

## EXTENDED ABSTRACT

# REINVENTED ARCHITECTURES. SUSTAINABLE HOTELS IN INDUSTRIAL CONSTRUCTIONS

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### 1. INTRODUCTION

To address the issue of resilient sustainability in relation to tourist buildings in our country, from a dynamic sustainability, the issue must be raised in at least two settings. On the one hand, the integration or relationship established between the property and the landscape, and on the other hand, issues related to energy self-sufficiency, emissions, passive buildings, etc.

a) Sustainability and integration with respect to the territory / landscape, urban or rural: volumetric impact, aesthetic-formal impact. Communication between the construction and the landscape, allowing the natural to penetrate the internal space. Involvement of the establishment or group with its surroundings, through environmental conservation programs

b) Energy self-sufficiency: "Passive buildings", geothermal energy, orientation, volumes that self-organize and adequate vegetation to generate shadow areas in warm places, thermal insulation of buildings (coating of walls, triple glazing, air chamber under the floor), natural lighting, LEDs ...

Additionally, we must consider a transversal axis: The sustainability of sustainability, that is, resilience. For this, it is necessary to address several issues:

\* Low-cost bioclimatic actions both in their execution and in their maintenance: water basins on rooftops to cool buildings, ventilation chimneys that cool naturally, green roofs, thermal hot water for heating or residual from, for example, thermal power plants

\* Rehabilitation versus new construction

\*Resource Optimization. Prefabricated or local materials that have traditionally worked in the area.

\* Construction / Bioclimatic Reconstruction: recyclable materials, reduction of energy consumption, renewable energies, reduction of the price of construction and maintenance.

\* Comprehensive renovation of degraded areas. New uses: for example, transformation of some of these areas into wellness cities for the elderly.

## 2. OBJECTIVES

For the present work, the second statement has been chosen: Rehabilitation versus new construction, for understanding the need to analyze each of the statements, to achieve in successive studies a holistic proposal that goes beyond the parts separately.

The approach is thus clear: emphasize the need to recover old patrimonies in order, by re-functionalizing them, to achieve their preservation and enhancement.

Although the general panorama of Spanish hotel construction in recent decades in rural areas shows a clear trend towards Regionalism in its various meanings, some actions that stand out for a courageous commitment to modernity are worth noting. Interventions not for few less important. Modernity understood not only as a formal show, but also as experimentation with materials, lines, and above all an understanding of the landscape, integration into the environment and a necessary sensitivity towards sustainability issues for the 21st century. Along with this, there are also architectures that are based on those same principles of resilience and that are those that are the result of the rehabilitation of disused heritage, which thus acquires a new function, at the same time as an environmental improvement.

We thus start from the necessary attention to the constructions in their environment. The consideration of heritage, by UNESCO, as a whole that integrates the natural and the cultural, without precise borders, with a global conception, we find it already since 1964 in the Charter of Venice, where it is explicitly stated that “the notion of the historical monument includes both the isolated architectural creation, as well as the urban or landscape environment that constitutes the testimony of a particular civilization...”. And this is endorsed in Paris in 1972 during the Convention for the Protection of World Cultural and Natural Heritage.

Old containers for new uses, a modern heritage approach, typical of the eighties. The awareness that the restored heritage must be endowed with new functions if, after the initial ones are lost, its permanence is intended. This is what Alois Riegl was already proposing at the beginning of the 20th century. In Spain, since the Regia Tourism Commission (1911-28) and the Marqués de la Vega Inclán, and from 1928 the National Tourist Board advocates to recover heritage to house hotels. The Network of National Paradores will be an example, but also regional initiatives such as the Network of Hospederías de Extremadura (from the 90's) or the Pazos de Galicia brand.

## 3. METHODOLOGY

To face this work, we started from previous studies elaborated over the years by the author on hotel architectures, both in their typological aspect and in the relationship of these constructions with their surroundings and the repercussions on the landscape.

On the other hand, examples offered on the network were tracked in order to achieve enough establishments to generate typologies and action frameworks. Afterwards, information was sought regarding projects, architects and in some cases the environmental impact.

Simultaneously, the corresponding fieldwork was carried out and establishments and architects involved in the rehabilitation work were contacted.

#### 4. CONCLUSIONS

The hotel as a tourist attraction is evident in this review. The traveler seeks to know places; but she does it by experiencing sensations and emotions generated by her accommodation. And she obtains it through the utopias that the collective imagination links to the railway, or the romantic vision of the lighthouse.

It is necessary to highlight the cases in which the exquisiteness of the intervention allows the recovery of the old buildings and the movable heritage linked to them. Unfortunately, on other occasions, negligence or mere ignorance caused very important items to disappear or misplace.

Thus, after this quick tour of disused industrial remains converted into hotels, it is appreciated that the reuse of these old containers for new hotel uses has made it possible, on the one hand, to recover a heritage that otherwise led to its disappearance. On the other hand, a sustainable action is achieved that avoids the waste of new construction.

However, the paradox of rehabilitation actions is also highlighted, such as the case of Cabo de Gata, where reuse can lead to environmental deterioration, despite the patrimonial recovery that in principle it entails. Here it is necessary to consider, together with the visual improvement of the architectural complex, the tolerance threshold and the load capacity of the surrounding space.

Regarding typologies and formal aspects, it must be appreciated that, although in recent decades the choice of neopopular or regionalist models continues to be a hegemonic trend in the panorama of rural hotel construction, there are other lines of action more in line with postulates modern and sustainable. The results, in addition to being resilient and respectful with the environment, represent a commitment to an avant-garde that seems resistant to rural tourism, with rare exceptions. This is in line with the ideas of the Modern Movement, and Le Corbusier's admiration for automobiles or his conception of the house as a "machine for living". Starting from industrial remains, historicist allusions or pastiche are avoided. In short, a commitment to a coherent future.