

Ulysses began his Odyssey

...De cada muerte nacerá un desvelo
implacable es el ritmo de la poesía,
aún si se niega por todos los poetas.
Cuando se muere, se muere, la afirmará
Vallejo
muriendo en París los jueves de aguacero,
poniendo luz a la desesperanza.
Volverá a nacer Salvat,
maestro de ayeres soñando mañanas.
Vendrá otro tiempo y no será más nuevo.
La aldea global seguirá siendo aldea,

la Grecia eterna seguirá siendo Grecia
y la utopía será un viaje a Ítaca.
...
Vendrán nuevas doctrinas y no serán más
nuevas
el que las siga seguirá viendo las viejas,
la misma angustia, la misma queja,
la misma espera tensa de un mañana.
La aldea global seguirá siendo aldea
y la utopía seguirá siendo Ítaca...

Poema del Tercer Milenio (ahora que dicen que viene). Adolfo Castaños Garrofé (1954-2021)

These verses by the Barcelona poet, who lived in Éibar, help us to introduce the tone of the proposal and the approximation of the area of reflection proposed by "Departamento de Planificación Territorial, Vivienda y Transportes del Ayuntamiento de Éibar y el propietario del suelo; el Gobierno Vasco".

In the Homeric poems, Ithaca is the homeland of Ulysses, whose homecoming is the central theme of the Odyssey. From a general point of view, the project proposes a romantic drift that seeks to restore the vitality of yesteryear to the Txonta neighborhood, incorporating a new life to the abandoned industrial development through residential development and the reorganization of the hill under the highway.

The proposal correctly includes the initiatives already started by the Basque Government, of the "OPENGELA" project, which seek to improve the quality of life in cities through their urban regeneration. This new life for this "old" area has as its undoubted role an industrial building, the former headquarters of the "AIBE" company, where we propose the conditioning of the property in its entirety, respecting its character and providing functional value through the introduction of small apartments that regenerate the life of the neighborhood, give a new "Plaza" to the site and recover the landscape environment.

The project presented is based on the following objectives:

- The hill, the architecture, and the plaza: Rehabilitate the "AIBE" heritage building with minimum criteria, both at the level of endowment housing and the regeneration of a space for public use at its base and circulations.
- Accessibility and the environment: Generate a system of connections that is not only useful for new homes, but also allows and resolves the different levels with fluid access from the lower area of Paseo Galicia to the Éibar industrial viewpoint. From the street to the plaza, from the plaza to the terrace and from there, to nature.
- Mixed urban surgery: The "AIBE" building is not relegated exclusively to private use, but the public spills through its structure thanks to the spaces for the community and the specific equipment. Every citizen enjoys the entire performance environment.
- Quality housing: The living spaces are located in all the existing areas that allow solving double lighting/cross ventilation fronts. What is not filled in the "AIBE" Building is redistributed, according to programmatic criteria, in a new volume that urbanally fills the adjacent plot.
- Living Cities 2: Generate confidence that architecture continues to have that transforming power, where the old is still old, but can transform, through a technical and creative perspective, an old industrial village into new "Ithacas" from the Odyssey; where life, culture and nature go hand in hand for the sake of progress.

TERRITORY AND LIFE

Due to the orographic characteristics of the area, with steep slopes and a lack of flat space, the city has gradually adapted its planimetric structure according to the development of economic and social activities depending on the period. For this reason, we find difficulties, of a different nature, when it comes to raising buildings and, above all, adapting their use to the desire of man. The transformation of the geographical space is constant, and our site has a series of peculiarities that endow it as an exercise-show that could be replicated in other areas under criteria of logic and sustainability.

Historically, the adaptation required by human interests sometimes competed, even at the cost of other values such as aesthetics or personal well-being. However, under the motto "Second life", European proposes this year to RE-INHABITING THE RUIN in the most honest way possible and insert uses and accesses that dialogue with the beauty of what exists. This amalgam that is Éibar today, the product of rapid industrial development with little control, is the opportunity that the 21st century offers us to create a space that gives a consistent character to the environment and identifies it so that it preserves its personality; at the same time natural, at the same time alive.

CITY - WORKSHOP

One of the urban peculiarities of Éibar is the integration of workshops and homes within the urban area, sharing the same space and creating a unique coexistence between family life and the sounds and smells of machines. Virtually removed from this poetic mixture, the urban fabric continues to maintain these echoes through its narrow streets, its steep sidewalks, the original building structures and the typological diversities in the openings of the window openings. Whether for living or working, a mixed-city vision is proposed, where the new users of the converted "AIBE" building and its surroundings feel proud of the second life given to an old story.

The absence, in general, of adequate urban spaces in certain industrial environments, implies that it is necessary to enhance the dimensions of the public and the utility of the respective flat spaces, based on determined and imaginatively organized urban interventions, improving access to homes while providing quality spaces for the general public, activating shops and meeting spaces.

Determined that this proposal is capable of providing a clean and respectful look at what exists and, at the same time, claiming a quality, sustainable rental home capable of regenerating a degraded environment, we then proceeded to develop the information that makes this viable. first exercise of the new city of the third millennium.

Cuando te encuentres de camino a Ítaca, desea que sea largo el camino, lleno de aventuras, lleno de conocimientos. A los Lestrigones y a los Cíclopes, al enojado Poseidón no temas, tales en tu camino nunca encontrarás, si mantienes tu pensamiento elevado, y selecta emoción tu espíritu y tu cuerpo tiente. ... Ten siempre en tu mente a Ítaca. La llegada allí es tu destino.	Pero no apresures tu viaje en absoluto. Mejor que dure muchos años, y ya anciano recales en la isla, rico con cuanto ganaste en el camino, sin esperar que te dé riquezas Ítaca. ... Y si pobre la encuentras, Ítaca no te engañó. Así sabio como te hiciste, con tanta experiencia, comprenderás ya qué significan las Ítacas.
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Poema de Ítaca (extracto). Constantino Cavafis (1863-1933)

These verses introduce us to the poetic capacity of the act of inhabiting. In a certain way, the relationship between architecture and landscape define the identity of the city of Ulises and, the proposal, acquires that will that is developed in more detail in its housing module.

The project verticalizes the section of the territory, enhancing the original industrial structure. However, while this cultural heritage is claimed, its complement is proposed through a wooden architecture that orders, provides service and allows a sustainable construction to monumentalize a unique material and landscape language.

BUILDING - LIFE

There is a clear position on how the heritage of the "AIBE" industrial building should be preserved, claiming its presence between the landscape and the neighborhood through its material condition and its constructive grid. The echoes of its past are present in the renovated building, conserving the entire original volume, stripping it of everything that does not contribute to enhancing its original spatial beauty and removing the enclosure to allow one to see its insides.

One of the first consequences produced by this fact is that, given the complete plot, the proposal frees up the largest possible area giving prominence to the public space on the ground floor. In this way, a continuity of the public is produced, generating, not only an extended square at said level, achieving an extension of the urban area also inside the "AIBE", but also producing a greater link in the form of a "loop"; that invites you to continuously explore the streets of Gisastu Bide Bidea and Txonta Kalea in a fluid way.

Therefore, the first and great choice of the project emphasizes the condition of the existing building as the protagonist, which allows not to compromise or alter the previous industrial heritage; at the same time that it is possible to resolve the public and the connective. In addition, its strategic position close to the hill, solves in the same way another sequence of routes that look back at nature and ends up solving the serious problem of circulation at the different levels on which we are working.

At the urban level, the second major decision, and taking advantage of the space provided on the plot, a second volume is attached to the buildings of the annexed block (in Txonta Kalea), to finish off and connect the surrounding fabric, resolving the current free dividing wall and finishing off about the new "plaza" proposed. This new building, erected in the same way with a reinforced concrete structure, continues to add to the idea of reconnecting all the heights and, where appropriate, solves the difference in level between the lower street of the neighborhood and the void destined for the public plaza.

These two independent volumes, each one, with its determined expressive resources, allows to stitch together, with the least footprint possible, the entire area of reflection proposed in the contest rules.

In programmatic terms, the proposal has a clear and coherent vision with what was said above. The housing typology not only seeks to resolve in number and quality what is requested by the Principals, but also distributes his willingness to establish a dialogue between public spaces and private habitat.

In the "AIBE" building, industrialized dry-assembled parts are incorporated. "Wooden boxes", like tokens, that are intelligently distributed, filling those spaces that allow cross ventilation and lighting, while freeing up service and circulation areas, giving the whole a flexibility and spatial appeal that provide value to contemporary domestic living.

These prefabricated furniture (29 apartments in "AIBE"), which fit naturally into the existing concrete structure, endow the heritage complex with an aesthetic that confronts the light and the heavy, the old and the new, the bioclimatic with the stable.

The building becomes a large container and support for a new coexistence, which dialogues between public equipment, private housing and the connections that resolve the interaction between the plaza and the hill.

What is not completed in the pre-existing building, in terms of housing modules and for the reasons already justified, is incorporated into the new urban piece, with the same criteria and with the same architectural qualities. In this way, the typologies of the houses are solved with the same logic: in front of slabs with an open-plan structure and a communication nucleus that provides them with services while solving the accesses between the street and the plaza, 12 apartments are inserted to complete the requested program.

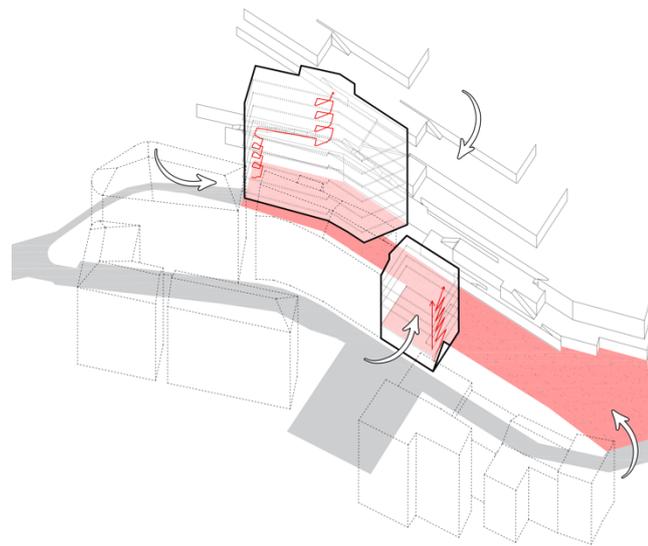
To finish, and to complete the explanation of the action in landscape terms, the footprint of the complex, taken to the minimum possible, allows the revitalization of the spaces between them.

One of the problems detected by the bases is the disconnection of the mountain with respect to the neighborhood. The possibility of access through the heritage building is only one of the possibilities of access to it, however, the project proposes to take advantage of the existing retaining walls to incorporate a series of stairs that generate green terraces and rest spaces, incorporating this tour to the circulation system proposed in the "loop" between the new plaza and Txonta Kalea.

The low street, the expanded public space and the strategically modified topography allow solving the circulatory problem while providing a landscape character to the complex.

Three architectural solutions resolve the intervention, the three linked to an attitude of RESPECT towards industrial heritage, urban surgery and the natural environment of the enclave:

- The AIBE building is valued without becoming clogged, giving air and equipment to the neighborhood and to the housing modules.
- The new volume fills the block and the façade facing Txonta Kalea, providing quality housing and enabling accessibility and enjoyment of the public spaces up and down.
- The hill sees its disconnection solved, generating routes and squares that culminate in the great public PLAZA that links all the actions that resolve the scope of reflection of European 17: RE-INHABITING THE RUIN with a minimal intervention.



STRATEGIES - PHASES

The rehabilitation of the existing architecture follows an efficient emptying strategy: unnecessary partitions and partitions are eliminated, the thermal insulation of the roof is improved by introducing a bioclimatic roof with a sheet of water, turning the building into a container in which they are installed, with great speed and ease of assembly, the "Wooden boxes", which house server programs and installations. These drawers are built following modular standardization criteria, which allows carpenters and installers to reduce the number of trades involved in their assembly, also facilitating future maintenance.

The new volume is built using pillars and precast concrete slabs, claiming the same system and industrial appearance as in "AIBE", but updating its assembly. All encounters are resolved by concealed galvanized steel fittings, advantageous for aesthetic criteria, fire resistance and gravity loads. This structure organizes the space and builds the exterior volume of the new extension that finishes off the block, replicating the adjacent building in shape. The façade, made with a metal mesh, porous and panelable, allows the generation of a new outer skin that provides conditions of stability and solar protection to the modules of the interior dwellings. Thus, the new extension behaves like a large-scale, prefabricated and dry-run meccano, in which the roof panels, carpentry and metal slats on the façade, and the concrete slab and pillars of the floors are assembled. The roof uses an

ecological sandwich panel with wood fiber filling and a zinc finish, a solution that is highly durable over time, has a low carbon footprint and triple thermal insulation compared to conventional solutions.

The rehabilitation of AIBE and the new volume are carried out following criteria of optimization and ease of maintenance. The modular condition of the new concrete structure and of the "Wooden boxes" inside creates an open plan, without unnecessary partitions, which allows the implementation of automated cleaning and maintenance systems. On facades, self-cleaning glass and perforated galvanized aluminum sheets are used to avoid unwanted oxidation or filtering humidity.

Regarding maintenance and repair over time, it is important to underline that the standardization of measurements, the modularity of elements and the construction with dry joint systems allow the entire building to behave like a large-scale meccano whose structure, façade panels and "Wooden boxes" inside can be easily disassembled, repaired and reinstalled. Our proposal thus vindicates the landscape of Éibar, a landscape of industry both in its materials nature and in the durability and craftsmanship, local and Basque, associated with them.

As far as the climate strategy is concerned, the proposed energy systems seek a position that solves the requirements of both the existing building and the new construction in an integrated manner, using passive design tools in both pieces.

The lattice of the façade increases its opacity in height to reduce solar incidence, while mechanical openings in the upper parts of the structure allow cross ventilation of the building. Likewise, the new and old intermediate concrete slabs, with great thermal inertia, make it possible to combine the accumulation of heat in winter with cooling in summer. The ventilation through the original holes is crossed and the air can be renewed efficiently.

It has been decided to concentrate the facilities in the pre-existing building, with greater demand and more space. The air conditioning system consists of a network of hot and cold-water pipes that are regulated through a geothermal installation located on the perimeter of the walls that contain the land of the hill. From here it is supplied to the central piece and from it to the different terminal equipment, of the fan-convector type, located inside the "Wooden boxes" of each housing module.

This system allows temperature control in each of the spaces, thus achieving an optimization of energy consumption. The supply of sanitary hot water is proposed through a biomass boiler, from companies such as "Biotermiak", integrating the broad forestry product of the Basque Country to guarantee greater sustainability.

The project, both in its constructive condition and in its aspect of energy demands, is carried out in accordance with criteria of optimization and ease of execution, both in the rehabilitation of the "AIBE" building and in the new volume and in the public squares that will be create around.

Lastly, and as part of the proposal, we facilitate a construction reading in the form of stages that allow us to guarantee the feasibility of the project, achieving a series of credible objectives at different times.

- Phase 1: "Re-inhabiting the ruin".

The effort that the local administrations have made to value the artistic and monumental heritage of the Txonta neighborhood involves adapting, in the first place, the "AIBE" Building. It is essential to understand the new public plaza, both outside in the Gisastu Bide Bidea passage, and inside the ground floor of the building, as well as in the current parking lot under the Oriel of Éibar industrial. The execution aims to optimize construction times and the calendar to implement all this action is set in 1 year.

- Phase 2: "Rebuild the neighborhood".

Txonta Kalea is an important communication within the perpendicular lines that face the urban skeleton of the city of Éibar. Therefore, somewhat less degraded than the aforementioned rear, the insertion of the new piece, which fills the block and continues the vision of the façade to the west, is the second part of the proposed action. This operation also claims communication between the lower area of Paseo de Galicia with the new square located at the foot of the already rehabilitated "AIBE" building. An execution time of 8 months is proposed based on what was learned in the first phase.

- Phase 3: "Reorganize the landscape".

Last but not least, the proposed landscape reorganization, through the use of hill' existing load-bearing walls, is vital to fully understand all the urban surgery that we are proposing. The common thread in this phase has to be the natural linked to the public user. The aim is thus to put an end to the project, revaluing the entire area of the abandoned hill and activating all the phases with an integrating sense. Through drainage paving systems and minimally invasive solutions, phase 3 could be optimized in 4 months, giving the architectural complex the guidelines so that, year after year, nature and the chosen tree species grow on their own and contribute their richness to a redefined environment.

