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## A NEW URBAN CONTEXT: BETWEEN THE EXTENSION AND RENOVATION OF THE CITY

Urban planning has always been aware of the management regulations and procedures necessary to construct and order a new city. Since the first laws of city expansion until the new laws related to autonomous grounds, the necessary techniques to transform the territories into cities have played a main role. In this way, in the last two decades, according to the report "Cambios de ocupacion en España implicaciones para la sostenibilidad", Spain together with Ireland and Portugal has been one of the countries with the highest level of artificial ground growth.

Even in this recession that Europe is going through, the

growth tendencies are still rising. Now, we can also state that more than 25 % of the territory of the European Union can be considered urban space. It is the space in which we live, work and in which we spend most of our free time. These urban scenes, in many cases, start to show clear signs of illustrative decline of a situation, which will, in time, become worse. Physical factors like building, urban public space; economic and social factors make up the elements that create a city whose creation we have to be reviewed after some time.

This paper's purpose is to state how the procedures of expected Urban Renewal must

be dealt with in the next few years. They will be different in magnitude and nature than those historically known due to intrinsic reasons of the context in which they will happen. The Simultaneous Construction of a huge percentage of the weave of our city during the 60s and 70s will give rise to Obsolete Situations that will create new opportunities for an urban planning that will have a Growth

due to Transformations, once the Useful life of the buildings has expired.

This speech will be based on the results of a pioneering investigation on this subject that has been done by the Department of Urban Planning of the Universidad Politécnica de Valencia and has used the city of Valencia to carry out the investigation.