OVIEDO (ES)

¡dame tira!

Pedir tira es, desde la época de la minería asturiana, un gesto de solidaridad y hermandad.
Con este objetivo nació y también gracias a él perdura la Malatería en el barrio de San Lázaro de Oviedo.

Since the days of the Asturian mining industry, asking for 'tira' has symbolized solidarity and brotherhood. It was in this spirit that the Malatería was founded in Oviedo's San Lázaro neighborhood — and it is thanks to that same spirit that it has endured.

The project is conceived with the aim of valuing the building's former social and welfare role prior to its abandonment. To this end, it is essential to recognise and enhance its condition as a territorial gateway between city and nature: a social, cultural, and ecological threshold where an inclusive, community-based housing system can coexist with both the history and the present needs of the neighbourhood.

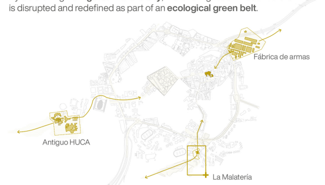
The paths that approach the building pass through it, creating a new sense of centrality within its interior and filling it with activity and biodiversity. This central feature becomes the structuring element of the project: the climatic atrium.

A CONFLUENCE POINT

Pedestrian paths such as the ***Senda del Oso*** and the ***Camino de Santiago***, reach Oviedo through the Malatería, giving rise to a cultural, natural and urban gate.

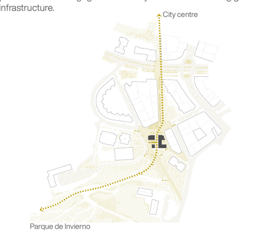
A TRANSVERSAL CORRIDOR

The project sees the abandoned buildings on the outskirts of the Ronda as **potential green and territorial nodes** that integrate urban fabric and natural landscape.
By stablishing **new gates into the city**, the existing road infraestructure is disrupted and redefined as part of an **ecological green belt**.



A LANDSCAPE - URBAN GATE TO THE PARK

La Malatería becomes an **entry plaza** connecting the *Parque de Invierno* with the city. **Nature** flows through and **inhabits the building**, generating **public uses** that engage both the city and the surrounding green infrastructure.

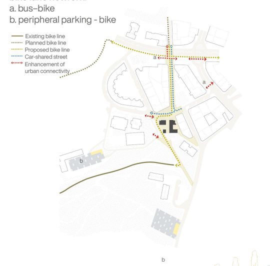


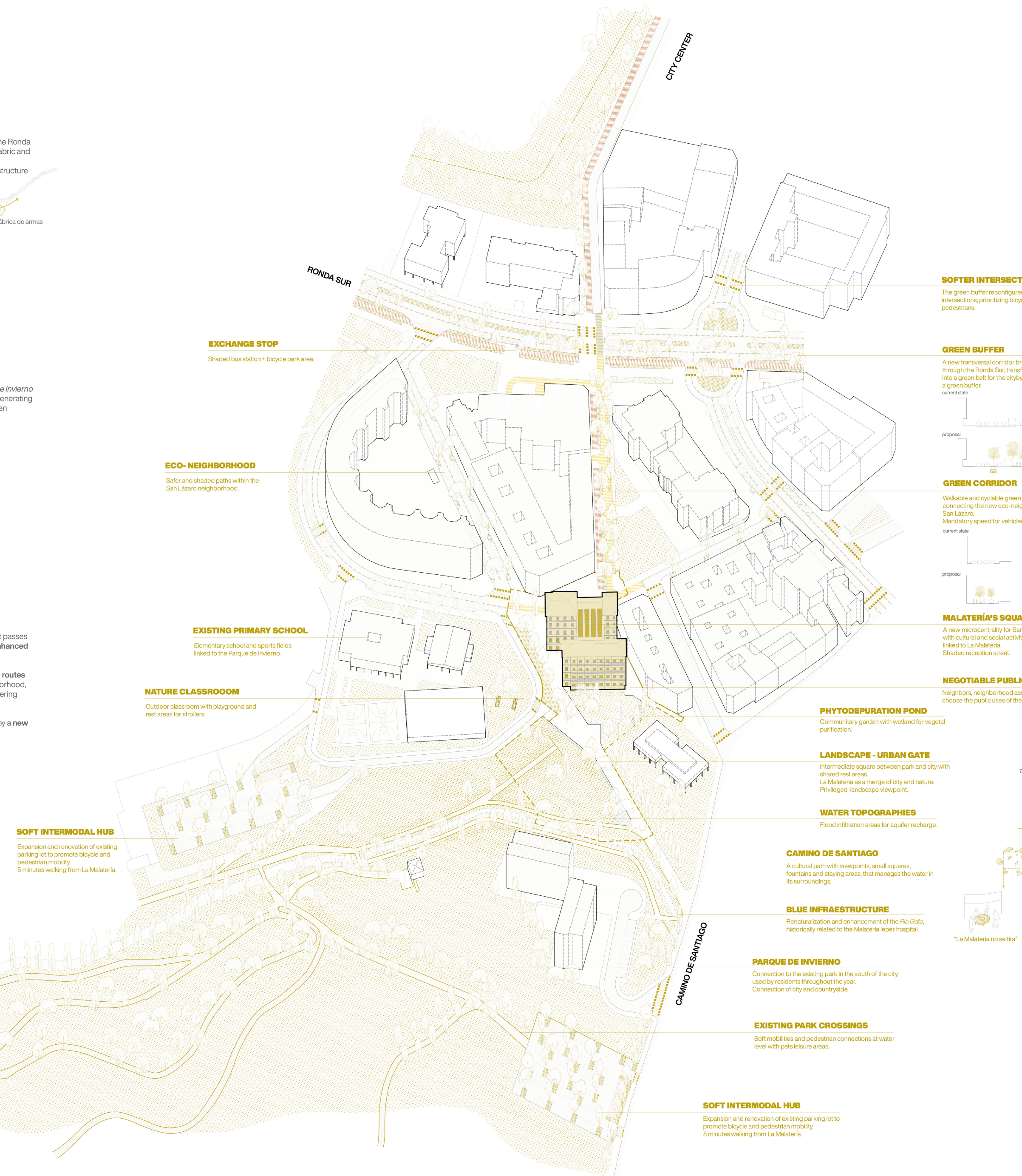
A COLLECTIVE MOBILITY HUB

By **modifiying the row of the Ronda Sur** and splitting it up as it passes through the transversal corridor, **pedestrian connectivity is enhanced throughout the city**.

In addition, new **safe, functional, accessible and comfortable routes** of between 12 and 15 minutes are introduced within the neighborhood, reducing the presence and speed of private vehicles while fostering active ground-floor uses.

Two new intermodal transfer points are proposed, connected by a **new bike lane network**.
a. bus–bike
b. peripheral parking - bike





OVIEDO (ES)

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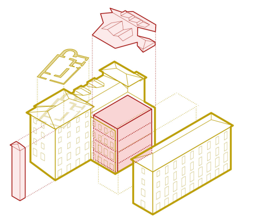
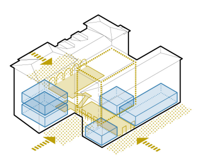
HERITAGE PRESERVATION + NEW PROGRAM ADAPTATION

The original shell of the building, along with its north and south wings, is preserved and repaired.
The central roof and slabs are removed to enable a contemporary, adaptable, and communal use of the space.



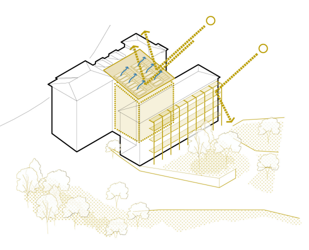
COMMUNITY CREATION + SPACES FOR THE NEIGHBORHOOD

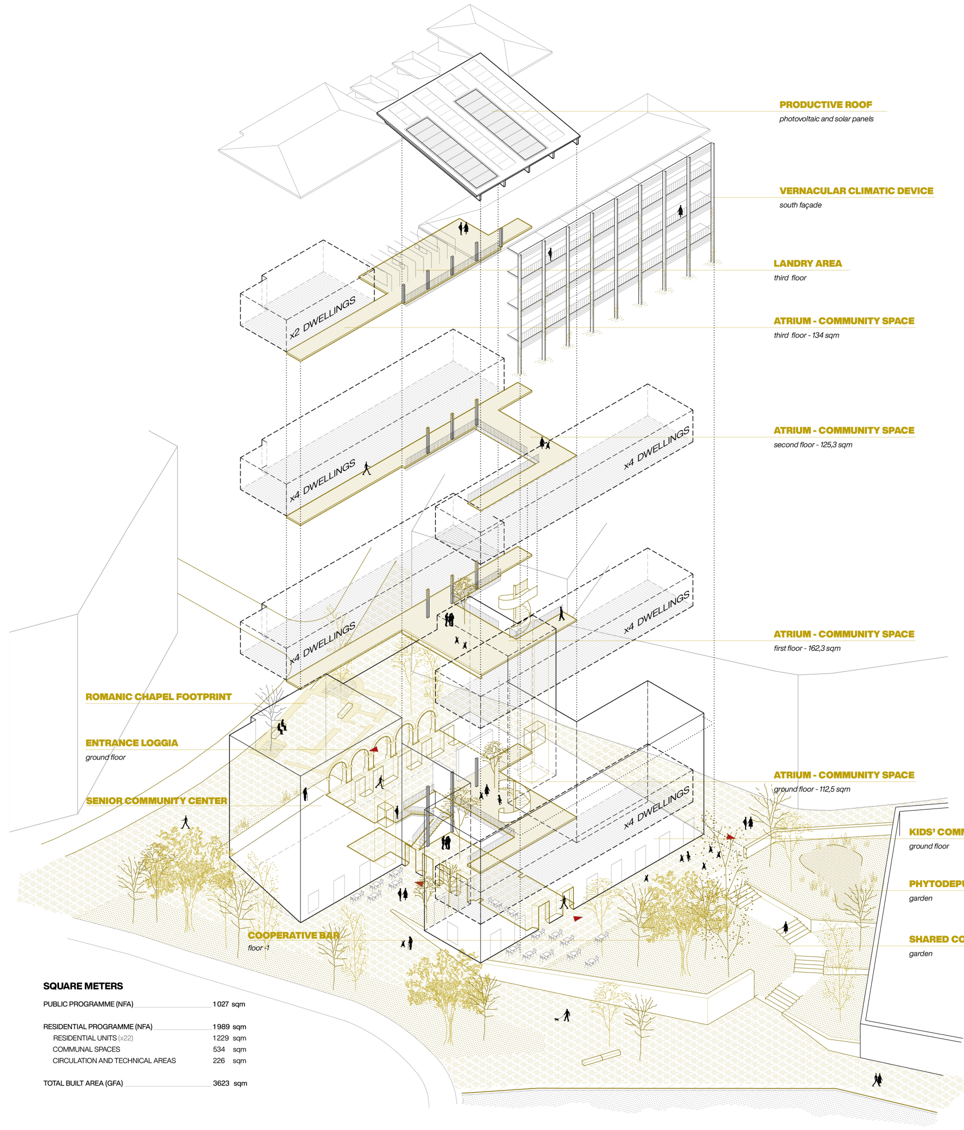
24 hours activation and inclusivity by introducing mixed-uses and shared spaces. Different uses overlaps in time and space thanks to the new street that crosses the Malatería, fostering interaction between the users.



ENERGY EFFICIENCY + NATURE INTEGRATION

Two climatic artifacts—the roof and the climatic galleries—are added to the existing building.
These elements regulate temperature, capture energy, manage rainwater, and provide shelter for community activities.





SQUARE METERS

PUBLIC PROGRAMME (NFA)	1027	sqm
RESIDENTIAL PROGRAMME (NFA)	1989	sqm
RESIDENTIAL UNITS (x22)	1229	sqm
COMMUNAL SPACES	534	sqm
CIRCULATION AND TECHNICAL AREAS	226	sqm
TOTAL BUILT AREA (GFA)	3623	sqm

3RD FLOOR

1. LAUNDRY AND DRYING SPACE
2. ORIGINAL STAIRCASE
3. DWELLINGS - NORTH WING

2ND FLOOR

1. SECONDARY COMMUNITY SPACE
2. ORIGINAL STAIRCASE
3. DWELLINGS - NORTH WING
4. DWELLINGS - SOUTH WING
5. EXTERIOR GALLERY

1ST FLOOR

1. MAIN COMMUNITY SPACE
2. ORIGINAL STAIRCASE
3. DWELLINGS - NORTH WING
4. DWELLINGS - SOUTH WING
5. EXTERIOR GALLERY

GROUND FLOOR

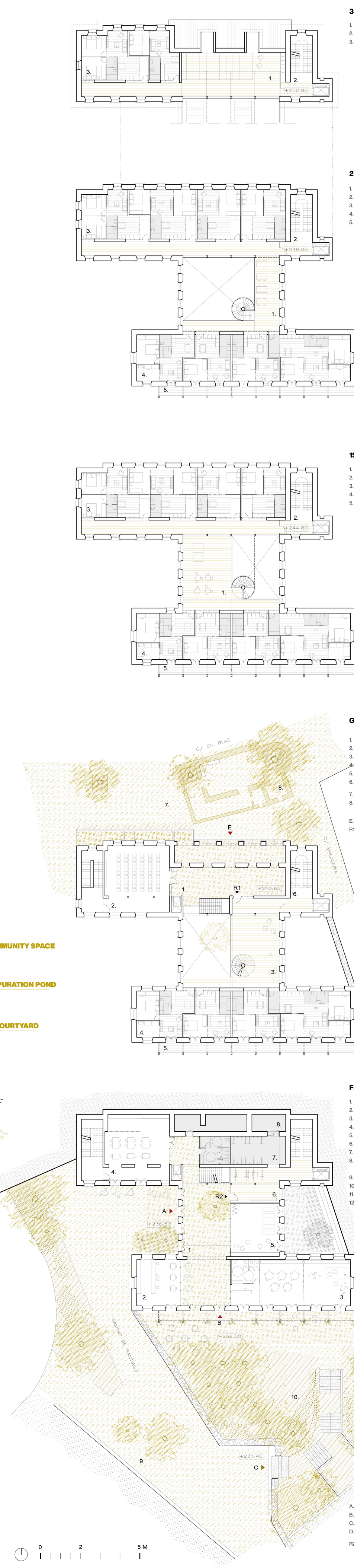
1. PUBLIC LOBBY - GROUND FL.
2. ASSEMBLY HALL 97 M² / 55 pp.
3. LOBBY FOR DWELLINGS - GROUND FL.
4. DWELLINGS
5. EXTERIOR GALLERY
6. ORIGINAL STAIRCASE
7. FRONT URBAN PLAZA
8. ROMANIC CHAPEL FOOTPRINT

E. PUBLIC ENTRANCE - GROUND FL.
R1. RESIDENTIAL ACCESS - GROUND FL.

FLOOR -1

1. PUBLIC LOBBY - LEVEL -1
2. BAR 46 M²
3. KIDS' COMMUNITY SPACE 127 M²
4. SENIOR COMMUNITY SPACE 96 M²
5. FLEXIBLE SPACE 58 M²
6. LOBBY FOR DWELLINGS - LEVEL -1
7. BIKE PARKING FOR 37 BIKES
8. TECHNICAL ROOMS
9. PUBLIC SPACE - VIEWPOINT
10. OUTDOOR GARDENS
11. DROP-OFF AREA
12. PHYTODEPURATION POND

A. PUBLIC ENTRANCE - LEVEL -1
B. PUBLIC ENTRANCE FROM GARDENS
C. ACCESS TO GARDENS
D. CHILDREN'S PICK-UP POINT
R2. RESIDENTIAL ACCESS - LEVEL -1



OVIEDO (ES)

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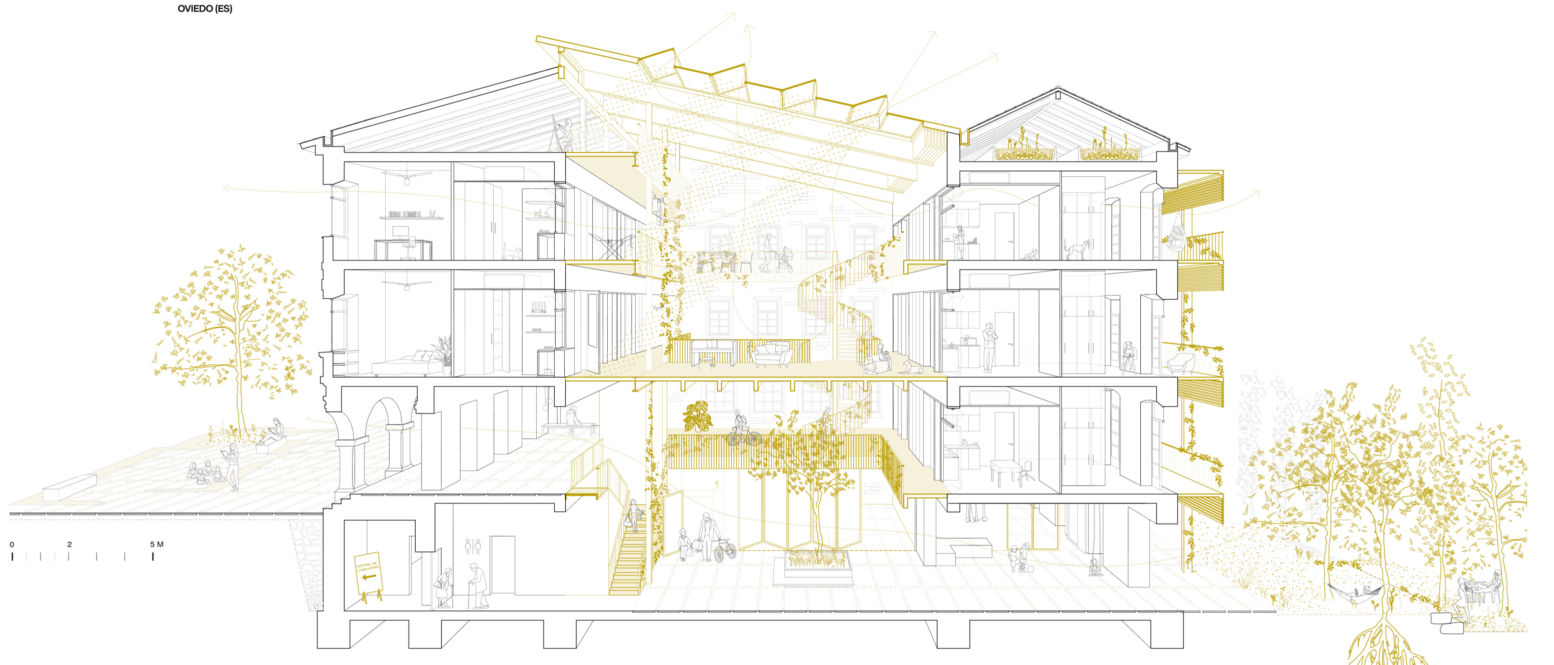
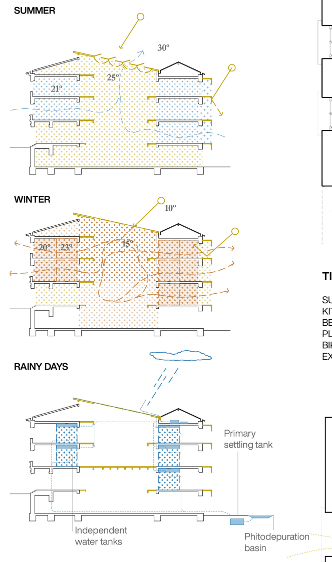


ANOTHER WAYS OF LIVING

New housing typologies emerge from the bioclimatic **atrium**, conceived as a **central organizing element**. Designed to accommodate the **diverse lifestyles** of young people and to **make domestic tasks and routines more visible, the dwellings are structured around the kitchen and living room**—resulting in more livable, safer, and consciously feminist spaces.

THE ATRIUM AS TERMIC BUFFER



dwellings	A	B	C	D	E	F	G	H
floor 0	-	-	-	-	1	1	1	1
floor 1	1	1	1	1	1	1	1	1
floor 2	1	1	1	1	1	1	1	1
floor 3	1	1	-	-	-	-	-	-
	3	3	2	2	3	3	3	3
TOTAL	22 u							
bike space	37 u							

TIPOLOGY A - *size L*

NET INTERNAL AREA	60 sqm
KITCHEN + LIVING ROOM	25.25 sqm
BEDROOMS	2 u
PLANNED OCCUPANCY	2-4 u
BIKE PARKING	2 u

TIPOLOGY B - *size L*

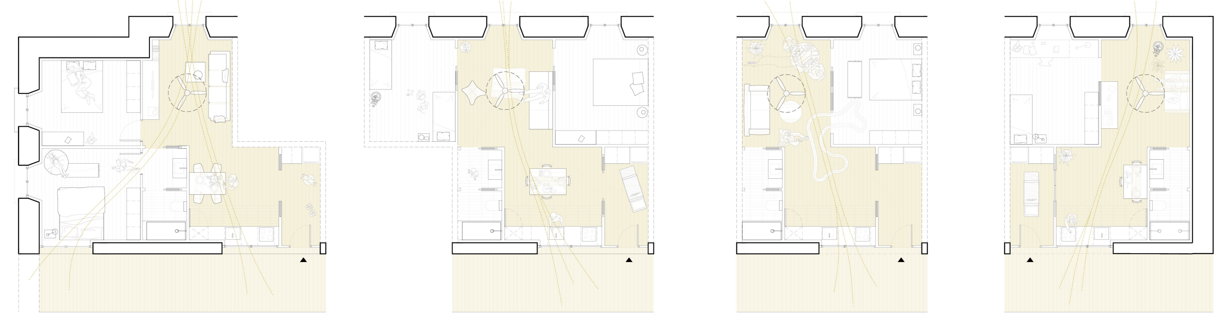
SURFACE	63.5 sqm
KITCHEN + LIVING ROOM	29 sqm
BEDROOMS	2 u
PLANNED OCCUPANCY	2-4 uBIKE PARKING
BIKE PARKING	2 u

TIPOLOGY C - *size S*

SURFACE	48 sqm
KITCHEN + LIVING ROOM	27,5 sqm
BEDROOMS	1 u
PLANNED OCCUPANCY	1-2 u
BIKE PARKING	1 u

TIPOLOGY D- *size S*

SURFACE	48 sqm
KITCHEN + LIVING ROOM	26.25 sqm
BEDROOMS	1 u
PLANNED OCCUPANCY	1-2 u
BIKE PARKING	1 u



TIPOLOGY E - *size M*

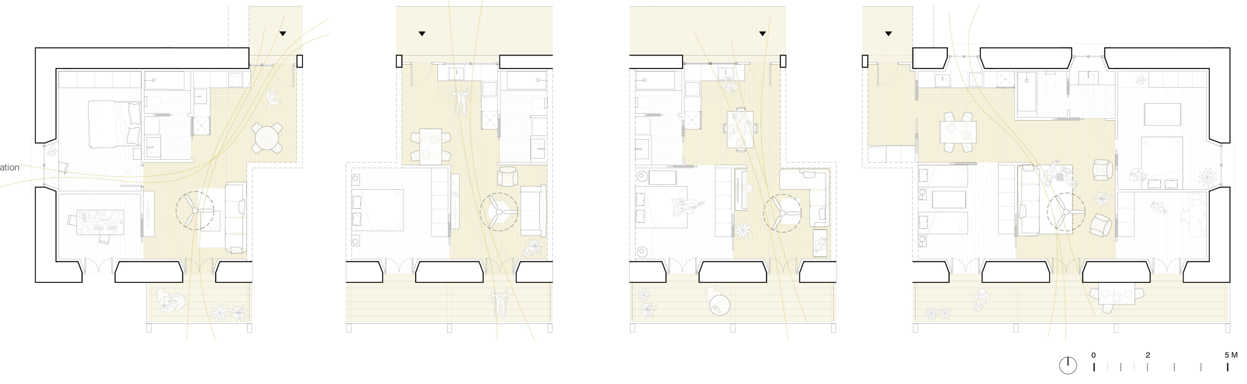
SURFACE	52 sqm
KITCHEN + LIVING ROOM	23.6 sqm
BEDROOMS	2 u
PLANNED OCCUPANCY	2-3 u
BIKE PARKING	2 u
EXTERIOR AREA	6 sqm

TIPOLOGY F- *size S*

SURFACE	43.5 sqm
KITCHEN + LIVING ROOM	23 sqm
BEDROOMS	1 u
PLANNED OCCUPANCY	1-2 u
BIKE PARKING	1 u
EXTERIOR AREA	12 sqm

TIPOLOGY G - *size S*

SURFACE	43,5 sqm
KITCHEN + LIVING ROOM	23 sqm
BEDROOMS	1 u
PLANNED OCCUPANCY	1-2 u
BIKE PARKING	1 u
EXTERIOR AREA	12 sqm

TIPOLOGY H - *size XL*

SURFACE	80 sqm
KITCHEN + LIVING ROOM	41 sqm
BEDROOMS	3 u
PLANNED OCCUPANCY	3-6 u
BIKE PARKING	3 u
EXTERIOR AREA	18 sqm