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Spanish, English, French

Monday to Friday. 10 am – 2 pm

EUROPAN 17 / LIVING CITIES 2

BRIEF

Barcelona

Chiva

Eibar

Eivissa-Ibiza

Madrid

Nalón

El Prat de Llobregat

Torrelavega

EUROPAN 17 SPAIN, “LIVING CITIES 2”

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 17 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 launches the Competition in Spain, establishing its Rules by a bidding document that complies with the procedure of Juried Design Competitions as provided in section 183 et seq of the LCSP. This ensures 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 17 Juried Design Competition”, published in the Official Public Tender Platform.

EUROPAN 17/ESPAÑA NATIONAL COMMITTEE

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

Members

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 / General Direction of Territorial Planning and Urbanism of the Regional Government of Principado de Asturias / General Direction of Urban planning and Land management, Regional Government of Cantabria / General Direction of Housing and Architecture, Regional Government of Balearic Islands / General Direction of Ecological Innovation in Construction, Regional Government of Valencia / General Direction of Architecture and Housing, Basque Regional Government / INCASOL.

City of Chiva / City of Eibar / City of Ibiza / City of Muros de Nalón and City of Soto del Barco / City of El Prat de Llobregat / City of Torrelavega / /ADIF .

NATIONAL SECRETARIAT EUROPAN España

Carmen Imbernón, General Secretary

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

EUROPAN ESPAÑA JURY

Iñiqui Carnicero, presidente EUROPAN España

Iñaki Alday; www.aldayjover.com

Zuhal Kol; <https://openact.eu/>

Lola Domenech; <https://www.loladomenech.com/es/>

Alexandre Thériot; <http://bruther.biz/>

Carolina González Vives; <https://hidra.design/sostenibilidad/>

Marina Otero; <https://architect.com/marinaotero>

Anna Viader; <http://www.annaviader.com>

Bernd Vlay; <https://www.vlst.at/en/>

Substitutes

Lys Villalba <https://lysvillalba.net/>

Maé Durant Vidal. <https://pezestudio.org/>

PRIZES

EUROPAN/España intends to award 8 first prizes and 8 second prizes, in addition to the special mentions. The winner and runner-up teams receive a prize of €12,000 and €6,000 (including tax) respectively.

In Spain, the EUROPAN awards are exempt from tax withholding in accordance with the Resolution of April 5, 2006, of the Department of Tax Management of the State Agency of Tax Administration, granting the exemption provided for in Article 7 (1) Royal Legislative Decree 3/2004, of 5 March

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 Transport, 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 PARTICULARITIES REGARDING THE ORGANISATION OF THE COMPETITION

Site representative

General Directorate of Housing, Land and Architecture, Land Planning, Housing and Transport Department of the Basque Government and Eibar City Council.

Actors involved

Eibar City Council and the Land Planning, Housing and Transport Department of the Basque Government.

Team representative

Architect.

Expected skills regarding the site’s issues and characteristics

The team must have the competence and capacity to draw up housing construction projects and to direct works. The team must also be competent to draft urban planning for the urban redevelopment of the area, if necessary, although in principle this is not part of the assignment.

Communication and Publicity

The Launching of the competition and the Results of EUROPAN 17/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 17 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

In the first jury meeting, the site representatives participate with voice and vote.

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.

Public Administrations that take part in the competition as members of the National Committee, or any other entity in which they may delegate (Local Entities, Autonomous Communities or, where appropriate, Public Law Entities) are recognised as contracting authorities, to proceed in each of the sites to award the service contract by means of a negotiated procedure, without prior publication, to the winner of the design contest.

In case of ex-aequo prizes, all winning teams shall be invited to participate in the negotiations.

Commission after competition

Special Plan (only if necessary). Urban development and Construction Project, Construction Supervision.



Área de reflexión. Situación del edificio en el entorno.

Reflection site. Location of the building in the surroundings.

Eibar is a municipality with an industrial tradition. Although officially it is in the Gipuzkoa province, it is in fact the geographical centre of the Basque Country and a key hub in the region's road network. Nestled deep in a valley, it has a high density of buildings in a small surface area, where regional transport infrastructure, industries and housing coexist in a vibrant mix.

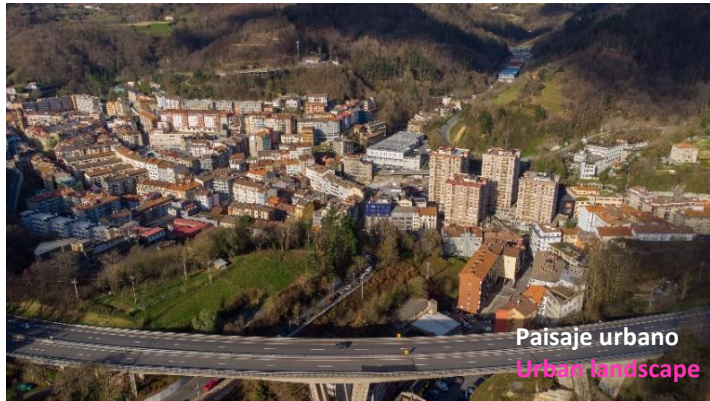
There is a heavy demand for housing in the municipality, especially for rental accommodation, and the existing housing pool does not meet this demand.

In this context, the Basque Government, in collaboration with the Eibar Municipal Council, proposes the construction of a public housing initiative: small rental properties to facilitate initial access to housing for young people. The renovation and expansion of an old disused factory, one of many in the municipality, is intended for this purpose.

This industrial building, the former headquarters of the AIBE company, is on Calle Gisastu Bide 5 in Eibar, in the Txonta district. It consists of a ground floor plus six additional floors, and totals 2,970 m² of gross floor area, on a 503 m² plot.

The renovated and enlarged building must also fulfil an urban purpose as an attraction and renovation hub for the neighbourhood. It must facilitate the improvement of its urban surroundings by means of strategies that permit a better use of the nearby open spaces, including access to green zones on the hillside.

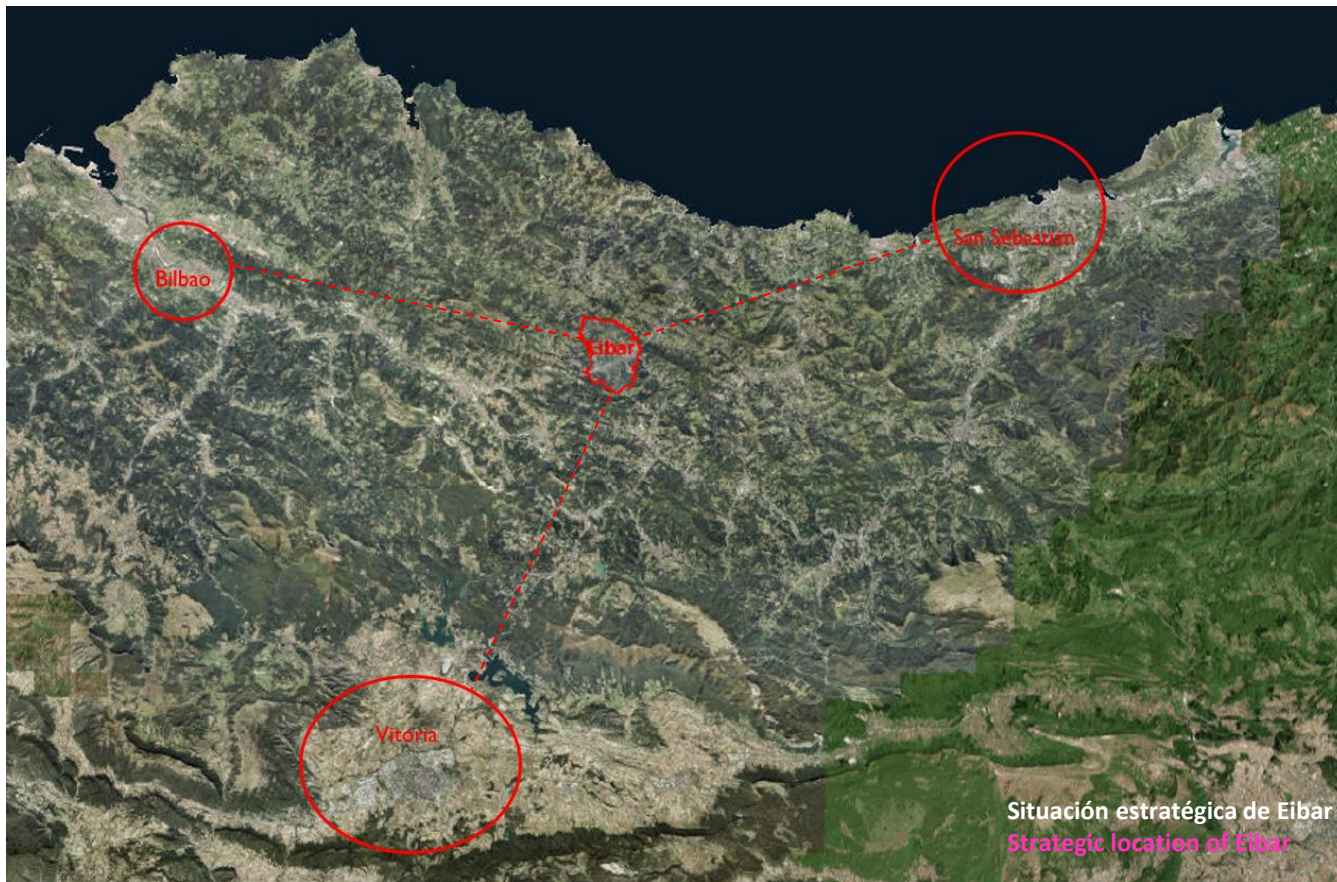
It will be particularly interesting to include areas for public use into this industrial building, in the form of facilities for the whole of the Txonta neighbourhood. The uses that could be installed on the ground floor of the building would thus be related to activities that not only serve the building's direct users, but also provide for the district's social and welfare needs.



Paisaje urbano
Urban landscape



Arrate
Arrate



Situación estratégica de Eibar
Strategic location of Eibar

Eibar is an autonomous municipality that does not rely on services in any other town to be fully functional. It occupies the top rank in the urban hierarchy of the Bajo Deba county. Other municipalities in the Gipuzkoa province under its influence include Elgoibar, Deba, Sorluze-Placencia de las Armas, Mutriku and Mendaro. The municipalities of Ermua and Mallabia, in the Vizcaya province, are also entirely within the area of influence of Eibar.

In the Lower Deba county, industrial employment is slightly over 50% of the working population, with 40% in the tertiary sector, 5% in construction and 3% in primary industry. The industry with the greatest specific weight is metal processing.

Eibar has been a prominent town in the history, economy and culture of the county and the broader region. Located on the banks of the Ego River, it is surrounded by the Arrate-Akondia-Urko hills to the north and Laupago-Galdaramiño-Illordo to the south. It has five rural neighbourhoods: Otaola, Aginaga, Arrate, Mandiola and Gorosta, all of which contain interesting farmhouses, basilicas and chapels in an idyllic natural setting.

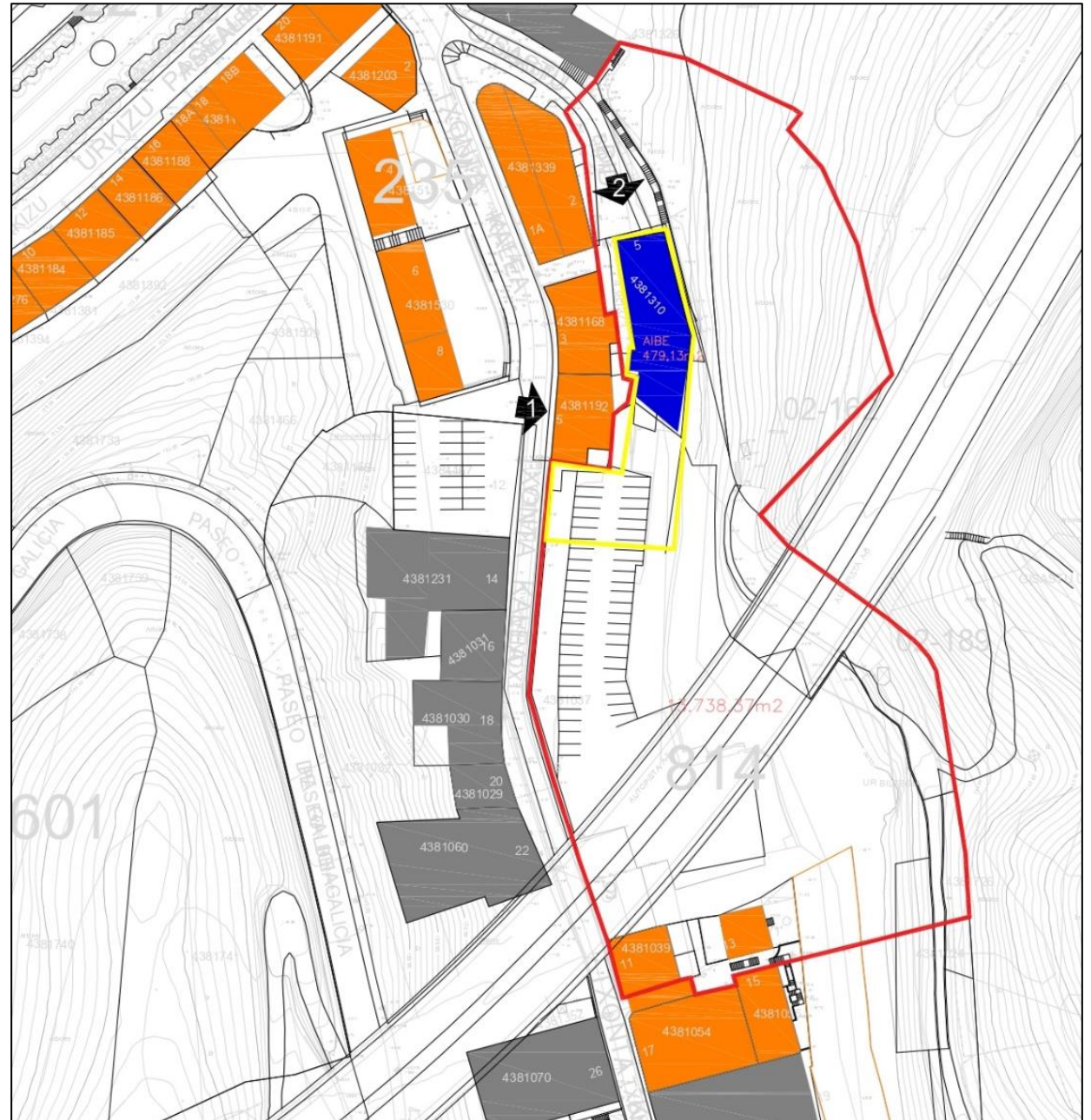
Situated at the very heart of the Basque Country, it is practically the same distance from all three Basque capitals (48 km from Bilbao, 55 km from San Sebastian and 58 km from Vitoria), giving it the advantage of a strategic logistical position. For this reason, it has been chosen by a chain of department stores as a distribution centre for internet sales.

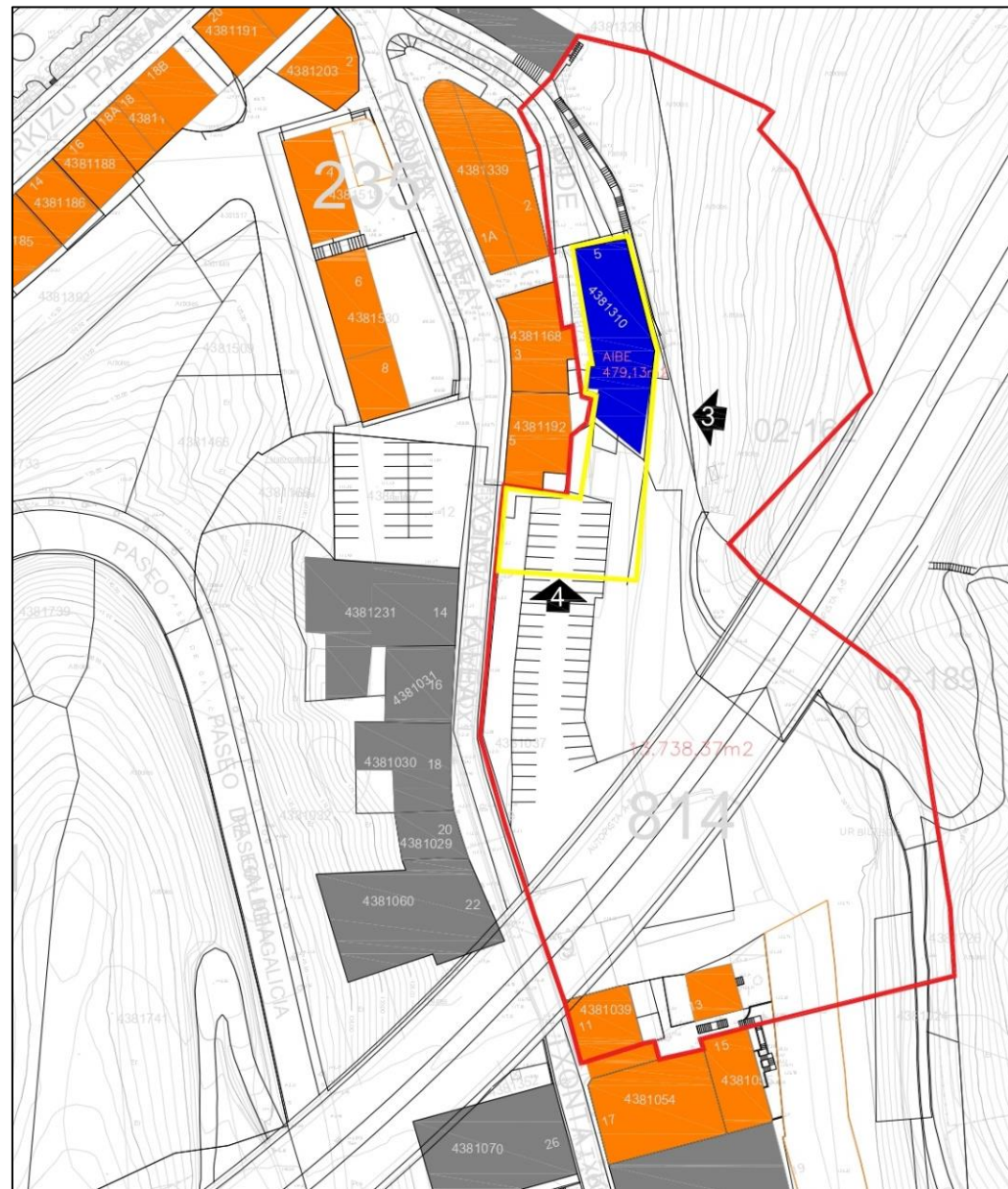
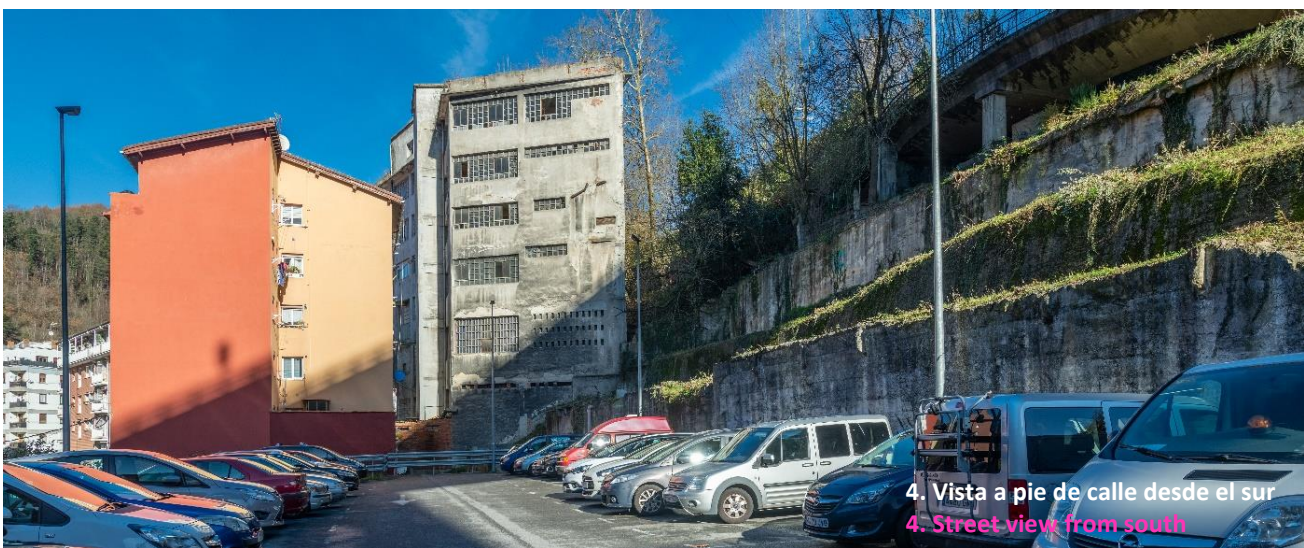
With almost 27,000 inhabitants, the shortage of land has not hindered the large-scale growth of industry, and high-rise buildings have been used to accommodate a wide range of activities.

Nowadays, practically all the factories have moved away, leaving behind a considerable industrial heritage with imposing ruins clamouring for the chance to be reoccupied.



La parcela del concurso
Project site



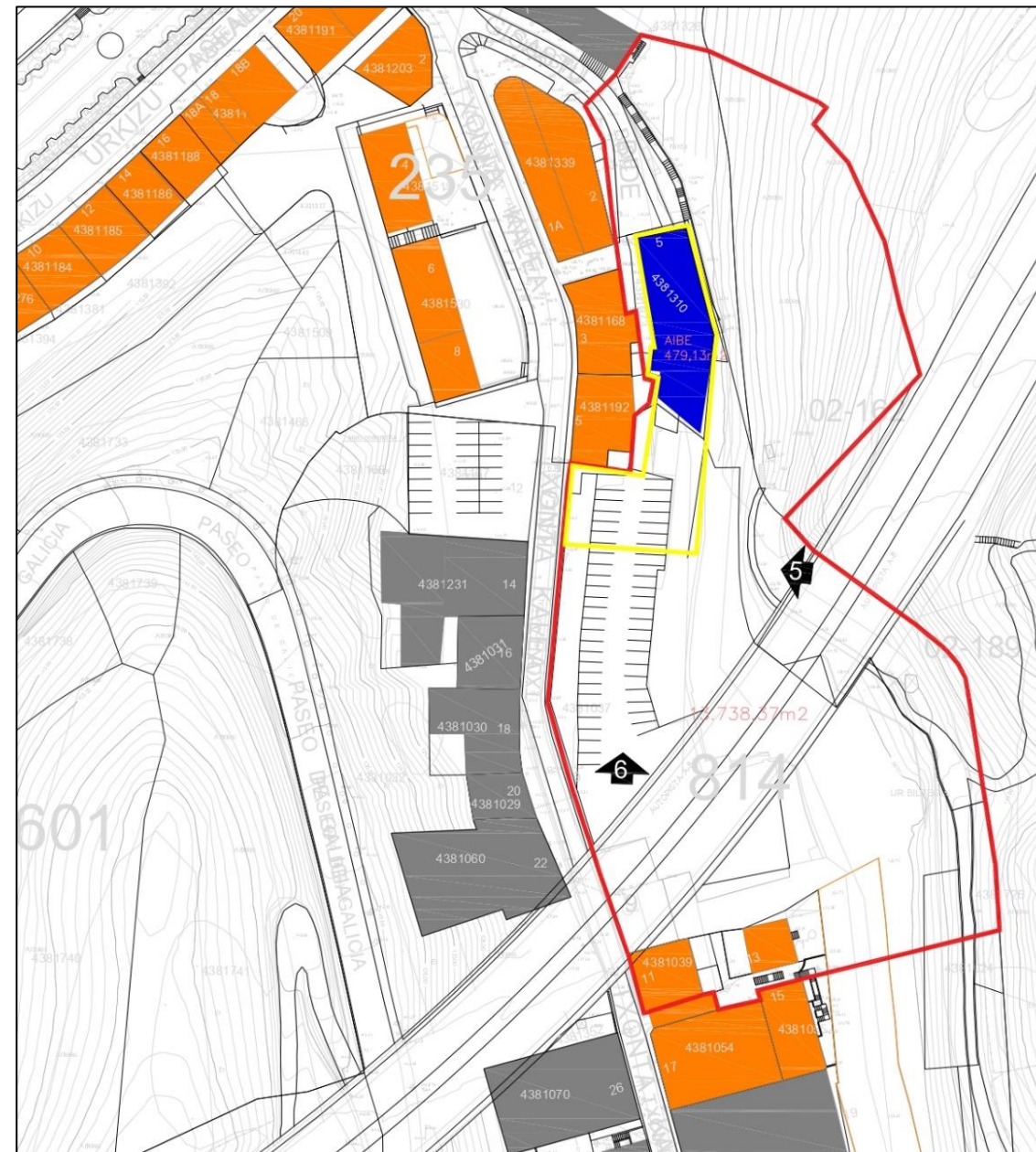




5. Vista aérea desde la ladera
5. Aerial view from the hillside



6. Vista desde el entorno industrial
6. View from the industrial environment

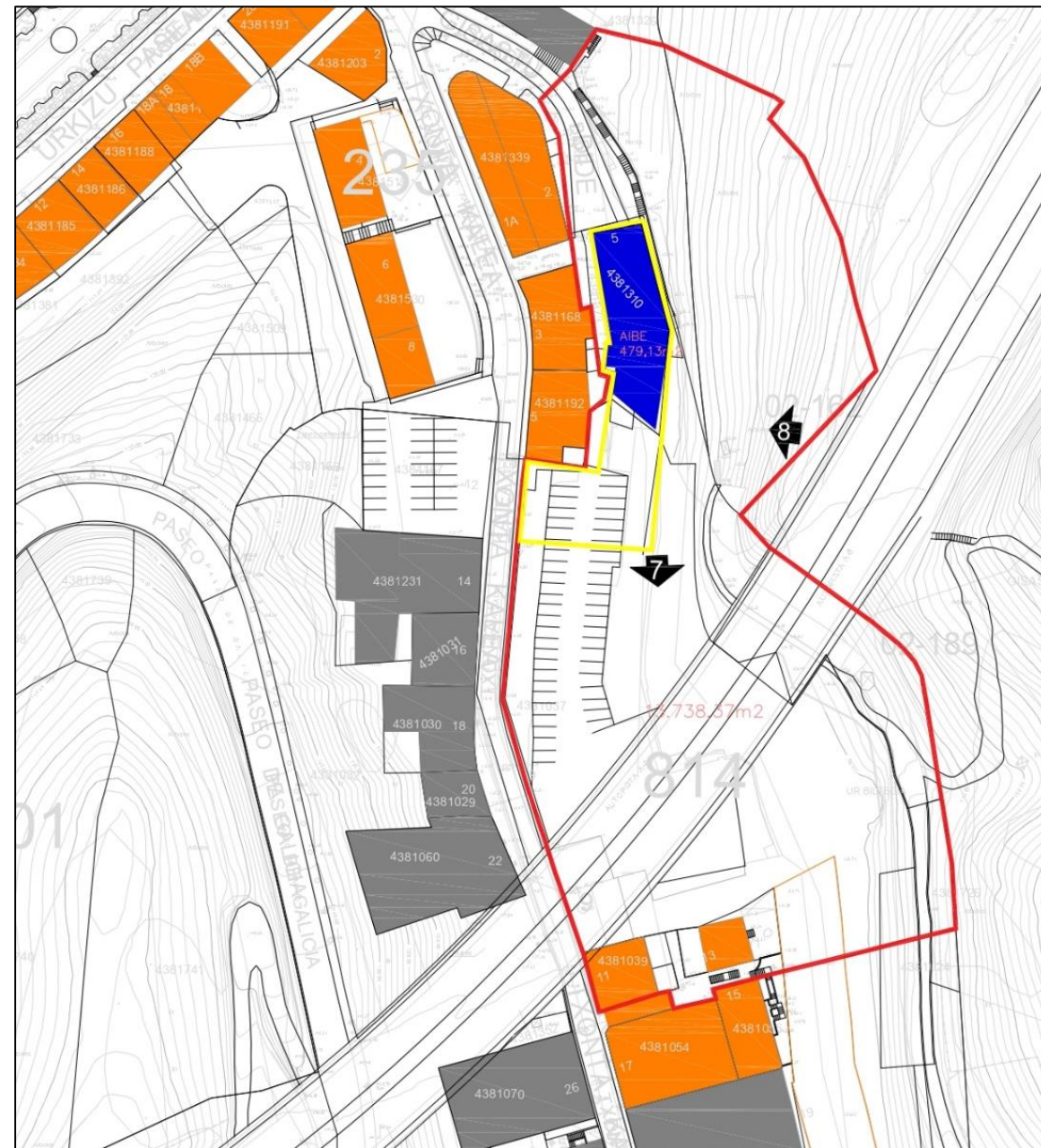




7. Vista del entorno desde el aparcamiento
7. View of the surroundings from the parking



8. Vista aérea desde la terraza superior
8. Aerial view from the upper terrace



RE-INHABITING THE RUIN (EIBAR)**SCALE:** S (architectural)**TEAM REPRESENTATIVE:** architect**LOCATION:** Eibar (Gipuzkoa)**POPULATION:** 26,983 inhabitants**REFLECTION SITE:** 13,74Ha**PROJECT SITE:** 1,15Ha**SITE PROPOSED BY:** Land Planning, Housing and Transport Department of the Basque Government.**ACTORS INVOLVED:** Eibar City Council and the Land Planning, Housing and Transport Department of the Basque Government.**OWNER(S) OF THE SITE:** Public (Basque Government, on concession by the Eibar City Council)**COMMISSION AFTER COMPETITION:** Special Plan (only if necessary). Urban development and Construction Project, Construction Supervision.

Vista aérea desde el noroeste
Aerial view from northwest

SITE DESCRIPTION

The project area, entirely comprised of land classified as Urban under the planning regulations in force, is located in the south-eastern part of the municipality. The building to be renovated and enlarged is bounded on its eastern side by a hillside and on the western side by a narrow street. The building's access roadway is on the north side, and there is a car park along the southern edge. Nevertheless, it receives sufficient sunshine and light.

The pedestrian link to Gisastu Bide Street must be resolved at the top of the hillside.

The overall aim is a balanced urban renewal and regeneration operation that enhances the value of the industrial heritage, adapting the pre-existing building to new types of housing, in this case, public accommodation. Additionally, although some of the public spaces in the area are urbanised and in a good state, they may be reconsidered in competitors' proposals.

Despite the difficulties inherent to the sloping contour of the site, proposals must focus on universal access for all, as pursued by the Basque Government's regulations. In this case, given that it is a public housing initiative, competitors must accept that the operation has to be exemplary.

QUESTIONS POSED TO COMPETITORS

This is a complicated urban surgical operation which requires precision actions, instilling urban values in a **heavily degraded environment**. The main challenges to be met are the following:

- A balanced urban renewal and regeneration operation that creates friendly, high-quality urban spaces while maintaining the neighbourhood's intrinsic values and its **industrial character**.
- **Conversion of industrial heritage into housing**, in particular, public accommodation, breathing new life into one of the neighbourhood's most imposing structures; adapting it to the intrinsic requirements of housing without losing its industrial character.
- The insertion of **spaces for public use** in this industrial building for use as a facility by the entire Txonta district. The uses that might be installed on the ground floor of the building would be related to activities that not only serve the building's users, but also provide for the district's social or welfare requirements.
- An initiative that blends the **presence of large infrastructure** with a **natural landscape**, currently degraded and hidden, taking into consideration the environmental values of the adjacent hillside, now almost invisible. Water also takes centre stage on rainy days, dominating the nearby hillsides and turning them today into idyllic waterfalls in heavy showers, which generated flooding episodes in former times.
- Essentially, it is a question of exploring new housing types that adapt to the requirements of new lifestyles, **sustainability** criteria; types that encourage recycling and reuse, **habitability** criteria, and give more prominence to outdoor spaces blended into homes, e.g., terraces and balconies, as well as initiatives for the conversion of industrial buildings

REGENERATION OF THE TXONTA NEIGHBOURHOOD: BACKGROUND

After the Spanish Civil War and the strong industrial development that took place from the 1950s onwards, in many municipalities in Gipuzkoa industrial and urban uses were mixed and coexisted without any clear zoning. In the specific case of Eibar, its sloping morphology and the lack of flat land meant that this mixture of industrial and residential buildings was more pronounced and that what is known as the "vertical workshop" developed. Industrial pavilions that occupy a small floor area and are developed at various heights in order to have sufficient production capacity.

In the Txonta neighbourhood, residential buildings and vertical workshops such as the "Aibe" building coexist for more than 60 years. However, it was at the beginning of the 21st century when industrial uses began to move from the centre to new industrial estates in order to allow new residential developments, improve the environmental conditions of existing neighbourhoods and generate new facilities that lacked land to be built on.

In 2007, the General Urban Development Plan of Eibar was approved, and it was agreed to change the use of the Txonta area from industrial to intensive residential. The aim was to regenerate the Txonta neighbourhood. To this end, all the affected buildings within the scope of the Special Plan were eliminated and the construction of a maximum of 1,049 dwellings was allowed.

In 2009, the High Court of Justice of the Basque Country annulled the provisions of the Plan, so in 2012 the urban planning of Txonta was redefined. An agreement was signed with the Department of Housing of the Basque Government with the aim of enabling urban regeneration and the promotion of social housing in the Txonta area. To this end, the Basque Government provides several pavilions in the Matsaria industrial estate to enable the relocation of the existing industries in the neighbourhood.

Since February 2012, work has been carried out by the Txonta Participation Committee, which has been meeting to define a "city model" to serve as a guide for the regeneration of the neighbourhood. The Committee is mainly made up of the municipal groups and the neighbourhood associations of Txonta. The Basque Government and the real estate company "Txonta Egizastu Promozioak" with properties in the area have also participated in the Committee.

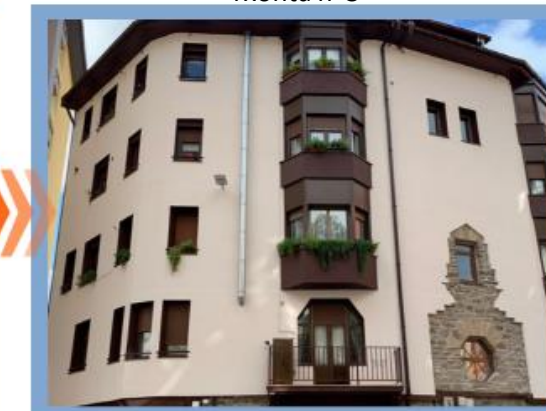
As a result of the work carried out by the Participation Committee, an alternative planning scheme was defined in which most of the residential buildings on Txonta street were consolidated. The Committee initially decided that the new development of the area would only contemplate the demolition of some of the residential buildings, which have finally been maintained, making their location compatible with the necessary improvement of the road network. All the buildings that are consolidated are outside the area subject to urban restructuring. Therefore, an integrated action of unconsolidated urban land is delimited in which the industrial buildings will be included, as well as the residential buildings incompatible with this new development. The rest of the existing residential buildings are excluded from this integrated action and are consolidated. Measures will be proposed to encourage the rehabilitation of these consolidated buildings, such as the delimitation of an integrated rehabilitation area, the possibility of occupying spaces outside alignments for the construction of lifts and the possibility of raising the current height of these buildings by one storey.

The year 2019 saw the creation of the OPENGELA project, promoted by the Basque Government, which seeks to improve the quality of life in cities through urban regeneration. It consists of the creation of neighbourhood offices that accompany the neighbourhood throughout the process of rehabilitating their buildings. In an initial phase, Opengela is launching two pilot projects in the neighbourhoods of Otxarkoaga (Bilbao) and Txonta (Eibar). The aim is to replicate this model in other towns in the Basque Country and elsewhere in Europe.

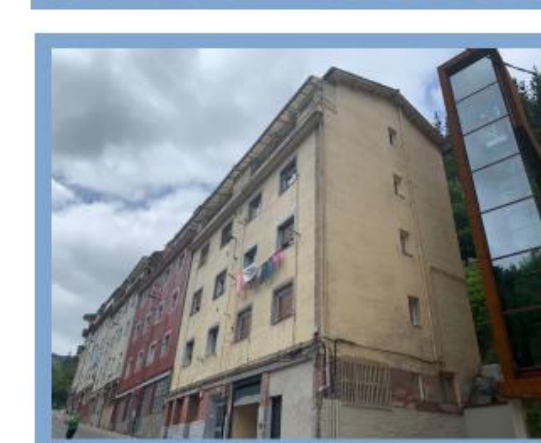
In the Txonta neighbourhood of Eibar, the pilot project works with energy efficiency and accessibility criteria in the refurbishment of 17 doorways and 221 dwellings. Above all, it seeks to prioritise the participation of the people living in the neighbourhood. The neighbourhood office is on the ground floor in the middle of Txonta street.



Txonta nº3



Txonta nº2

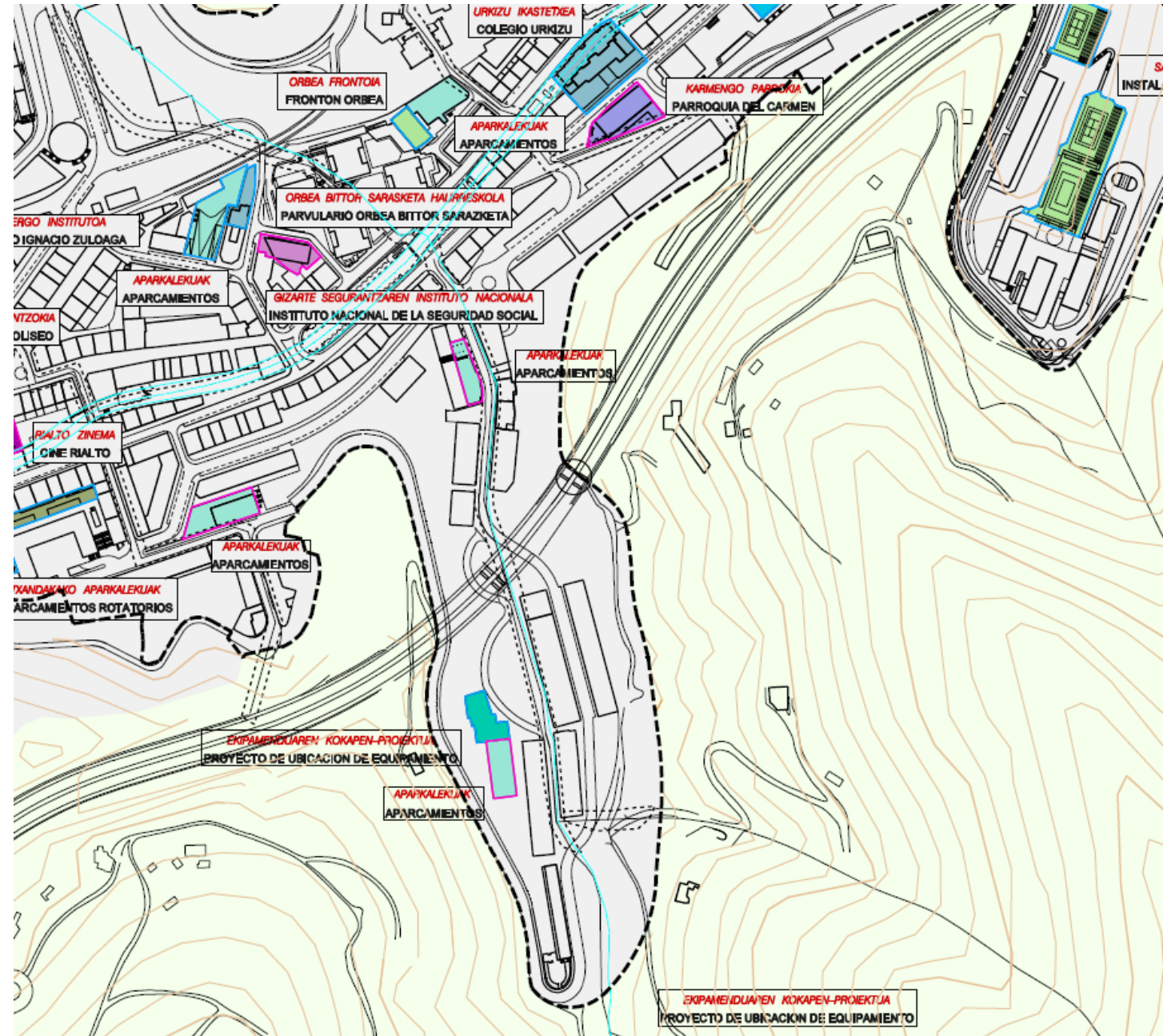


Txonta nº44

EQUIPMENTS

There are no facilities in the Txonta neighbourhood; they are located in the vicinity in the Urquizu area.

For this reason, the new planning includes new local facilities on the ground floors of some of the residential buildings to be built and car parks in some existing buildings.



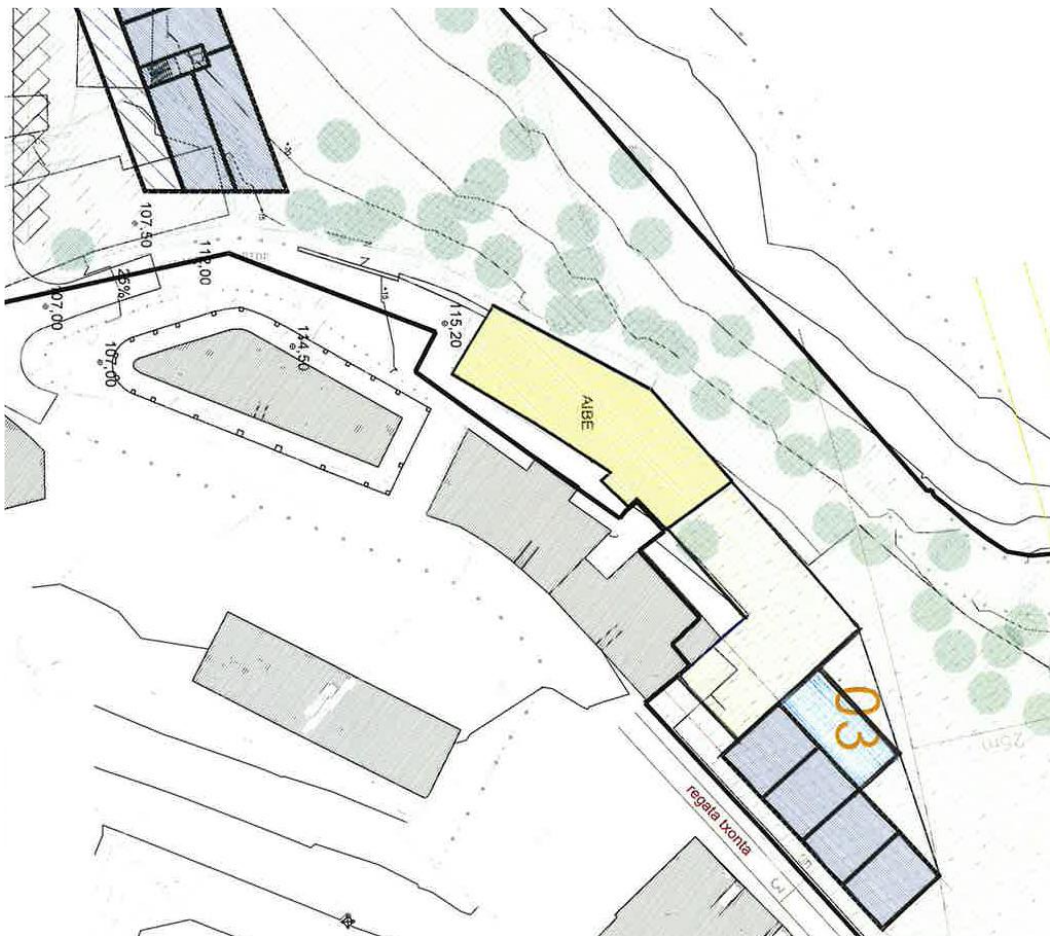
Existing facilities and car park forecasting

DEMOLITIONS FORESEEN IN THE PLANNING

The planned demolitions are focused on industrial buildings and on numbers 11 and 13 of Txonta Street. The rest of the residential buildings are being rehabilitated with different European programmes promoted by the Basque Government.

The new planned development has two areas:

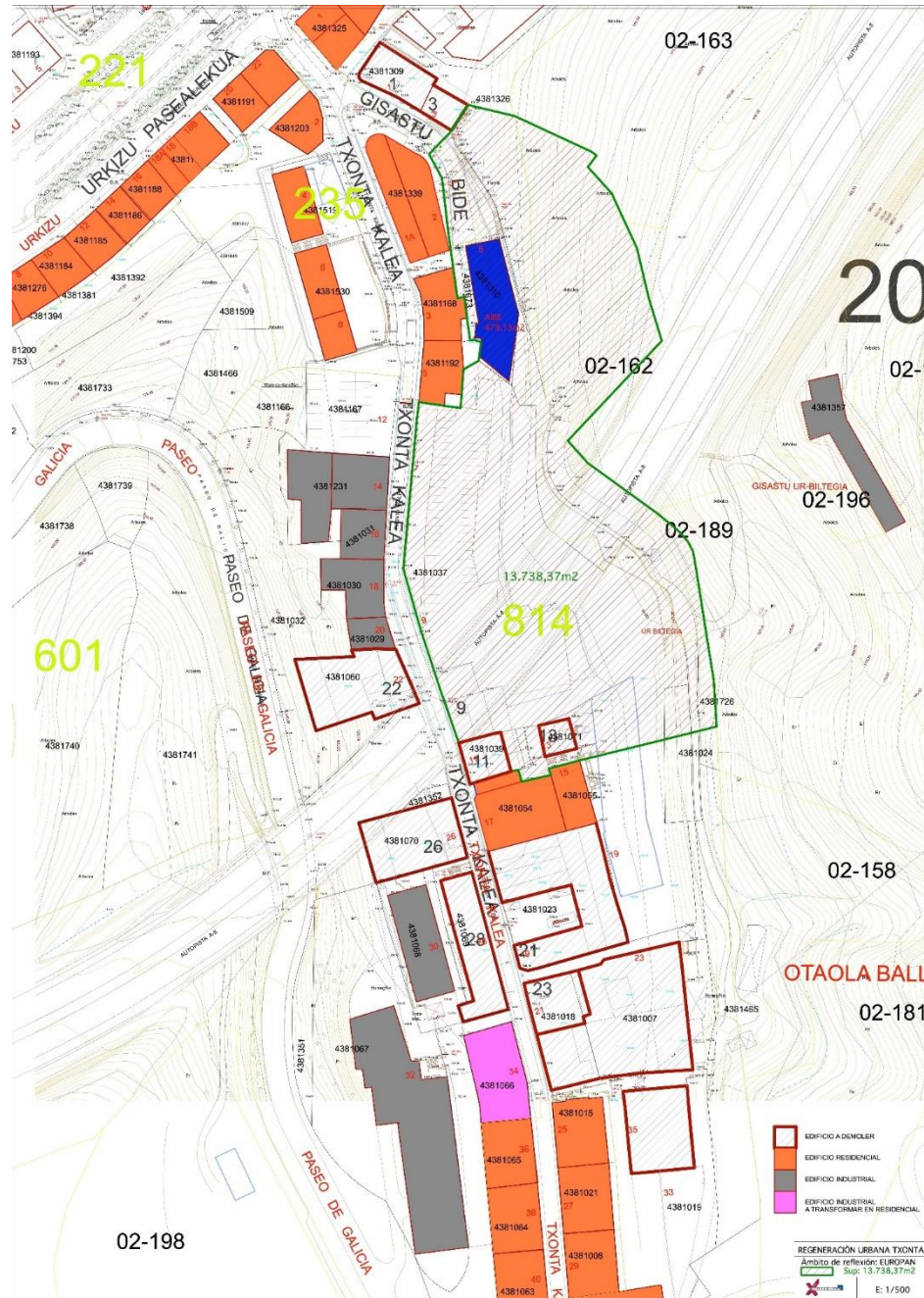
- Lower area: where the Aibe building is located.
- Upper area



Planning of the lower area of Txonta



Planning of the upper area of Txonta



Txonta.
In grey stripes the buildings to be demolished.
In orange residential buildings.
In grey industrial buildings

URBAN PLANNING PARAMETERS (I)

The current Eibar General Urban Development Plan (PGOU) was ratified by the Gipuzkoa Province Council of Deputies on 12 December 2006. Its revised text was ratified by the Council of Deputies on 18 December 2007 and published in the Gipuzkoa Official Gazette on 22 January 2008.

The PGOU designates the Txonta area as “A.I. 125 Txonta”, permitting a change of its use from industrial to intensive residential. However, the Basque Country’s Supreme Court issued a ruling on 24 February 2009 that struck down the provisions of the Eibar PGOU for the Txonta area.

A specific modification for this area was drafted and approved, but it was again struck down by the same Court in a judgement handed down on 21 April 2017.

As a result of these two annulments, the Txonta area does not have an updated urban planning regulation in force and is still subject to the 1989 Bylaws (‘Normas Subsidiarias’). A new urban development plan for the area is therefore necessary in the form of a specific modification of the PGOU.

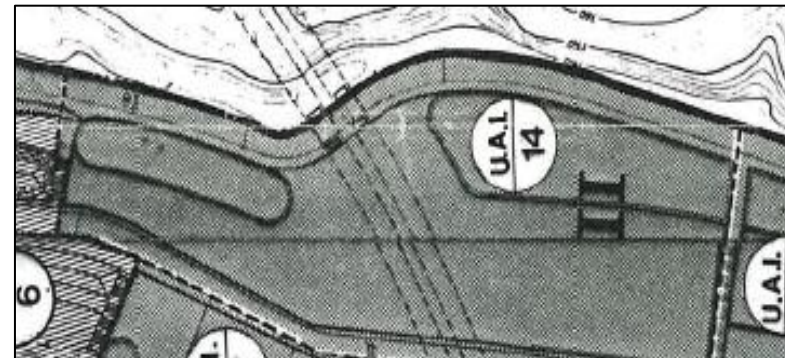
1.- **Bylaws** (‘Normas Subsidiarias’) include the former AIBE factory building in Industrial Action Unit (U.A.I.) 14 Txonta A, with the following designated parameters:

Area: 16,640 m²

Usable area: 32,448 m²

Uses: Primarily industrial

Maximum height: 20 metres from the base of the lowest floor at each point.



URBAN PLANNING PARAMETERS (II)

2.-New modification of the PGOU. A new modification of the General Urban Development Plan is currently being drafted for the whole of the Txonta district. The building on the former AIBE factory premises will be included in the Txonta Bajo or North Integrated Action Area, with the following planning provisions: In the Txonta area (where the SOLAC factory used to stand), a new building is proposed which will complete the existing housing block. The new alignment is set back to comply with the compulsory distance from the watercourse, and to allow Calle Txonta to continue with a dual-lane section that links it to the upper area. The building will have a 2SB+GF+6+RF profile. The rest of the land will be used for open spaces in the transition to the upper zone of Txonta.



The proposal is to maintain the AIBE building and convert it into a **building for public facilities** with a connection to Calle Txonta, which will act as a **link** between the pre-existing and the planned apartment buildings.

The new building at Calle Txonta can have 6 storeys plus roof floor/attic. The building at Calle Txonta 5 will have the same profile, while the ones on the street below will have 6 and 8 storeys.

The parameters envisaged for the facilities in the future AAI Txonta bajo will be:

- Maintenance of the former AIBE factory building.

- Connection of the AIBE building to Calle Txonta by means of a new building, yet to be defined, either in the modification of the PGOU or by means of a Special Plan, given that it **does not take up buildable urban space** as it is a public facility. In any case, it must respect the height parameters of the housing block envisaged for the adjacent area as a maximum.

URBAN DESIGN CRITERIA

The main aim is to create an appropriate environment for housing, taking into consideration the pre-existing industrial heritage of the building and the surrounding area.

It will also be necessary to blend the pre-existing large-scale infrastructure with the project and raise the visibility of the adjacent hillside, endowing it with environmental value.

The urban design of the area must pursue maximised accessibility, sustainability, ease of maintenance, it must avoid the generation of “dark spots”, promote safe usage and implement gender-sensitive urban planning strategies.

BUILDING DESIGN CRITERIA

Although the following series of design criteria for the buildings have a finalistic character, they may be used to orient competitors’ initial approaches:

The use of natural light shall be optimised and bioclimatic and energy saving principles shall be employed to the greatest possible extent.

The use of renewable energy sources shall be sought.

Compliance with the recently approved DECREE 80/2022, of 28 June, regulating the minimum conditions of habitability and design standards for housing and public accommodation in the Basque Country Autonomous Region shall be taken into account.

CONSIDERATIONS FOR THE REFLECTION SITE

With a view to ensuring a correct focus of the proposed building solutions for the area, it is considered essential to broaden the study scale and resolve the initiatives by addressing the following aspects, amongst others:

Blending of the initiative into the surrounding area.

Scale and footprint of the initiative and dialogue with the rest of the pre-existing buildings.

Connection between the initiative and various natural elements

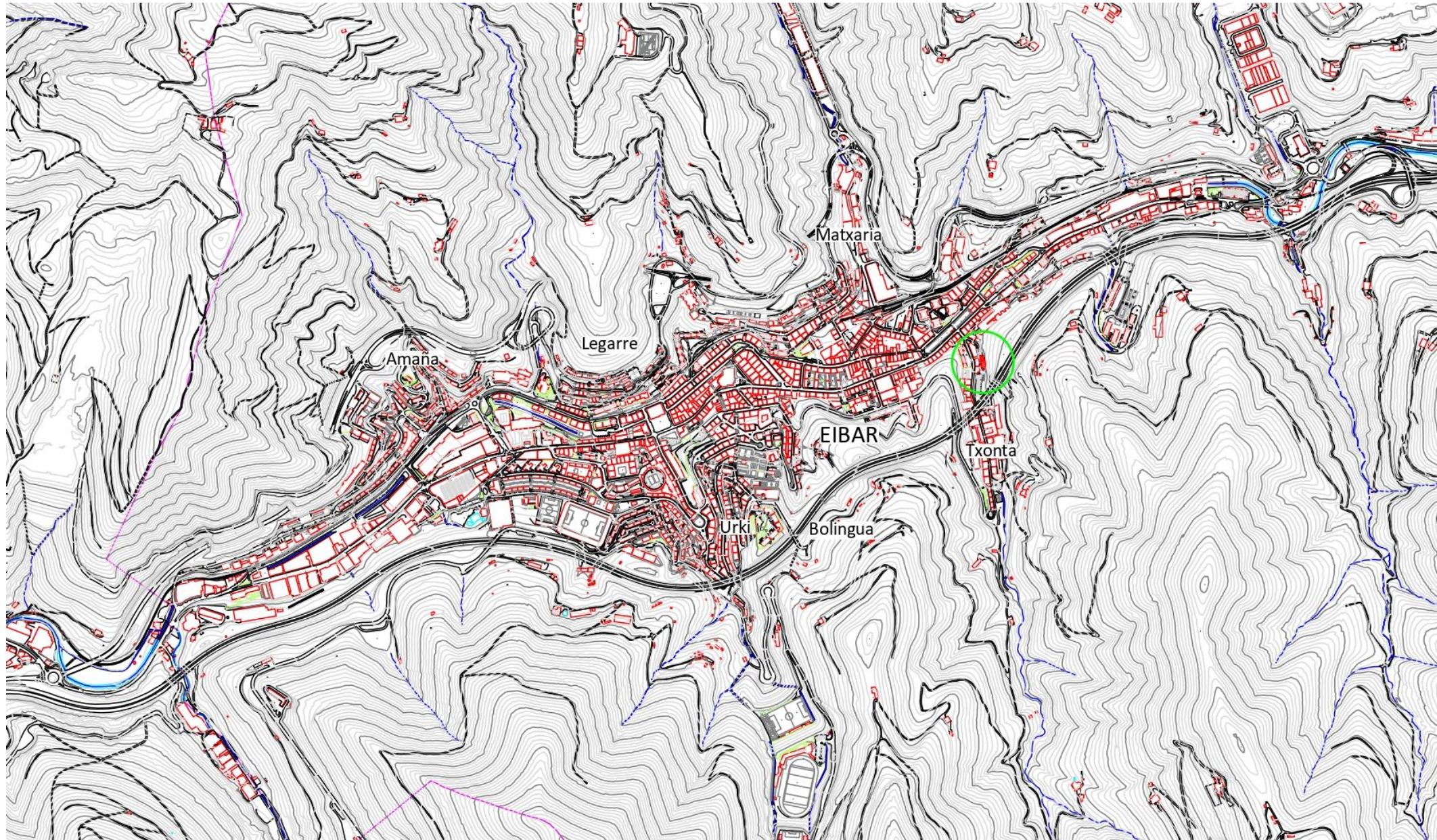
Connection between the existing hillsides, visual access to the area, uses of common spaces that serve the whole neighbourhood.

Adaptation of the building and urban planning criteria to the immediate area.

Dialogue between compositional elements and materials.

Accessibility to the area

Overall approach to permit universal accessibility.





INFORMACIÓN GENERAL

Bienes inmuebles de Gipuzkoa - Catastro urbano

17/02/2023 10:43:06

CONSULTA POR DIRECCIÓN POSTAL

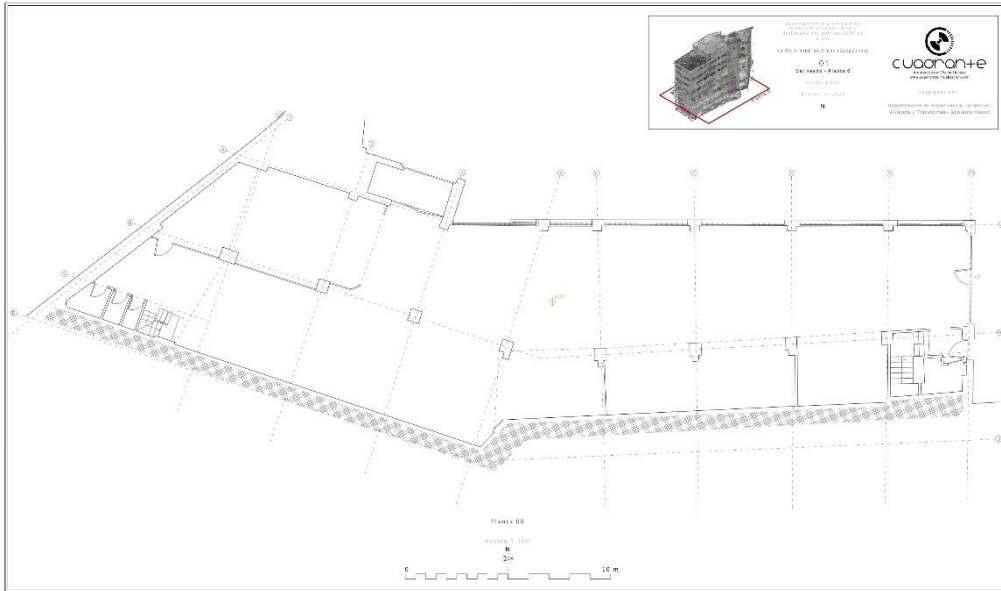
Municipio: EIBAR
 Zona: 814
 Ref. Catastral: 4381310
 Superficie Parcela: 503,00 m²

Calle/Vía: GISASTU BIDE
 Portal: 005

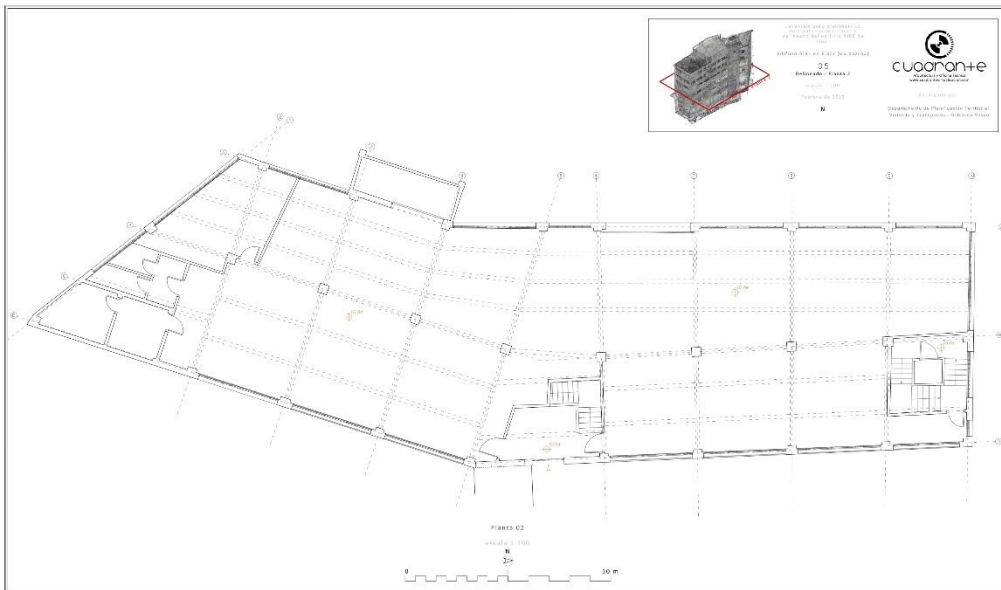
[Ver Plano](#)

Finca	Escalera	Planta	Mano	Destino	Superficie (m ²)
3099236 M	-	00	-	INDUSTRIAL	400,00
3099235 E	-	01	-	INDUSTRIAL	490,00
23448 F	-	02	-	INDUSTRIAL	490,00
23449 N	-	03	-	INDUSTRIAL	490,00
23450 L	-	04	-	INDUSTRIAL	490,00
23443 L	-	05	-	INDUSTRIAL	490,00
23444 T	-	06	DR	VIVIENDA	60,00
23445 E	-	06	IZ	VIVIENDA	60,00

[volver](#)



Planta Baja/ Ground floor



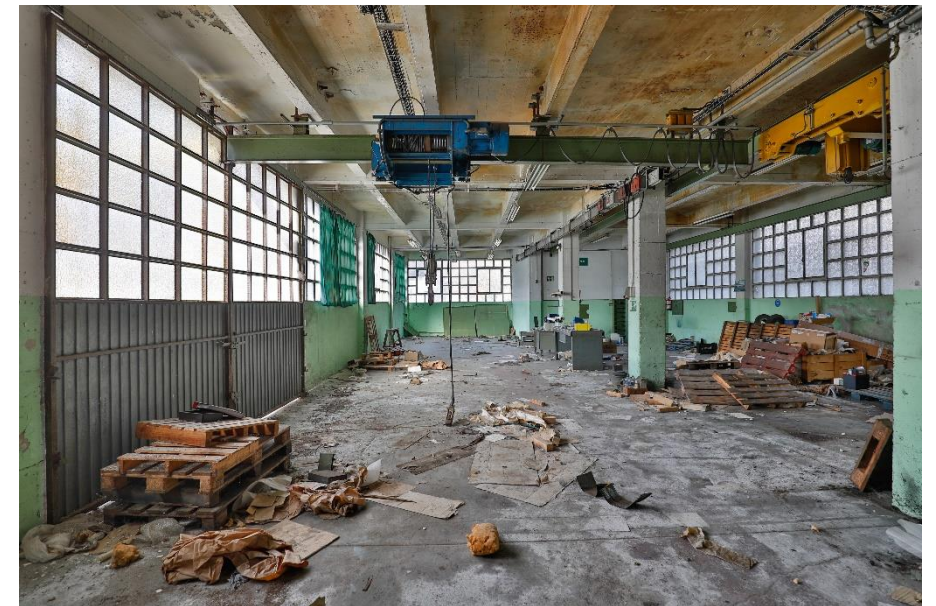
Planta Tipo/ Type floor

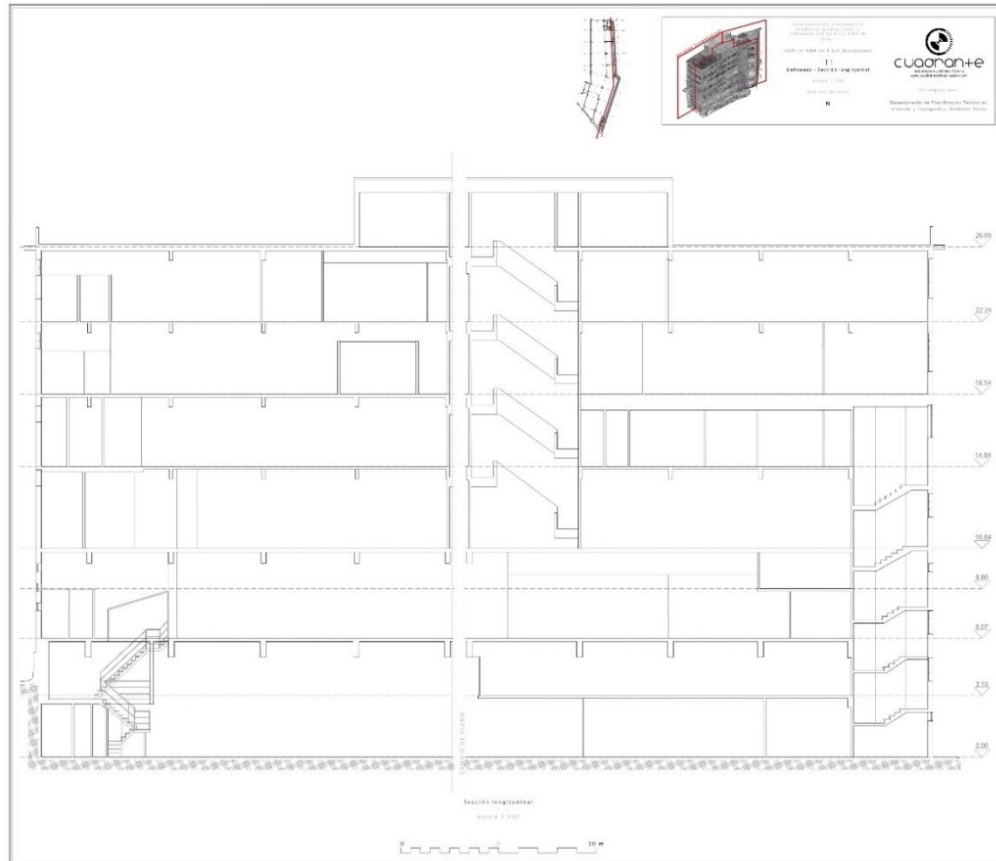
AIBE BUILDING GISASTU BIDE 5 (EIBAR)

This building has a concrete structure built in the 1960s. The structure is still in a good state.

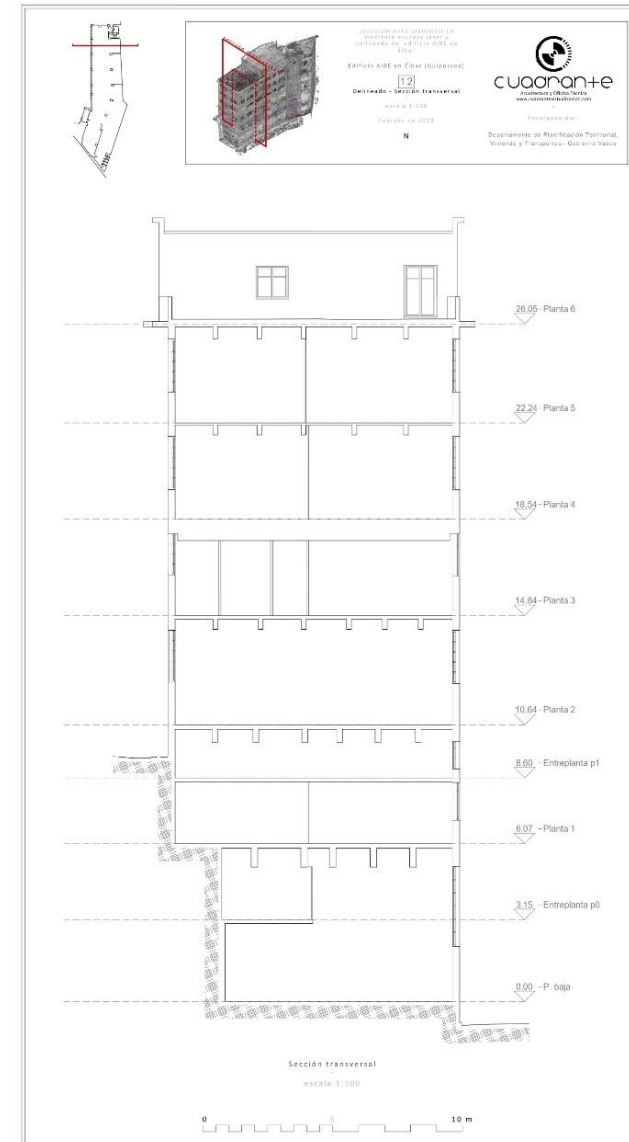
It is a striking volume on account of its height in a particularly complex environment in terms of the angle of the slope and its access.

The building was built halfway up the slope, with a broken form in plan, adapted to the roadway envisaged for the rear section.

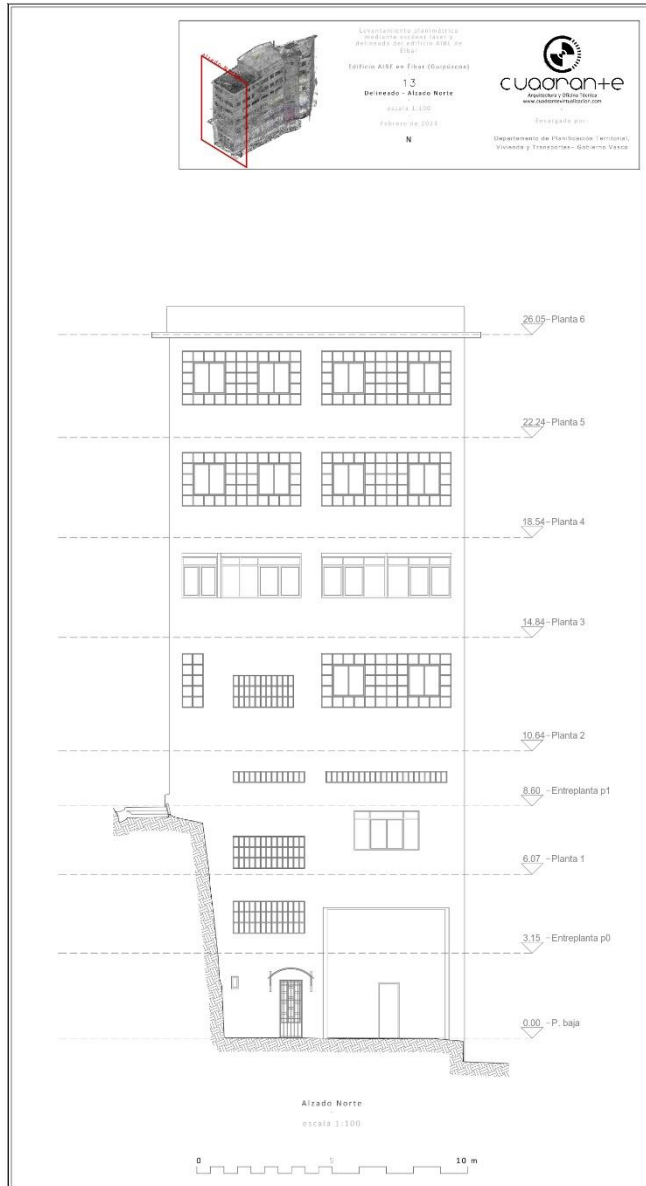




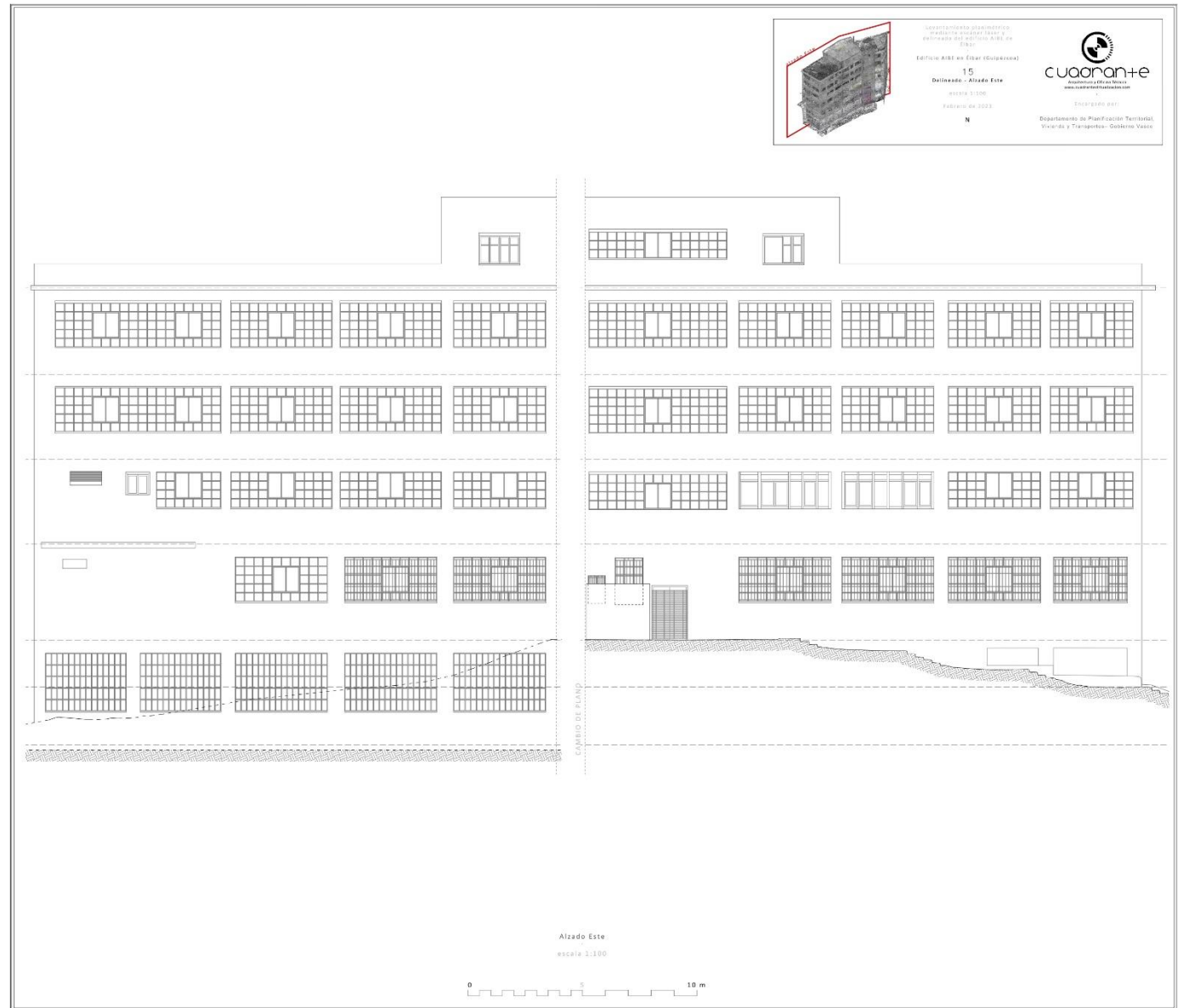
Sección longitudinal/ Longitudinal section



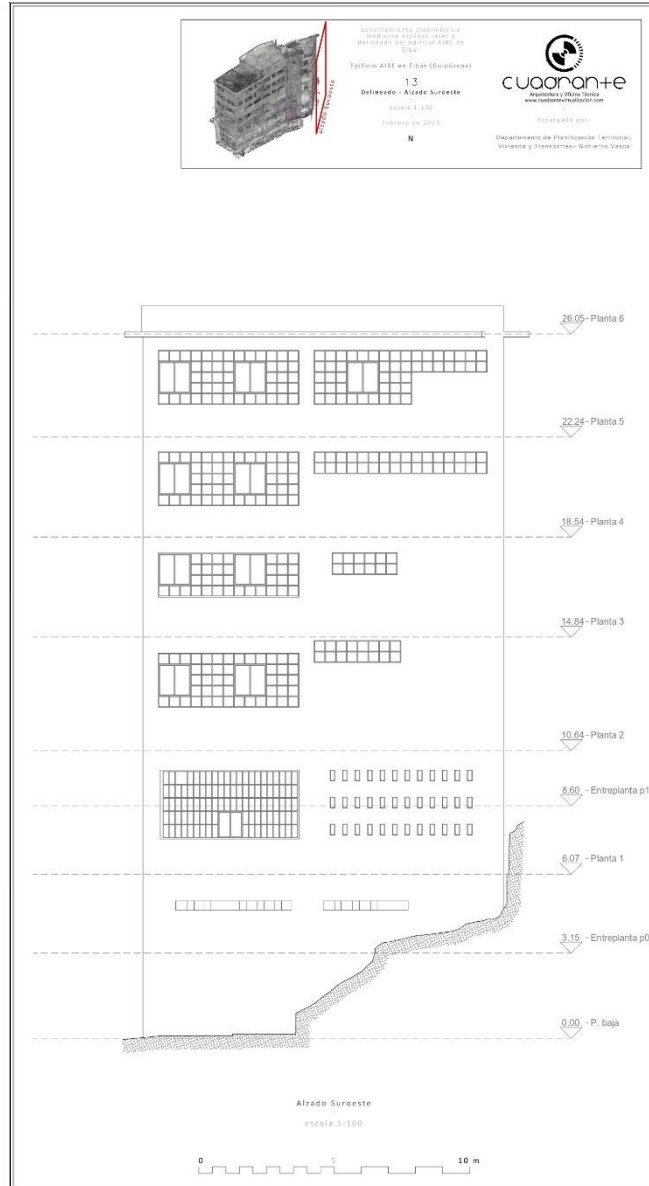
Sección transversal/ Cross section



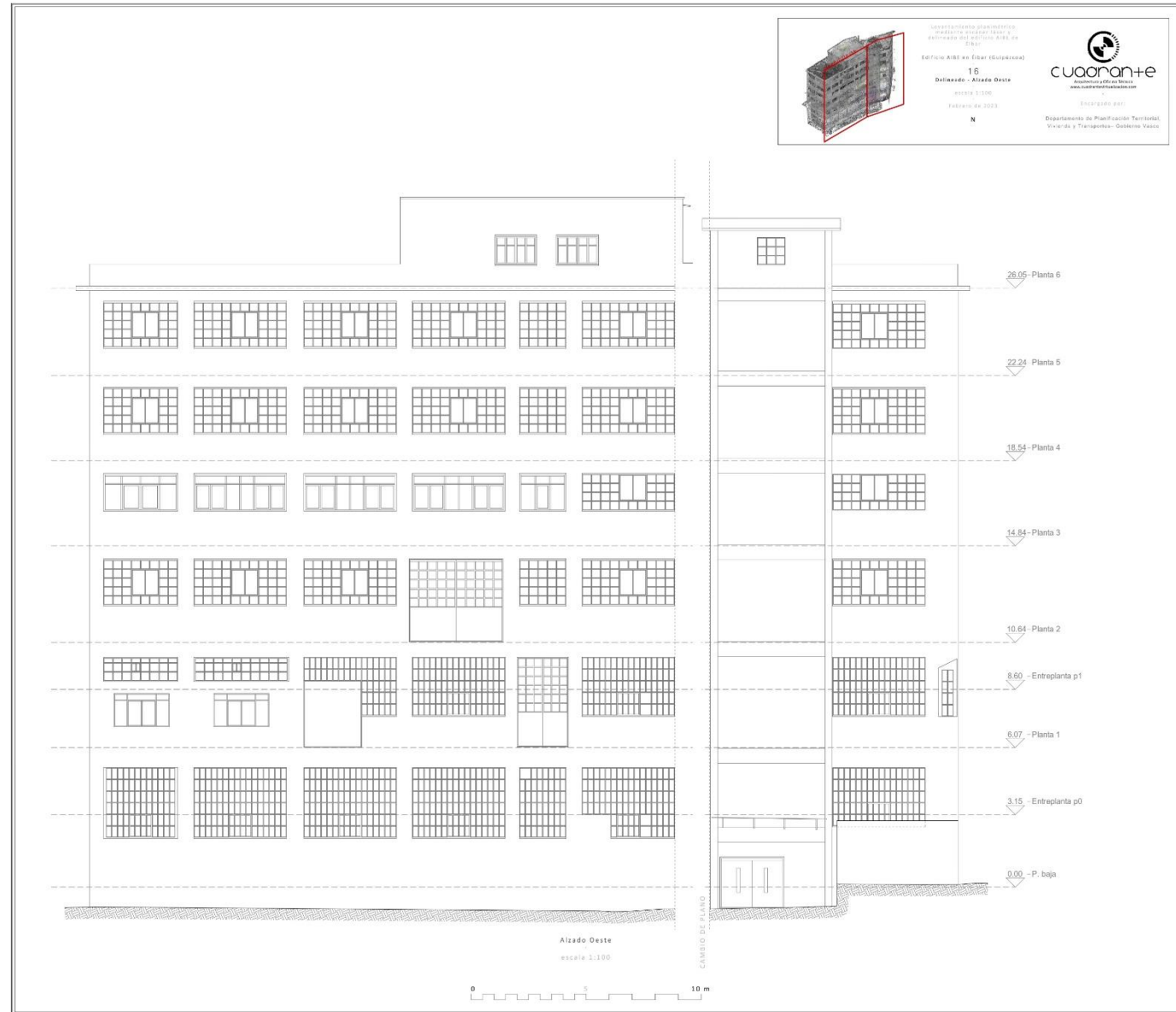
Alzado norte/ North elevation



Alzado este/ East elevation



Alzado sur/ South elevation



Alzado oeste/ West elevation

Housing, Land and Architecture Directorate. Eusko Jaurlaritza-Basque Government:

<http://www.euskadi.eus/gobierno-vasco/vivienda/inicio/>

Eibar Municipal Council:

<https://www.eibar.eus/es/home-es>

GeoEuskadi viewer. Basque Country geographic information:

<http://www.geo.euskadi.eus/s69-bisorea/es/x72aGeoEuskadiWAR/index.jsp>

Virtual tour

<https://tourmkr.com/F1sQegb63J>

PATRIMONIO INDUSTRIAL VASCO

<https://patrimonioindustrialdeEuskadi.com/municipios/eibar/>

PATRIMONIO CULTURAL EDIFICADO VASCO

<https://www.euskadi.eus/app/ondarea/patrimonio-construido-vasco-destacado/>

ASOCIACION VASCA DE PATRIMONIO INDUSTRIAL Y OBRA PUBLICA

<http://www.patrimonioindustrialvasco.com/patrimonio/el-plan-estrategico-de-eibar-se-plantea-la-regeneracion-de-zonas-degradadas/>

MUSEO DE LA INDUSTRIA ARMERA

https://armia-eibar.eus/en?set_language=en

<https://opengela.eus/en>

