



# Eivissa / Ibiza (ES)

## L/S

### LIVING IN URBAN "COMMISSURES".



**Team representative:** Architect/landscape architect.  
**Location:** Can Escandell, Eivissa.  
**Population:** 50,643 inhabitants.  
**Reflection site:** 315,686 m2.  
**Project site:** 4,785 m2.  
**Site proposed by:** General Direction for Housing and Architecture. Regional Government of Balearic Islands (GOIB).

**Actors involved:** Regional Ministry of Mobility and Housing GOIB + Eivissa City Council + SEPES.  
**Owners of the site:** Eivissa City Council + SEPES.  
**Commission after competition:** Project for the construction of a public rental housing development of some 68 units with the possibility of extending the project to 170 units. The same team could also be used for the direction of the corresponding works.



#### INHABITED MILIEU'S CHALLENGES

The proposed location invites us to study the interaction of a new centre of more than 1,500 inhabitants with the rest of the city and its connection with the other areas of the municipality. In this area limited by two expressways, it is essential to seek proposals for mobility in its pedestrian and road traffic variants, integrating the new neighbourhood into the urban fabric so that it is not isolated within the city itself. On the other hand, in order to avoid ending up as a dormitory town, it is suggested to take into account the desirable mix of other uses with the main residential use in the area. The projected building should introduce and highlight the value of the human scale in relation to its open space immediate surroundings.

This is a sector of the PGOU of Eivissa for mainly residential use, which is complex due to its location, as it is situated in the peripheral area of the city, in the middle of the two main ring roads that isolate it from both the city and the countryside. A subsector in which educational and sports facilities, public open spaces (including a large park) and the road network are also contemplated is ordered by a Special Plan and a reclassification of land.

The residential area of this Special Plan is destined for housing with some form of public protection; the total number of dwellings is expected to be 476. With regard to public housing developments, one of the blocks (no. 10) is destined for a public rental housing development. This block, with a total buildable surface area of 16,706 m2, ground floor + 4 floors + attic, can accommodate a total of 170 dwellings. The other subsector will be the subject of a partial plan for private development in which the continuation of the park and the implementation of a health facility are planned, in addition to residential use.



*How to make the "urban commissures" a place where innovative housing typologies and urban design shape a new habitat?*



*How to connect the inhabitants of Ibiza city and especially those of the new urban land with its surrounding protected landscape?*



**QUESTIONS TO THE COMPETITORS**

The intention is to find innovative architectural solutions in the field of public rental housing development. The aim is to explore imaginative housing typologies complemented with common use spaces for users, in order to optimise the use of the available buildable space and contribute to improving the economic and environmental sustainability of the projected buildings. The different profiles of residents, groups and types of families must be taken into account and aspects such as inclusivity, as well as integration and connection with the immediate surroundings and the rest of the city must be valued.

The territorial scale points to a set of transition areas which, together with the study area, are the only unconsolidated land for buildings and are not environmentally protected. The aim is to find proposals at a larger scale to integrate the sector into the urban fabric and explore interconnections with the city and the countryside. One of the objectives of the City Council is to achieve good connectivity with the surrounding landscape, especially towards the hills bordering the vacant developable land that are protected as natural spaces. The main problems that should be solved are those derived from its peripheral location in the urban fabric, in what we could call "commissures" and its location between the two ring roads which will generate many movements, predictably many of them by car, given the dispersion of activities on the island of Ibiza and the deficient network of public transport.

While the subsector is already developed and planned, ideas are expected to help connect this area to the city and integrate it into the urban fabric. At the same time, the proposals for the residential building will have to provide an extra element of social, energy and sustainability optimisation.

