

HERITAGE

“La Malatería no se tira”
The current building, dating from 1929 and designed by architect Manuel Bobes Díaz (1879–1947), is the heir to a medieval hospital that dates back to the 12th century. In our view, it has suffered significant architectural abuse (addition of foreign volumes, bricking up original openings...) and most of all, urban mistreatment: buildings placed too close to its eastern edge and a disconnection from surrounding public spaces (Parque de Invierno). This neglect went as far as to propose its demolition—a demolition only prevented thanks to neighborhood movements that recognized La Malatería’s potential as a building that tells part of Oviedo’s history.



Valuing the existing

The current building has good proportions in plan, with two clearly differentiated north and south wings connected by a central core of shared spaces and services (bathrooms, common rest areas for the elderly). Vertical circulation is provided via large staircases and elevators located at the east and west ends, as originally intended in the first design.

Fifteen years of abandonment and lack of maintenance have caused some minor damage, including a recent collapse of the roof cornice on Gil Blas Street. Nonetheless, the building—constructed with load-bearing masonry walls and ceramic-vaulted slabs over metal beams—is structurally sound and its restoration remains feasible.



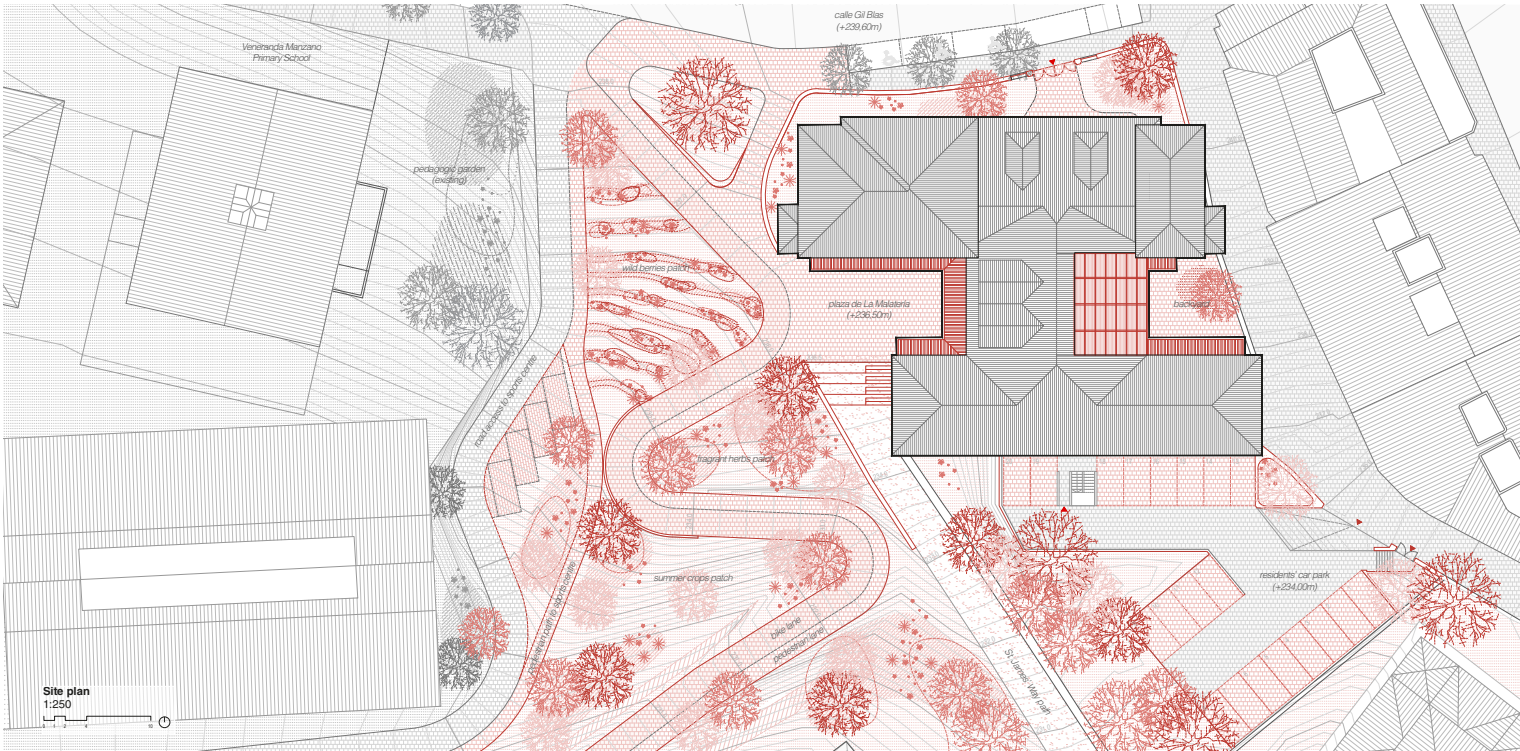
“Casa corredor”, local materials

The proposal hybridizes one of the most traditional and popular Asturian typologies: the “casa corredor” (gallery house), which originated in the 18th century. It adapts this typology from a single-family format to collective housing. This architectural element also allows for the use of local materials: Asturian—and specifically Siero, just 15 km from the site—is one of the main production hubs for glued laminated timber and CLT in the Iberian Peninsula. The traditional typology also teaches us a constructive logic that avoids exposing wooden elements to direct rainfall by protecting the beam’s ends.

Valuing the original layout

The building’s original spatial organization is preserved and revaluated: shared areas are placed where the original common rooms were located, and rental apartments occupy the spaces once used for bedrooms. A single architectural operation ensures compliance with modern codes (fire safety, ventilation) and transforms corridors—previously residual spaces—into the core of the project.

“Abrir puertas y ventanas”
The intervention is based on controlled acts of addition and subtraction. Through added exterior galleries and subtracted interior voids (such as a new covered courtyard and enlarged openings), passive strategies are implemented to improve energy efficiency while ensuring year-round comfort and creating climate-resilient zones. The new openings also help meet updated habitability and safety regulations.



URBAN

El Parque de Invierno
Planned in 1952 and built in the late 1980s, Parque de Invierno suffers from poor connectivity on its eastern edge due to the proximity of the Veneranda Manzana School and the San Lázaro sports grounds, which restrict access from Gil Blas Street. A recent street redesign tried to address this by creating a one-way road. However, pedestrians must still follow the vehicular path—suitable in slope for cars but too steep for foot traffic—and go through the municipal pool parking lot to access the park.

A new entrance to the park
The urban proposal splits the existing road into two: one lane descending steeply for car access to the pool parking, and a pedestrian and bicycle path that gently meanders to reduce slope. This path uses the newly proposed west plaza of La Malatería as a first stopping point before entering the park.



A new entrance for pilgrims

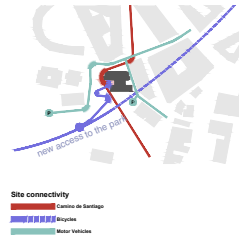
This new plaza will also serve as a welcome point for pilgrims arriving via the Camino Primitivo, the ancient Camino de Santiago that runs along the western edge of the site. This path is seamlessly integrated into the project.

La Plaza de la Malatería

A new public space is created to connect La Malatería with its context. From the west façade, a new visual and physical link is made between the common interior spaces and the park. The building also gains a new identity for incoming pilgrims—without altering its familiar north façade, which remains unchanged for local residents. This plaza could host information panels to emphasize the historical value of the building.

Spaces for the city

In line with the Veneranda Manzana school’s educational garden, the newly formed slope from the descending pedestrian path will feature fruit trees and blueberry bushes, both staples of the Asturian rural economy. While the building will primarily house residences, certain spaces can be opened occasionally for public and pilgrim use (e.g., bicycle workshops, dining areas, parking). All uses remain within the bounds of regulatory zoning permissions.



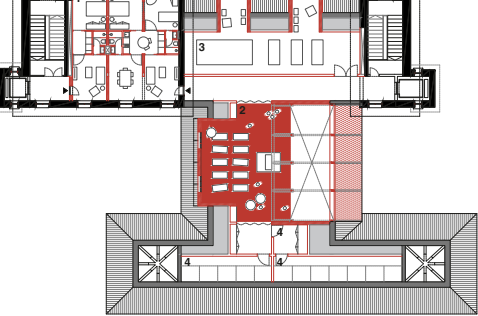
Cycling and pedestrian link

This new access route to the park also establishes a continuous pedestrian/cyclist corridor, improving connections to the Oviedo-Fusio Green Path and the underground tunnel leading to the city center. Currently, bicycle access is shared with cars, and there is no direct route between La Malatería and the tunnel.

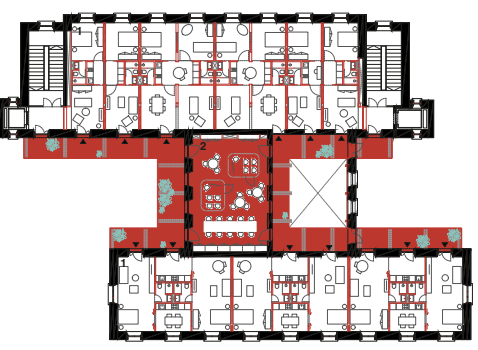
Garden parking

A private parking area is located at the southern end of the site. Existing vegetation is preserved, and a garden terrace is created above the cars, on the building’s south facade. The park-facing image remains largely unchanged, with the historic wall and vegetation intact.

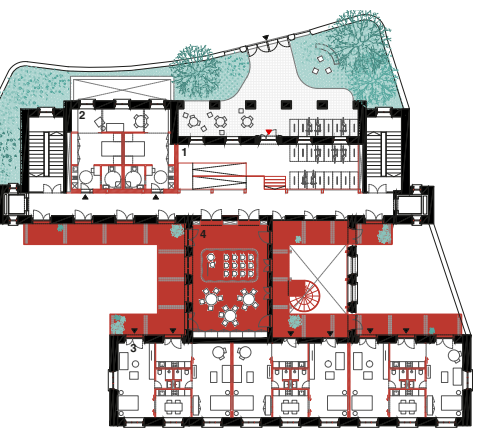
Oviedo (ES)



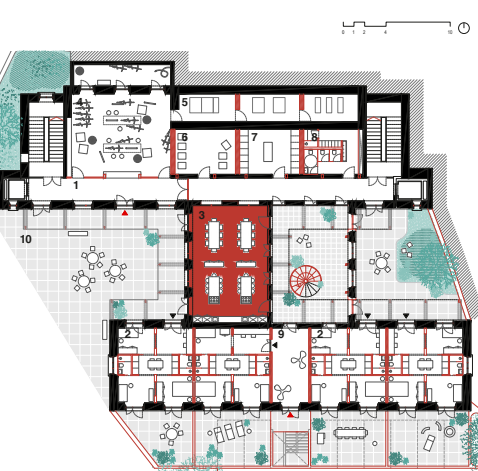
- Floor 3
1:250
- Housing
 - Communal gym / yoga room
 - Mechanical (heat exchanger)
 - Storage
- Residential area per floor
105m²



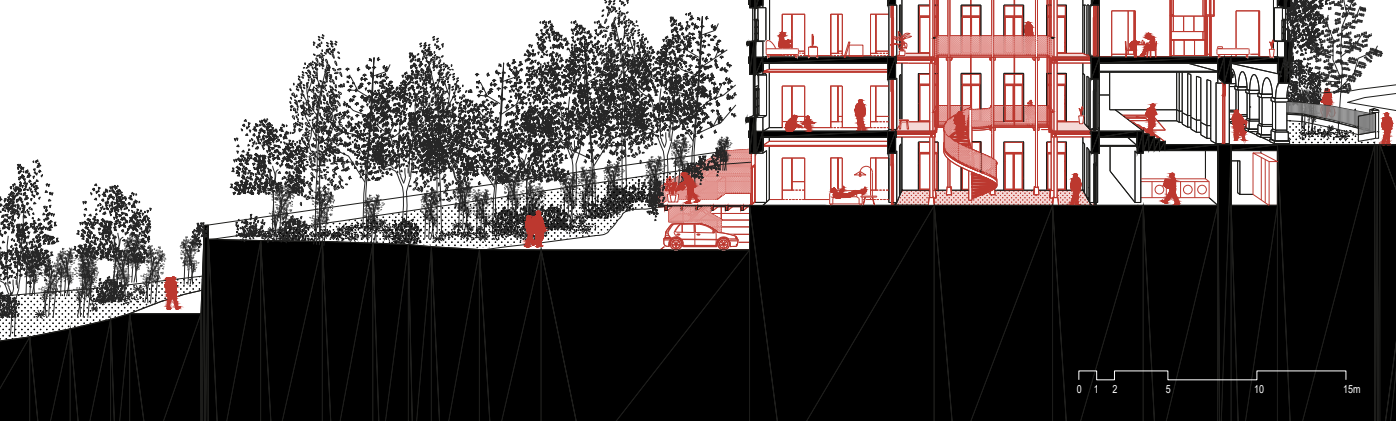
- Floors 1 and 2
1:250
- Housing
 - Communal room (coworking spaces on floor 2 and multipurpose room on floor 1)
- Residential area per floor
515m²



- Ground floor
1:250
- Main entrance with bike parking
 - Special needs housing
 - Housing
 - Common room for the elderly
- Residential area per floor
320m²



- Floor -1
1:250
- Resident's secondary entrance
 - Housing
 - Communal kitchen and canteen
 - Communal bike repair room (neighbours and pilgrims)
 - Mechanical room (existing)
 - Recycling room
 - Communal laundry
 - Communal toilets
 - Access to garden parking
 - Plaza de La Malatería
- Residential area per floor
245m²
- Total residential area all floors
1700m²
- Total residential units
max. 41 / min. 25



TYPOLGY

New exterior galleries

The existing building layout is adopted, replacing the current corridors with exterior galleries. This simple addition makes the apartments more spacious and provides cross ventilation.

Preserving vertical connections

Existing staircases and elevators are retained. A new spiral staircase is added in the new courtyard, creating a direct connection from the lower level (plaza and southern parking) to the ground floor. An additional external staircase is also introduced on the south façade

for direct access to the garden-parking area.

Communal and private spaces

The layout between individual and collective space is maintained. Where the original building had bathrooms, consultation rooms, and lounges, we now find the shared spaces for future tenants: kitchens and canteen on the lower floor, an elderly day center on the ground floor (open to neighborhood events), coworking areas on the second, and a gym on the third. Where

the bedrooms once were, now stand affordable rental units for young people.

The shared program is complemented by a new bicycle parking area at the entrance (with ground leveling to ease access), and a bike repair workshop for tenants—also available for pilgrims.

Restoring the original

Non-original ground floor additions are removed, and the roof is reorganized, returning to an arrangement closer to the original design.

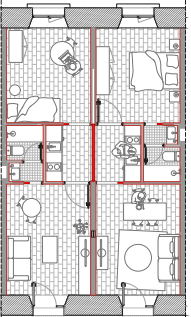
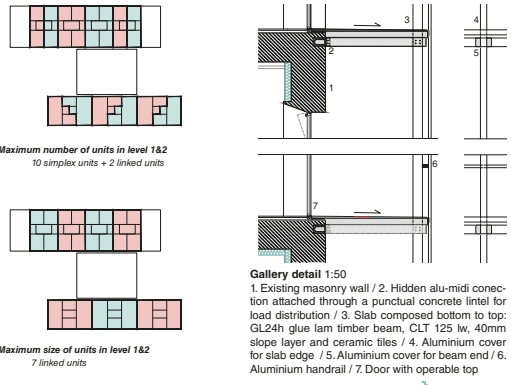
DOMESTIC

Same room size
Flexibility and adaptability of spaces according to the tenants’ use and needs. The rooms are of similar dimensions, allowing them to accommodate whatever use the tenants choose.

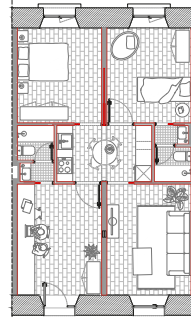
Kitchen as nexus
Kitchens are conceived as meeting spaces, and a modular expansion system is proposed through them. A 60m² apartment can become two 30m² studios and vice versa, simply by opening doors and adjusting kitchen furniture.

Gallery as extension
The gallery as an extension of the home. A place to talk, contemplate, sit, water plants. An indeterminate space that fosters shared life. Functional ambiguity. Undefined space.

Material memory
The intention is to preserve the original flooring and woodwork as much as possible.



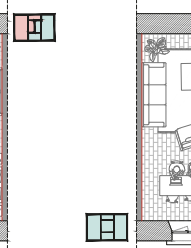
SIMPLEX units (33m² each) North Block / e 1:100
The studio-homes always guarantee cross ventilation and natural light, with kitchens and bathrooms located in the middle part of the floorplan.



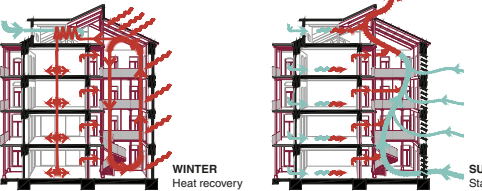
LINKED unit (66m²) North Block / e 1:100
If a tenant’s family grows or they need more space, they can request an extension of their unit by opening the sliding door in the kitchen. The original heating system is backed up with heat recovery for air extraction through the kitchen and bathrooms.



SIMPLEX units (37.5m² each) South Block / e 1:100
The studio-homes always guarantee cross ventilation and natural light, with the kitchens serving as the connecting point for potential future expansion.



LINKED unit (75m²) South Block / e 1:100
If tenants need more space they can request an extension of their unit: the only work to do would be replacing the kitchen furniture with wardrobes for a new entrance hall.



ENERGY BALANCE

Patio as energy exchanger

A new courtyard is proposed in the central part of the building to provide ventilation and natural light to the apartments. This courtyard will be an unconditioned outdoor space that can be closed off to enhance the greenhouse effect during winter. A heat recovery unit will be installed on the roof to collect air extracted from the courtyard, reusing this heat to condition the building’s common areas.

Roof upgrade and restoration

A full repair of the roof is planned (due to its poor condition), preserving its original character and restoring the dormers to their original size and position. The use of laminated glued timber and CLT from Asturias is proposed. The construction detail is simple and considers the service classes the timber will be exposed to, given its outdoor use in a climate like the one in Asturias.

Local materials and detail

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Shared systems

The existing radiator and domestic hot water networks are to be reused, using

Upgrade and insulation

A comprehensive energy renovation of the building is proposed, to be detailed in later phases. It will likely require a thermal insulation system to preserve the facade’s appearance while meeting efficiency standards.

Local materials and detail

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