

SEVILLA



**IDA: ADVANCED
DOCTORAL RESEARCH
IN ARCHITECTURE**

Antonio Tejedor Cabrera, Marta Molina Huelva (comp.)

IDA: Advanced Doctoral Research in Architecture
Sevilla: Universidad de Sevilla, 2017.

1.408 pp. 21 x 29,7 cm

ISBN: 978-84-16784-99-8

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Seville, november 2017

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THE LOCAL UNIT NUMBER ONE IN PINO MONTANO. AN URBAN PROJECT NOT BUILT OF LUÍS RECASÉNS.

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Abstract: In 1967 Luís Recaséns Méndez y Queipo de Llano presented the first plan for the Local Unit Number One, for the future neighborhood of Pino Montano placed to the north of Seville. It was a question of an offer for the first 500 housing that will to be built in this neighbourhood, one of the biggest and important areas of expansion of Seville developed along the 20th century.

It was the first urban project of a clever long billiard cue of those who, throughout almost fifty years, it has been realized to plan and to arrange the urban growth of this zone of the city.

Diverse theories, legal frameworks and social, economic, political and cultural contexts, determined a wide sample of 'urban planning' in this territory.

To compile works little, or nothing, acquaintances, to analyze them and them to connect with others later and better studied, they are the aims of a research of that I agree on this one it forms a part. One tries to elaborate this way a detailed analysis of the important performances projected and realized in this territory, like a brief urban history of the interventions in the peripheries of many Spanish cities in this period.

The genesis and evolution of the types and frames of urban development intervention in the periphery of the city, the social housing in Spain during a historical period, and the possibilities of intervention in these areas at present, shape the context about the study.

Keywords: Cities, Urban Planning, Housing, Slums, Obsolescence.

1. Introduction

In 1967, four years after from the approval of the General Plan of Seville IN 1963, with a historical helmet in a state of lamentable abandon, almost of total ruin, and a social situation that was demanding urgently housing for a population who was increasing of dizzy form, was necessary to continue, and even to increase, the policy of creation of new neighbourhoods in the city.

At the end of the sixties of the century xx, to the east of the city they were already finished from it was doing several some years new residential sets, as Pajaritos (1959), Candelaria (1955), Nazareth (1959), and there was realized in these moments the great intervention of San Pablo Zone (neighbourhoods, B, D and E). But due to the magnitude of the problem of the shortage of housing other locations were appearing already to construct new city. Before the approval of the General Plan, in the north zone of the city some sets had been realized as the Slum of the Retiro Obrero (1915), la Barzola (1930-1954), the neighbourhood of San Jerónimo (1961), the Garden of Carmen (1962) and the different phases of Pío XII (1956).

From middle of the year 1967, the architects Luís Recaséns y Méndez Queipo of Plain (LRMQLL) and Rafael Arévalo Camacho (RAC), they realize the offers for the first groups of housing granted by the Department of Housing for the next(near) new neighbourhood of Seville that would place in the Zone South (1250 housing in the slum of the Olive) and to the north of the city, in the area near the farmhouse of Pino Montano (500 more 1250 housing).Luís Recaséns, confirmed his experience in the execution of residential projects and great knowledge of the municipal administration, would head the team that would realize an offer I shape for this new urban development.

Recaséns and Arévalo already had worked together for the Union Work of the Home and Architecture, in the major urban intervention proposed in Seville up to the date, San Pablo Zone. Entirely financed by the state across the National Institute of the Housing. On April 22, 1967 the new neighbourhoods were inaugurated officially by Franco and the Cardinal Jose Maria Bueno Monreal. One proceeded this day to the delivery of a group of 300 housing. Already there had concluded 3718 housing (of the 7206

foreseen ones in the neighbourhood A, B, D and E). The neighbourhood C (1600 housing) would be realized almost ten years later on the areas in which there were built the provisional housing installed after the overflow of the Tamarguillo and the great flood of November, 1961.

Table 1 San Pablo zone, neighbourhoods, dates, housing and authors (own elaboration)

NEIGHBOURHOODS	A	B	C	D	E	
END	1964	1964	1974	1963	1964	
HOSINGS	2006	1920	1600	1802	1498	8826
ARCHITECTS	LRMQLL	RAC	DV	RAC	LRMQLL	



Fig. 1 San Pablo Zone, sight and situation in the General Plan of 1963. It appreciates the design of the neighbourhoods A and B

2. Precedents of Luís Recasens's offer for the Local Unit N^o. One

To meet demand of the massive immigration up to the cities in the whole Andalusia, interesting residential projects developed for a group of architects with great social and professional sensibility¹. For this first intervention in Pino Montano Rafael Arévalo will realize the project of urbanization of the sector (process 1287-R of June, 1968), and Luís Recaséns the project of building of the housing

(process 1142, dated on November 30, 1967), appearing in some documents both architects together. In both works there appears as holder and promoter the Municipal Patronage of Cheap Houses, organization dependent on the Town hall of Seville.



Fig. 2 Three groups of housing projected by Recaséns, all very removed from the historical center (dark gray)

1, Virgen del Carmen, 636 Housing, 1955

2, Los Diez Mandamientos, 300 Housing 1958

3, Unidad Vecinal N.º Uno en Pino Montano, 500 Housing, 1967

These three Recaséns's offers are in the edges west, south and north respectively of the city, to the beginning of the new neighbourhoods that had to be constructed to attend to the massive demand of housing that the city needed.

Unlike previous offers of low surface, the action(performance) for Pino Montano appeared with a great ambition (183 hectares, approximately the half of the old town) proposing to occupy an area with one dimensions that it was duplicating, or almost it was trebling, all the realized ones up to the date. From the beginning it considered to arrange from the slum of the Los Carteros (still existing) in the south edge, up to the new riverbed of the creek Tamarguillo (constructed after the flood of 1961) in the north end.

In the Figure 3 can be seen, in relation with the historical hull(helmet), the most important interventions realized till then or in parallel to the intervention in Pino Montano (as the Polígono Sur or the Parque Alcosa). In the eastern part the different phases of Polígono de San Pablo and the Parque Alcosa, the group called of Tres Barrios, trained by the sets of Candelaria, Los Pajaritos, Madre de Dios, and Torreblanca, the Polígono Sur, and in the northern part Pío XII, the Barzola, N.S. del Carmen, San Jerónimo's slum and Pino Montano.

1 Benitez y Asensio. Inmigraciones, 1950-1965: periferias, polígonos y viviendas sociales. MoMo Andalucía 1925-1965 (1999)



Fig. 3 The historical center and situation of different growths

Undoubtedly it was a question of a large-scale, ambitious, costly and complex intervention that it would need of a lot of effort and time for his total development (almost 50 years would be finally necessary). Luís Recaséns penetrates into his research on the social housing and the new urban sets begun into Seville years before. With the wide experience acquired already in the set of housing named Los Diez Mandamientos, which project had realized in 1958 and with the works finished from the year 1964, in the prolongation of the avenue Felipe II and the street Malvarrosa, and also in the named Virgen del Carmen in the street Rubén Darío, projected before, in the year 1955, both promoted by the National Institute of the Housing.

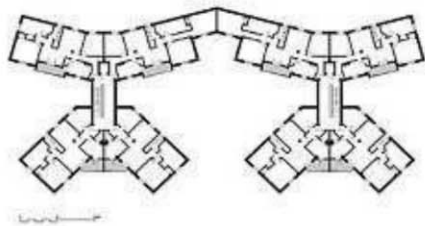
He continues with the same line of work, and realizes an approach in which there intermingle buildings of different floors and combining linear blocks and blocks in H. In the offer for Pino Montano, it will be appealed only to low buildings of four floors, leaving the previous approach, more than ten years later, of the sets of Virgen del Carmen and Los Diez Mandamientos, in which the end result was reaching more complex silhouettes and volumes and of major urban presence.

In the first two mentioned interventions that Recaséns already had finished, the foreign road has an important weight in the arrangement of both sets shaping the same one, and contributing simultaneously a problematic and complexity that in both cases is settled by brilliant results.

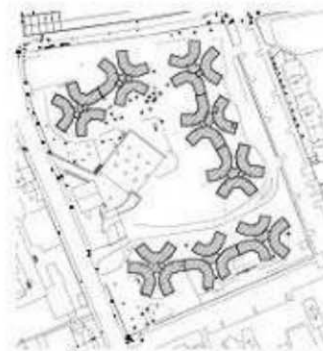
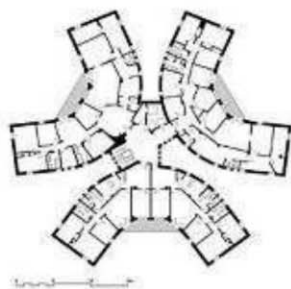
In Virgen del Carmen, there appear ten asymmetric towers of ten and five floors, the part of major height looking at the foreign, that they border on the sector. It is a question of an estimable variant of block in H with four housing for floors. In the remaining interior space of the plot there is used the typology of linear block of four floors forming (training) several asymmetric and semiopened apples orientated from north to south and creating several streets and courts of apple.

In Los Diez Mandamientos there is defined a round volumetry that meets opposite to an important new road on the high buildings and the low ones are overturned towards the minor's interior spaces it climbs.

1955-1956
 Virgen del Carmen²
 636 Housings
 3.5 Has.
 C/ Rubén Darío



1955-1960
 La Estrella
 480 Housings
 3.0 Has.
 C/ Manuel Siurot



1958-1964
 Diez Mandamientos
 300 Housings
 Buildings opposite
 to street
 C/ Malvaloca

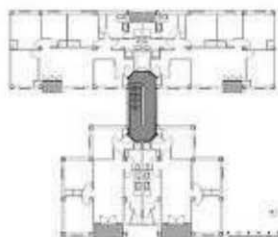


Fig. 4 Los Diez Mandamientos, Housings 300, 1958-1964. Buildings of four and ten floors

2 The mappings of these sets included in MoMo Andalucía contain some mistakes as for the arrangement and number of buildings. These planes have been drawn by the author.

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Fig. 5 Location for the first 1750 housing in Pino Montano. To the right slum of Los Carteros

With this plane Recaséns, in 1967, he raises the general arrangement and proposes the location of the first Group of 500 housing (zone shaded in squared pattern), corresponding to the Local Unit N.º One. This one would execute inside the modality of Housing of Limited Revenue, 2º Group, 3ª Category, in conformity with the Law and Regulation of Protected Housing. The incorporation inside this type of housing was implying important, and new aspects I concern of other performances, as the limitations in your surface, price and the form of access to the ownership of the same ones.

The general arrangement offer at the time is alike enough the current one. The Round of the Tamarguillo and the road of Brans like important arteries of traffic. The current round I Know 30 it would be projected much later, as one of the best achievements of the Universal Exhibition of 1992. Up to these dates the continuity did not plan up to San Lázaro's Hospital and the river The Guadalquivir, in the western part. Recaséns, in 1967, was raising already this communication (taking it of the General Plan of 1963) from the new knot among both mentioned routes and your continuation towards San Lázaro.



Fig. 6 The Modified one of the Partial Plan of Pino Montano of 1982 of Antonio Cruz and Antonio Ortiz (version one) M. Rubert. Un Polígono de Manzanas. UR Nº 3, 1985

3. The Local Unit. Towards a theoretical model for the new city

There exist numerous publications that include studies and think about the definition and characteristics of the Local Units (theory, spaces, arrangement(ordination), number of housing, and so on..) considered as prototype, germ and model to repeating to agree and to order(arrange) the new populations.

In Europe, North America and South America, principally from the thirties of the century xx, can be examples theoretical and constructed with many common elements.

In Spain also numerous experiences developed, principally from beginning of the fifties and until almost the seventies, when of massive form the reconstruction is begun in the whole territory and specially in the city of Madrid.

Initially different models proposed for the Local Units of Absorption (GRAPE), which arose as emergency interventions destined to eradicate the slums or for the case of floods and catastrophes.

The UVA were a few special cases of research on the social housing linked to an incipient industry that had to develop systems of prefabrication.

They were promoted, from 1963, by the Union Organization of the Home and of Architecture (OSHA), they were actions(performances) located in the periphery of the cities realized with a type of provisional, modular, prefabricated, detachable and transportable construction, since its useful life owed five-year-old being, at the maximum. Unfortunately the destiny of many people of those slight and provisional structures was to transform in definitive constructions.

In Seville, when one of the floods of the Tamarguillo river (1961) and of other similar episodes, they were implemented in diverse locations (in San Pablo Zone and in the "low little houses" of the road to the Universidad Laboral in Sevilla (today Avenue of the Paz).

Later on (from 1965) the new typology of housing of Limited Revenue proposes residential stable models and with a major level of exigency in the design of the public spaces.

The first Local Unit for the new neighbourhood of Pino Montano, is a project, which in the conceptual thing would approach more the Local Unit that there proposed Ferrán, Romany, Pinched and Sainz de Oiza in the year 1961 for the contest Horizon (that a model of city had to define satellite of Madrid). Undoubtedly one of the most interesting theoretical examples on this topic.

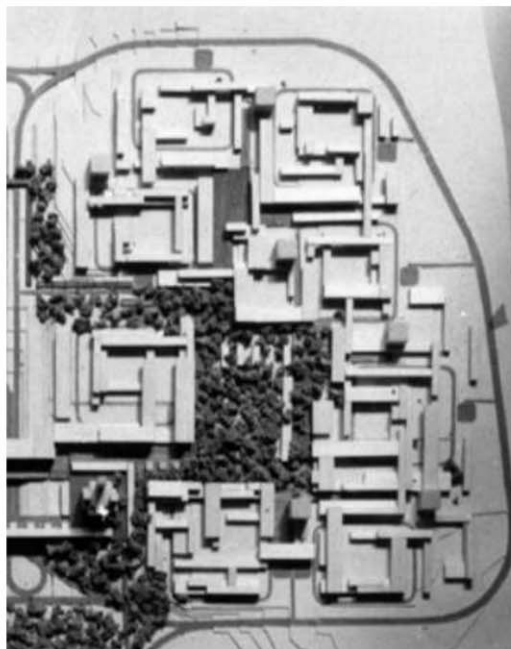


Fig. 7 Detail I Complete For Horizon. A city satellite for Madrid 1961

The Local Unit that Luís Recasens proposes already does not answer to the first models projected to absorb population who lives in shanties by means of a few housing that had to be temporary.

The unit raises a major area in which there are inserted the housing, schools and a small zone of trade of the first need. The pedestrian traffics differ clearly and for the car and wide green spaces appear.

Without treating itself properly about urban development instruments, the previous offers in Luís Recasens's Seville might be catalogued inside what the critique has come in naming as the Urban Project.

The arrangement of the previous sets was solved, principally, or relying on a road perimeter with significant arteries of traffic, or completing some emptiness inside an area more or less defined previously.

In both cases, especially in the Virgen del Carmen, the formation of free spaces is scanty, and the endowment of equipment was not foreseen inside the residential sector.

Only they appeared as operations of residential type without reaching the ambition of creating spaces of major generosity or complexity in which there were superposed the different uses and activities that develop inside the city.

Nevertheless, the surface of the housing type was something top in the first two groups. In both cases it was giving priority to the approach and the research on the buildings, opposite to the offer for Pino Montano in which a more complex research was prevailing over the urban project.

In the first two offers, Recaséns, maybe forced by the urban existing context that determines a great extent the performance, prefers criteria types and formal, as for the research on the new residential models, over other approaches and theories related to the urban design.

In relation with this new urban arrangement, one comes to the own aggregation and combination with the residential definite type in advance.

With this offer for the local unit, Recaséns follows the most paradigmatic approaches of the modern movement:

- . City functional monkey. The residential zones, with a minimum of reserve for commercial close to areas differentiated for school use and other equipment.

- . Isolated building surrounded by wide free spaces shaped by diverse pedestrian tours. The analysis of the offer separates from clear form the pedestrian tours (interiors to the apple) and for foreign vehicles.

- . Disappearance of the model of the street corridor and of constant alignments of fronts of the historical city. The new typology of isolated buildings breaks with the image of the existing city.

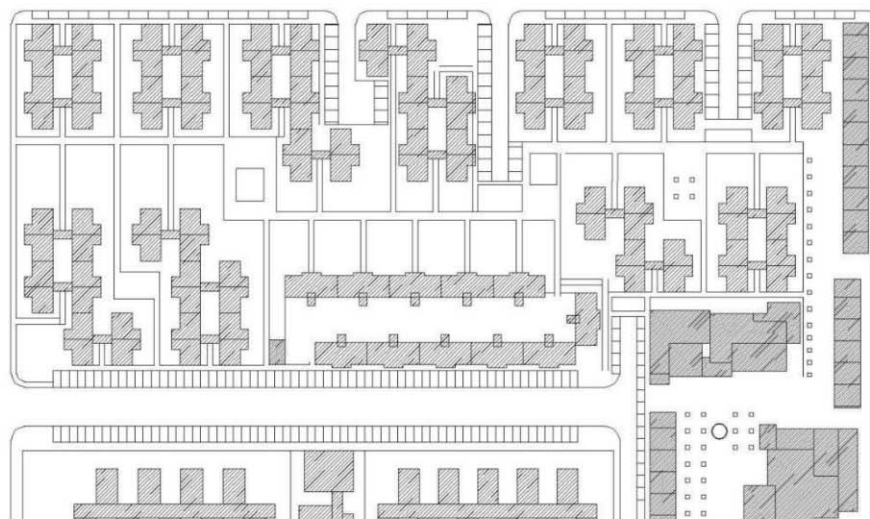


Fig. 8 The Local Unit N° One. A "Super apple" of 320 for 140 meters

Now in Pino Montano the plot appears with a less determined and completely orthogonal geometry. This there would allow to experiment and to raise a boss who should be continued by the following performances of this new urban zone.

The new Local Unit appears as a Super apple of approximately 4.5 hectares (320 for 140 meters) in that the housing would place close to some buildings destined for equipment. In the southern part, separated by a street another great similar apple would place in surface in which several school centres, day-care center were proposing colleges and institutes themselves.

The theory of the super apples, it is re-elaborated from time to time (in Europe and also in Spain) along the history of the modern urbanism. In the nineties several modifications of the planning of Pino Montano used again this model of planning unit.

Two propose types of buildings:

. Block A, in the shape of H, with four housing for floor and four floors.

. Block A', in the shape of H, with four housing for floor and four floors.

(It is a question of a variant that it replaces in ground floor two housing with two business premises, the only ones included in the set of 500 housing).

. Block B, linear, with two housing for floor and four floors.

They distinguish with clarity a foreign road for vehicles bordering on the local unit and other one of pedestrian character that is planning among the different buildings generating small squares or spaces of stay surrounded by the different blocks. Likewise several penetrations appear, also rolled to approach the most interior buildings.

It is of emphasizing the abandon of the building in height, many years after the previous experiences, and with an economic situation and manufacturer better who when other sets were realized in should keep silent about Rubén Darío and Malvarrosa .

In the Local Unit for Pino Montano they predominate over the type of blocks in H, that they join and lean training diverse combinations or spatial areas with different level of privacy.

The principal stays and the dinning/living room of the housing are orientated towards the foreign space and the zones of rest towards the wide courts were organized by means of this aggregation of pieces.

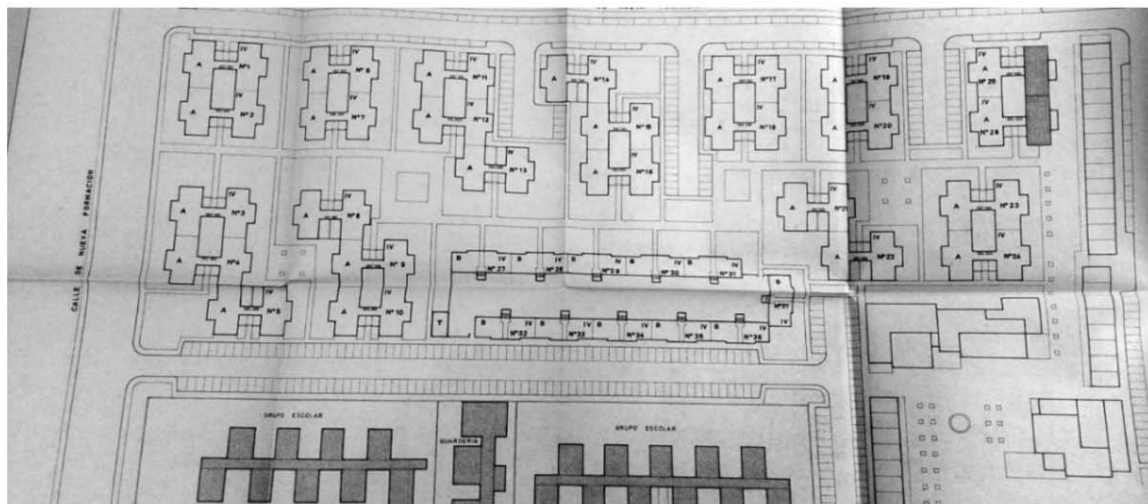


Fig. 9 Local Unit N° One. Original plane

Picture of housing foreseen for the first Local Unit N ° One of the neighbourhood of Pino Montano:

Housing, of 4 floors

Tipo A Buildings 1 a 24	(24 x 4 x 4)	384
Tipo A' Buildings 25 y 26	(2 x 3 x 4 + 2 x 1 x 2 + 2 LC)	28
Tipo B Buildings 27 a 37	(11 x 4 x 2)	88
	Total	500 Housing

Among the housing big areas of zones free for gardens and games.

In the southern part, crossing the street of the unit of they define a similar apple for endowments and equipment where there is insinuated the trace of two colleges, trade, and a day-care center. In the eastern part there appear other buildings of services for sanitary, welfare, commercial or administrative services. Undoubtedly it is a question of an ambitious, and advanced offer, on how defining the new neighbourhoods of an integral way. A tidy, planned sum organized into a hierarchy of housing and equipment.

The density of housing would be 111 housing for hectare, over the habitual values of the historical city and of the widening of beginning of century. Nevertheless the surface and characteristics of the free raised spaces were overcoming in much those of other two commented interventions. And certainly also to the finally realized solutions.

If we include the surface of the plot destined for school equipment (that would repeat itself also in the rest of local units) the density of housing it would diminish considerably.

For the Block B, one proposes a singular solution that displaces the stairs out of the volume of the building as an element that modulates the front and contributes plasticity in a front of great length.

The result trained by the aggregation of the housing in linear block of the Local Unit N° 1 is alike enough in the composition, typology, geometry and dimensions and number of floors some of the types of apples proposed by Cruz and Ortiz in 1982.

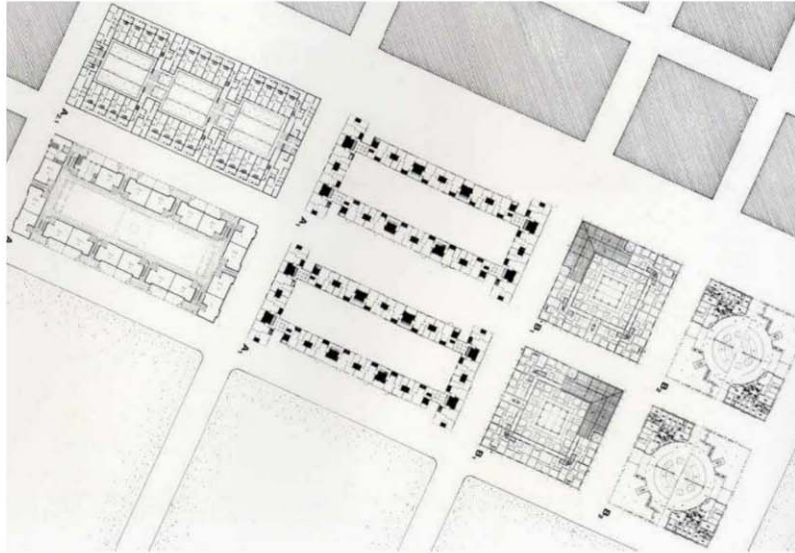


Fig. 10 First buildings built after the Modification of the Partial Plan in 1982. Id Fig. 6

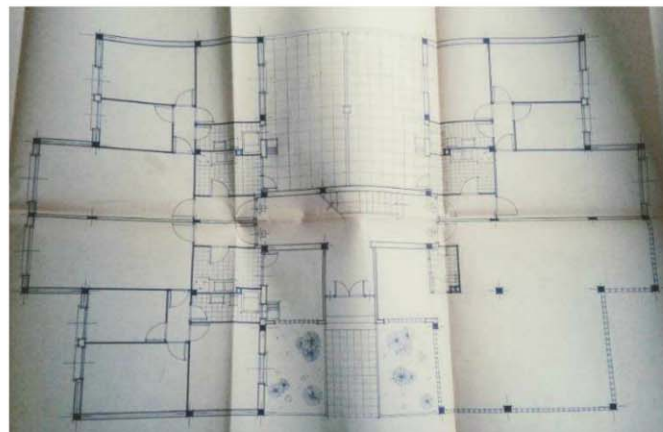


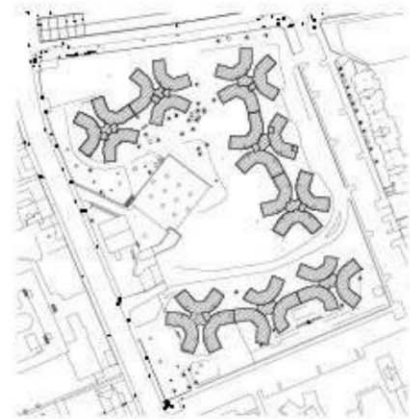
Fig. 11 Block Type A, Ground floor, a housing is replaced with a Business premises. Original plane

For a program of housing of three bedrooms, the offer optimizes to the maximum the interior spaces of traffic of the housing, determined by the limit of 80 constructed meters established by the Regulation of Housing of Limited Revenue (The Second Group, Third Category were those of minor dimensions, it constructed surface would be lower than eighty meters). Nevertheless it is more generous enough in the approach and definition of the common spaces, so much interior as foreigners.

1955-1956
 Virgen del Carmen
 636 Housings (10 and 5 floors)
 Area 3.5 Has.
 181 Housings Has.
 Luís Recaséns Méndez y Queipo de Llano



1955-1960
 La Estrella
 480 Housings (10 floors)
 Area 3.0 Has.
 160 Housings Has.
 Rodrigo and Felipe Medina Benjumea



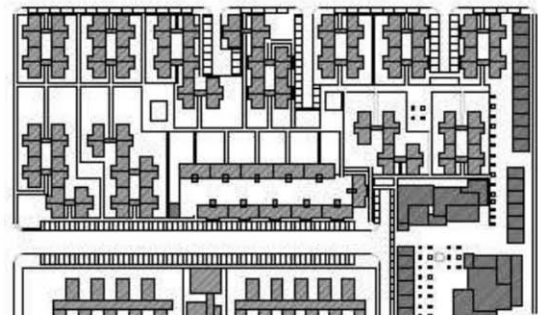
1958-1964
 Los Diez Mandamientos
 300 Housings (10 and 4 floors)

Luís Recaséns Méndez y Queipo de Llano



1967- Not built

500 Housings (4 floors)
 Area 4.5 Has., 320 m. x 140 m.
 111 Housings Has.
 Luís Recaséns Méndez y Queipo de Llano



┌──────────┐ 100 m.

Fig. 12 Sets of Virgen del Carmen, La Estrella, Los Diez Mandamientos and the Local Unit N^o One
 Four urban planning mentioned in this paper.

4. The city built. Comments and reflections

In the following image it is possible to observe an offer in the one that was repeating itself the same solution of block for the whole zone. It managed to propose, and to authorize, the construction of 3000 housing all equal ones repeating 150 blocks of five s(floors) and 20 housing each one. Finally, the first 500 housing of Limited Revenue, it would not even follow Recasens's project, to a great extent generous in the spaces and self-seeker in the spatial relations that it was raising and it would not also place where initially it was projected, in the extreme west of the neighbourhood together with the new roads that had to define the zone.

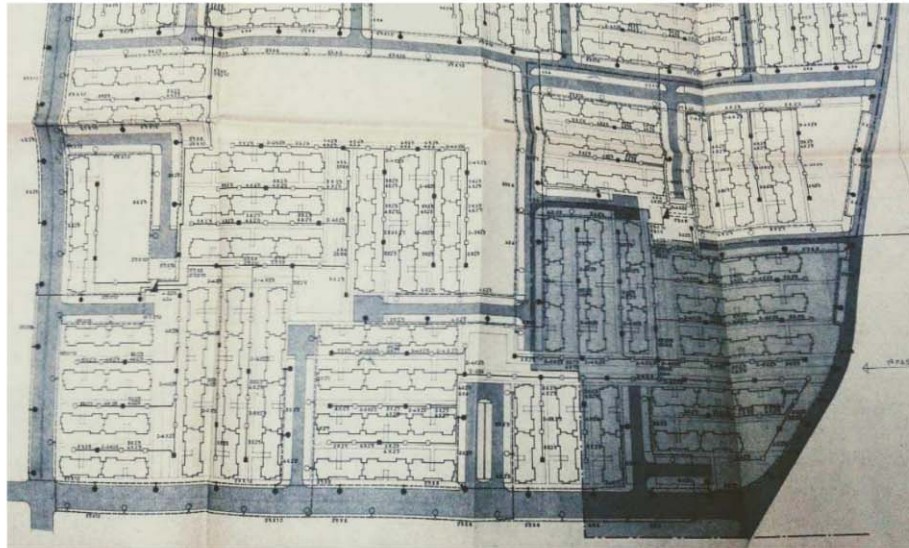


Fig. 13 Location of the first group of 500 housings constructed among 1973 and 1974. Original plane

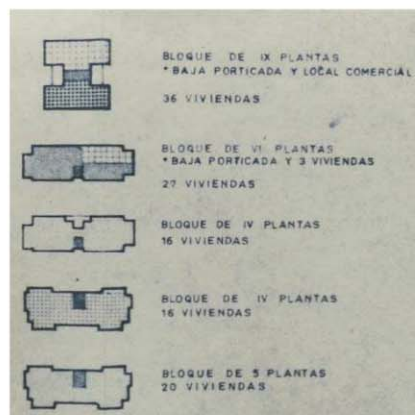


Fig. 14 Types of existing housing in the neighbourhood until 1984. Original plane

This first 500 housing would follow a project realized some years later for Rafael Arévalo, who would be repeated, with minimal variations, in the first stage of neighbourhood³, and would place in your this edge, probably attending to an easier, and economic logistics, and better accessibility to the zone across the way of Pino Montano, which already existed then. The execution in the initially foreseen location was needing to execute before a few works of urbanization that would not be realized until many years after⁴.

3 The original core(nucleus) of the neighborhood of Pino Montano it there train four groups of 500, 80, 540 and 598 housing (1718) which ending and delivery was realized between the year 1975 and 1978.

4 Rafael Arévalo would realize in 1973 a project of urbanization for a group of 4750 housing and in the different 1979 for a group of 1718 housing, both for the Municipal Patronage of the Housing.

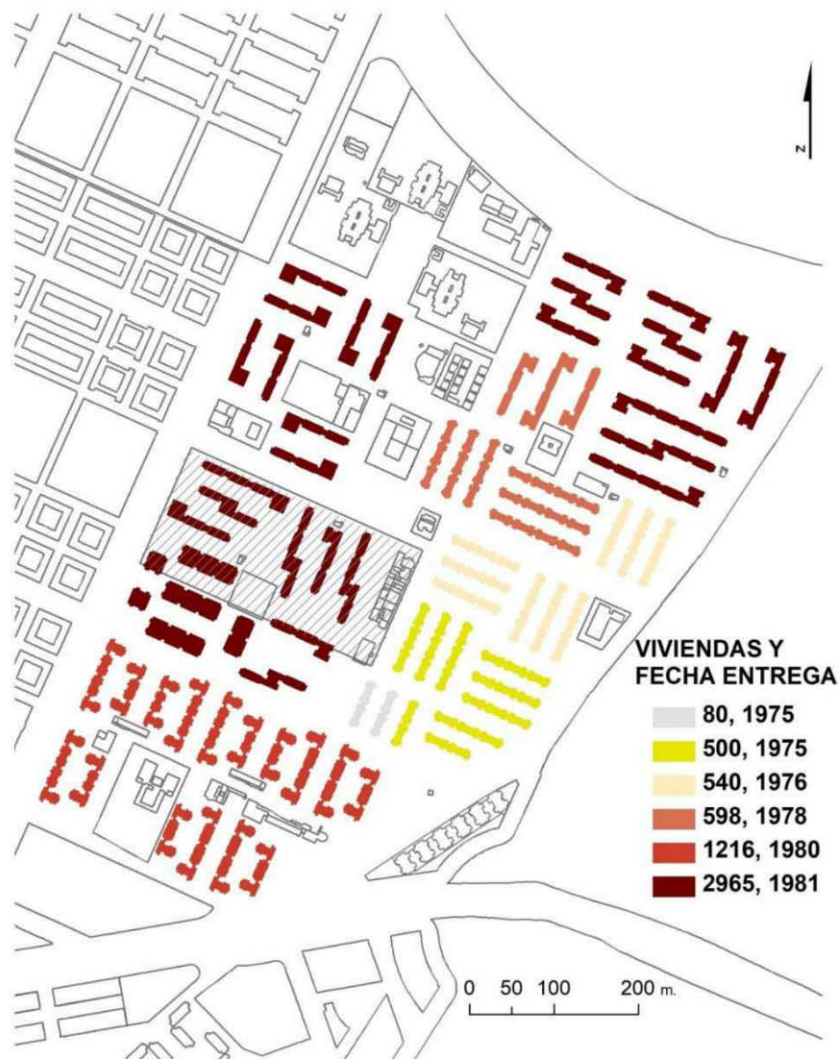


Fig. 15 The Groups of housing, in color, constructed until 1984.

The equipment, without coloring, were built enough later, concluding some during the nineties of the 20th century. The last groups of housing executed, of this first stage of the neighborhood of Pino Montano, placed in the southern part and in the northern part respectively, were the slums The Seas, or of Nazareth, of 1216 housing, and The Towers, of 2965 housing. In both groups the buildings would appear in the zone in height and they were delivered when Cruz and Ortiz were employed already at the new Partial Plan.

The shaded rectangle delimits the initial situation proposed by Recaséns for the Local Unit N.º One. Finally it was more in the eastern part where there was realized the first group of 500 housing in the neighborhood. It was constructed in the this edge close to the way of the farmhouse of Pino Montano, in this more comfortable position for it execution, and without the intentions and ambitions of the initial offer finally this first group was constructed, between the year 1973 and 1974 (seven years after Recaséns's project).

The generosity and idealism of Recaséns's offer hits abreast with the final results of the first interventions. Only they repeat themselves, of monotonous form, being in front criteria of pragmatic order the rows of linear conflicting blocks leaving a (kind) of interior streets. The college located, later, almost all concentrates in the most remote sector, close to the north edge, and they would not finish until almost the seventies.

Recaséns change from some images known about residential zones of the epoch (an emblematic case can be Moratalaz's neighbourhood in Madrid) in that the highest density of housing was reached, in some areas near 200 housing for hectare or even Superior, In these residential zones, in addition one was lacking free spaces and certainly, also in some cases, of the most necessary equipment since like

colleges and the services of health. These extreme situations caused important legislative modifications towards half of the seventies.



Fig. 16 The Local Unit N.º One

Recaséns raises a great central zone, (kind) of walk or garden that separates both bands of buildings near both parallel streets. among the different blocks, there arise in turn smaller free spaces and with a vocation more deprived for the neighbours of every building.

With this first example there is revealed a paradigm that had to repeat itself of form continued in the stage of our research. The planning is modified, deforms or simply he/she gives up, almost always submitted to influences and external pressures to the strict debate to discipline and is replaced with other expositions (approaches) often qualified like more practical or simply more realistic.

It is a question as one of the clear contradictions that it sublies in the urban development discipline, in I make concrete in it movement from the theoretical reflection and the initial offers up to the concrete final town planning. Along these long periods they are favored, almost always, the appearance of negative modifications and this has repeated itself along the different historical stages that we propose to revise later.

' The original core (nucleus) of the neighbourhood of Pino Montano it there train four groups of 500, 80, 540 and 598 housing (1718) which ending and delivery was realized between the year 1975 and 1978. 'Rafael Arévalo would realize in 1973 a project of urbanization for a group of 4750 housing and in the different 1979 for a group of 1718 housing, both for the Municipal Patronage of the Housing.

This interesting offer, which contains some of the most Utopian and idealistic aspects of the architecture of the modern movement, would not happen from the paper plan.

From the foreign streets to the Super apple it is possible to visualize and observe in its entirety everything the space of the same one. But also to accede to the great free interior zone making her transparent and a participant of the urban general space and avoiding isolated or secret zones like that.

The school and the buildings of equipment of service for the housing appear near and well connected. It silhouettes and volumetries are insinuated by a clear image of modern architecture and of forefront.

It contains some of the experiences acquired in other previous projects of the same author (Virgen del Carmen, Los Diez Mandamientos and San Pablo, neighbourhood To, but we think that it advances enough in it approaches.

A new and rich urban space is designed, using more balanced and reasonable solutions, so much in recounted to the general arrangement (ordination) of the different buildings, the organized into a hierarchy roads, the treatment of the free spaces, as for it location and delimiting, and the design and combination of the different residential types that they propose.

External factors to the urban development research and determining others of pragmatic nature would change radical form the initial approaches. Hereby Recaséns's offer would remain in the role, as another exercise more of theoretical and idealistic character.

Something similar would happen, a short time after, with the Partial Plan of 1972, that to a point he would be an inheritor of approaches and offers similar to those of Luís Recaséns's Local Unit.

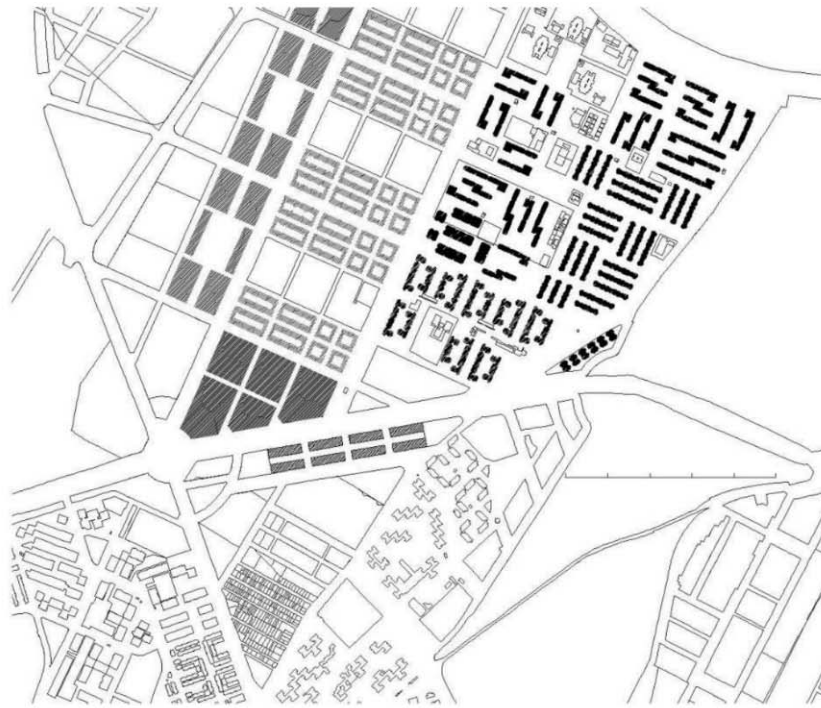


Fig. 17 Pino Montano today (partial sight)

And to some extent, later also and in a context to discipline and political completely different partner, the situations would repeat themselves, with the modification of the Partial Plan of Cruz and Ortiz, approved in 1982. With this new offer there breaks with great report of the approaches and models of the urbanism inheritor of the currents of the architecture of the modern movement developed up to the date.

Nevertheless, how it happened with the previous ones, this plan, once again, would suffer important modifications and mutilations with the passage of time.

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