

THE REHABILITATION AND RE-USE OF THE URBAN HERITAGE SERVING THE FUNCTIONS OF AUTONOMOUS CAPITAL STATUS. COMPARATIVE ANALYSIS OF TOLEDO AND PAMPLONA

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Since the autonomous Spanish system was set up, the new political and administrative organization of the State meant extending the new autonomous capitals capacity to raise funds and to promote them, meant extending the new autonomous capitals capacity to raise funds and to promote them. In Autonomous Communities, each of which covers various neighbouring provinces, the capitals have relocated into the urban regional system thus producing the concentration of power in the capital and of administrative functions in its historical centres. The aim of our contribution consists of studying to what extent the establishment of the regional capitals have led to an empowerment of the policies and urban performances directed to rehabilitation and re-use of the urban heritage seeking to serve the functions of autonomous capital in Toledo and Pamplona.

The heritage, set of goods considered to be worthy of posterity, built as the main component of the territorial identity iconography, legitimate functions of capital. As well, the status of capital, seat of political power, induces a process of heritage status, through which a social group extract an object from normal social life for attributing the status of emblem of his identity in time to it, which in turn is part of the production of an imagined national community – regional community in this case -.

The objective of our research is to analyse to what extent the status of capital resulted in the strengthening of policies and interventions aimed at the revitalization of the urban heritage at the service of those new functions of regional capital. The wide diversity of regional capitals is unapproachable with the time constraints and material means we have to verify these objectives, so we have been forced to establish a strict selection of two case studies. The criteria we have used are as follows: the two selected cities meet the tested categories within the typology of regional capitals, their economic base is different, and both cities have

different management bodies. As a result of the application of these criteria we have selected two towns: Pamplona, capital of a single-province Foral community, and Toledo, capital of a region consisting of five provinces.

In the present case, the comparison between the two selected case studies seems to show that Pamplona, which even before the regionalisation process was exercising its function of provincial capital and symbolic capital of Navarra (historical heir to the ancient Kingdom of Navarra, in force until 1841 and from which emanates its particular regime of self-government, called Foral regime), unquestioned urban node and organizing core of the regional territory, opt for a model of rehabilitation and re-use of urban heritage. Apart from the Parliament of Navarra, the Palace of the Kings of Navarra (today General Archive of Navarra) and the Conference Centre and Baluarte Auditorium, much of the rest of the administrative offices of the autonomous region and the two universities, private and public, opt for relatively peripheral locations and buildings of contemporary architecture.

However, in the case of Toledo, capital of the community of Castilla-La Mancha, a region whose territorial identity is still under construction, the choice of the city itself was fought over other urban centres of the regional network. Toledo ranks fourth by size and population dynamics, and its proximity and good accessibility to Madrid explained that a methodology of residence/work functional delimitation leave it encompassed within the Madrid metropolitan area. The original decision supported the recovery of old buildings underutilized to house the administrative offices of the new autonomous community or of the regional University, therefore moving towards two objectives, recover and revitalize a splendid but abandoned historic core and symbolically endorse the choice of Toledo and the regional identity based on the heritage-regional capital bundle. In short, the approval of the Statute of Autonomy of the region ushered in a new era of relations between a “re-found” capital (capital of the old Visigothic Kingdom of Toledo and one of the headquarters of the Court of the Empire under Carlos I) and a redefined heritage, chosen as the historic capital - or head link (Spate, 1942) - on behalf of a patrimonial argumentation. Toledo would enter a phase of intense urban recycling and a new heritage cycle parallel to a new stage of globalization and re-scaling (Brenner, 2004). This would weaken the role of the national level in favour of metropolitan and regional scales, and a new globalized tourist regime of the heritage that tends to build comparative advantage in the context of urban competition in the heritage.

In Pamplona, it has taken until the first years of the Millennium so that the Administration begins to deal with the great public buildings. According to the authors of the Urban Development Catalogue 1950-2000 (2011), the scope of the Special Plan for Protection and Internal Refurbishment of the Royal Palace (finally adopted in 1994), one of the most unique contrasting with the compact urban layout, it was considered as a historic opportunity. The reason is that it coexisted wide urban public spaces with a set of impressive buildings of large dimensions which were then relatively untapped, but which could serve to accommodate different public and institutional uses. The proposal was aimed primarily to create adequate and accurate urban conditions for the rehabilitation and reuse of the Royal Palace and its entire environment. Therefore, it illustrated the great possibilities of recovery of the area and its buildings as well as its under-utilisation. The plan awarded new uses to the different buildings, some of them refurbished years earlier within the actions raised by the Special Plan for the historic core. In addition, The Plan indicated that the old Military Hospital

would be reused as the headquarters of the Department of Education of the Government of Navarra, but finally was the convent of Santo Domingo, in the street of the same name in the old town of Pamplona, the building that would house this new use.

An example of this is the rehabilitation of the building once occupied by the to house the Parliament of Navarra, created in 1982 and that after the democratization of institutions it was supposed to update the Province's specific legal arrangements in accordance with the Constitution of 1978. It is located on the boulevard or Paseo de Sarasate avenue within the first *Ensanche* (enlargement) of Pamplona, linking the old part of the city with the new Pamplona created by the second *enlargement*, being the only civil construction of official character raised in the first *Ensanche*.

The turn of the century is, according to Martínez Lorea (2010), a period of economic prosperity for the municipal budget allowing the City Council to opt for large-scale interventions by its architectural impact on the city. Two internationally renowned local architects such as Rafael Moneo and Patxi Mangado designed the interventions: the Royal and General Archive of Navarra, and the Conference Centre and Baluarte Auditorium, icon of the city's musical and theatre culture. The Archive was moved to the Royal Palace (12th century) and located in the old quarters of Pamplona after leaving its headquarters in the Provincial Council Palace, located in the first *Ensanche*. After the conquest of Navarra in the 16th century, the Palace became the residence of Viceroy, then Captaincy General, Military Government until 1971 and after much neglect in 1999 it was laid the first stone of its reconstruction. The Reformation ended in 2003. These land-use changes, together with the construction on the site (parking Padre Moret for the Conference Centre in 2003), have contributed significantly to the revitalization of the area.

However, with regard to the revitalization of the historic centre, important opportunities have been lost. One of them could have been the location in this space of the public University of Navarra reusing old buildings underutilized, as it was done in Toledo. Nevertheless, it was not the only missed opportunity. The lack of agreement between the Government of Navarra and the Town Council dropped off multiple locations, for example the Condestable Palace for General library, today located in San Francisco square. In Pamplona the potentialities offered by the monumental heritage to settle new Administration units have been missed, and most of the departments and regional Institutions are not located in the historic centre but in buildings of the first and second *Ensanche* close to the historic core.

In Toledo, in the mid-80s, they begin to generalize recovery processes of old underutilized buildings whose objective is the location of administrative uses related to the new status of Toledo as the capital of the Castile-La Mancha region. The re-use of buildings without hardly use for new functions allows the rehabilitation and preservation of these buildings and the presence of activity in their environment with the positive side that it entails for the city.

This line of action has been conducted by the Regional Government of Castile-La Mancha with important rehabilitation works in buildings, which now serve as dependencies of their own services and as a venue for cultural and educational institutions. Some examples of rehabilitation works for administrative uses are, among others: the Fuensalida Palace for the headquarters of the regional government; the convent of San Gil to house the regional parliament of Castile - La Mancha; the Nuncio Hospital for the regional Ministry of Economy,

Finance, and Public Works; and the building of Doncellas Nobles for regional Ministry of Education and Culture, although currently this regional Ministry is located in a new building at the housing estate of Santa María de Benquerencia.

That is how the new autonomous body has been a key actor in the revitalization of the historic core. On the other hand, the institutional presence increases the touristic and cultural dynamics of the city promoting the recovery of monumental buildings for cultural purposes. Among others, public authorities rehabilitate the Rojas Theatre, the Tornerías mosque to host the Regional Craftsmanship Centre, they carry out the refurbishing of the Tavera Hospital, and the upper floor of the Alcázar is renovated for hosting the Regional Public Library.

Faculties and university schools of the Toledo Campus are located in emblematic historical buildings, which does not occur in Pamplona where the public University of Navarra and the private University looked to settled in the periphery of the city. Toledo university campus is divided into two distinct areas: the historic core campus and the one in the old Fábrica de Armas, “another historic city”, an authentic industrial city dating back to the 19th and 20th centuries by the river Tajo.

In the old town are the degree courses related to the social sciences and humanities. The Faculty of Law and Social Sciences is headquartered in the old convent of San Pedro Martir and in the old convent of Madre de Dios. The Faculty of Humanities is headquartered in the Padilla Palace. The Cardinal Lorenzana Palace is the seat of the Vice-Chancellor of the Campus and Institutional Relationships and hosts the European Documentation Centre and the Centre for Consumer Studies of the UCLM. Also, the University of Castile - La Mancha has a Research Center for Arabic and Hebrew languages: the School of Translators, which takes its name from the famous homonymous medieval institution. All these University facilities have and have always had its location inside the walled enclosure, thus contributing to the rehabilitation of old monumental buildings and the revitalization of the northern area of the historic centre, the conventual area with significant problems of de-population and large buildings vacated pending rehabilitation and destination of use.

In short, the historic centre of Toledo continues to be the centre of activity in the city by his expertise in administrative, educational, cultural and economic functions of tertiary character. Furthermore the University function allows exploiting the potential of the monumental and built heritage, encourage the recovery of housing for teachers and students, and generate the establishment of basic products local businesses as well as shops specializing in culture such as bookstores and stationery stores.

Meanwhile, in Pamplona, the revitalization of the historic core has not been associated with the functions of regional capital. In fact, most of the administrative buildings are located in historical buildings of the *Ensanche*, but close to the old historic core. In terms of the University function, the settle of the public University of Navarre in 1987 did not cause a strengthening of the operations of rehabilitation and change of use in these urban spaces, addressing the new built construction of the entire university premises that would accommodate these uses in the outskirts of the city.