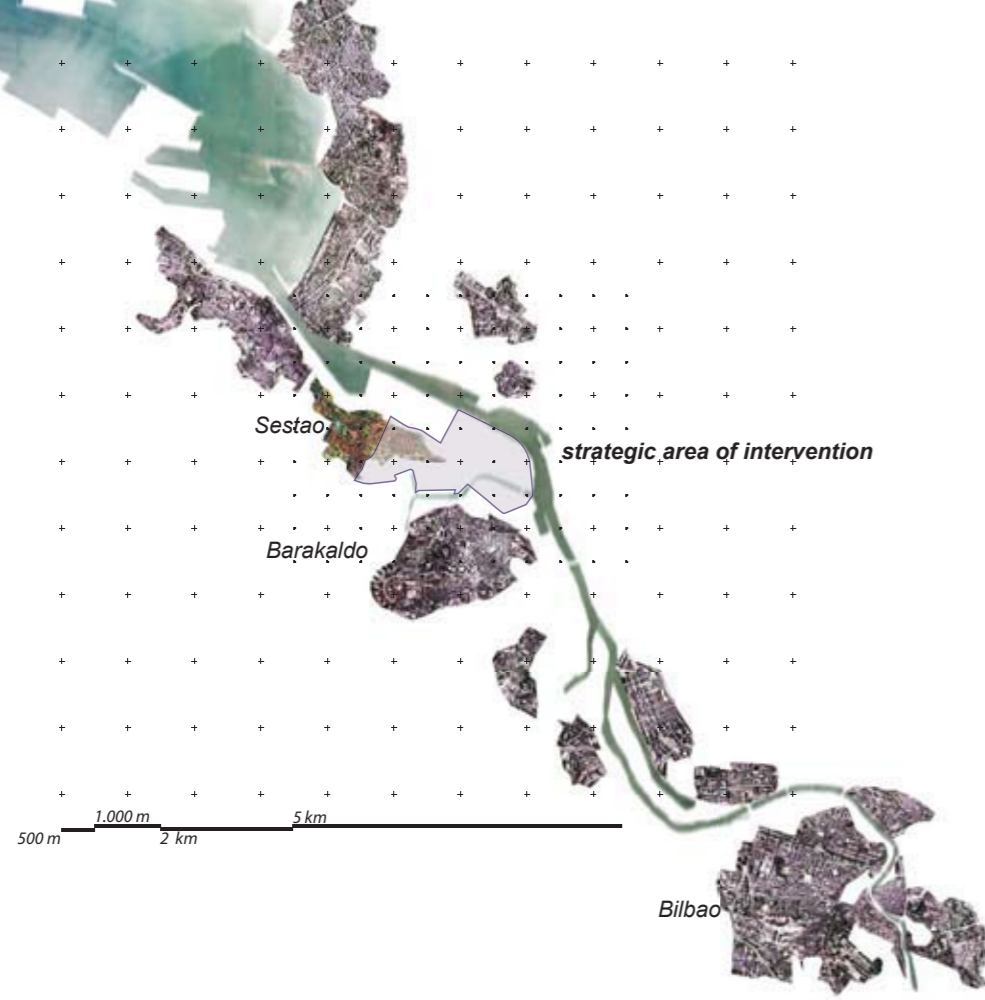
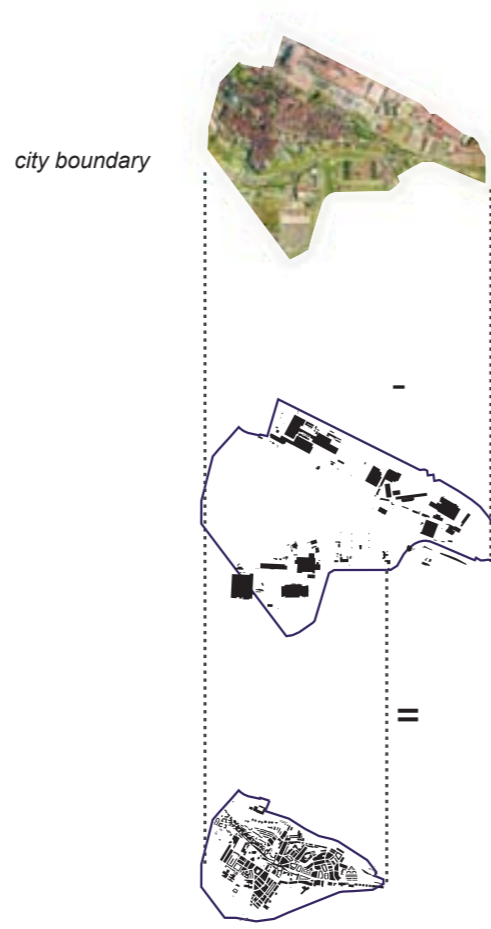


TERRITORIAL RELATIONS



DENSITY



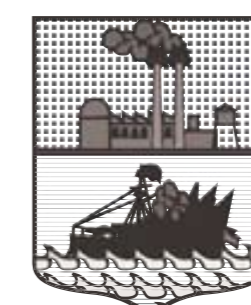
inhabitants: 29.000
area: 3,2 km²
density: 9.062 inhab/km²

Industrial area
area: 1,95 km²
density: -

residential area
real area: 1,25 km²
real density: 23.200 inhab/km² 27.150 inhab/km²
comparable density

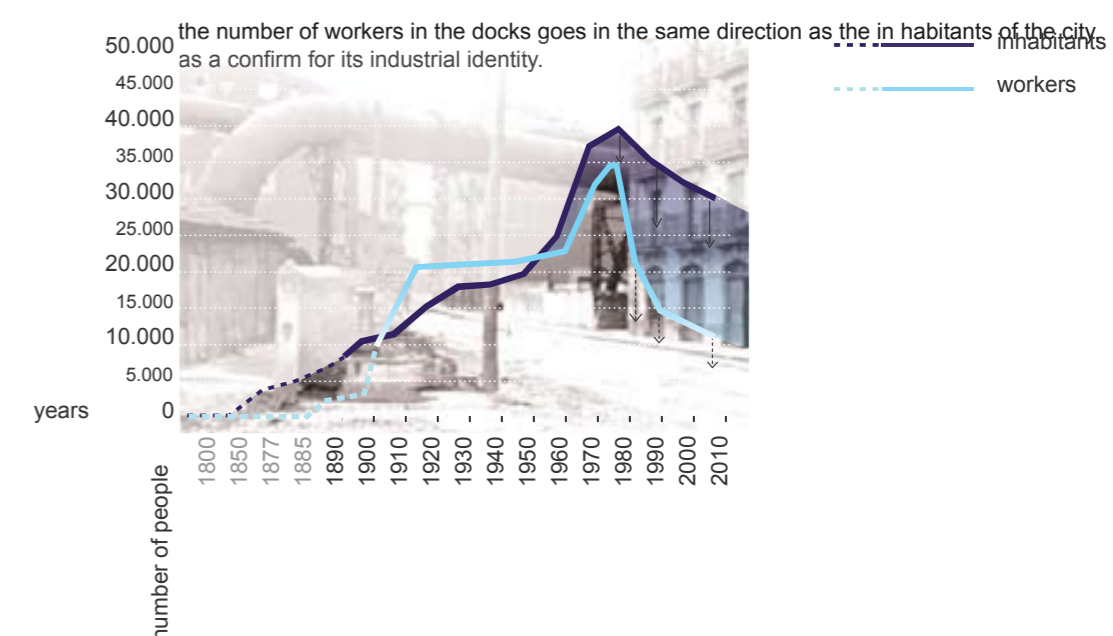
making some comparison:
Madrid 5.374 inhab/km² > Sestao
Bilbao 8.729 inhab/km² > Sestao
Manhattan

INDUSTRIAL IDENTITY



50 % of Sestao area is covered by industries.

Its huge industrial spaces are divided in marco-areas from blast furnaces to la Naval (a shipyard).



URBANITY

The main quality of the urbanity of Sestao is its Gran Via.
GRAN VIA SYSTEM is the main urban axes, in which most of all the services and commercial facilities are located in.
To analyze the new urbanity that our intervention needs we have to grasp the main qualities of Gran Via system.



INDUSTRY



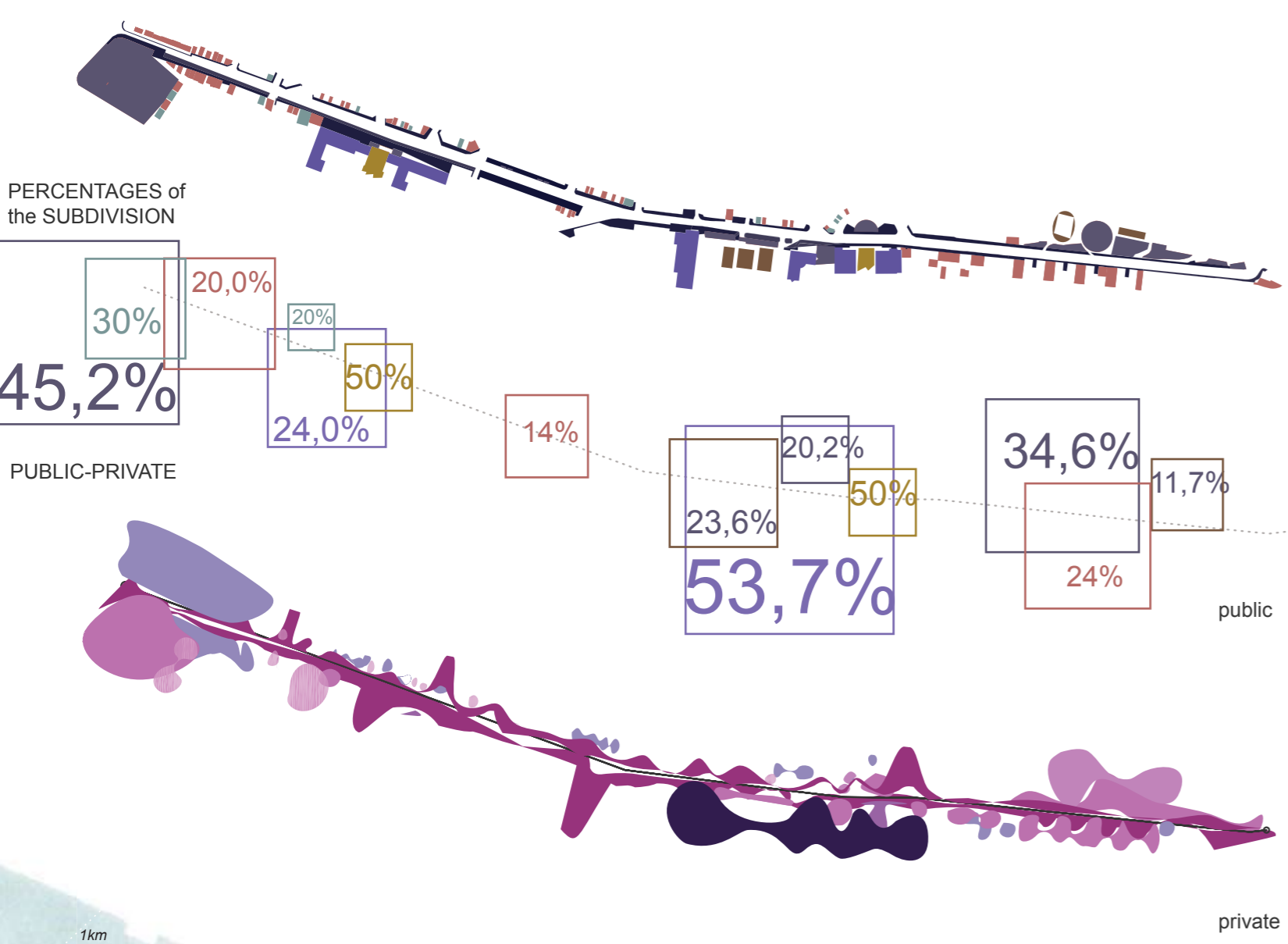
The area of the intervention is located on a *terrain vague* that belongs both to the urban and the industrial area.

In the industrial area there's a strict regulationment of the spaces that goes with economical rules. The result is that all the infrastructures are located in a very narrow patch of ground.

The scale of both the infrastructures and sheds is huge, while green areas are relocated in the scraps of ground.

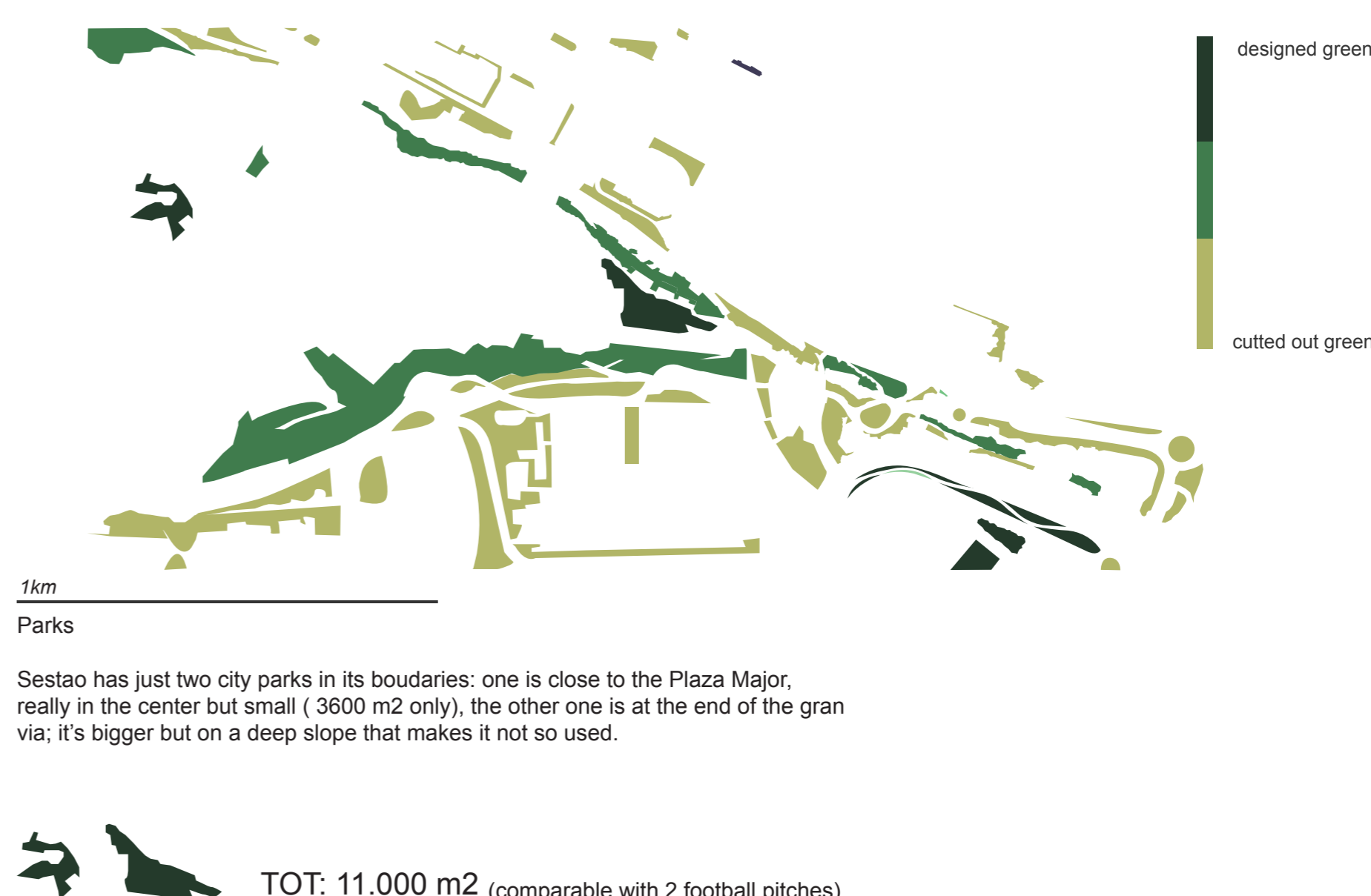
GRAN VIA_analysis

PROGRAM

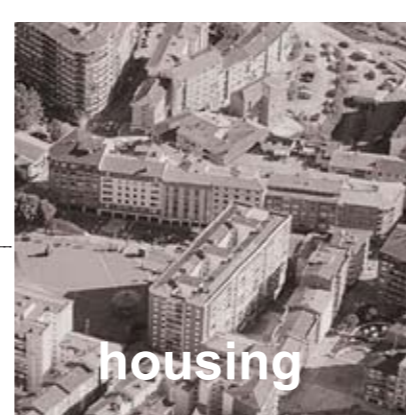


GREENERY_analysis

TPOLOGY



Gran Via system belongs to a huge mass of housing program.(35% of the built space in the city is commercial)



On the counterpart the green area is really small, and unuseful for the people.

Our intervention need to be big.

legenda

- industrial-memory path
- sport program

scale 1:5000

