

Team representative: Architect.
Location: Eibar (Gipuzkoa).
Population: 26.983 inhabitants.
Reflection site: 13,56 ha.
Project site: 1,15 ha.
Site proposed by: Department of Territorial Planning, Housing and Transports of the Basque Government.

Actors involved: Eibar City Council + Department of Territorial Planning, Housing and Transports of the Basque Government
Owner(s) of the site: Pública (Basque Government after transfer of Eibar City Council).
Commission after competition: Urbanization and Building Project, Construction Management.

REINHABITING THE RUIN



INHABITED MILIEU'S CHALLENGES

Eibar is a city of industrial tradition that, although located in the province of Gipuzkoa, is the geographical center of the Basque Country and a key point for the articulation of the regional road communications. Nestled at the bottom of a valley, it has a high building density, in a scarce space where communication infrastructures of regional scope, industrial uses and housing coexist in a joyful mixture.

Counting almost 27,000 inhabitants, the shortage of land has not been an obstacle to the development of an abundant industry, with buildings in height that have fearlessly hosted the most diverse activities. Located in the true heart of the Basque Country, since it is practically at the same distance from the 3 Basque capitals, (48 Km from Bilbao, 55 Km from San Sebastián and 58 Km from Vitoria), its location places it in a strategic position at the level of logistics.

At present, almost all industrial activities have moved, leaving in place an important industrial heritage with imposing ruins that demand an opportunity to be occupied again.

At the same time, the demand for housing in the municipality is very high, especially for rental housing, and the existing housing does not cover this demand.

That is why it is proposed the realization of dwellings with common facilities and services, houses of small size in rent to promote the first access to the housing, for what is intended the rehabilitation and expansion of an old factory in disuse of the many existing in the municipality.

The renovated and expanded building must also fulfil an urban function as an attractor and rehabilitator of the neighborhood, facilitating the urban improvement of the environment through strategies that allow a better use of adjacent free spaces, including access to green hillside areas.



17

How can we achieve a balanced urban rehabilitation and regeneration operation that values the industrial heritage?



How to adapt an industrial building with a vertical structure to new forms of housing for young people?



QUESTIONS TO THE COMPETITORS

This is a complicated urban surgery operation where it is necessary to act with precision providing urban values to a very degraded environment. The main challenges must be addressed:

- Achieve a balanced urban rehabilitation and regeneration operation, providing quality and welcoming urban spaces while maintaining the values and industrial character of the neighborhood.
- Converting industrial heritage into housing, giving new life to one of the imposing structures in the area, and adapting it to the needs of the home, without losing its manufacturing character.
- Integrate in the industrial property spaces for public use as equipment for the entire neighborhood of Txonta. In that sense, the uses that could be installed on the ground floor of the building would have to do with activities that not only provide service to users of the building, but should meet the social or welfare needs of the neighborhood.
- Achieving an action that integrates the presence of large infrastructures with a natural landscape now degraded and hidden, considering the ecological values of the adjacent slope, currently almost invisible. The water also takes center stage on rainy days, seizing the neighboring slopes and turning them today into idyllic waterfalls when rain is abundant and formerly the source of floods.
- The aim is to explore new types of housing adapted to the needs of new lifestyles, to criteria of sustainability, which favour recycling and reuse, and to criteria of habitability, which also give greater prominence to outdoor spaces incorporated into the house, such as terraces and balconies, also in interventions of conversion of industrial buildings.

