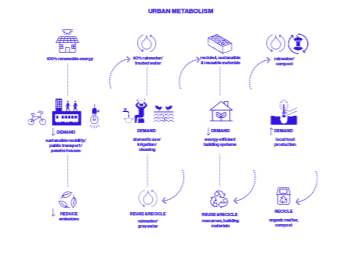


**Economic imbalance environment**  
The dynamics that guide the economic model of our societies not only omit the metabolic relations of the ecosystems and the territories that support them, but often directly threaten them. The territory is only conceived as a productive way, losing its dimension through intensive agriculture, the extraction of natural resources, the proliferation of infrastructures, urban pressure or that of mass tourism.



**La Vénda de Ca n' Escandell**  
La Vénda de Ca n' Escandell aims to reverse the dynamics of the environmental imbalance of the territory, proposing a way of living that is coherent with the metabolic logic and cyclical relationships of the territory and the ecosystems that nourish it.



**Natural bridges over the highway**  
The presence of this highway is a linear wound on the territory, preventing the connection of the city with the natural spaces that surround it. It is proposed to save this border through the provision of natural bridges over it, connecting the different spaces on both sides of the highway, that, either due to their condition as natural spaces or because they have not yet been urbanized, are likely to enhance the connectivity of the city with its environment.

**Avenida de la Pau. A new green axis**  
The presence of this highway is a linear wound on the territory, preventing the connection of the city with the natural spaces that surround it. It is proposed to save this border through the provision of natural bridges over it, connecting the different spaces on both sides of the highway, that, either due to their condition as natural spaces or because they have not yet been urbanized, are likely to enhance the connectivity of the city with its environment.

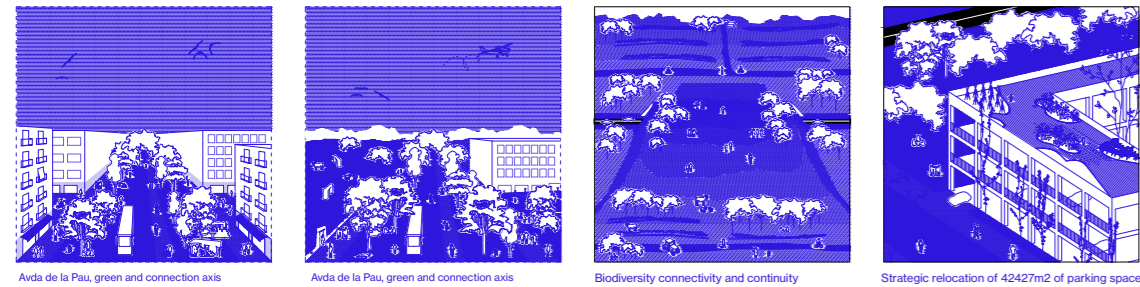
**Estrategic placement of park-and-ride facilities**  
The configuration of Avenida de la Pau will presumably provoke the decrease in the use of private vehicles to access the city center. To prevent an eventual problem of traffic congestion, it is planned to provide park-and-ride spaces at strategic access points in relation to the E-20 highway.

**A productive public space**  
The project recognizes and preserves the current configuration of the place, organized by a succession of stone walls that are placed by agricultural logics. This landscape is a valuable testimony of the ancestral, balanced and sustainable relationship of the inhabitants of the island with the territory. This layout creates a terraced geography perfect for a rational use of water, through the collection of runoff, its canalization and disposition with biological support. The layout of these preserved walls and the rational use of water make it possible to place here small orchards, which can produce a family supply that contributes to the food sovereignty of the neighbours, becoming a model for a productive public space.

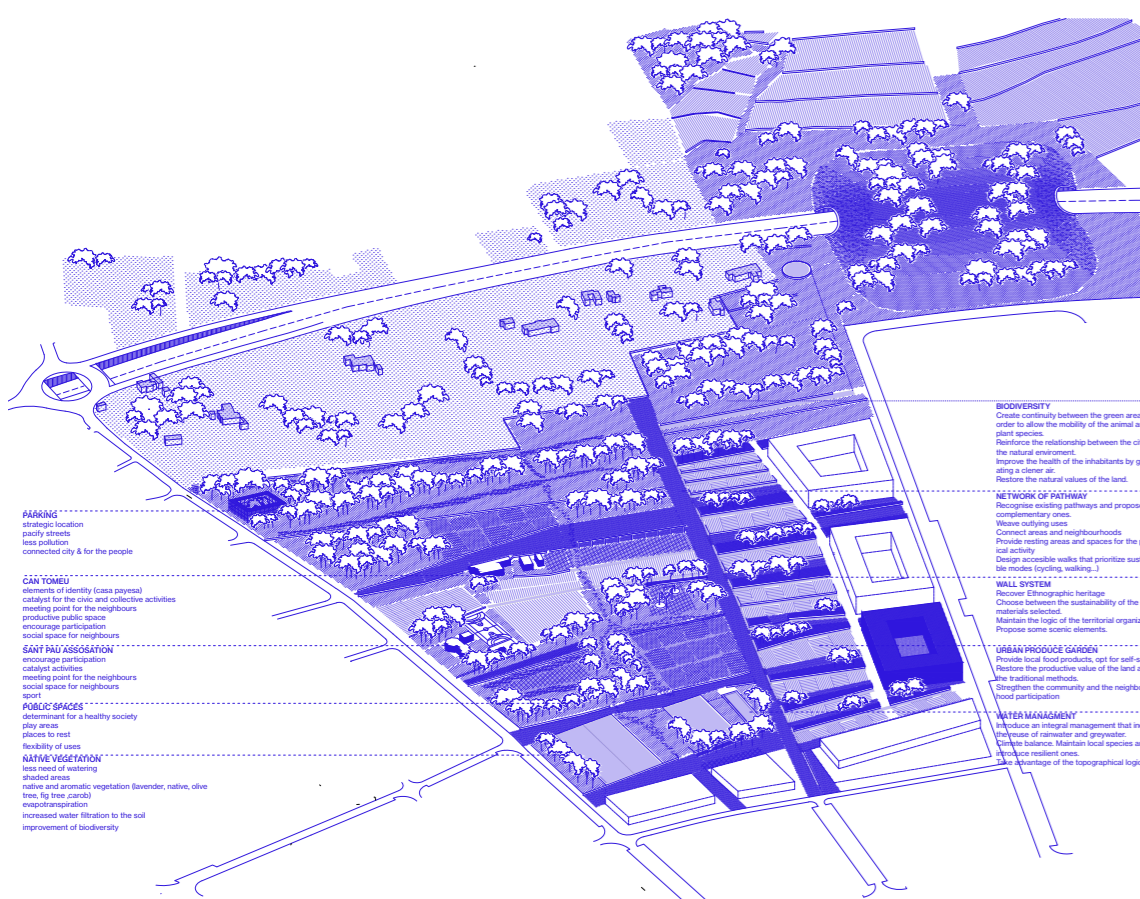
**An activated public space**  
A central axis organizes the connection between the natural areas and the city center, acting as the backbone of the entire complex. The main pedestrian route is complemented by transversal paths, referred to pre-existing trails in the place, which are conditioned to enable dynamic activities: running, walking, playing, cycling, safety and passivity. These routes are illuminated and naturalized by planting autochthonous species in order to guarantee their acclimatization and minimum maintenance, while maintaining a coherent dialogue with the existing vegetation.

**A meeting public space**  
Considering the trails that structure the area, a space for a more static use is proposed in relation to Can Tomer, recognizing and enhancing the value of this building. A large central space provides meeting and a large and meeting between citizens in order to strengthen the community. Here can take place a local food market, neighbourhood meetings or the celebration of large meals, festivals and popular dances.

**URBAN PRODUCE GARDENS NEAR CAN TOMER**



Aida de la Pau, green and connection axis; Aida de la Pau, green and connection axis; Biodiversity connectivity and continuity; Strategic relocation of 4242m2 of parking space



**COMMUNITY**  
Create connectivity between the green areas in order to make the most of the existing and latent services...  
**NETWORK OF PATHWAYS**  
Reconnect existing paths and propose new complementary ones...  
**WALL SYSTEM AND PUBLIC SPACE**  
Preserve existing walls and propose new ones...  
**WALL SYSTEM**  
Re-use existing walls and propose new ones...  
**URBAN PRODUCE GARDENS**  
Re-use an integral management that includes the use of water and drainage...  
**WATER MANAGEMENT**  
Re-use an integral management that includes the use of water and drainage...  
**PUBLIC SPACES**  
Re-use an integral management that includes the use of water and drainage...  
**ABILITY OF USE**  
Re-use an integral management that includes the use of water and drainage...  
**WATER MANAGEMENT**  
Re-use an integral management that includes the use of water and drainage...



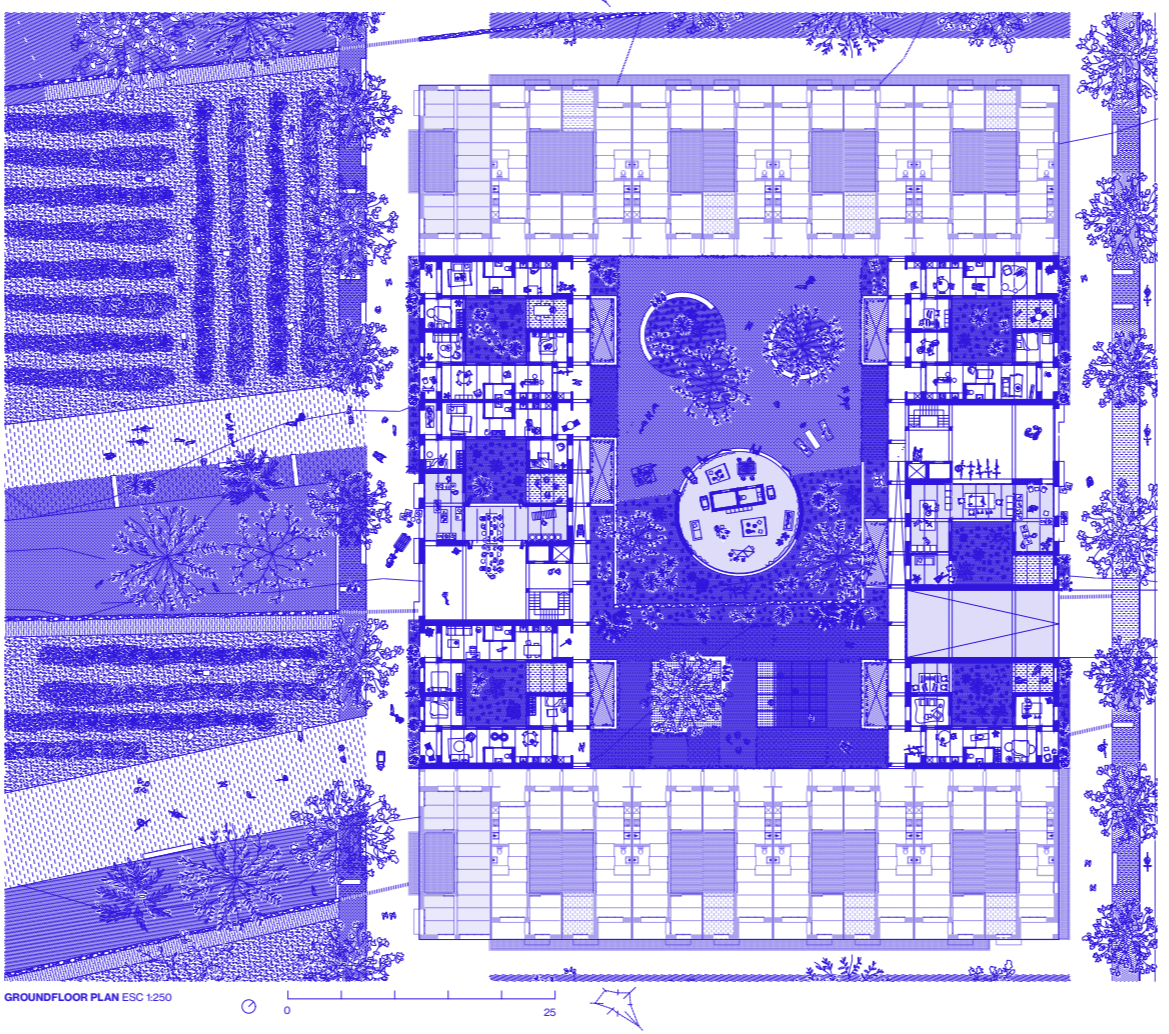
**Vénda**  
The vénda is the ancestral minimum unit of the territorial organization of Ibiza. Historically, the island had a very scattered population, without large towns with the exception of Vila. The population of the island has always been distributed throughout the territory in rural houses - cases pagesos/ casaments. A close group of these houses, organized to carry out community tasks - agriculture, surveillance or construction works - and festive events, formed véndas. Over time, the term acquires a high territorial significance and is the physical foundations of the sense of belonging to a community.



**The ground floor.**  
The configuration of the ground floor is therefore of capital importance. The building, in accordance with the urban planning, is placed around a large and complex central space. It recognizes the topography and the existing stone walls. Its environmental quality is sought through the introduction of autochthonous vegetation. It is expected to be a living space, providing a central one-storied building that can host a great variability of uses for the community: neighbourhood meetings, cultural events or educational programs.

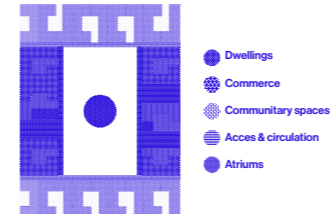


GENERAL SECTION ESC 1250

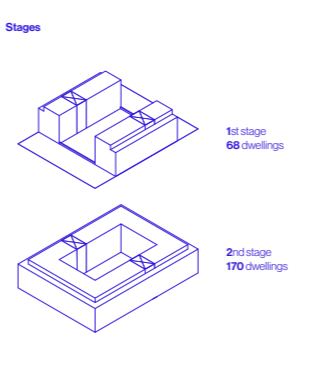


GROUND FLOOR PLAN ESC 1250

**Priority arrangements**  
The building, there, is organized as a cluster around this central space, although in a first phase there will only be constructed the sides arranged in a north-west-southeast direction, since the alignments with Alberca street and the large open space between the building and Can Tomer are considered a priority to fill.



**A complex, flexible and active place of meeting for the neighbours**  
The topological flexibility and environmental comfort offered by the urban make it possible to conceive a ground floor with a great range of uses by placing housing on the ground floor in combination with services, storage, commercial spaces and facilities that serve the community on the entire neighbourhood, depending on its size and its position in relation to the street. This is set for an intensive and diverse ground floor, a meeting point for the neighbours, a place related to the environment and to the tradition, an active and permeable filter between the domestic and the community.



**Spatial autonomy**  
To achieve the main goals of the proposal - environmental comfort and flexibility of uses - it is crucial to take into account the number of homes that must be planned, the formal and dimensional characteristics of the site, as well as the determining factors of the urban regulations - which establishes a buildable depth of 16.00 m. An essential decision of the proposal is the placement of a wide atrium - 400 x 550 m - around which two housing units are organized. Each of them has bedrooms in size and proportion - all of them have more than 10 m<sup>2</sup> - thus promoting the non-hierarchical arrangement of these spaces and their spatial autonomy.



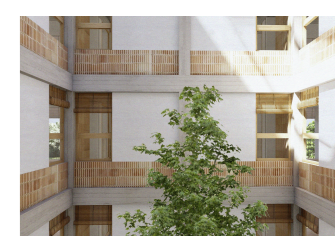
**Natural lighting and cross ventilation**  
The kitchen and bathroom are matched together in a central place, so they do not condition the use of the house, being therefore fully advantage of the facade and atrium to place the spaces with a greater and flexible range of use. Thus, all the housing units not only have cross ventilation and optimal lighting conditions, but each of the spaces that conform them also have cross ventilation and lighting simultaneously from the facades and from the atrium.



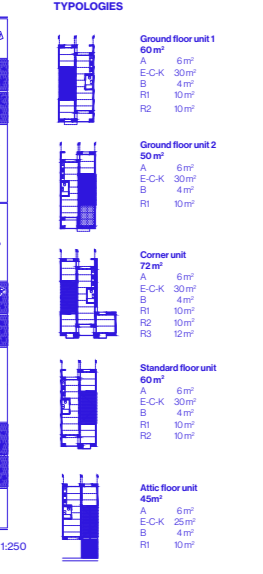
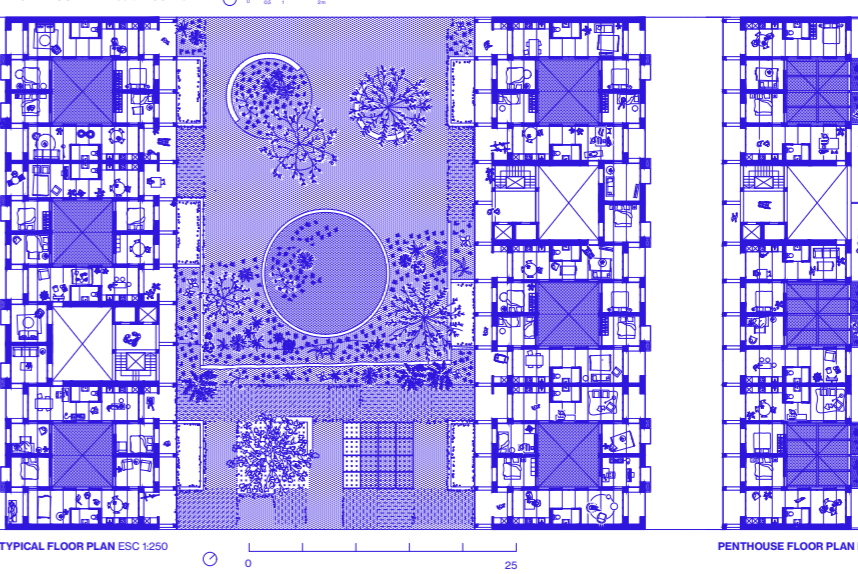
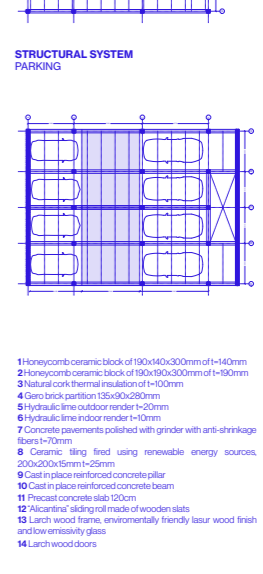
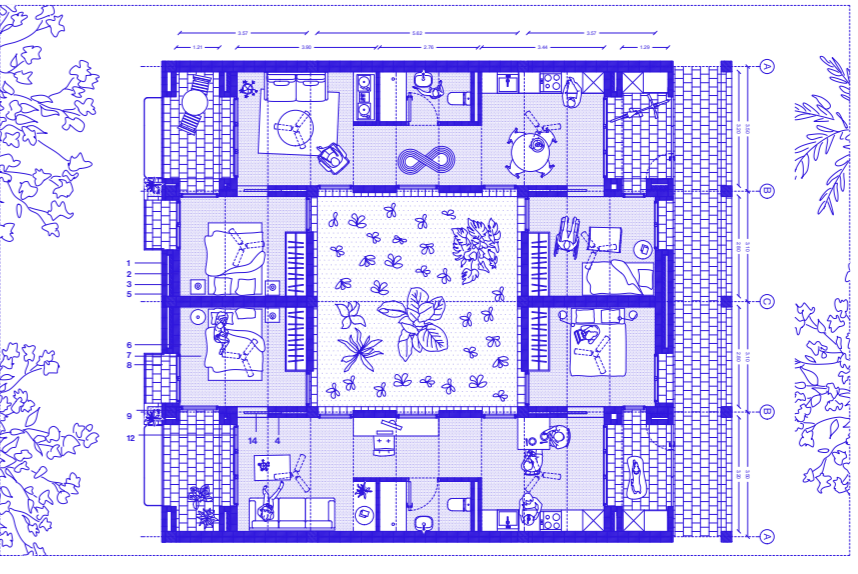
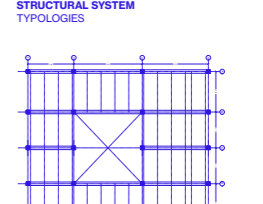
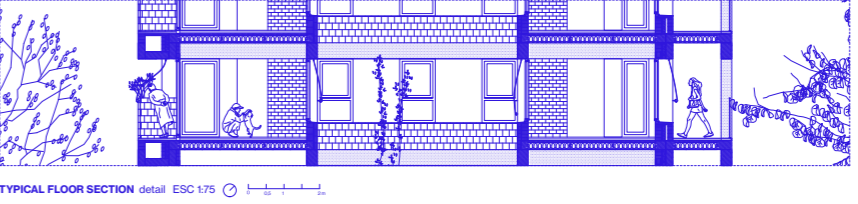
**Variety of housing typologies**  
In the configuration that is proposed as generic, the standard floor dwellings have two independent rooms with a surface area of more than 10 m<sup>2</sup> and therefore should have the capacity to accommodate 1 occupant, as established in the current legislation. On the attic floor - which its facade plane is 4 m behind the standard floor alignment - the housing units have one of these independent spaces of more than 10 m<sup>2</sup>. On the ground floor, housing units with one or two of these independent spaces are indistinctly combined in line with the mix of typologies and uses that is promoted. Thus, a great variety of housing typologies is offered due to a very clear structural, environmental and spatial operating scheme which allows a great flexibility not only of the housing units, but of the building as a whole.



**Basement floor**  
The building is conceived as a coherent whole with common spatial qualities. The basement - which is not only a parking but also houses the individual storage spaces for each housing unit - is provided with natural lighting and ventilation through the succession of small patios that connect with the large central space.



**Passive strategy to meet climatic comfort goals**  
The building incorporates singular passive strategies complemented with nearly zero energy consumption strategies to meet the climatic comfort and energetic consumption goals. The main passive strategy, again as the atrium, its presence is essential not only for the spatial organization of the dwellings, but also as the main climatic control strategy. The atrium moderates the thermal and hygrometric conditions of the building, maintaining ideal climatic conditions - similar to those of a spring day - throughout the year.



**Material sustainability**  
The choice of the materials that will be used is not only guided by their technical performance, but also taking into account factors that do not quantify their sustainability only by their intrinsic characteristics, but rather taking into account the general context - economic, climatic, productive and social - in which this construction takes place. Thus, it is extremely important to evaluate the materials by checking their uses and speed of execution, the dimensions and characteristics of the construction operations, its availability in the insular area itself - avoiding the economic and ecological costs that its transfer from the peninsula would entail - its origin, its natural materials or resulting from recycling and reuse processes, its durability and replacement and ease of maintenance or its formal and typological characteristics that refer to tradition to guide us towards a more and more sustainable future.