



# REVVA B

CASE STUDIES

ES01

## 1. INTRO

This is the rehabilitation and reuse of an old sugar factory, that it was closure in 1915, and after it was used during the Spanish Civil War as a military zon, for this reason it was in a high level of deterioration. Through this restoration is intended the conservation of the buildings of this factory with the purpose of giving them new uses for the region of Guadix. It is a process that is still ongoing and there are buildings that are still in the process of restoration

## 2. PROMOTER PROFILE

- **Name:** The promoter of the rehabilitation is the Commonwealth of municipalities of the Region of Guadix



## 3. REUSED/VALORISED BUILDING

- **Address - to be used for the building location map:** Murcia highway without number (former sugar factory of Guadix).
- **Reused/Valorised building type:** Sugar Factory.
- **Reuse/Valorisation purpose:** The conservation of the building (industrial heritage), which establishes in this building the headquarters of the Rural Development Group of the region of Gaudix, an advanced services center and a business incubator, and the Intersectoral Association of entrepreneurs.

### Building description before reuse/valorisation

The San Torcuato sugar factory was composed of a main nave, two warehouses, a chimney for fumes, and the home of the owners. The most important area corresponds to the sugar factory with dimensions of 92 square meters in its longest side and 18 in the shortest and formed by three floor plus an attic.

### Building description after reuse/valorisation

After the reuse, there is located the headquarters of the Rural Development Group of the region of Guadix, in a 2 floors building. The zero floor for reception, administrative area, management office, auditorium, library, training room and toilets. On the top floor there are a meeting room, 5 offices, a computer room and the headquarters of the Intersectoral Association of entrepreneurs. There are other buildings that are in the process of restoration with the purpose of giving them also use for the region of Guadix (for example a school workshop).

### Building Pictures after reuse/valorisation



## 4. FARM DESCRIPTION

Not applicable

## 5. REUSE/VALORISATION PROCESS

The San Torcuato sugar factory, in Guadix, was founded in 1900, located next to the railway station, due to the connection of this industry with the mode of transport that led to its development.

Was inaugurated in July 16, 1901. In 1904 the company was dissolved and integrated into the General Sugar Society of Spain. The existence of an overproduction caused the successive closure of several factories of the SGAE, touching the turn to San Torcuato in 1915.

After the cessation of its activity, the facilities were used in other necessities, mainly in the Civil War, like military zone and after the civil war; it was used as jail of the Judicial Party of Guadix, being in a very deficient state. Curiously, it was also used during the shooting of Sergio Leone's western in 1971.



Several buildings of this factory are: one of them has been destined for offices. The rehabilitation works were carried out during 1999 and 2000, with a clear objective of the conservation of the building (Industrial heritage) and with it the creation of a center of advanced services and business incubators. The other buildings are still in the process of being rehabilitated: sanitation pipes, electricity supply and access to drinking water, debris removal, scaffolding, perimeter fencing of the work area since the end of 2005 and pending definition of future uses for the community

### Threats/Challenges

One of the main challenges is the conservation of a building that is an industrial heritage of the region of Guadix

Another challenge is the restoration and reuse of the rest of the Sugar Factory buildings for other uses of the region (school workshop ...)

As threats, the lack of public funds to undertake the restoration and reuse of other buildings of the sugar factory.

Another of the possible threats is the sharing of the different political forces to be able to continue with the rehabilitation and reuse project

### Main Training/Skills/Competences

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### Promoter advice

It is necessary a good collaboration of all the Administrations involved and the citizens of the region will make possible the rehabilitation not only for the part in use also is necessary for the other buildings that are the Old Sugar Factory and to give them an utility for the benefit of the Shire From Guadix.

## 6. CONSIDERATIONS, SKILLS/COMPETENCES INVOLVED IN THE REUSE/VALORISATION PROCESS AND QUERIES/QUESTIONS

### General considerations

The collaboration of different administrations and the support of the citizenship of the Region of Guadix have made it possible to recover part of an industrial heritage building that was deteriorating, allowing to restore part of the set of Buildings of the Old Sugar and allowing it to be in the process of rehabilitation of the rest of buildings of the factory.

### Skills/Competences especially relevant for the reuse/valorisation process

- As it is a building that is not having a private owner, it is possible to mention as ability the need to work together with the different public administrations.
- Also the support and the citizen collaboration, and the need for sensitivity for the conservation and recovery of the rural heritage.

### Queries/Questions

- Are there any buildings of more rural interest that can also be rehabilitated and reused?
- Do you think there is a real awareness of public administrations to promote the conservation and reuse of buildings for agricultural use?



# PARTNERS

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European Landowners Organization  
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[www.europeanlandowners.org](http://www.europeanlandowners.org)



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(Germany)  
[www.hofundleben.de](http://www.hofundleben.de)



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