

Una manera de hacer Europa



BUENAS PRÁCTICAS Actuaciones Cofinanciadas

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**Programa Operativo
Plurirregional de España**

Año 2021

Fondo Europeo de Desarrollo Regional

Good Practice: Rehabilitation of the old RENFE train station building - Web Kiosk - Water Route Visitor Centre - Control Centre

This example of Good Practice involved rehabilitating the two-storey building that once housed the old RENFE train station in Quart de Poblet, located between the streets Juan XXIII and Azorín. The work has enabled a facility of great historic significance for the town to be recuperated, since it is a building linked to the municipality's history which it has now been possible to exploit again for new public uses to benefit the local population.

As well as the complete remodelling, which has preserved the original architectural characteristics, an elevator has been fitted at the side of the building, thereby making it completely accessible. A tourist office has been prepared on the ground floor and a room to control municipal services remotely, whilst on the upper floor a bright hall has been created for exhibitions. It is worth noting that in the latter room even the original wooden roof has been recovered, helping to preserve its historic identity and uniqueness as a building.

Furthermore, a small raised esplanade has been built around the building, taking advantage of the existing height difference in ground levels. Benches, litter bins, fitness machines and an access ramp have been installed here.

The budget for this work comes to €234,991.68, of which the ERDF (European Regional Development Fund) fund is contributing €117,495.84. The work will have an impact for a population of nearly 25,000 inhabitants.



HISTORICAL PHOTO OF THE STATION / PICTURE BEFORE THE REHABILITATION



IMAGE OF THE FINISHED PROJECT

The criteria for defining this work as an official Good Practice are:

1. THE ROLE OF ERDF IN THE WORK HAS BEEN SUITABLY PUBLICISED AMONG THE POTENTIAL BENEFICIARIES AND THE GENERAL PUBLIC

As regards obligatory notification, an information board was put in place while the work was being carried out, and when it was finished a permanent plaque was fitted. Furthermore, the work can be seen in the Member State single municipal internet gateway: <https://feder-edusi.quartdepoblet.es/>. In all cases, information about the co-funding from ERDF has been provided.



INFORMATION BOARD DURING THE WORK



PERMANENT PLAQUE AND SINGLE INTERNET GATEWAY

Advertising materials were also created (canvases, banners and roll-ups) and complementary signage to raise awareness about ERDF’s co-funding and the station’s new uses.



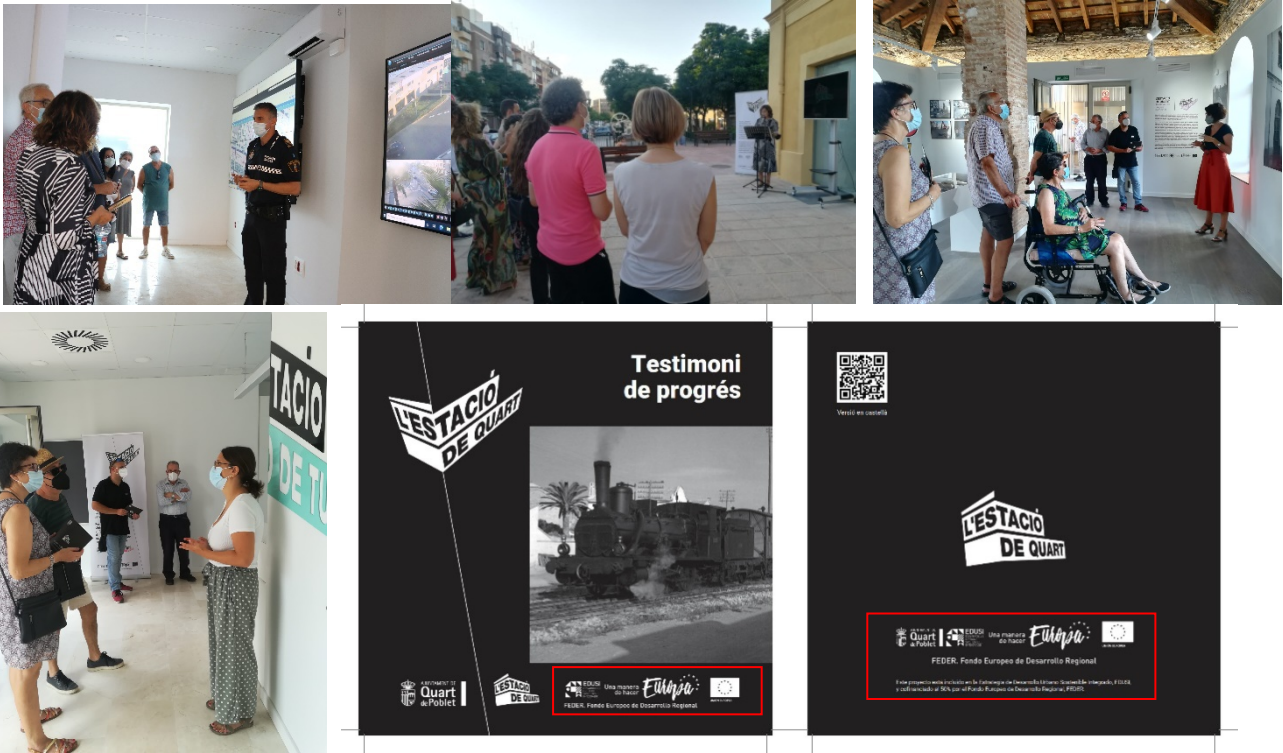
INFORMATIVE BANNERS AND CANVASES

As for the social networks, press articles and news, here are some examples of publications:

SOCIAL NETWORKS

PRESS ARTICLES

In order to raise awareness about the building among the citizens, an open-doors weekend was held with guided tours giving explanations about the renovation and the building's new uses, as well as the importance of the funding from ERDF in order to carry out the project. Due to the health crisis, the tours were carried out in small groups to ensure safety measures at all times. In addition, an eight-page brochure was handed out to bolster the explanations, and an exhibition was inaugurated about the history of the railway passing through the town, with historical photos showing how it evolved.

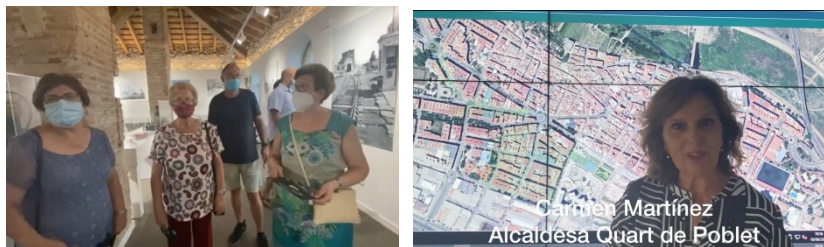


PHOTOS OF THE PUBLIC EVENT AND THE COVER AND BACK OF THE BROCHURE HANDED OUT WITH THE ERDF FUND'S LOGOS AND INFORMATION

A video was also made of the inauguration, showing the building's new uses, rehabilitation and the renovated rooms, as well as the impressions given by citizens who came to the open-day events. This audiovisual was disseminated and promoted through the social networks.

Here is a link to the video and stills from it:

<https://www.youtube.com/watch?v=D75WN3rTLPE&t=9s>



STILLS FROM THE VIDEO

2. THE WORK HAS INCLUDED NEW FEATURES

The most striking innovative feature is the creation and design of the *L'Estació* “brand”, with its own logo, so that the townspeople can easily identify the building and its current uses. This new emblem seeks to reflect the importance of the building and what it means as a connection between the past and the future. This is because on the one hand, it is a reminder of the building's history as a railway station for a bygone line that left its mark on local history due to its connection with the capital city of Valencia, while on the other, it connects with its revamped use as a space equipped with new technologies to manage municipal services remotely. Moreover, each of the new uses has had its own brand designed for it with the *L'Estació* logo to bolster the image amongst the citizens and familiarise them with the three new public service uses.



IMAGE OF THE L'ESTACIÓ BRAND AND NEW USES

Another innovative aspect is that by recovering a building of historical and architectural heritage, it has been possible to make use again of a specific space to raise awareness among the citizens about local cultural and natural heritage such as the River Turia and its natural park, as well as the traditional Valencian market gardens or *huerta*. Furthermore, the old station building's very own symbolism has been bolstered as an example of the bygone railway infrastructure where the Metro train now runs.

3. MATCHING THE RESULTS OBTAINED TO THE GOALS SET OUT

The planned goals have been met, such as the protection and recuperation of a historic, symbolic building in order to provide a physical space to raise awareness about cultural and historic heritage and for tourism, since there was a need to create an office to attend to the public to promote tourism.

Furthermore, the rehabilitation has managed to integrate the building into the renovated urban surroundings and the boulevard along which the old railway lines used to run. This walkway has become a familiar point of reference for the citizens, since it has enabled the town centre to be joined up, whereas before it had been split by the train passing through. It should be noted that the public library is just opposite the station. It is also located in an old, remodelled factory, so that both historical buildings have been perfectly integrated into the new longitudinal urban thoroughfare. To sum up, the work has improved the urban environs, the town's cultural assets have grown, and tourist interest in the municipality has been revitalised.

Another goal achieved has been full accessibility for the station to encourage everybody to use it by fitting an elevator and removing architectural barriers, bridging the difference in heights in the access area with a comfortable ramp.

4. CONTRIBUTION TO SOLVING A PROBLEM OR WEAKNESS DETECTED IN THE TERRITORIAL AREA OF IMPLEMENTATION

Since the local train line connecting the municipality with the city of Valencia was shut down and replaced by the Metro line, the very symbolic building of the station fell into disuse. That is why it gradually became dilapidated with damage that could have affected its structure and stability. Hence, to halt the deterioration of a building that is a part of local historical heritage, it was decided to completely rehabilitate it to give it a new lease of life and public use. The building had no air conditioning, toilets or efficient energy systems, and furthermore was not accessible for people with reduced mobility.

This rehabilitation has thus enabled a new public facility to be created, offering necessary public services of quality for the citizens, with a space open to the public for tourist information, a new multipurpose exhibition hall to promote culture and heritage, and a technological office to improve municipal services. Hence, the station houses different public services that it could not provide before because it did not have the suitable physical infrastructure available.

Furthermore, by rehabilitating the old RENFE railway building, the urban environs have been improved in an area that was restricted before by the railway line running through it, which was reconverted into a broad boulevard with green areas and revamped spaces.

5. EXTENT OF COVERAGE FOR THE TARGET POPULATION

There is a high degree of coverage, since it serves 100% of the populace of about 24,500 inhabitants. Thanks to its very central location near other municipal services (town hall, library, cultural centre), it is very accessible for local residents. Moreover, since it is very near the Metro station, it is easy to find for people visiting the town who need tourist information. The coverage is also comprehensive because the control room manages municipal public services for the benefit of all the citizens.

6. CONSIDERATION OF HORIZONTAL CRITERIA OF EQUAL OPPORTUNITIES AND NONDISCRIMINATION AS WELL AS SOCIAL AND ENVIRONMENTAL SUSTAINABILITY

A gender perspective was taken into account on implementing the project, by drafting all of the technical administrative documents with non-sexist language. In addition, a nappy-changing toilet has been included to make it easy for people who need such facilities to access and visit the centre.

In terms of accessibility, the building has been turned into a space that is completely accessible for people with reduced mobility thanks to an elevator, an access ramp bridging the existing height difference, and adaptation of the surroundings. Hence, it is possible for the building and surrounding infrastructure to be used by vulnerable or less able people, with a small park fitted with adapted fitness machines.

As for the environment, in the project and construction work phase, priority was given to low-consumption LED lighting, as well as local recycled and recyclable materials, in order to boost the building's sustainable nature.

7. SYNERGIES WITH OTHER PUBLIC INTERVENTION POLICIES AND INSTRUMENTS

This work generated synergies with other projects such as the one co-funded by ERDF known as "Turisme QP" (Tourism in Quart de Poblet) by housing the tourist information point where visitors can get information about the municipality's tourist attractions, its history and its cultural and natural heritage. It should be noted that it has become the starting point for the Water Route (*Ruta del Agua*), one of the town's main attractions that raises awareness about the extensive local water-based heritage.

The project is also related to the Smart City Long-Term Management Plan (*Plan Director Smart City*), also co-funded by the ERDF fund, since a Smart City hall has also been set up in the station building, fitted with TV and computer monitors with which public services can be remotely controlled such as drip irrigation, street lighting and motorised traffic. Thus, incidents can be detected and solved at once, which means optimisation and savings for the municipality's resources, while gathering data about how they are working in order to make improvements. This project has plans for other complementary work such as modernising the administration to make it easier for citizens to carry out procedures, as well as introducing quality control systems in public buildings.

On the other hand, it also connects with campaigns to promote local heritage and history, backed by the exhibition hall on the upper floor, which can add to the municipality's cultural calendar. Furthermore, the rehabilitation rounds off the transformation of the new semi-pedestrianised boulevard that came about when the railway lines were removed, creating a new urban thoroughfare unifying the entire town centre. Finally, right opposite the station stands the municipal library, which years ago was a historical factory in the town and which was also remodelled for subsequent public use, so that both facilities have recovered the legacy of heritage.

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