

Sergio García Perez

Regeneración urbana de  
polígonos de vivienda masiva.  
Criterios para la evaluación y  
diagnóstico de la calidad de los  
espacios libres  
ANEXO I

Director/es

MONCLUS FRAGA, FRANCISCO JAVIER  
EZQUIAGA DOMÍNGUEZ, JOSÉ MARÍA  
DÍEZ MEDINA, CARMEN

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Tesis Doctoral

REGENERACIÓN URBANA DE POLÍGONOS DE  
VIVIENDA MASIVA. CRITERIOS PARA LA  
EVALUACIÓN Y DIAGNÓSTICO DE LA CALIDAD  
DE LOS ESPACIOS LIBRES  
ANEXO I

Autor

Sergio García Perez

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DÍEZ MEDINA, CARMEN

**UNIVERSIDAD DE ZARAGOZA**  
Escuela de Doctorado

2019



# Regeneración urbana de polígonos de vivienda masiva

Criterios para la evaluación y diagnóstico  
de la calidad de los espacios libres

anexo I

**Sergio García Pérez**

Tesis doctoral dirigida por Dr. Javier Monclús Fraga

y Dr. José María Ezquiaga Domínguez

Tutorizada por Dra. Carmen Díez Medina



# **Regeneración urbana de polígonos de vivienda masiva**

Criterios para la evaluación y diagnóstico  
de la calidad de los espacios libres

## **ANEXO I**

**Sergio García Pérez**

Tesis doctoral dirigida por Dr. Javier Monclús Fraga y  
Dr. José María Ezquiaga Domínguez y tutorizada por Dra. Carmen Díez Medina



Octubre 2019



# **Anexo I**

Fichas de análisis comparativo



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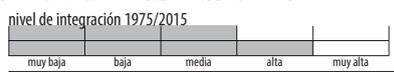
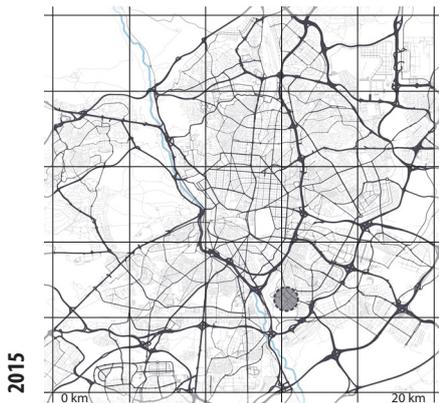
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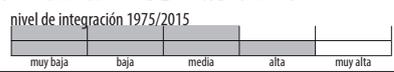
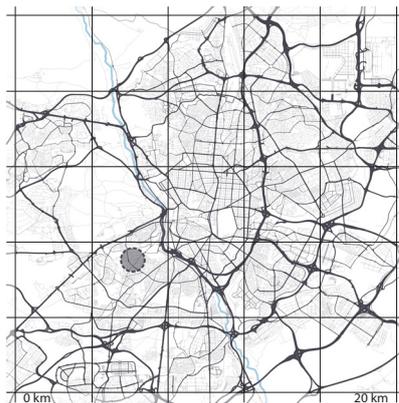
# Escala ciudad

## MADRID

### Barrio de Entrevías



### Caño Roto (PD)

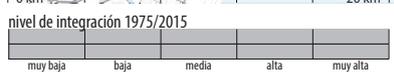
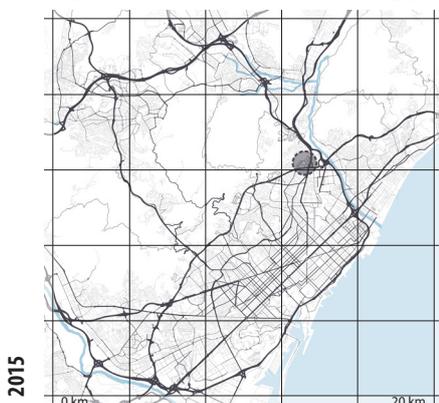
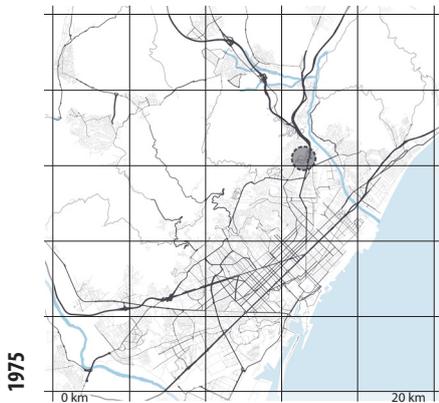


### Barrio de San Antonio de la Florida

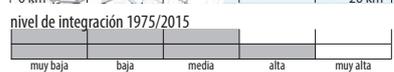


## BARCELONA

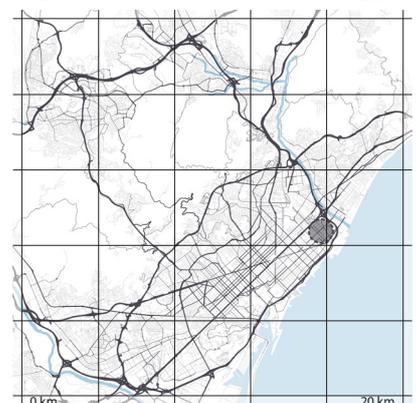
### Trinitat Nova



### Montbau



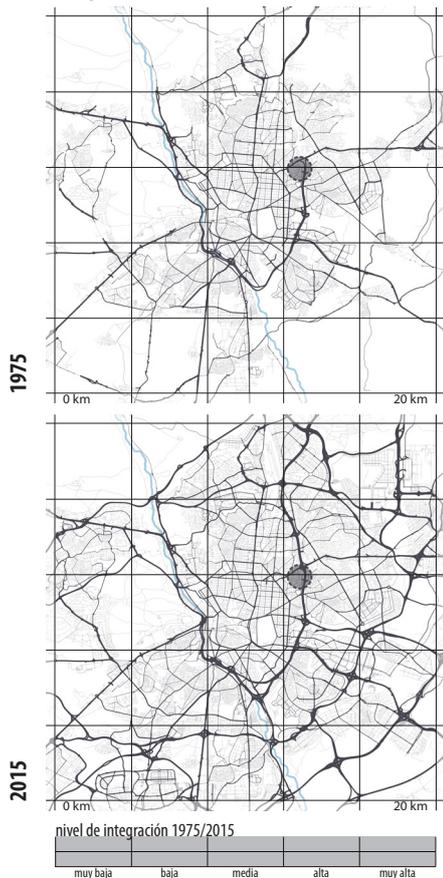
### Sudoeste del Besòs



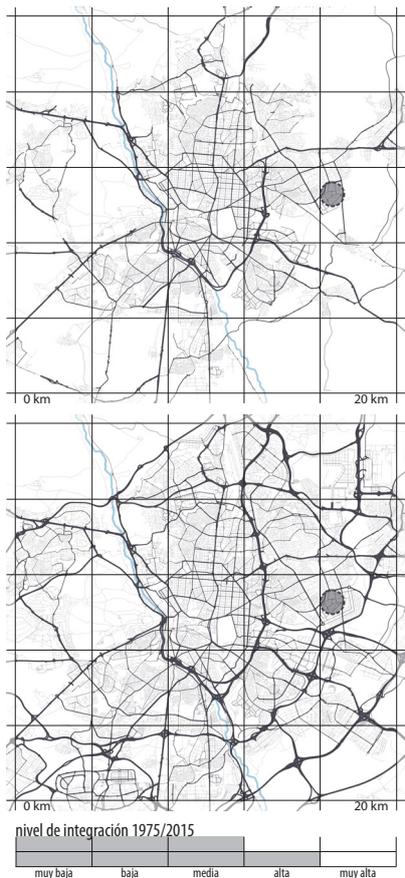
# Escala ciudad

## MADRID

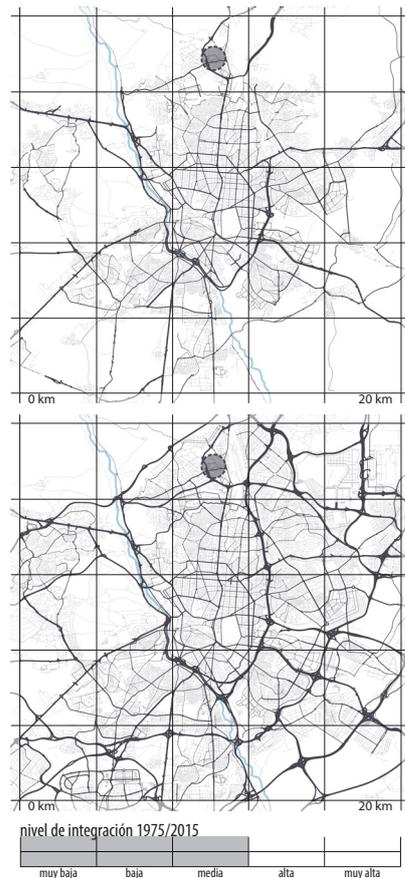
### Parque de las Avenidas



### Gran San Blas

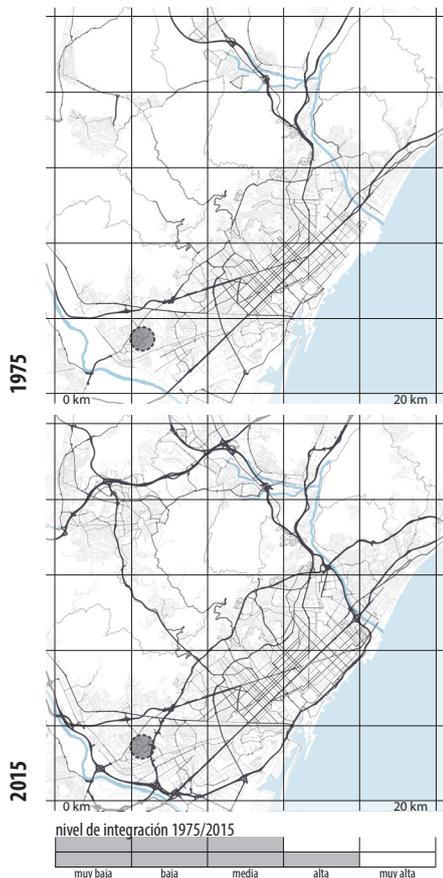


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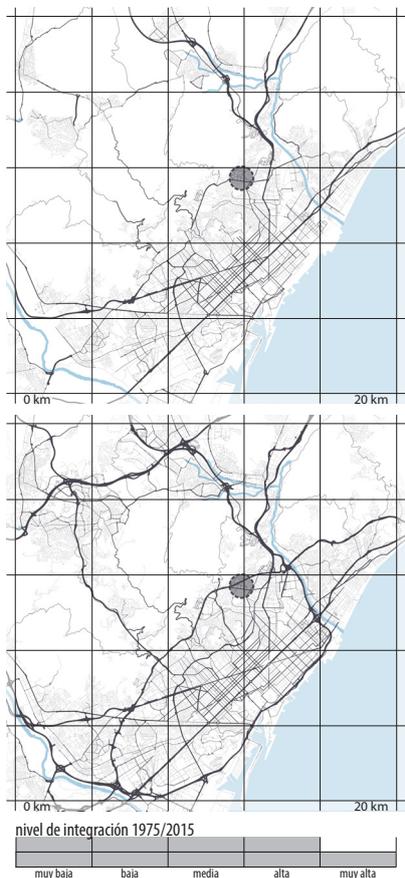


## BARCELONA

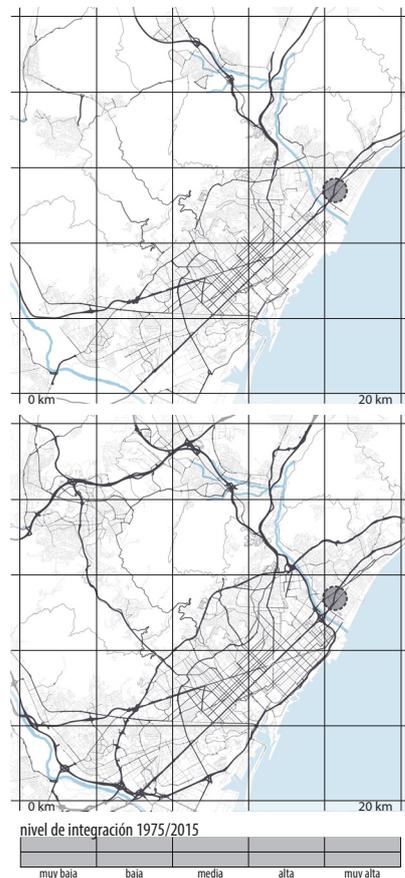
### Sant Ildefons



### La Guineueta



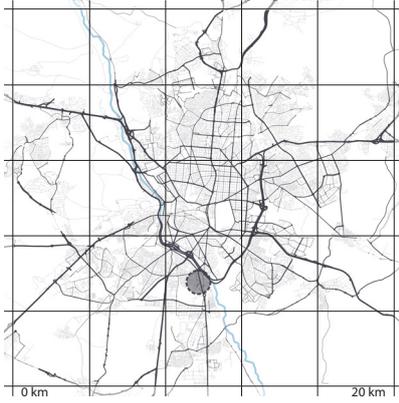
### Sant Roc



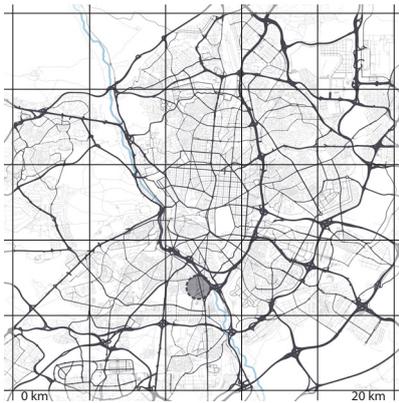
# Escala ciudad

## MADRID

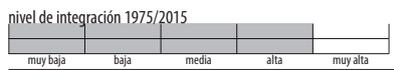
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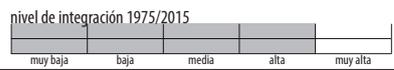
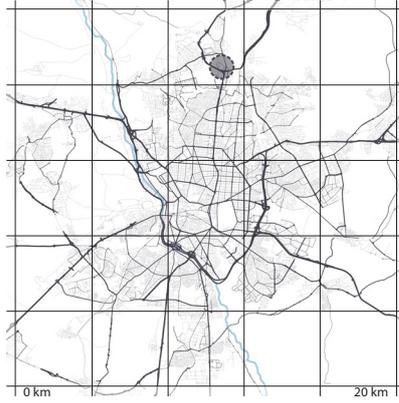
1975



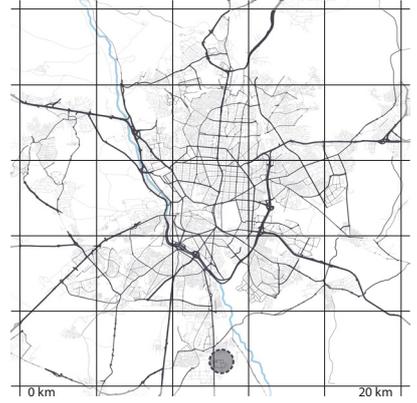
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### Virgen de Begoña (PA)

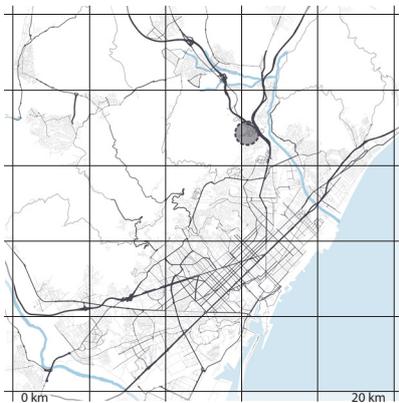


### San Cristóbal de los Ángeles (PD)

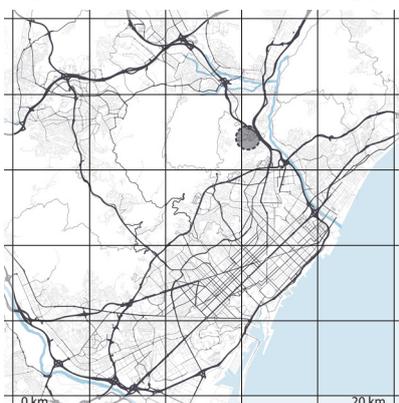


## BARCELONA

### Ciutat Meridiana



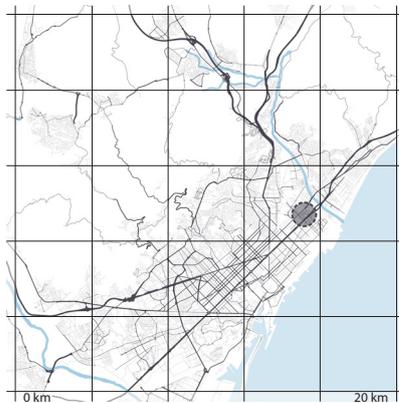
1975



2015



### La Pau



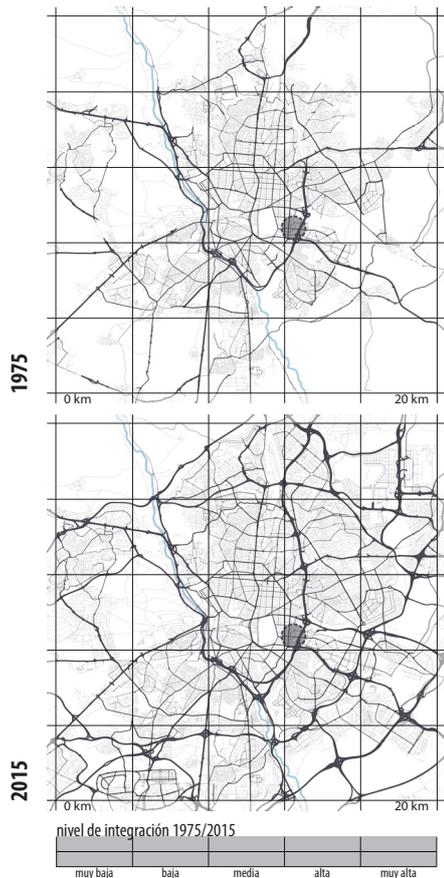
### Bellvitge



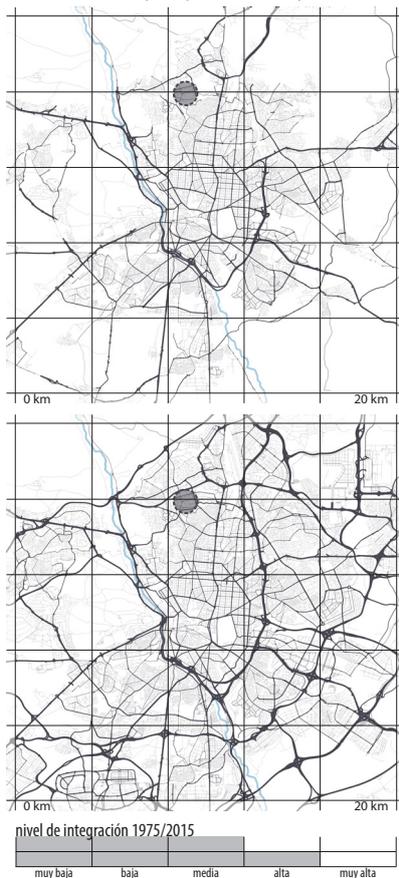
# Escala ciudad

## MADRID

### Barrio de la Estrella



### Barrio del Pilar y conjuntos Iberia y Altamira

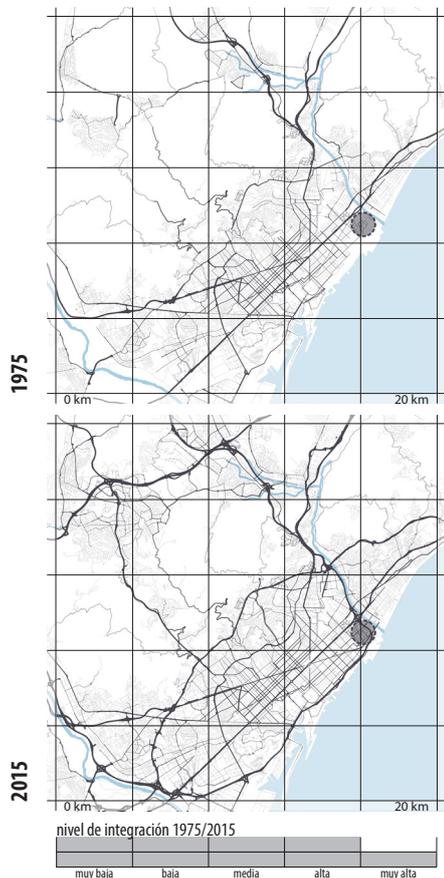


### Colonia Sagonia

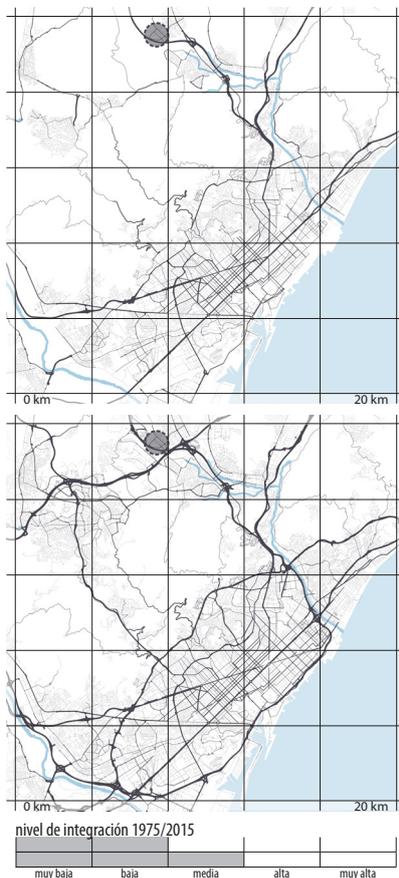


## BARCELONA

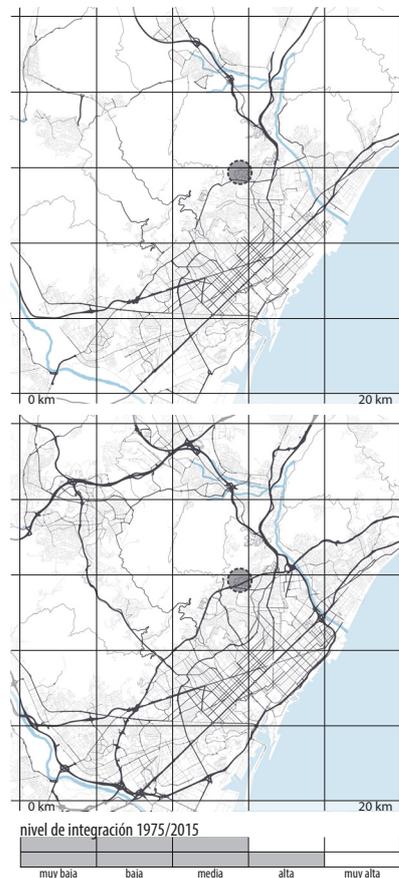
### La Mina



### Ciutat Badia



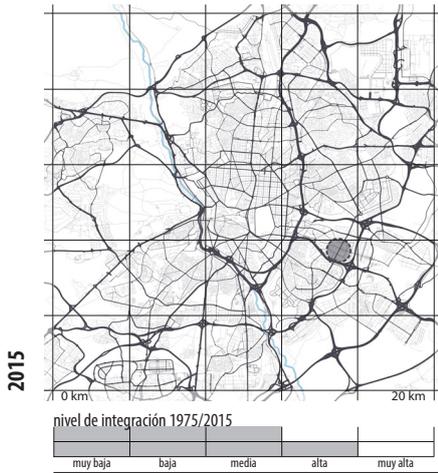
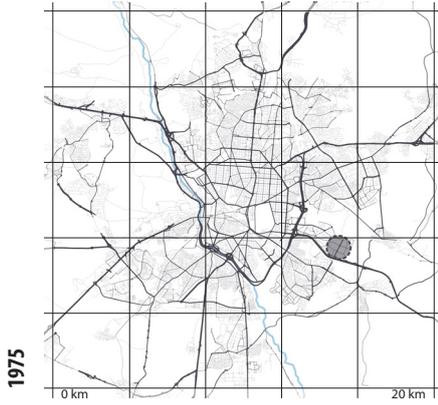
### Canyelles



# Escala ciudad

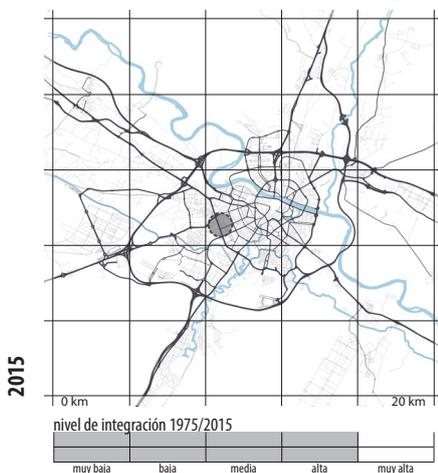
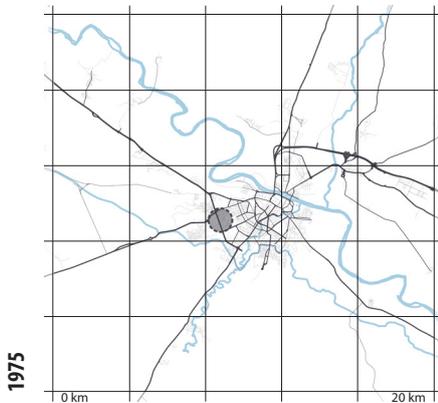
## MADRID

### Moratalaz

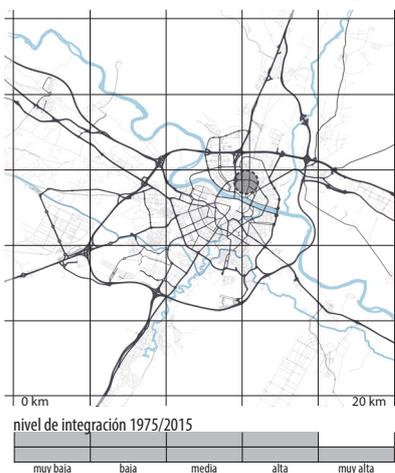
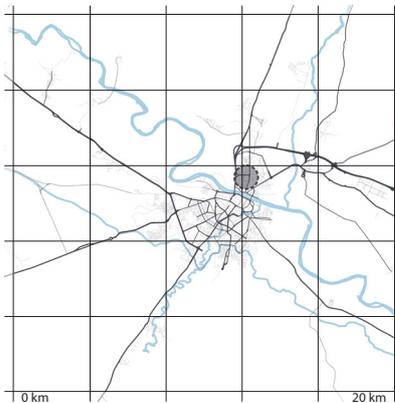


## ZARAGOZA

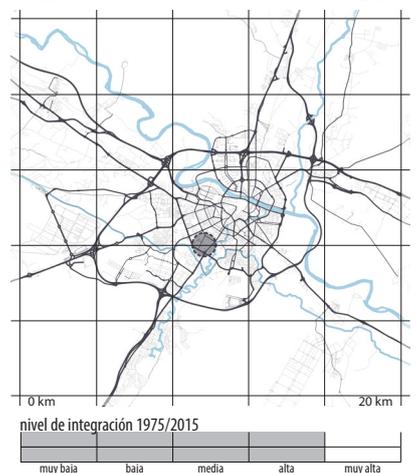
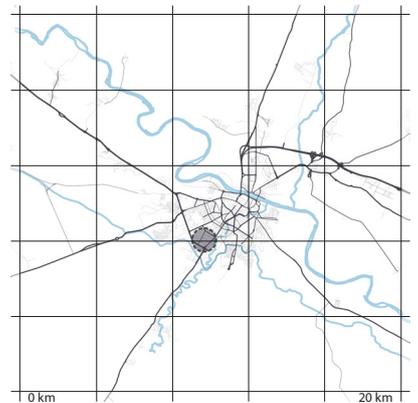
### Alfárez Rojas



### Balsas de Ebro Viejo



### Romareda



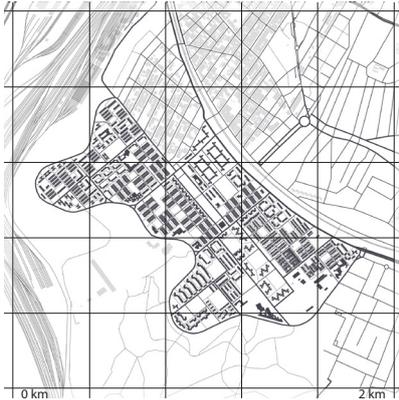


# Escala entorno

## MADRID

### Barrio de Entrevías

1975



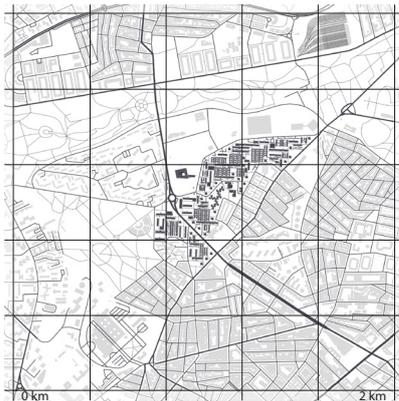
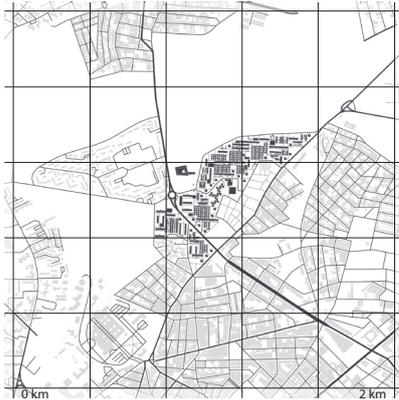
2015



nivel de permeabilidad 1975/2015



### Caño Roto (PD)



nivel de permeabilidad 1975/2015



### Barrio de San Antonio de la Florida



nivel de permeabilidad 1975/2015



## BARCELONA

### Trinitat Nova

1975



2015



nivel de permeabilidad 1975/2015



### Montbau



nivel de permeabilidad 1975/2015



### Sudoeste del Besós



nivel de permeabilidad 1975/2015



# Escala entorno

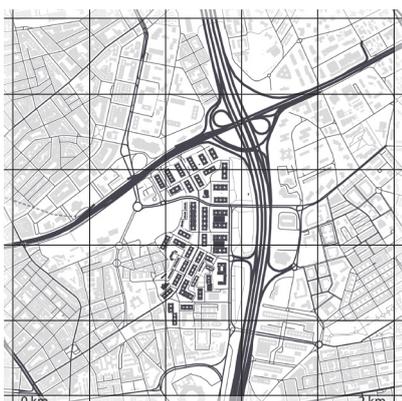
## MADRID

### Parque de las Avenidas

1975



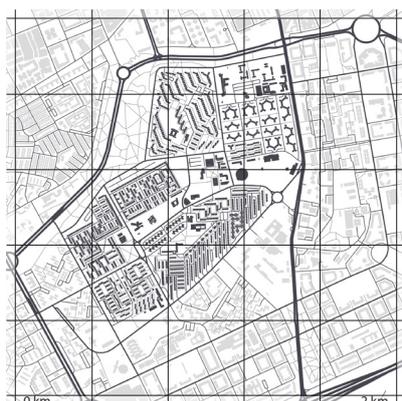
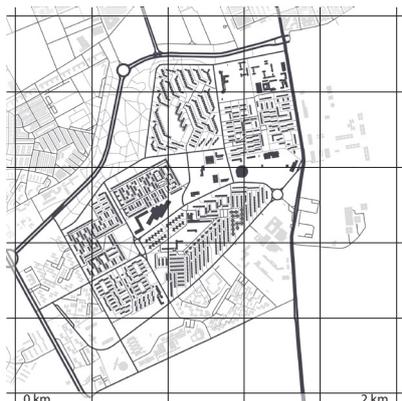
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nivel de permeabilidad 1975/2015



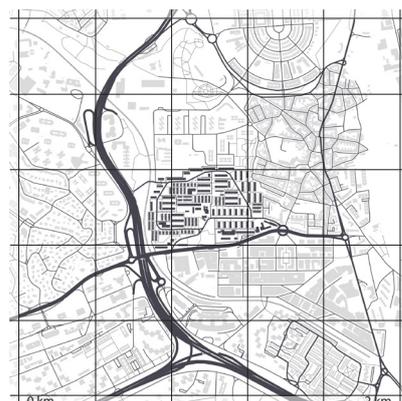
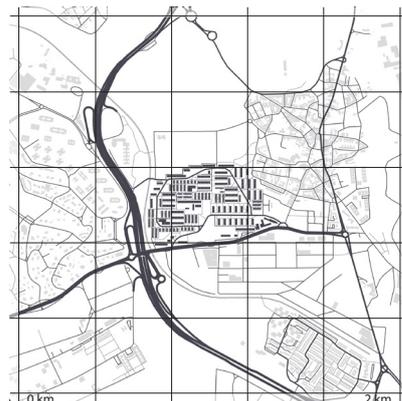
### Gran San Blas



nivel de permeabilidad 1975/2015



### Fuencarral (PD)



nivel de permeabilidad 1975/2015



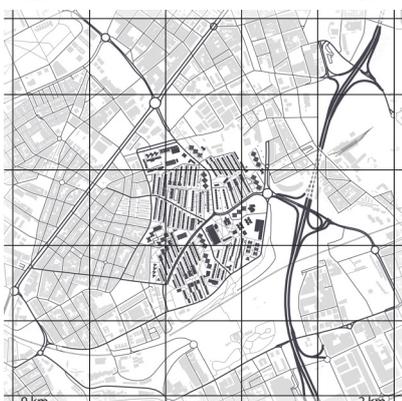
## BARCELONA

### Sant Ildefons

1975



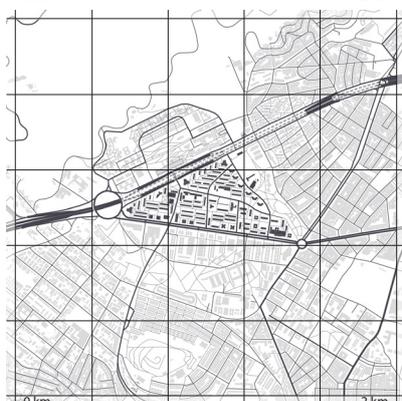
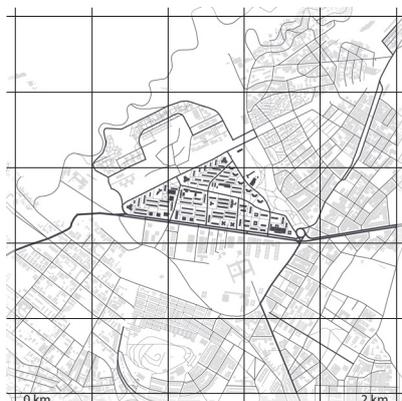
2015



nivel de permeabilidad 1975/2015



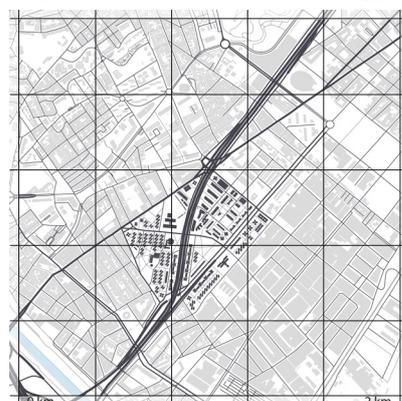
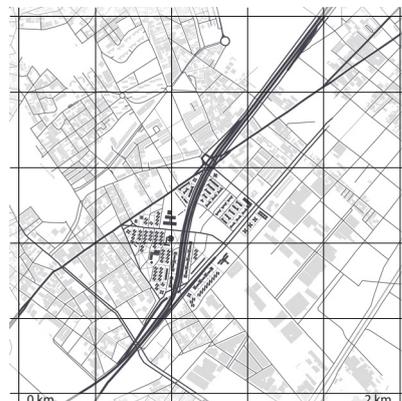
### La Guineueta



nivel de permeabilidad 1975/2015



### Sant Roc



nivel de permeabilidad 1975/2015

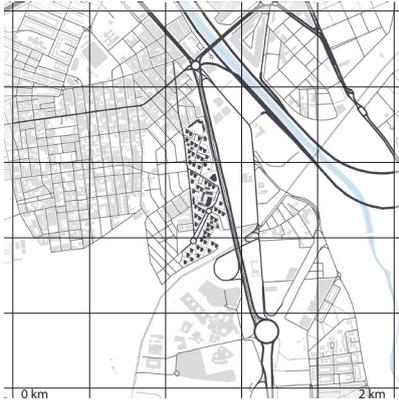


# Escala entorno

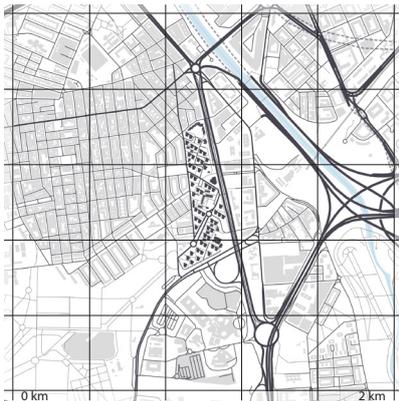
## MADRID

### Almendrales (PD)

1975



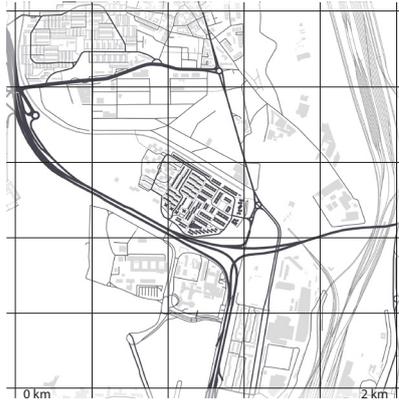
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nivel de permeabilidad 1975/2015



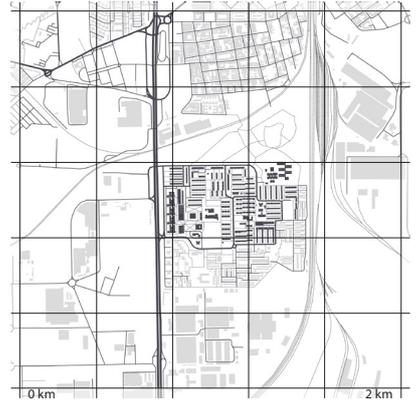
### Virgen de Begoña (PA)



nivel de permeabilidad 1975/2015



### San Cristóbal de los Ángeles (PD)



nivel de permeabilidad 1975/2015



## BARCELONA

### Ciutat Meridiana

1975



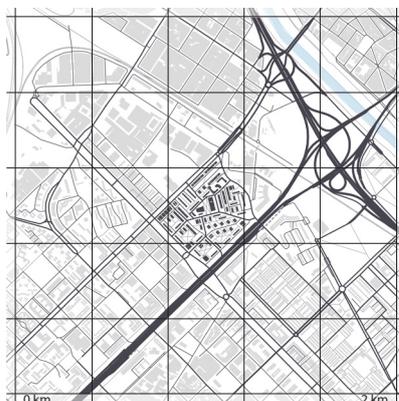
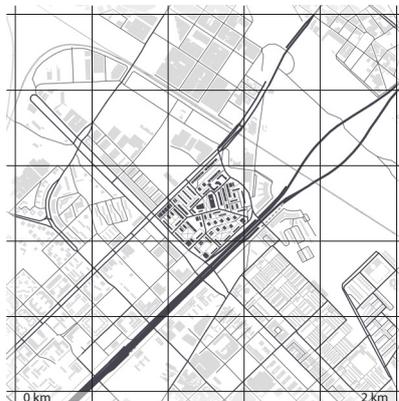
2015



nivel de permeabilidad 1975/2015



### La Pau



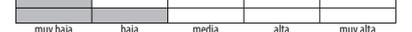
nivel de permeabilidad 1975/2015



### Bellvitge



nivel de permeabilidad 1975/2015



# Escala entorno

## MADRID

### Barrio de la Estrella

1975



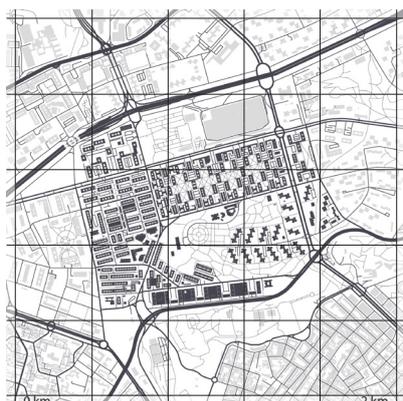
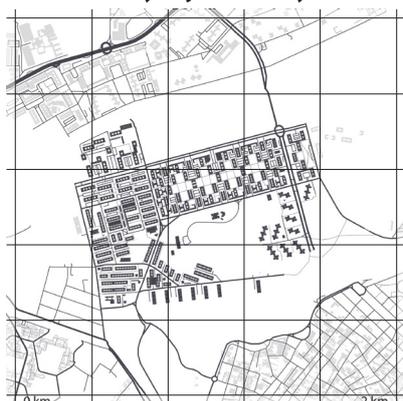
2015



nivel de permeabilidad 1975/2015



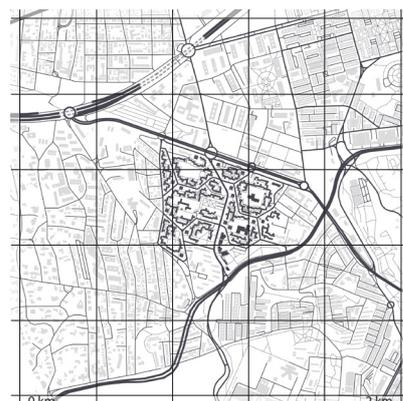
### Barrio del Pilar y conjuntos Iberia y Altamira



nivel de permeabilidad 1975/2015



### Colonia Saconia



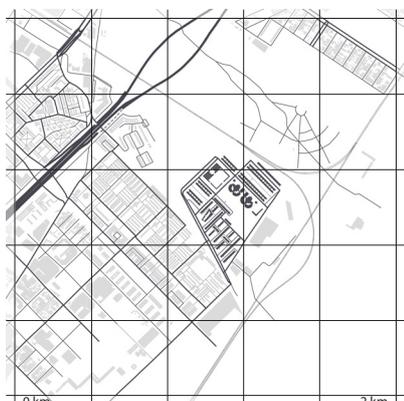
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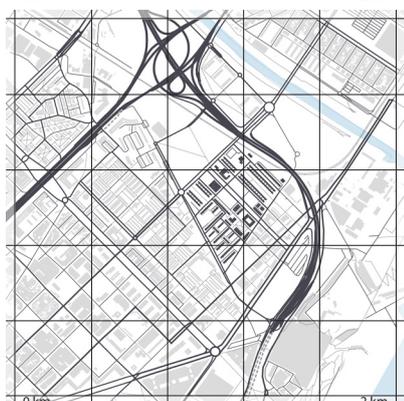
## BARCELONA

### La Mina

1975



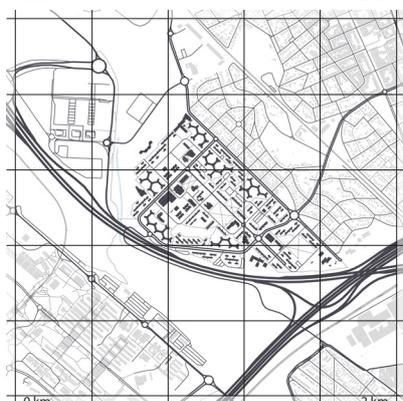
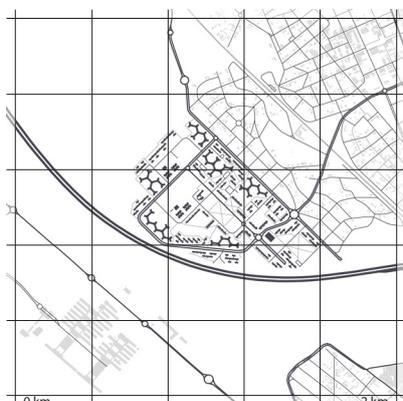
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nivel de permeabilidad 1975/2015



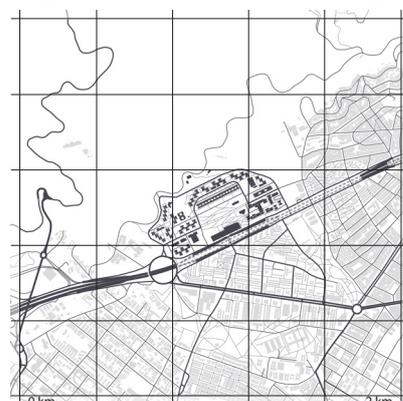
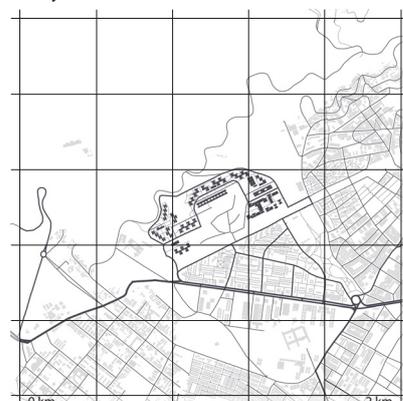
### Ciutat Badia



nivel de permeabilidad 1975/2015



### Canyelles



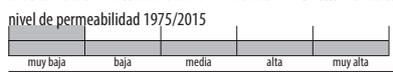
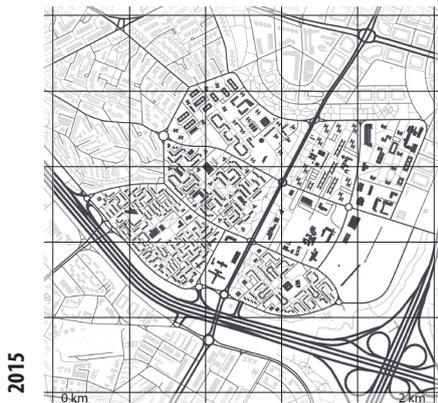
nivel de permeabilidad 1975/2015



# Escala entorno

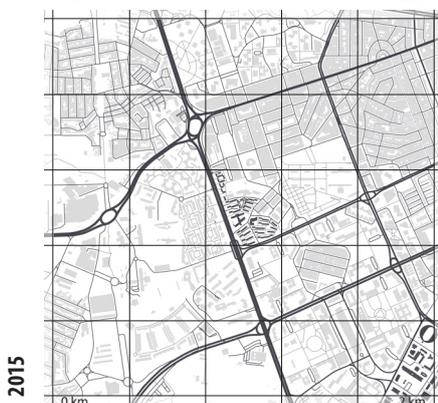
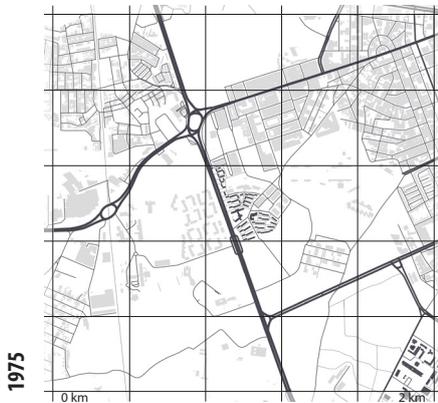
## MADRID

### Moratalaz

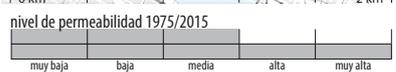
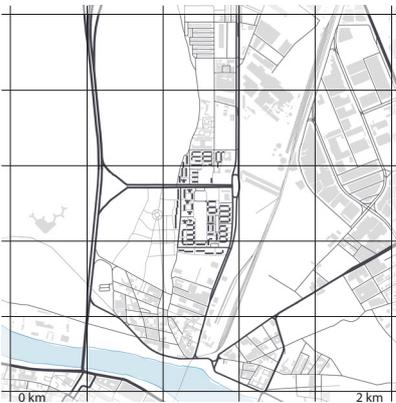


## ZARAGOZA

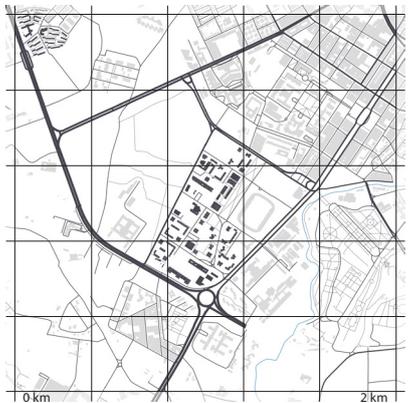
### Alf3rez Rojas



### Balsas de Ebro Viejo



### Romareda





# Escala polígono (I)

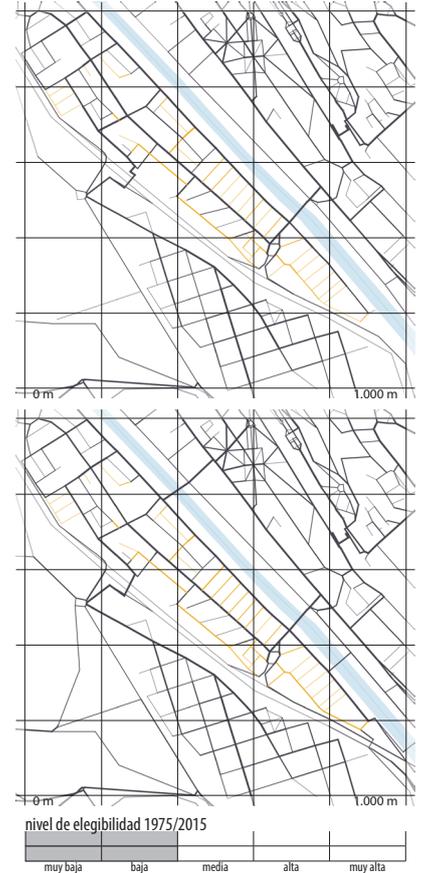
## MADRID

### Barrio de Entrevías

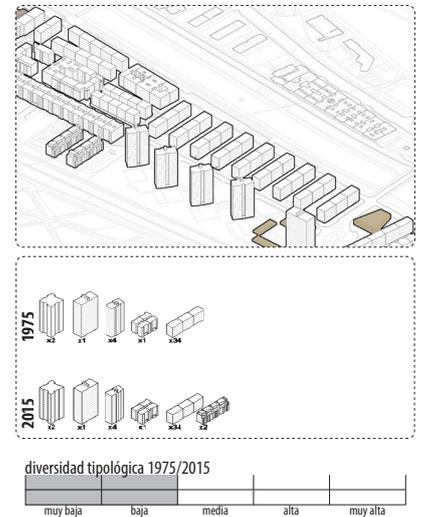
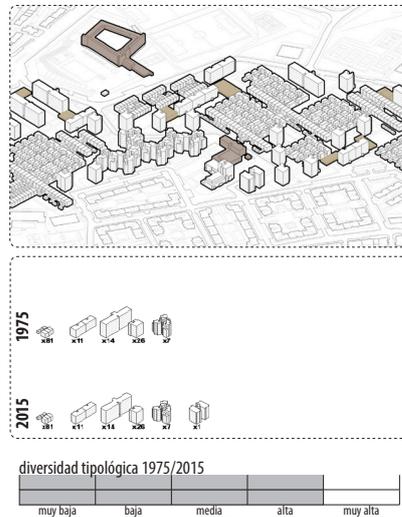
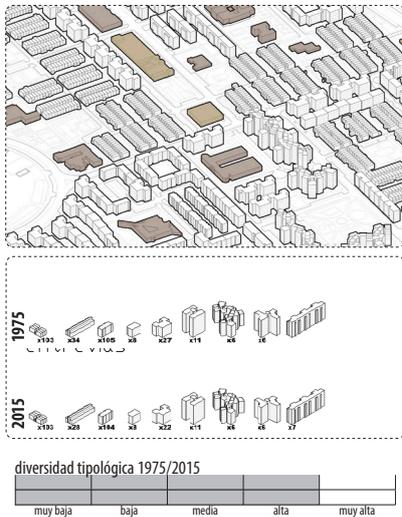
### Caño Roto (PD)

### Barrio de San Antonio de la Florida

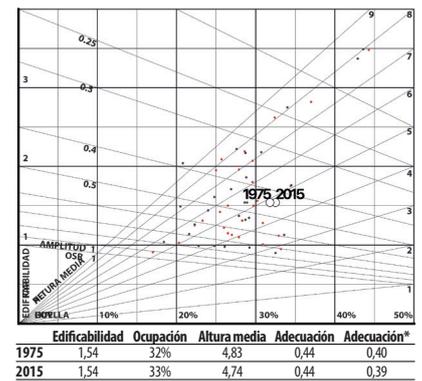
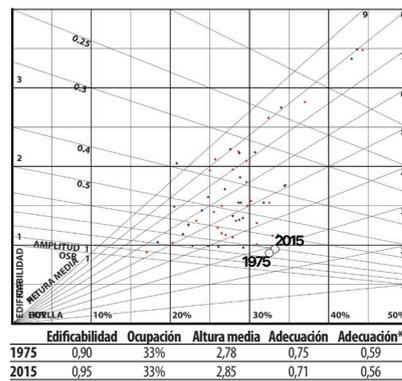
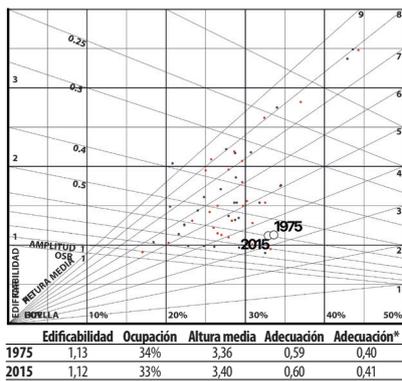
Estructura viaria  
1975  
2015



Tipologías edificatorias



Densidad



# Escala polígono (I)

## MADRID

### Parque de las Avenidas

### Gran San Blas

### Fuencarral (PD)

1975



Estructura viaria  
2015



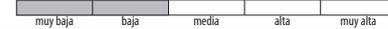
nivel de elegibilidad 1975/2015



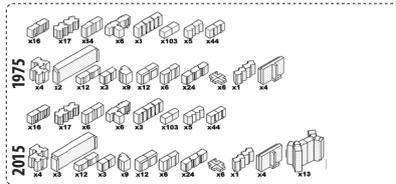
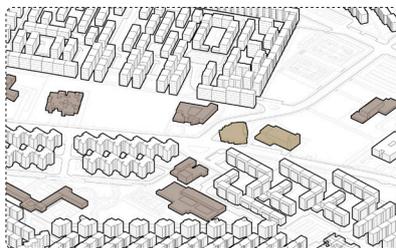
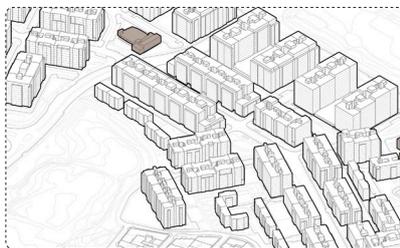
nivel de elegibilidad 1975/2015



nivel de elegibilidad 1975/2015



Tipologías edificatorias



diversidad tipológica 1975/2015



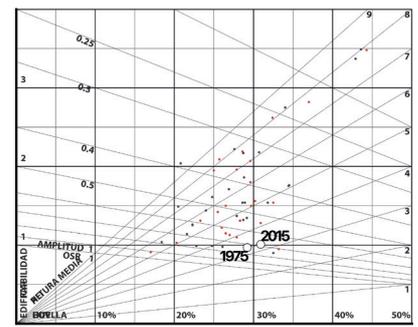
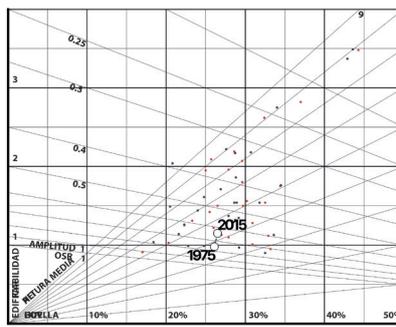
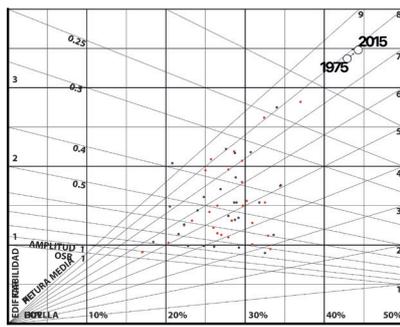
diversidad tipológica 1975/2015



diversidad tipológica 1975/2015



Densidad



	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	3,37	43%	7,85	0,17	0,14
2015	3,48	44%	7,85	0,16	0,12

	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	0,98	26%	3,76	0,75	0,62
2015	1,15	27%	4,35	0,64	0,48

	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	0,97	29%	3,33	0,73	0,64
2015	1,01	31%	3,27	0,68	0,56

# Escala polígono (I)

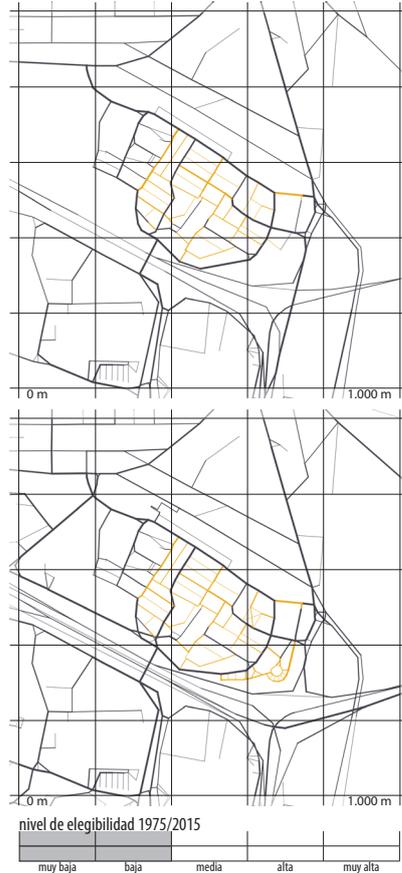
## MADRID

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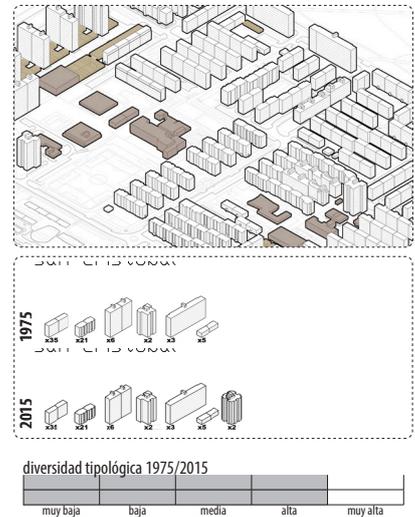
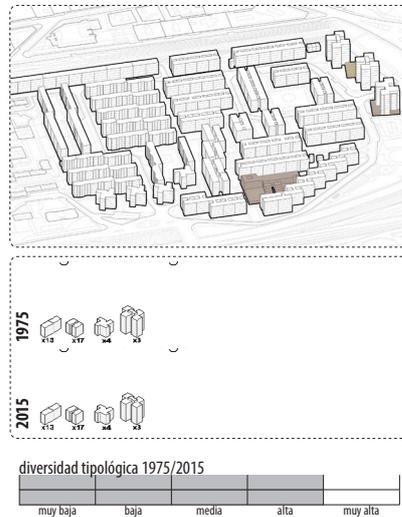
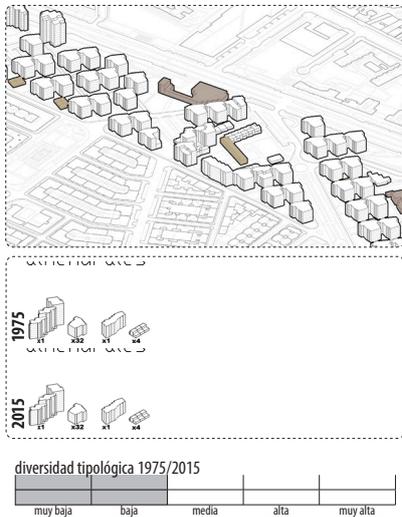
### Virgen de Begoña (PA)

### San Cristóbal de los Ángeles (PD)

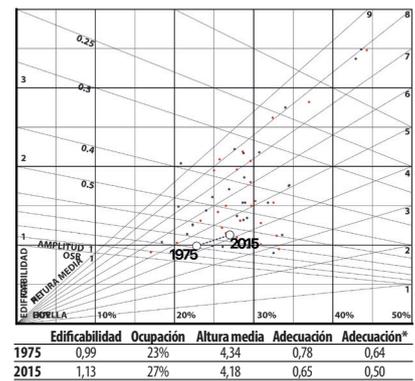
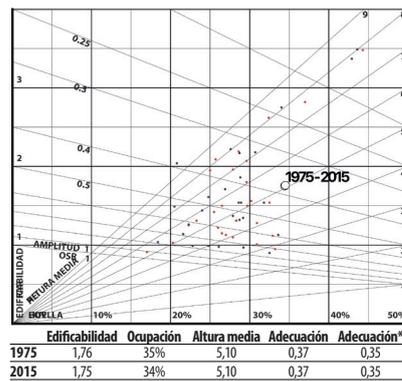
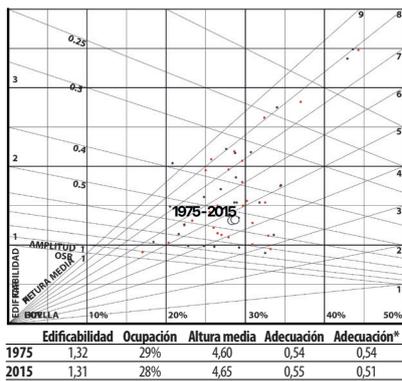
Estructura viaria  
1975  
2015



Tipologías edificatorias



Densidad

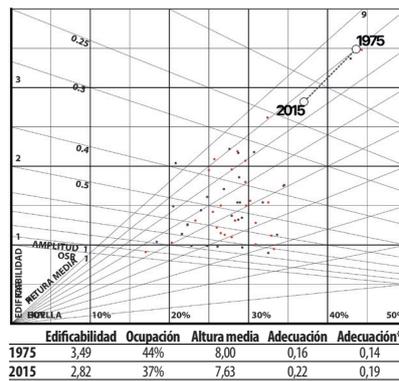
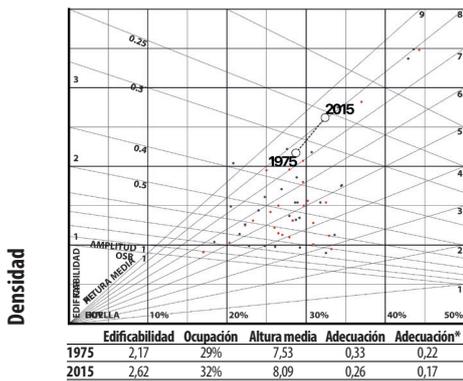
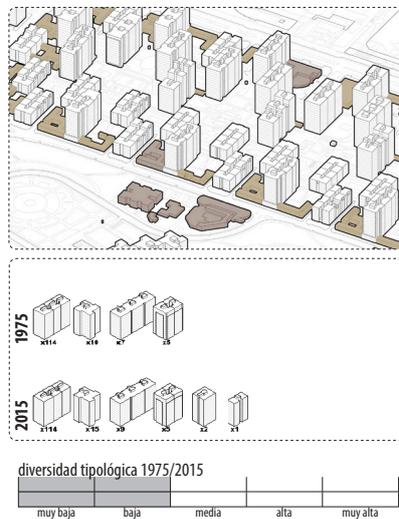
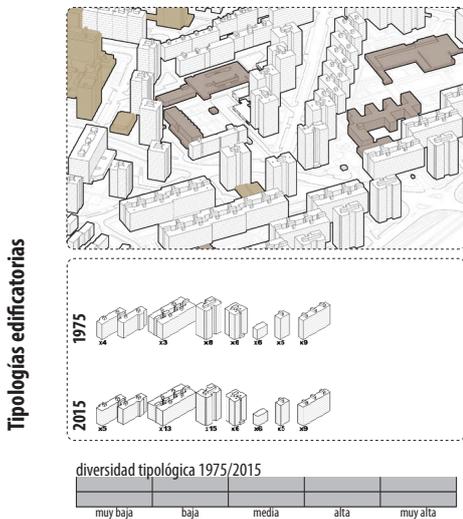
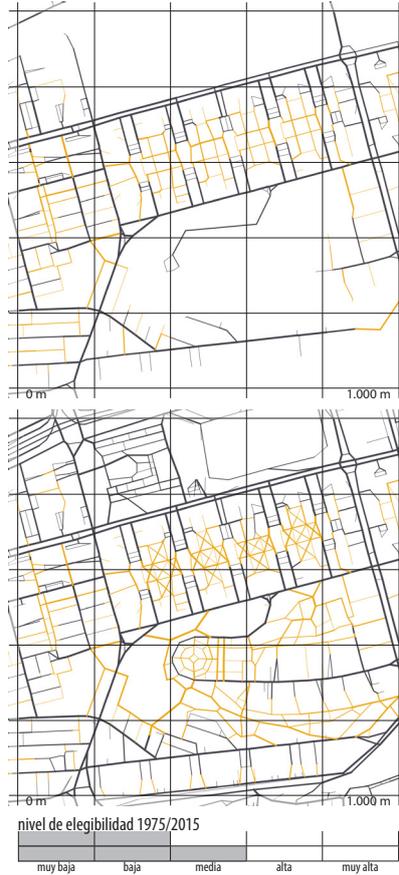
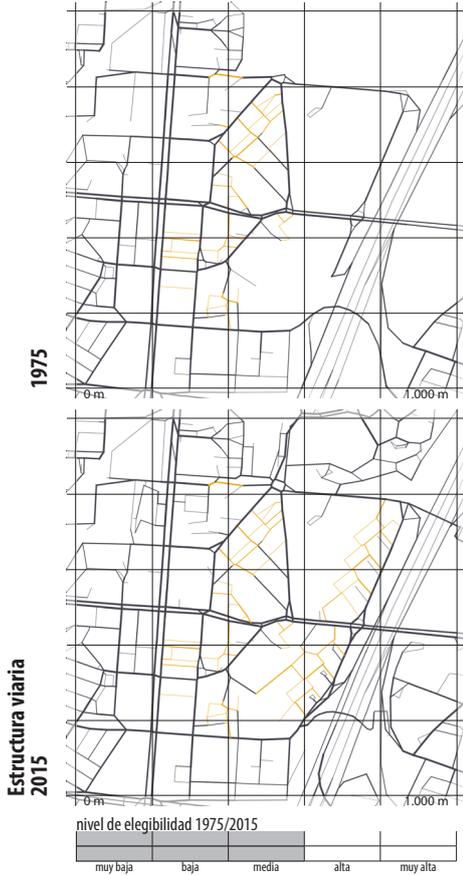


# Escala polígono (I)

## MADRID

### Barrio de la Estrella

### Barrio del Pilar y conjunto Iberia y Altamira



# Escala polígono (I)

## MADRID

### Colonia Sacionia

1975



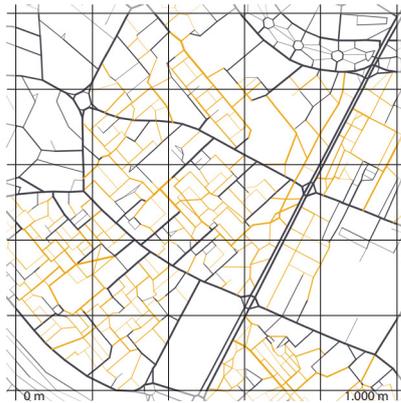
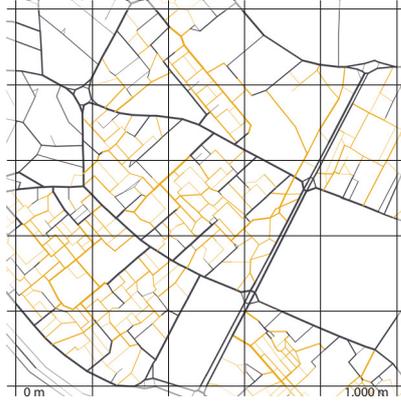
Estructura viaria  
2015



nivel de elegibilidad 1975/2015



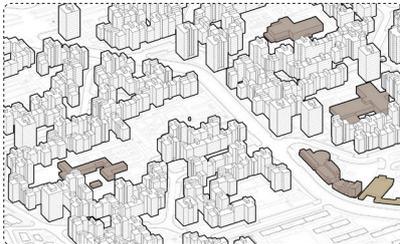
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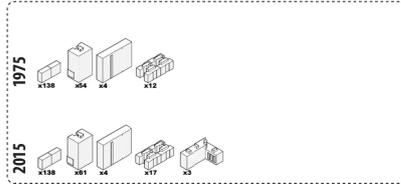
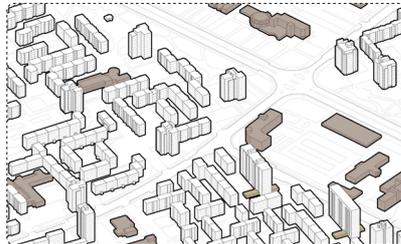
nivel de elegibilidad 1975/2015



Tipologías edificatorias



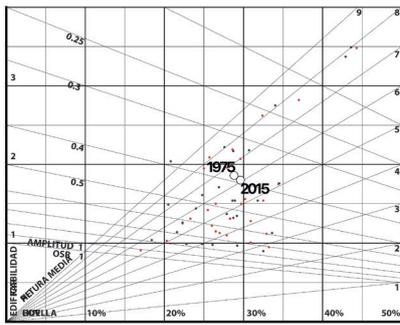
diversidad tipológica 1975/2015



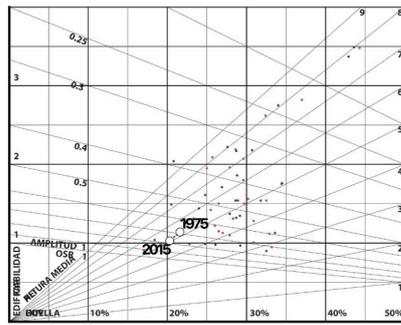
diversidad tipológica 1975/2015



Densidad



	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,86	29%	6,46	0,38	0,34
2015	1,80	30%	6,10	0,39	0,33



	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,14	22%	5,28	0,69	0,59
2015	1,03	20%	5,05	0,78	0,52

# Escala polígono (I)

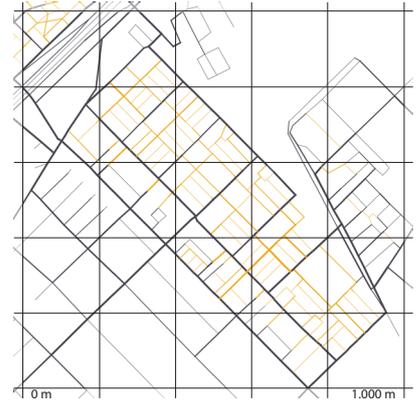
## BARCELONA

### Trinitat Nova

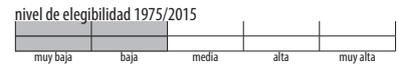
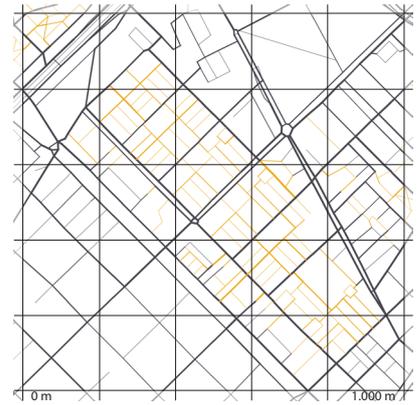
### Montbau

### Sudoeste del Besós

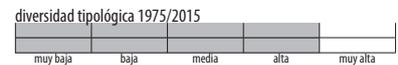
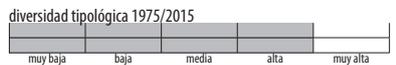
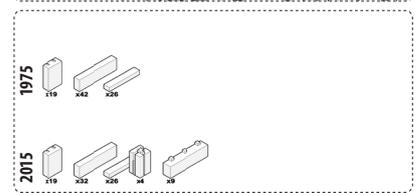
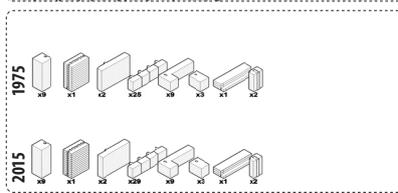
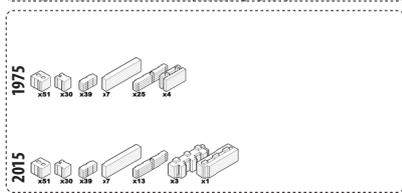
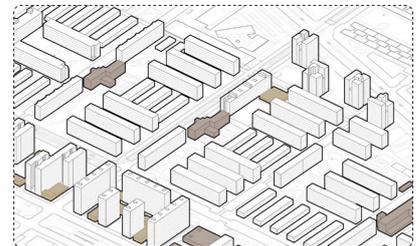
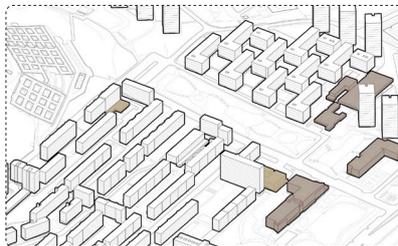
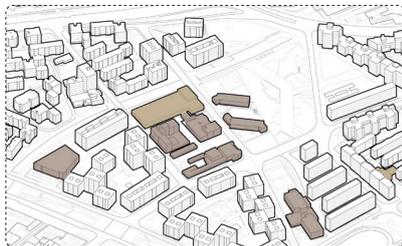
1975



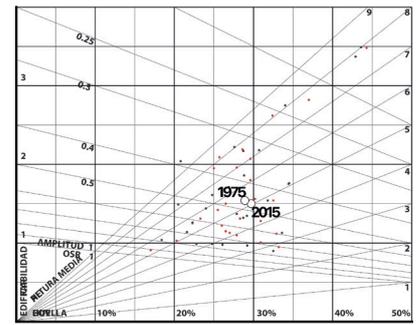
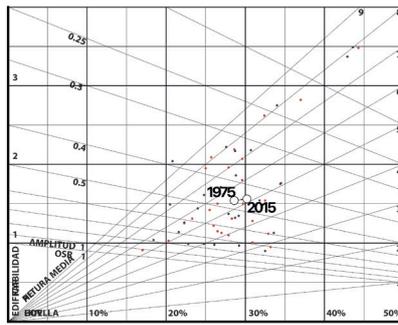
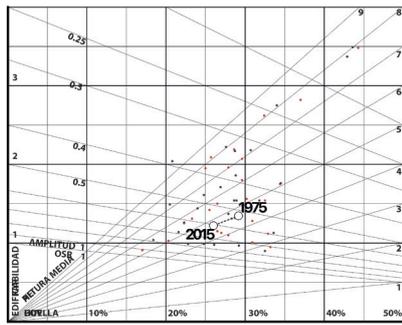
Estructura viaria  
2015



Tipologías edificatorias



Densidad



	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,34	29%	4,61	0,53	0,47
2015	1,22	26%	4,69	0,61	0,55

	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,54	29%	5,37	0,46	0,38
2015	1,56	30%	5,18	0,45	0,35

	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,54	29%	5,31	0,46	0,38
2015	1,58	30%	5,03	0,47	0,39

# Escala polígono (I)

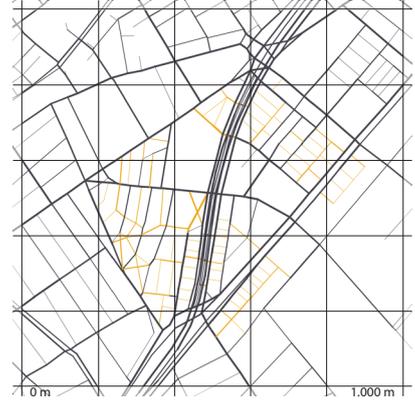
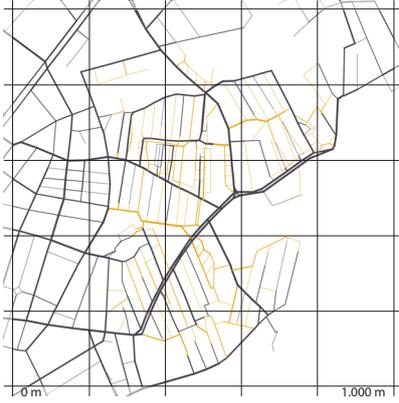
## BARCELONA

### Sant Ildefons

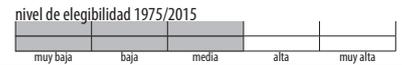
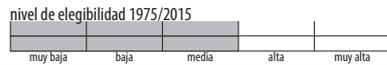
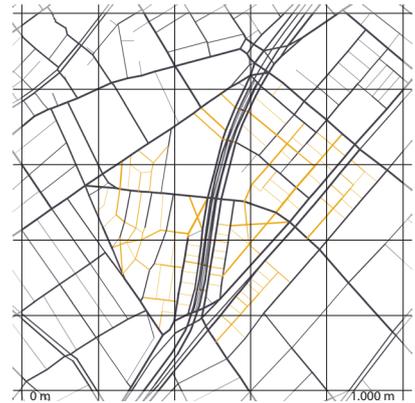
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### Sant Roc

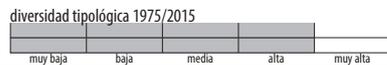
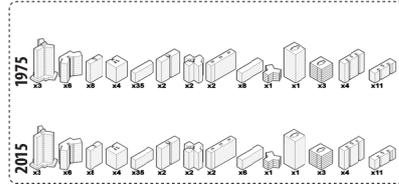
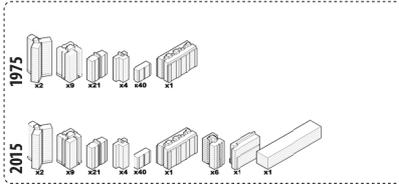
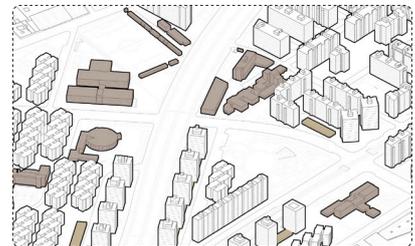
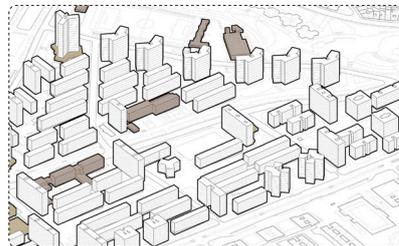
1975



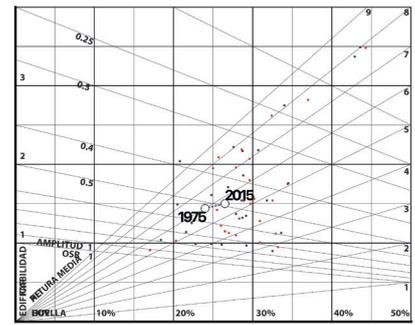
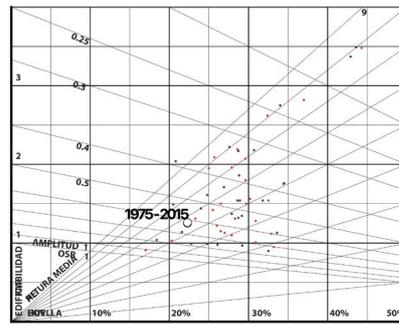
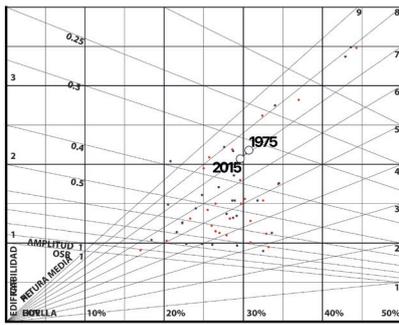
Estructura viaria  
2015



Tipologías edificatorias



Densidad



	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	2,18	31%	7,12	0,32	0,27
2015	2,07	30%	7,02	0,34	0,29

	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,26	22%	5,68	0,61	0,54
2015	1,25	22%	5,60	0,62	0,45

	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,44	24%	6,02	0,53	0,44
2015	1,50	27%	5,65	0,49	0,40

# Escala polígono (I)

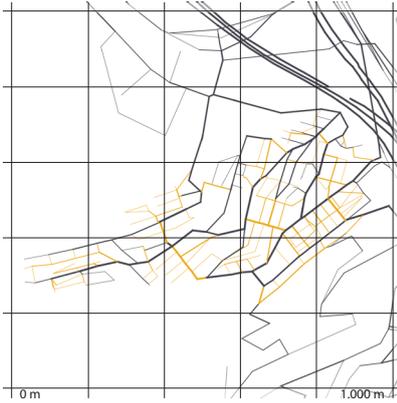
## BARCELONA

### Ciutat Meridiana

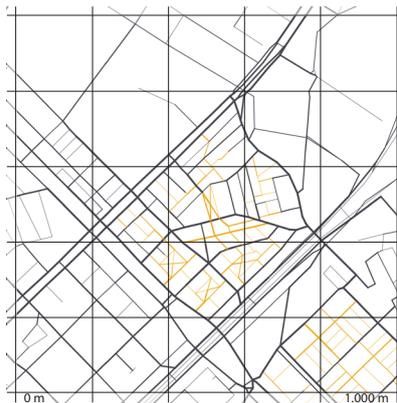
### La Pau

### Bellvitge

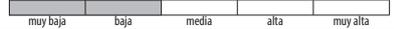
1975



Estructura viaria  
2015



nivel de elegibilidad 1975/2015



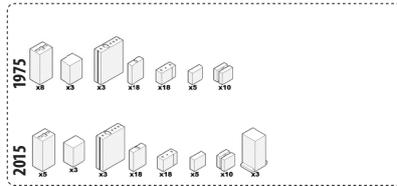
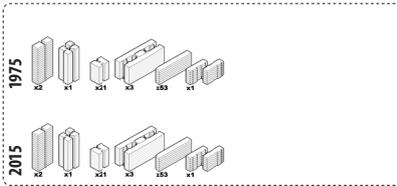
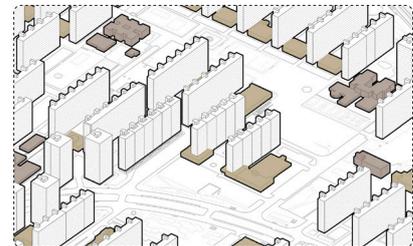
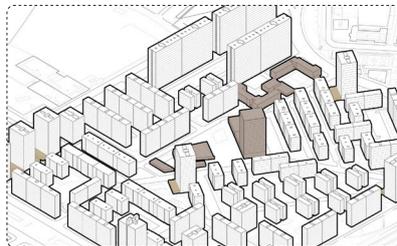
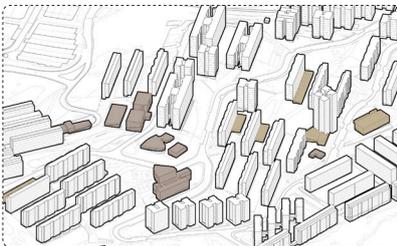
nivel de elegibilidad 1975/2015



nivel de elegibilidad 1975/2015



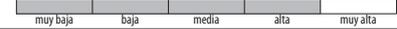
Tipologías edificatorias



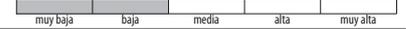
diversidad tipológica 1975/2015



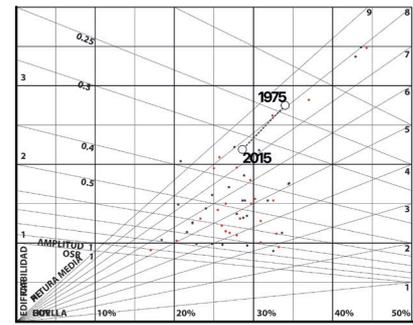
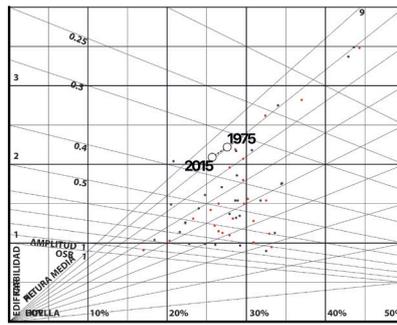
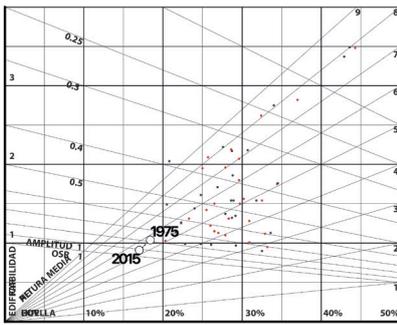
diversidad tipológica 1975/2015



diversidad tipológica 1975/2015



Densidad



	Edificabilidad	Occupación	Altura media	Adecuación	Adecuación*
1975	1,04	18%	5,62	0,79	0,70
2015	0,91	17%	5,37	0,91	0,76

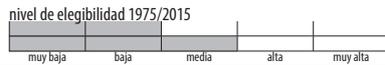
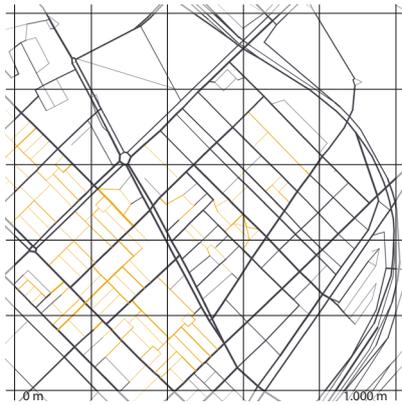
	Edificabilidad	Occupación	Altura media	Adecuación	Adecuación*
1975	2,22	28%	8,05	0,33	0,31
2015	2,09	26%	8,12	0,36	0,34

	Edificabilidad	Occupación	Altura media	Adecuación	Adecuación*
1975	2,75	34%	8,10	0,24	0,19
2015	2,19	29%	7,65	0,33	0,28

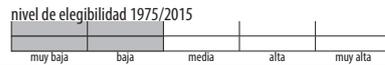
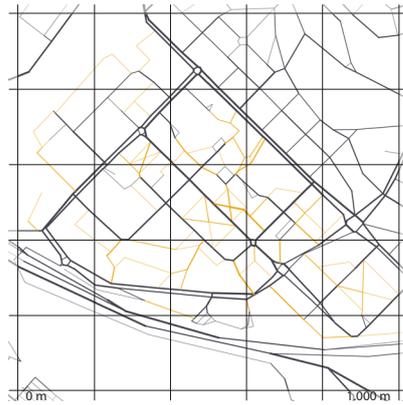
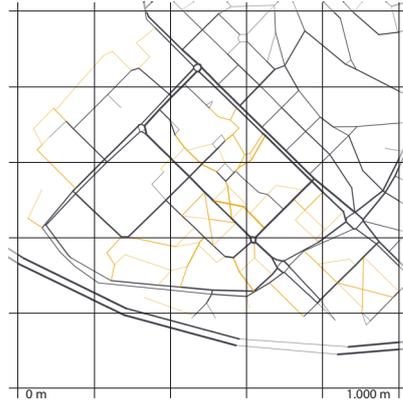
# Escala polígono (I)

## BARCELONA

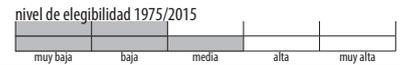
### La Mina



### Ciutat Badia



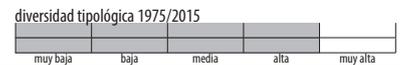
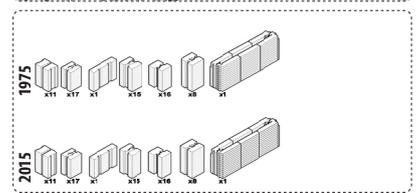
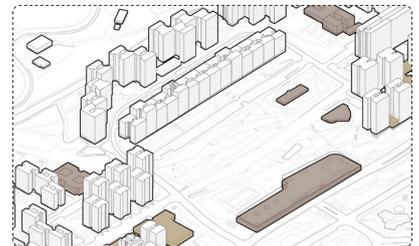
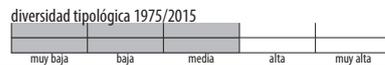
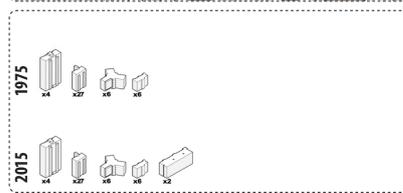
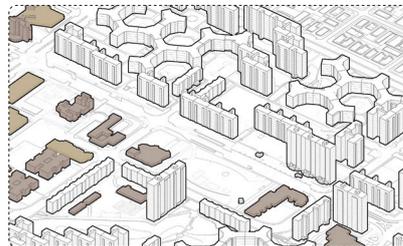
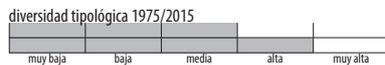
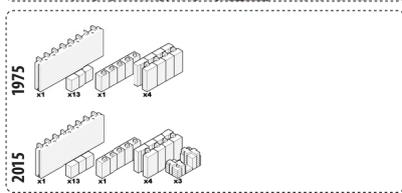
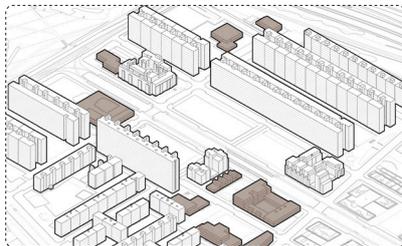
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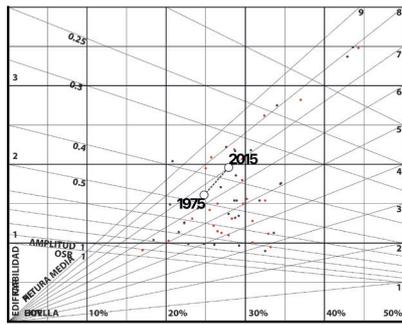
1975

Estructura viaria  
2015

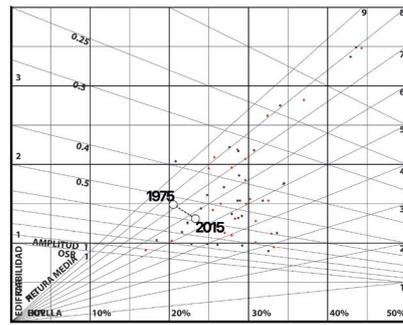
Tipologías edificatorias



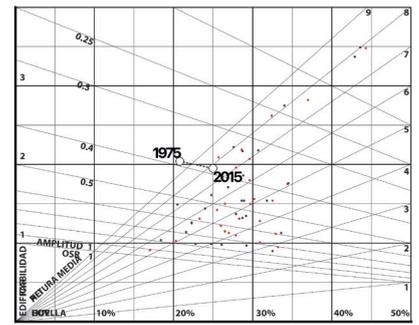
Densidad



	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,61	25%	6,52	0,47	0,32
2015	1,96	28%	7,04	0,37	0,30



	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	1,49	20%	7,26	0,54	0,50
2015	1,31	23%	5,61	0,59	0,46



	Edificabilidad	Ocupación	Altura media	Adecuación	Adecuación*
1975	2,04	21%	9,80	0,39	0,38
2015	1,95	25%	7,80	0,38	0,34

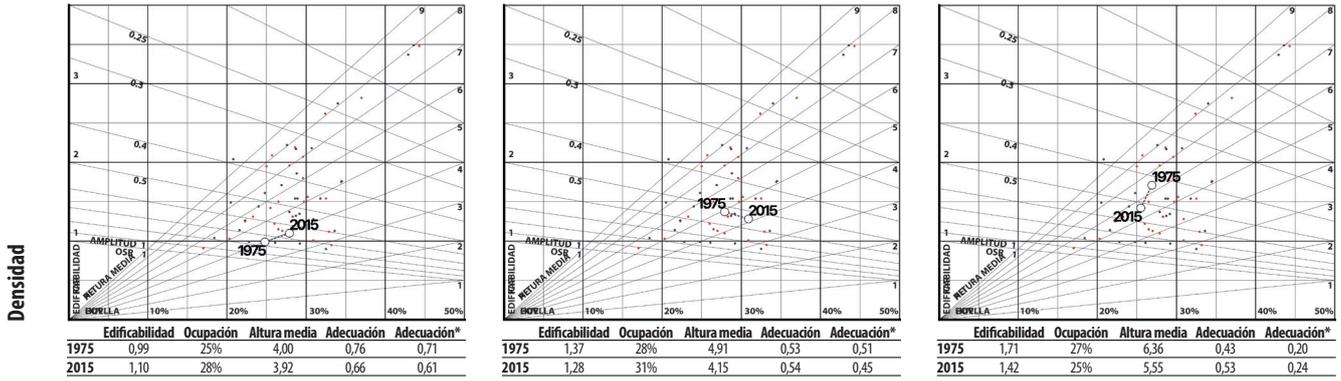
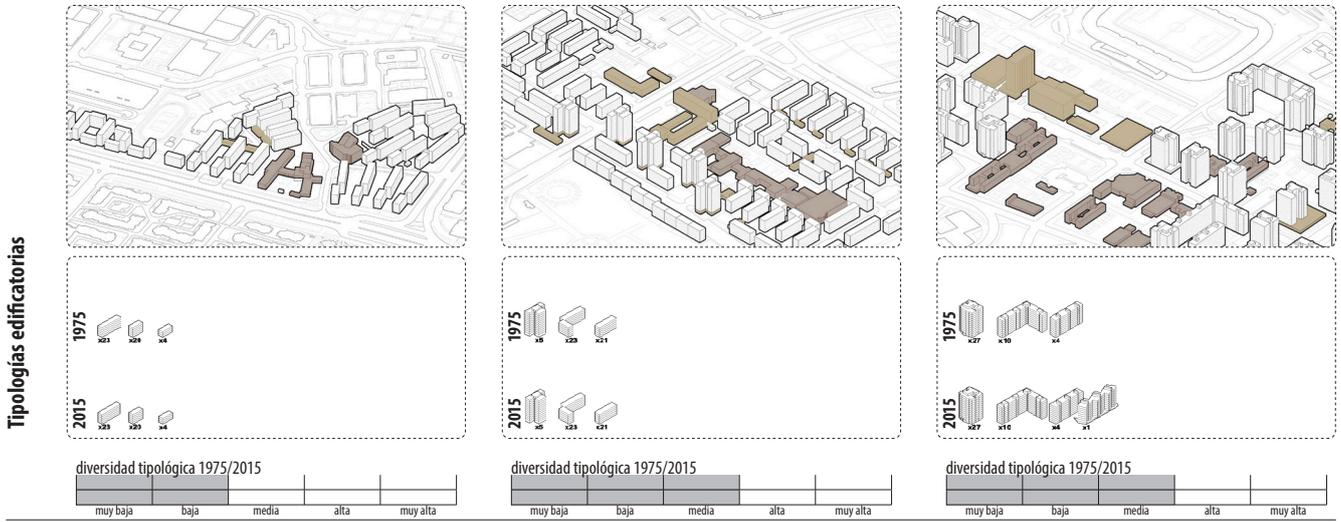
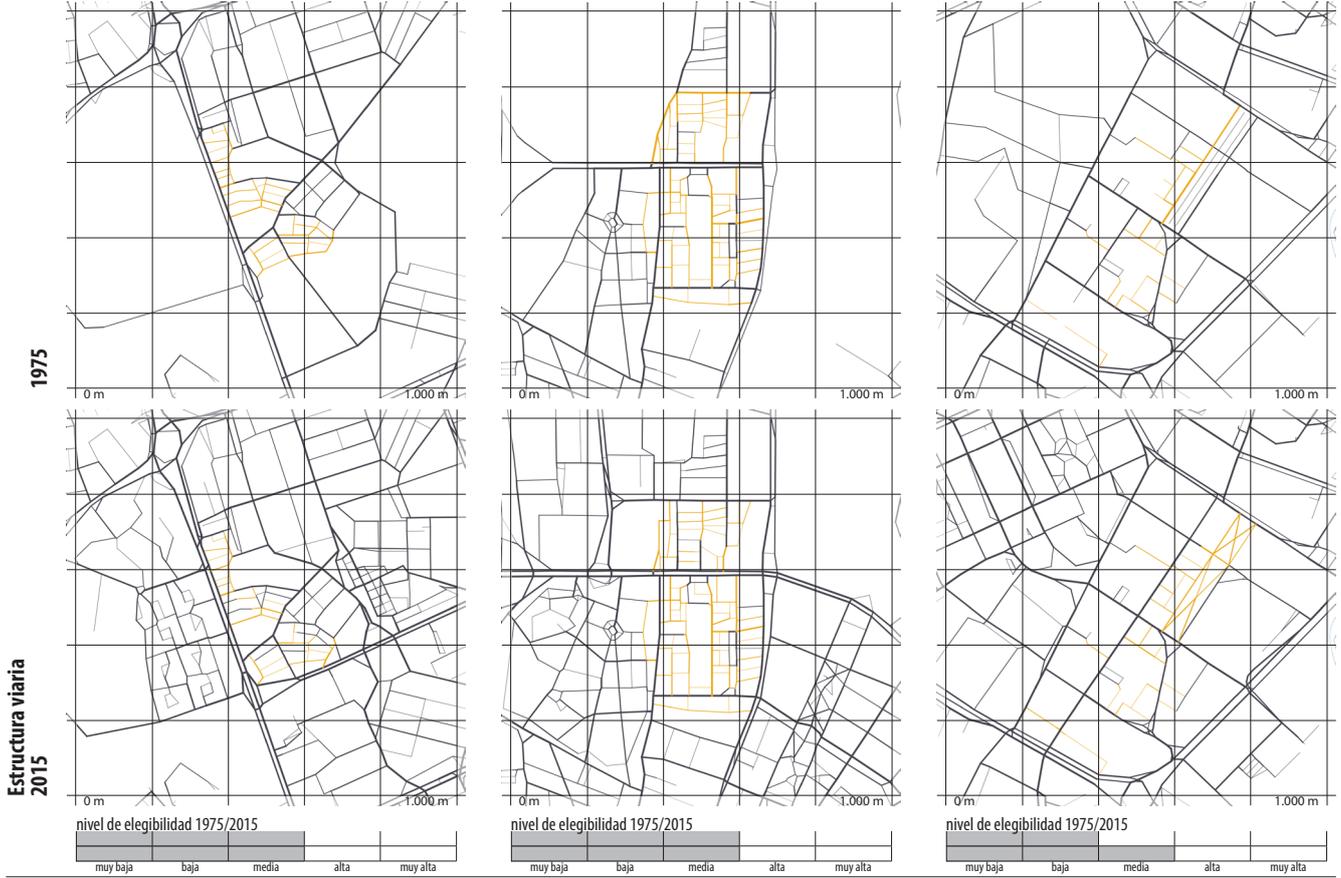
# Escala polígono (I)

## ZARAGOZA

### Alfárez Rojas

### Balsas de Ebro Viejo

### Polígonos Romareda



# Escala polígono (II)

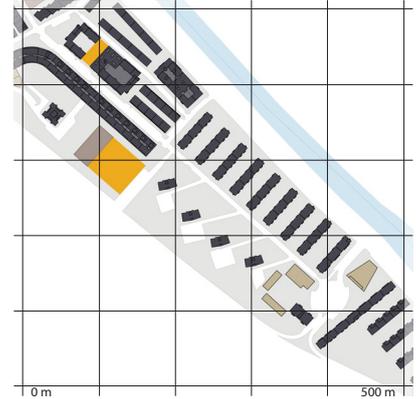
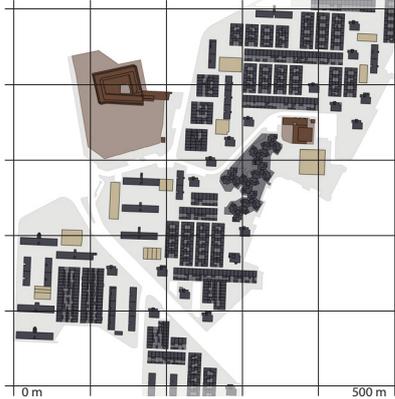
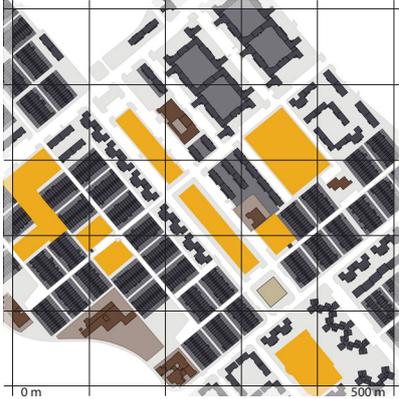
## MADRID

### Barrio de Entrevías

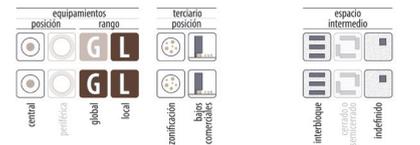
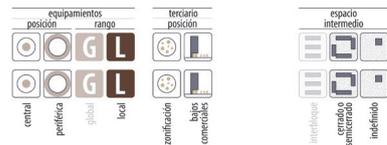
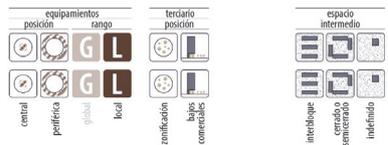
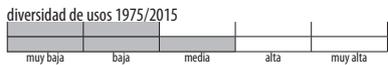
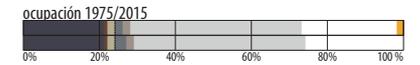
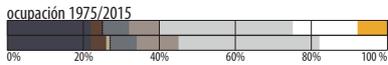
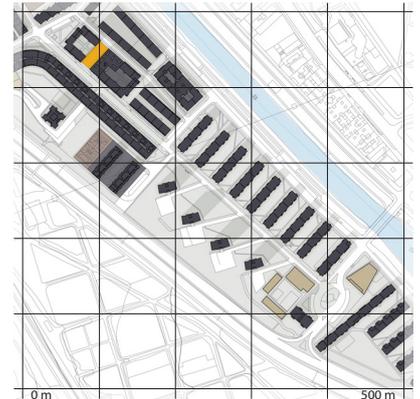
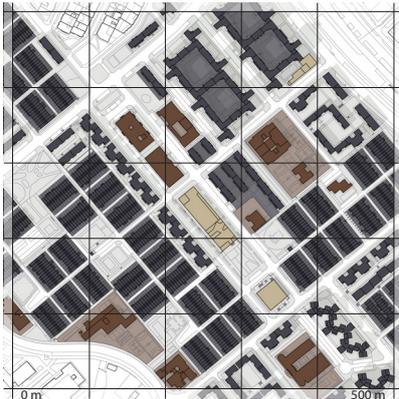
### Caño Roto (PD)

### Barrio de San Antonio de la Florida

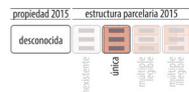
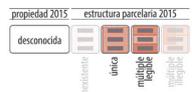
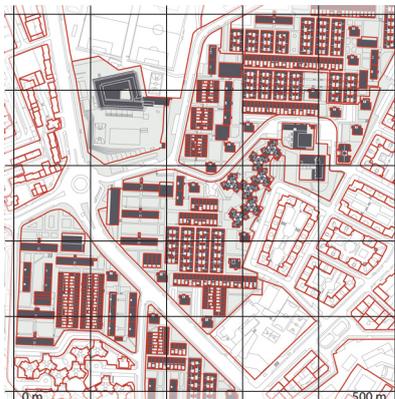
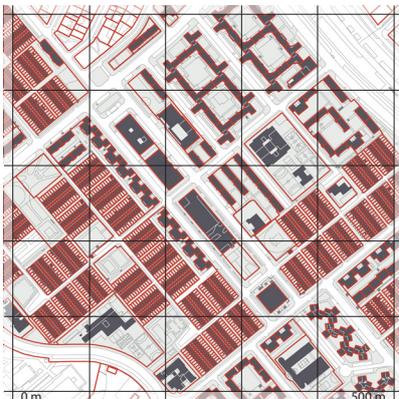
1975



Ordenación interna y transformación 2015



Estructura parcelaria 2015



legenda  
residencial (edificio / parcela)  
espacio libre

equipamiento (edificio / parcela)  
espacio motorizado

terciario (edificio / parcela)  
espacio vacío

otros

# Escala polígono (II)

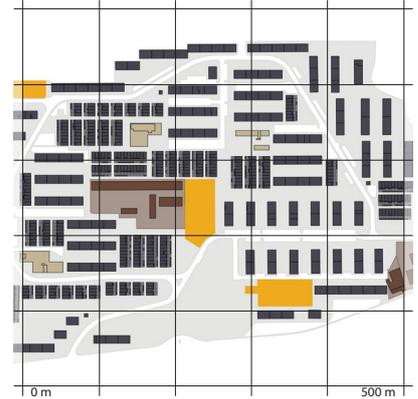
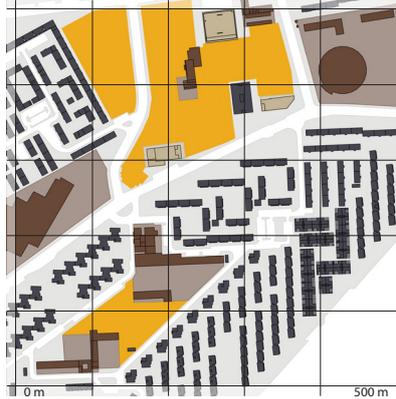
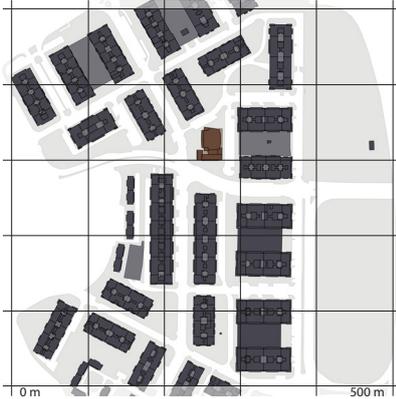
## MADRID

### Parque de las Avenidas

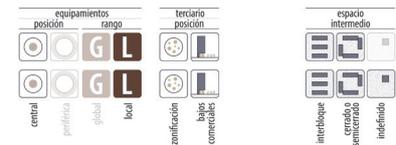
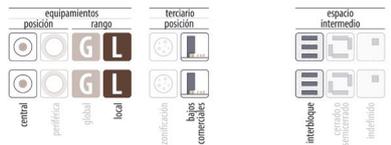
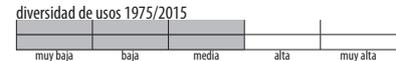
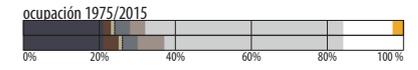
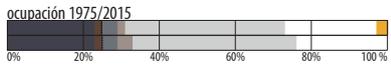
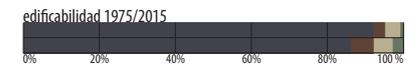
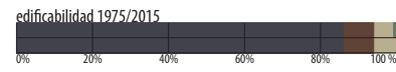
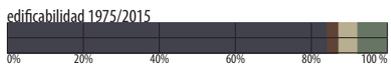
### Gran San Blas

### Fuencarral (PD)

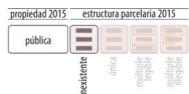
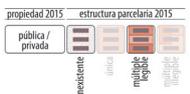
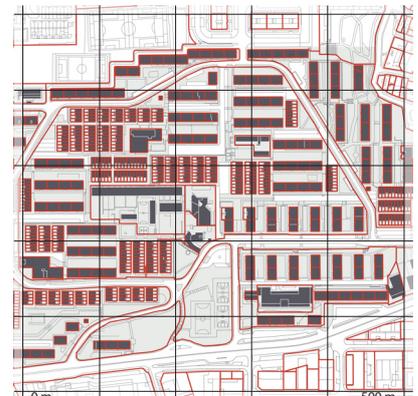
1975



Ordenación interna y transformación 2015



Estructura parcelaria 2015



# Escala polígono (II)

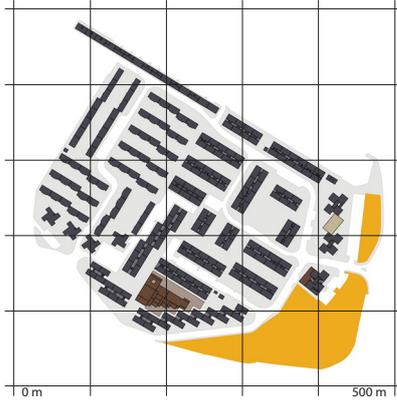
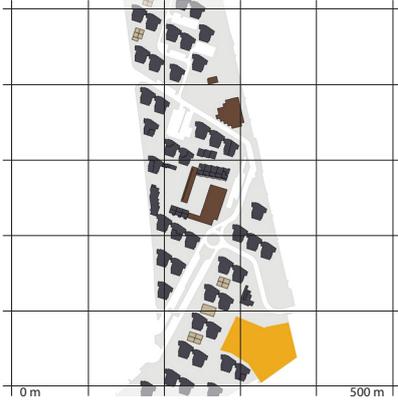
## MADRID

### Almendrales (PD)

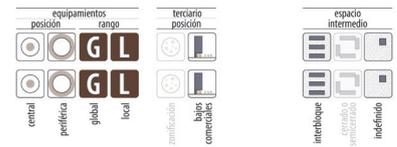
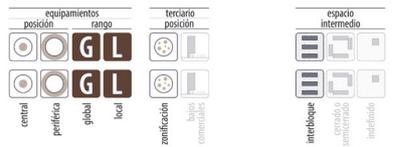
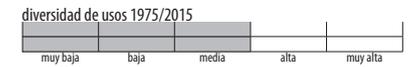
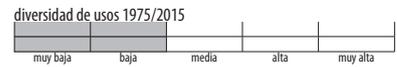
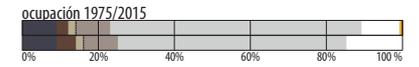
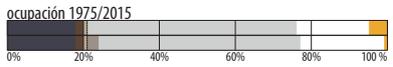
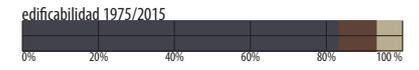
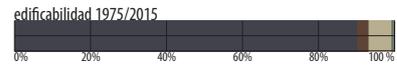
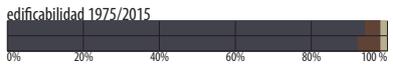
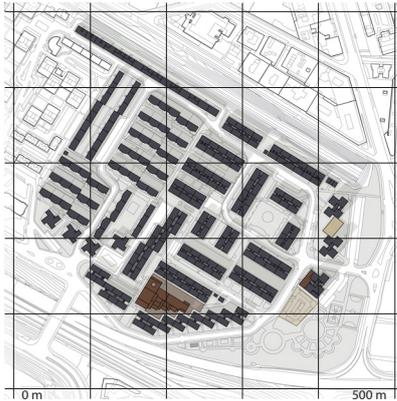
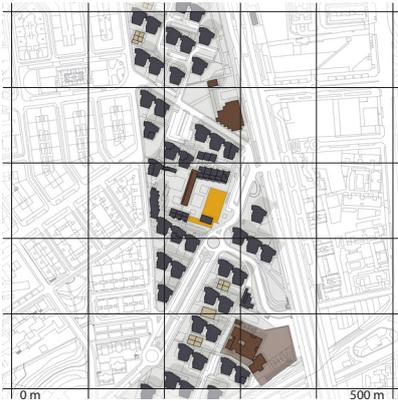
### Virgen de Begoña (PA)

### San Cristóbal de los Ángeles (PD)

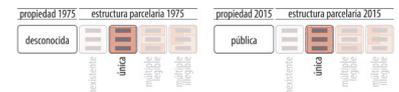
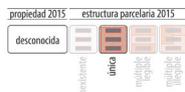
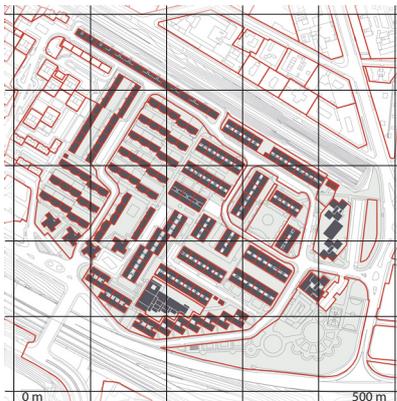
1975



Ordenación interna y transformación 2015



Estructura parcelaria 2015



legenda  
 ■ residencial (edificio / parcela)  
 ■ espacio libre

■ equipamiento (edificio / parcela)  
 ■ espacio motorizado

■ terciario (edificio / parcela)  
 ■ espacio vacío

■ otros

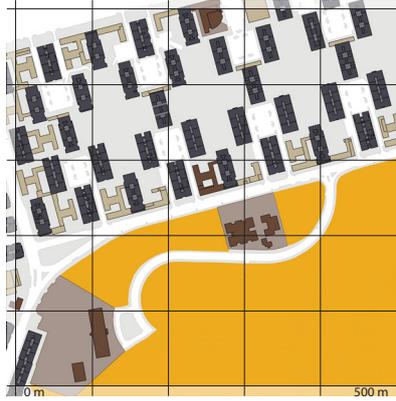
# Escala polígono (II)

## MADRID

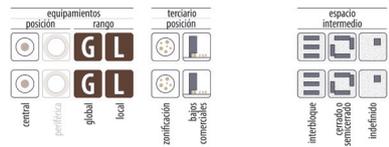
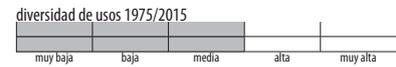
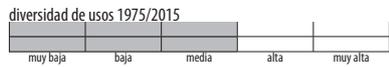
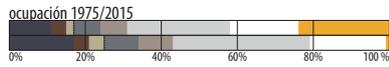
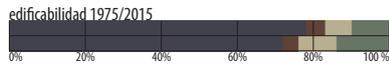
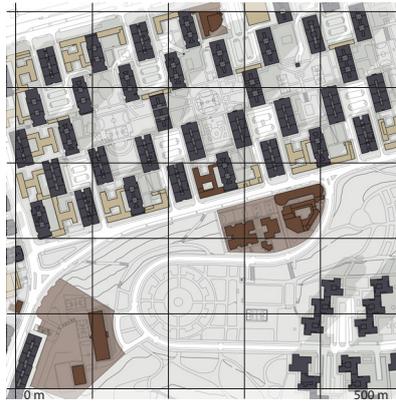
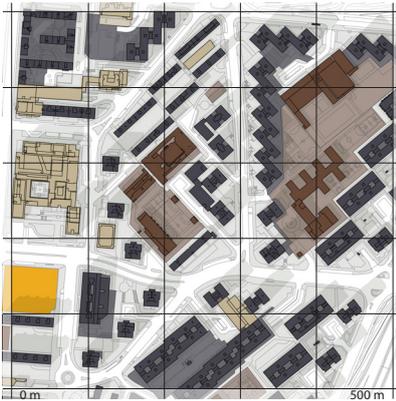
### Barrio de la Estrella

### Barrio del Pilar y conjuntos Iberia y Altamira

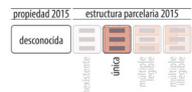
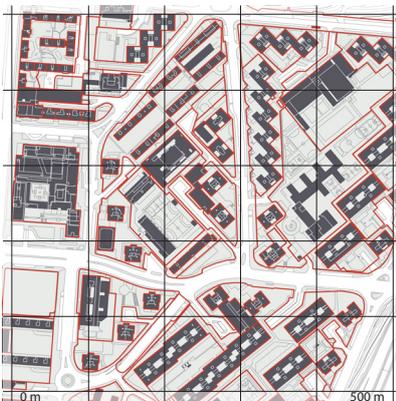
1975



Ordenación interna y transformación  
2015



Estructura parcelaria  
2015



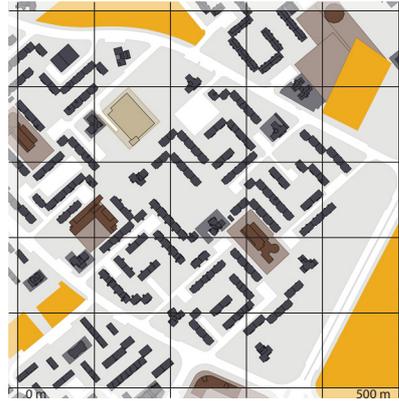
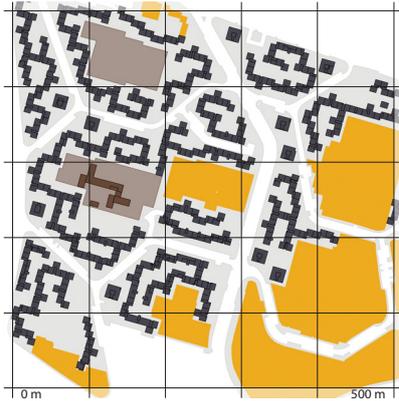
# Escala polígono (II)

## MADRID

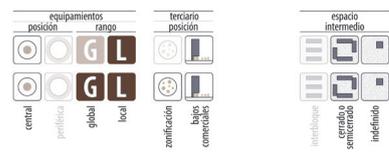
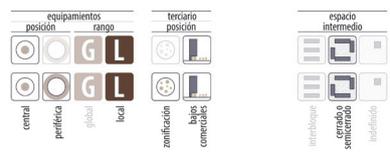
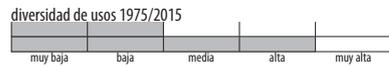
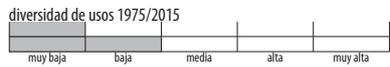
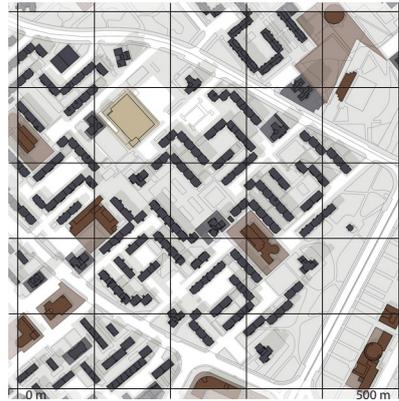
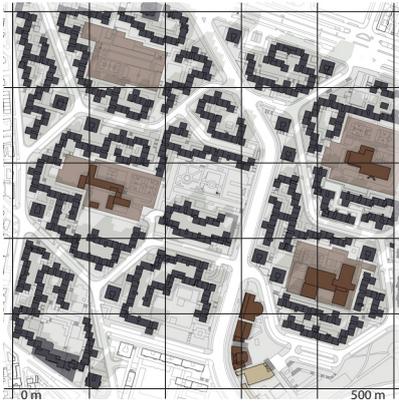
### Colonia Saconia

### Moratalaz

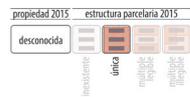
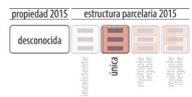
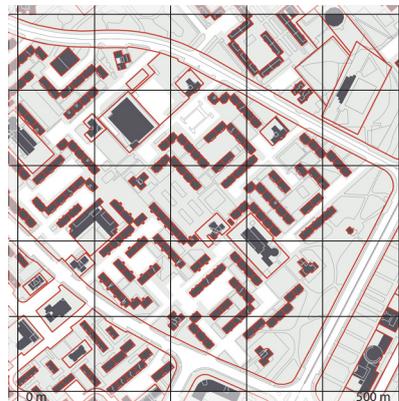
1975



Ordenación interna y transformación  
2015



Estructura parcelaria  
2015



# Escala polígono (II)

## BARCELONA

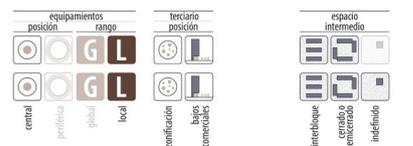
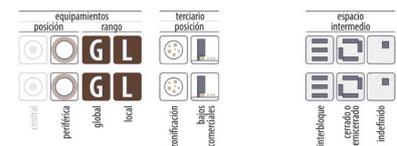
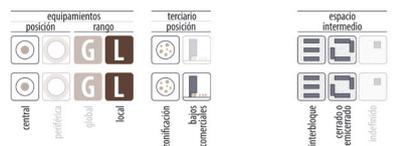
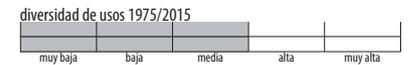
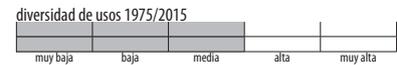
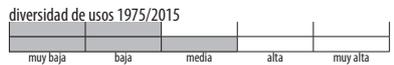
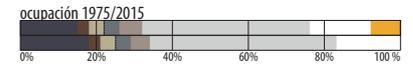
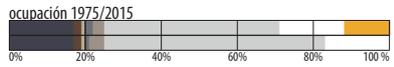
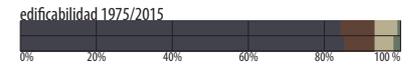
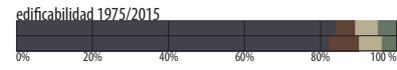
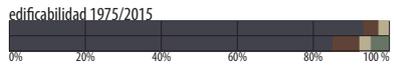
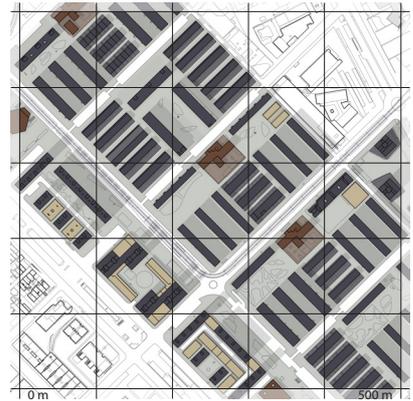
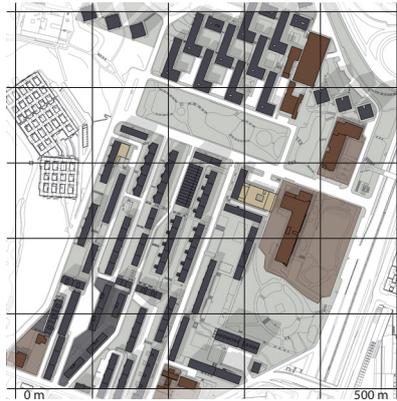
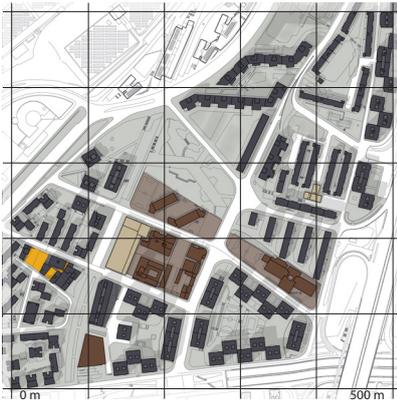
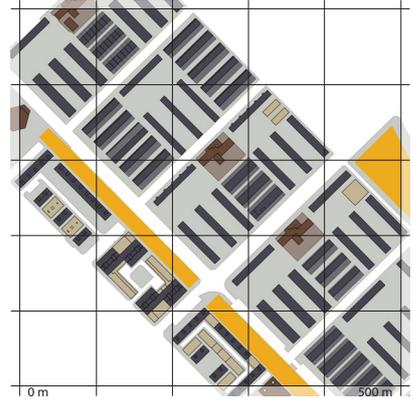
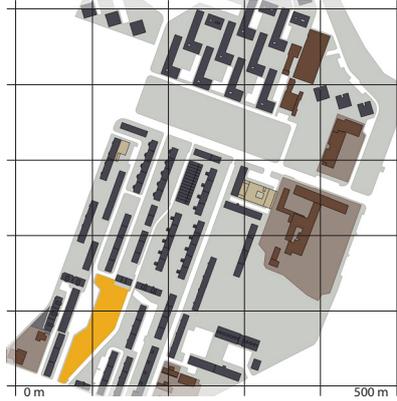
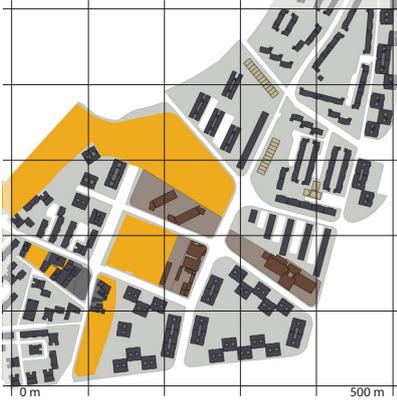
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### Montbau

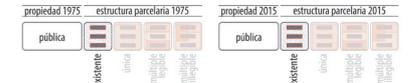
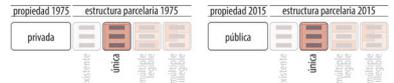
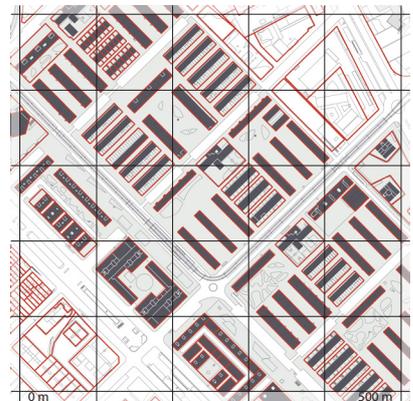
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## Ordenación interna y transformación 2015

1975



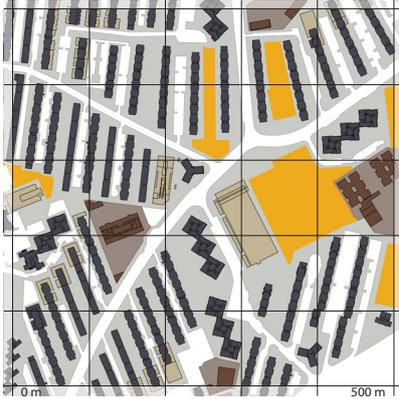
## Estructura parcelaria 2015



# Escala polígono (II)

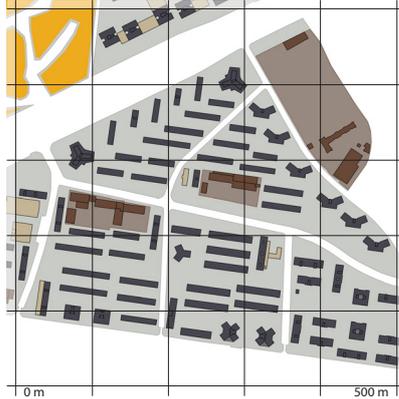
## BARCELONA

### Sant Ildefonso

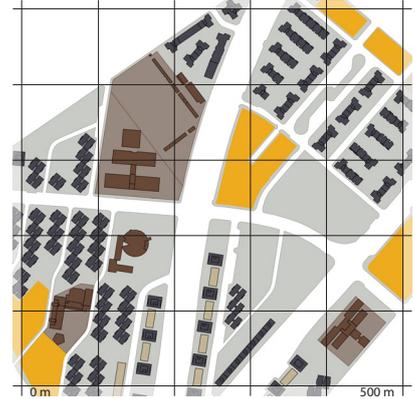


1975

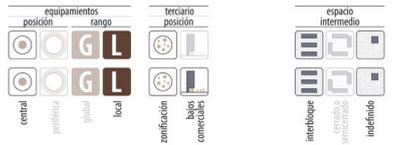
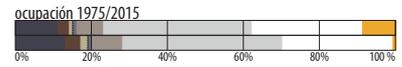
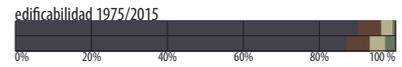
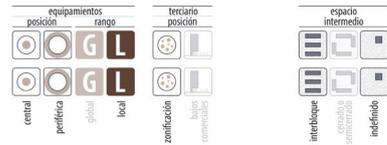
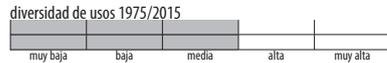
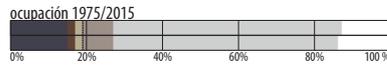
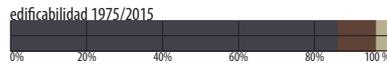
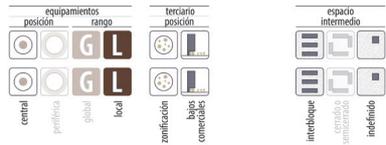
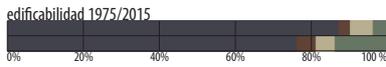
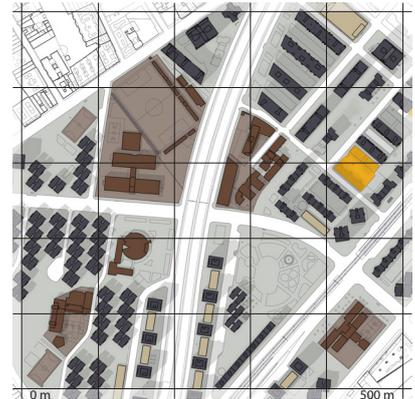
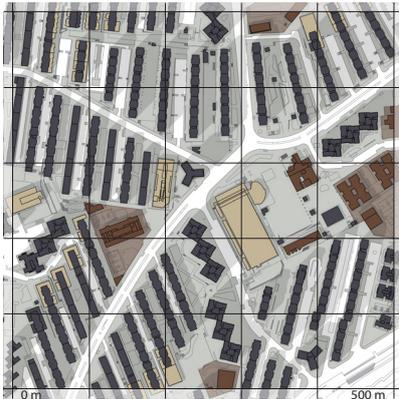
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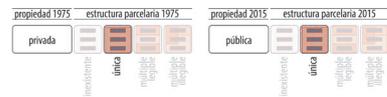
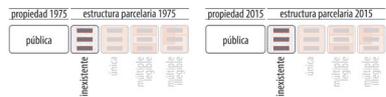
### Sant Roc



## Ordenación interna y transformación 2015



## Estructura parcelaria 2015



# Escala polígono (II)

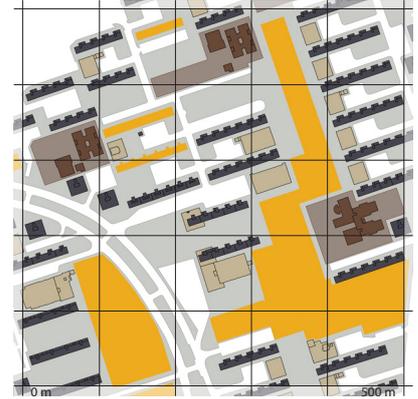
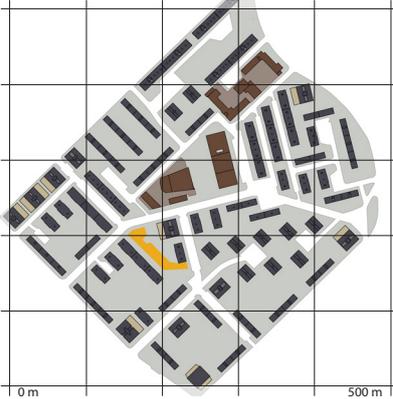
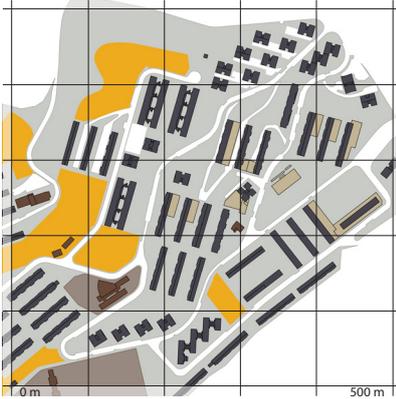
## BARCELONA

### Ciutat Meridiana

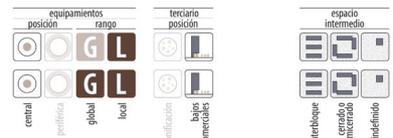
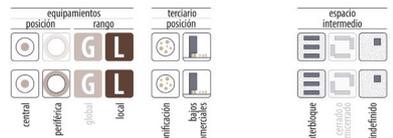
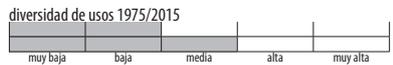
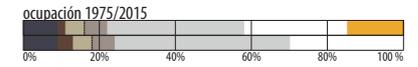
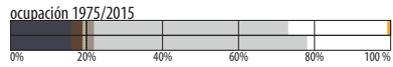
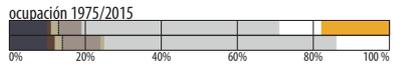
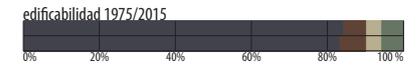
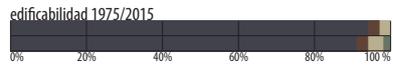
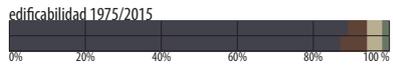
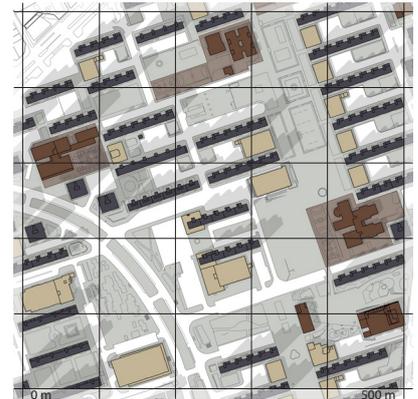
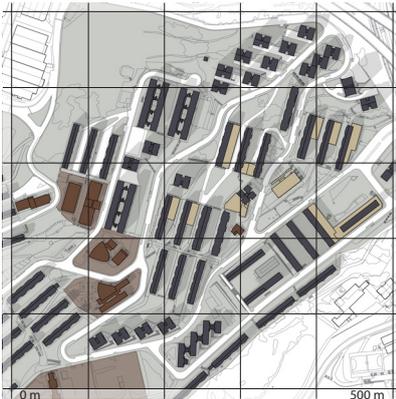
### La Pau

### Bellvitge

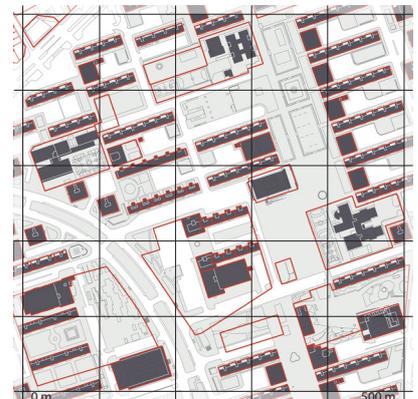
1975



Ordenación interna y transformación 2015



Estructura parcelaria 2015



# Escala polígono (II)

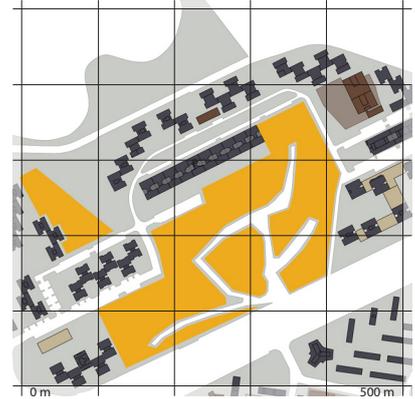
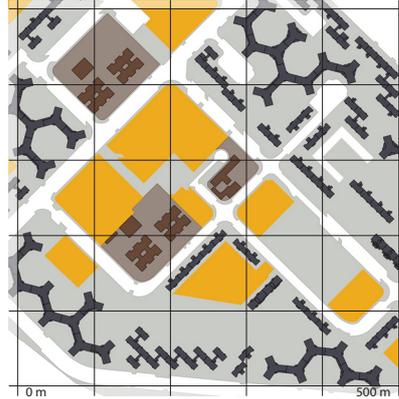
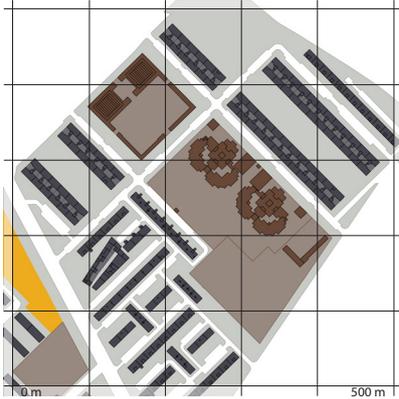
## BARCELONA

### La Mina

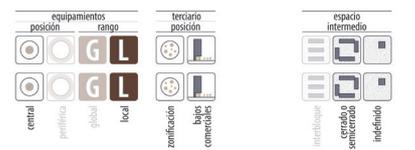
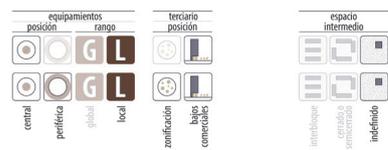
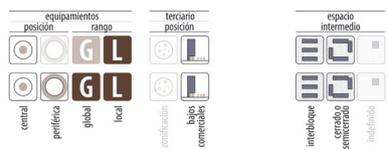
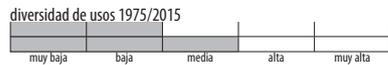
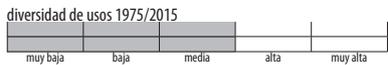
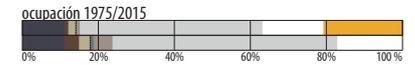
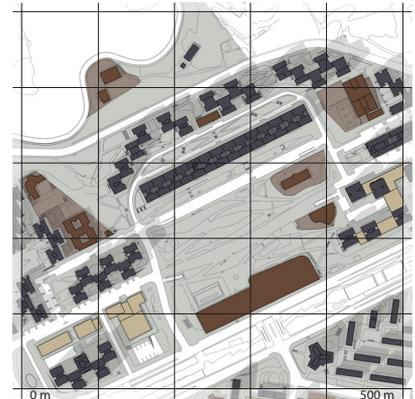
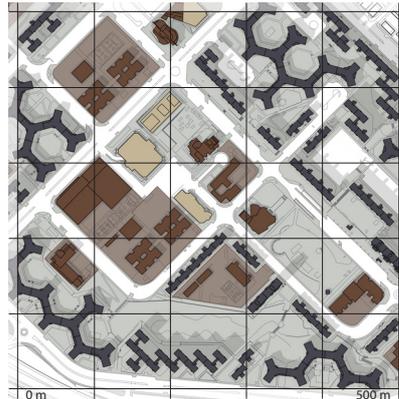
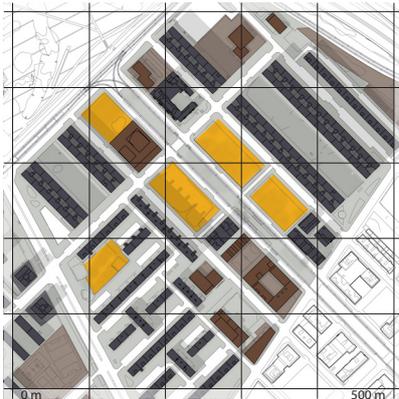
### Ciutat Badia

### Canyelles

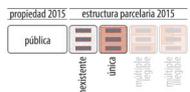
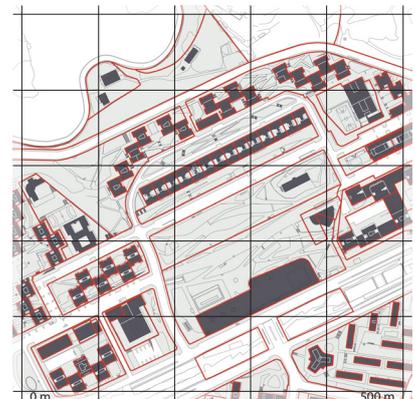
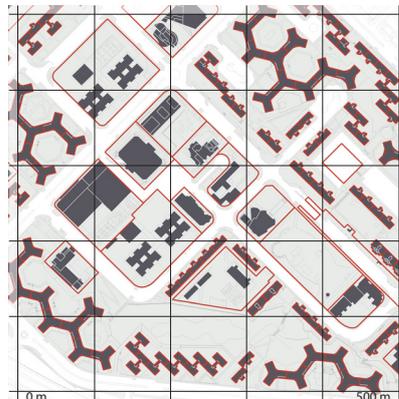
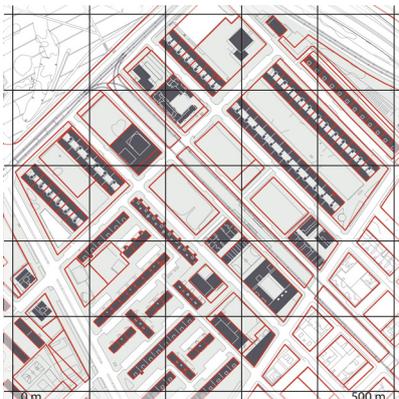
1975



Ordenación interna y transformación 2015



Estructura parcelaria 2015



# Escala polígono (II)

ZARAGOZA

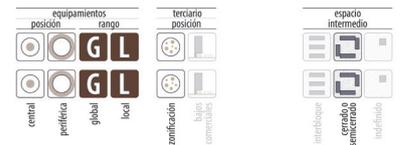
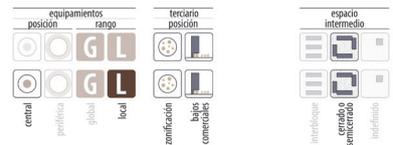
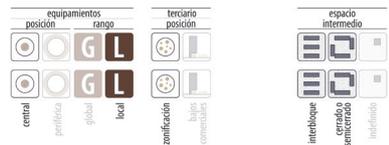
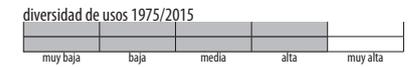
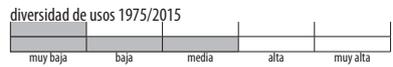
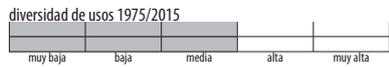
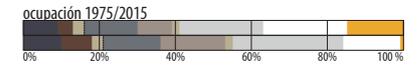
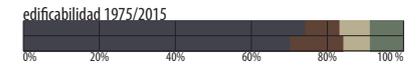
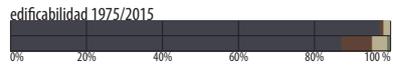
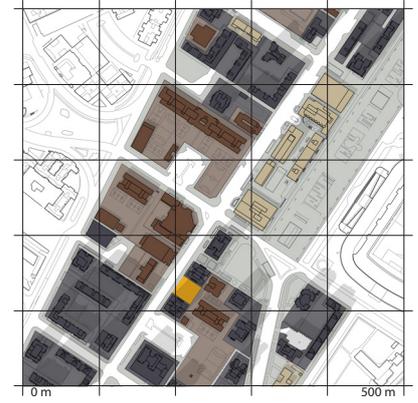
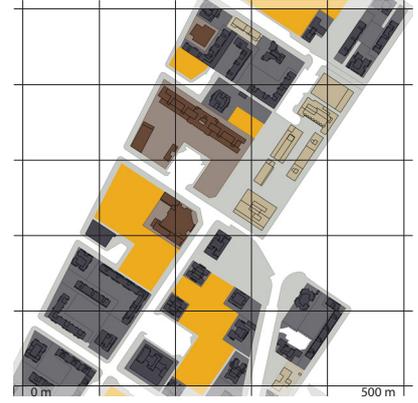
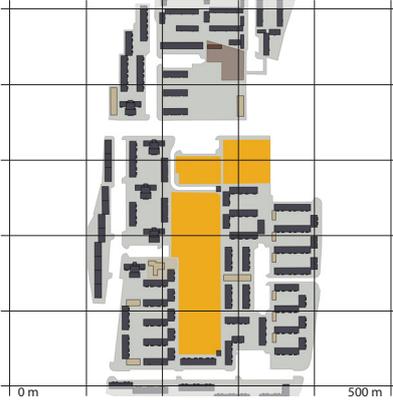
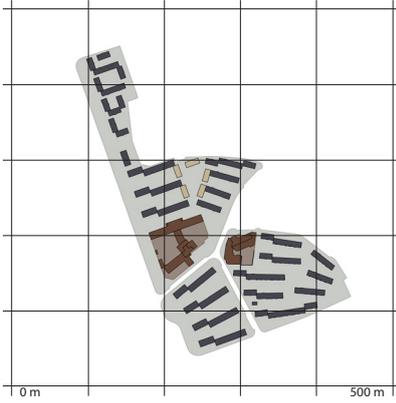
Alfárez Rojas

Balsas de Ebro Viejo

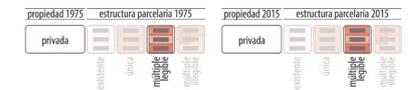
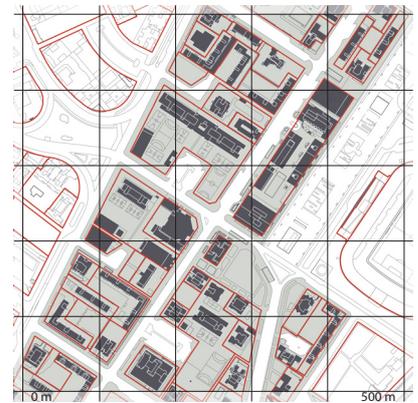
Polígono Romareda

Ordenación interna y transformación 2015

1975



Estructura parcelaria 2015



# Escala fragmento urbano

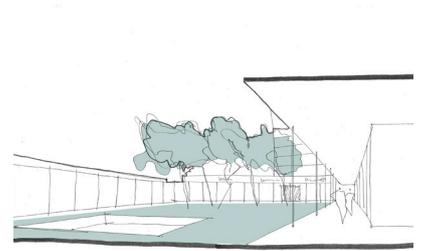
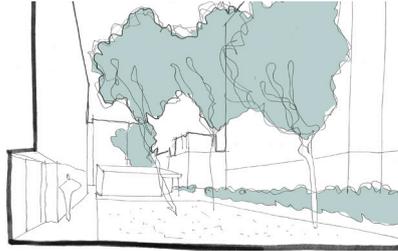
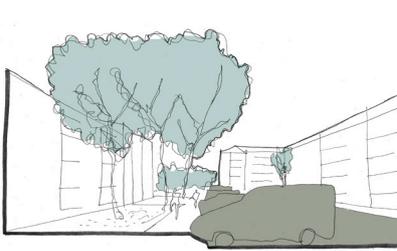
MADRID

Barrio de Entrevías

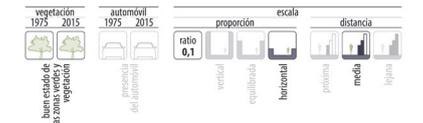
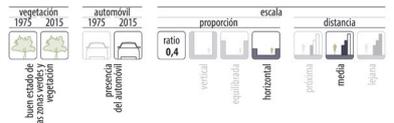
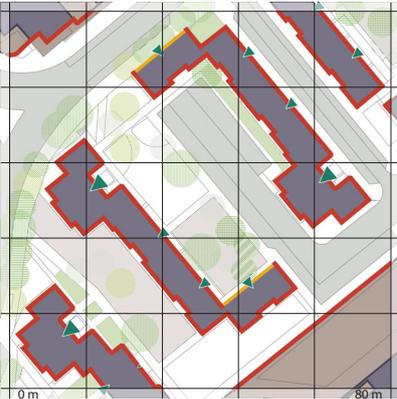
Caño Roto (PD)

Barrio de San Antonio de la Florida

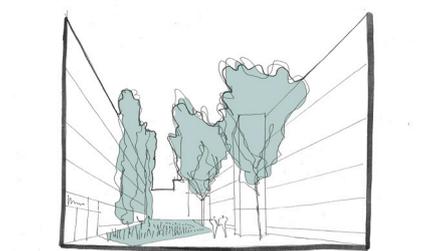
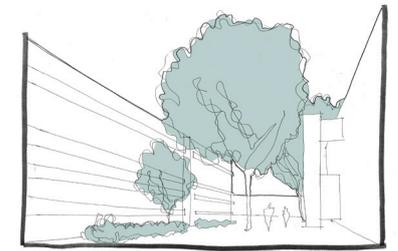
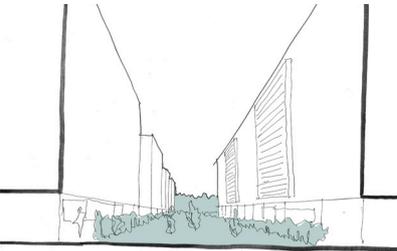
Diseño 'a la altura de los ojos'



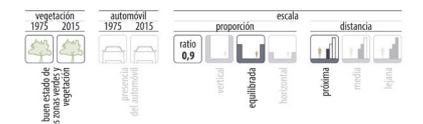
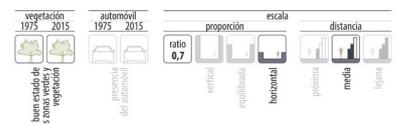
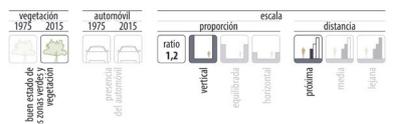
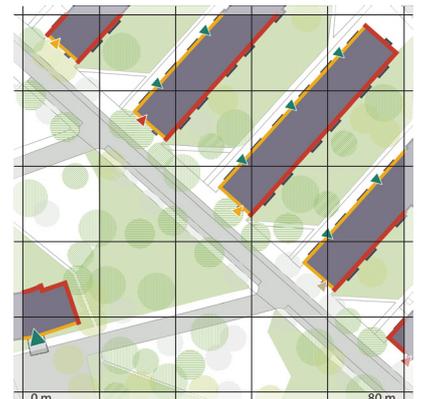
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



**leyenda accesos**

- ▶ terciario esencial (pequeño)
- ▶ terciario cerrado
- ▶ terciario no esencial (pequeño)
- residencial (1 o 2 viviendas)
- ▶ terciario esencial (grande)
- ▶ ocio y restauración
- ▶ terciario no esencial (grande)
- ▶ residencial (entre 3 y 12 viviendas)
- ▶ residencial (entre 13 y 40 viviendas)
- ▶ residencial (más de 41 viviendas)

# Escala fragmento urbano

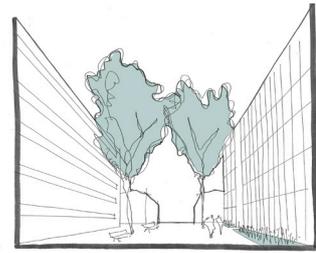
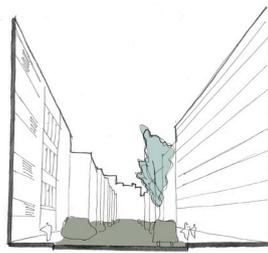
## MADRID

### Parque de las Avenidas

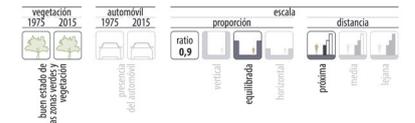
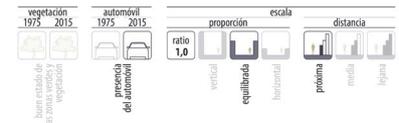
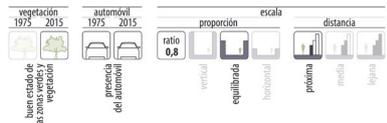
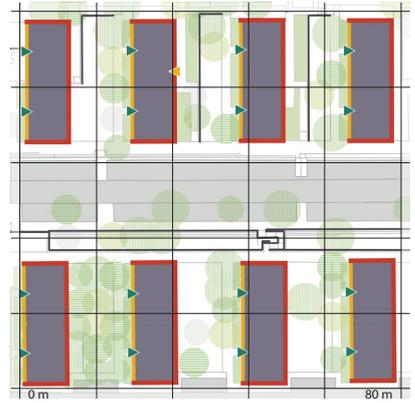
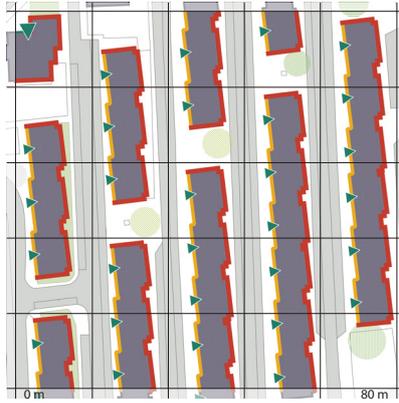
### Gran San Blas

### Fuencarral (PD)

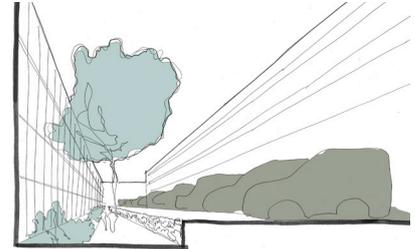
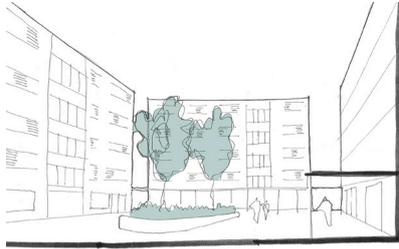
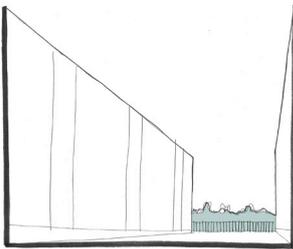
Diseño 'a la altura de los ojos'



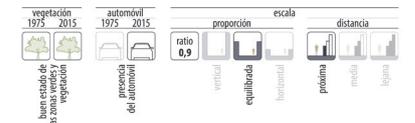
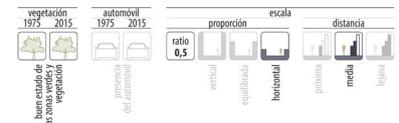
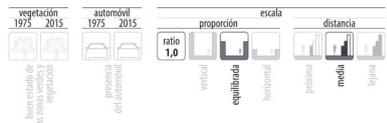
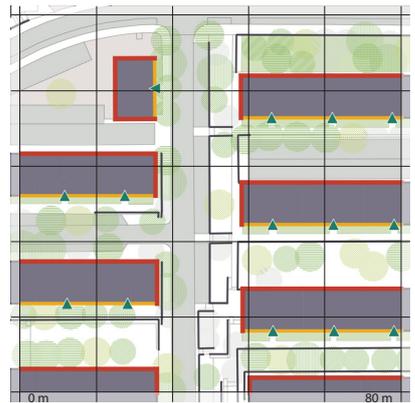
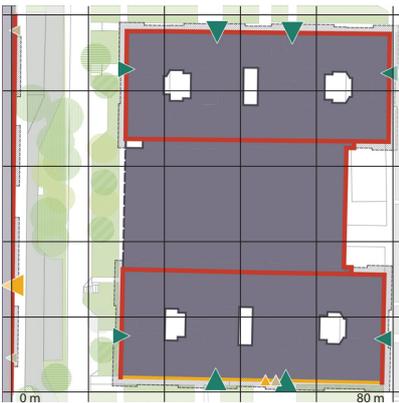
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



#### leyenda bordes y superficies

- espacio cubierto
- superficie marrón
- superficie verde
- borde duro

#### leyenda actividad y diseño

- vegetación
- automóvil
- nivel de actividad bajo
- nivel de actividad medio
- nivel de actividad alto

- borde blando
- valla

# Escala fragmento urbano

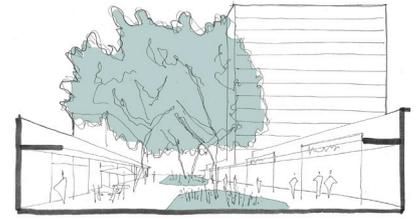
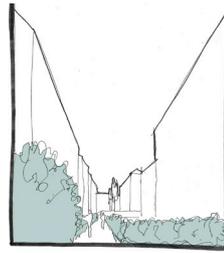
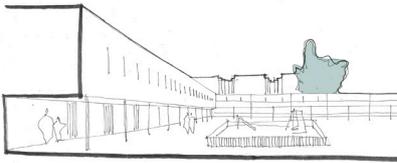
MADRID

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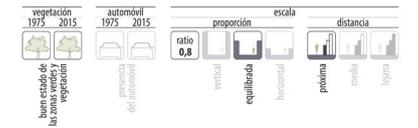
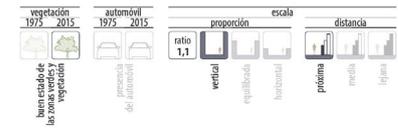
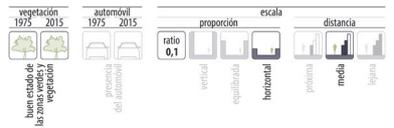
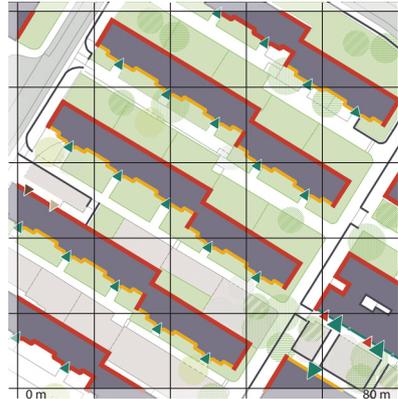
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San Cristóbal de los Ángeles (PD)

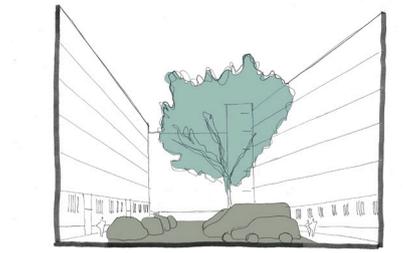
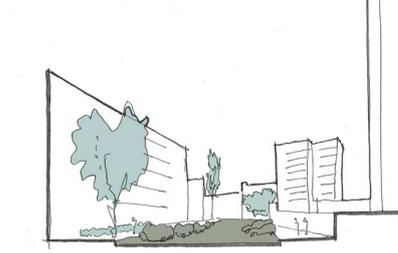
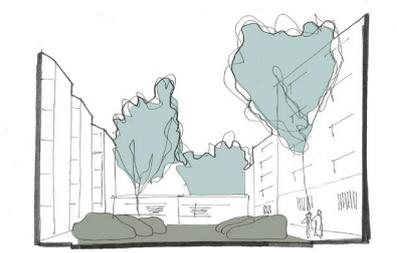
Diseño 'a la altura de los ojos'



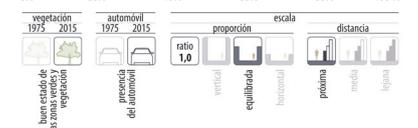
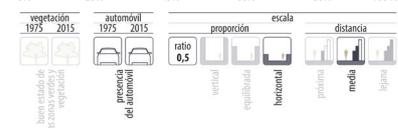
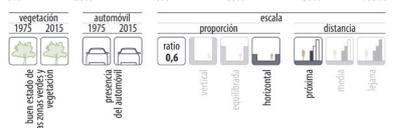
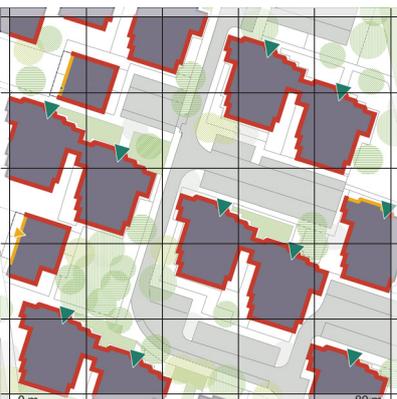
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



**leyenda accesos**

- ▶ terciario esencial (pequeño)
- ▶ terciario cerrado
- ▶ terciario no esencial (pequeño)
- residencial (1 o 2 viviendas)
- ▶ terciario esencial (grande)
- ▶ ocio y restauración
- ▶ terciario no esencial (grande)
- ▶ residencial (entre 3 y 12 viviendas)
- ▶ residencial (entre 13 y 40 viviendas)
- ▶ residencial (más de 41 viviendas)

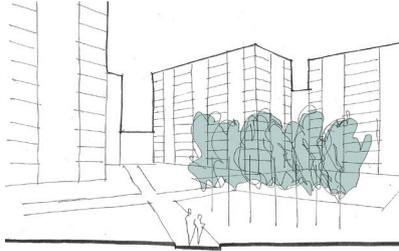
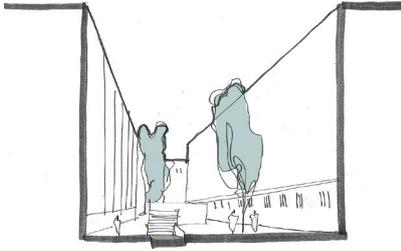
# Escala fragmento urbano

## MADRID

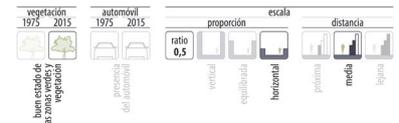
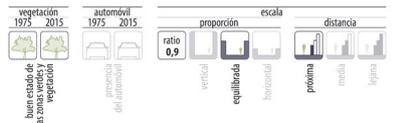
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### Barrio del Pilar y conjuntos Iberia y Altamira

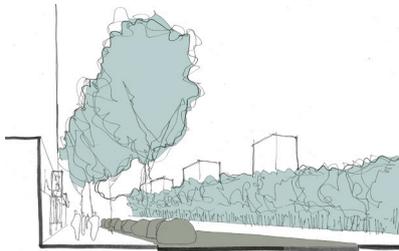
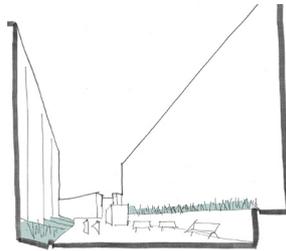
Diseño 'a la altura de los ojos'



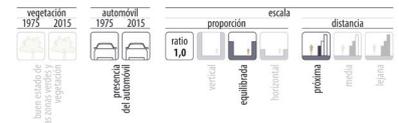
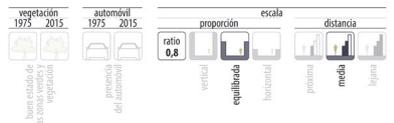
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



#### leyenda bordes y superficies

- espacio cubierto
- superficie marrón
- superficie verde
- borde duro

#### leyenda actividad y diseño

- borde blando
- vegetación
- valla
- automóvil
- nivel de actividad bajo
- nivel de actividad medio
- nivel de actividad alto

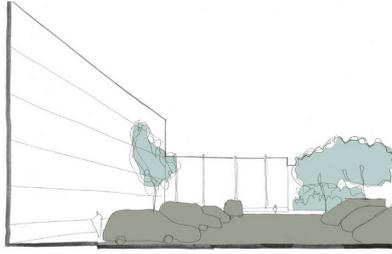
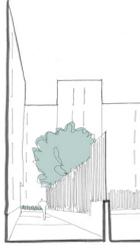
# Escala fragmento urbano

MADRID

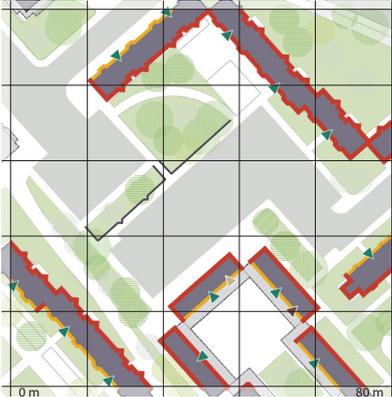
Colonia Saconia

Moratalaz

Diseño 'a la altura de los ojos'

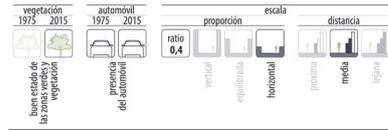
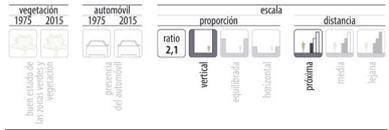


Fragmento 1  
Borde edificado

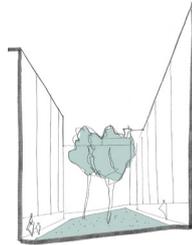
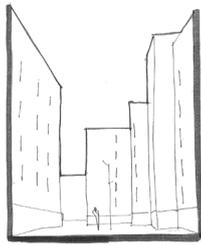


nivel de actividad del borde edificado

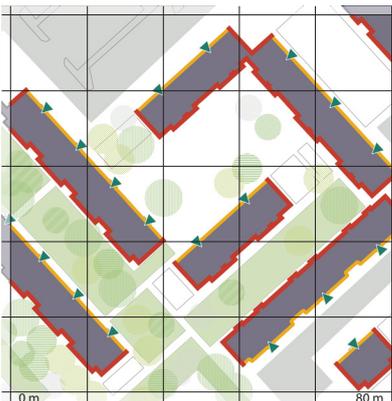
nivel de actividad del borde edificado



Diseño 'a la altura de los ojos'

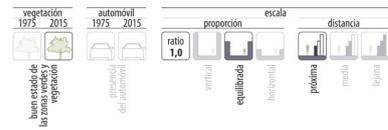
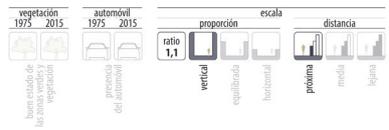


Fragmento 2  
Borde edificado



nivel de actividad del borde edificado

nivel de actividad del borde edificado



**leyenda accesos**

- ▶ terciario esencial (pequeño)
- ▶ terciario esencial (grande)
- ▶ terciario cerrado
- ▶ ocio y restauración
- ▶ terciario no esencial (pequeño)
- ▶ terciario no esencial (grande)
- residencial (1 o 2 viviendas)
- ▶ residencial (entre 3 y 12 viviendas)
- ▶ residencial (entre 13 y 40 viviendas)
- ▶ residencial (más de 41 viviendas)

# Escala fragmento urbano

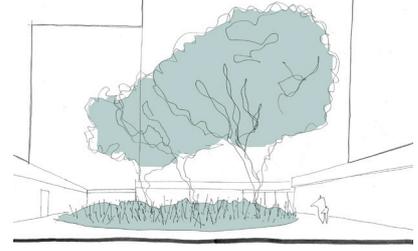
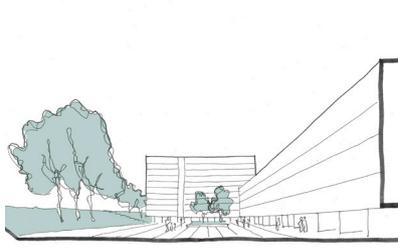
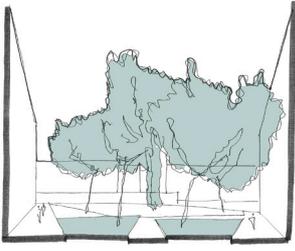
## BARCELONA

### Trinitat Nova

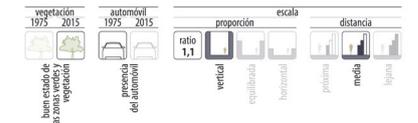
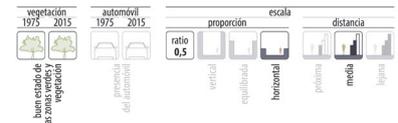
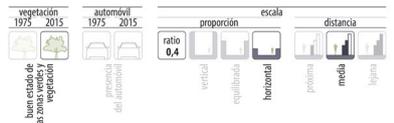
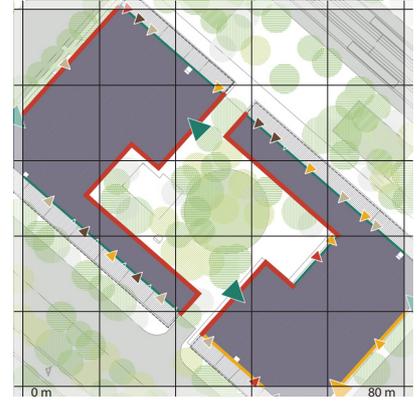
### Montbau

### Sudoeste del Besós

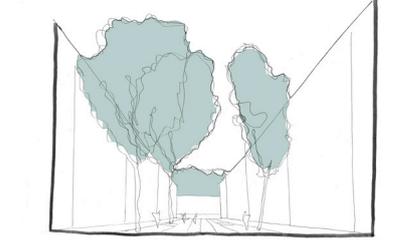
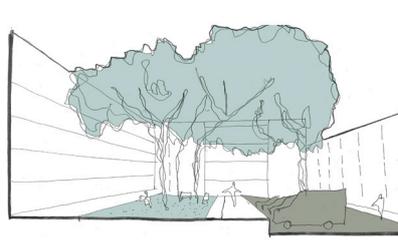
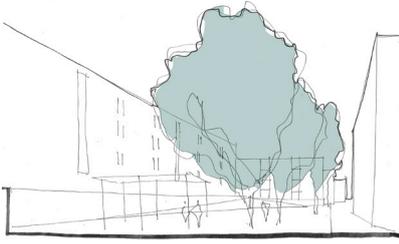
Diseño 'a la altura de los ojos'



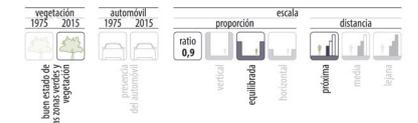
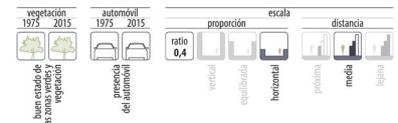
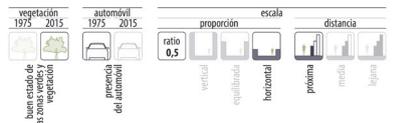
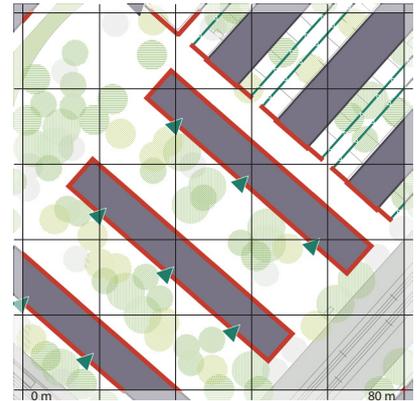
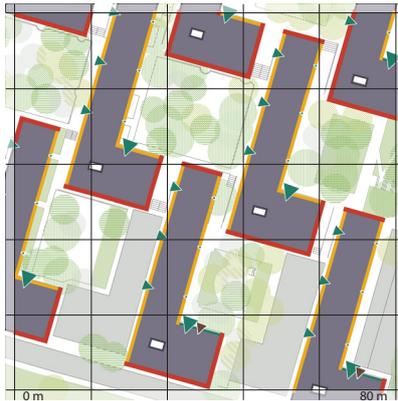
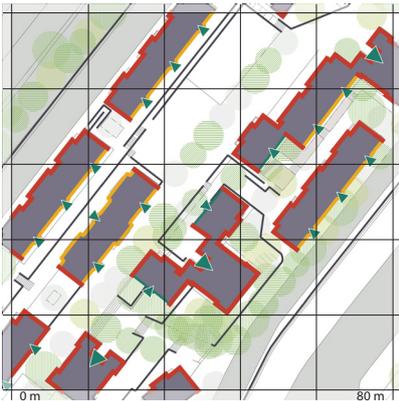
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



- leyenda bordes y superficies**
- espacio cubierto
  - superficie marrón
  - superficie verde
  - borde duro

- leyenda actividad y diseño**
- borde blando
  - valla
  - vegetación
  - automóvil

- nivel de actividad bajo
- nivel de actividad medio
- nivel de actividad alto

# Escala fragmento urbano

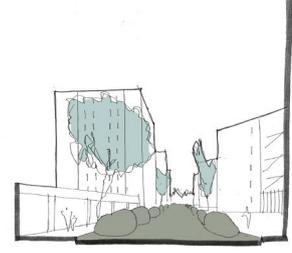
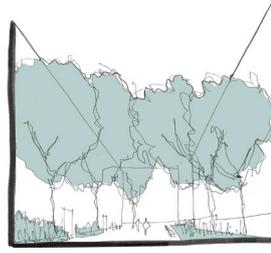
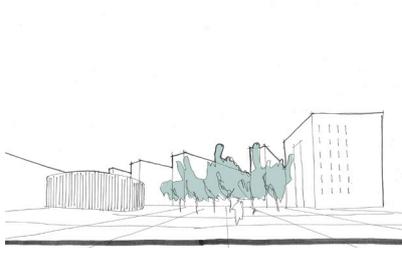
BARCELONA

Sant Ildefons

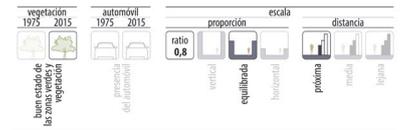
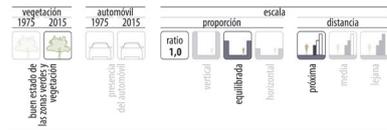
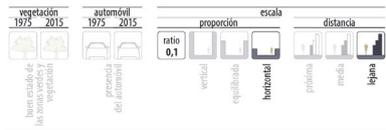
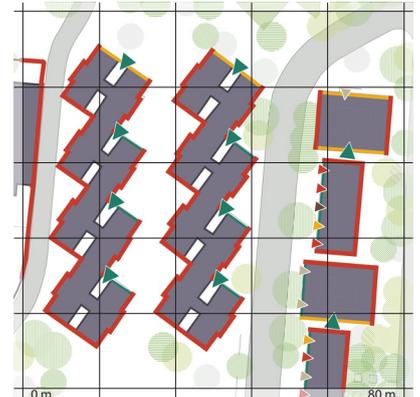
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Sant Roc

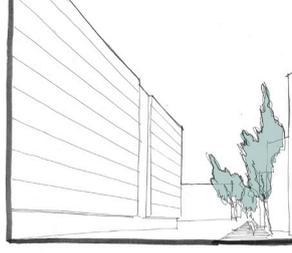
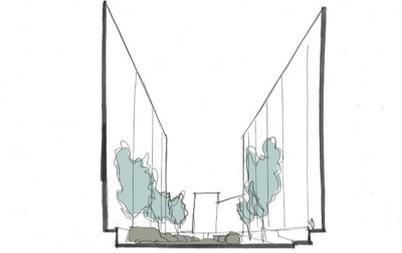
Diseño 'a la altura de los ojos'



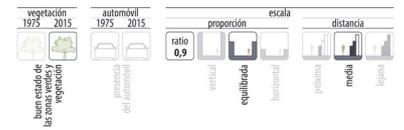
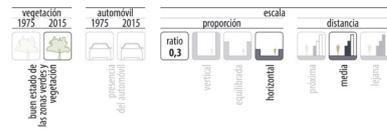
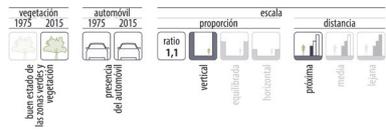
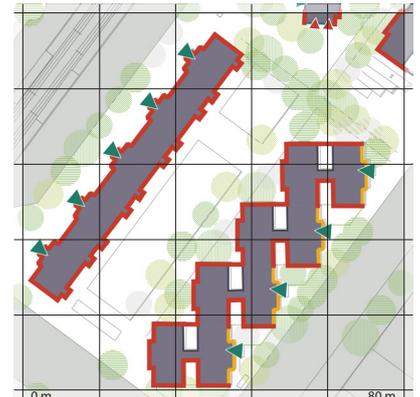
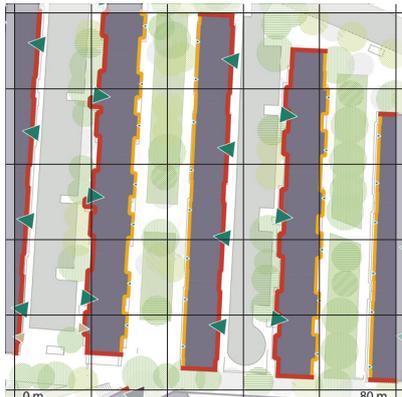
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



**leyenda accesos**

- ▶ terciario esencial (pequeño)
- ▶ terciario esencial (grande)
- ▶ terciario cerrado
- ▶ ocio y restauración
- ▶ terciario no esencial (pequeño)
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# Escala fragmento urbano

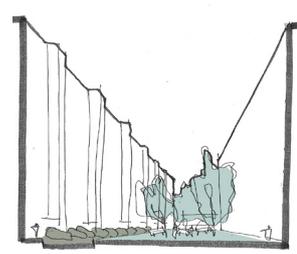
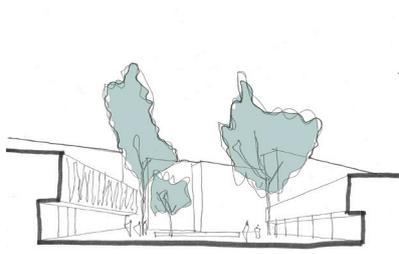
## BARCELONA

### Ciutat Meridiana

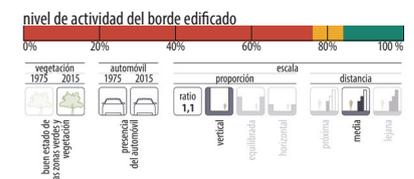
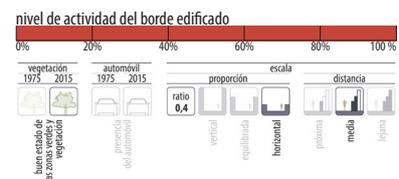
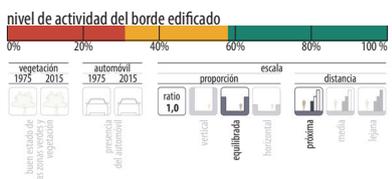
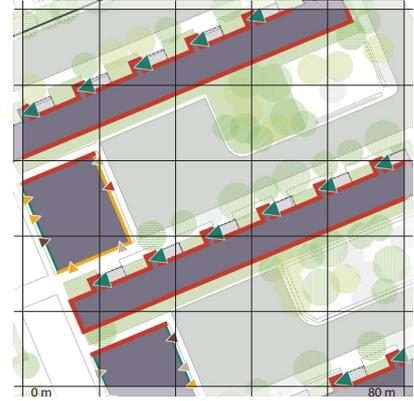
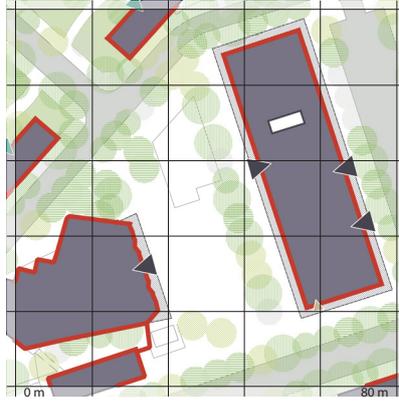
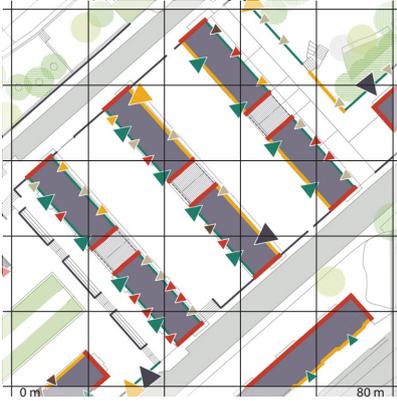
### La Pau

### Bellvitge

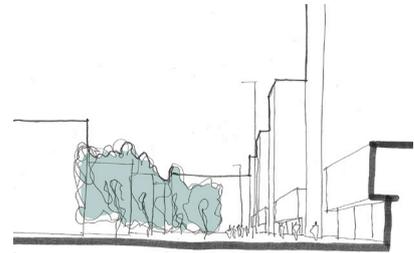
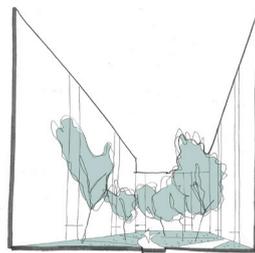
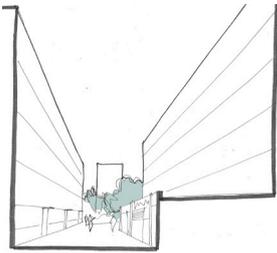
Diseño 'a la altura de los ojos'



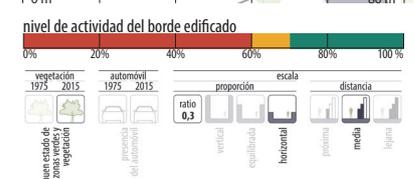
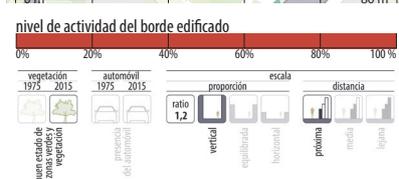
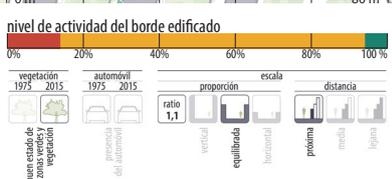
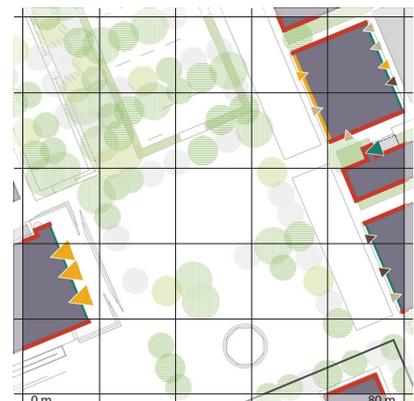
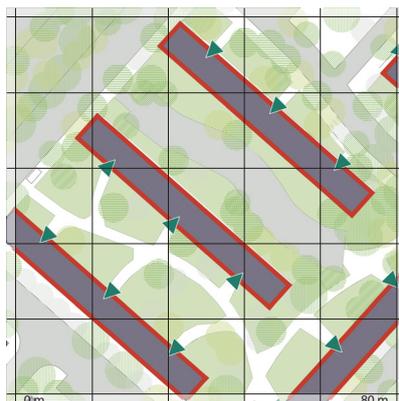
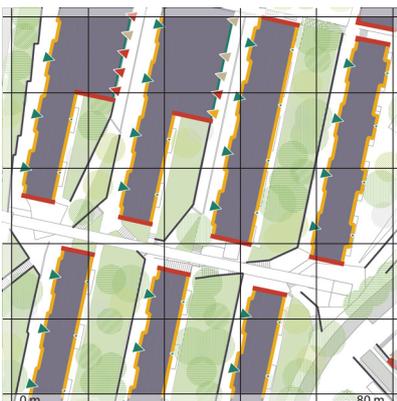
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



#### leyenda bordes y superficies

- espacio cubierto
- superficie marrón
- superficie verde
- borde duro

- borde blando
- valla

#### leyenda actividad y diseño

- vegetación
- automóvil
- nivel de actividad bajo
- nivel de actividad medio
- nivel de actividad alto

# Escala fragmento urbano

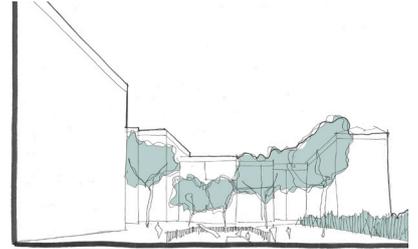
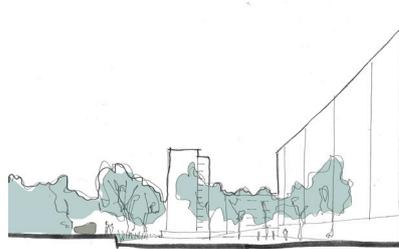
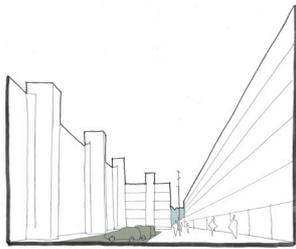
## BARCELONA

### La Mina

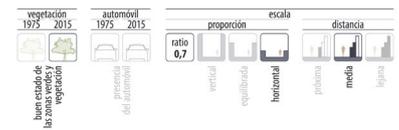
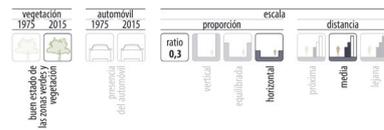
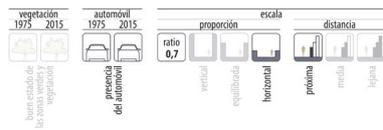
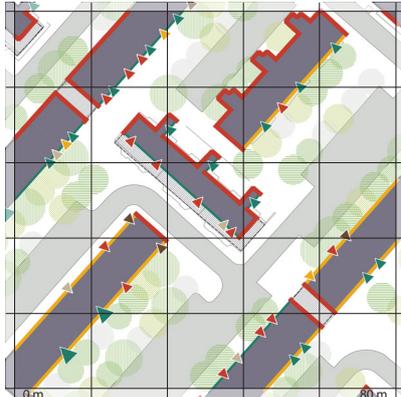
### Ciutat Badia

### Canyelles

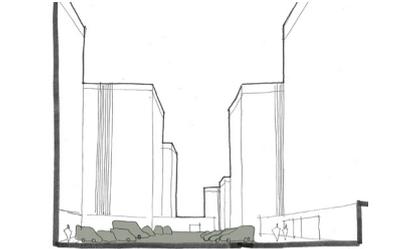
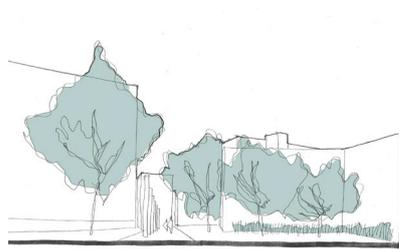
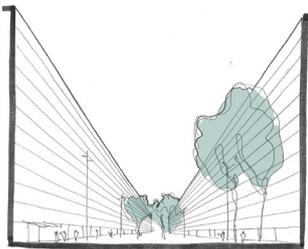
Diseño 'a la altura de los ojos'



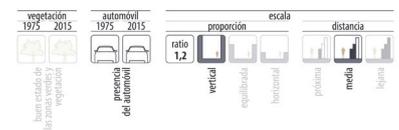
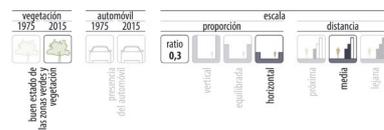
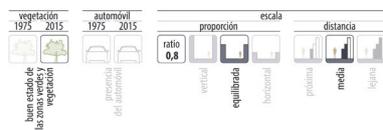
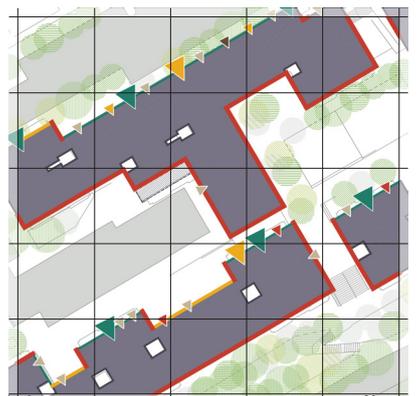
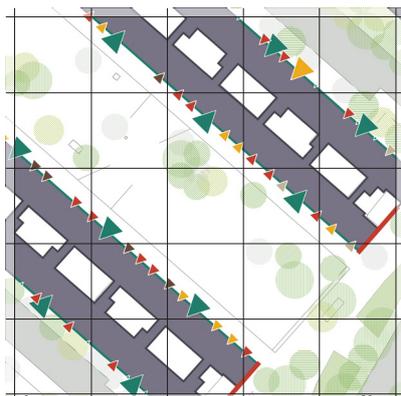
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



#### leyenda accesos

- ▶ terciario esencial (pequeño)
- ▶ terciario cerrado
- ▶ terciario no esencial (pequeño)
- residencial (1 o 2 viviendas)
- ▶ terciario esencial (grande)
- ▶ ocio y restauración
- ▶ terciario no esencial (grande)
- ▶ residencial (entre 3 y 12 viviendas)
- ▶ residencial (entre 13 y 40 viviendas)
- ▶ residencial (más de 41 viviendas)

# Escala fragmento urbano

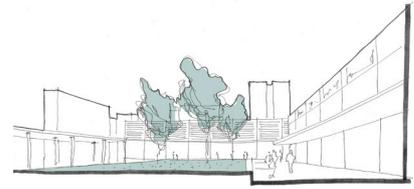
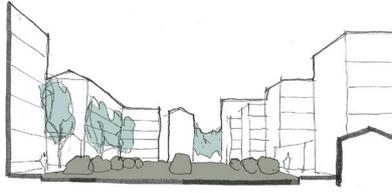
ZARAGOZA

Alferez Rojas

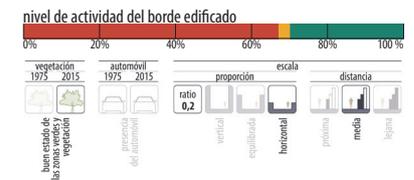
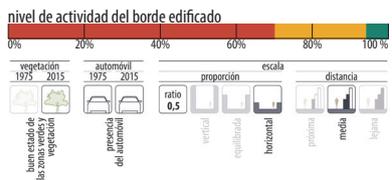
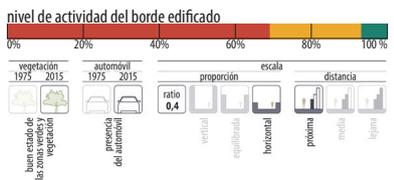
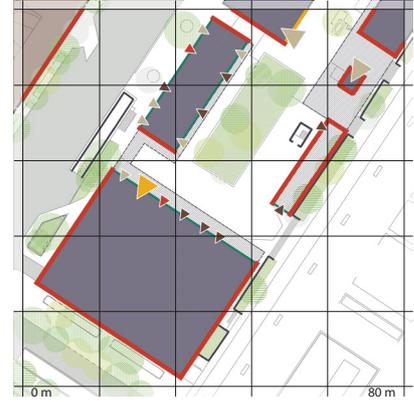
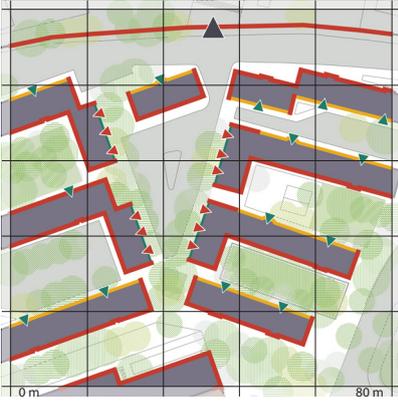
Balsas de Ebro Viejo

Poligono Romareda

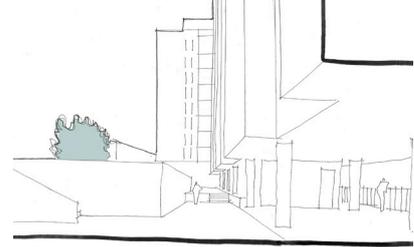
Diseño 'a la altura de los ojos'



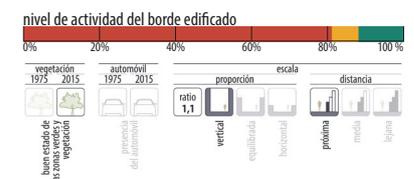
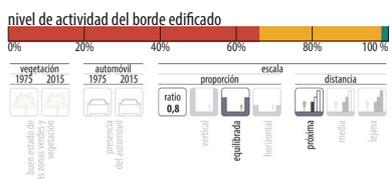
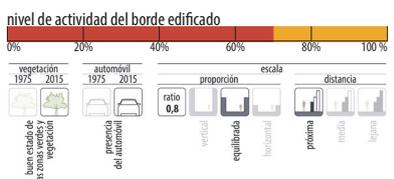
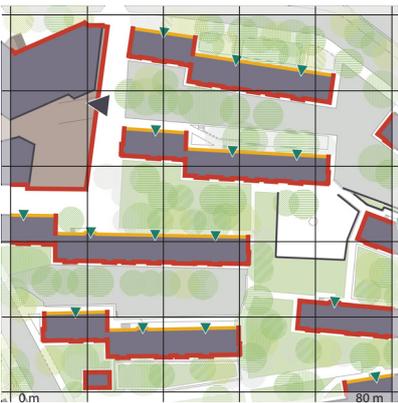
Fragmento 1  
Borde edificado



Diseño 'a la altura de los ojos'



Fragmento 2  
Borde edificado



**leyenda bordes y superficies**

- espacio cubierto
- superficie marrón
- superficie verde
- borde duro

**leyenda actividad y diseño**

- borde blando
- valla
- vegetación
- automóvil
- nivel de actividad bajo
- nivel de actividad medio
- nivel de actividad alto

