

Urban and social analysis of the historical center of Llieda

Alba Navarro Casanova, Mohsen Abedin Nejad

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1 Problematic

1.1 Social and demographic structure: RISK OF EXCLUSION SOCIAL

In 2006, the total population of the city was of 124,709 habitants and later in 2013 of 139,809 habitants, as we can see is a city that continues growing. The municipal term has 212.3 km. Within the city's historic center it has an area of 50 hectares, where 10,184 people lived in 2006, growing to 2012 where it reached 10,766. Although the population in the historic center has grown and remains a problem which makes it very slowly, it is a very poor area of the city and the people are not attracted to live in this neighborhood.

1.2 STATE BUILDING

A complicated topography and a soil composition that are not too grateful to build, In addition to historical facts already mentioned above, are what has given character the building of the historical center of Lleida. So, the more negative aspects of the buildings are the topography with slopes high, small plots, poor material of the buildings, minor renovation building and minor reform. The greatest degree of degradation in those buildings where accessibility due to topography, is more difficult, as the environment of the street Company, Gairoles, San Cristobal, and etc. We must focus on those with complicated dimensions. To do performances for reinforcement and thus prevent collapse and the domino effect.

The areas affected by buildings with worse physical condition are mainly in the Commercial Axis area in the square of San Joan, Mayor streets, Carmen and environment Bafart- Street and in the area defined by the streets of Cavallers and Company and Boters street. Also interesting is the grouping of lots of not built solars in the area located in Cavallers - Seminar - Company - Carved - Boters - Depot Square. The council has carried out demolitions of buildings.

1.3 Neighborhood safety and crime

As can be seen the highest number of crimes against public health is concentrated in the historic downtown area. Several maps of the city where you can appreciate are shown. Not only is the area where the largest number of crimes are concentrated but also this number has grown over the years. It is therefore important to focus our attention on improving security in the neighborhood.

1.4 Lack of services

The state of the paving is a source of constant complaint. The width of the sidewalks and the height of these also need to be reviewed, since they do not meet accessibility requirements. The networks of water and wastewater are old and of poor material practically all the Historic Center. In general, all network services (electricity, water, sewage, ...) are outdated and worn and need to be upgraded as they are of leaks and seepage. The broadband cable is only on the periphery of the area and that any operator ever wanted to invest. Existing facilities in the neighborhood are insufficient and that there can not meet the needs of people at different levels of care, cultural, administrative, social, sports, etc.

2 Urban planning

2.1 Urban planning and interventions

The urban plans that affect the center are, Pla Territorial Parcial de Ponent (Terres de Lleida), Pla de Ordenación urbanística municipal (POUM 2015), and Pla de Barris (2006). The most characteristic is the Pla de Barris, here we can see the main actions that had to be made in the downtown. For example, Urban renewal of the environment Santa Teresa, Installation of playground equipment in public spaces, Creating a day center for the elderly, Remove architectural barriers and paving streets, Urbanization of Plaça de Sant Josep.

2.2 Infrastructures and applications at the center

Paving and pedestrian use, The state of the paving is very deteriorated and is a cause for complaints. The areas in worse shape are around the Old Seminary Depot Square, the Panera and a stretch of Palma. It would also be necessary to check the width and height of the sidewalks because it does not meet accessibility requirements. The areas of greatest pedestrians are the commercial hub located in the lower area. While other areas of shared roads are rolled intensity is low.

Parking areas, The parking both surface and payment are basically concentrated in the northern area PIIN. Also they are concentrated above the Turó of the Old Cathedral. While the parking building is almost nonexistent, regardless newly built buildings.

Public transport networks, The area has no less than 30 minutes public transport, making access more difficult and negatively impact the neighborhood. The schedule of walks in this area are much more limited.

Clean water supply and wastewater, The networks are old and poor equipment in most of the Historic Center. Usually all of them are outdated and worn. These motifs leaks and thus need to be renewed. The broadband cable only reaches the periphery.

Equipments, The facilities that exist are not able to meet the needs of the population. It is necessary to meet the level requirements: welfare, cultural, social, sports, etc. Although there are a large number of facilities the neighborhood population can only enjoy the Civic Center. The center already hosts numerous entities and can not take on more activities. Also the association of women has a space in the Casal de la Dona, but is aimed at all groups of the city. The existing sports facilities are located in the CEIP Cervantes, which only have a football pitch. On the other hand, infant maternity services and child Casal occupy small spaces that are not able to meet the needs of children. The second of these two services share infrastructure with young, which often makes it impractical to use by both groups at the same time. Other facilities are private entities or other administrations, with established use of the characteristics of each entity. We can see planes in which is shown the type of equipment.

The state of the building, According to the information we have from various studies based on fieldwork, It is determined that the buildings with the worst physical condition are in the area of Commercial Hub. (Plaza de San Juan, Calle Mayor, Carmen and environment Bafart Street). Also, in the area defined by the Knights and Company streets and on the axis of the street Boters. On the other hand, there are a large number of lots not built in the areas Knights, Seminar, Company, Carved, Boters, Depot Square. Some of these plots are not built because of the execution of demolition orders, carried out by the city for failing to meet safety requirements. These areas have to be considered as priority areas of study for defining future areas of urban intervention.

Predominant uses of the ground floor, We want to determine the predominant uses on the ground floor, its compatibility with the character of the neighborhood and the requirements that these uses may incur for the management of the Historic Center. The main uses are commercial and service the ground floors of buildings private use. There are also low concentration in plants unused part of the Knights-Boters, La Parra and streets around the Plaza of the Deposit. This helps locate the areas where street activity is very low. It is necessary to define them as areas of study in defining future areas of intervention.

Main uses, Areas with the highest degree of uninhabited buildings are seen along the shopping area mainly from the intersection of Main Street with Street of Knights to Magdalena Street. And much more pronounced in the environment Bafart Street. Also in Boters Street and Depot Square, on the streets of Knights and Company and on the axis of the street Boters. This activity creates discontinuities in the tissue of the center.

Parcel types and heights of the building, The areas with the smallest

plots are in the street, in the vicinity of the street Canon Gonzalez environment of Magdalena and Carmen streets, in the market environment of the Plan, the Knights, Company streets and on the axis of the Boters street and in the area of the square of the Deposit. We have also consulted the degree of compliance with current planning to know which areas can be considered as building. The greatest degree of non-compliance is detected in the vicinity of the first round. This failure is thus not have the minimum plot size as minimum length of the facade. Also along the shopping area especially in the Calle Mayor and the Magdalena and Carmen streets. It will be necessary to establish the need to adjust, based on the actual allotment. Also the heights of the buildings stand 5 floors of more than 5 and more than 10 plants along Calle San Juan and Calle Mayor and areas related to the first round.

Topography: slopes and width of streets, The topography of the historical center is marked by the river Segre over the city, which limits the Center. This makes the historic center remains divided into 4 main areas. This topography must be taken into account to understand the morphological configuration of the scope, accessibility in general, internal pedestrian routes and crossing; and in proposing new routes to adapt comfortably to the differences between existing levels. Most of them are short track and must save the great height difference in some way. The only street in the historic center structuring and long distance with high slope is the Street of Knights. You may also notice that Canyeret Street, also with a long plot, has several sections with steep slopes. The location of the vials with very steep slopes, it is necessary to take into account in the definition of new roads, whether shot or pedestrian-only, in order to ensure good accessibility around the Historic Center.

3 Proposals

3.1 Urban Proposal

After analyzing all plans and urban development, with the studies analyzed, we define six variables that are important for the characterization of the areas on which to act. Depending on the actual state is defined:

1. building's poor state
2. Improper use of the ground floor
3. Improper use of the first floor
4. Geometric Difficulties
5. High intensity of construction
6. Topographical Difficulties

The restructuring areas are areas that are affected by the 6 variables that we have said. The interior renovation areas are those with problems, a poor state of the building, geometric, and topographical While Intense rehabilitation areas have a poor state of the building and building a high intensity.

3.2 Urban restructuring

There are 3 areas of urban restructuring:

- Environment of the Principal theatre
- Environment of the Bloque del Seminario
- Environment of the Mercado del Plan

restructuring, Here the proposed new road management axis "Galera-Company" and the corresponding environment Market Pla exposed. The creation of a new secondary structural axis that would unite the streets "Carved / Boters-Galera-Company-Seminar" arises Seeking proper accessibility in this area, renewing part of residential tissue from the expansion of the road section, while respecting the historical trace of the area. This action also improves the existing crossing of these two streets with the "Caballeros" and guarantees this last street like a structural axis and a pedestrian use. This operation would need to be accompanied by swelling operations of the residential tissue as a result of actions of urban microsurgery provision of open space and access to the residential tissue, such as the reorganization of the street "Gairoles" and Calle "San Andrés". With this proposal would be possible to use the alley which has no outlet in Gairoles Street for a road and pedestrian use, and rethink both their lineups, getting a new pedestrian communication (continued Marañosa street) and a best intersection of Calle San Andrés with the iris. Also, it facilitates the creation of a public square at the end of San Andrés, with a pedestrian communication with the square of the "Gramàtics", which would value the Market Plan, recently restored and running for business.

Interior renovation,

- Environment of Panera
- Environment of Boters - Plaza del Depósito
- Environment behind Rosario
- Environment of Mercado de Santa Teresa
- Environment behind San Juan church
- Environment of the street la Parra - la Botera
- Environment of the street Bafart
- Environment of the Carmen church
- Environment of the station- Principe de Viana (UA 4 del PMU)
- Environment of the street Villa Antonia - del Río (UA 82)

In all these areas it would be necessary to adjust the alignment, the height of the building, providing parking, etc. You could even consider the possibility of new distributions of buildings. One proposal is the management of the environment "Boters - square Deposit".

3.3 Proposals for planning

In addition to the territorial proposals also we suggest management proposals and planning. In the area of planning and management could produce a document containing a strategic plan for intervention in the center that integrates both current management tools as new proposals and that proposed below, to

provide urban and cross-cutting plans the work technical coordination, and the overview of the needs. It would also be interesting to create a Technical Coordination Team, formed by technicians responsible for different areas of the city council with powers to perform interventions. This would facilitate the coordination of actions carried out in a zone, both those already made in the environment, as with existing requirements at the point of intervention (eg the underground infrastructure in a newly paved area).

Moreover, targeted interventions, creating spaces finished in all its aspects (buildings, equipment, infrastructure and paving) would help the population valorase dedicated effort, And also for citizens center put their bit to create a table of participation. Alongside a channel for dialogue should be established by establishing a methodology for the active participation of neighbors and social sectors involved, channeling information from the various lines of action they got dilute public distrust and fear of the initiatives put in March. In the same way and once established this table participation, management may also receive for consideration, proposals and demands from citizens.

3.4 Socioeconomic proposals

Public investment strategy: In order to prioritize lines of public action, to establish an investment strategy taking into account the ways in which the proceedings have been completed in most of the buildings; then one would have to address infrastructure and surface finishes, finishing with measures to facilitate the implementation of economic activities. Financial assistance to support owners: As for the fate of public aid, should assess the demand may still exist under that line of work. On the other hand it believes that it is time to find solutions for homeowners who were unable to access these aids for lack of economic capacity enabling it to meet the conditions required by the program (payment etc.). Public institutions should also address how to provide support, both technical and economic, to building owners address the conditions imposed for the protection of archaeological finds. Trade promotion plan: Promote the revitalization and development of local commerce or small business that contributes to animate the streets and public spaces. The installation of economic activities in the center would bring about social benefits beyond own private initiative, creating a line of support in this direction could generate important social benefits