



**BRIEF.**  
**LA MALATERÍA. OVIEDO**

## EUROPAN 18 ESPAÑA

# Re-sourcing

BARCELONA-LA FONT DEL GOS / BARCELONA- LA VERNEDA / GETAFE /  
FELANITX / MADRID / NAVALMORAL DE LA MATA / **OVIEDO** /  
SANTA POLA / VITORIA-GASTEIZ





# 0. EUROPAN 18 ESPAÑA

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 18 national jury. To facilitate contracting of the proposals by public administrations participating in EUROPAN Spain as the core of the Competition, the Ministry of Housing 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 18 Juried Design Competition", published in the Official Public Tender Platform.

## EUROPAN 18/ESPAÑA NATIONAL COMMITTEE

### Presidency

Ministry of Housing and Urban Agenda (Ministerio de Vivienda y Agenda Urbana)

### Members

Ministry of Housing and Urban Agenda (MIVAU) / Consejo Superior de Colegios de Arquitectos de España (CSCAE)

General Direction of Housing of the Principality of Asturias / General Direction of Housing and Architecture, Regional Government of Balearic Islands / City of Barcelona / General Secretary of Housing, Architecture and Urban Renewal, Regional Government of Extremadura / City of Getafe / INCASÓL (Regional Government of Catalonia) / City of Madrid / General Direction of Ecological Innovation in Construction, Regional Government of Valencia / General Direction of Housing and Architecture, Regional Government of Basque Country.

City of Oviedo / City of Felanitx / City of Navalmoral de la Mata / City of Barcelona / City of Santa Pola / City of Vitoria-Gasteiz / ADIF.



## NATIONAL SECRETARIAT EUROSPAN España

Carmen Imbernón, General Secretary

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

## PRIZES

EUROPAN/España intends to award 9 first prizes and 9 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 Housing and Urban Agenda (Ministerio de Vivienda 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 of the Government of the Principality of Asturias.

### ACTORS INVOLVED

Town Planning and Public Space Department. Getafe City Council.

### PROFILE OF THE TEAM REPRESENTATIVE

Architect with a professional degree + Multidisciplinary team

### EXPECTED SKILLS REGARDING THE SITE'S ISSUES AND CHARACTERISTICS.

In relation to the profile indicated in the previous section and in accordance with the professional attributions that, according to the CSCAE (High Council of Spanish Architects a qualified Senior Architect has in Spain, architects have competences in both building and urban planning, so any professional with this qualification has the skills to achieve the objectives related to the Oviedo site.



## COMMUNICATION AND PUBLICITY

The Launching of the competition and the Results of EUROSPAN 18/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 EUROSPAN /SPAIN will be published in a catalogue. All the EUROSPAN 18 projects awarded and specially mentioned by the Jury will be displayed in a travelling exhibition.

The teams rewarded in EUROSPAN 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. They select 20% of the projects submitted.

## JURY'S DECISION

After two days analysis of the pre-selected projects by the site representatives and the members of the jury, the jury only takes the final decision. The prizes are awarded based on the quality of the projects and not on the basis of an equal distribution between sites. The jury is sovereign in its decision.

## POST-COMPETITION PROCEDURE

Soon after the results announcement, winning teams in the Spanish sites will be invited to a meeting with the site Representatives 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, in Spain, is in compliance with the EU directive for procurement Directive 2014/24/EU and with Spanish National Law.

The 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 or one of the winners of the design contest. In case of ex-aequo winners, all the teams must be invited to participate in the negotiations.

## COMMISSION AFTER COMPETITION:

Building Rehabilitation Project.



## 1. OBJECTIVES

The General Directorate of Housing of the Government of the Principality of Asturias is presenting a renovation scheme to transform an unused building in the San Lázaro neighbourhood of Oviedo into affordable housing for young people. The project – part of the government's strategy to facilitate access to housing in the city centre – seeks to offer innovative, sustainable solutions to the housing crisis.

The ideas competition is intended to promote creativity in the design of housing suited to young people's needs. As well as providing them with a place to live, the aim is to create an environment that fosters social integration and personal growth. Proposals must be flexible, with communal areas that encourage interaction between residents.

The location, in the San Lázaro neighbourhood, offers an opportunity to connect the area with the rest of the city, promoting sustainable mobility.

Modular spaces can be adapted to residents' changing needs over time. Priority will be given to designs that encourage cooperative use of resources by young people.

The project must be energy efficient, using sustainable materials and systems that optimise energy consumption. It should also provide a healthy environment for residents and serve as a model of urban sustainability.

The project has the support of the Government of the Principality of Asturias and Oviedo City Council, and credit will be given to cooperation with residents' associations to ensure that the transformation of the building respects the history of the neighbourhood and the needs of its people.



## 2. SITE SPECIFICATIONS

### Territorial scale

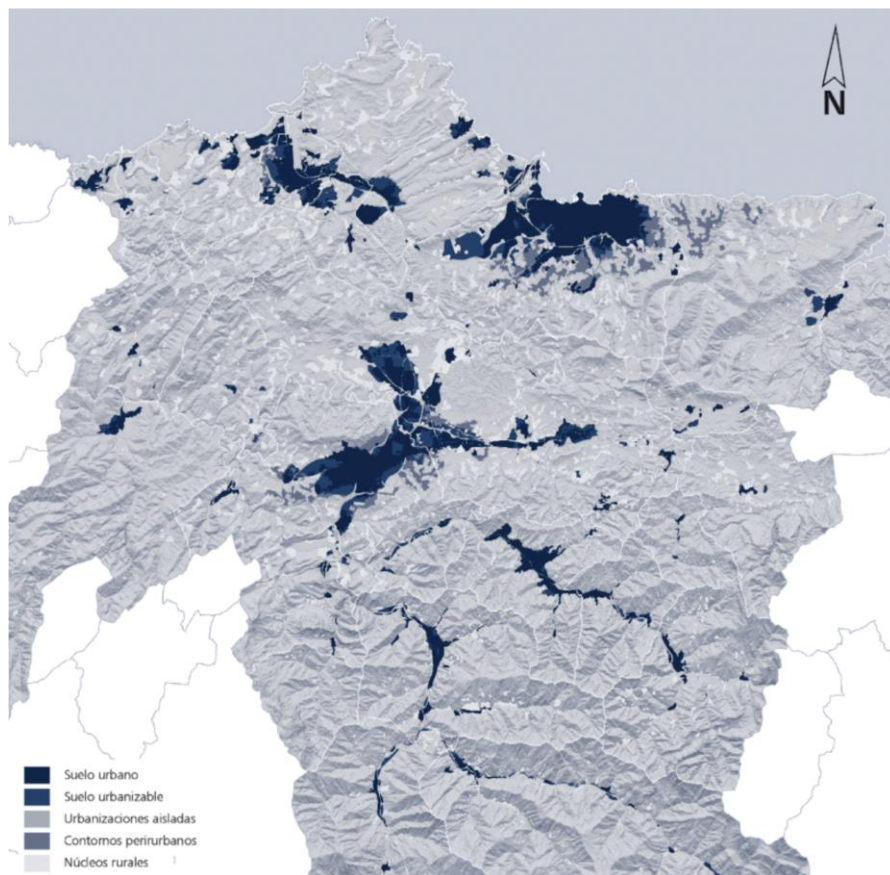
Throughout the 19<sup>th</sup> century, Asturias enjoyed an early industrial boost thanks to its abundance of coal, which marked a period of growth that extended throughout the first half of the 20<sup>th</sup> century. However, in the following decades, the weaknesses of an economic model based on industrial and extraction activities began to show, and signs of exhaustion began to appear.

At the beginning of the 1980s, the situation became unsustainable, giving rise to a complex process of industrial conversion, accompanied by the adjustments necessary for Spain's integration into the European Community. This structural change had a strong impact on the regional economy. Asturias went from occupying a prominent position in Spain to experiencing a significant drop in income and production levels, which meant it needed to resort to public aid continuously to alleviate the effects of its industrial redevelopment.

The regional organisation of Asturias is based on *concejos*, or councils, which are legally equivalent to municipalities elsewhere in Spain. For administrative purposes, the Principality of Asturias is divided into 78 councils, which in turn are subdivided into smaller local bodies (called *parroquias*, or parishes). In 2021, the Asturian population stood at 1,004,499 inhabitants, with the central area having the highest population.

There is a strong imbalance in the spatial distribution of the Asturian population. The central area is becoming more densely populated, while in the eastern and western areas the population is steadily decreasing. These two areas also are more rural, with more valuable landscape.





In this context, the metropolitan area of Oviedo, capital of the Principality of Asturias, has a population of more than 220,000 and plays a predominant role in the metropolitan area of the region.

Some authors have called it “Astur City”. This metropolitan area covers approximately 1,500 km<sup>2</sup>, concentrating 85% of the Asturian population within a 30 km radius. Its uniqueness lies in a development that, rather than being radial, is based on the interconnection of urban centres of different sizes, which act as focuses, attracting population and benefitting from the articulation of their internal infrastructures. Considered as a whole, this area would occupy seventh place in the hierarchy of the Spanish urban systems.

To make the most of the potential of this metropolitan area, regional development policies must be reoriented towards solving structural problems such as attracting and retaining a young population. One of the key priorities is designing and implementing specific strategies to create affordable social housing on public land for rent, which will allow young people to establish themselves in the region. Not only would this help to curb migration out of the region, it would also revitalise urban areas and strengthen the social fabric.

A strategic project that makes the most of the emerging metropolitan situation in central Asturias could be decisive. This approach would integrate the range of housing for young people with the economic and social revitalisation of the region, transforming the metropolitan area into a sustainable, attractive hub for growth.

Numerous studies agree that large urban concentrations are particularly effective in attracting young, qualified populations, due to the dynamics they generate. However, for these urban areas to consolidate their attractiveness, it is essential to ensure access to an adequate supply of affordable, publicly owned housing.

A compact, well-planned urban environment, with a high population density and an inclusive housing policy not only facilitates the exchange of ideas and knowledge, it also encourages greater social and economic interaction. These conditions allow local companies to access a variety of talent and a broad knowledge base quickly, reinforcing their flexibility and ability to adapt to market changes.

Affordable housing thus becomes a key element in consolidating a cycle of growth and dynamism in large urban agglomerations, positioning the metropolitan area of Asturias as a model of inclusive, sustainable development.





## Reflection site

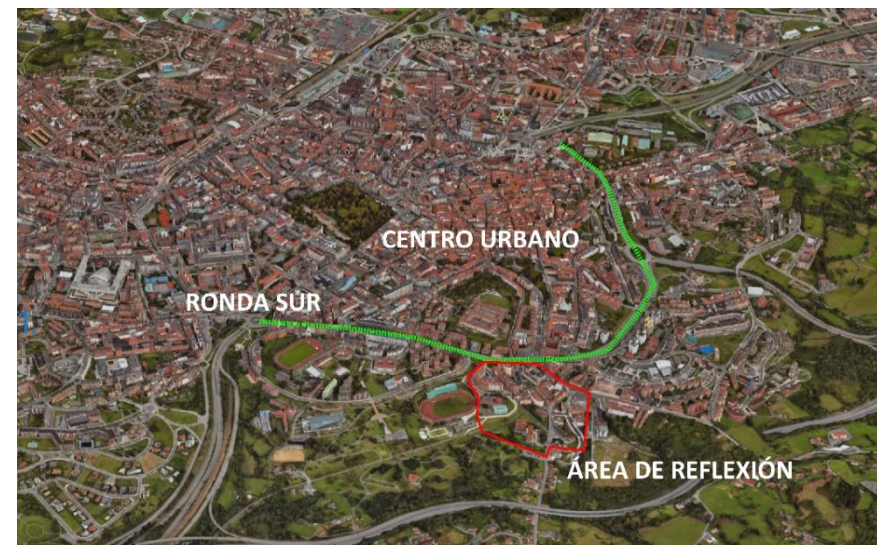
The building that is the subject of the competition is in the San Lázaro district in the southern part of the city of Oviedo. This is an area outside the city walls, as until the mid-19<sup>th</sup> century the Oviedo was practically limited to its old walled perimeter. However, the district has its roots in the Middle Ages, when it emerged as an important area passed through pilgrims following the original route of the Way of St James towards Santiago de Compostela. Its name comes from the Hospital of San Lázaro, a charitable institution founded in the 13<sup>th</sup> century, which originally served as a refuge and place of care for the sick, particularly lepers, and also for pilgrims who came to the city.

The project proposes the renovation the existing building, currently disused, which is in an urban development area from the 1970s and '80s, transforming it into affordable housing with a special focus on making it easier for young people to have access to decent housing under favourable conditions.

This hospital, known as La Malatería, used to play a fundamental role in the district. The leper colony was on the outskirts of the city, as it was customary at that time to keep sick people away from the urban centre.



The current building has historically been used for charitable and welfare purposes – and it is intended to preserve that use. It will be used as publicly owned affordable housing for young people, maintaining its function as a care facility.



Over the centuries, the urban area around the hospital was developed, but it retained its character as a site associated with the Way of Saint James and the history of social care in the city. Later, the building became the home of the Casa de Caridad de San Lázaro, until the current building was constructed on the foundations of the old hospital in 1929, remaining in use until 1982, when it passed into the hands of the Government of the Principality of Asturias to be used as the San Lázaro Nursing Home. This finally closed in 2010.

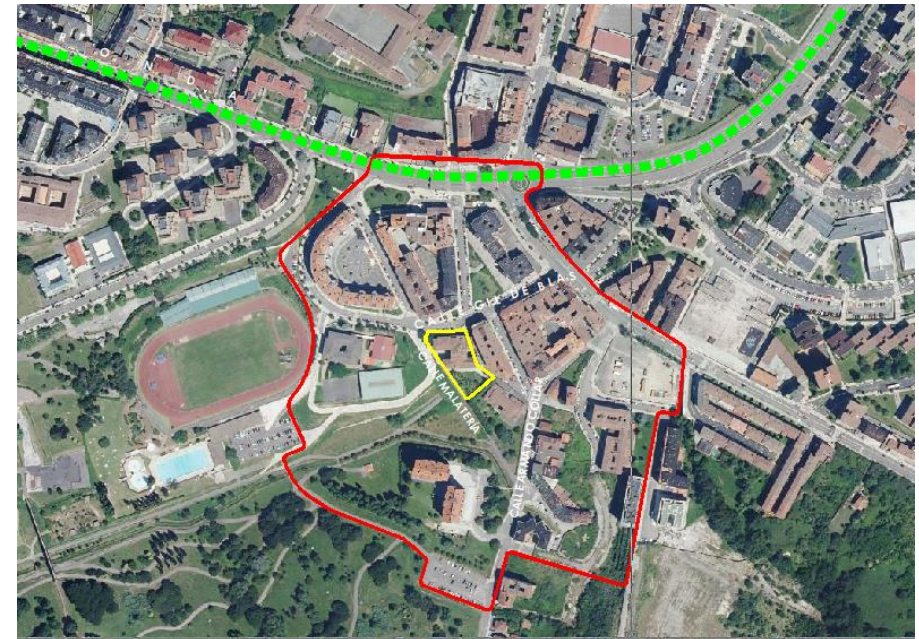
Although the San Lázaro neighbourhood is near the historic centre of Oviedo, the southern ring road acts as an architectural barrier, dividing the district. This piece of infrastructure, designed for road traffic, fragments the urban fabric and limits the permeability of public space, making it difficult to integrate the neighbourhood into the urban fabric of the city and isolating it from the dynamism of the centre. By physically separating these areas, the southern ring road creates a discontinuity that affects both pedestrian mobility and the cohesion of the urban space.



## Project site

The plot where the building is located has a complex topography, with a difference in level of approximately 6 m between its highest and lowest points, along the northeast-southeast axis.

The building has an “H” shaped floor plan and it is separated from other constructions on all sides. Its main facade faces north towards Gil Blas street, with a small porch. The west facade faces Calle Malatería and the east facade overlooks an alley that connects Calle Gil de Blas and Calle Armado Collar streets. Meanwhile, the south facade borders a plot also owned by the Regional Government.



The current building has a basement floor and four floors above ground level, with a total constructed area of 4,354.05 m<sup>2</sup>.

It is currently disused, although its previous use was as a care facility, as defined by the General Development Plan. Of the constructed area of 4,354.05 m<sup>2</sup>, the area calculated for buildability is 2,902.49 m<sup>2</sup>, covering the ground floor, first floor, second floor and loft.

It also has a semi-basement and a porch on the ground floor with an area that cannot be included in the buildability calculations.

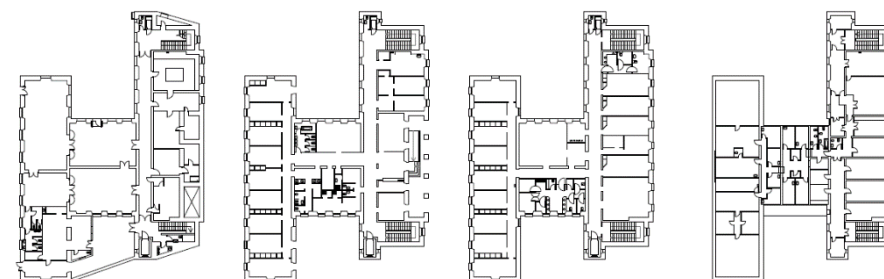
The following table specifies the constructed and calculable areas for building purposes of each of the floors of the existing buildings:

	Floor	Constructed area	Calculation Percentage	Buildable area
LA MALATERÍA	Semi-basement	870.81 m <sup>2</sup>	0.0%	0.0 m <sup>2</sup>
	GF	812.55 m <sup>2</sup>	100%	812.55 m <sup>2</sup>
	GF porch	58.26 m <sup>2</sup>	0.0%	0.0 m <sup>2</sup>
	1st floor	870.81 m <sup>2</sup>	100%	870.81 m <sup>2</sup>
	2nd floor	870.81 m <sup>2</sup>	100%	870.81 m <sup>2</sup>
	Loft	870.81 m <sup>2</sup>	40%	348.32 m <sup>2</sup>
	TOTAL	4,354.05 m <sup>2</sup>	-	2,902.49 m <sup>2</sup>

with ceramic tile pieces or vaults. It also has metal structural beams at various points.

The facades have a cement mortar finish and wooden carpentry.

The multi-pitched roofs are made of ceramic tiles, with metal joist and ceramic tile floors, on brick load-bearing walls.



Structurally, the building is resolved with perimeter and interior load-bearing walls made of brickwork. The floors are made of metal joists







### 3 PHYSICAL CHARACTERISTICS, PROBLEMS AND PROGRAMME

#### APPLICABLE URBAN PLANNING REGULATIONS

The applicable urban planning regulations are the Amended Text of the Amendment-Adaptation of the Oviedo General Urban Development Plan (PGOU), approved by a full meeting of the City Council on 6 February 2006 and published in the BOPA on 25 March 2006.

Legislative Decree 1/2004 of 22 April, approving the amended text of the current provisions on land use and urban planning (TROTU) and Decree 63/2022, of 21 October approving the Land Use and Urban Planning Regulations of the Principality of Asturias (ROTU) are also applicable.

The plot subject to the study is classified and zoned by the PGOU as urban land, classified as a care facility under Plan 15-M-II of the PGOU of the 1000 series. None of the existing buildings on the plot are included in Oviedo City Council's list of protected buildings.

The Amendment to the Land Use and Urban Planning Regulations of the Principality of Asturias (ROTU) published in the Official Gazette of the Government of Asturias (BOPA) of 3 November 2022 involves changes in uses of public land, allowing residential use in the form of publicly owned housing.

In accordance with point b) art. 4 of Decree 63/2022 of 21 October approving the Land Use and Urban Planning Regulations of the Principality of Asturias (ROTU), urban facilities are considered to be:

*b) Facilities: buildings, installations and associated spaces intended for providing basic educational, cultural, health, care, religious services to the community. These may involve education, culture, health, care, religion, public housing, shops, sports, administration, leisure, transport, security or similar ones, including associated parking and areas covered with vegetation complementing the facilities. They may be publicly or privately owned. For housing to be considered as a facility, it must remain in public ownership.*





The proposed equipment is therefore considered as a residential facility in the form of public housing.

Applicable conditions:

Initially, the General Directorate of Housing proposed a DETAILED STUDY of the building for care uses. Following the presentation of the Detailed Study and consultation with Oviedo City Council, it is considered that this presentation is only necessary for proposals that exceed the 15-metre cornice established in the General Plan for Oviedo, and this is not the case with the current proposal.

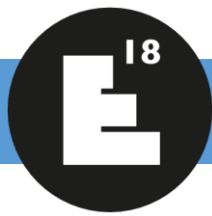
The plot of land to be worked on is classified and zoned in the General Development Plan for Oviedo as urban land, healthcare facilities. The specific conditions of the General Urban Development Plan (PGOU), Section VI, for facilities apply to it.

According to article 6.7.3. Replacement of public uses of the General Development Plan for Oviedo,

1. The specific use of facilities may be replaced with another equally appropriate facility use via a process giving sufficient reasons for the change.
2. The replacement of the use of equipment or facilities with another equally appropriate facility use must be approved by a full meeting of the Council following the submission of supporting documents giving sufficient reasons for the change at least 15 days in advance.

The building conditions applicable to the plot are those established in article 6.7.5 of the PGOU:

- Maximum buildability: 1.5 m<sup>2</sup>/m<sup>2</sup>.
- Maximum plot occupancy: 70%
- Minimum setback from street axis:  $\frac{3}{4}$  of the height.
- Minimum setback to boundaries:  $\frac{3}{4}$  of the height, with a minimum of 3 m.
- Maximum cornice height: 15 m.



- The conditions of use of the plot are those established in article 6.7.4 of the PGOU:

- Characteristic use: Facilities.

- Compatible uses:

- All facility uses are considered compatible with one other.

- Residential: Only housing associated with the custody of the facilities.

- Offices: Only those linked to facility management.

- Catering: Only serving the facility.

- It is anticipated that the minimum provision of parking spaces must be 1/100 m<sup>2</sup> constructed.

- It is also noted that the plot and the proposed building are in the Camino de Santiago (Way of St James) protected area, requiring prior authorisation from the Department responsible for cultural heritage.

- Maximum buildability on the net plot is 7,968.42 m<sup>2</sup>.

Therefore, for the building subject to therefore competition, the maximum buildability is 6,670.42 m<sup>2</sup>.



## PROGRAMME

In this competition, there is no minimum number of homes, which allows participants to propose flexible solutions suited to the needs of the project. Competition entrants must take into account the above urban planning parameters and the efficient use of the spaces of the existing building in relation to the new uses, ensuring that their proposals not only meet the requirements of habitability, comfort and accessibility, but also promote social integration and the development of an environment conducive to creativity and personal growth.

This housing complex should not only be functional and accessible, it is also intended to promote a strong sense of community. Proposals should include shared spaces and communal areas that encourage interaction, exchange and cooperation between residents, facilitating the creation of social networks and links between them. The design must also be flexible and adaptable, allowing spaces to be adapted to the diverse needs of residents over time, encouraging young people to both establish their personal lives and develop their working lives.

Flexible design will be a key aspect in responding to the varied and changing needs of the young people, whose circumstances and situations may change. Particular credit will be given to proposals offering modular,

adaptable spaces capable of adjusting to changes in user requirements in the future. It must be simple to transform the spaces, allowing easy, efficient modifications based on residents' changing demands. This will ensure a high level of adaptability and resilience to possible social, cultural and economic changes.

Credit will be given for housing designs that not only include individual units but also the possibility of creating shared units that encourage cooperative use of resources and promote a young, dynamic community. This approach will allow the project to evolve and adjust to the future urban and social demands and circumstances of the city, promoting a flexible environment that meets the changing needs of its population.

In line with sustainability objectives and commitment to the environment, the project will be required to integrate energy efficiency principles into all its phases. The design must ensure the homes are energy efficient, using materials with low environmental impact and high-quality insulation systems and taking advantage of natural resources like sunlight and cross ventilation to reduce energy consumption as much as possible.



Sustainable technological solutions will be promoted, with the aim of reducing the project's green footprint. Credit will also be given to designs ensuring a healthy environment for future residents. The project should aim to be a model of urban sustainability, providing comfortable living space and serving as a benchmark for future sustainable initiatives in the city.



## 4 SOCIOCULTURAL INFORMATION ABOUT THE LOCATION

Many social, economic and environmental benefits are expected to be obtained from implementing this project. The main benefits are detailed below:

### - Urban revitalisation

- Positive impact on the urban environment: Transforming a disused building into a habitable space will help revitalise a central area of Oviedo. The action will act as a catalyst for regenerating the area, improving the quality of the urban environment.
- Stimulation for the local economy: By attracting new residents, especially young people, an increase in commercial activity and local economic dynamism is expected, which can boost job creation and the opening of new businesses in the area.

### . Housing accessibility

- Affordable housing solutions: The project will offer affordable, publicly owned rental housing for young people, making it easier for young people to access decent housing in a central area. This responds to a growing need for affordable rental housing in cities, where young people often face significant barriers to accessing the housing market.

- Easy social integration: By offering rental housing for young people in the city centre, the project encourages the integration of young people into urban life, contributing to greater social cohesion and preventing gentrification.

### - Diversity and dynamism

- Attracting a young, diverse population: By attracting a younger population, the project will foster a more vibrant, dynamic atmosphere in the district. The resulting generational and cultural diversity will enrich urban life and contribute to a more inclusive social environment.
- Promoting community life: With its focus on modern and functional living spaces, the project design will promote a



communal, collaborative lifestyle, encouraging social interaction and cultural exchange between residents.

#### - Sustainability

- Reducing environmental impact: The building will be renovated with a focus on sustainability, applying the 3R strategy (Reduce, Reuse, Recycle). This includes minimising new construction, reusing existing materials and incorporating recycled and locally sourced materials, significantly reducing the project's environmental impact.
- Improving energy efficiency: The project will integrate energy efficiency solutions, such as the use of thermal insulation and passive HVAC systems, which will reduce energy consumption over the life of the building and reduce carbon emissions.
- Promoting the circular economy: By anticipating deconstruction and facilitating the reuse of materials in the future, the project contributes to the circular economy, promoting a more efficient, responsible use of resources.

#### - Heritage and cultural value

- Preserving architectural heritage: Renovating a historic building will preserve the cultural and architectural heritage of the city, integrating it into modern life without losing its historical value.

Strengthening local identity: The project will help strengthen local identity by respecting and revitalising an important building, which will strengthen the sense of belonging among residents and the wider community





## 5 ENVIRONMENTAL DETAILS OF THE SITE AND ITS CONTEXT

The building stands in the urban area of Oviedo, so natural resources are not a determining factor for the renovation, as the focus of this project is on how to integrate the building into the urban environment sustainably and efficiently.

Given the location of the building, there are no major geological or natural risks in the area.

The location of the project in the San Lázaro neighbourhood offers a unique opportunity to connect this area with the rest of the city, favouring its integration and strengthening the link with the surrounding areas. The renovation of the building must be harmoniously integrated into the urban environment, promoting sustainable mobility and creating fluid access to the main areas of the city. The proposal must take a universal accessibility approach.

Special consideration will be given to proposals that integrate public and private spaces designed to promote the use of sustainable modes of transport, in line with the vision of a greener, more accessible and more

sustainable city, minimising the carbon footprint and improving quality of life for residents.



## 6 ECONOMIC DYNAMICS AND PROBLEMS OF THE LOCATION

The aim of this initiative is to respond to the growing demand for affordable housing for young people in central areas, offering functional, modern living spaces that promote a community-based sustainable lifestyle. By facilitating access for young people to central areas of the city, it is hoped it will encourage a more vibrant, diverse urban environment in which intergenerational coexistence and social interaction are key elements.

Moreover, the project is in line with urban revitalisation policies, which seek to reactivate traditional areas by incorporating new residents and boosting the local economy. In short, the renovation and adaptation of the building to create housing for young people not only offers a housing solution, it also acts as a driving force for urban transformation, generating a positive impact for both residents and the community as a whole.

For the 18th EUROSPAN competition, under the theme RE-SOURCING, innovative approaches are proposed to address the fragility of the terrestrial ecosystem and contemporary social crises.

The idea is to develop projects that promote alternative practices to harmful resource extraction, excessive consumption and pollution. Projects must integrate the regeneration of nature and culture, seeking solutions that are not only ecologically sustainable, but also promote social fairness and human well-being. This can be achieved by following three key directions:

- Replenishing resources in terms of natural elements/risks.
- Resources in terms of ways of life and inclusion.
- Resources in terms of materiality.

The proposed project comes under the **EUROSPAN 18 Re-sourcing** theme, focusing on materiality and highlighting the importance of sustainable, durable and innovative materials management. This approach is essential to minimise environmental impact and ensure the adaptability and efficiency of the building throughout its life cycle.



The 3R strategy (Reduce, Reuse, Recycle), applied in terms of materiality for the rehabilitation and adaptation of existing buildings, is essential to promote sustainability and the preservation of natural resources:

### 1. Reduce:

- Minimise new construction: Priority will be given to interventions on the building that avoid unnecessary demolition and reduce the need for new construction. This involves optimising the use of the space already available, adapting it to new needs without making significant extensions. Reducing the use of new materials helps reduce the environmental impact associated with their production, transport and installation.

- Energy efficiency: Energy-efficient solutions, such as thermal insulation and the use of passive air conditioning systems, will be implemented to reduce energy consumption over the life of the building.

- Environmental impact: The design of the building will have to promote proper integration with the plot and surroundings,

minimising the negative impact on the landscape and the surrounding community.

### 2. Reuse:

- Reuse of spaces: The aim is to maximise the use of existing spaces within the building, transforming them into habitable, functional areas without making major structural changes.

- Reuse of materials: Priority will be given to reusing existing materials, such as beams, bricks, doors and windows, in the building. This not only reduces the need for new materials but also preserves its historical and architectural character.

### 3. Recycle:

- Use of biogeological materials: Recycled and natural materials will be incorporated into the building's renovation. These materials will be easily recyclable and can be reintegrated into the natural cycle at the end of their useful life.



- Anticipation of deconstruction: During the design and renovation of the building, the possibility of future deconstruction will be considered. This involves using assemblies and joints that facilitate the disassembly and reuse of materials, minimising waste and promoting the circular economy.

- Use of local resources: Local materials and know-how will be prioritised, not only reducing the carbon footprint associated with transport, but also strengthening the local economy and preserving the region's construction traditions.



## ASSESSMENT OF THE PROPOSALS PRESENTED

Credit will be given for proposals that harmoniously integrate the project with its urban and natural surroundings, prioritising the connection with the city and the San Lázaro district. A viable, quality solution is sought that respects the existing building and promotes the functionality of its spaces. In particular, the following aspects of the proposals will be assessed:

### 1. Urban and social context

In this section, the connection of the site will be assessed. It must ensure harmonious integration with the existing urban fabric, promoting accessibility from the main communication routes. The design must respect the scale and character of the surrounding buildings, ensuring that the new development complements the surroundings without creating dissonance. The La Malatería building must be maintained as a visual and functional reference.

The proposal must also take into account the protection of the Way of St James, integrating paths and accesses that allow fluid circulation of pilgrims and users, respecting this cultural

environment. The design of communal areas and gardens should improve the quality of life in the district, promoting positive interaction between residents and their environment and contributing to the revitalisation of San Lázaro as an accessible, connected area with high urban value.

Special consideration will be given to proposals that integrate public and private spaces designed to promote the use of sustainable modes of transport, in line with the vision of a greener, more accessible and more sustainable city, minimising the carbon footprint and improving quality of life for residents.

Credit will be given for joint work with local associations to ensure that the transformation of the building is carried out in a way that respects the district's history and its residents' needs. Cooperation with the community will be crucial to the success of the project, ensuring that it responds to future residents' demands and fosters a sense of belonging and collective support.



## 2. Architectural proposal for the conservation and compositional integration of the current La Malatería building preserved in the entire building proposal

Proposals that consider preserving as much of the existing building as possible, adapting it to its new residential use while maintaining its structure and fundamental characteristics, will be given credit from a qualitative point of view. Other points taken into account will include the relationship between the original building and the new construction, seeking harmonious integration with the environment; reduction of earth movement; compatibility between the privacy of the homes and their connection with the building as a whole; the creation of communal areas for living together; and accessibility to the homes.

## 3. Proposal for conserving and integrating open spaces on the current plot, with the possibility of including in the calculation garden areas on flat roofs adapted for users' recreation and leisure

In this section, a qualitative and quantitative assessment will be made of the open spaces. Quality refers to the spaces as recreational areas

for the users of the public housing and to their appropriate orientation, sunlight, views and layout, with design that allows for easy conservation and maintenance, and quantity to the increase, maintenance or reduction of the area (m<sup>2</sup>) of open space existing on the plot: 2,327.03 m<sup>2</sup> according to the topographical survey. The contribution of these open spaces to the compositional result of the area and volume of the current La Malatería building to be preserved, and their compositional relationship with the area and volume of the building created by the synergy of both volumes and the protected environment of the Way of St James, will also be taken into account.

## 4. Organisation of the functional programme of the site

The organisation of the functional programme must ensure an adequate distribution of spaces in accordance with the orientation, views and sunlight conditions. The building layout should be designed to make the most of natural light, improving residents' quality of life by ensuring they have well-lit, energy-efficient spaces. The orientation must allow for quality views from the housing units, generating a visual connection with the natural and urban





surroundings that enriches the experience of living in the project and strengthens the relationship with the landscape and the city.

The facilities must be organised to make it easy to access communal areas and outdoor spaces, promoting efficient circulation for both residents and visitors. Proximity to public services, transport infrastructure and pedestrian connections to the rest of the city must also be considered so residents can easily travel to the city centre, other districts and key points, such as the Way of St James.

The compartmentalisation system must be flexible so it can adapt to residents' different future needs. Housing units will be valued if they are designed with a modular or flexible system that allows spaces to be reconfigured depending on users' preferences and changes in their lives. This flexibility is important to ensure the design of the complex is suitable for different types of residents, such as families, single people or elderly people, without the spaces losing functionality or quality.