AUJA (Arquitectos Urbanistas e Ingenieros Asociados SLP) is a professional architecture, town planning and engineering team which carries out projects in various fields that integrate the town planning process from the viewpoint of a reduced environmental impact and greater social profitability:

• Involvement on the ground from both its widest zoning to the design of town planning operations for residential uses, economic activities and logistics in urban rehabilitation with a special emphasis on tourist environments.
• Architecture for new buildings of all types and renovation work with significant projects in culturally relevant buildings and complexes.
• Landscaping with projects in which the services and mobility infrastructures are integrated in an urban scenario in which the landscape of the place is the determining element.

AUJA has worked on some of the country’s most important proposals for renovating and innovating land, the city and the tourist sector. The urban remodelling of Palomeras, the Agenda Calvià 21, the Lanzarote Island Plan, strategic and zoning strategies around Doñana and Asturias, the Horizon 2020 strategic tourism plan and Toledo general plan.

It is currently participating in the integral design of two large operations for the tourist and urban revitalising and rehabilitation, the integral Palma beach reconversion plan, in Mallorca, and the urban renovation plan for the Manzanares environment in Madrid in which the zoning of the landscape, the urban space and the sustainable rehabilitation of buildings have the containing of impacts relating to global climate change as their paradigms for ambient environmental responsibility and the engine for innovation.

AUJA undertakes the integral development of the planning and undertaking of the town planning operations from design and planning of urban projects to project management. The experience of its architects and engineers covers projects such as the Loranca garden city in Fuenlabrada, the northern residential district of Alcorcón, the air transport and cargo centres in Madrid and the logistics park in the free port area of Barcelona in the field of logistics and economic activities. In architecture, as well as homes of all types, industrial buildings, offices, shopping centres and storage and transport buildings, AUJA has maintained a line of work in direct collaboration with government departments to renovate the public heritage and space for its re-integration in the urban surroundings and the recovery of heritage that is useful for society, especially for welfare and teaching uses.

AUJA’s partners form an active part of various programmes and forums for debate on sustainability and the city (Spanish Sustainability Observatory — OSE, CCEIM Complutense University, CONAMA, Green Building Council Spain, ASA) in which proposals (such as the recent Global Change Spain 2020/50 report – Cities Programme and have actively participated in various international conference in Maastricht, Oslo and Tokyo as the consultant team to the Ministry for Development and the Higher Council of Architects.

AUJA holds an AENOR quality certificate for the UNE-EN ISO 9001:2008 quality standard and environmental management certification as per the UNE-EN ISO 1401:2004 standard.

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Recent projects

- Palma beach integral action plan
- Fuensalida Palace renovation, Toledo
- Urban renovation plan around the River Manzanares, Madrid
- PP-10 plan, northern district of Alcorcón, Madrid
- Urban planning and actions in Leganés, Madrid
- Programmes, groups and conferences on sustainability
“Playa de Palma” Integral Action Plan
The challenge of the **Integral Palma beach action plan** is a “change of model” away from the end of the cycle of indiscriminate tourist and real estate growth started half a century ago on the Spanish Mediterranean coast. The old patterns of development have devalued our best resources, overflowing the capacity limits of our coastal systems and need to be revised in depth in sustainability, economic, social and environmental terms.

The purposes the reconversion, revaluing and rehabilitation of the economic, urban and natural systems that form the tourist destination. The action plan provides responses for innovation and change with a viewpoint towards 2020/30. Thus, the plan proposes an integral revaluing of the area based on an ambitious tourist and town planning repositioning based on the consideration of climate change, the reduction of the ecological effect and the objective of reaching a zero balance in carbon and 100% in renewable energies, renouncing mere real estate development to in favour of an integral rehabilitation based on excellence, the decrease in tourist accommodation and the reduction of environmental impacts.

With a large internal team and with collaborators, AUJA is participating in the project in various tasks: the coordination of the multidisciplinary team preparing the PAI and the preparation of strategic orientations in the environmental sustainability section, collaboration in the integral reconversion plan and the coordination of the sustainable rehabilitation programmes in tourist and residential building as well as the coordination of pilot rehabilitation experiences.
Integral rehabilitation of the Fuensalida Palace
Built towards the end of the first half of the 15th century, the Fuensalida Palace is considered one of the best examples of Mudejar palaces in Toledo in which three styles meet, Gothic, Mudejar and plateresque.

The most important rehabilitation actions were designed to:
- Integrate the palace in the urban structure, recovering lost connections.
- Recover historic spaces and volumes to clarify especially important areas in the development of the building.
- Conserve and restore special degraded constructional and decorative elements: plasterwork, polychrome paintings and carvings, reinforcing the structures and transformations undergone over time, the Fuensalida Palace was reborn with a new image that maintains and strengthens its originality and values, becoming a space for representation and a cultural space for Castile-La Mancha.

It received the Real Fundación de Toledo award in 2010.
Urban renovation plan for the River Manzanares environment
Urban renovation plan for the River Manzanares environment

The Urban renovation plan for the River Manzanares environment generates ideas in an urban environment of extraordinary centrality and representation, integrating social and economically heterogeneous areas.

The strategy proposed was for the rehabilitation and renovation of the private buildings and those for social and economic activities. The main objective was the integral revitalising at the district and city scale, creating new opportunities along the river and the Avenida de Portugal.

It was integral and complementary to the Madrid Rio operation which involved the burying of the Calle 30 where it passed next to the River Manzanares and the recovery of the landscape and public space of the area freed as a result.

The proposals also opened an innovative experience for Madrid in the sustainable rehabilitation of buildings and of the urban scene, the creation of an ecological axis that transforms relationships between the historical centre, the river and the peripheral districts.

The operation of revitalising the river formed overall an ambitious and special project to provide an urban backbone for the city of Madrid, so that the Urban renovation plan for the River Manzanares environment provides elements to set up a shared diagnosis of the situation, a wide agreement on objectives and a plan of how to carry them out in which the management of the undertaking of pilot experiences from this moment is the main engine.
Alcorcón, 2007-2011

“Alcorcón Distrito Norte” Urban Plan

Alcorcón, 2007-2011

“Alcorcón Distrito Norte” Urban Plan

Alcorcón, 2007-2011

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Alcorcón, 2007-2011

“Alcorcón Distrito Norte” Urban Plan

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Alcorcón, 2007-2011

<table>
<thead>
<tr>
<th>Client</th>
<th>Owners’ Association in Sector PP10DN</th>
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<td>Date</td>
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**Design team**

UTE AUJA – Lorenzo Alonso Arquitectos

- **AUJA**
  - Manuel Paredes, architect
  - Fernando Soriano, architect
  - José Antonio Lorenzo, civil engineer
  - Juan Murillo, civil engineer
  - Felipe Retamar, civil engineer
  - Ana Vidal, architect
  - Emilio Parrilla, architect
  - David Fontanes, architect
  - David García-Heras, ITOP
  - Luis Sanabria, draughtsman

The ambit of this plan is in a relevant location with respect to the centre of the town of Alcorcón as well as with the rest of the nearby towns in the region and especially with the city of Madrid through the Extremadura road, the M-40 and the new junction from the M-50. The treatment of the building, of the equipment, of the water cycles and the application of the bioclimatic arrangement will make this plan one of the future developments with the highest urban quality and innovation in the Region of Madrid.

It develops a sector of buildable land divided into residential uses, economic uses and large-scale equipment, completing the town planning of the northern area of Alcorcón.

The plan involves a wide range of types of homes of all types and systems of selling with up to 30,000 units, providing a home for almost 90,000 inhabitants, arranged around a wide central area of green areas and equipment, the large central park, and the equipment that surrounds it.

Business parks have also been provided with offices, tertiary industry, stores and logistics, a scientific and technological park and large sports installations, giving rise to up to 90,000 jobs, and land has been reserved for the possibility of installing regional range equipment such as universities and hospitals, given its good metropolitan location and the accessibility of public transport.
### Urban plan, design and civil engineering in Leganés, Madrid

#### PP 5 “Poza del Agua” Residential use
- **Client**: Compensation Board
- **Date**: 2006 - 2010
- **Scope**: PP, PR, PU, DO
- **Status**: Finished
- **Budget**: PEC: €1,019,552.00
- **Basic data**: 35.12 ha, 228,430 m², 1,950 homes

#### PP 6 “Sologua” Residential use
- **Client**: Compensation Board
- **Date**: 2004 - 2010
- **Scope**: PP, PR, PU, DO
- **Status**: Accepted
- **Budget**: €1,074,935.00
- **Basic data**: 45.27 ha, 296,800 m² and 2,550 homes

#### PERI 5 “Los Frailes” Residential use
- **Client**: Compensation Board
- **Date**: 2006 - 2009
- **Scope**: PP, PR, PU, DO
- **Status**: Accepted
- **Budget**: €83,315.32
- **Basic data**: 1.84 ha, 15,964 m² and 175 homes

#### PP 4 “Puerta de Fuenlabrada” Residential use
- **Client**: Owners' Association
- **Date**: 2009
- **Scope**: PP and APU
- **Status**: Pending approval
- **Budget**: €13,894,590.28
- **Basic data**: 17.43 ha, 115,278 m², 1,028 homes

#### PAU 5 “El Bercial Norte” Tertiary industrial use
- **Client**: Owners' Association
- **Date**: 2004 - 2008
- **Scope**: PP and PU
- **Status**: Initial approval
- **Budget**: €141,500.00
- **Basic data**: 30.77 ha and 169,225 m²

#### PP 2 “Ampliación Industrial del Portillo” Industrial use
- **Client**: Compensation Board
- **Date**: 2004 - 2010
- **Scope**: PP, PR, PU, DO
- **Status**: Finished
- **Budget**: €24,171,774.35
- **Basic data**: 60.01 ha and 274,457 m²

#### PP 8 “Vereda del estudiante” Residential use
- **Client**: Compensation Board
- **Date**: 2004 - 2008
- **Scope**: PP, PR, PU, DO
- **Status**: Accepted
- **Budget**: €10,309,973.28
- **Basic data**: 20.28 ha, 133.118 m² and 1,137 homes
In recent years, AUIA has developed integral projects for various town planning actions in Leganés, including development plans, design and urban landscape projects, civil engineering, re-division of land and project management.

The actions have provided a complete overview of the urban projects development cycle. Wide experience has been created that provides a clear dominion of the various aspects of the process from the landscaping engineering of various estates, through the economic and viability management of projects, the creation of urban spaces to the relationship between private and public spaces.

The urban proposals add up to an area of action of 210 ha, and involve and develop a wide variety of residential types for a total of 6,840 homes with 789,590 m² for residential use and 443,682 m² for tertiary use. There are divided by qualified urban spaces that meet the needs of growth of a city in the southern metropolitan area of Madrid, Leganés, which occupies the 33rd place of the most populated cities in Spain with over 180,000 inhabitants.
Programs, working groups and congresses relating to sustainability

AUJA forms an active part of the iiSBE international programme and is an associate member of the Spanish GBCe delegation.

The GBC España association is an autonomous non-profit organisation affiliated to the World Green Building Council, WGCC international association, in which the Spanish Council forms part, it also works within the framework of the International Initiative for a Sustainable Built Environment, iiSBE, with headquarters in Ottawa (Canada), of which it forms the Spanish chapter.

GBC España organised the regional International Sustainable Building 2010, SB10mad, with the theme, ‘Sustainable construction, revitalising and rehabilitation of district: an urgent and essential scale.

AUJA and its collaborators took part in the congress with:

The keynote speech:
“Global change and cities in Spain” by
Fernando Prats, AUJA

The speech:
“Integral rehabilitation of urban areas and residential building. The case of Palma beach” by
Fernando Fernández, AUJA

The speech:
“The experience of rehabilitating homes in Spain using environmental parameters. The state of the art” by Xavier Prat, Gerardo Wadel, Societat Orgánica and Jesús Prieto, AUJA
AUJA took part in the reports that form part of the Global Change Program Spain 2020 sponsored by the Centro Complutense de Estudios e Información Medioambiental in the Fundación General Universidad Complutense in Madrid, the Fundación CONAMA and the Spanish Sustainability Observatory (OSE).

Over 50 Spanish experts took part in the GLOBAL CHANGE 2020/50 Cities Programme report which provides a proposal to progress in the environmental revolution which they consider must be undertaken by the country’s cities to face the challenge of climate change and, more widely, what is known as Global Change. The great innovation of this work is that for the first time it traces a roadmap which serves as the basis for moving seriously towards sustainable cities.

The building sector is not disassociated from these problems. Building and the use of buildings are responsible for 30% of energy costs and CO₂ emissions, 20% of drinking water consumption and between 30 – 40% of the generation of solid wastes. Thus, the objective of the GLOBAL CHANGE 2020/50 for the building sector report is to propose arguments, strategies and instruments for the necessary reconversion of the building sector to face the challenge of sustainability.

The GLOBAL CHANGE 2020/50 transport programme report assesses the inertia in transport systems and their difficulties to progress in improving energy and overall environmental efficiency, considering the role that could be played by lines of research into infrastructure systems and transport services, proposing lines of action to avoid reaching situations where return is impossible.
Areas of work

URBAN PROJECTS

PLANNING

TOURISM AND SUSTAINABILITY

LOGISTICS OPERATIONS

HERITAGE REHABILITATION

RESIDENTIAL BUILDING

ARCHITECTURE FOR EDUCATION AND OFFICES

BIO CLIMATIC RESEARCH AND CONSULTANCY

LANDSCAPE, PUBLIC SPACE AND MOBILITY
Work areas
URBAN PROJECTS