



# SANTIAGO DE COMPOSTELA

## SPAIN

### KEY FEATURES OF THE CITY

#### *Demographic Facts*

- nearly 100.000 inhabitants
- city area of 220 km<sup>2</sup>

#### *Heritage*

- Registered heritage: Santiago de Compostela (Old Town)
- Inscription: World Heritage List
- Date of inscription: 1985

### EXISTING GOVERNANCE MECHANISMS

#### *Development and Management Plans*

- The Special Plan for the protection and restoration of the historic city of Santiago de Compostela
- The Special Plan for the Protection of the Built Heritage
- The Special Plan of Historical City Protection and Rehabilitation
- The Urban Development General Plan

#### *Responsible Authorities*

- The City Council of Santiago de Compostela
- The Regional Community of Galicia
- The Regional Heritage Authority
- The Consortium of Santiago
- The Archbishopric and the University of Santiago
- The Commission of the Historical Town
- The Commission of Cultural Heritage of Xunta de Galicia
- The Office for the Rehabilitation of the Historical Town

#### *Legislation for the protection and management*

- Decree of the Council of Ministers of Spain
- Law of the Artistic Treasure and its Regulations
- Guidelines for the approval of projects of works to be implemented in areas of the Santiago affected by the declaration of historical-artistic complex
- Law of Cultural Heritage of Spain
- Law of Cultural Heritage of Galicia
- Law for Protection of the Way to Santiago

### MAIN ISSUES TO BE ADDRESSED

- Managing abandonment and housing needs.
- Managing massive tourism
- Managing mobility

### KEY ASPECTS OF THE CULTURE BASED REGENERATION STRATEGIES

- Rehabilitation of the city's residential function
- Preservation of the commercial activities
- Environmental regeneration of marginal open spaces



### 8.13 *Santiago de Compostela*

*Santiago de Compostela is the capital of the autonomous community of Galicia in Northwestern Spain. The old town of Santiago was destroyed by the Muslims at the end of the 10th century, and completely rebuilt in the following century. As one of the most important holy sites of Christianity and final destination of the medieval pilgrimage route of St. James' Way, the city exercises a great influence on the surrounding area.*



### ***8.13.1 Key features of the city***

Santiago de Compostela has received different influences throughout its history, interweaving local traditions — based on the original Galician architecture, with its typical wooden galleries and traditional materials — with diverse currents and styles. As a result, the Old Town has integrated these different styles and currents with local traditions, conserving a valuable historic centre in this overlapped structure.

#### **Demographic facts**

With its population of nearly 100.000 inhabitants on a total area of 220 km<sup>2</sup> — while the metropolitan area reaches around 180.000 citizens — Santiago is the smaller case-study.

#### **Urban figures**

The Old Town of Santiago merges Romanesque, Gothic and Baroque buildings. The oldest monuments are grouped around the tomb of St James and the cathedral, which contains the remarkable Pórtico de la Gloria.



## Heritage

In 1985, the city was inscribed in the World Heritage List as “Santiago de Compostela (Old Town)”, by virtue of both its tangible heritage and intangible dimension linked to its role as pilgrimage site and symbol of Spanish Christianity.

Destroyed by the Muslims at the end of the 10th century, it was completely rebuilt in the following century.

### *8.13.2 Existing governance mechanisms*

#### Development and management plans

The management plan entitled **Special Plan for the protection and restoration of the historic city of Santiago de Compostela** — approved by the city’s Municipal Council in 1994 — has been implemented since 1997.

The objective of the plan was to revive the historical centre by taking a comprehensive approach to rehabilitation, by acting on a double level: on the one hand acting on the physical structure of the city through the creation of green space, the development of a new traffic system, and the restoration of architectural heritage; on the other hand recognizing the need to provide affordable solutions for housing so that gentrification and social exclusion could be avoided.



Further plans include:

- the **Special Plan for the Protection of the Built Heritage**, approved in 1988;
- the **Special Plan of Historical City Protection and Rehabilitation**, approved by the city's Municipal Council in 1994;
- the **Urban Development General Plan**, approved in 2008, and specifically addressing urban development planning protection.

### **Responsible authorities**

Local authority, regional and the State Party are responsible for over-seeing the implementation of the management plan and monitoring its effectiveness, and “there is excellent coordination between all bodies / levels involved in the management of the property” (UNESCO).

The **City Council of Santiago de Compostela** — a local authority that collaborates under agreement with other public bodies and authorities — is responsible of the planning and management of the protection and conservation of the asset.

The **Regional Community of Galicia** is responsible for the protection of the buildings and monuments declared assets of cultural interest, in accordance with state and regional laws for the protection of the heritage.



The **Regional Heritage Authority** provides authorizations for action on monuments or buildings individually-declared as assets of cultural interest.

The **Consortium of Santiago** and the **Archbishopric and the University of Santiago** are involved in the conservation of the Old Town, together with the **Commission of the Historical Town**, the **Commission of Cultural Heritage of Xunta de Galicia** and the **Office for the Rehabilitation of the Historical Town**.

#### **Legislation for the protection and management**

The city has been entirely declared Historic and Artistic Monument of national category by **Decree of the Council of Ministers of Spain** of 1940, and further special decrees in declaration of historic-artistic monument of national category have been enacted for some specific buildings. Furthermore, protection is provided by the **Law of the Artistic Treasure** (1933) and its **Regulations** (1936), as well as by legal instruments such as the **Guidelines for the approval of projects of works to be implemented in areas of the city of Santiago de Compostela affected by the declaration of historical-artistic complex** (1964). Additionally, protection is provided also by the **Law of Cultural Heritage of Spain**, approved in 1985, the **Law of Cultural Heritage of Galicia**, approved in 1995, and **Law for Protection of the Way to Santiago**, approved in 1996.

#### **8.9.3 Main issues to be addressed**

Social, cultural and financial aspects represents the main issues to be addressed in the regeneration processes for Santiago de Compostela, particularly relating to three main specific focuses.

**Managing abandonment and housing needs.** The deterioration processes witnessed by the city in the 1970s and 1980s — together with the suburban residential development which attracted the city's inhabitants — have resulted in abandoned riverbeds, empty houses and poorly maintained open spaces. The need for houses rehabilitation thus represents a key issue for the restructuring of the lost residential character of the city.

#### **Managing massive tourism.**

Though the Old Town shows a good condition of conservation, it suffers the pressure of the massive tourism, which produces overcrowding around the historical core constituted by the Cathedral. As a result, changes in the traditional commercial activities have occurred, and the need to restore this function is thus a fundamental goal besides supporting the policies of conservation.

#### **Managing mobility.**

As a destination of thousands of pilgrims arriving every year through the Jacob's Ways, the implementation of the transport system has to be addressed by regeneration strategies, in order to foster the accessibility of the city.

#### **8.13.4 Key aspects of the culture-based regeneration strategies**

In the framework of a complex regeneration and planning policy, special attention has been paid to three key aspects recurrent in the contemporary setting of historical cities: the **rehabilitation of the city's residential function** with the improvement of the population's housing conditions, the **preservation of the commercial activities**, and the **environmental regeneration of former marginal open spaces**.