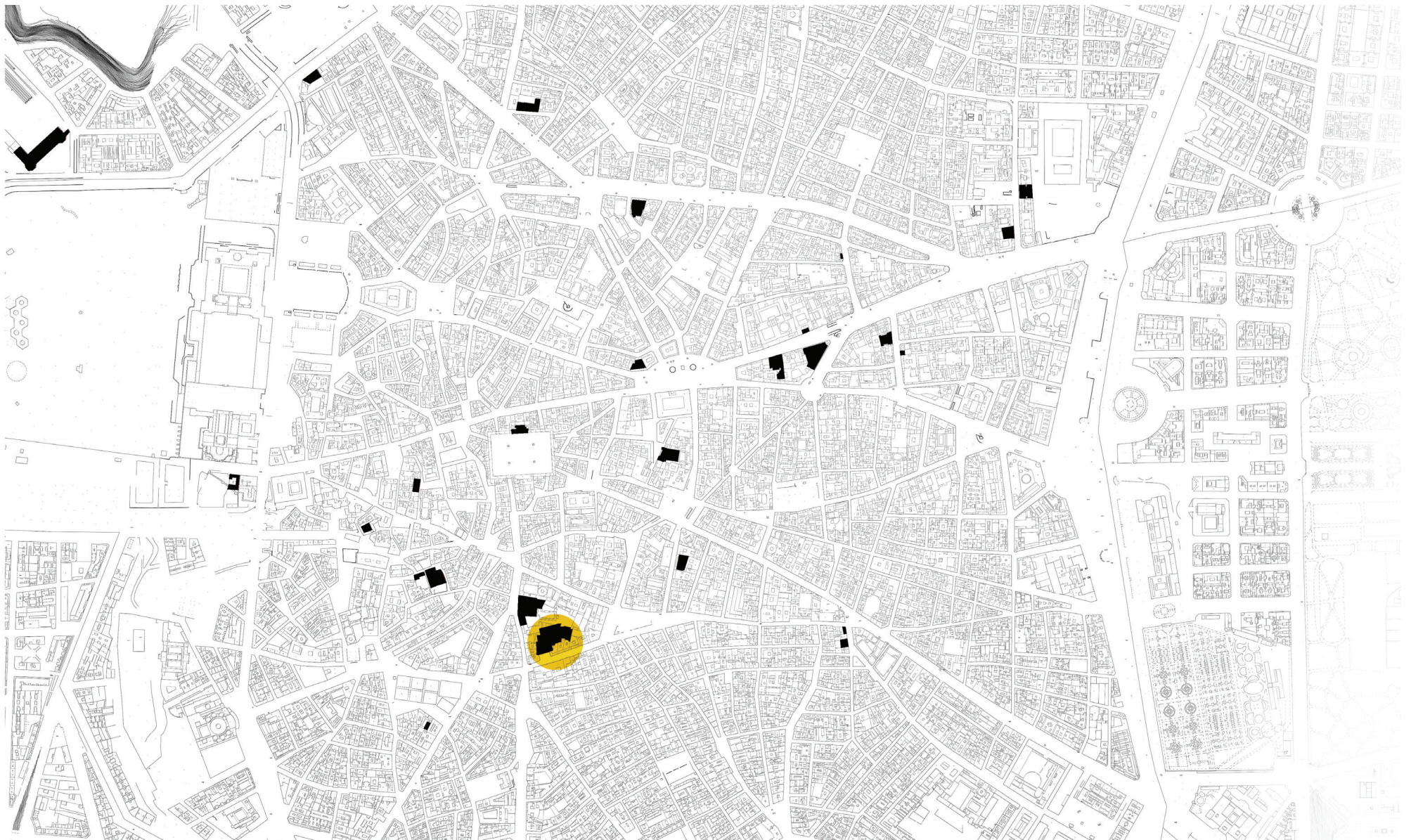
This building may go unnoticed - even if one looks at the abundant vegetation of its balconies it might appear to be completely inhabited - but there are other examples much more striking, although perhaps precisely because of their size they have ceased to impress the citizen.

Just look up at Plaza de España to see the immense graces covered with graffiti that remain unoccupied or stroll through the Plaza del Carmen to see how the old Madrid movie building, with a protected facade, dies slowly. They are the rips of a city that has suffered with the housing bubble and now finds no projects that complete these gaps.



There are those who refer to them as “contemporary ruins”. This is the case of the architect Alejandro Conty, of the agency Excenia, which defines them as “the architectural heritage that has been left in a state of abandonment”. Nothing seems to have been left untouched, buildings of all kinds have been closed, mainly of the nineteenth and twentieth centuries, some even earlier. They are theaters, palaces, dwellings and factories that threaten ruin and could disappear forever.

“By modifying the General Plan of Urbanism with special plans has been intended to reduce the catalog of unique buildings,” says Álvaro Bonet, the association Citizenship and Heritage. The following is an inventory of the current situation of some of the jewels of the capital that are in a state of abandonment.



Map of some of the free buildings
in the center of Madrid

Albéniz Theater.

There is a ray of light, says Eva Aladro, spokeswoman for the very combative Platform for Assistance to the Albéniz Theater, which says that the Community contacted them a couple of weeks ago to ask what it would look like if they partially protect the building so that Develop a theatrical activity, but at the time, another, perhaps a restoration business. With an appeal lodged by the platform and the promise that if it does not prosper, they will turn to the Supreme Court - we have them fried, says Aladro of his litigation with the Community -, it seems that the moment of the agreement has arrived.

The Albéniz, inaugurated in 1945 and located a few meters from the Puerta del Sol, enjoyed urban protection since 1997, but its owners (Moro, SA) went to court to remove it claiming that the building lacked architectural relevance. A firm ruling of 2005 allowed its demolition to make a commercial center. The theater closed in 2008, but that project was thwarted because the owner company entered into a creditors' contest in June 2012.

Put up for sale, the property can not find another buyer. They feared their declaration as a Cultural Interest Asset (BIC) to triumph the platform's appeal, which argued that if the building lacked architectural value, it had it as a theater.

In 2012, the Supreme Court forced the regional government to study its declaration as BIC, but the Executive of Ignacio González (PP) denied that protection. Finally, on January 30, 2014, Kutxabank bought it at a judicial auction. Community or City Council could keep it at balance price, but they did not want to.



Edificio España.

Converted in emblem of abandonment, the 117-meter skyscraper in Plaza de España, built in 1953, was empty in 2012. In 2014, Banco Santander sold the property, which it had bought in 2005 for 389 million, Chinese tycoon Wang Jialin, for 265 million. A few days ago the new owner took over the previous commitment acquired by Santander to contribute 30 million euros extra for the remodeling of the Plaza de España.

With that detail everything seems arranged so that the project of the Spanish Carlos Lamela and the British Norman Foster is realized, although from the study Lamela was said yesterday that there is no date to begin with the works. It is planned the total demolition of its interior to build a shopping center, a hotel and 300 luxury homes.

Station of Prince Pio.

Nobody wants the station. Or maybe it's the other way around, no one fits what you need. At least according to the criterion of Adif, its owner. The building, dating from the 19th century and which once served to unite Madrid with the northern provinces, has been closed for two decades. One part was transformed into commercial center and it was tried to turn the rest into party headquarters.

The public company of railway infrastructures put it in rent by means of public contest in 2013. None of the companies that participated fully conformed to the conditions of the sheet, explain from Adif. This forced to take out a new contest last January. Three candidates choose to manage this space, although the site owner does not give details about the projects because they are evaluating the information and documentation presented.



Palace of Music.

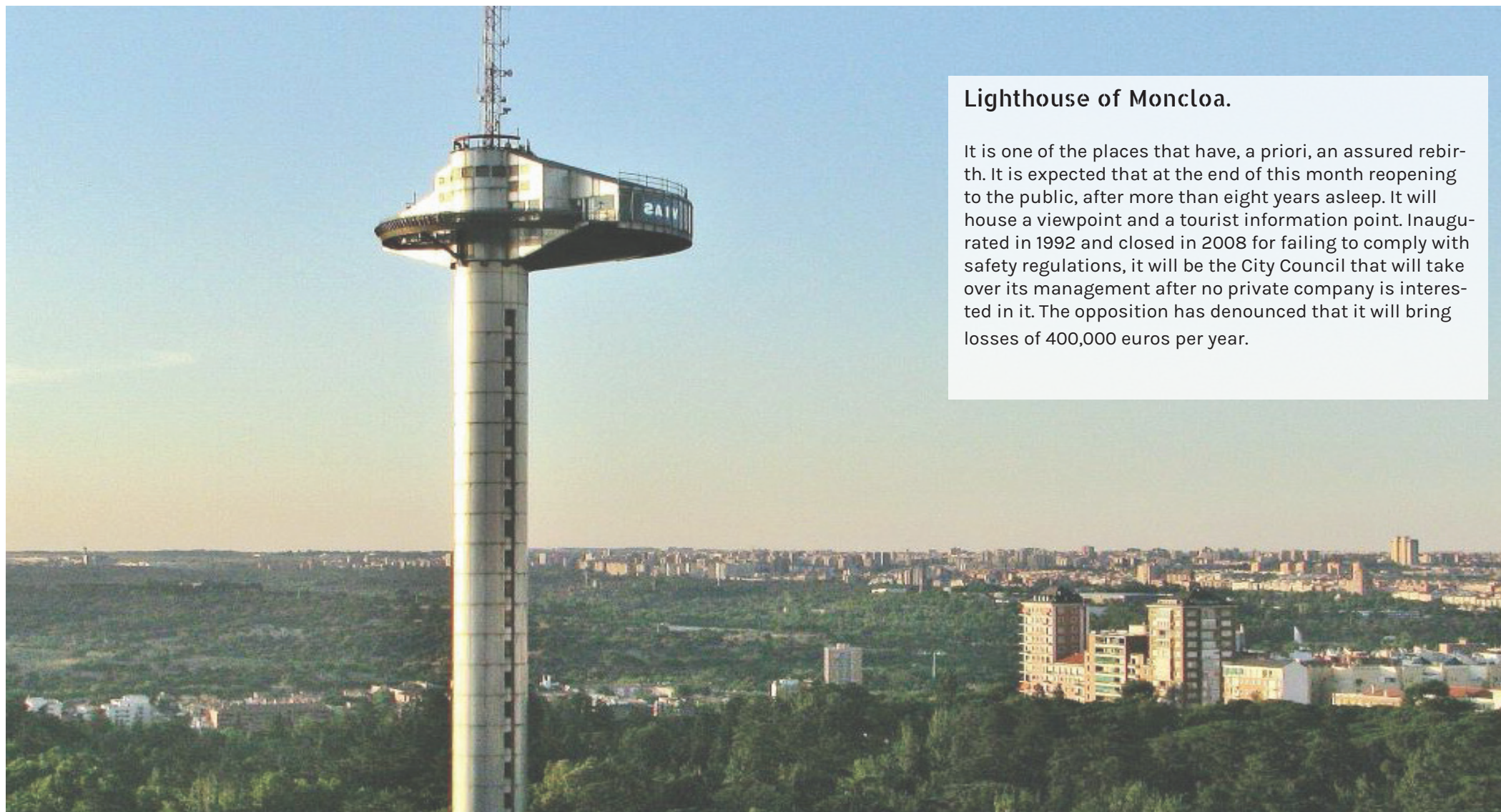
In March 2004, the then mayor of Madrid, Alberto Ruiz-Gallardón, approved a modification of the 1997 General Urban Planning Plan that lifted the cultural shielding of cinemas, allowing them to be converted into housing or shops. When the 22nd of June of 2008 the Palace of the Music was closed, after 84 years of history, it thickened a list of 18 closed rooms in all Madrid, 10 of them in Gran Vía.

The building, 6,630 square meters on three floors, was sold a month later by the builder Juan Bautista Soler Caja Madrid Foundation to become an auditorium with 1,500 seats, which was scheduled to open in 2013. But the project, when it was practically finished, it was wound up by the collapse of Bankia, the successor entity of Caja Madrid, and if nothing avoids it will end up turned into a great warehouse.

Headquarters of the Royal Asturian Company of Mines.

Designed in 1899, the headquarters of the Real Sociedad Asturiana de Minas in Madrid, a huge space overlooking the Plaza de España and the Calle de Bailén, included the offices and houses of the executives on the three upper floors and a large warehouse on the ground floor. Located in front of what is now the Senate, it is an example of industrial iron architecture. Its current owner is Mutua Madrileña and from 1988 to 2009 was the headquarters of the Ministry of Culture of the Community of Madrid, under lease. Later it was abandoned, although partially rehabilitated in 2012, and has been speculated with its conversion into a hotel, but the initiative would require the approval of a Special Plan, since the building is protected.





Lighthouse of Moncloa.

It is one of the places that have, a priori, an assured rebirth. It is expected that at the end of this month reopening to the public, after more than eight years asleep. It will house a viewpoint and a tourist information point. Inaugurated in 1992 and closed in 2008 for failing to comply with safety regulations, it will be the City Council that will take over its management after no private company is interested in it. The opposition has denounced that it will bring losses of 400,000 euros per year.

Old Army Museum.

There is no project in sight nor is it expected. The Ministry of Culture, owner of the property, neighbor of the Prado, has not responded to this newspaper about its future. It is one of the last remains of the palace of the Buen Retiro, of Felipe IV. It housed for more than a century the Army Museum, but since it closed 10 years ago, after the transfer of its contents to the Alcazar of Toledo, it languishes. It is an absolutely preservable piece and maintains a very valuable ornamentation. In addition, it is located in a privileged position in the plot of Madrid, assures the architect Javier Alau, member of the Club of Urban Debates of Madrid.



Palace of the Fair.

The headquarters of the insurer La Equitativa and later of Banesto and Banco Santander in Calle Alcalá will become a luxury hotel of the chain Four Seasons. After Emilio Botín moved the central offices to Boadilla del Monte in 2004, the facilities passed through the hands of a construction company that could not cope with the payments and finally in 2012 it was acquired by OHL. At the moment, work is under way to consolidate the facade, the only part of the building with the possibility of becoming a BIC, and the demolition of the internal structure, sources at the La-mela office responsible for the renovation of the building explain. They are waiting for a resolution from the Heritage Committee that will allow them to begin the works. Desirably before 2016, they point from the office.

Beti Jai.

Boxed in by buildings on all sides, the ruins of Madrid's Frontón Beti-Jai sports complex is a hidden relic right in the heart of a bustling modern city.

Originally built in 1894, the arena was one of many in the city, all built to answer the demand of a populace who were crazed about sports. Four floors of audience stands were built, curving in a j-shape at one end of the field, able to accommodate around 4,000 spectators. In addition to sports, the arena saw concerts, horse shows, and political rallies among other events.

The fun and games came to an end in 1936 when the a civil war broke out and the former sports complex was converted into a makeshift police station. This would be the last time the space was actually used. By the late 1970s the inter-urban space had been abandoned. Despite a number of failed rehabilitation proposals over the year, the Frontón Beti-Jai still lies empty today.





Child and Family Care Centers

Centers offering information, counseling, training and care for minors and families, as well as prevention and care programs for situations of child neglect: Madrid City Council has different resources, including a series of specialized social care centers, with services oriented to respond to needs that affect children, adolescents and families, taking place in:

- Family Support Centers, CAF, whose purpose is to help families in the face of difficulties that may arise in the family life, collaborating in the prevention and containment of situations of crisis or conflict.
- Child Care Centers, CAI, offer prevention, support and care services to children in situations of serious or presumed risk of homelessness and their families, guaranteeing the good treatment of the children and the strengthening of families through the accompaniment, supervision and specialized treatment, applying psychological, educational and social strategies. Together with the Primary Social Care Services (Social Services Centers), they form the municipal network for the protection of minors in the city of Madrid.

- Family Meeting Points, PEF, aimed at families with minors in which there has been a break in family life due to separation or divorce from parents or by foster care, and in which the degree of conflict prevents or hinders the Development of visits. They aim to promote the right of minors to relate to their families.
- Children's Day Centers offer social and educational support during non-school hours to promote the personal and social development of children between the ages of 3 and 12, whose families demand support to carry out their educational task, either because they have difficulty attending to said Minor or because they remain long alone without a reference adult.
- Socio-educational and Pre-employment Support Centers for Adolescents, ASPA, which develop projects aimed at: adolescents 12 to 18 years of age in situations of social vulnerability or who have been involved in situations of violence in different contexts, and young people aged 16 to 21 who Personal, family and social factors, have abandoned previous processes of social and school integration and are immersed in a situation of exclusion risk, requiring accompaniment for their incorporation into the labor market.

05 Palace of the Duchess of Sueca

A palace, and old school....

Within the list we can find very diverse assets. From a palace, through an old school, an adult education center, to two central buildings next to the Alonso Martínez square and a few meters from the Puerta del Sol.

Possibly the most emblematic of them all, by size, antiquity and historical value is the Palace of the Duquesa de Sueca, located in the Plaza Duque de Alba 2, in the neighborhood of La Latina and next to Tirso Square Of Molina. A building of 6,800 square meters (divided between premises and houses), empty and in ruins for decades, and whose construction dates from the year 1850. The palace, considered an example of the architecture of the Enlightenment, is cataloged as Property of Cultural Interest (BIC), for which it enjoys the maximum historical-artistic protection.



Its name of “palace” is due to one of its illustrious residents, Maria Teresa de Borbón Vallabriga, Duchess of Sueca and also Countess of Chinchón and marquess of Boadilla del Monte, that was the first wife of Manuel Godoy, prime minister and Favorite of Carlos IV, and whose face was immortalized in a painting of Goya.

Almost 20 years have passed since the City Council decided to expropriate the Palace to its deteriorating state and since then it has been practically abandoned and in disuse. “The Palace of the Duchess of Sueca begins to wake up thanks to the rehabilitation initiated by the City of Madrid and the opening of a process of citizen participation to decide their future,” point from the consistory.

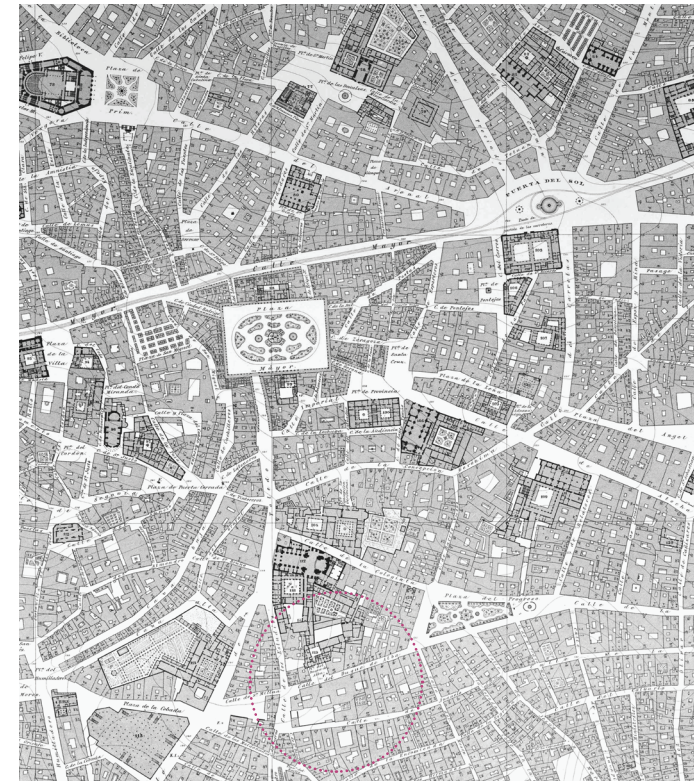
The expropriation took place under the mandate of José María Álvarez del Manzano, who planned that the building be the headquarters of the Department of Social Affairs. Alberto Ruiz-Gallardón discarded this project and planned the construction of 205 apartments for rent for young people, but also did not go ahead.

Built on the foundations of the Imperial College of the Society of Jesus, the plot had been transferred to real property after the expulsion of the Jesuits in 1767. In 1791, Antonio de Abajo carried out the project of elevation, which was built ex novo, starting with the works of what would be the Royal Studies of San Isidro, school for the children of the servants of Carlos III. Its surface area of 7,200 square meters was ideal for social use.

Its layout was developed around three main courtyards: one anterior, almost square and of smaller size, another posterior, approximately rhomboidal and of greater dimensions, connected to the previous one by means of a great arc of half point, and a third trapezoidal. Probably due to its lordly character, at the beginning of the 19th century the Duchess of Sueca, M^a. Teresa de Borbón Vallabriga, wife of Manuel Godoy, prime minister and favorite of Carlos IV.

With the arrival of the liberals in 1808, the mansion had to recover its public character, since in 1817 it is known as the House of Temporalities.

In 1835 it became the headquarters of the Humanities College of Francisco Serra, while in the last third of the 19th Century, it was intended to house a barracks of the Civil Guard. After the Civil War, it was privatized and converted into rental housing.



Map of Madrid showing its main spots in the center such as the Plaza Mayor, Sol and the Palace of the Duchess of Sueca

Historical overview

The origins of this palace are not clear, however, and there is information of the palace dated in the 17th Century, where it appears a building with patios in the map of Madrid of Texeira in 1656. It is remarkably that at this time, the façade was set back creating a smaller square just in front of it and which still exists.

Taking into account the progressive occupation that the Jesuits were making of the block, which expanded re-shaping the Imperial College and its gardens, it is quite possible that this part of the Palace of Sueca belonged to them as well.

Of its current configuration, it is known that the building was planned towards 1791 by the architect Antonio de Abajo, disciple of Juan de Villanueva. His relationship with Villanueva was very close: in 1782 he collaborated officially in the construction of the Oratorio del Caballero de Gracia and later became his right hand in the construction works of the Natural Science Cabinet - future Museo del Prado.

Maria Teresa of Bourbon and Vallabriga, Countess of Chinchón and Duchess of Sueca, was daughter of Infante Don Luis de Bourbon and Farnesio, brother of Carlos III. In 1797 she was married in El Escorial with Manuel Godoy, prime minister of his cousin Carlos IV. It is from this moment that the Palace of Sueca was rebuilt like palace and acquired that name, welcoming its residence, although they continued owning the palace of his father in Boadilla of the Mountain.

With the French occupation the Palace was abandoned. After a few years without news of the Palace of Sueca, it recovers its educational condition becoming Francisco Serra College of Humanities in June of 1837. This educational institution celebrated annually examinations and attended children of the aristocracy of Madrid and was declared "first class"

Later it became a barracks of the civil guard towards 1860, and one is informed of a last reform in 1910 (Guide of Architecture of Madrid, COAM, 2003) like building of houses.

Transformation of School of First Letters into Sueca Palace

There are clear indications to suspect that the pre-existing walls of the Abajo's project were used in the construction of the Sueca palace. It could have been a readaptation.

The first crevice of the facade, or the second, parallel to the previous one but displaced until it is aligned with the square, and that makes L with the third crust; All of them seem to have thicker walls, despite having the same number of plants. There also appears a mysterious unexplained apse turned towards the medianera, which would be explained only by the disappearance of a body that would continue where there are houses today, or that was the seed of a future project never realized.

The partitions and interior partitions are seen to correspond to their last use of dwellings, which split one-piece cradles, to make more domestic stays. On the other hand, its use as a palace should have supposed, within the sobriety that characterizes the houses of the Madrid nobility, amplitude of spaces and an adequate scale, perfectly readable on the plane.

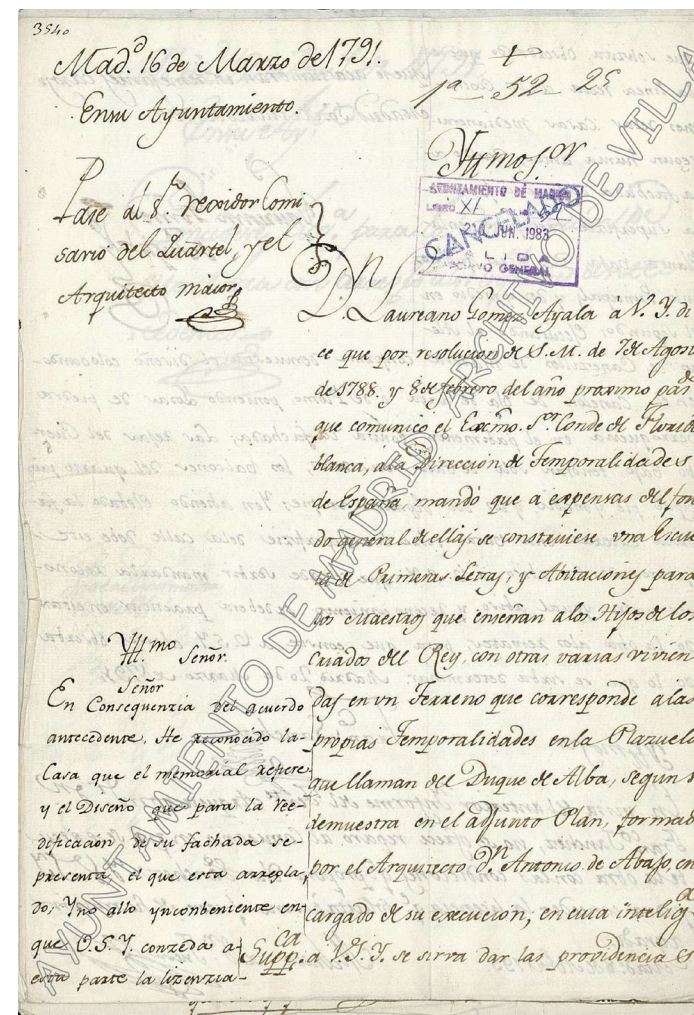
Behind the facade of the Palace of the Duchess of Sueca is hidden a ramshackle building of 7,200 square meters that since 1998 is owned by the City of Madrid. The team of Manuela Carmena will invest 12 million euros in its restoration during this legislature and has opened a participatory process so that the neighbors of the Center district suggest "what equipment of local scope are priority" in the neighborhoods of Sun, Palace, Ambassadors And Cortes.

From the result of this consultation, which will also be able to participate the opposition groups and associations with presence in the area, will fix the future use of the in his day manor building, located at number 2 of the Duke Street Alba, next to the square of Tirso de Molina. The option of also housing an Ibero-American cultural center, as originally proposed, is not ruled out, although the decision on this matter is not closed.

"This is an extremely exciting project for this government because of the enormous possibilities it offers," said Carlos Sánchez Mato, the delegate of Economy and Finance, whose area depends on municipal heritage management. "Being a Cultural Interest (BIC), the rehabilitation has to be done with extreme care," he added in a visit with reporters to the building.

After almost two decades sunk in the abandonment and under the threat of collapse, the palace recently received an unusual protagonism televising like decoration of the series The Ministry of Time. Since its construction in the 18th century it has also been a school for the children of workers of the Royal Household, Guardia Civil barracks and housing building, which was the use it had when the Madrid City Council decided to expropriate it before its advanced state of deterioration .

The operation took place under the mandate of José María Álvarez del Manzano, who planned that the building be the headquarters of the Department of Social Affairs. Alberto Ruiz-Gallardón discarded this project and planned the construction of 205 apartments for rent for young people, but also did not go ahead. It was with Ana Botella, also of the PP like its predecessors, when it began its demolition in 2013, which ended paralyzed by the Environmental Attorney for the existence of "rational indications" that the damages were the consequence of "a lack of conservation and of Maintenance flagrant ".



Historic memory of the Palace of the Duchess of Sueca

Mrs Carmen lived in a palace without light and water

A woman over 80 years old was the only tenant of a building expropriated by the City Council to design social housing.

Paying electricity bills of a palace is complicated. And if, in addition, to do it, you only have a rickety pension, the target gets even more complicated. It's been over 30 years that Carmen has not had light in her house. She was born more than 80 years ago in the old palace of the Duchess of Sueca, in number 2 of the place of the Duke of Alba, and she didn't want to move.

Madrid's City Council, which expropriated the palace in 1999, has been wanting to evict Carmen since 2007, but it wasn't until 2012 when an eviction order in the Official Gazette of the Community of Madrid was published.

There was a time when her flat was in a good situation. The palace is located just halfway between La Latina and Tirso de Molina, in the heart of Madrid.

Carmen was born on the same floor where she still lives. She said she had no light since her father died about 30 years ago. "But I do not need it, I have my lantern and my flashlight, and besides, the sun in this house comes in the morning under the bed, which is why I like it so much," she revealed. She lived with a pension of 240 euros that "is not enough for anything". The food was brought to her by her sons when they came to see her once or twice a week.

"My father was a close friend of Carlos Rúsoli, Duke of Sueca, and his wife, Pilar Navacerrada," he recalls. "He worked in a car shop and did not charge the Duke anything, they got along very well, and Rúsoli gave him a flat in gratitude, he did not want to accept it and only borrowed it," she said.

Finally, in 2012, Mrs Carmen was evicted from her house for over 80 years to allow the refurbishment of the Palace.





Main façade of the Palace of Sueca

The beginning of the transformation

Two are the actions set in motion to recover it. The first, has been the demolition of the east body, a project that ended this past December. During five months the technicians have been disassembling element by element in order to recover the greater part possible for its reuse. It has affected 1,860 square meters of the total 7,200 that the Palace has. The budget for these works is about 703,000 euros.

The second phase will be the structural consolidation. The works have just begun, and have a completion time of 15 months and a budget of 3.9 million euros. The works cover the roof, the load walls and slabs of the whole building.

The Palace of the Duchess of Sueca is classified as a Property of Cultural Interest (BIC), so it enjoys the maximum historical-artistic protection.



Access from first courtyard to second courtyard



Main courtyard of the Palace of Sueca



Windows smaller courtyard



Old brick appearing in the main courtyard









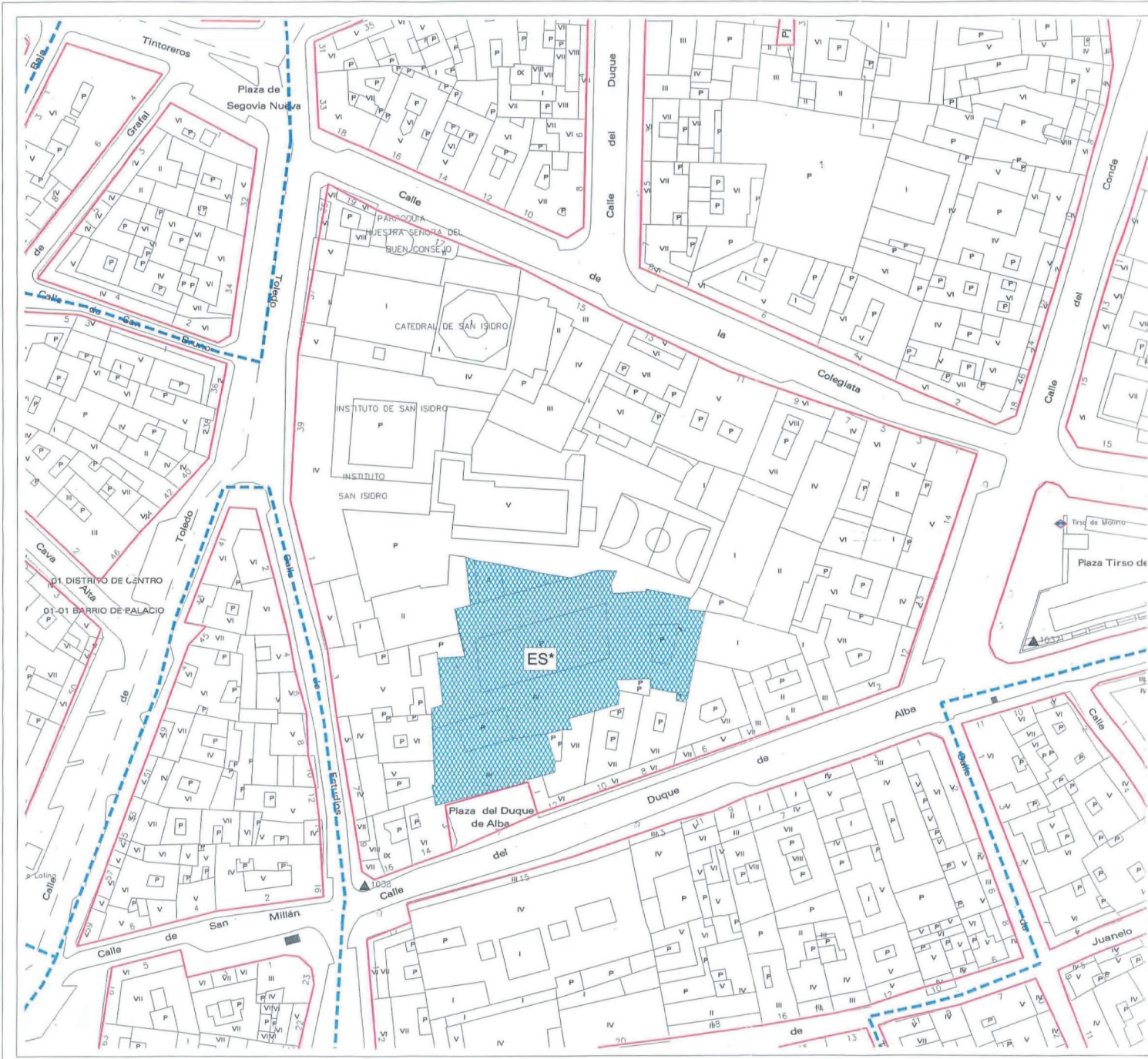
Window leading to the main courtyard

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Old brick appearing

127

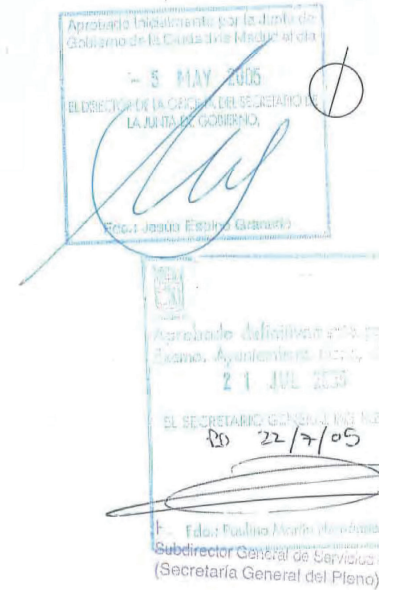


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[Signature]
 Fdo. Jesús Espino Serrano

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21 JUL 2005
 EL SECRETARIO GENERAL DEL PLENO
PD 22/7/05
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 Fdo. Juan Ignacio Gomar Sánchez
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 (Secretaría General del Pleno)

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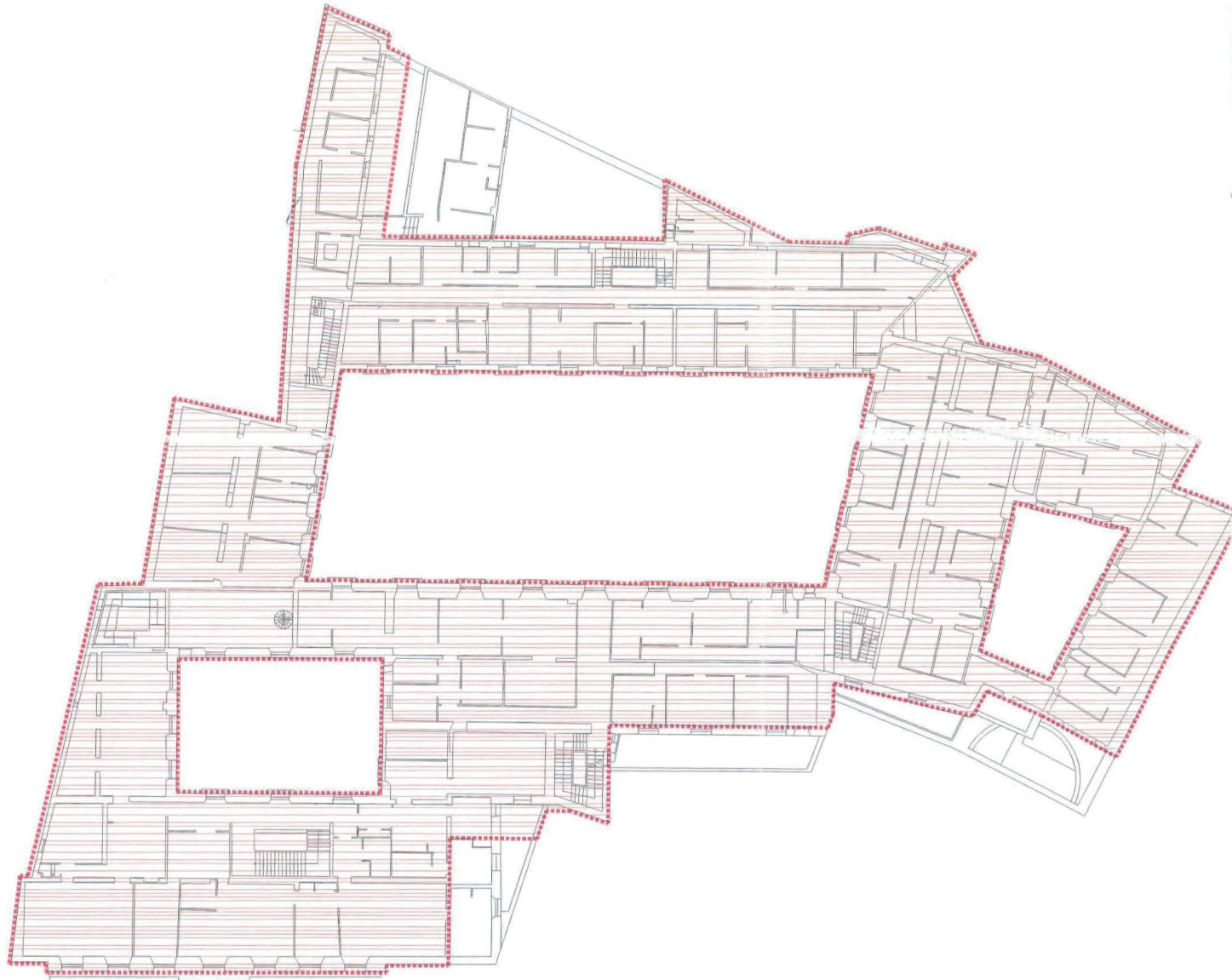
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 ARQUITECTOS: GUILLERMO SANCHEZ SANCHEZ
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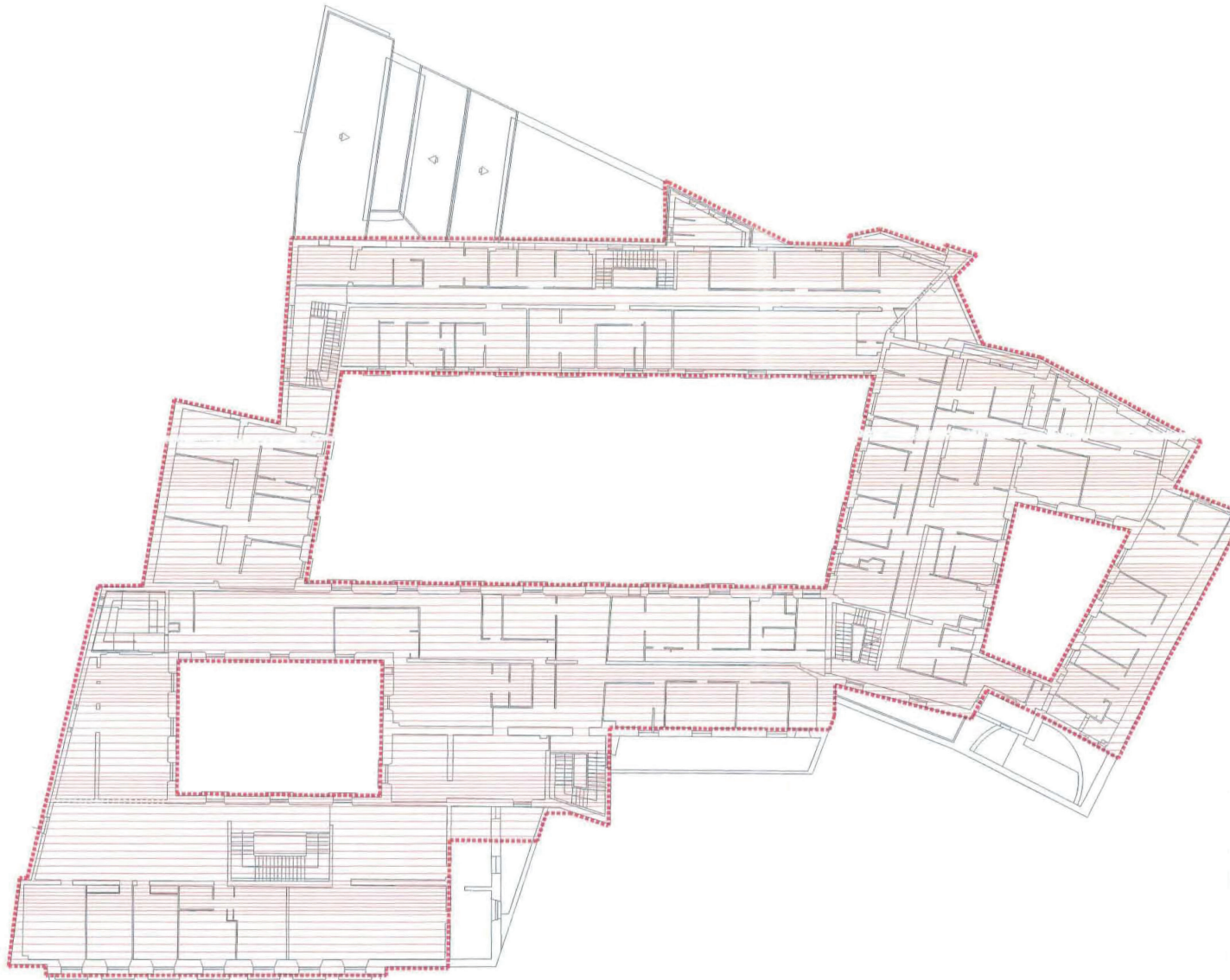
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Ayuntamiento de Madrid
 Concejal de la Rama de Urbanismo, Vivienda e Infraestructura
 Gerencia Municipal de Urbanismo
 Dirección de Servicios para el Departamento de Planificación

PLAN ESPECIAL DE ADECUACIÓN FUNCIONAL DE LA "CASA DE LA DUQUESA DE SUECA"
 EDIFICIO PLAZA DUQUE DE ALBA, 2

EQUIPO REDACTOR
 DIRECTOR: SARA DE LA MATA MEDRANO
 ARQUITECTOS: GUILLERMO SANCHEZ SANCHEZ
 JOSÉ LUIS ESTEBAN VASALLO

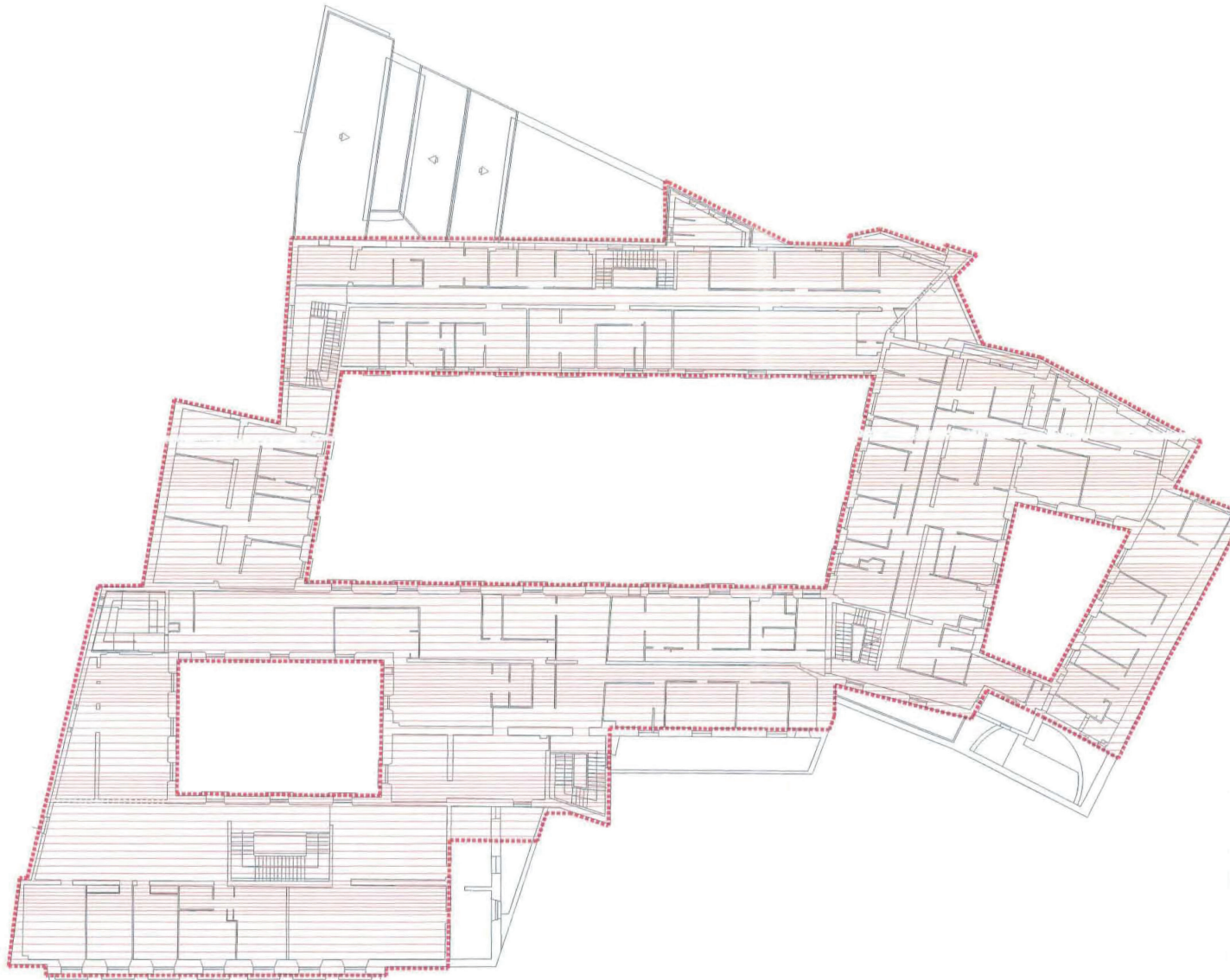


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 EL DIRECTOR DE LA OFICINA DEL SECRETARIO DE LA JUNTA DE GOBIERNO,
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29 MAY 2005
 EL SECRETARIO GENERAL,
 Fdo: Juan Antonio Gómez Sánchez
 Subdirector de los Servicios Comunes (Secretaría General del Pleno)
 Aprobado definitivamente por el Excmo. Ayuntamiento Pleno, el día
21 JUL 2005
 EL SECRETARIO GENERAL DEL AYUNTAMIENTO,
 PD de 22/7/05

Este documento es copia del original aprobado definitivamente el día
21-07-2005
 EL JEFE DEL DEPARTAMENTO TÉCNICO ADJUNTO
 Fdo. Guillermo Sánchez Sánchez

AREA DE GOBIERNO DE URBANISMO, VIVIENDA E INFRAESTRUCTURA
 Nº ref.: **03/165**

Ayuntamiento de Madrid
 Concejalía de la Rama de Urbanismo, Vivienda e Infraestructura

Gerencia Municipal de Urbanismo
 Dirección de Servicios para el Ciudadano
 Departamento de Planificación

PLAN ESPECIAL DE ADECUACIÓN FUNCIONAL DE LA "CASA DE LA DUQUESA DE SUECA"
 EDIFICIO PLAZA DUQUE DE ALBA 2

EQUIPO REDACTOR
 DIRECTOR: SARA DE LA MATA MEDRANO
 ARQUITECTOS: GUILLERMO SANCHEZ SANCHEZ
 JOSÉ LUIS ESTEBAN VASALLO

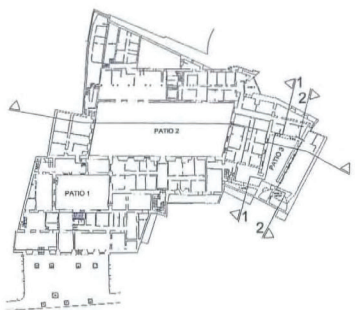
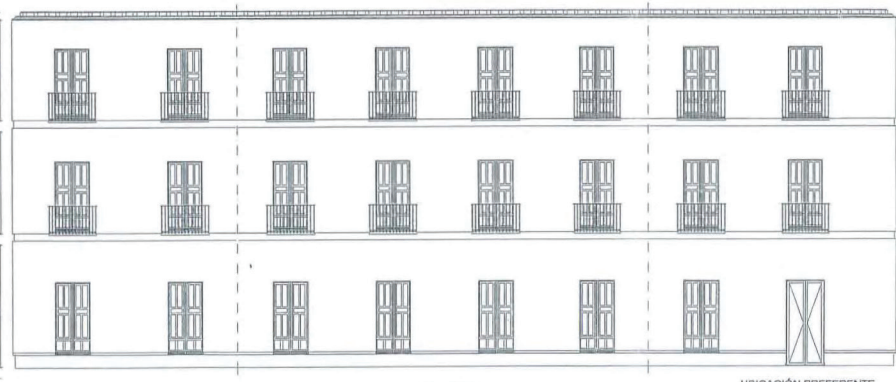


Main Façade



ESTADO ACTUAL

COTA PLANTA BAJO CUBIERTA	15.00
MANTENIMIENTO COTA DE CORNISA EXISTENTE	14.70
COTA PLANTA SEGUNDA (EXISTENTE)	10.60
COTA PLANTA PRIMERA (EXISTENTE)	6.00
COTA PLANTA BAJA (EXISTENTE)	0.58



Este documento es copia del original aprobado definitivamente el día

21-07-2005

EL JEFE DEL DEPARTAMENTO TÉCNICO ADJUNTO

Fdo. Guillermo Sánchez Sánchez

AREA DE GOBIERNO DE URBANISMO, VIVIENDA E INFRAESTRUCTURA

Nº ref.: 03/165

Aprobado inicialmente por la Junta de Gobierno de la Corporación de Madrid el día

5 MAY 2005

EL DIRECTOR DE LA OFICINA DE ADECUACIÓN DE LA JUNTA DE GOBIERNO

Fdo. Jesús Espino Gansco

Aprobado definitivamente por el Sr. Ayuntamiento de Madrid el día

21 JUL 2005

EL SECRETARIO GENERAL DE URBANISMO

Fdo. Juan Ignacio Gomar Sánchez

Subdirección General de Desarrollo Urbano Comunes

Dirección General de Planificación y Evaluación Urbana

Departamento Técnico Adjunto

PLAN ESPECIAL DE ADECUACIÓN FUNCIONAL DE LA "CASA DE LA DUQUESA DE SUEGA" EDIFICIO PLAZA DUQUE DE ALBA 2

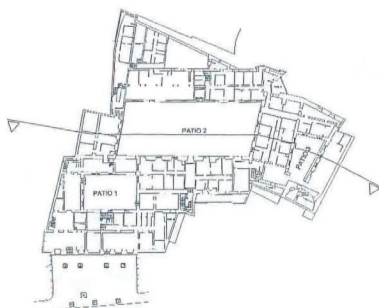
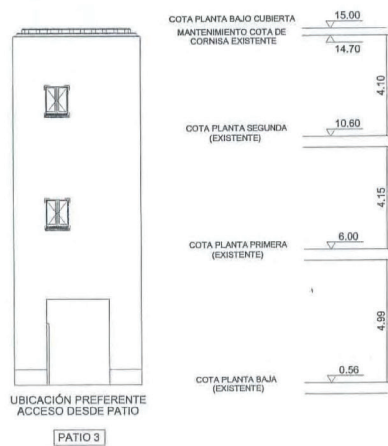
EQUIPO REDACTOR

ARQUITECTOS: GUILLERMO SANCHEZ SANCHEZ
JOSÉ LUIS ESTEBAN VASALLO

PLANO: REGIMEN DE OBRAS

REGULARIZACION DE FACHADAS ALZADO NORTE PATIOS 2 Y 3

Nº PLANO: 4.20



REGULARIZACIÓN DE FACHADAS	
—	REGULARIZACIÓN DE HUECOS
—	RECUPERACIÓN DESPIECE CARPINTERÍA
—	ELIMINACIÓN DE HUECOS, ELEMENTOS AÑADIDOS, INSTALACIONES EN FACHADA

Aprobado inicialmente por la Junta de Gobierno de la Ciudad de Madrid el día
5 MAY 2005
 EL DIRECTOR DE LA OFICINA DEL SEGUIMIENTO DE LA JUNTA DE GOBIERNO,
 Fdo.: Jesús Espino

Aprobado definitivamente por el Excmo. Ayuntamiento de Madrid el día
21 JUL 2005
 ESTADO PROPUESTO
22/7/05
 Fdo.: Juan Ignacio Gomar Sánchez
 Subdirector General de Gestión de Comunidades Urbanas

Subdirección General de Desarrollo Urbano Dirección General de Planificación y Evaluación Urbana Departamento Técnico Adjunto	
PLAN ESPECIAL DE ADECUACIÓN FUNCIONAL DE LA "CASA DE LA DUQUESA DE SUECA" EDIFICIO PLAZA DUQUE DE ALBA 2	
EQUIPO REDACTOR	
ARQUITECTOS: GUILLERMO SANCHEZ SANCHEZ JOSÉ LUIS ESTEBAN VASALLO	
PLANO: REGIMEN DE OBRAS REGULARIZACION DE FACHADAS ALZADOS SUR PATIOS 2 Y 3	Nº. PLANO: 4.21
FECHA: MARZO 2006	ESCALA: 1:200



ELIMINACIÓN DE BAJANTE VISTA

COTA PLANTA BAJO CUBIERTA
MANTENIMIENTO COTA DE
CORNISA EXISTENTE

15.00
14.70

COTA PLANTA SEGUNDA
(EXISTENTE)

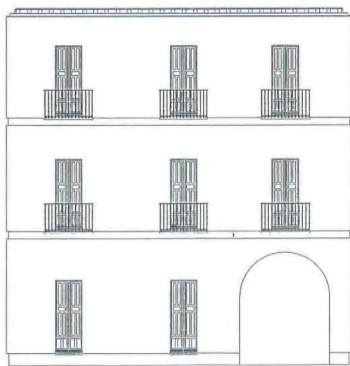
10.60

COTA PLANTA PRIMERA
(EXISTENTE)

6.00

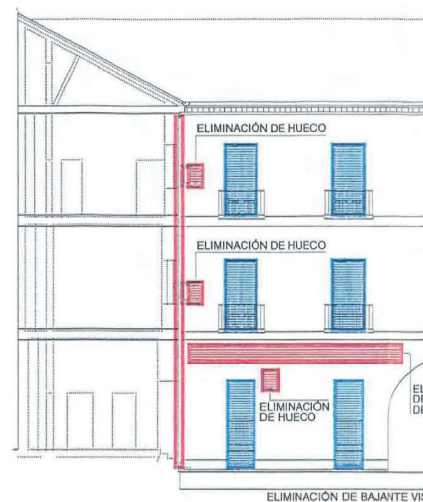
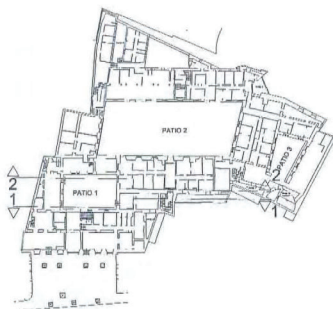
COTA PLANTA BAJA
(EXISTENTE)

0.58



1.- FACHADA SUR. ESTADO ACTUAL.

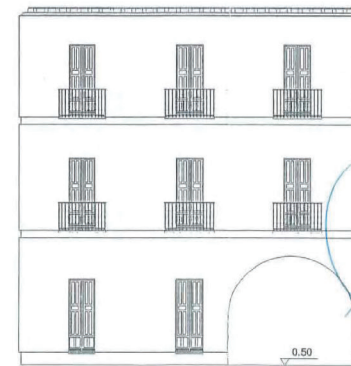
1.- FACHADA SUR. ESTADO PROPUESTO.



ELIMINACIÓN DE BAJANTE VISTA

 AREA DE GOBIERNO DE URBANISMO, VIVIENDA E INFRAESTRUCTURA Nº ref.: 03/165	Este documento es copia del original aprobado definitivamente el día 21-07-2005 EL JEFE DEL DEPARTAMENTO TÉCNICO ADJUNTO Fdo. Guillermo Sánchez Sánchez
	Aprobado definitivamente por el Ayuntamiento de Madrid, al día 21 JUL 2005 EL SECRETARIO GENERAL DEL PLENTO PD 22/7/05 Fdo.2 Paulina Martín Hernández

2.- FACHADA NORTE. ESTADO ACTUAL.



1.- FACHADA NORTE. ESTADO PROPUESTO.

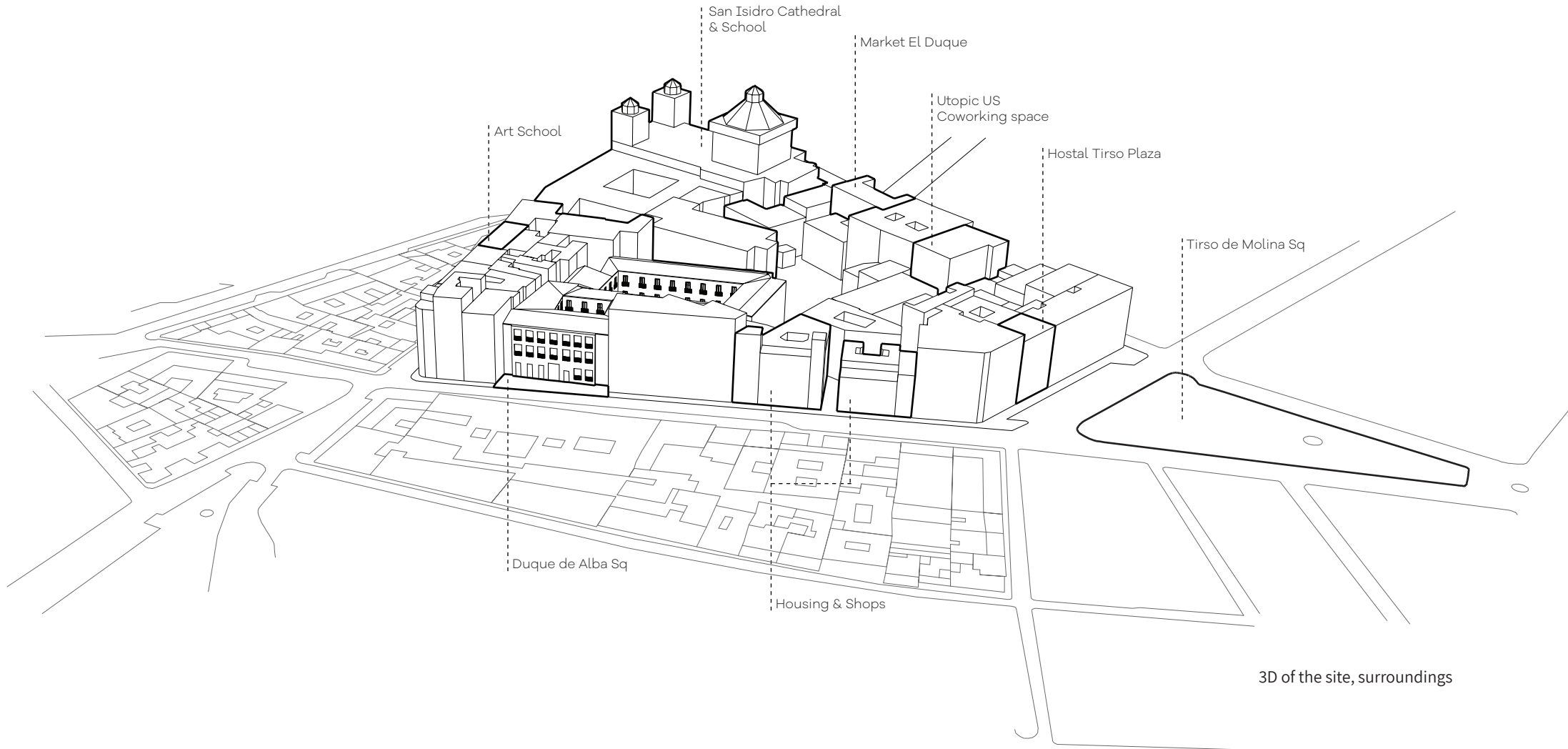
Aprobado inicialmente por la Junta de
 Gobierno de la Comunidad de Madrid el día
 - 5 MAY 2005
 EL DIRECTOR GENERAL DE SERVICIOS COMUNES
 DE LA JUNTA DE GOBIERNO,
 Fdo. Juan Ignacio Gamaz Sánchez
 Subdirector General de Servicios Comunes
 (Secretaría General del Pleno)

REGULARIZACIÓN DE FACHADAS	
	REGULARIZACIÓN DE HUECOS
	ELIMINACIÓN DE HUECOS, ELEMENTOS AÑADIDOS, INSTALACIONES EN FACHADA

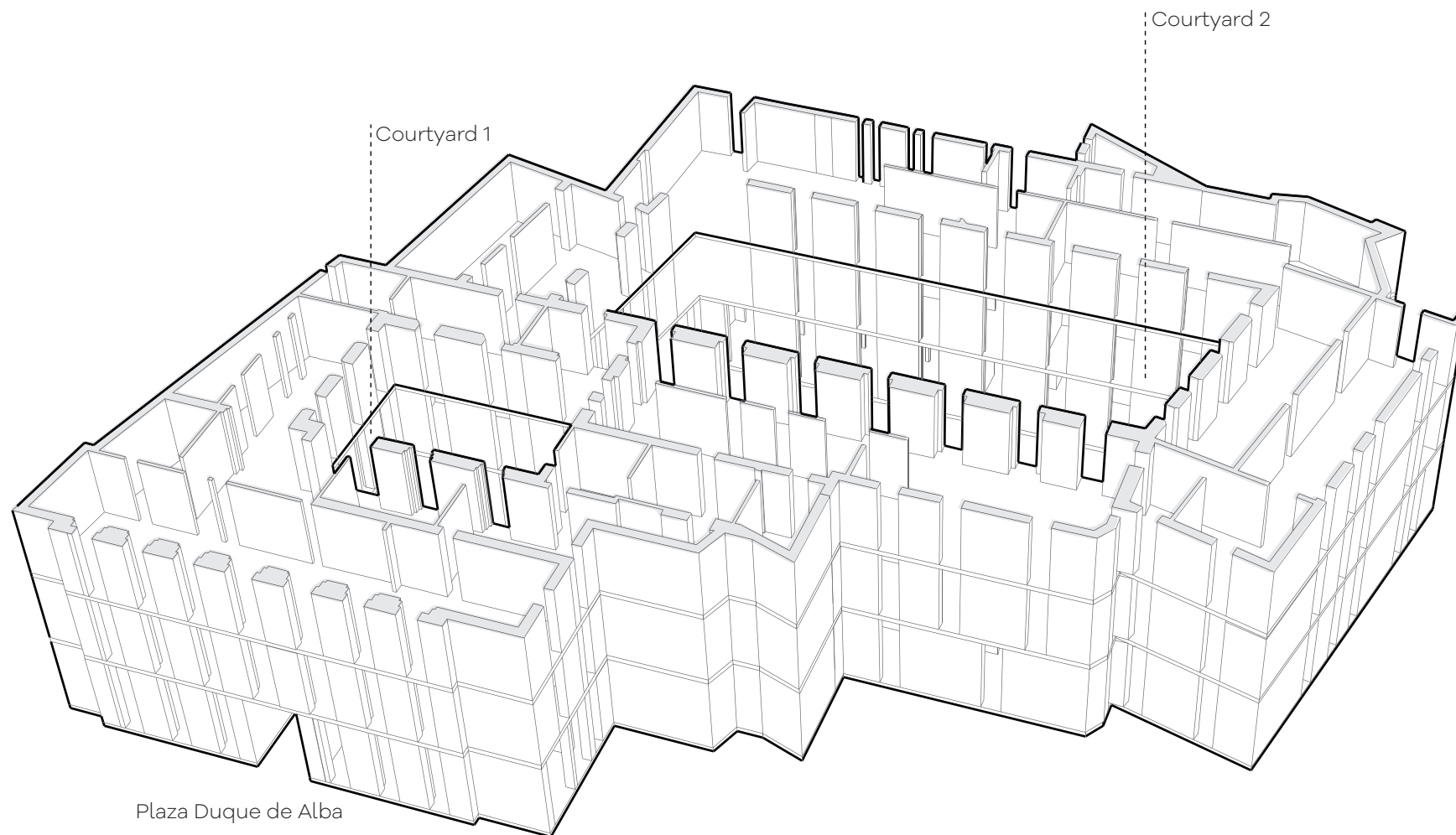
 Subdirección General de Desarrollo Urbano Dirección General de Planificación y Evaluación Urbana Departamento Técnico Adjunto	
PLAN ESPECIAL DE ADECUACIÓN FUNCIONAL DE LA "CASA DE LA DUQUESA DE SUECA" EDIFICIO PLAZA DUQUE DE ALBA,2	
EQUIPO REDACTOR ARQUITECTOS: GUILLERMO SANCHEZ SANCHEZ JOSÉ LUIS ESTEBAN VASALLO	
PLANO: REGIMEN DE OBRAS REGULARIZACION DE FACHADAS ALZADOS NORTE Y SUR PATIO 1	Nº. PLANO: 4.23



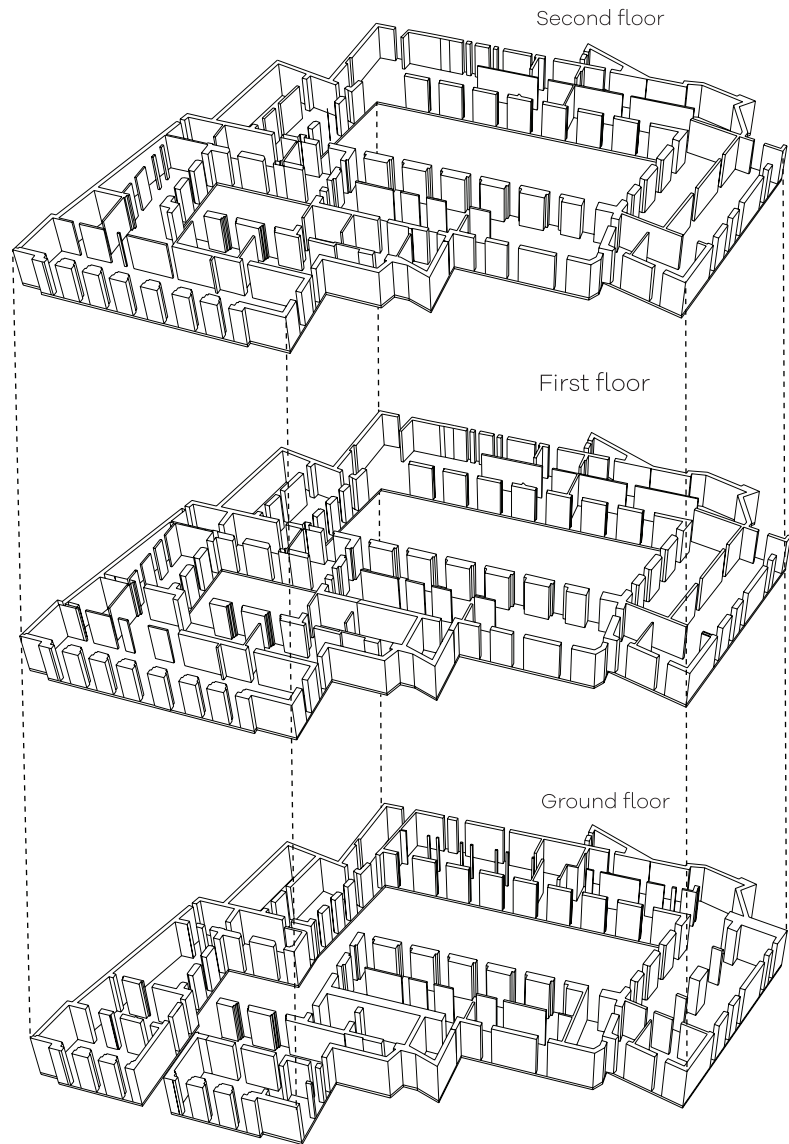
Plan of the site



3D of the site, surroundings



3D of the current structure



Exploded diagram of the structure

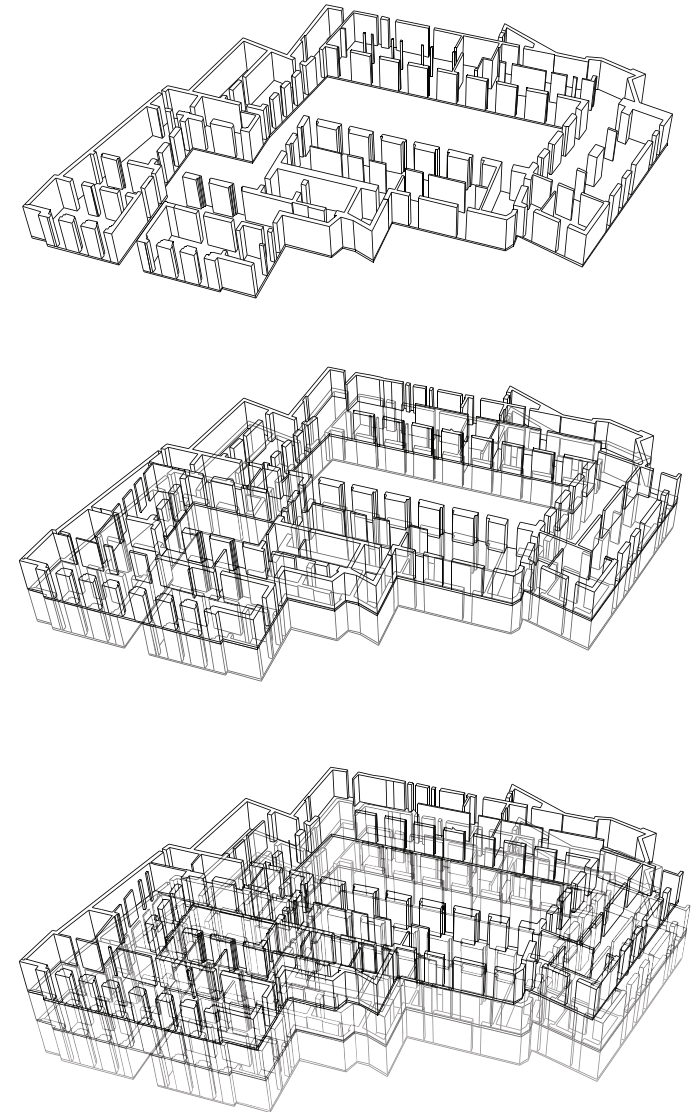
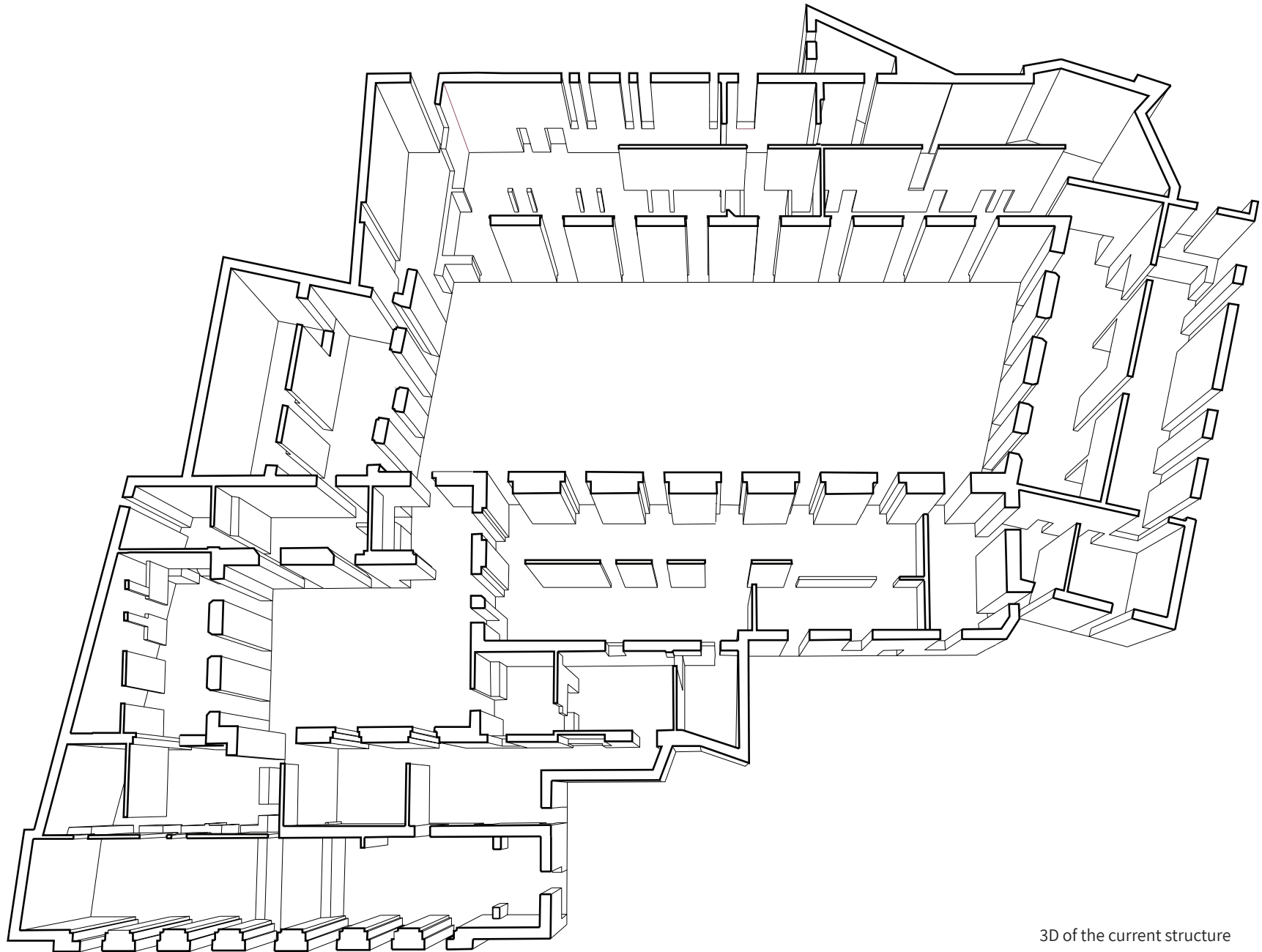


Diagram overlapping structure



3D of the current structure

06 The Pencil Box

The Palace of the Duchess of Sueca will be transformed into a conglomerate of spaces focused exclusively in assisting subsaharian immigrants that manage to arrive in Madrid but they dont have any resources at all.

The program will help immigrants in three different levels:

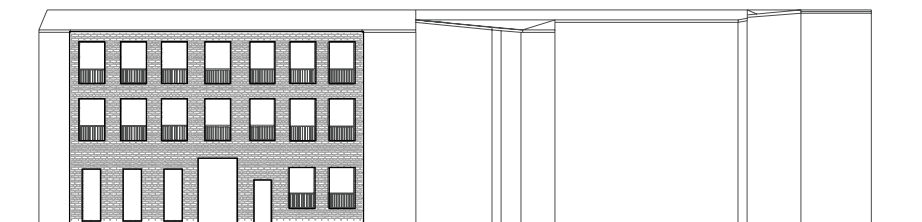
1. People who only need to buy food by having a supermarket which will have surplus goods from other supermarkets and restaurants.
2. People that need food, a place to eat it and perhaps some education, this will be held in the soup kitchen and in the classrooms where Spanish classes or even professional training.
3. People that don't have anything, not even a place to sleep. This people will be helped by providing them a place to live plus the entire program held in the building.

The first floor will have a more public program, while the others are focused on the living area, which will not be as public as the ground floor.

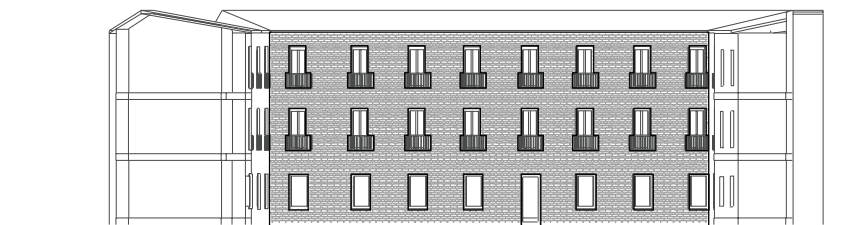
_The ground floor will held a soup kitchen, a supermarket, classrooms with various uses, a zouk where the immigrants will sell their own products and two open spaces: the square, which is located in the main courtyard and acts as a connector, and the agora which will held diferent programs.

_The other floors will be exclusively used by immigrants living there having the Units, where they will sleep, meeting spaces, kitchen, eating areas, library and terraces.

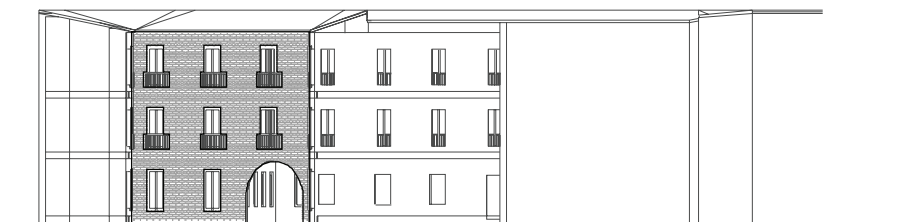




Elevation main façade



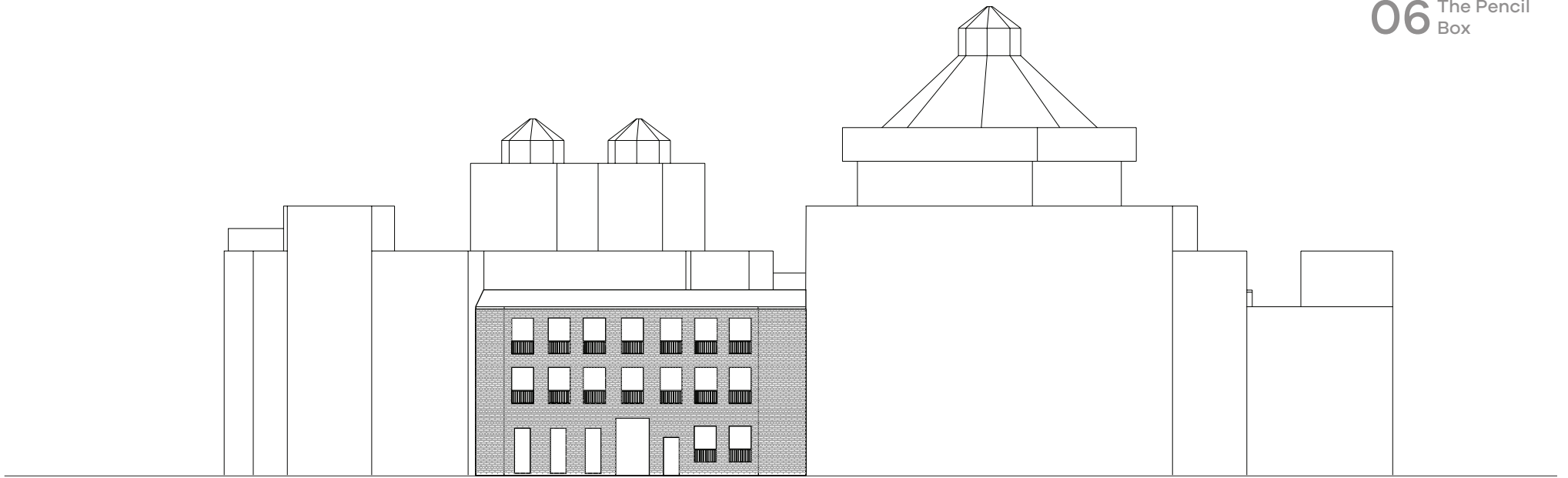
Elevation 1 main courtyard



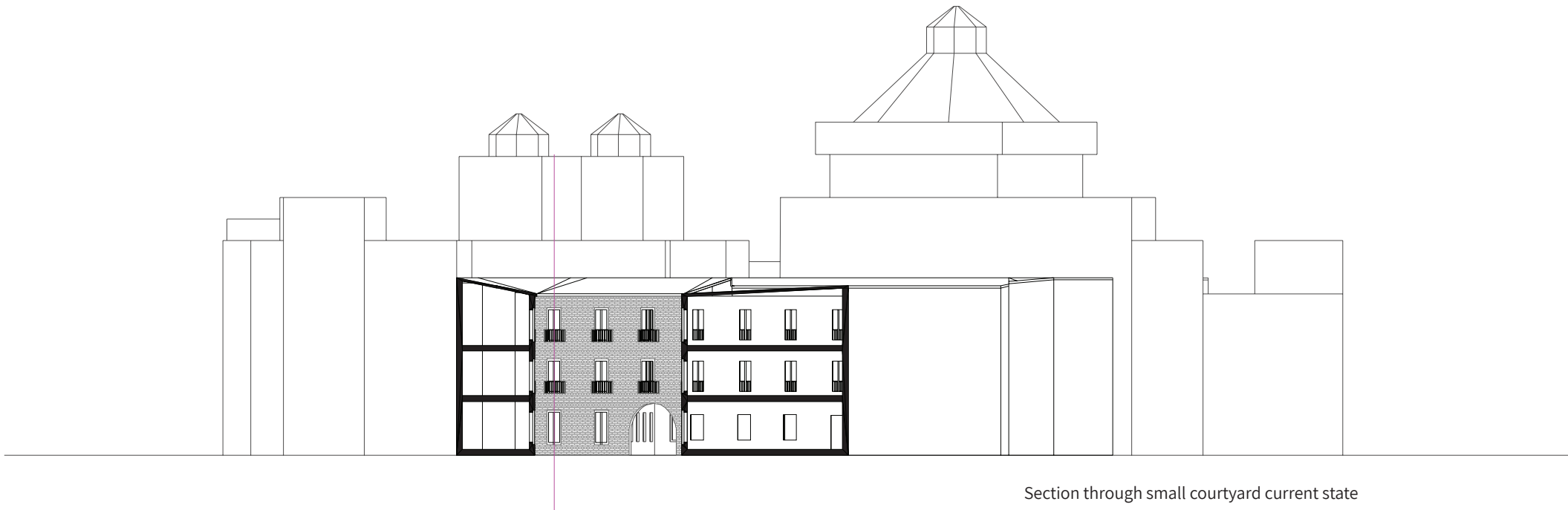
Elevation 1 small courtyard



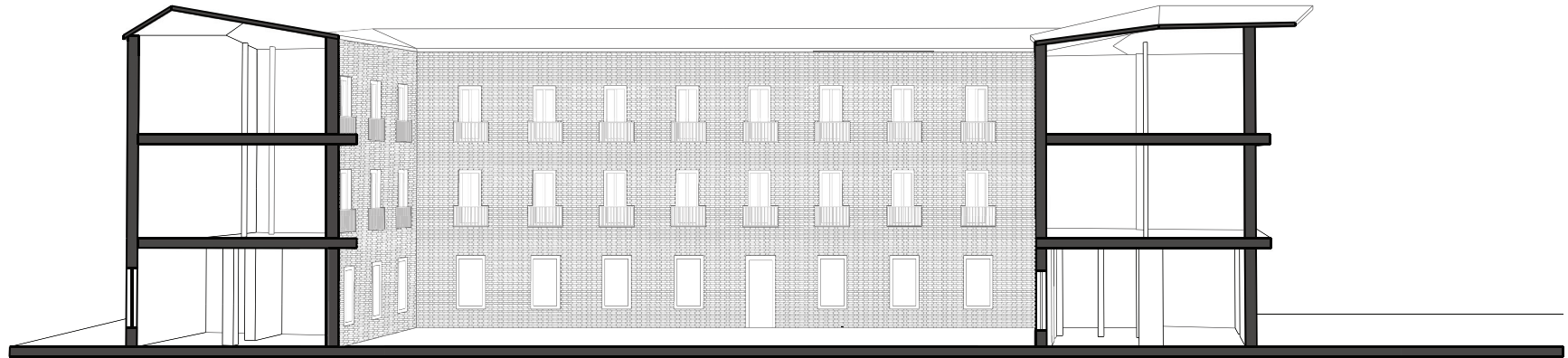
Elevation 2 main courtyard



Main elevation current state



Section through small courtyard current state



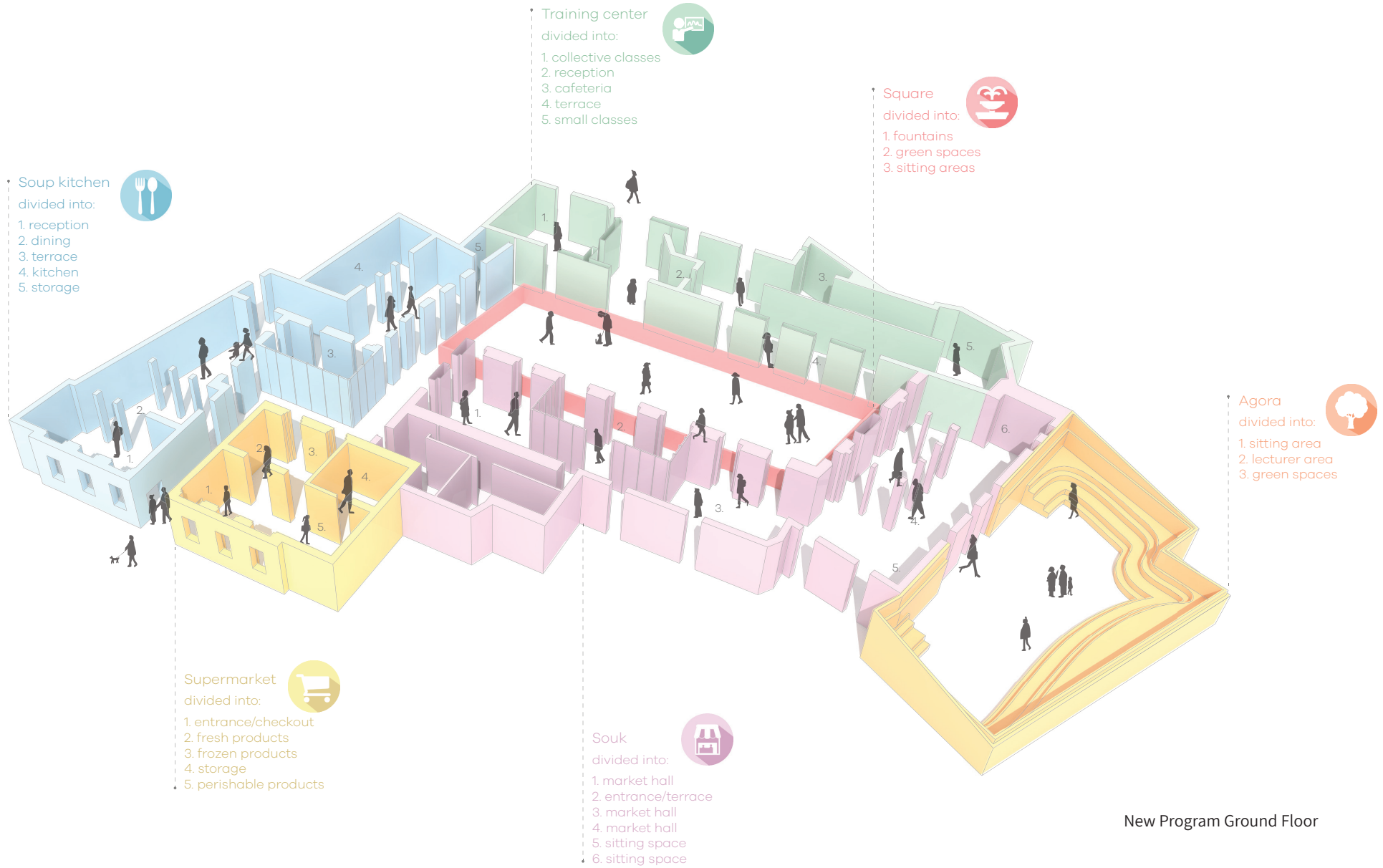
Elevation main courtyard current state



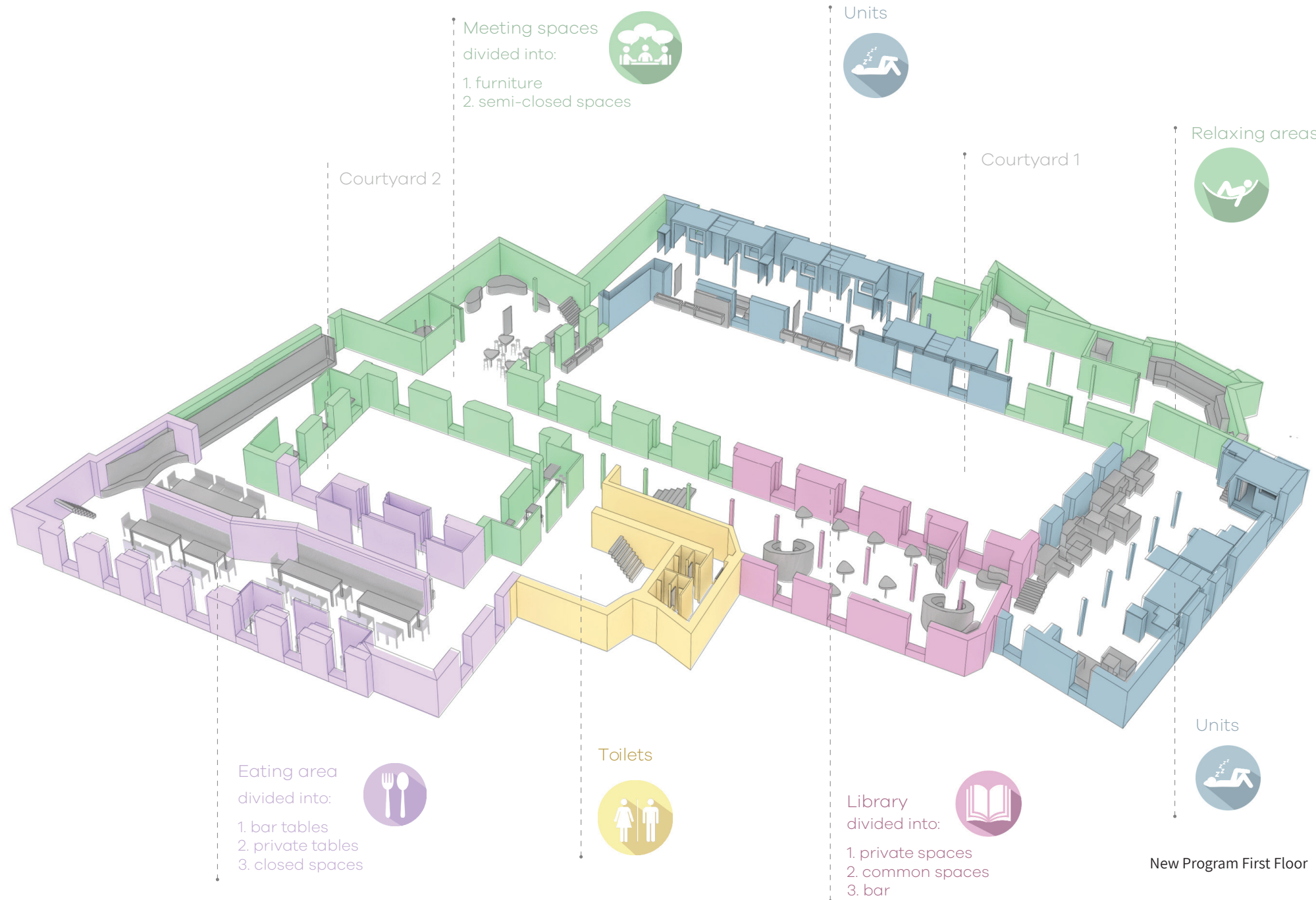
Elevation main courtyard proposal



Section main courtyard proposal



New Program Ground Floor



Meeting spaces
divided into:
1. furniture
2. semi-closed spaces



Units



Relaxing areas



Courtyard 1

Courtyard 2

Units



Eating area
divided into:

1. bar tables
2. private tables
3. closed spaces



Toilets

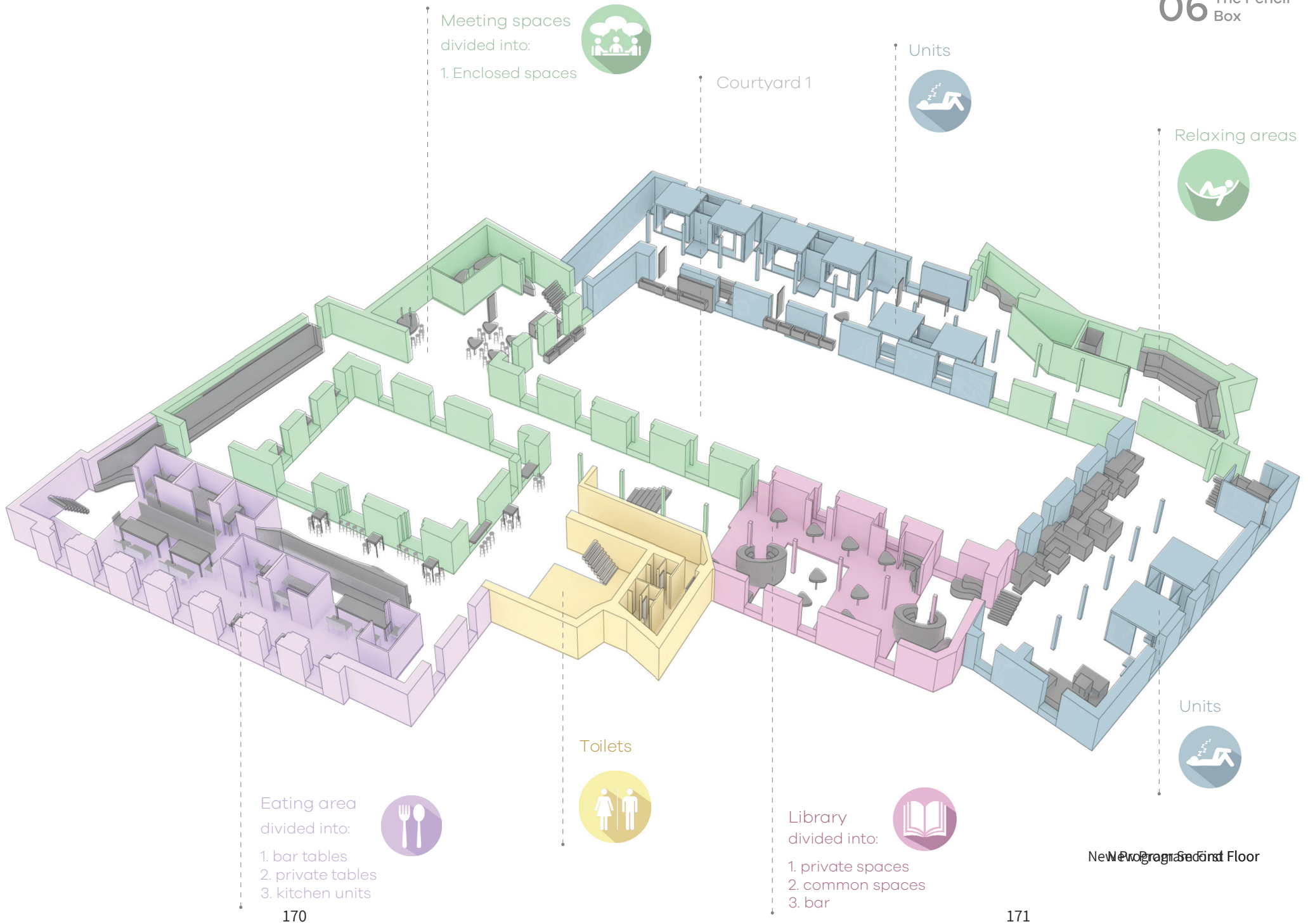


Library
divided into:

1. private spaces
2. common spaces
3. bar



New Program First Floor

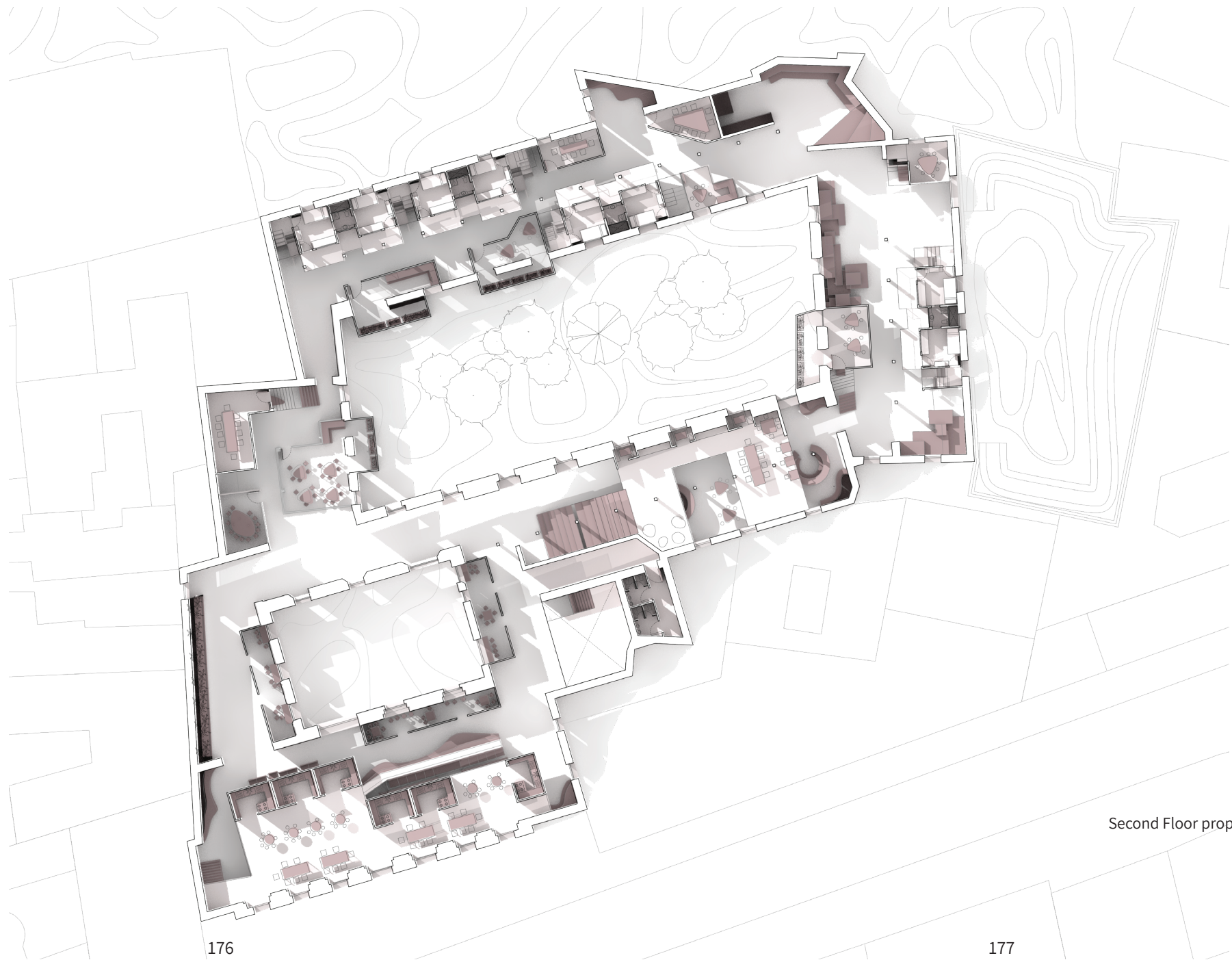




Ground Floor proposal



First Floor proposal



Second Floor proposal

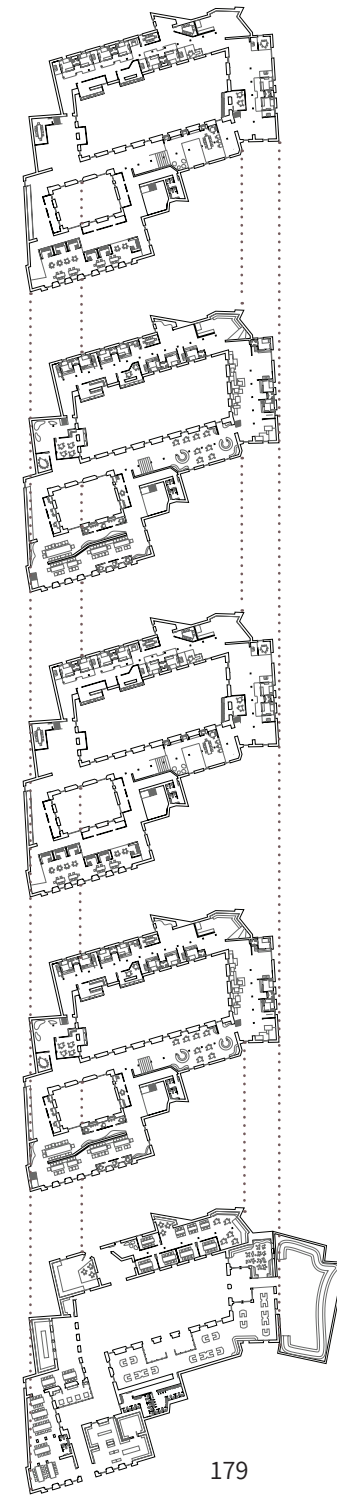
Fourth Floor

Third Floor

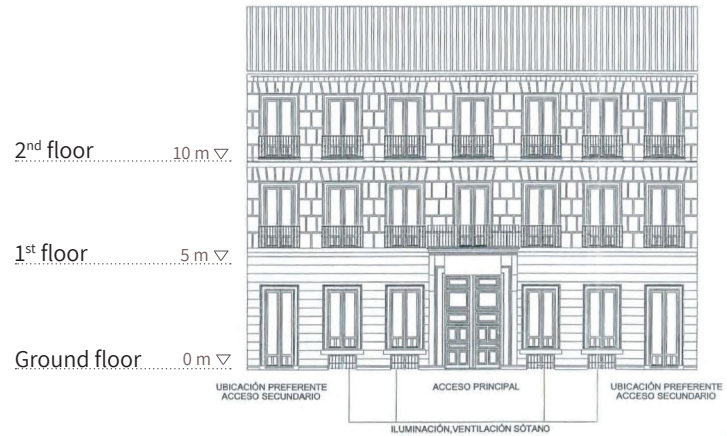
Second Floor

First Floor

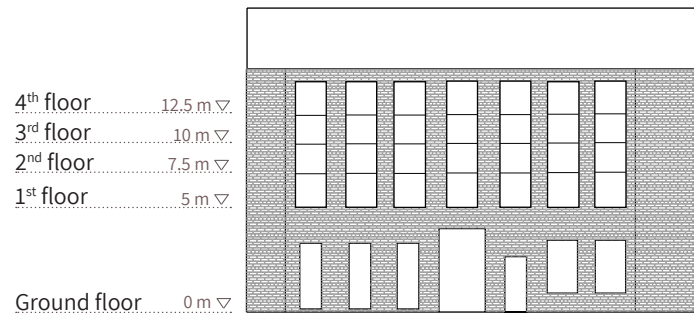
Ground Floor

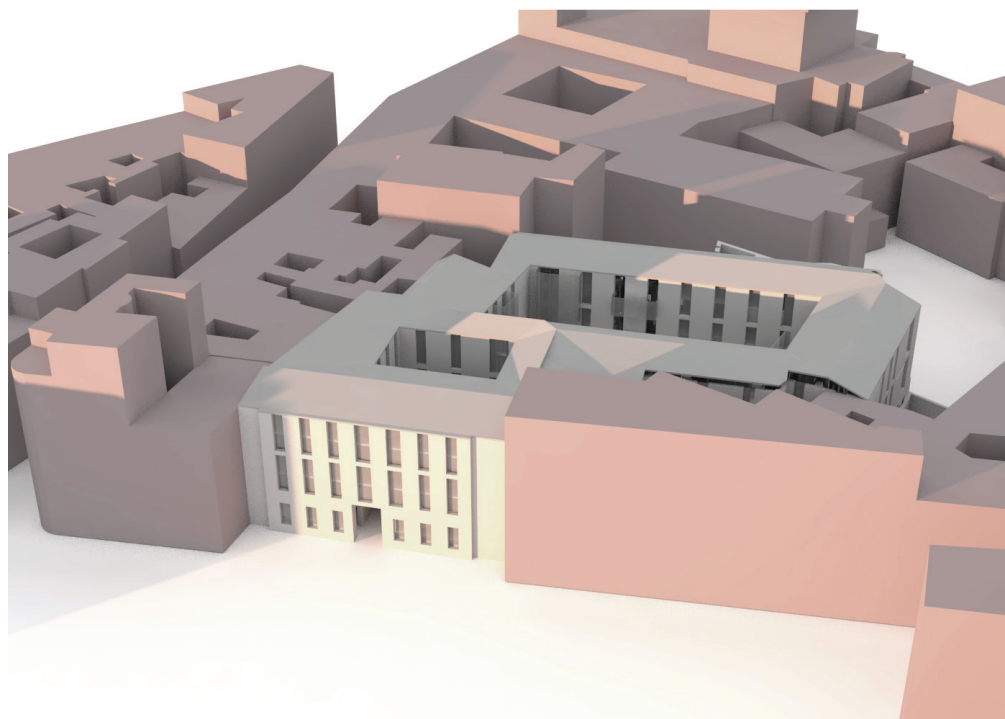


Current state

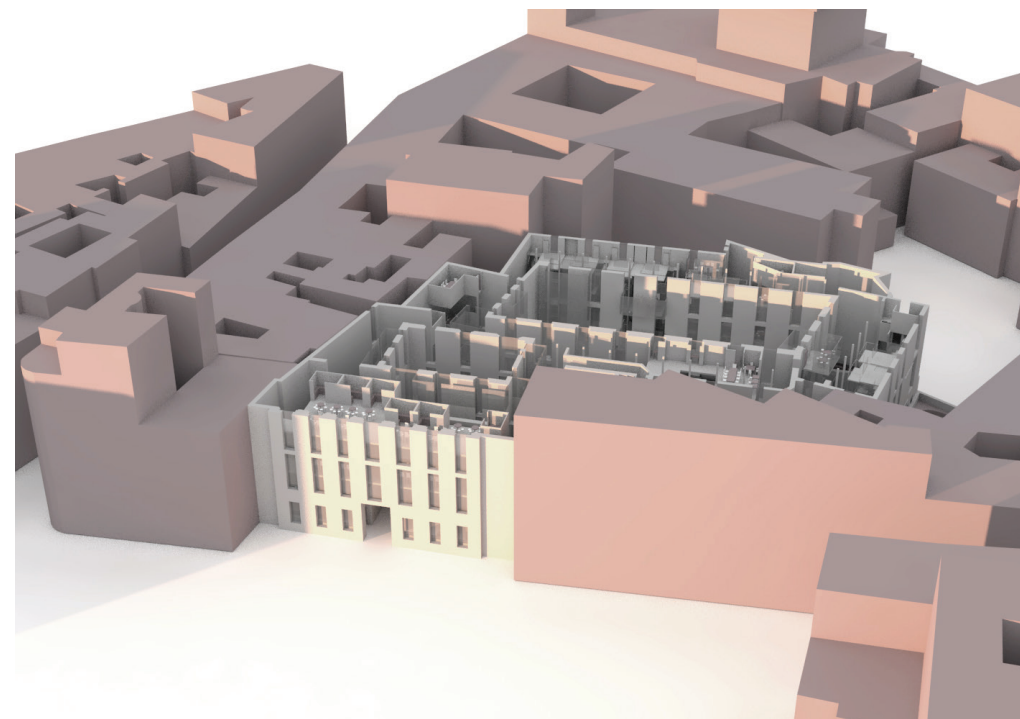


Proposal

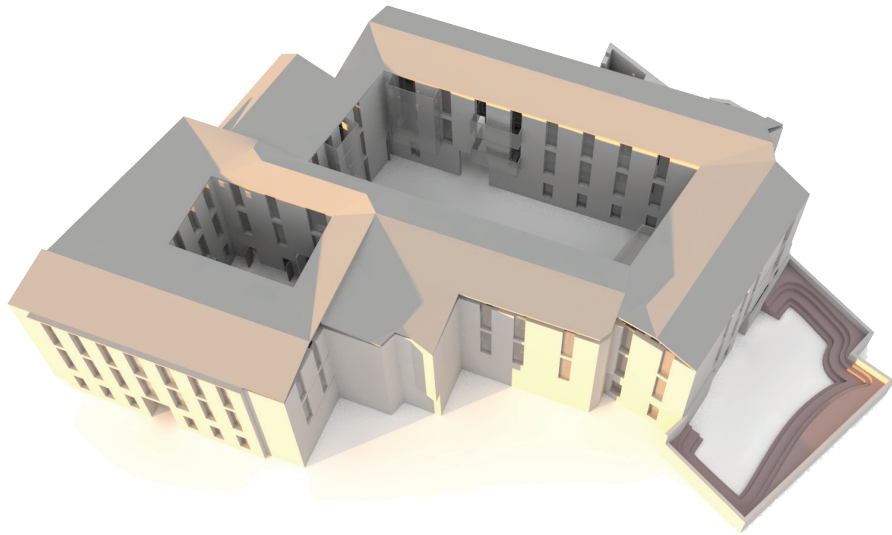




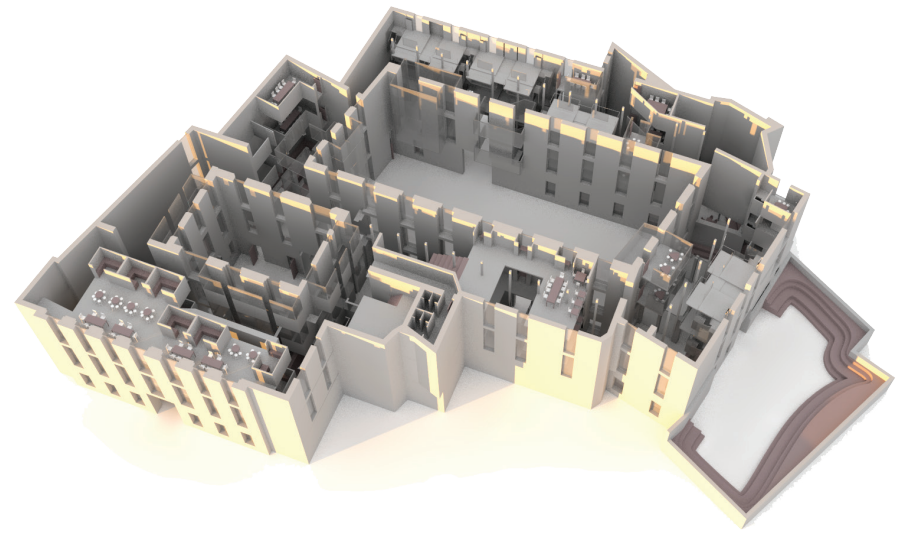
3D site



3D site without the Palace's roof



Axo proposal

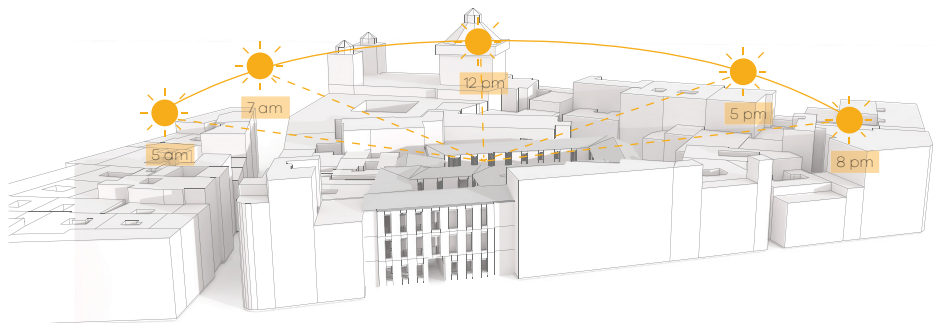


Axo without roof proposal

Sun Analysis of the area

An important feature to analyze is the sun, due to the big courtyard the Palace has.

To prevent the heat of façades of the courtyard, glass pockets will be held acting as a ventilation system and used as terraces.



Proposal 's programme

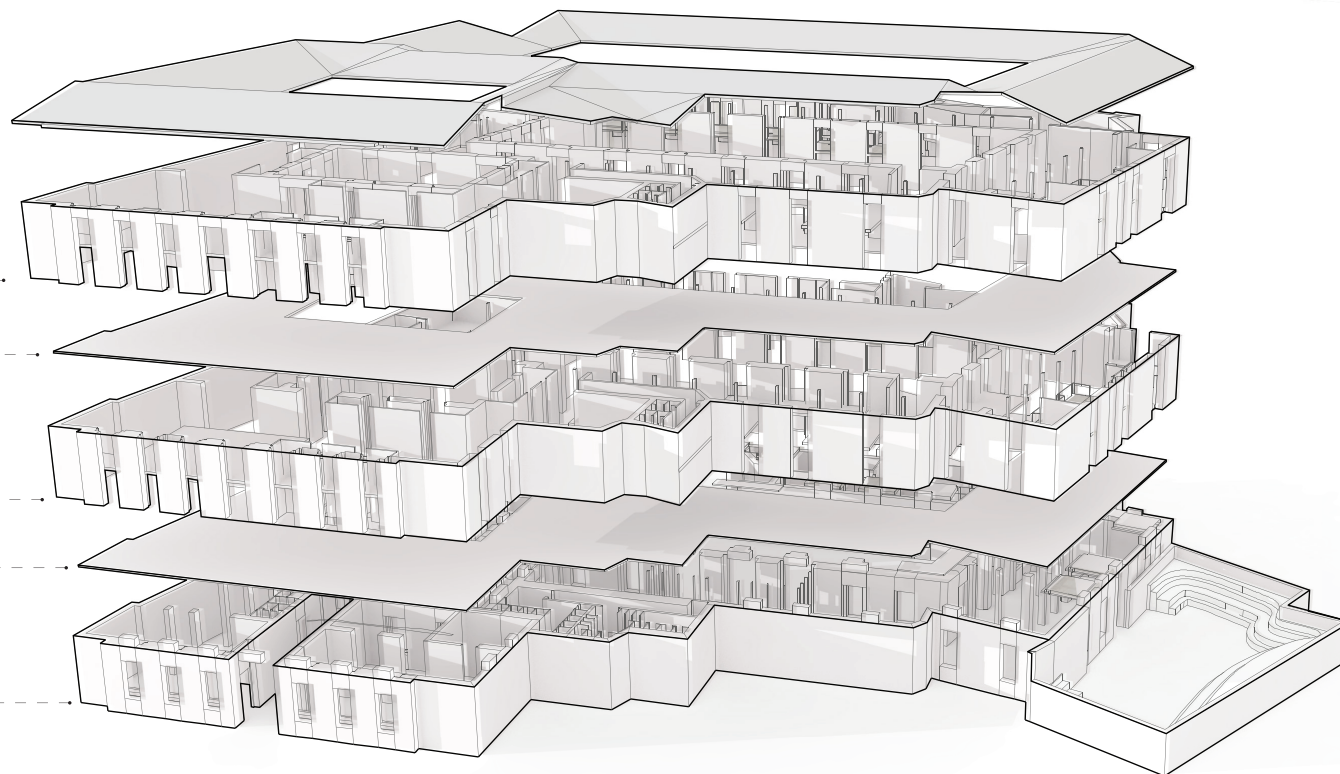
4th Floor
Units, Kitchen Units, Library, Relaxing spaces

3rd Floor
Units, Dining area, Library, Meeting spaces, Terraces

2nd Floor
Units, Kitchen Units, Library, Relaxing spaces

1st Floor
Units, Dining area, Library, Meeting spaces, Terraces

Ground Floor
Soup Kitchen, Supermarket, Zouk, Classrooms, Agora

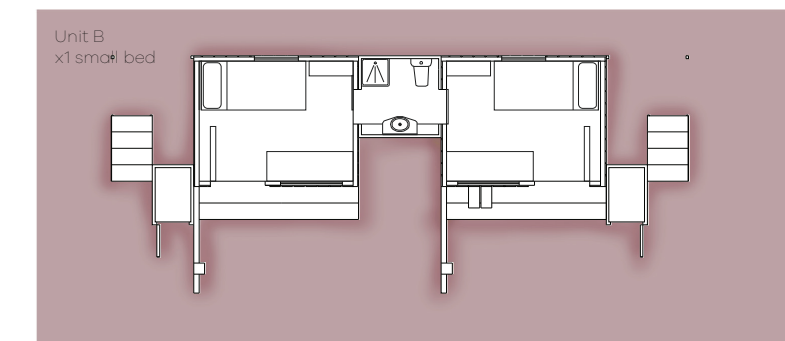
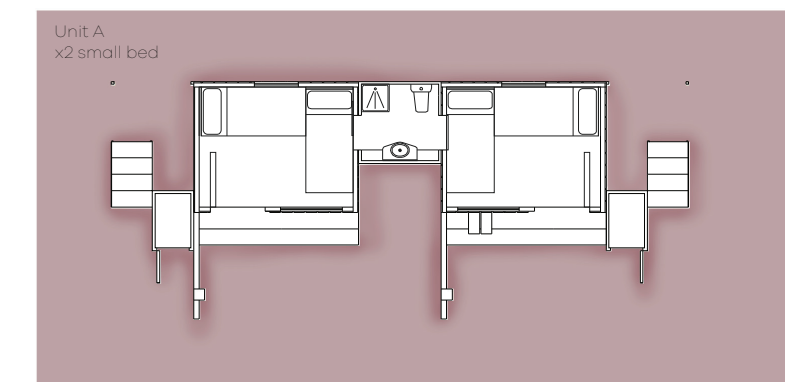
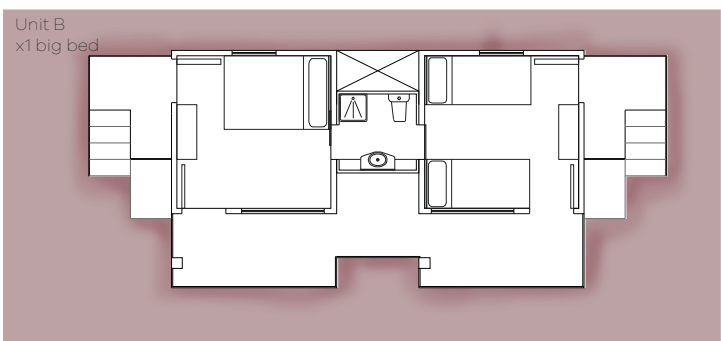
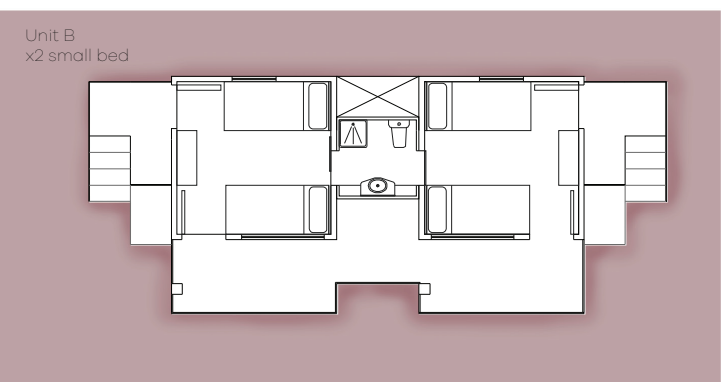
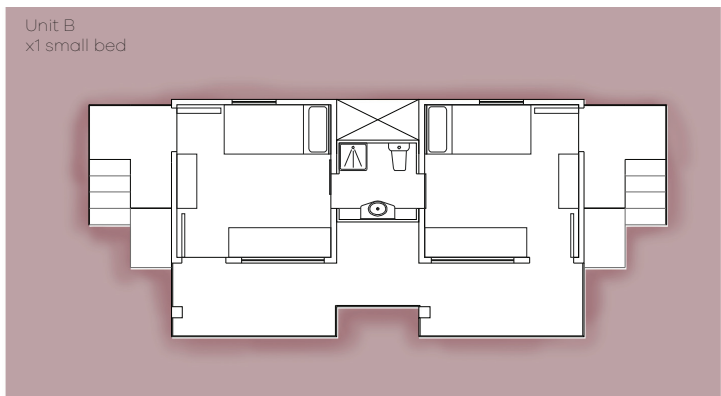




Sectioned axo without roof proposal



Sectioned perspective





Unit drawing



Unit collage



Inhabited floor. Units.



Render of the square at the main courtyard



Render of the Agora



Render of the Zouk



Render of the upper level of the library

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