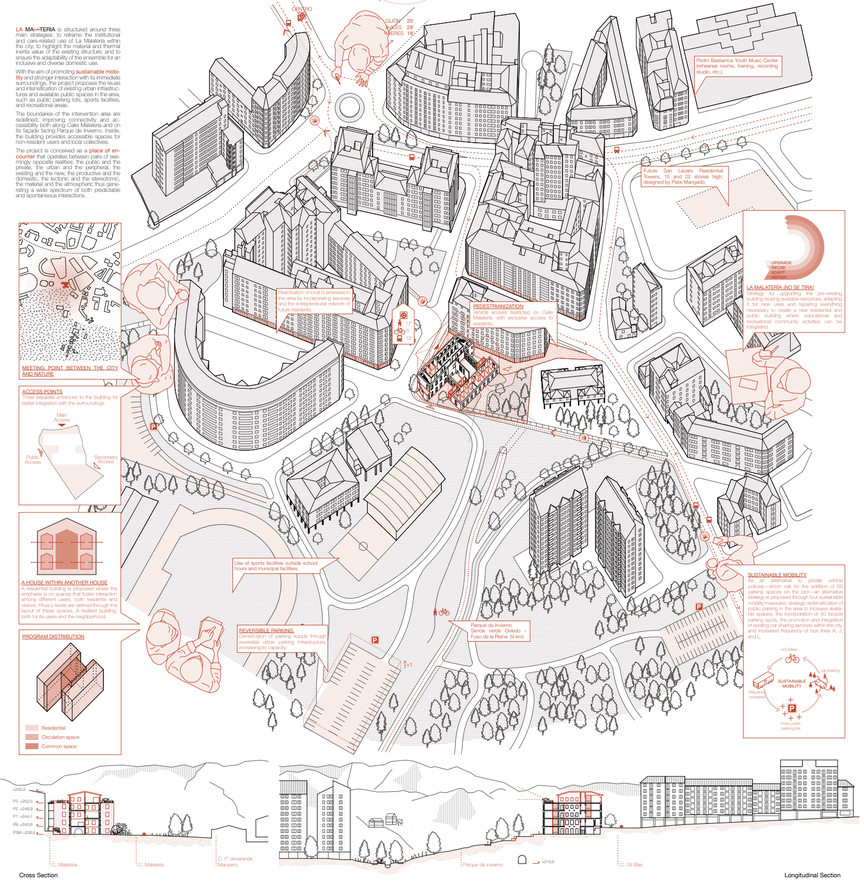
LA MALATERIA

LA MALATERIA is structured around three main strategies: to reframe the institutional and care-related use of La Malateria within the city; to highlight the material and thermal inertia value of the existing structure; and to ensure the adaptability of the ensemble for an mixed-use and intergenerational use.

With the aim of promoting **sustainable mobility** and stronger interaction with its immediate surroundings, the project proposes the reuse and intensification of existing urban infrastructures and available public spaces in the area, such as public parking lots, sports facilities, and educational centers.

The boundaries of the intervention area are redefined, improving connectivity and accessibility both along Calle Malateria and on its façade facing Parque de Invierno. Inside, the building provides accessible spaces for non-resident users and local collectives.

The project is conceived as a **place of encounter** that operates between parts of several scales: the neighborhood and the city, the private, the urban and the peripheral, the existing and the new, the productive and the domestic, the tectonic and the stereotomic, the material and the atmospheric. Five generators are proposed to work both predictable and spontaneous interactions:



Cross Section
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Longitudinal Section
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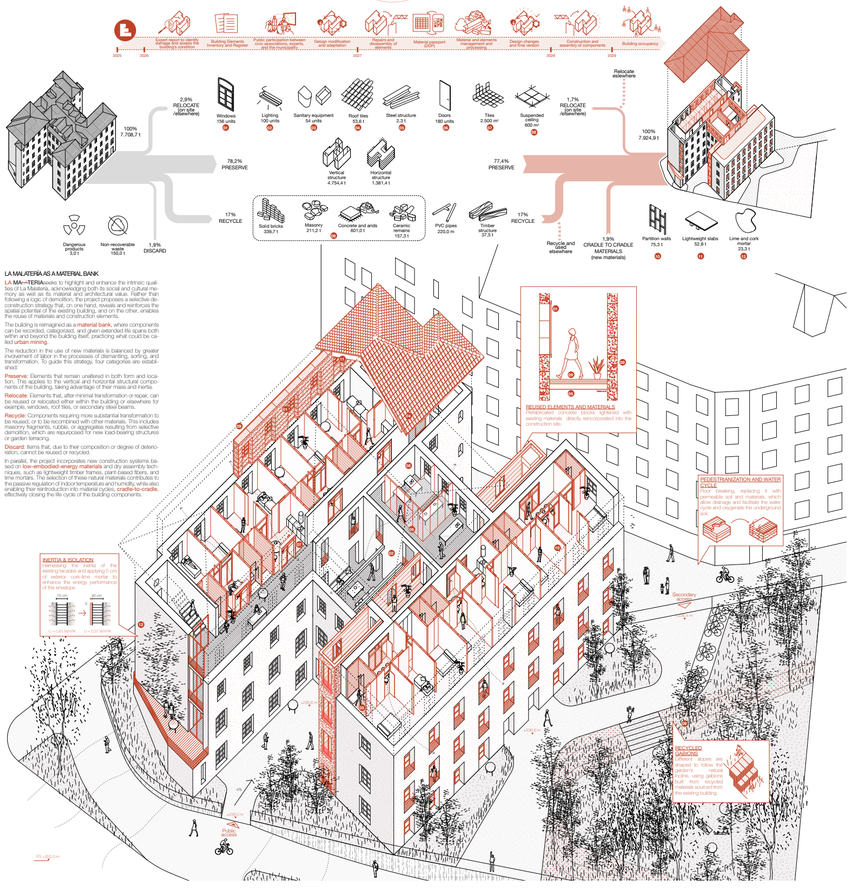


LA MALATERIA AS A MATERIAL BANK

LA MALATERIA seeks to highlight and enhance the intrinsic qualities of La Malateria, acknowledging both its social and cultural memory as well as its material and architectural value. Rather than proposing a "tabula rasa" approach, it adopts a conservative construction strategy that, on one hand, reveals and reinforces the spatial potential of the existing building, and on the other, enables the reuse of materials and construction elements.

The building is reimagined as a **material bank**, where components can be recorded, categorized, and given extended life spans both within and beyond the building itself, practicing what could be called **urban mining**.

The reduction in the use of new materials is balanced by greater complexity in the design and construction process, as well as in transformation. To guide this strategy, four categories are established:

Preserve: Elements that remain unaltered in both form and location. This applies to the vertical and horizontal structural components of the building, taking advantage of their mass and inertia.

Relocate: Elements that, after minimal transformation or repair, can be reused or relocated either within the building or elsewhere for examples, windows, roof tiles, or secondary steel beams.

Recycle: Components requiring more substantial transformation to be reused, or to be recombined with other materials. This includes elements that can be recycled or repurposed after being removed in demolition, which are repurposed for new load-bearing structures or garden terracing.

Discard: Items that, due to their composition or degree of deterioration, cannot be reused or recycled.

In parallel, the project incorporates new construction systems based on **low-embodied-energy materials** and dry assembly techniques, such as lightweight timber frames, plant-based fibers, and lime mortars. The selection of these natural materials contributes to improving indoor air quality and hygrothermal comfort, while also enabling their reintroduction into material cycles, **cradle-to-cradle**, effectively closing the life cycle of the building components.

LOAD BEARING STRUCTURE + ORGANIZATIONAL STRUCTURE

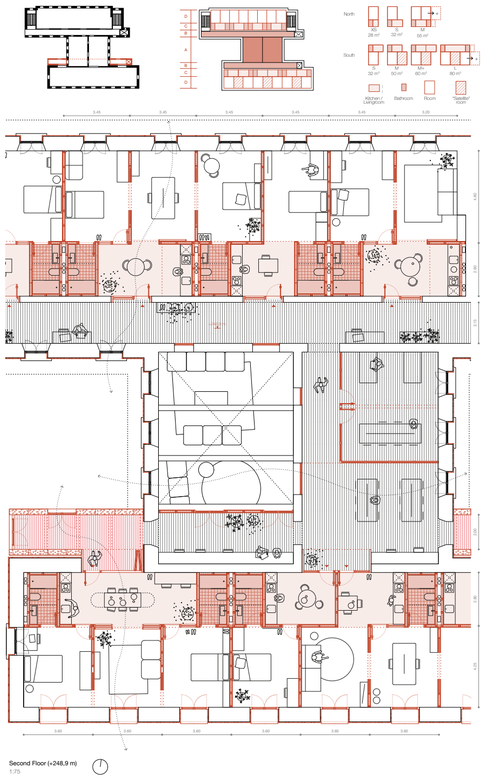
The organizational structure of the project emerges from the load-bearing system of the existing building. The solid brick walls also serve as a division between uses, ensuring their independence while allowing flexibility in the interior layout.

A new structure is added to the original one, functioning as a distribution gallery. The new piece, built with load-bearing walls made from materials and elements reused from the original building, is designed to function independently from the existing structure, enabling its potential disassembly in the future without interfering with the original ensemble.

A HOUSE WITHIN ANOTHER HOUSE

When defining the various domestic uses, the project proposes a shift in both spatial and social scale in relation to the conventional housing model. In addition to the private spaces of each residential unit, different domestic functions such as the living room, dining area, kitchen, workspaces, laundry, and terrace are collectivized and placed at the center of the floor plan.

The reconfiguration of spatial proportions creates generous meeting spaces that foster interaction among residents and visitors, enriching and reshaping, as well as intensifying, the domestic experience. The wide galleries act as transitional spaces, providing access to the more private rooms.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