

'ONGI ETORRI' BEIZAMA (ES)

Beizama is an endangered habitat. Its geographical location and small size have contributed to its depopulation for the past 50 years. The migration of young people to cities has led to the loss of basic services and a growing dependence of its inhabitants to the larger nuclei of Azpeitia and Tolosa.

'ONGI ETORRI'

25 habitantes / inhabitants

Nuevo PGOU de Beizama / Beizama's New PGOU

Plan General de Ordenación Urbana / Urban Master Plan

Selection and concentrated occupation model... High Control Planning over the territory... Long term vision (horizon 2032) the objective is preventing present decisions to mortgage future work.

'Hiritar batek dituen baliabide berak eskaini nahi ditugu' 'We want to offer the same resources as a city'

Falta de servicios / lack of services... To guarantee population stability, the implementation of twelve new homes must be accompanied by the recovery of these services and a strategy that guarantees the socio-economic stability of the territory.

#CATALIZADOR EUROPEANIS #CATALYST EUROPEANIS

Construction of 12 social rental dwellings with... Construction of 12 social rental dwellings with... Construction of 12 social rental dwellings with...

#Creación E.C.S. Cooperativa de vecinos de Beizama

Beizama's Neighbourhood Cooperative... resolves territorial crisis... adds new value to local production... activates circular economy... new microplots... adds value to existing housing... enhances social cohesion... reuses and manages existing infrastructure.

#VACIO VACIO

subdivisión en 4 viviendas / subdivision in 4 dwellings

#ERRETORETXE

Handicraft space for elderly people... Interchange register / background exchange... Agricultural Cooperative Federation from Euskadi

#NUEVO ECONOMATO #PUNTO DE VENTA GOURMET

First necessity ecological produce and... First necessity ecological produce and... First necessity ecological produce and...

#ERRETORETXE

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#ESPACIOS DE USO LIBRE

managed by E.C.S. BEIZAMA / FREE USE SPACES managed by Beizama's E.C.S.

#ERRETORETXE

Handicraft space for elderly people... Interchange register / background exchange... Agricultural Cooperative Federation from Euskadi

#UDALETXEA

Beizama's City Council Administrative locals... Bar: neuragik: centre of the village... Sports use local... Children playground

#ESKOLA ZAHARRA

Environmental shelter and tourist information point

#LEKUA PATATEGUIA

San Pedro Eliza Church Patrimony

#SAN PEDRO ELIZA Church

Patrimony

'ONGI ETORRI' BEIZAMA (ES)

#TERRAIN

The steep slope defines the main character of the site.

#NEW PEDESTRIAN STREET

a new pedestrian "short" route across the site. It is connected at its highest point, allowing a circular route and avoiding the steep slope.

#SPATIAL ORGANIZATION

the disposition of opaque primary houses generates a surrounding continuous and flexible space. Their reduced size allow a better adaptability to the steep slope.

#EAVES

the regular pitched roof geometry in combination of the lower geometry generates large eaves.

#EXTERIOR ACCESS

the project avoids vertical organization and seeks to give each dwelling an independent exterior access.

#THE TERRAIN BECOMES A VIRTUE

project creates a public street system that runs from the top of the site to the bottom. The project is defined by the adjacent workshop facilities.

#EACH DWELLING BECOMES A HOUSE

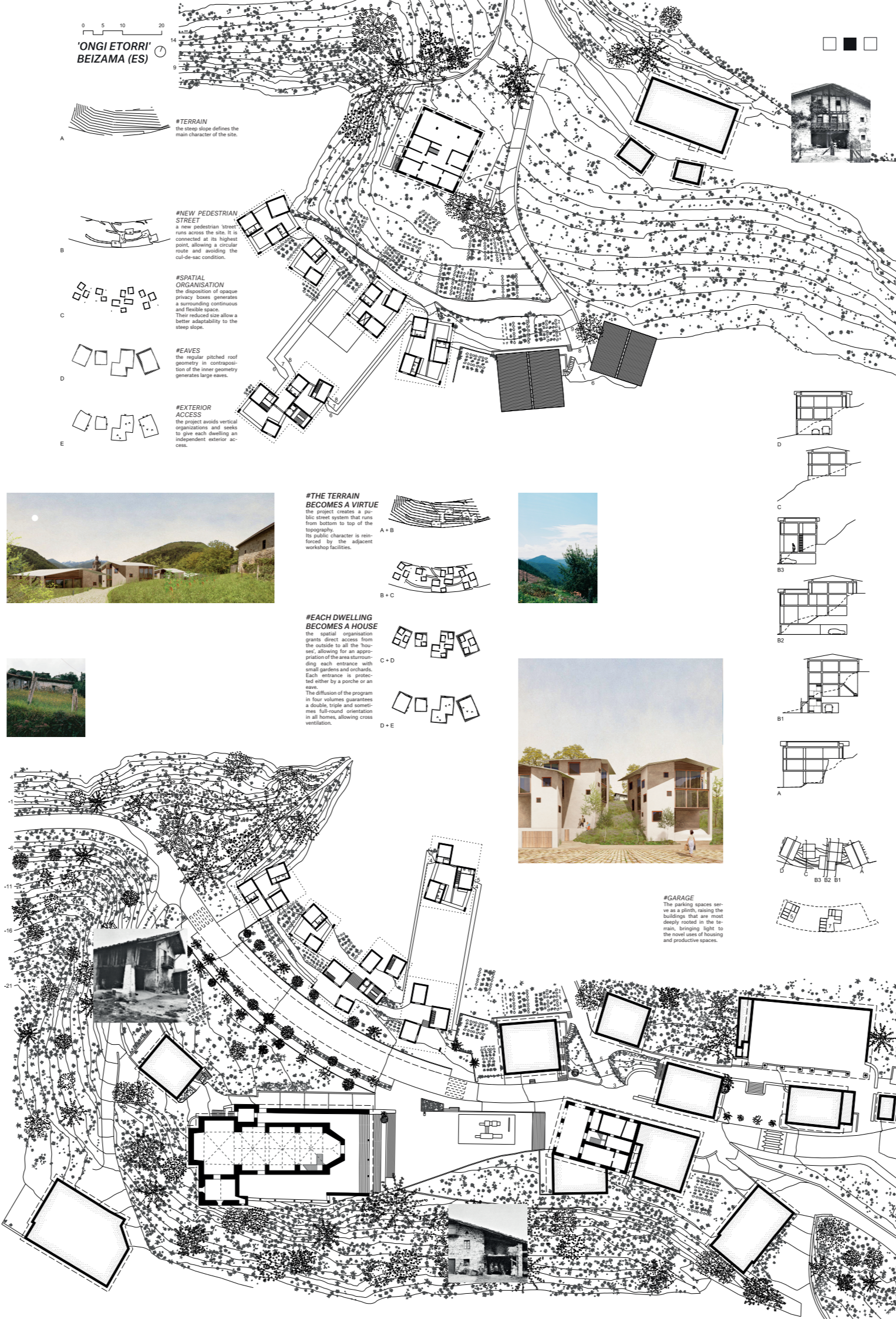
the "vertical" organization grants direct access from the outside to all the houses, allowing for an appropriation of the area surrounding each entrance with small gardens and encloses. Each entrance is protected either by a porch or an awning.

#GARAGE

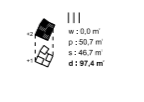
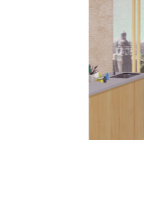
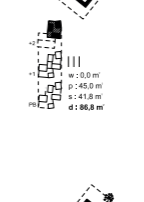
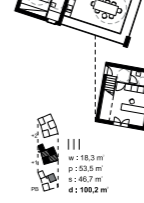
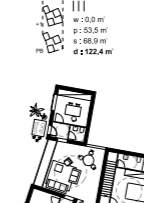
The parking spaces serve as a plaza, leaving the buildings that are most densely packed in the terrain, bringing light to main living spaces and production spaces.

#CRECIMIENTO NATURAL #NATURAL GROWTH

The new economic stability together with the rejuvenated population promotes the recovery of basic public functions such as the primary school and increases the attractiveness of the village. With guaranteed buyers, natural development by private owners and construction companies is facilitated.



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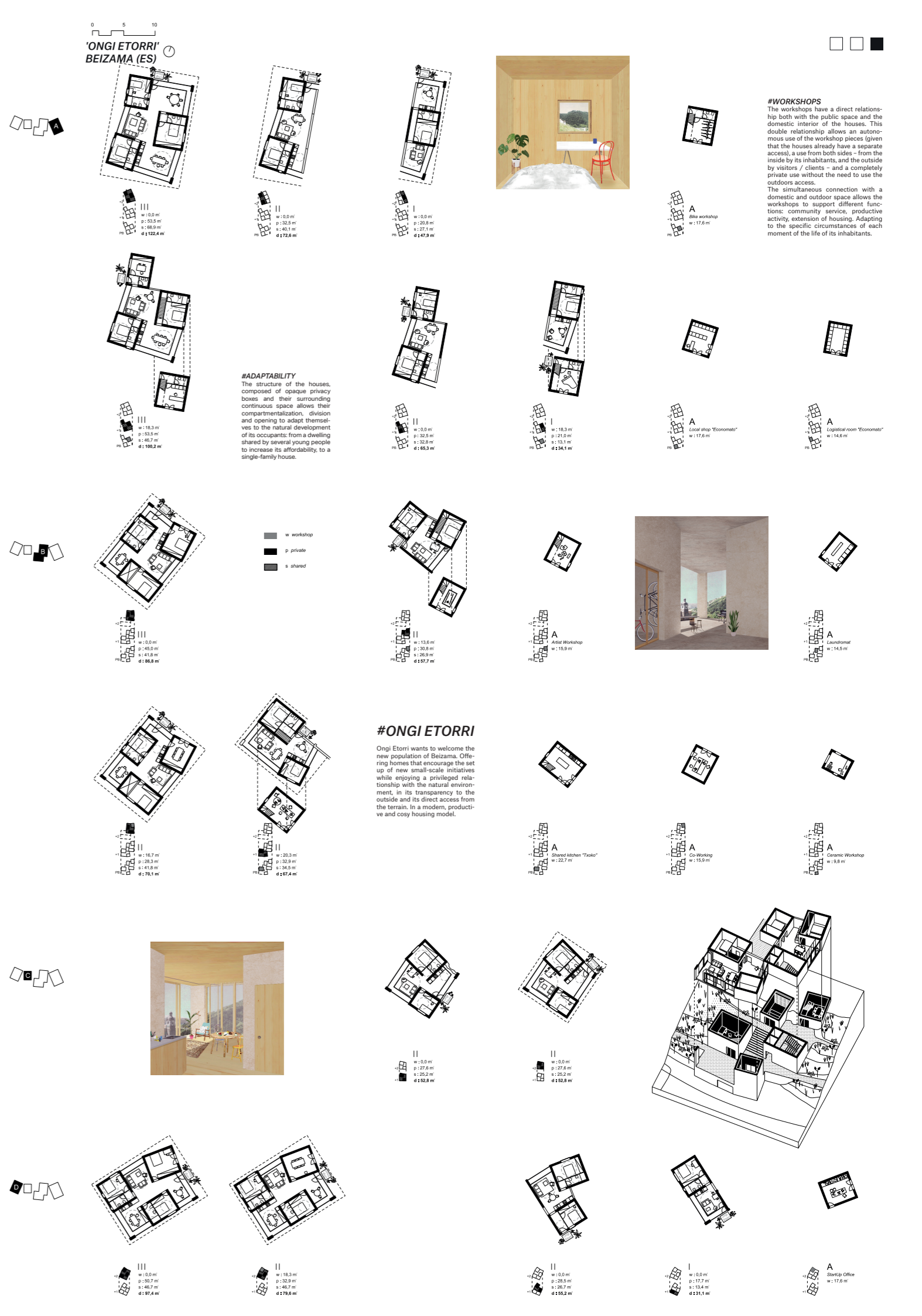


#ADAPTABILITY

The structure of the houses, composed of opaque privacy boxes and their surrounding continuous space allows their compartmentalization, division and opening to adapt themselves to the natural development of its occupants from a dwelling shared by several young people to increase its affordability, to a single-family house.

#ONGI ETORRI

Ongi Etorri wants to welcome the new population of Beizama. Offering homes that encourage the set up of new small-scale initiatives while enjoying a privileged relationship with the natural environment, in its transparency to the outside and its direct access from the terrain, in a modern, productive and cozy housing model.



#WORKSHOPS The workshops have a direct relationship both with the public space and the domestic interior of the houses. This double relationship allows an autonomous use of the workshop pieces (given that the houses already have a separate access, a use from both sides - from the inside by its inhabitants and the outside by visitors / clients - and a completely private use without the need to use the outdoors access). The simultaneous connection with a domestic and outdoor space allows the workshops to support different functions: community service, productive activity, extension of housing. Adapting to the specific circumstances of each moment of the life of its inhabitants.