

European ES

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10 a.m. - 2 p.m., Monday to Friday

EUROPAN 16. LIVING CITIES

Competition Brief

Almendralejo

Alzira

Barcelona

Beizama

Esparraguera/Colonia Sedó

Madrid

Roquetas de Mar



EUROPAN 16 ESPAÑA, “LIVING CITIES”

The objective of EUROPAN is to bring to the fore Europe's young architecture and urban design professionals, and to present and develop their ideas.

It is also about helping cities and developers who provided sites to find innovative architectural and urban solutions for the transformation of urban locations and help them to implement. The open competition is an anonymous and public call for ideas on a European scale.

The aim of EUROPAN Spain is to implement the projects chosen by EUROPAN 16 national jury. In order to facilitate contracting of the proposals by public administrations participating in EUROPAN Spain as the core of the Competition, the Ministry of Transports, Mobility and Urban Agenda shall call for the Competition in Spain, establishing its Rules by a bidding document that shall comply with the procedure of Juried Design Competitions as provided in section 183 et seq of the LCSP. This will ensure compliance with the conditions established in the EUROPAN Internal Procedures and in the aforementioned Law.

Therefore, in case of entering any of the Spanish sites, it is important to get familiar with the “Rules of the EUROPAN 16 Juried Design Competition”, published in the Official Public Tender Platform by accessing the following link:

EUROPAN/ESPAÑA NATIONAL COMMITTEE

President: Ministry of Transports, Mobility and Urban Agenda (Ministerio de Transportes, Movilidad y Agenda Urbana)

Members

General Direction of Urban Agenda and Architecture, Ministry of Transports, Mobility and Urban Agenda (Ministerio de Transportes, Movilidad y Agenda Urbana)/ Consejo Superior de Colegios de Arquitectos de España (CSCAE)

City of Barcelona / City of Madrid / City of Roquetas de Mar / General Direction of Housing and Architecture, Regional Government of Cantabria / General Direction of Architecture, Regional Government of Extremadura / General Direction of Ecological Innovation in Construction, Regional Government of Valencia/ Housing, Land and Architecture Directorate, Basque Regional Government/ INCASOL

City of Almendralejo/ City of Alzira/ City of Beizama / City of Esperreguera/ADIF

NATIONAL SECRETARIAT EUROPAN España

Carmen Imbernón, General Secretary

Begoña Fernández-Shaw, Vice Secretary in charge of implementations follow-up

EUROPAN ESPAÑA JURY

- Iñaki Carnicero, architect, EUROPAN Spain President. General Director of Urban Agenda and Architecture of the Ministry of Transports, Mobility and Urban Agenda.
- Rocío Peña, architect, San Sebastian. www.ganchequi.com.
- Eva Luque, architect, teacher. Almería. www.elap.es.
- Enrique Krahe, architect. Former winner of European Spain. (Delft/Madrid) www.enriquekrahe.com.
- Mariona Benedito, architect, teacher. Barcelona www.mim-a.com.
- Eduard Bru, architect, urban planner, teacher. Barcelona
- Niek Hazendonk. Landscaper. The Netherlands
- Socrates Stratis. Architect, urban planner, teacher. Member of the Scientific Committee. Cyprus. www.socratesstratis.com
- * Tina Gregoric (SL) <https://www.dekleva-gregoric.com/profile>
- * Substitute: Arancha Ozaeta, Architect, teacher. [Www.tallerde2.com](http://www.tallerde2.com)

PRIZES

EUROPAN/España intends to award 7 first prizes and 7 second prizes, in addition to the special mentions. The winner and runner-up teams receive a prize of €12,000 and €6,000 respectively.



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LEGAL PROVISIONS

For nationals from EU and EES countries in possession of a diploma in accordance with EU Directive 2005/36/EC and wishing to practice on a provision of services basis (occasional), they must be legally established in a Member State for the purpose of pursuing the same profession in Spain. They must ask for an authorization to the competent authority, the Ministry of Transports, Mobility and Urban Agenda (Ministerio de Transportes, Movilidad y Agenda Urbana, Subdirección de Normativa y Estudios Técnicos. Secretaría General Técnica. Paseo de la Castellana, 67 – 28071 Madrid).

For nationals in possession of a diploma from other countries, please contact the Ministry of Education.

Site Representative

The proposal is the initiative of the Basque Government through the Housing, Land and Architecture Directorate of the Department of Territorial Planning, Housing and Transport, in response to the great interest shown by Beizama Municipal Council, the original site owner, in attracting young people. In order to implement the post-competition projects, the Basque Government and the Beizama Town Council have signed a Memorandum of Understanding (MOU) for the transfer of the plot.

Actor(s) Involved

City of Beizama ; Basque Government's Housing, Land and Architecture Directorate

Profile of the Team Representative

The representative must be an architect, but the group should be multidisciplinary team which may include specialists from different fields including landscaping, etc.

Expected skills regarding the site's issues and characteristics.

The team must have the competence and legal capacity to draw up housing construction projects and to supervise works. Likewise, although initially not part of the tasks, they must also be qualified to draft urban planning designs for the urban redevelopment of the area if necessary.

Communication and Publicity

The Launching of the competition and the Results of EUROPAN 16/Spain will be published in the State Contracting Platform (<https://contrataciondelestado.es>), the B.O.E (Official State Gazette) as well as in a national newspaper.

The results of EUROPAN /SPAIN will be published in a catalogue. All the EUROPAN 16 projects awarded and specially mentioned by the Jury will be displayed in a travelling exhibition. The teams rewarded in EUROPAN Spain will be invited to present their work in forums and workshops, both at national and international level.

Jury – 1st evaluation

A representative of the Basque Government's Housing, Land and Architecture Directorate will take part in the first meeting of the EUROPAN 16 jury.

Post-Competition Procedure

Soon after the results announcement, winning teams in the Spanish sites will be invited to a meeting with the site Representatives in order to present their proposals. This presentation will be followed by round tables in which jury members are invited.

Provided procedure for the contract following the Juried Design Competition.

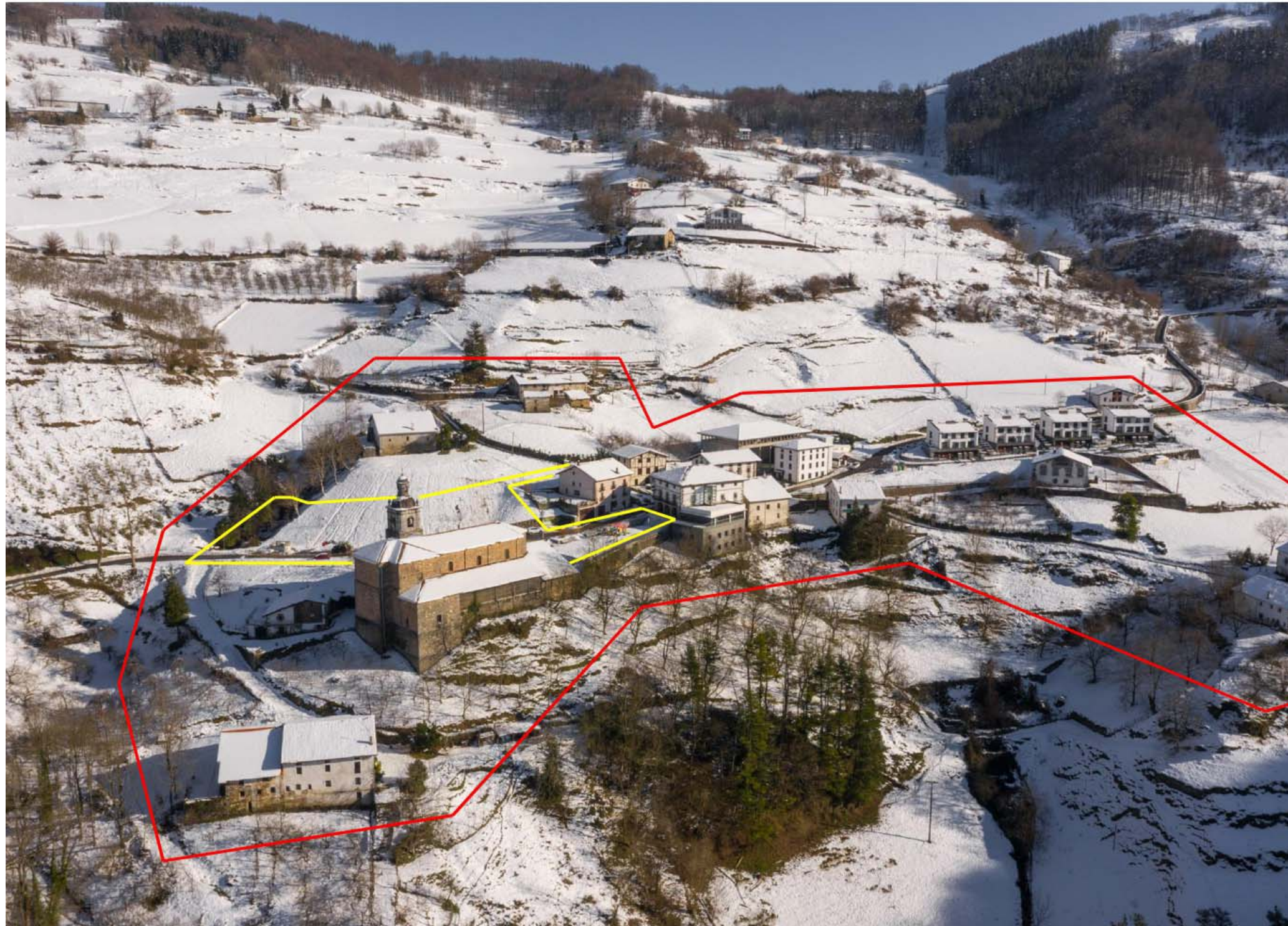
EUROPAN Competition is in compliance with the EU directive for procurement Directive 2014/24/EU and with Spanish National Law.

After the European 16 winners are announced, the Basque Government will realize a negotiated procedure without publicity with the winner or, failing that, with all the winning teams, for the building and urban planning projects and the works supervision.

Commission after Competition:

A commission is envisaged for the design of the building and urban planning projects, as well as the works supervision.





Beizama's rural environment

Beizama is a typical traditional rural Basque hamlet, influenced by two additional factors: its small size and its geographical isolation. This enclave has maintained the urban structure and building typology of the past, both of them based on the farmhouse as a dwelling and a workplace linked to the land. It is somewhat distanced from large towns, although it is functionally dependent on them. In these circumstances, one might imagine a habitat in danger of extinction. Life here is hard and the comforts of big cities are lacking. However, the truth is that this locality is striving to maintain its lifestyle while attracting a young population that wants to become part of its society and make a modern lifestyle compatible with the natural values offered by this area.

In this context, the Basque Government, in collaboration with the Beizama Municipal Council, wishes to develop a social housing project for young people that will accommodate both those who live here and commute to work, and those who wish to set up a small-scale operation from home or take advantage of the natural resources nearby. This experience is expected to serve as a model for future initiatives in small rural contexts, often overlooked by large public administrations



Europán ES



Beizama's Rural landscape



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Beizama's inhabited areas

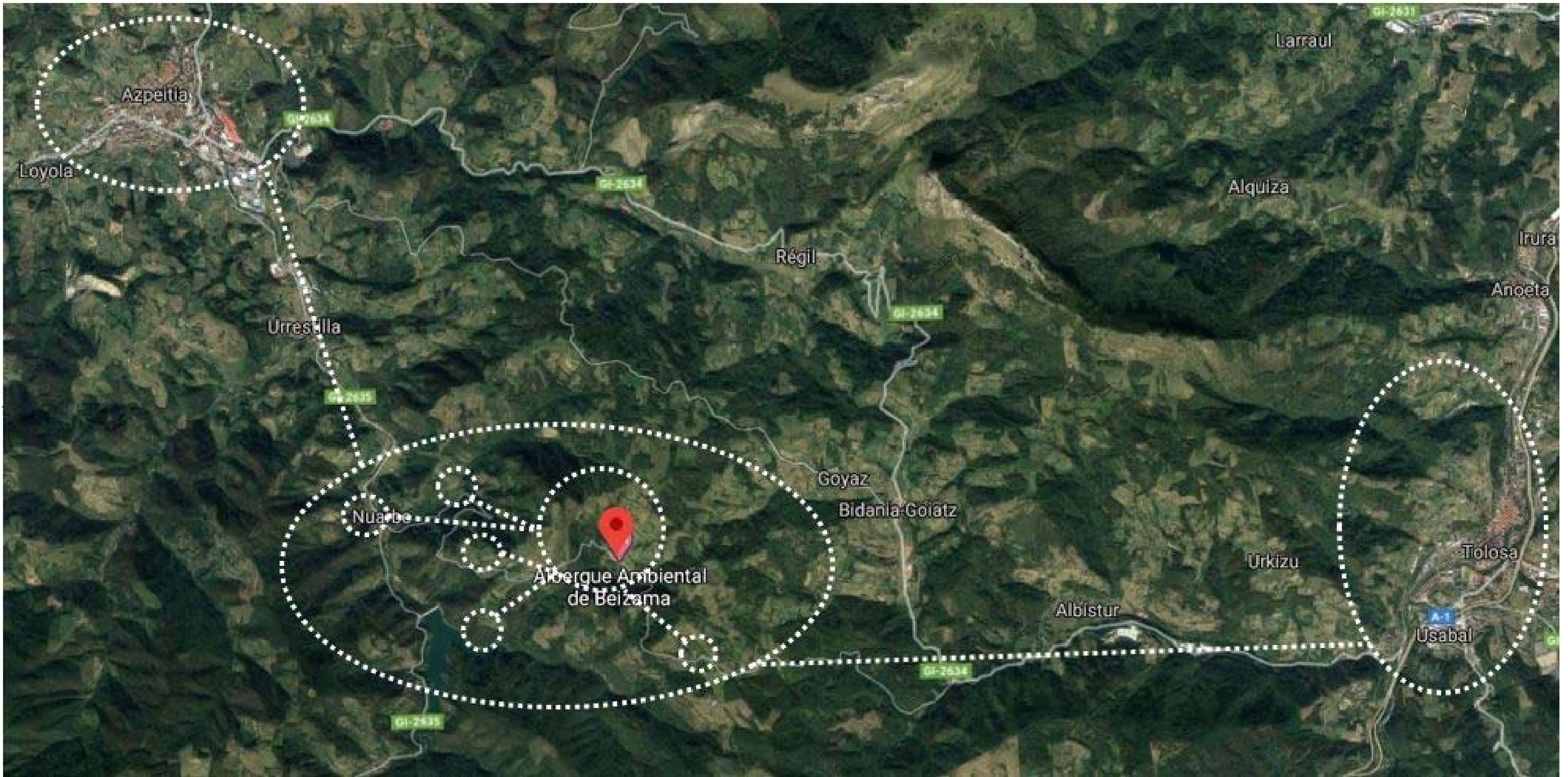
This is a small hamlet of less than 200 inhabitants, 500m above sea level, in what is regarded as the geographic centre of the Gipuzkoa province, the Basque land bordering France. It is a rural mountain setting reached by a winding road from Azpeitia (12 km to the west) or Tolosa (14 km to the east). It can only be reached by car and occasionally it is partly isolated by snow.

Its structure consists of 6 neighbourhoods ("Auzoa" in Basque) scattered around the valley, which are actually groups of farmhouses. These traditional single-family dwellings, originally linked to small-scale agricultural and livestock farms, constitute the traditional Basque rural typology: the place where people lived and worked.

In the context known as *EUSKAL HIRIA*, considering the entire Basque Country as a large, continuous and interdependent conurbation, Beizama is a hamlet that needs other larger ones to operate. In this case, Azpeitia and Tolosa are the large towns nearby that provide the main services, as well as San Sebastian-Donostia, the administrative capital for the province.

In socio-economic terms, with the farmhouse clusters largely having lost their original purpose, the few small-scale productive activities that are in the municipality (a few small factories, cider and cheese production in the traditional local style, etc.) are clearly insufficient to provide employment for its active population. Most need to commute from the town every day to work.

The typological and urban structure is still basically a traditional village, with several key elements of the local culture: the church, the square, the handball court and the town hall, which contains the tavern, the only covered place for socialising. Others such as the old school have been lost, although a small amount of infrastructure has been maintained for the first years of education. The site offered for the project is closely related to these elements. It includes possible initiatives for the square, which is part of the study area and is an access point for the church. .



Beizama's 6 neighbourhoods and their relationship with nearest big cities, Azpeitia and Tolosa





Project's site . Relationship with historic buildings





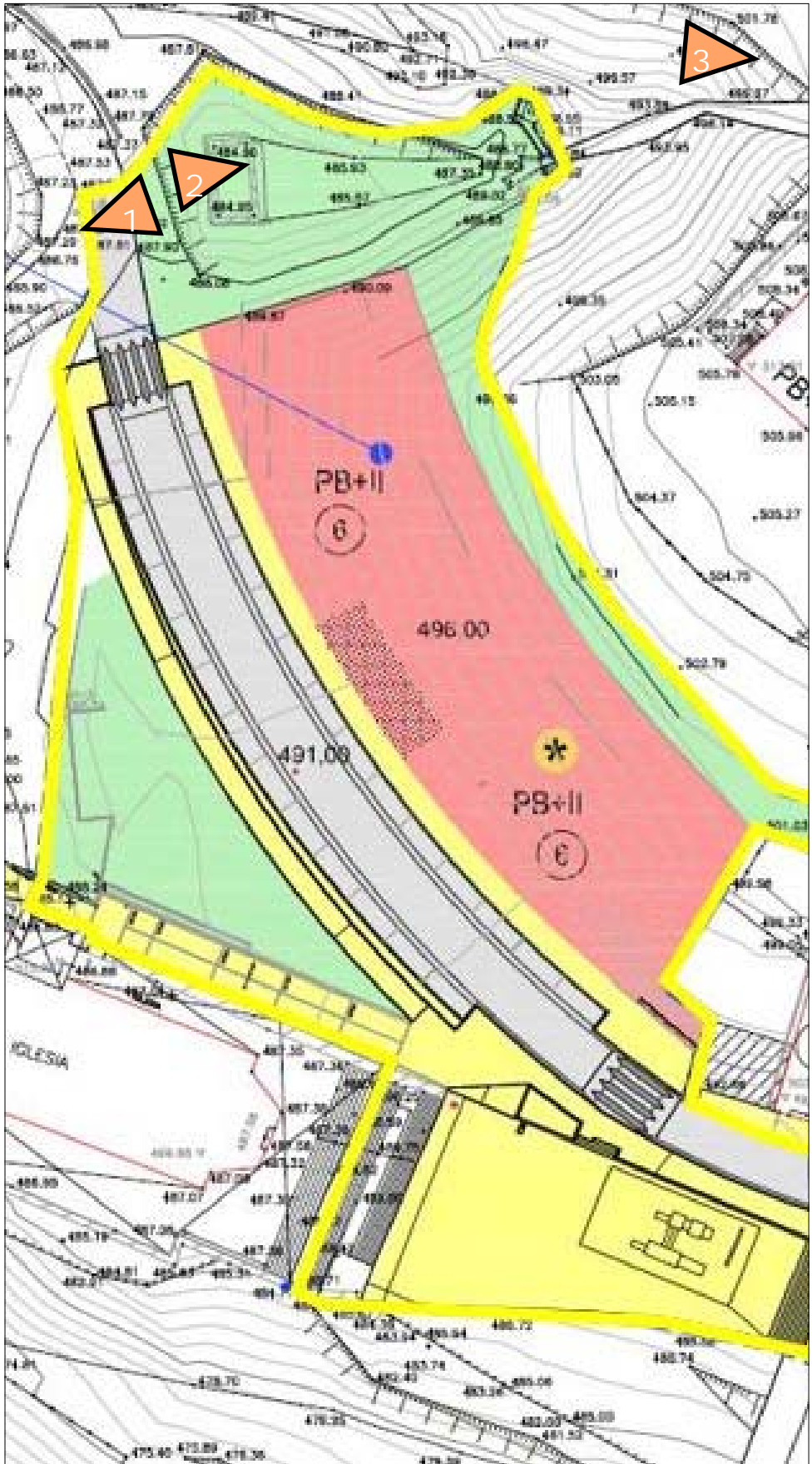
1. To the west from the site



2. Spring



3. Traditional house on east hillside





Traditional sport's place



Beizama's church



The tavern



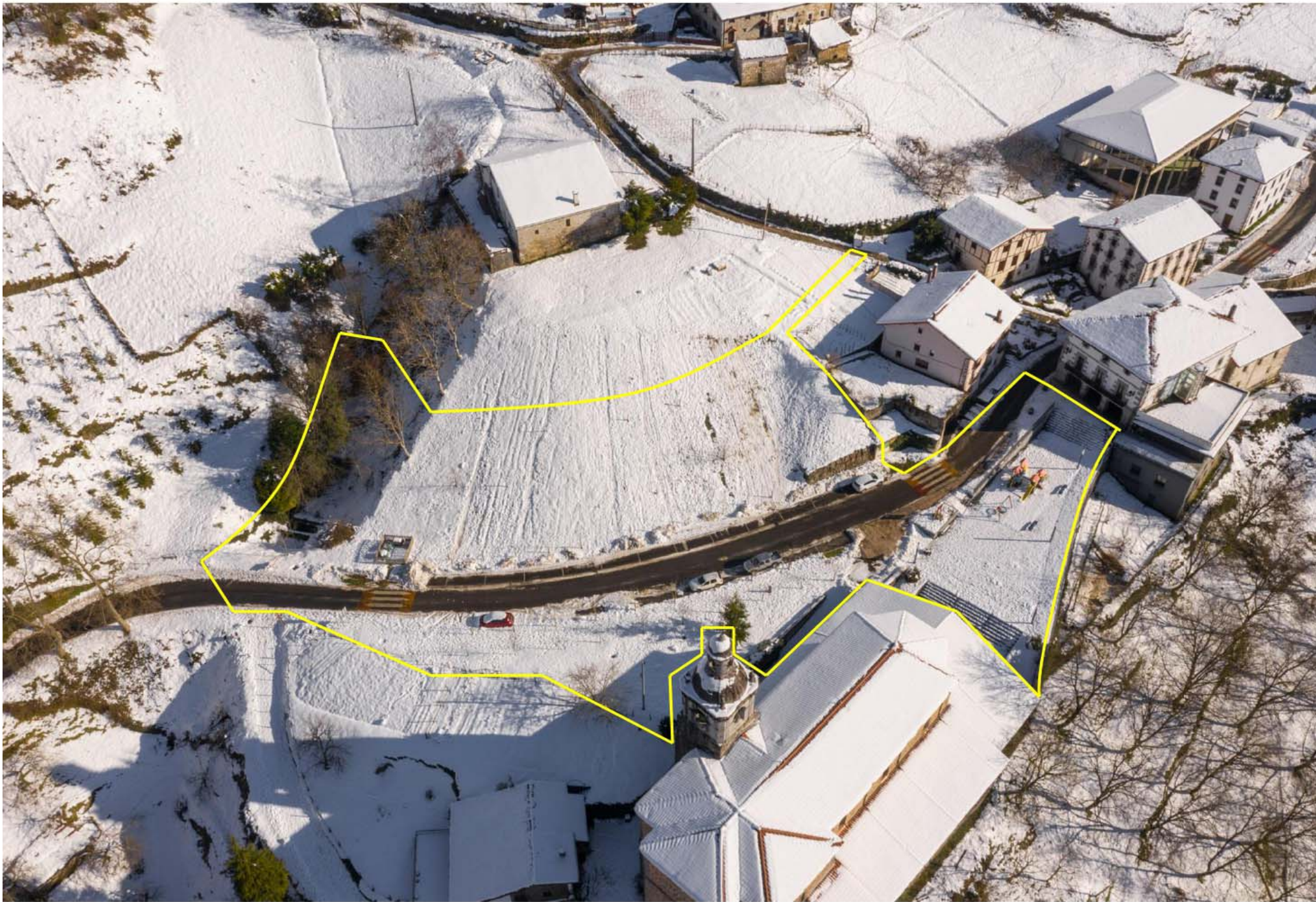
Local houses



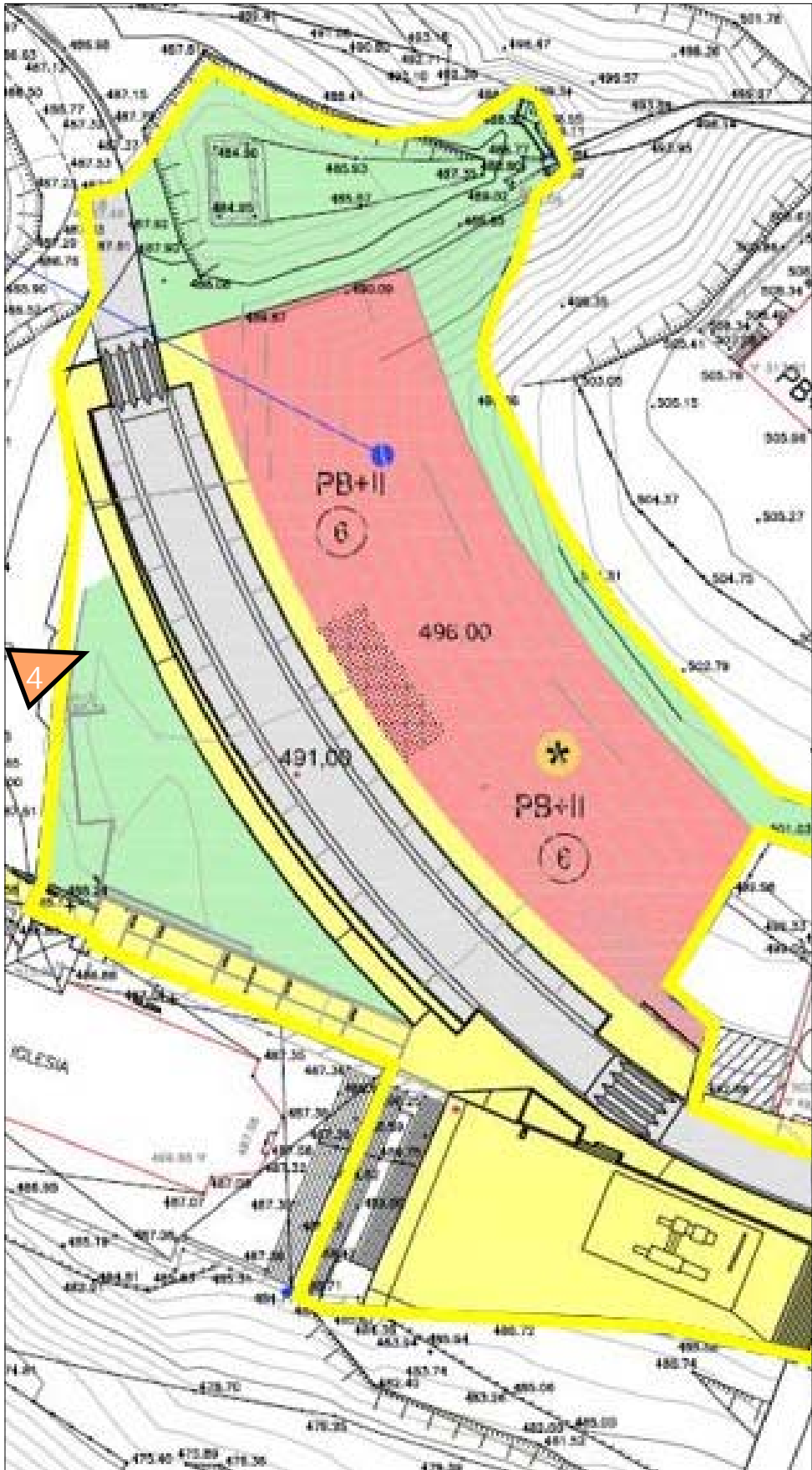
Old sport's place beside church



The restaurant

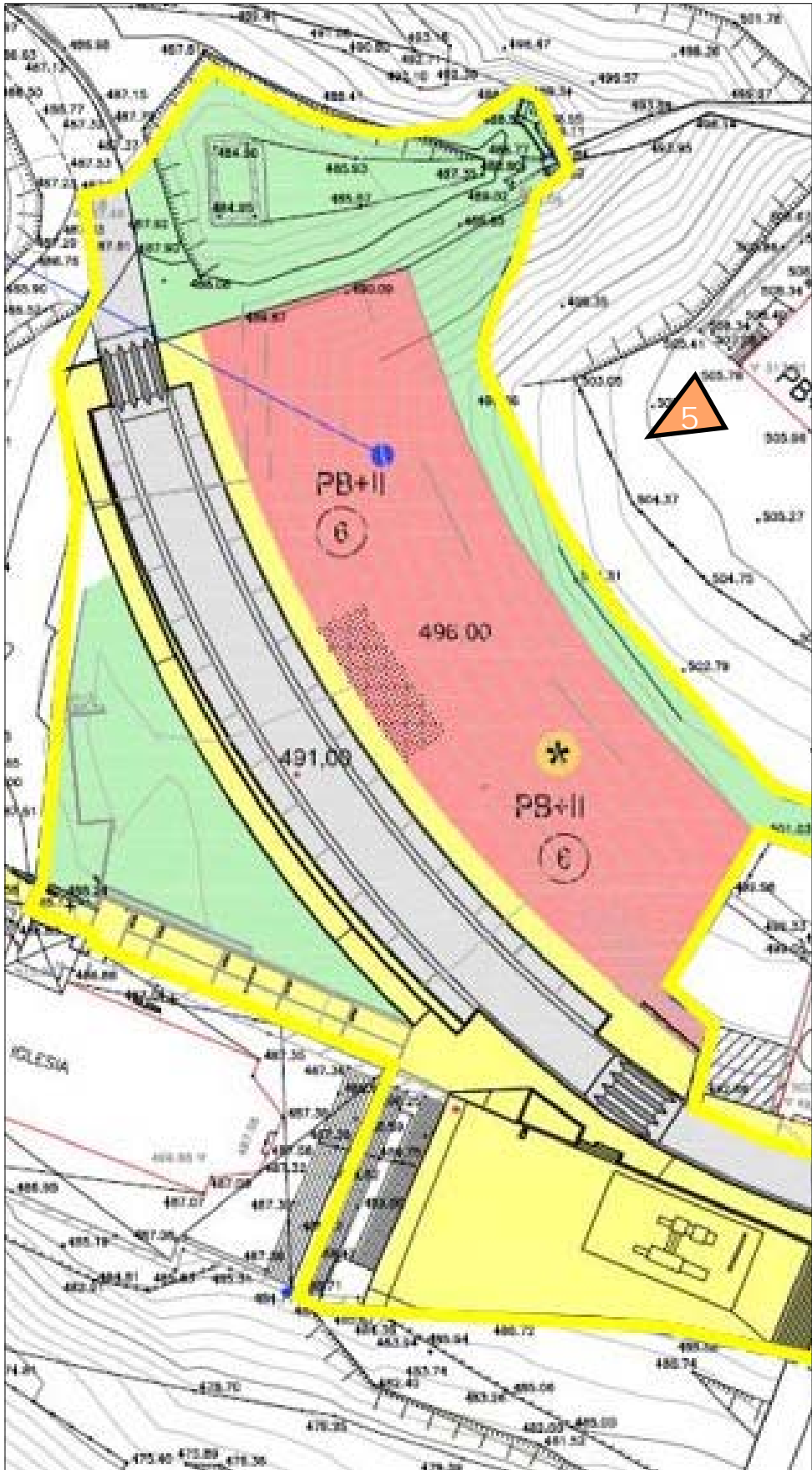


4. Site's aerial view from west





5. Site's aerial view from east

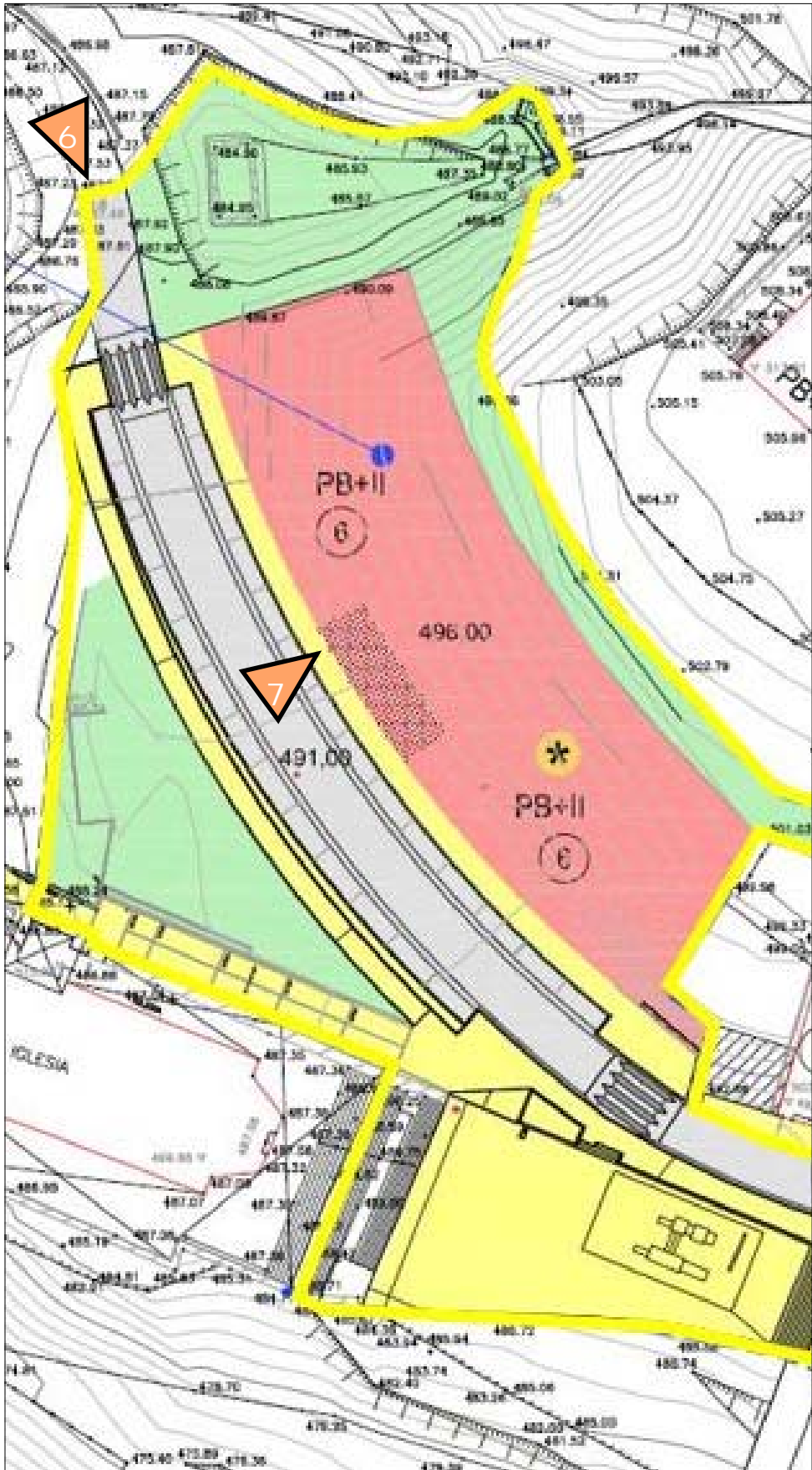




6. Project site from Beizama's road at the entrance

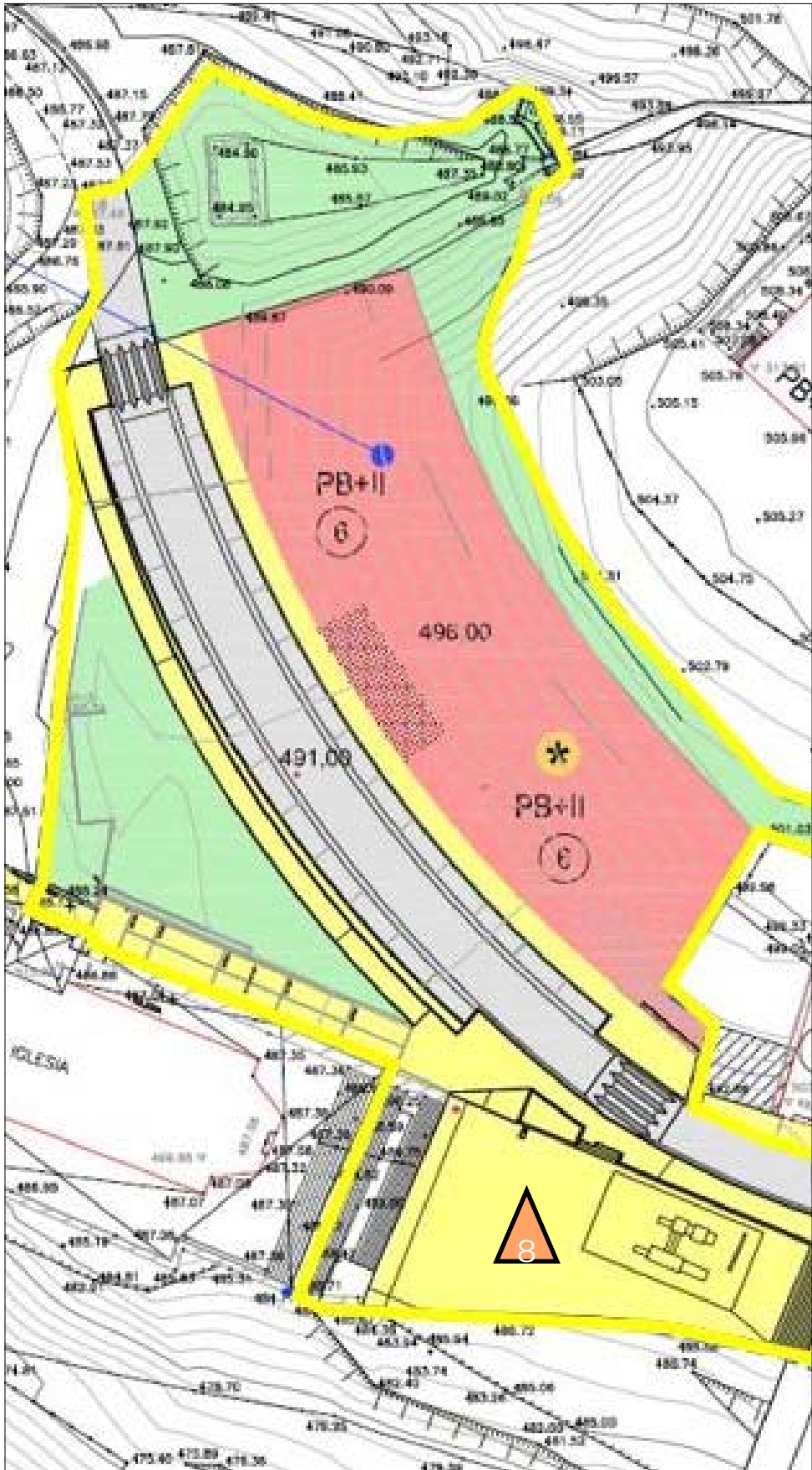


7. Project site's slope





8. Project site from square

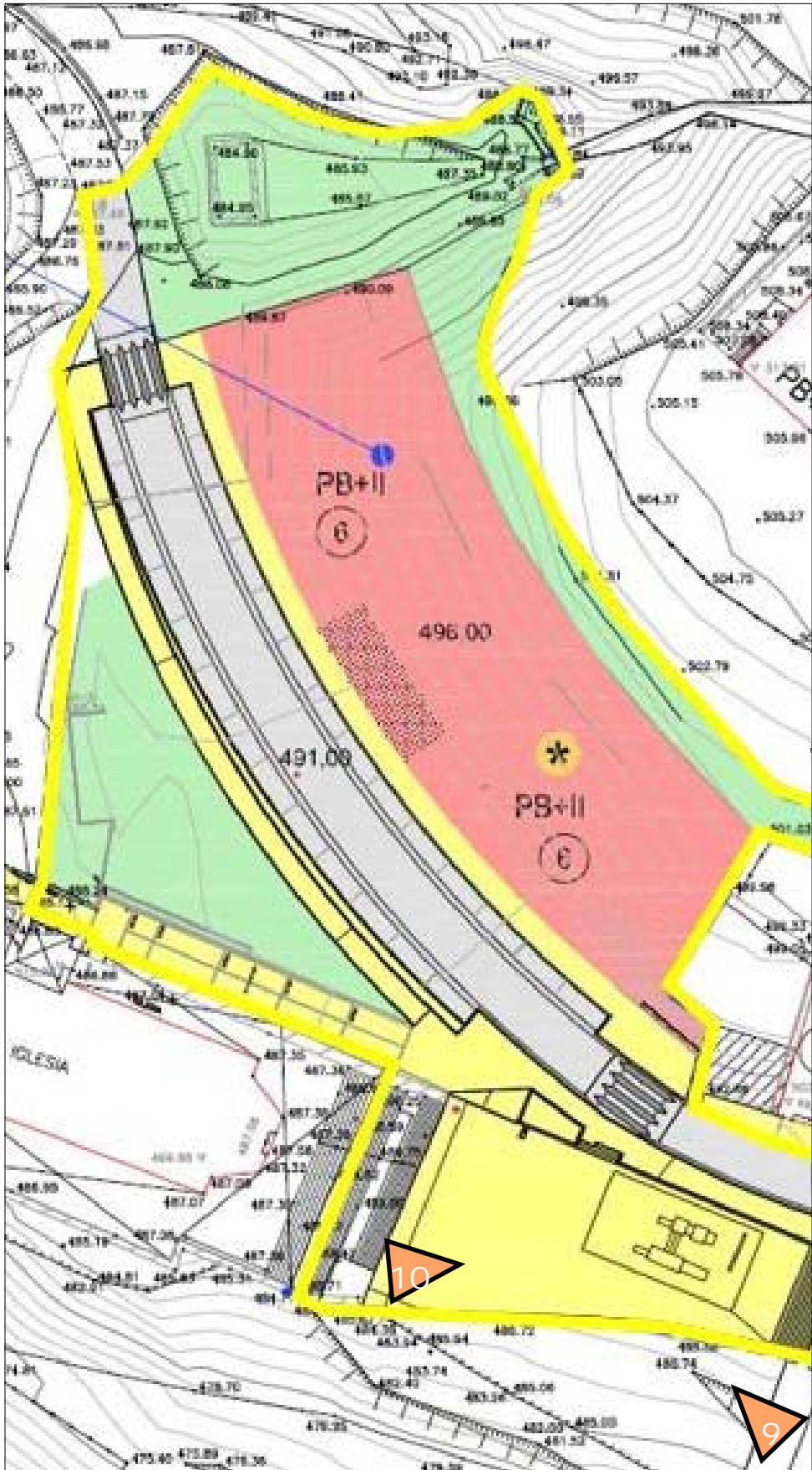




9. The square and the church



10. The square and the City Hall





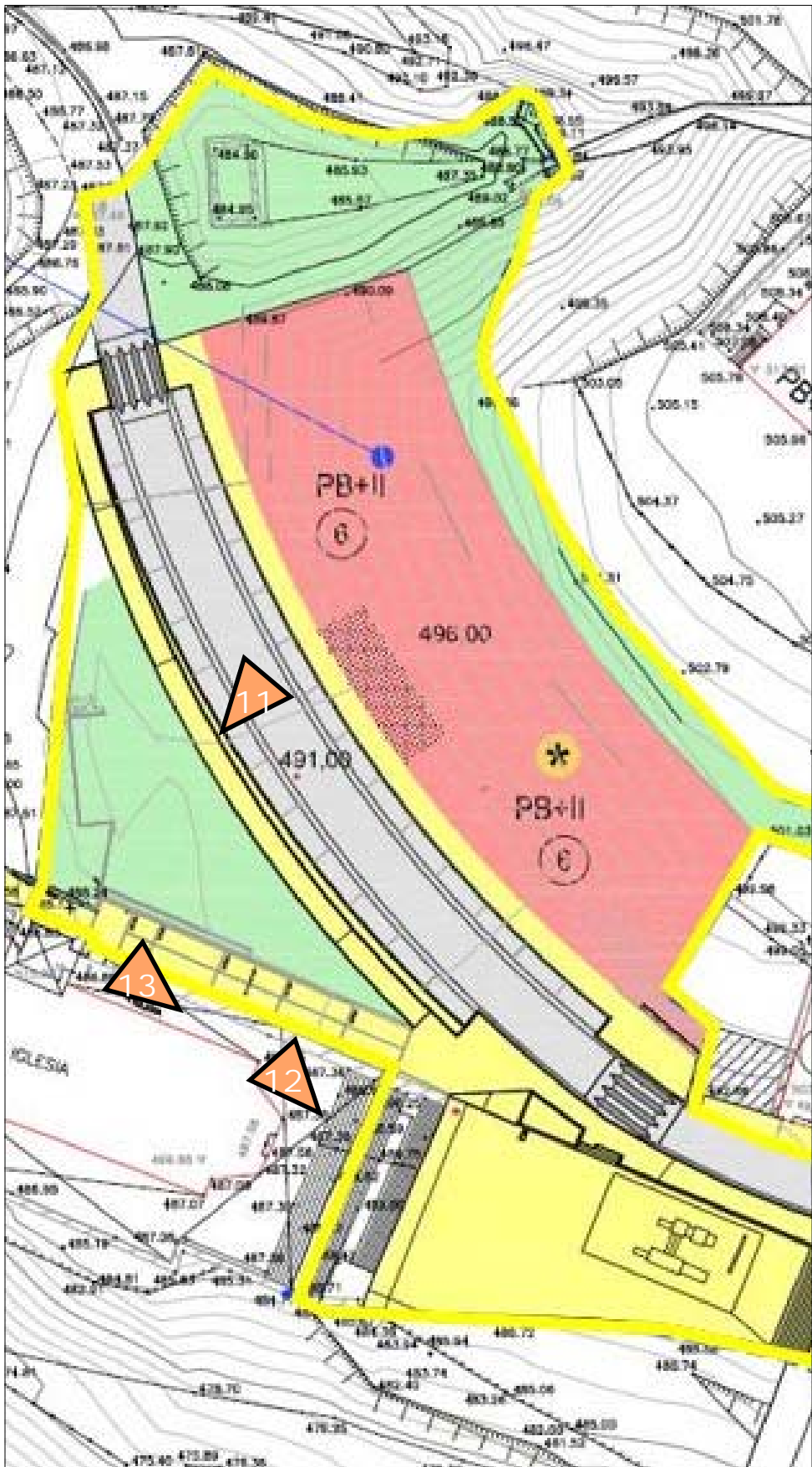
11. The church from Project Site



12. The church's portico



13. Relationship between the church and the square



CATEGORY: S Architectural

REPRESENTATIVE OF THE TEAM: Architect. A team which may include landscapers is recommended.

LOCATION: Beizama (Gipuzkoa)

POPULATION: 143 inhabitants

STUDY SITE: 2,40 Ha,

PROJECT SITE: 0,50 Ha

SIRE PROPOSED BY: Basque Government Territorial Planning, Housing and Transport Department

ACTORS INVOLVED: Beizama Municipal Council; Basque Government Territorial Planning, Housing and Transport Department

SITE OWNERSHIP: Public (Basque Government after cession by Beizama Municipal Council)

COMMISSION AFTER COMPETITION: Urban development and building project, works supervision.

SITE DESCRIPTION

The entire area is classified by the regulations in force as Urban land. In addition to the buildable study plot, it includes previously developed areas such as the road and the square. Although it is on the northern edge of the hamlet, it is nevertheless well-located as it faces towards Beizama's oldest elements including the church and the Town Hall. Construction in the rest of the hamlet has historically spread southwards along the road. Competitors must bear in mind that this is a very small locality, where distances are minimal and everything is completely surrounded by a natural mountain environment. The rural character of the surroundings is therefore an intrinsic part of the site itself. Indeed, the most naturalised and probably the most unaltered part of the area is on the northern boundary: a small spring where wicker baskets were once made.

The building plot has a steep slope that descends in a northeast-southeast direction, with the road at the lowest point. At the top of the plot, a pedestrian connection with a track must be resolved.

The general aim is to act with respect, taking advantage of the natural values of the environs and insert a novel typology in the hamlet, in dialogue with the pre-existing traditional building typologies. However, although several of the public spaces in the area are urbanised and in good condition, they could be reconsidered in the proposal.

Despite the difficulties inherent to the site terrain, the proposal must strive to ensure universal accessibility in accordance with the Basque Government's regulations. In this case, given that this is a public housing project, competitors must consider that the operation must be exemplary in this respect.



HOW MUST BE DEVELOPPED AND CONNECTED METABOLISM AND INCLUSIVITY?

One's first impression of a place like Beizama is its intimate relationship with exuberant nature. The second impact is its isolation from the urban world.

This is a place where speaking about METABOLISM means speaking about its very DNA. The way this territory is inhabited, used, related to... everything speaks of a perfect symbiosis inherited from an era when time passed at a different pace and where exchanges between nature and inhabitants were mutual.

Today we obviously cannot aspire to replicate this model, but we can try to nurture it, take advantage of its core values and adapt in order to evolve. The approach to modern, contemporary living in an area like Beizama must respect its character and try to complement it.

The key to the proposed operation will be to adapt to a living territory as a new element, but not alien to it, integrating naturally into its structure in order to achieve a degree of symbiosis through the natural resources at hand. This project is about establishing a relationship in which the new inhabitant will not only receive, but also contribute.

On the other hand, when we talk about INCLUSIVITY, we are focusing on the need to retain a young population and reverse the ageing trend of this municipality. In a society based less and less on self-production, with only a few small-scale productive initiatives installed here, it is logical that the new population has been gradually abandoning the locality in search of places with better services.

However, there is a desire to settle, mostly by young people with origins in the area. And what they need are options for housing, which must be social, affordable for young people and which prioritise stability criteria and the desire to set up productive activities.

We are not talking about ordinary social housing. We are talking about a new concept of social housing, which can accommodate both those who live here and commute to work outside the municipality, and also those who wish to set up small-scale initiatives at home or take advantage of the nearby natural resources.

For all these reasons, the Basque Government believes that EUROPAN 16 is a perfect context for working on innovative housing models for rural settings, which can enter a dialogue with traditional urban and building structures, and which can serve as an example for other hamlets like Beizama which, in addition to their intrinsic values, are now perceived to have added value due to the global COVID19 pandemic.

URBAN STRATEGY

The urban growth strategy proposed in this case is intrinsically a commitment to the future survival of the municipality. It is also an effort to learn from and replicate an innovative experiment in similar municipalities.

Beizama is a paradigmatic traditional rural ecosystem in the heart of the Basque Country. Instead of seeking an evolution towards new urban models, it wants to survive with its current structure intact. This ecosystem operates on its own, intimately related to nature, and the municipality does not want to lose its roots or change its way of relating to its environment.

Nevertheless, it is impossible to ignore the fact that its geographical isolation and sparse population are counteractive elements. In this context, it requires connectivity strategies that will complement the hamlet functionally with outside areas, within the concept of *EUSKAL HIRIA* or EUSKADI CITY. Additionally, it will provide new housing options for the young population.

Small municipalities like Beizama have had to adapt their lifestyles to this end. Basic services such as education and health have been transferred to more populated areas where the population can be served in a centralised way, while large-scale administrations have had to implement regular communications that are adapted to their needs.

HOW CAN PRODUCTIVE SOCIAL HOUSING BE ADAPTED TO A TRADITIONAL RURAL HAMLET?

The future of a contained growth experiment such as this one must go hand in hand with a new approach to housing and the activities that are generated.

The few traditional dwellings that exist in the hamlet are not available and, in any case, they would require major efforts to adapt them to the lifestyle sought by young people, who in many cases will work professionally in other towns. What is therefore needed is a different housing model; one that offers its inhabitants new options.

There are few examples of farm hamlets that still maintain—even only partially—the activities that they were conceived for centuries ago. Much of Beizama's population already has to commute to work. On the other hand, it would be utopian to try to relocate the population according to the old ways of life and work.

The great challenge is therefore to ensure that the new inhabitants can experience a modern lifestyle while taking advantage of the benefits of a unique natural environment. Furthermore, they should be able to undertake part of their economic activity in the municipality itself if possible.

The Basque Government wishes to continue the research begun in the EUROPAN 15 call for proposals related to productive housing adapted to the dimensions and needs of social rental housing. Versatile solutions are sought that allow a normal social housing unit to use part of its indoor or outdoor spaces for small-scale work, while remaining compatible with its use as a habitat.





Bird eye view



PLANNING PARAMETERS

The Beizama Master Plan was ratified on 15 October 2018 (Basque Government Gazette 4 February 2019). This Plan includes Sector A.I.U. BB1-01 Beizama Bildua, Eskolaetxe, with the following parameters:

- Total area of the sector: 3,264 m².
- 12 dual-aspect social rental dwellings with 1 and 2 bedroom (the majority 2 bedrooms), all outward-facing. These dwellings must include a multi-purpose space linked to the house, which permits productive uses or functions, but must have primarily residential uses for the purposes of the planning regulations, built to fill the overall permitted buildable ratio.
- Classification: Urban land
- General parameters:
 - Communication: 313 m²
 - Open spaces: 791 m²
 - Residential area: 2160 m²
- Buildable parameters:
 - Ground floor: Garages, entrance hall and public facilities: 1053 m²
 - Auxiliary uses and apartment entrances: max. 819 m²
 - Ancillary uses and apartment entrances: max. 819 m²
 - Local public facilities: min. 234 m²
 - Other floors: Dwellings: 1170 m²
 - Social housing: max. 1170 m²
 - (Not permitted below ground level)
- Car parking: 1 parking space per dwelling on private plot.
- Typology: Ground floor +2
- Plot division: Single residential plot, 1314 m².

URBAN DESIGN CRITERIA

The main objective is to create a suitable environment for living, while also taking into account the productive aspect and compatibility with residential use. Nevertheless, competitors must not lose sight of the fact that the main aim for this area is to create living spaces, which must therefore be quiet, and that the production criteria should not take priority over residential usage.

Planning approaches that generate open areas which supplement both uses are also desirable. It is assumed that productive activity inside the home or in its immediate environs will result in longer-than-usual periods spent by users in the buildings.

The urban design of the area should strive for maximum accessibility, sustainability, ease of maintenance, avoid the generation of black spots, promote safe use and implement gender equality in urban planning strategies.

BUILDING DESIGN CRITERIA

The following design criteria for the buildings have a finalist nature, but may nevertheless serve to orient initial approaches to the competition:

Design shall ultimately be aimed at receiving an A-grade energy rating for both non-renewable energy consumption and CO2 emissions, in line with the aims of Decree 178/2015 on energy sustainability in the public sector.

The use of natural light must be optimised and bioclimatic and energy-saving principles must be followed to the greatest possible extent.

The use of renewable energy sources must be sought. Competitors will study the most suitable option for the architectural features of this complex and its location, as well as costs and maintenance.

CONSIDERATIONS FOR THE STUDY AREA

With a view to a correct approach to the construction solution for this area, it is considered essential to broaden the study scale and resolve the initiative, addressing the following aspects, amongst others:

Insertion of the intervention into the local environs

Choice of a typological model, scale and footprint for the operation. Engage in a dialogue with the historic buildings.

Linking the intervention with diverse natural elements

Treatment of the edges, visuals of the entrance to the hamlet, continuity of the adjacent tracks, solution for the height difference on the site's hillside.

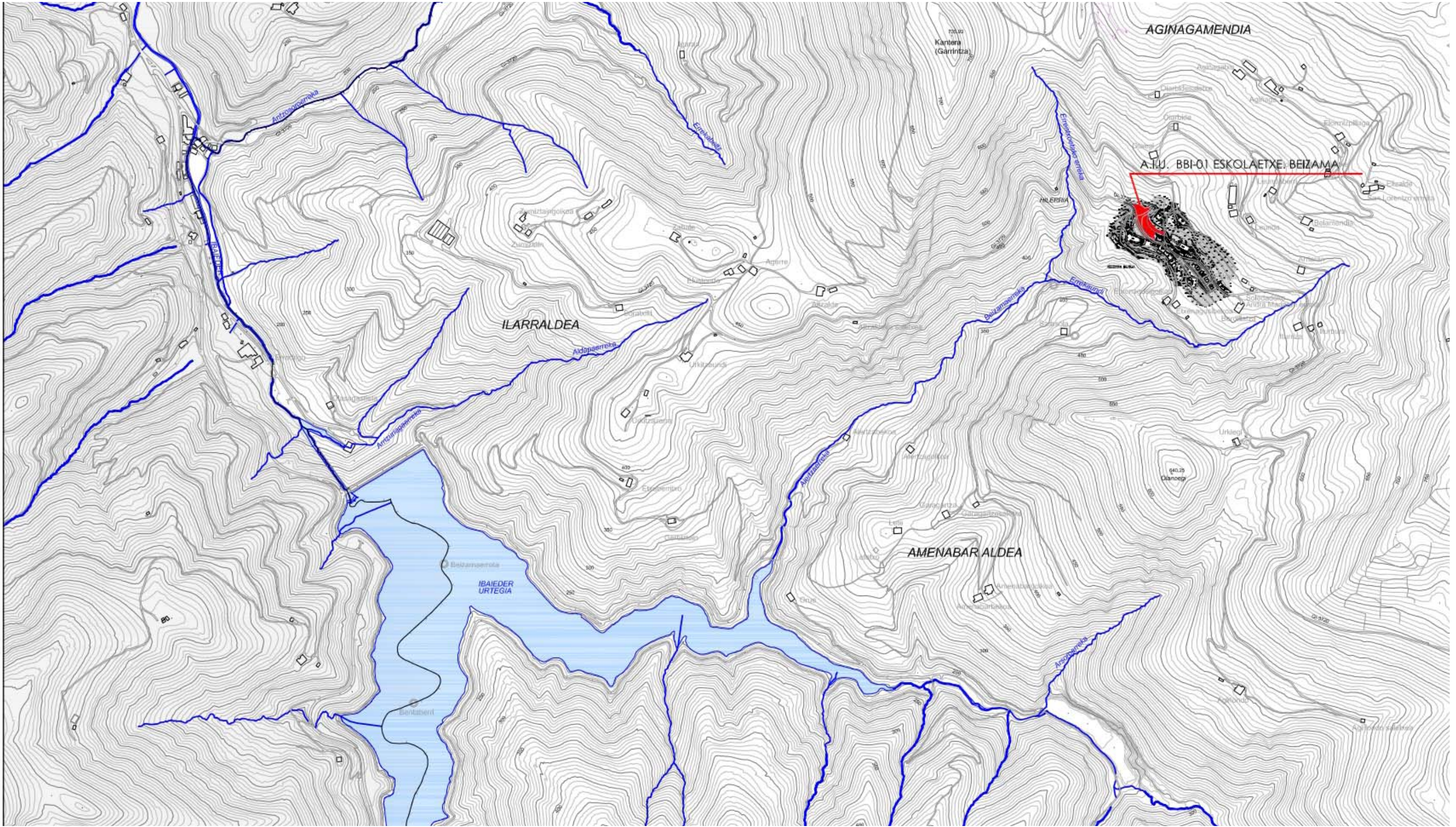
Adaptation of building and planning criteria to the locality.

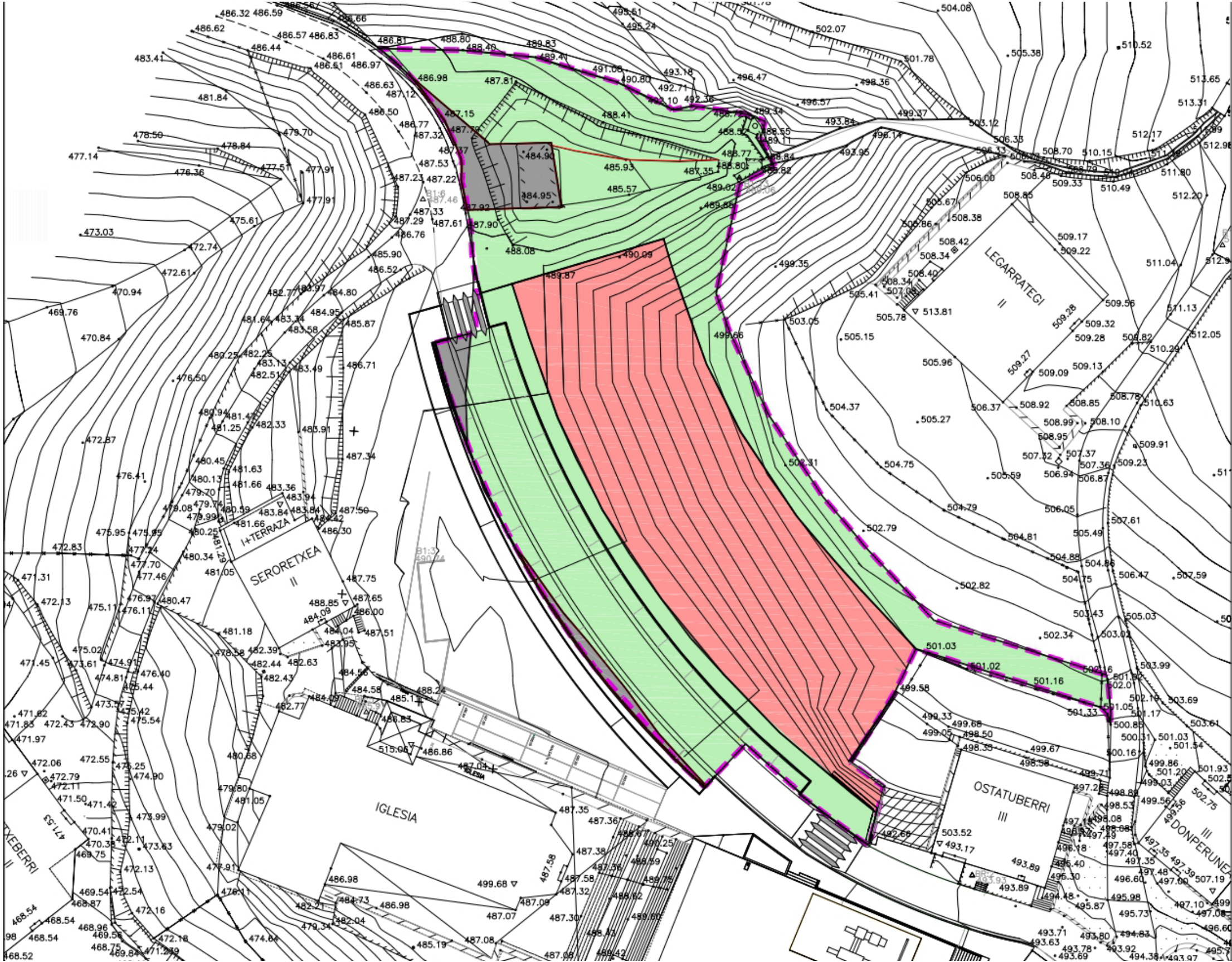
Dialogue of compositional elements and materials.

Accessibility to the area

Comprehensive approach to ensure universal access.







A.I.U. BBI-01 ESKOLAETXE. BEIZAMA
SUPERFICIE TOTAL DEL AMBITO= 3.264 M2

- PARCELA PRIVADA = 1.314 M2
- SUELOS DE CESION AL AYUNTAMIENTO = 1.817 M2
- SUELOS DE TITULARIDAD PUBLICA = 133 M2
AL MARGEN DE LAS OPERACIONES DE EQUIDISTRIBUCION
- LIMITE A.I.U. BB0-1 BEIZAMA



Dirección de Vivienda, Suelo y Arquitectura. Gobierno Vasco / Etxebizitza, Lurzoru eta Arkitektura Zuzendaritza. Eusko Jaurlaritza.
Basque Government, Housing, Land and Architecture
<http://www.euskadi.eus/gobierno-vasco/vivienda/inicio/>

Ayuntamiento de Beizama / Beizamako Udala / Beizama Municipal Council
<http://www.beizama.eus/eu/>

Visor Goeuskadi. Información geográfica de Euskadi / Goeuskadi Bisorea. Euskadiko informazio geografikoa
Geographic information of the Basque Country
<http://www.geo.euskadi.eus/s69-bisorea/es/x72aGoeuskadiWAR/index.jsp>.

