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## SUMMARY OF THE DOCTORAL THESIS

The need for growth of cities had a turning point with the industrial city during the nineteenth century, based on the model of "Ensanche" and growth on free soil. Nowadays this need has finished the available soil off or has urbanized areas above real needs. After the initial abandonment of the old historic districts in the twentieth century, the process of urban recovery of these obsolete areas started in the late 80s and its results have been demonstrated satisfactory. The current challenge is to restore the urban areas that were the subject of nineteenth-century "Ensanches" and for this reason we have chosen as a study area, Russafa, which was a town and became a neighborhood of Valencia, Russafa, as was absorbed by the expansion of the city.

- In the first part of the thesis, the question is why "Ensanches" of cities occur, taking Paris and the Haussmann's renovation as the starting point of this process, which was certainly imitated in major European cities of the time, both at the formal level as in the procedure.

Florence, capital of Italy when it needed its "Ingrandimento" with the Plan designed by Giuseppe Poggi, combines this growth to accommodate new classes that were being established, simultaneously with the "Risanamento" of the renaissance city.

Two cities are the main models concerning urbanism in Spain, on one hand, Barcelona with the Plan designed by Cerdá, which has been the theoretical basis of many plans during the twentieth century, and extensively referenced and studied by many authors. On the other hand, Madrid with his Castro Plan intervention, being almost unknown until a few years ago, it can be said that has become the practical basis and the seed of contemporary Spanish urbanism.

The railway introduction has been a common element in all the studied cities, and has conditioned the design of all referenced "Ensanche" Plans as well as the location of the different social classes in the territory.

- The second part of the thesis, documents and analyzes comparatively the different "Ensanche" Plans that has had the city of Valencia, always taking as the research main point, Russafa, and their progressive incorporation into the city like a neighborhood. This part introduces the concept of Legislation Block to understand how the urban core and its surroundings has been transformed, every time that the Plan or Building Ordinances changed in the study field, with the resulting adjustment of architectural typologies buildings, as well as the railway introduction impact, both in the urban layout, as in the configuration of the social weave.

- Finally in the third part it has been carried out a characterization process of Russafa neighborhood, focusing on obtaining a typological classification of the building blocks conformed to the Legislation, and searching for the "historical permanences" of the old town of Russafa, which would justify this peculiar environment that was declared a Site of Cultural Interest.

In recent years, knowledge has been materialized and has allowed to establish methodologies for analysis, diagnosis and work programming in Historic Centres Recovery, and after more than twenty years since the rehabilitation of neighborhoods began in Spain, is good time to evaluate the current tools and to define new strategies that allow the incorporation of sustainability in the field of residential rehabilitation, with an important impact on the urban regeneration process. This new objective along with the traditional ones, can be achieved, among others, improving the energy efficiency of the building.

In this thesis, it has been considered an Analysis of Methodologies for the patrimonial recovery of protected urban environments and it concludes with a **Methodological Proposal taking into account the historical values and the new energy models, focusing on what may be Russafa in the XXI century.**