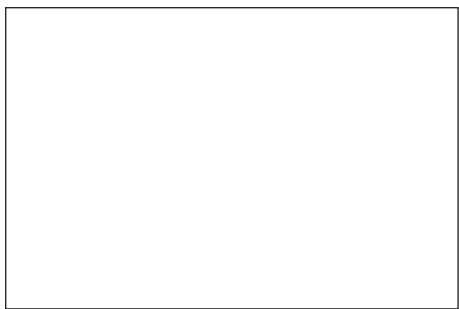
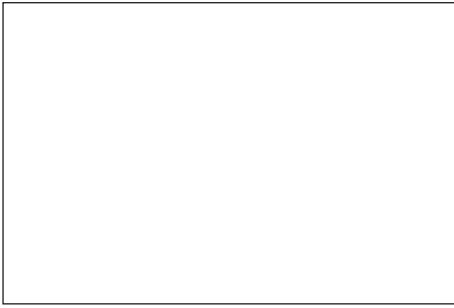




OVIEDO (ES)

¡dame tira!





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 gate 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.

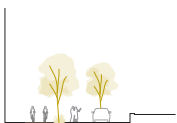
¡dame territorio!

Where the Camino de Santiago and the Senda del Oso meet, the Malatería acts as a point of exchange or hinge between the natural and the anthropised, opening the way to a historic route that until now reached the city abruptly. The ambition to reconfigure the city's dynamics to transform it into a safer and more welcoming place for everyone entails expanding the scope of intervention, encompassing the arrival of Winter Park up to the Ronda Sur. In this way, the Malatería reconfigures its surroundings and grants it a new centrality.

The park and the path reach the city through a lookout square that, using topographies that manage the waters of this new landscape, extends into the gardens and, finally, into the building itself, whose ground floor is opened up to allow real integration with the surrounding neighborhood.

The urban strategy involves reducing certain roadways and redistributing parking lots to create a new green infrastructure that incorporates a network of lanes and paths for bicycles and pedestrians. This network not only improves connectivity with adjacent neighborhoods but also functions as an ecological corridor that supports environmental continuity between the city's green spaces.

North arrival



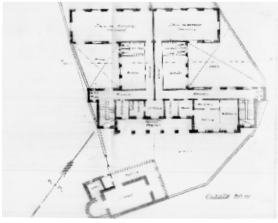
Ronda Sur



The opening up of ground floors also enables a direct connection with the rest of the neighborhood, modifying the street sections where private vehicles currently dominate. At a broader strategic level, three intermodal connection points are proposed to reframe mobility through a more sustainable and human-centered lens.

These hubs will enable fluid transitions between different ways of transport and act as catalysts for shifting toward low-impact, active travel habits. They thus become key elements not only for redefining mobility, but also for reimagining the way this part of the city is inhabited and perceived.

¡dame historia!



11. Original plan



12. Original volume



13. Civil War photograph

Since its origins, the Malatería has served the care and support needs of vulnerable people, from those suffering from leprosy or pilgrims, to the elderly of San Lázaro. Its architecture, therefore, responded to the initial intention of segregating the sick from the rest of the city, and over the years it has been blurred until becoming a residence for the elderly.

Despite its undeniable character as an assistance building, the abandonment of the building and the lack of a pertinent and contemporary use have turned the Malatería into a void completely disconnected from the dynamics surrounding it.

Thus, the strategy of opening the Malatería from its centre and from the park responds to this need to provide the neighbourhood with new uses, as well as to generate new views that allow the crossing of a building that until now has been opaque and closed.

Conserving and revitalising this building is also an exercise in historical memory, allowing those who knew it to reconcile with the past and those visiting or living there for the first time to truly understand the place.

For this reason, the new uses proposed for the ground floor and the rear garden floor include exhibition rooms about the building, rooms for meetings, screenings and assemblies, a social café, and a play centre. Their layout, arrangement, and programming will be decided both by the new residents of the building and by the neighbourhood association, giving rise to spaces for cohesion and encounter that the neighbourhood currently lacks. In addition, the management of the spaces and the green areas themselves, through *sextaferías*, will also be community-based.

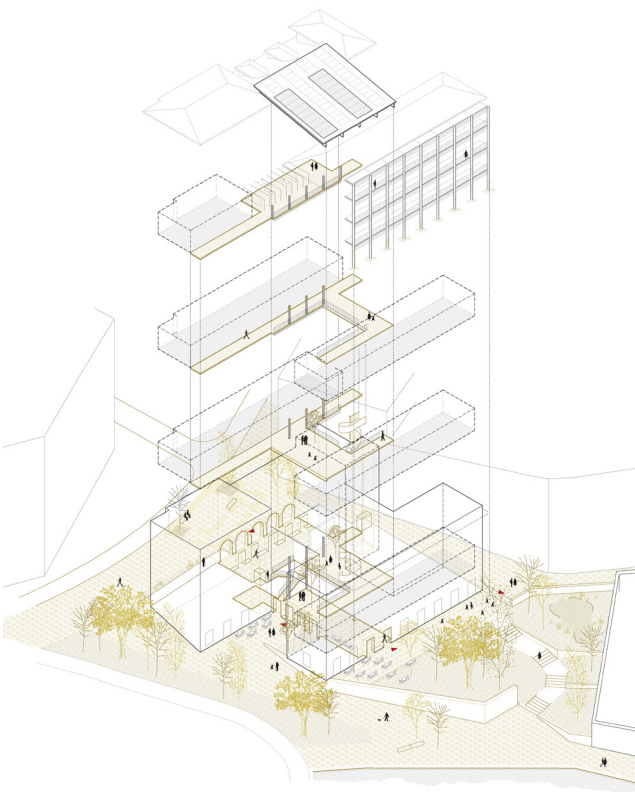
¡dame comunidad!

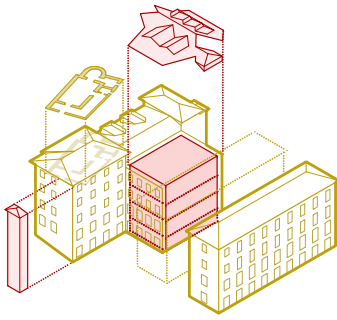
The Malatería's garden, historically linked to food production and healing, opens to the city, welcoming walkers, pilgrims, and neighbours. Its significant slope allows it to retain its productive character, with phytodepuration ponds for the building's water appearing, which will infiltrate into the ground, closing the cycle.

In this same space, the play centre, meeting rooms, and café share a terrace and garden areas, allowing users of different ages to meet and facilitating their reconciliation.

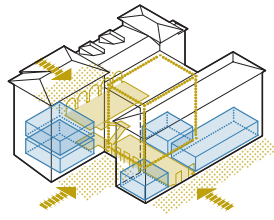
In this way, the building becomes permeable, generating new accesses both through the garden and from the west. The main entrance to the north is maintained, preserved, and enhanced, opening up a new single-platform square that revolves not only around the Malatería but also around the footprint of the former Romanesque chapel that was demolished.

The building sets back and makes its original boundaries permeable to allow for a public use that will merge with the residential use the neighbourhood needs. From the park, from the Camino de Santiago, and from the city, the Malatería can be reached.

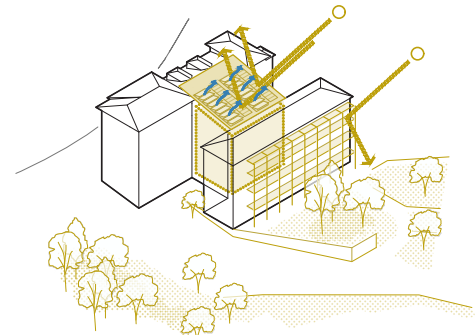




Heritage preservation +
New programme adaptation



Community creation +
Spaces for the neighbourhood

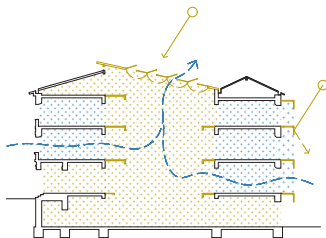


Energy efficiency +
Nature integration

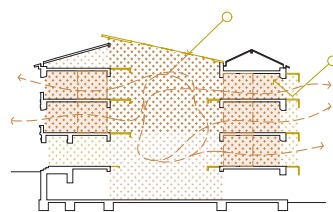
Patrimonial strategies. Taking advantage of the need to restore the central roof of the building and to propose a residential use that ensures climatic comfort, it was decided to fully preserve the south and north wings of the building, as well as to maintain the shell of the central part. Thus, the core of the Malatería becomes the distribution area, where the most significant intervention in the building is concentrated. This same central atrium opens the residential building to public uses, which arrive from the adjoining streets and paths and enter, permeating it with vegetation and activity.

Shared living. Sharing space becomes the backbone of the proposal. Acting as an extension of the city itself and as a transitional filter between public and domestic life, non-programmed communal areas are arranged between the dwellings to encourage interaction and social exchange. These spaces allow for a variety of activities: gatherings with friends, assemblies, work or study, laundry drying, children's play, events, and more. In this way, a sense of community and attachment to place is generated, while also providing residents with additional space beyond their private homes.

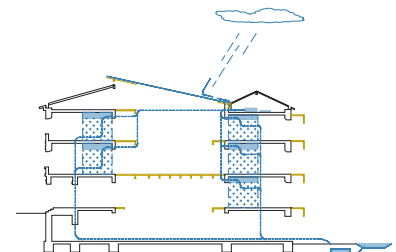
Energy Efficiency. The atrium, which houses the communal spaces of the dwellings, works as a climatic space that provides both natural light and ventilation to all interior rooms.



Summer



Winter



Rainy days

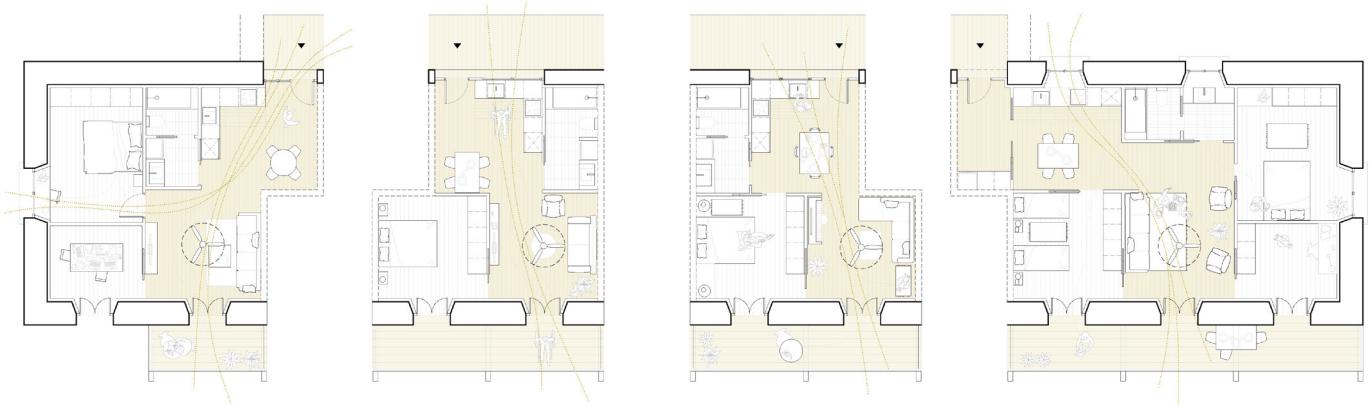


Thermally, the atrium acts as a heat collector in winter, while in summer it works as a large ventilation chimney, generating cross-ventilation throughout the dwellings. In addition, the new roof incorporates rainwater harvesting systems, which are reused for residential supply, along with solar energy capture systems that provide electricity and hot water generation.

¡dame vivienda!

The project advocates for a housing model that responds to the demands and needs of younger generations. By offering homes with high spatial quality and flexibility of use, it seeks to encourage long-term residence and help young people establish themselves in Asturias. In contrast to a precarious model based on minimal housing units and undersized communal spaces, the proposal promotes a dignified housing typology that adapts to the changing needs of young residents, without forgoing the creation of shared spaces that foster community life and neighbourhood ties.

Functional adaptability. A range of housing typologies is proposed, with one, two, and three-bedroom units designed to accommodate different profiles of young people: from single students to groups of friends or young couples, with or without children. Each dwelling is organised around a modular system of equally sized, non-hierarchical spaces, encouraging flexibility of use and long-term adaptability.



The result of all this is a building that opens both to its bioclimatic core and to its surroundings, creating a new focal point within the neighborhood. In this way, the diversity of uses and housing typologies makes it a building in constant evolution and motion, able to respond to the needs of its current inhabitants while preserving and honoring the stories of those who helped keep it standing to this day.

