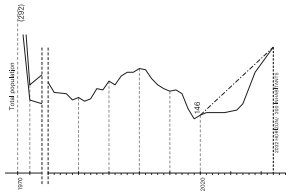


'Ongi Etorri'

Beizama Bildu



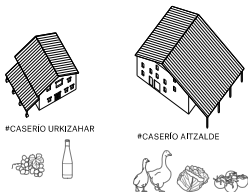
Beizama is an endangered habitat, its geographical isolation and small size have contributed to its depopulation for the past 50 years. The migration of young people to cities has led to the loss of basic services and a growing dependence of its inhabitants to the larger nuclei of Azpeitia and Tolosa.

Falta de servicios
/ lack of services

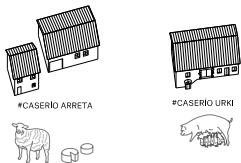


Baja población
/ low population

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. It is an opportunity to revitalize and strengthen both the urban core and its six neighbourhoods scattered across the valley, providing greater autonomy to the municipality and improving relationships within the territory.



Gipuzkoa province is Spain's preferred destination in terms of gastronomic attraction. The main economic activity of the active caserios (regional farmhouse) that are grouped under the municipality of Beizama is food production with a designation of origin. Cheese, wine, cattle and pig products, etc.



Ongi Etorri proposes the creation of a social economy enterprise (cooperative) due to its collective nature and its non-relocation of production ideology. Adhering it to the Federación de Cooperativas Agroalimentarias de Euskadi (the Basque country's Federaton of Agroalimentary Cooperatives) will strengthen the exchange with other regional products. This cooperative is materialized in a small economato-shop (included in the project) that serves both to supply the municipality of its basic needs at market price as well as a gourmet store, display of local products for tourists, in symbiosis with the activity of the Environmental Hostel, unique in the territory.

Likewise, the execution of the housing project must fit within a framework of continuous territorial development that incorporates the strategies already existing in the local urban plan, Plan General de Ordenación Urbanística. Three phases are proposed:

1. Catalyst: Construction of 12 social rental dwellings with workshop + Cooperative.

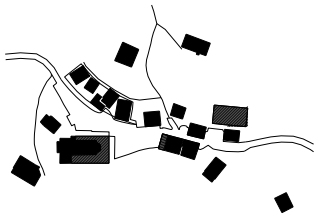
A model strategy that can be implemented in other localities with problems of depopulation and aging.

2. Consolidation: Refurbishment and occupation of empty buildings in the core of Beizama. The reactivation of the social-economic fabric along the service provided by the economato generates new demand from young families to settle in Beizama. Transformation and division of disused buildings into four houses each already planned in the PGOU.

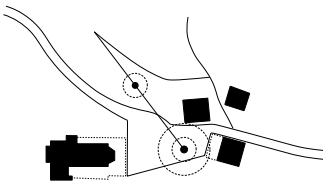
3. Natural growth. The new economic stability together with the rejuvenated population promotes the recovery of basic public functions such as the primary school and increases the attractiveness of the village. With guaranteed buyers, natural development by private owners and construction companies is facilitated. Both in the field of housing and in the productive / commercial that arises as a result of the workshops.

Eskolatxae

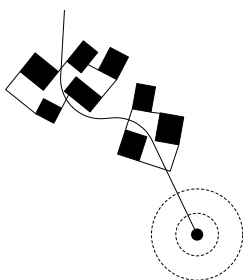
The main challenge posed by the site is to build attractive housing to appeal to potential new inhabitants. The terrain, density and buildable area proposed by the competition on the plot suggest a vertical structure of apartments, organized around a vertical circulation core with a common entry hall, but the concept of flats clashes with the main qualities of a rural environment: its direct relationship with nature. Faced with this adversity, the project avoids vertical organizations and seeks to give each dwelling the character of a house. In that sense, the steep slope of the terrain becomes a virtue, granting direct access from the outside to all the 'houses', allowing for an appropriation of the area surrounding each entrance with small gardens and orchards.



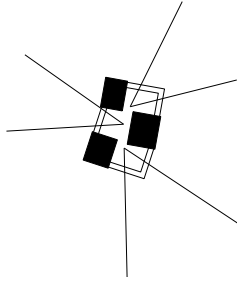
1. In recognition of the heritage value of the buildings neighbouring the plot, the project is proposed as a typological continuation of the village. Imitating the existing grain generates four volumes that consolidate the urban character of the northeast front of the GI-3720 road. Thus, integrating itself naturally on the ground.



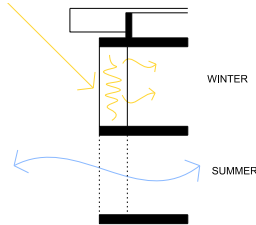
2. The porches of San Pedro Eliza and the town hall, with the terrace of the Ostatu Zaharra bar, are the main sheltered spaces with social relations. To establish a direct relationship with this focus of sociability, a new pedestrian 'street' is proposed crossing the plot and its buildings diagonally. This is connected at its highest point with the new pedestrian path, allowing a circular route and avoiding the cul-de-sac condition. The new street, together with a single public vertical core that guarantees universal accessibility at all levels, bridge the difference in height and connect the houses furthest from the village centre to the main square without having to encounter steep slopes.



3. At the points where the new street crosses with the first two volumes, these open a set of squares that add to the existing system of sheltered public places of the village. Around these squares are located the workshop spaces, between 15 and 20 m² each. These are part of the dwellings, but can function as a workshop, community services, economic and basic accommodation units for tourists and guests.



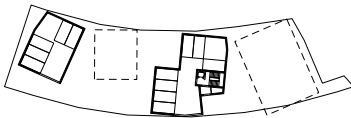
4. That same structure of closed and open spaces continues in the inhabited floors above. The opaque cores, due to their greater privacy, host the bedrooms and bathrooms, while the open space of the sheltered square is wrapped with a gallery (a liveable space between two glazed facades) to form the living and kitchen spaces. The resulting dwellings are rich in their spatial variety: stable opaque elements hosting domestic facilities and structure whose position generate a free in-between space that can be partitioned and configured while remaining open to the natural views of Beizama's environment.



5. The diffusion of the program in four volumes guarantees a double, triple and sometimes full-round orientation in all homes, allowing cross ventilation. The galleries of the living spaces generously fill the interiors with natural light and act as a passive thermal buffer, allowing a better solar radiation capture during winter and fully opening in the summertime to let the fresh breezes in.

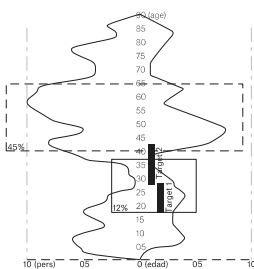


6. The project incorporates elements of the local tradition: the porches, the duality in the façade of opaque and lightweight parts, and the pitched roofs with large eaves that protect the accesses to the houses. The result is a project capable of integrating itself both typologically and materially in the rural context of Beizama, but which is distinguished by its novel spatial organization.



7. The parking spaces serve as a plinth, raising the buildings that are most deeply rooted in the terrain, bringing light to the novel uses of housing and productive spaces.

Each dwelling is a house



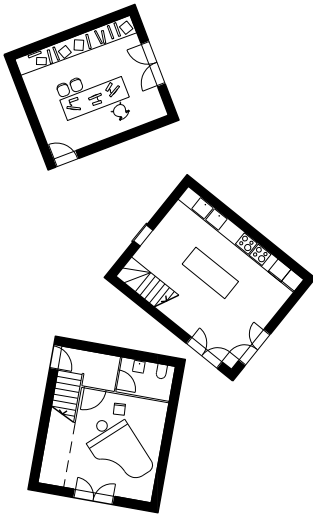
The village's demographic data shows a clear gap between the ages of 20 to 35 and an overall aging population. Prioritizing the goal of attracting and retaining a younger population, the project presents itself as a system capable of adapting to these lifestyles as well as their foreseeable near future. Thus, generating a greater appeal and ensuring a desire to establish oneself in the long term.



The arrangement of nine workshops (from 15 to 20m²) along the street that crosses the plot, and the new pedestrian path supports that flexibility. 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 project proposes one of the workshops at the lowest level and in contact with the village square as the *economato*.

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.



1. With the rise of teleworking, a possible occupation of the workshops by small companies, freelancers, coworking groups and other small-scale initiatives is foreseen. Companies that due to their digital nature already have a customer base and do not require the services of a larger city, while, given their small presence in rural areas, they will open to a new market and enrich the services available to Beizama.
2. In the case of a population that commutes to bigger cities, the neighbours can use the workshops to provide services to the community: txoko (communal kitchen), laundry, children's playroom, economato, storage units.
3. Faced with a foreseeable growth of the family units or the interests of their inhabitants, the workshops become extensions of the houses: room for children, bedroom for guests, ceramic or painting workshop, bicycle workshop.

The ability to host all these functions simultaneously in the workshop spaces both encourages and responds to the desire to implement new productive activity while still serving the population that commutes to work outside the municipality.

Given the continuity in plan of the project, the few homes that are not in direct contact with a workshop have a second bedroom piece with the same conditions and ability to support the same variety of functions. 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.

The project can be read as a start-up both population-wise and activity-wise. It starts by attracting new population to the municipality and it is reinforced by promoting their permanent establishment, by migration to the refurbished empty caserios of the territory, as well as by the adaptation of the dwelling itself. The same effect occurs with the workshops: they serve to start and establish long-term activity, but in case of growth their flexibility of use allows for the relocation of said activity in another part of the village, further promoting the rehabilitation of existing spaces or encouraging new developments according to the planned phases of growth and the strategies of the PGOU.

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 cosy housing model.

