...De cada muerte nazcal un desvelo
implacable o el eterno de la poesía,
aun si se niega por todos los poetas.
Cuando a muerte, o muerte, la ofrezcan Ulises
marcando en Parto los pueses de agnacero,
pon pedi-los a la desesperanza.
Vivirá a nuevo Salvar,
nuestro dos ayers entonces mañanas.
Vendrá otro tiempo y no será más nuevo.
La cosa ayer seguirá siendo Eibar,
la cosa ahora seguirá siendo Eibar.
y la ninguna será un viaje a Ítaca.
Será hacella encontrar los ceniza
a ella me aplica tenar y arrecia desde ahora
el valle de ellos la tierra indaiga Eibar
ellos o ayer cuando salga a desvela.
Vendrán mañana y no existe más nuevas
el que las sigo seguirá siendo las ninfas,
la cosa ayer seguirá siendo la misma agrejas,
la misma espera tenar de un mañana.
La ceiba fabal seguirá siendo ceiba
y la ninguna seguirá siendo Ítaca...

Poema del Tercer Milenio
(*ahora que dicen que viene*)
Adolfo Castaños Garrotxi (1954-2021)

These verses by the Barcelona poet, who lived in Eibar, 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 Gobierno Vasco" and "Ayuntamiento de Eibar" a de propuestas del tandem «Gestamos Ideas».

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 initiative already started by the Basque Government, of the "ORMAGIA 2" 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, whom 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 "Plata" to the site and recover the landscape environment.

The project presented is based on the following objectives:

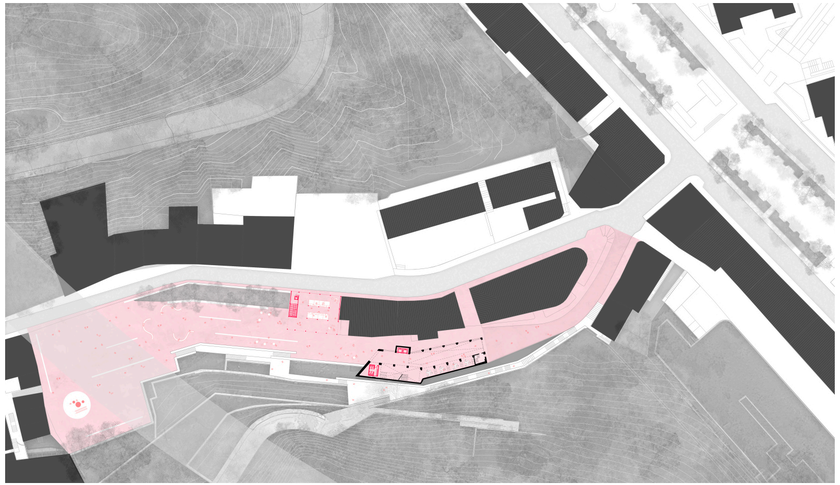
- The hill, the architecture and the plaza: Rehabilitate the "AIBE" heritage building with minimum criteria, both at the level of endowment housing and the regeneration of a space for public use at its base and circulations.

- Accessibility and the environment: Generate a system of communications that is not only useful for new homes, but also allows and resolves the different levels with fluid access from the lower area of Passo Galdco to the Eibar 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 spaces 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 from. 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 "Ithaca" from the Odyssey where life, culture and nature go hand in hand for the sake of progress.



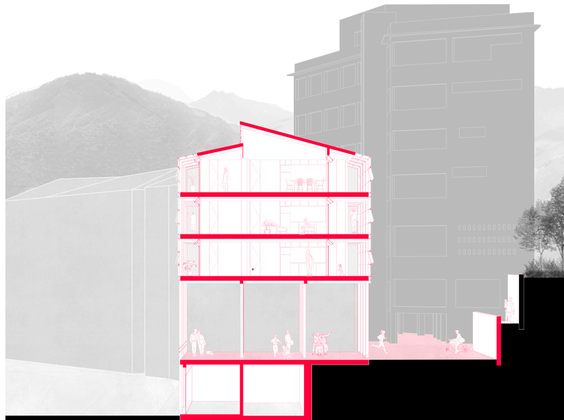
SITE PLAN

TERRITORIAL SECTION

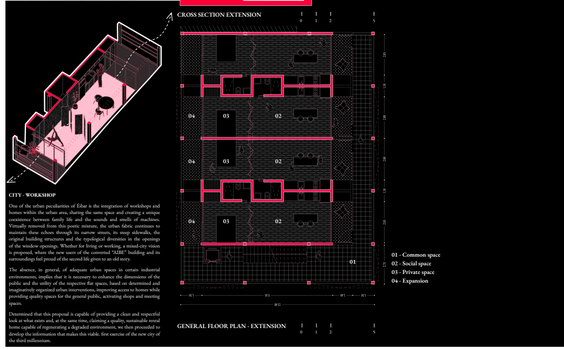
TERRITORY AND LIFE

Due to the geographic 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 zoning buildings and, above all, adapting their use to the desire of users. The current situation of the Eibar industrial heritage is characterized by a series of peculiarities that make it an exercise down 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", Europe proposes this year to REINSTARTING THE RUIN in the most honest way possible and insert ones and accesses that dialogue with the beauty of what exists. This amalgam that is Eibar 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 adds value to what it preserves its personality; at the same time natural, at the same time alive.



CROSS SECTION EXTENSION



GENERAL FLOOR PLAN - EXTENSION

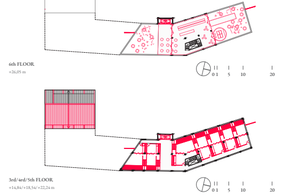
CITY - WORKSHOP

One of the urban peculiarities of Eibar 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 mission, the urban fabric continues to maintain false pulsars through its narrow streets, its steep sidewalks, the of great building structures and the typological diversity in its openings of the wood, which, in the case of the "AIBE" building, is a fundamental value of the wood, where the new voices of the converted "AIBE" building and its surroundings find proof of the second life given to an old story.

The absence, in general, of adequate urban spaces to 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.

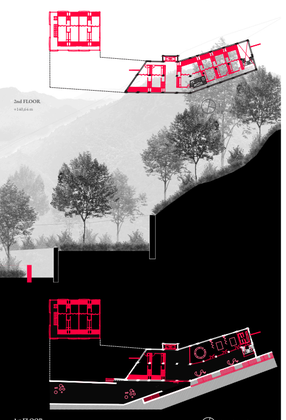
Determined that this proposal is capable of providing a clean and respectful look at what exists and, at the same time, claiming a quality, sustainable rental home capable of regenerating a degraded environment, we then proceeded to develop the information that makes this viable. first exercise of the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

LONGITUDINAL SECTION



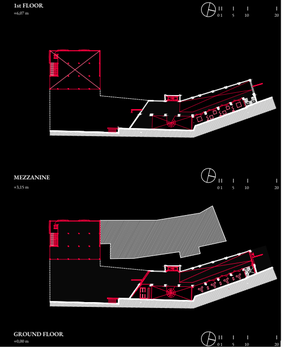
6th FLOOR
+26,05 m

3rd / and / 5th FLOOR
+13,80 / +18,30 / +22,55 m



2nd FLOOR
+10,60 m

1st FLOOR
+6,85 m



MEZZANINE
+3,15 m

GROUND FLOOR
+0,00 m

Cuando te encuentres de camino a Ítaca,
desea que un 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 tienes.
A los Lestrigones y a los Cíclopes,
al feroz Poseidón no encontrarás,
si no los llevas dentro de tu alma,
si tu alma no los coloca ante ti.

Sin 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 ancianos resuelto en la isla,
rico con cuanto ganaste en el camino,
sin esperar que te de riquezas Ítaca.
...

Y si pobre la encuentras, Ítaca no te engañó.
Así sabio como te hiciste, con tanta experiencia,
comprendiste ya qué significan las Ítacas.

Poema de Ítaca (extracto)
(*Ithaca-Joue-Bloom-que viene*)
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 conditions 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 inside.

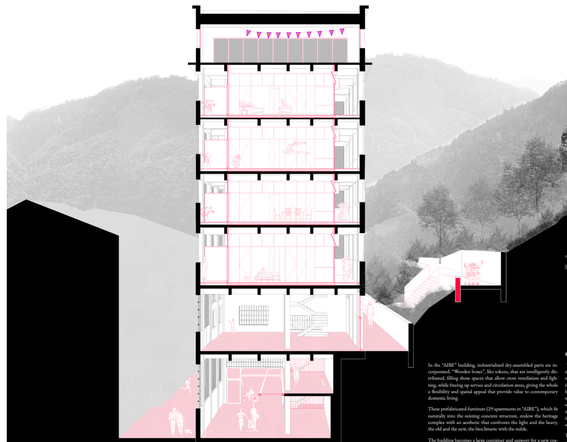
One of the first consequences produced by this fact is that, given the complete plot, the proposal frees up the largest possible area giving prominence to the public space on the ground floor. In this way, a continuous plot is produced, generating not only an extended square at said level, achieving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

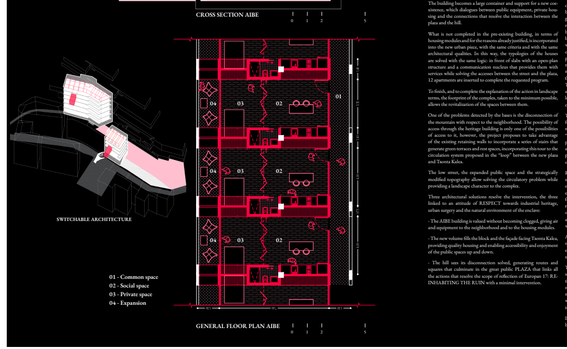
At the urban level, the second major decision, and taking advantage of the space provided on the plot, a second volume is attached to the buildings of the annexed block (in Txonta Kalea), to finish off and connect the surrounding fabric, resolving the current fire dividing wall and finishing off about the new "plaza" proposed. The new volume, which is made up of a wooden frame and a sandwich concrete envelope, continues to add to the idea of combining all the heights and, when 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 vocation, allows to stitch together, with the least footprint possible, the entire area of reflection proposed in the contour rules.

Its programatic 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 required by the Principals, but also distributes his willingness to establish a dialogue between public spaces and private rooms.



CROSS SECTION AIBE



SWITCHABLE ARCHITECTURE

GENERAL FLOOR PLAN AIBE

AIBE SQUARE - URBAN SPACE

PHASES OF THE PROJECT

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 service programs and installations. These drawers are built following modular standardization criteria, which allows carpenters and installers to reduce the number of tasks 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 to "AIBE", but updating its assembly. All encounters are resolved by concealed galvanized steel fittings, advantageous for aesthetic criteria, the 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 penetrable, 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 structure and a communication nucleus that provides them with services while solving the accesses between the street and the plaza. The facades of the complete building are finished with lime filling and a tint, finish, or original which is perfectly well and blending and a tint, finish, or original which is perfectly well and blending. 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 filming basically.

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 structure whose structure, façade panels and "Wooden boxes" inside can be easily disassembled, repaired and reinstalled. Our proposal thus vindicates the landscape of Eibar, a landscape of industry both in the nature of its materials and in the durability and craftsmanship in 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 opening in the upper parts of the existing volume allows cross-ventilation, by helping a chimney, the air circulates upwards and leaves through the upper parts, which makes 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 spaces. 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-coil-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, three companies such as "Biotermak", integrating the broad forestry product of the Basque Country to guarantee greater sustainability.

The project, both in its constructive conditions 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 roadmap 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 urbanized the new public plaza, both outside in the Gizaera Bide Bidea passage, and inside the ground floor of the building, as well as in the contour parking lot under the Orbea and Eibar 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 connection of the valley of Eibar. Depending on how it is dealt with, it can become a barrier or, on the contrary, it can be a fluid, dual, dynamic and friendly axis with the insertion of the new plaza, which fills the block and continues this vitect of the façade to the town, is the second part of this proposed action. This operation also claims communication between the lower area of Passo de Galdco with the new square located at the level of the already rehabilitated "AIBE" building. Its 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 land learning 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 uses. The aim is thus to put an end to the project, revealing the entire area of the abandoned hill and activating all the phases with an integrated term. Through drainage paving systems and minimally invasive solutions, phase 3 could be optimized in 6 months, giving the architectural complex the guidelines so that, year after year, nature and the dwellers have to take on their own and contribute their richness to a redefined environment.