

Vitoria - Gasteiz (ES)

Landscape of Possibilities

Rehabilitation of Collective Housing in Vitoria

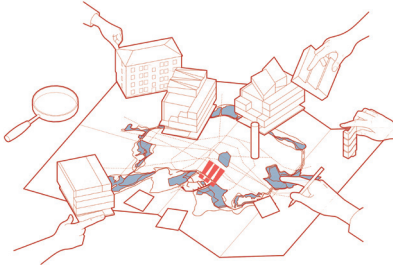


fig 1. Landscape of Possibilities

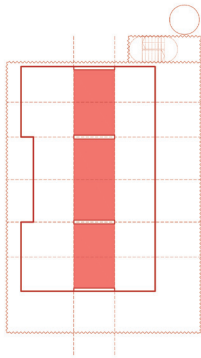


fig 2. Core Diagram

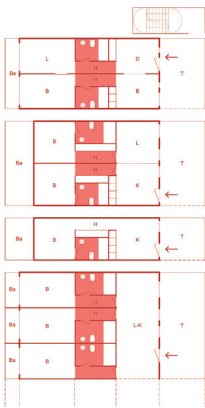


fig 3. Typologies

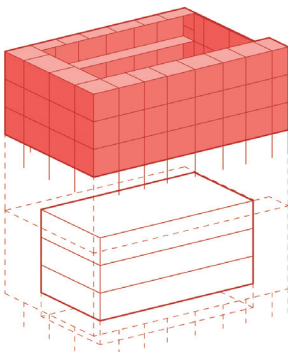


fig 4. Insulation Wrapping

Landscape of Possibilities proposes the rehabilitation of the Bustaldea residential complex not only as an opportunity to improve its energy performance, but as a project capable of rearticulating a highly fragmented urban structure where peri-urban, rural, and agrarian logics collide. Faced with the uncertainties surrounding this transformation—budget, timeline, and user demographics—the proposal does not impose a fixed form, but instead defines an open, adaptable, and collective operational framework: a field of possibilities meant to spark discussion among the various stakeholders involved in the project—owners, future users, neighbors from Goikolarra and Aretxabaleta, municipal bodies, technical teams... (1)

To embrace this uncertainty, the project is conceived as a multiscalar infrastructure operating on three complementary dimensions: domestic, building and urban infrastructure.

At the **domestic** scale, a compact technical core—the Vascular Core—reorganizes the housing units by concentrating the wet areas and freeing up the remaining space to allow for multiple living configurations (2). This layout around a central core removes hierarchical distinctions between units, avoiding the creation of first- and second-class typologies. All dwellings now benefit from the same orientation and cross ventilation. This plug-in logic also fosters typological evolution. In contrast to housing models that address typology solely through user count and family structure, our proposal amplifies and gives visibility to contemporary ways of living that do not operate exclusively within the traditional family framework. Coliving, intergenerational housing, shared flats, or homes for single occupants—these are models of inhabitation that negotiate the boundaries between public, private, and shared life, offering a crystallization of an increasingly diverse society. (3)

At the **building scale**, a new technical skin wraps (4) around the existing blocks, improving their thermal and

Vitoria - Gasteiz (ES)

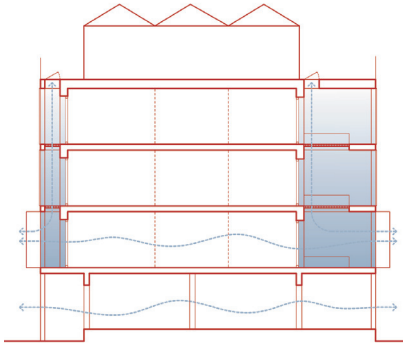


fig 5. Thermal Diagram

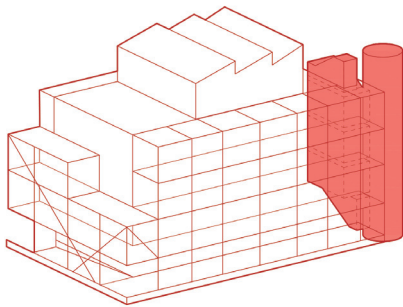


fig 6. Vertical Circulation

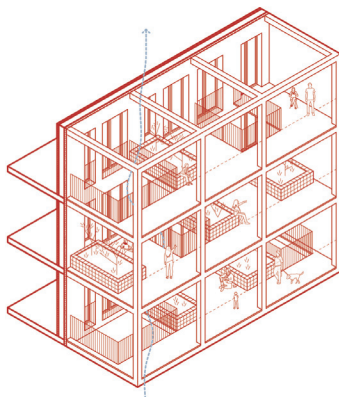


fig 7. Terrace Diagram

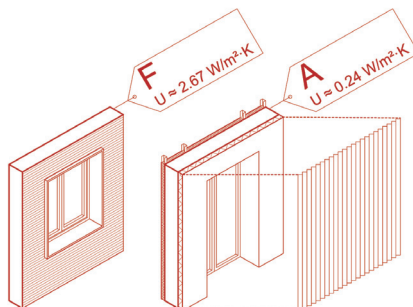


fig 8. Wall Composition

acoustic performance while resolving critical accessibility issues. The wall is composed, from the inside out, of a drywall lining, the existing façade, an external insulation layer made of cork with a mortar render, and finally a polycarbonate skin (8). Beyond its technical role, this envelope redefines the relationship between the private and the collective: balconies, walkways, and terraces act as transitional zones—inhabitable extensions of the dwellings that also function as passages, meeting points, and places of social interaction. This second skin activates new circulations, incorporates vegetation, and gives the building a more public and porous dimension. (5-6-7)

Each proposed block operates not as a closed design but as a prototype within an open system. From more conservative solutions—which preserve the existing roofs and stairwells, allowing for faster and more affordable interventions—to more transformative strategies, the project offers a repertoire that can adapt to varying degrees of intervention, budgets, and levels of participation.

The rooftops are reimagined as platforms capable of hosting new communal uses, renewable energy infrastructure, or shared gardens—made possible by relieving density at the ground level while keeping the total built area of the site unchanged.

At the **urban** scale (9), the project blurs the boundaries of the blocks, transforming them into active infrastructure for public space management. The shared plaza is envisioned as a water infrastructure system that filters and collects both greywater and rainwater for reuse in agricultural and green programs. The plaza becomes a board on which only the lines of resilience are drawn: pedestrian axes that support a variety of other uses. A hardware enabling a software of action: green spaces with phytoremediation, play areas, social programs, urban gardens, and distributed energy systems. These active bands become platforms for collective life, offering a renewed relationship between buildings and their surroundings, while making visible—and pedagogical—the processes of energy and water management.

A living, pedagogical system that gives value to what's collective.

Vitoria - Gasteiz (ES)



More than a simple rehabilitation, Landscape of Possibilities proposes an infrastructure for collective transformation: an operational framework capable of adapting the existing, redistributing resources, and opening new ways of inhabiting, caring, and belonging. In a context of urban transition, the project presents itself as both a critical and generative tool: an open architecture that transforms uncertainty into possibility.

fig 9. Urban Diagram

