

Cooperative heritage reborn, nature restored

Es Sindicat was the former cooperative winery of Felanitx, inaugurated in 1921 and operating until 1991. To understand the importance of this building, why it was built and why it remained abandoned for 35 years, it is essential to place special emphasis on its entire history, not as a unique piece but rather as another chapter in the history of wine production in Mallorca.

Wine production in Felanitx dates back to Roman times but intensified between the 13th and 19th centuries with the Christian repopulation after the conquest of Mallorca in 1229. Winemaking was one of the "ancient arts and crafts." A key moment in wine history was in 1863, when the phylloxera epidemic reached Rodena and spread throughout France, which at that time was the world's main wine producer. As a result, wine production for export from Felanitx increased, and Felanitx changed. The local economy and the population grew, and Felanitx ceased to be a village – it became a city. It was precisely at this moment that phylloxera arrived in Spain, and everything that Felanitx had become disappeared: the wealth vanished, people had to emigrate, the cultivable hectares of Mallorca were reduced by 85%, and new alternative crops emerged.

It was not until the early 20th century that new vine stocks resistant to the epidemic were introduced, and everything started over again. The Oenological Station was built, and in 1921, the Celler Cooperatiu de Felanitx – Es Sindicat was inaugurated. In 1964, Mallorca experienced a tourism "boom," bringing more people and more money, which was used to improve the cooperative. But once again, everything began to decline. In the 1980s the downfall started, and on February 19, 1991, it closed with the sentence: *Al·lots, Es Sindicat s'ha acabat* (Guys, Es Sindicat is over...). This led to a long period of abandonment, neglect, and deterioration.

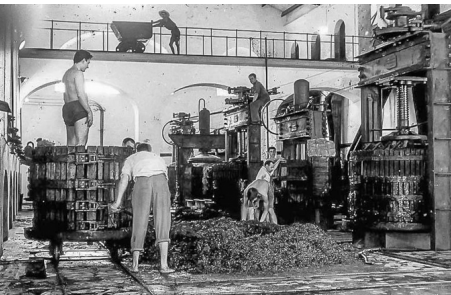
And now we are at the point where everything must come back to relife – *RE[V]IJURE*. Es Sindicat is an asset of cultural interest, a monument, a landmark in the history of Mallorcan wine. In order for everything to begin again, we must restore it and give it a new use, always maintaining its essence of what it once was.

TERRITORIAL AND GREEN STRATEGY

In territorial terms, Felanitx, in the southeast of the island of Mallorca, has an urban core nestled between two significant orographic landmarks: Sa Mola and Es Calvari, which act as natural protectors of the settlement. However, the relationship between these mountain ecosystems and the urban fabric is unresolved, creating both physical and perceptual edges and barriers that fragment the territory and prevent its integration.

The proposal aims to reconnect these natural systems with the city, using the Es Sindicat building as a strategic point of contact. The new facility is conceived as an articulating node that facilitates the transition, developing a territorial network strategy based on enhancing heritage elements and disused industrial spaces in the municipality. A series of green points linked to new cultural and productive uses is formed, culminating in the creation of a new park around Es Sindicat.

This network of spaces is connected through a process of revegetation of the main urban axes, ecological and landscape corridors that strengthen the continuity between the city and the mountains. A progressive renaturalization of the urban fabric establishes a resilient city model, capable of adapting to environmental risks and promoting new, more inclusive and cooperative ways of living.



It is also proposed to unify pavements, create continuities between public spaces and gathering areas, and recover the built heritage, transforming ruins and urban voids into regeneration opportunities. This approach promotes a new narrative about the territory, in which the incorporation of greenery and local production systems reactivates ties with the natural environment, aligning with logics of circularity and resource preservation.

NATURE RESTORED

Es Sindicat is located in a strategic position within the urban fabric. Its location places it as a hinge between the rugged ecosystem of Sa Mola and the flatlands. Therefore, it is essential for the surrounding area and the new green space to have a direct relationship with these natural systems.

In terms of design, the park is laid out as an extension of the agricultural mosaic found in the municipality's surroundings, thus recovering old agricultural traces and creating a network of pathways that connect the urban core with the mountains. The park is conceived as an extension of the existing ecosystems, acknowledging that humans will not be the only users of the green space and placing value on the endemic and typical flora and fauna of the area.

Some spaces are designed exclusively for nature, environmental nodes that serve as refuges and safe zones for animals and insects. These areas are conceived as self-regulating spaces, requiring minimal maintenance. Thanks to the use of native wild plants characteristic of the region, water use is limited exclusively to rainfall.

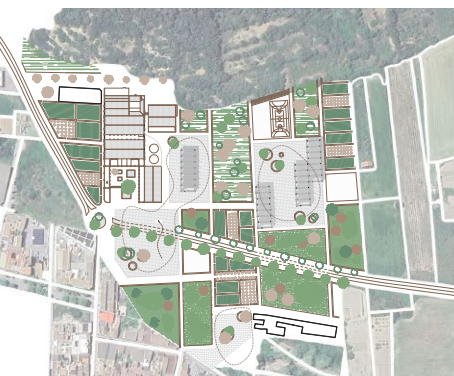
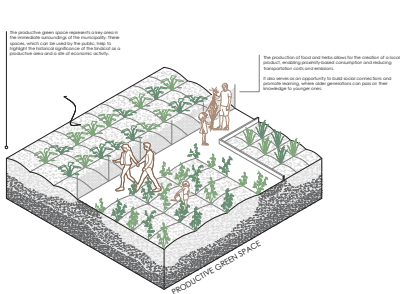
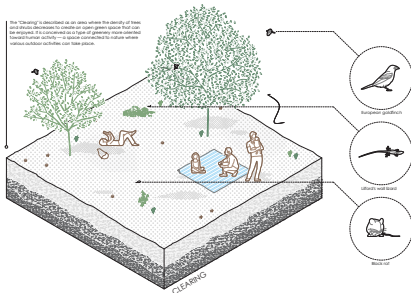
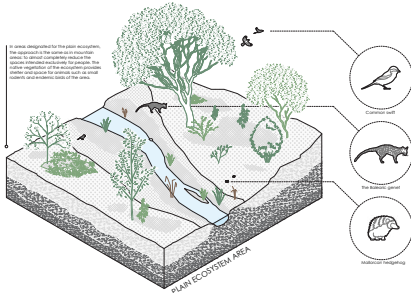
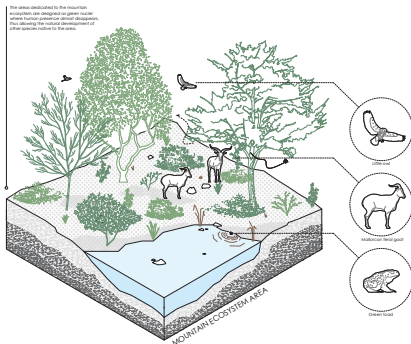
Productive green areas play a key role in reclaiming Es Sindicat as a site of production. The design proposes recovering part of the land to create small neighborhood farming plots, where typical Mallorcan foods and herbs can be cultivated. A portion of the water used in these gardens will come from rainwater harvesting, thereby reducing environmental impact.

A large portion of the park is composed of permeable surfaces, allowing water to infiltrate the ground. This supports a natural water management system, returning water to the local hydrological cycle.

COOPERATIVE HERITAGE REBORN

The recovery of the industrial building of Es Sindicat, despite its high heritage value and the need to preserve its constructive features, physical characteristics, and iconic image, is understood from a contemporary perspective. The word "rehabilitation" is given the meaning of restoring the capacity to be inhabited, reactivating an obsolete industrial container by endowing it once again with use, activity, and life.

In this sense, the intervention does not aim to freeze the building in time. Rather, with the utmost respect for the existing structure and the value it represents in the collective memory of the workers, it seeks to raise it once more as a social emblem, both for Felanitx and for the island of Mallorca. The proposal advocates for a program that preserves reminiscences of the original use linked to production, while incorporating new uses that position Es Sindicat as a cultural and artistic creation hub.



MAIN BUILDING

The central building of Es Sindicat and its characteristic reinforced concrete structure is preserved without altering the elements that define its architectural and spatial identity. In the upper level — originally intended for grape reception, destemming, and pressing — a museum space is proposed. Here, the intention is for visitors to understand the history and processes of winemaking through an immersive journey in the very space where they took place.

On the lower level, the large open hall is designated as a Multipurpose Space for Artistic Creation, taking advantage of the spaciousness and flexibility of the place. Likewise, the largest tanks are transformed into Artistic Creation Labs, and those lacking sufficient natural light are used as Music Boxes or Black Boxes, ideal for audiovisual activities, projections, or music rehearsals. The courtyard is incorporated into the renaturalization strategy of the complex, becoming a multi-species garden that reinforces the connection with nature.

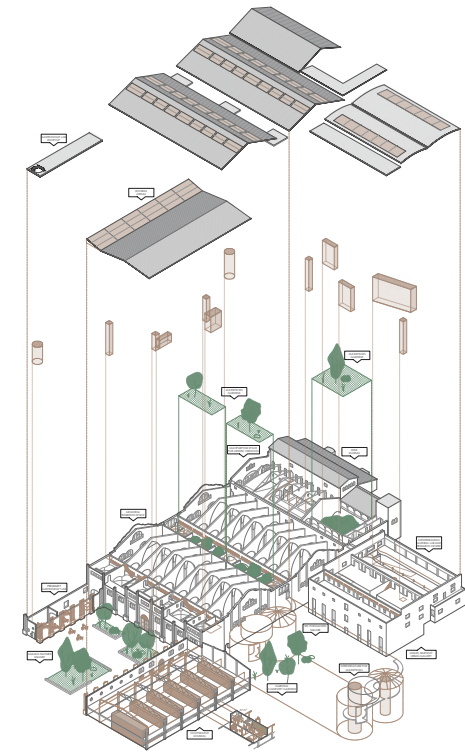
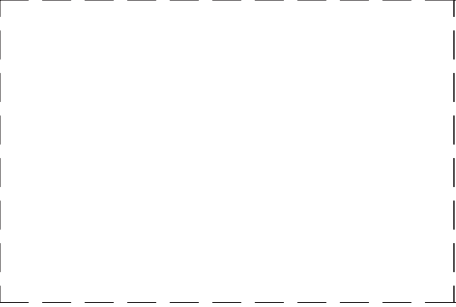
The route continues toward the two fermentation halls that complete the main body, with a system of walkways running along the upper part of the vats. The volume added in later phases, located between the two, is modified with the aim of recovering the original perception of the structures and restoring a clear reading of the spaces. Two large green patios are emptied, allowing natural light to enter and improving indoor environmental quality.

The project proposes enabling the upper level of the tanks in one of the halls as an exhibition and conference space, visually and functionally connected with the rest of the hall. On the lower level, the tanks house museum and exhibition content, creating pauses and moments of reflection during the visitor's route. Additionally, large skylights are opened in the roof to complete the natural lighting strategy.

As for the original heritage elements, it is decided to preserve all the vats in their current state, integrating them into a high-impact environmental water strategy. The ground-floor tanks, already buried against the ground, as well as the 104 vats, are reused to store all the rainwater collected from the roofs. The existing pipe network on the ground floor is put back into service to channel the water toward a productive crop space located on the side of the halls, thus generating a circular and self-sufficient system that links the building to productive ecology.

The body located on the main façade is transformed into a large arrival hall, articulated in relation to the new Guillem Timoner square. This welcoming space is conceived as the first point of contact with the visitor, integrating all necessary services: toilets, lockers, reception, circulation cores, as well as waiting and meeting areas. The flat roof of the façade body is used as a multipurpose platform for cultural events.

The small hall closing the square space is conceived as the end of the exhibition and cultural route. It houses a Proximity Gastronomy Lab, shop and restaurant, a space dedicated to showcasing and promoting the products generated in the productive green spaces of the project itself, as well as other local foods and wines linked to Mallorcan tradition and the project's connection with the agricultural and wine identity of the territory. Its configuration allows it to function independently from the rest of the cultural building, ensuring activity and vitality even when the other areas are closed.



WINEPRESSES BUILDING

The building originally intended for winepresses is preserved in its spatial configuration, although incorporating new openings in the façade to improve natural lighting and optimize connection with the exterior.

This volume will house the Mediterranean Material Lab and Research Center, a reference space for research on local materials and construction techniques. It will include work areas and specialized laboratories, such as the Fired Clay and Tile Workshops, "Marès" and Living Stone Laboratories, Mediterranean Fibres Studio, as well as Heritage Skills Classrooms.

The open-plan double-height floors are designated as a showroom, exhibiting the results of research and material production, and encouraging the exchange of knowledge between professionals, artisans, and visitors.

This building is directly connected to the surrounding garden spaces, the Miquel Barceló Urban Gallery, with a pergola linked to the public space, Ses Portadores Square and the Mariona Caldentey multi-species gardens and parks.

The two large tanks are modified with the incorporation of vertical circulation cores, as well as elevated walkways that allow visitors to explore a multi-species universe of birds, insects, and native fauna, while reconnecting with the walkway levels of the central halls.

WAREHOUSE BUILDING

The warehouse building, with less constructive value than the rest of the complex, closes and articulates the artistic and productive cooperative concept of the project. It allows for a comprehensive intervention that transforms it into a residential space.

Its conversion into cooperative housing is proposed, intended both for temporary stays for resident artists and for public housing for the population of Felanitx. To achieve this, an industrialized construction system based on shipping containers stacked in two levels is introduced, creating residential units and various shared spaces, fostering community and interaction.

In the façade body facing the main square, double heights are arranged under a central atrium, which can be opened or closed with a mobile roof system. The façade facing the gardens houses the most private terraces of the homes, thus guaranteeing the residents' privacy and quality of life.

