



18



Programme

**EUROPAN 18 / RE-SOURCING  
RE-LIVING IN BUSTALDEA**

EUROPAN ESPAÑA  
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Spanish, English, French  
10 a.m. – 2 p.m.  
Monday to Friday

- Barcelona-La Font del Gos
- Barcelona- La Verneda
- Getafe
- Felanitx
- Madrid
- Navalmoral de la Mata
- Oviedo
- Santa Pola
- Vitoria-Gasteiz**



# EUROPAN 18 ESPAÑA, “RE-SOURCING”

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 EUROPAN 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, Land and Architecture, Department of Housing and Urban Agenda. Basque Regional Government and Vitoria-Gasteiz City Council.

### **Actors involved**

Vitoria-Gasteiz City Council; Department of Housing and Urban Agenda, Basque Regional Government.

### **Profile of the team representative**

Architect with a professional degree

### **Expected skills regarding the site’s issues and characteristics.**

The team must have the competence and capacity to draw up housing projects and to manage the construction works. Likewise, although a priori it is not part of the assignment, it must also be competent to draw up urban planning for the urban redevelopment of the area, if necessary.

### **Communication and publicity**

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

The teams rewarded in EUROPAN 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.**

Special Plan or Detailed Study, Support in the Process of interaction with residents, Building and Urbanisation Project, Construction Management.

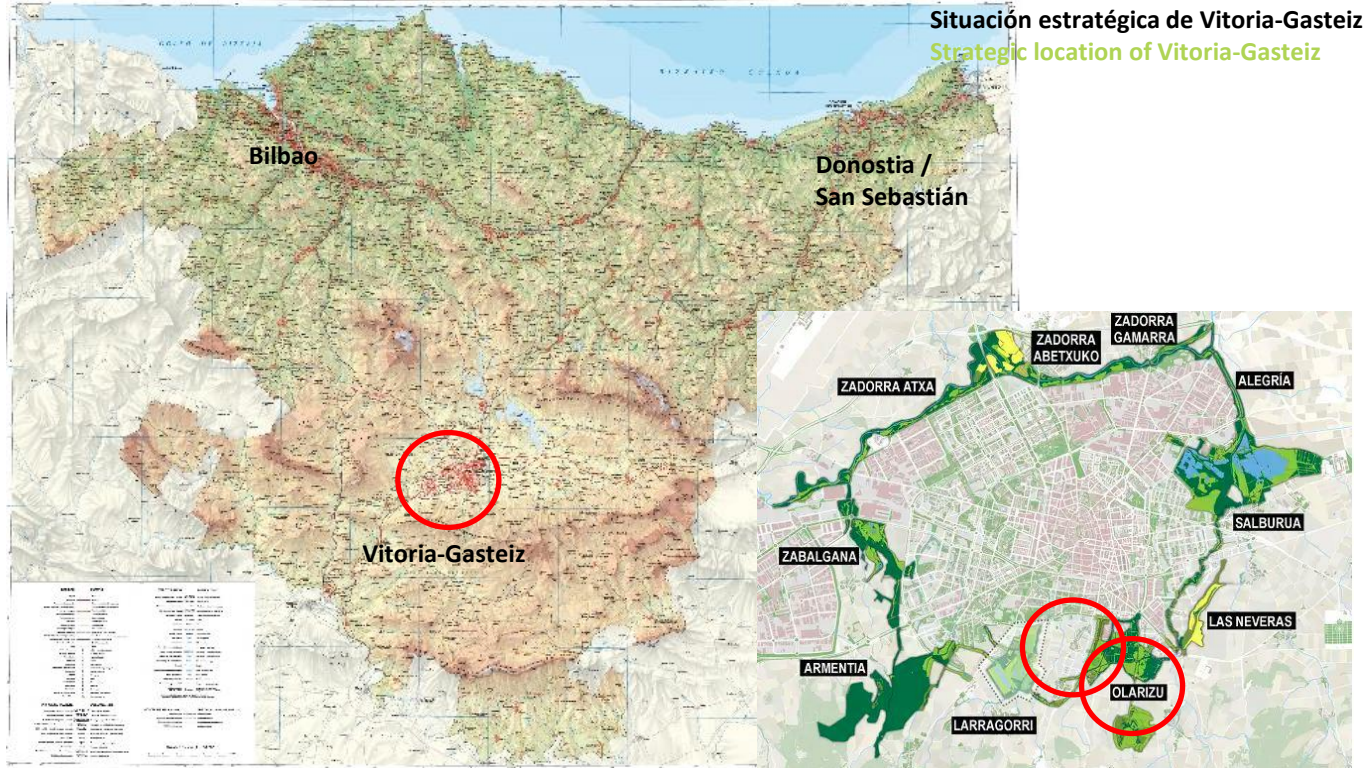




Paisaje urbano  
Urban landscape



Iglesia de San Juan Bautista  
Church of Saint John the Baptist



Situación estratégica de Vitoria-Gasteiz  
Strategic location of Vitoria-Gasteiz

Vitoria-Gasteiz is a city that has grown respecting its natural environment. Located in Álava, the southernmost of the three provinces that constitute the Basque Country, it is the political capital and seat of government of the autonomous community. The orography of its surroundings, smoother and flatter than in the north, has allowed it to grow in a relatively unhindered manner, a circumstance that has allowed to integrate sustainability criteria into its city design, with large natural spaces that make up the green ring, with recognition at European level.

Part of this green space surrounding the city is the Olárizu Park, an area next to which the Aretxabaleta Minor Entity is located. This council is a part of the Southwest Rural Zone of Vitoria, 2 km south of the centre of Vitoria, although it is currently attached to the city centre. The council is one of the old villages of Vitoria that were ceded to the city in 1258.

The minor local entities are small towns within the municipal area. These entities, also called councils, are immediate traditional channels for citizen participation and enjoy full autonomy to manage their interests. There are currently 63 population centres distributed in three areas: east, southwest and northwest.

In recent decades, due to the growth of Vitoria, the area around the council of Aretxabaleta has been populated with new housing blocks, a more urban appearance and more avant-garde urban development and, although it is characterised by its residential environment, it stands out for its large green areas that include parks and recreational zones, providing spaces for leisure and physical exercise.





Bustaldea  
Bustaldea

Bustaldea is located in the neighbourhood known as Goikolarra, and is well connected to the rest of the city, which facilitates access to other neighbourhoods and urban services, although there is hardly any commercial activity in the surrounding area. It has a diverse population structure and a strong presence of community activities and events that foster social cohesion and a sense of belonging among residents, such as the Aretxabaleta-Gardelegi neighbourhood association (Arelegi) or the Hegoalde Civic Centre, close to the neighbourhood.

It is a neighbourhood that combines modernity and functionality and can offer a pleasant and well-balanced residential environment for the inhabitants. The streets are wide and facilitate pedestrian and vehicular traffic and many of the houses located in the neighbourhood have private gardens and/or balconies that allow them to enjoy the natural light.

Bustaldea, in Aretxabaleta, is a housing development from the end of the 1960s doomed to disappear that has recently been agreed with the Basque government to be recovered as social housing.

The site is proposed within an extensive area of reflection that aims to enhance the natural aspects of the surroundings: the botanical garden and orchards of Olárizu, the crops that extend to the foot of the Vitoria Mountains or the Zapardiel river; the remaining values of the rural environment of Aretxabaleta, as well as the possibilities of linking it with the undeveloped area of facilities, to the south of the plot.





The site is composed of 5 buildings of humble character, with 57 low-sized dwellings in need of total refurbishment. Its urban implantation, initially discordant with the rural environment, has been assumed with relative naturalness by a residential urban fabric that has partially hidden the character of the village.

These 5 blocks are protected from the immediate surroundings by green areas, with a totally open intervention approach, which can range from maintenance and adaptation to partial reordering or replacement, taking decisions for urban improvement and integration into the surroundings.

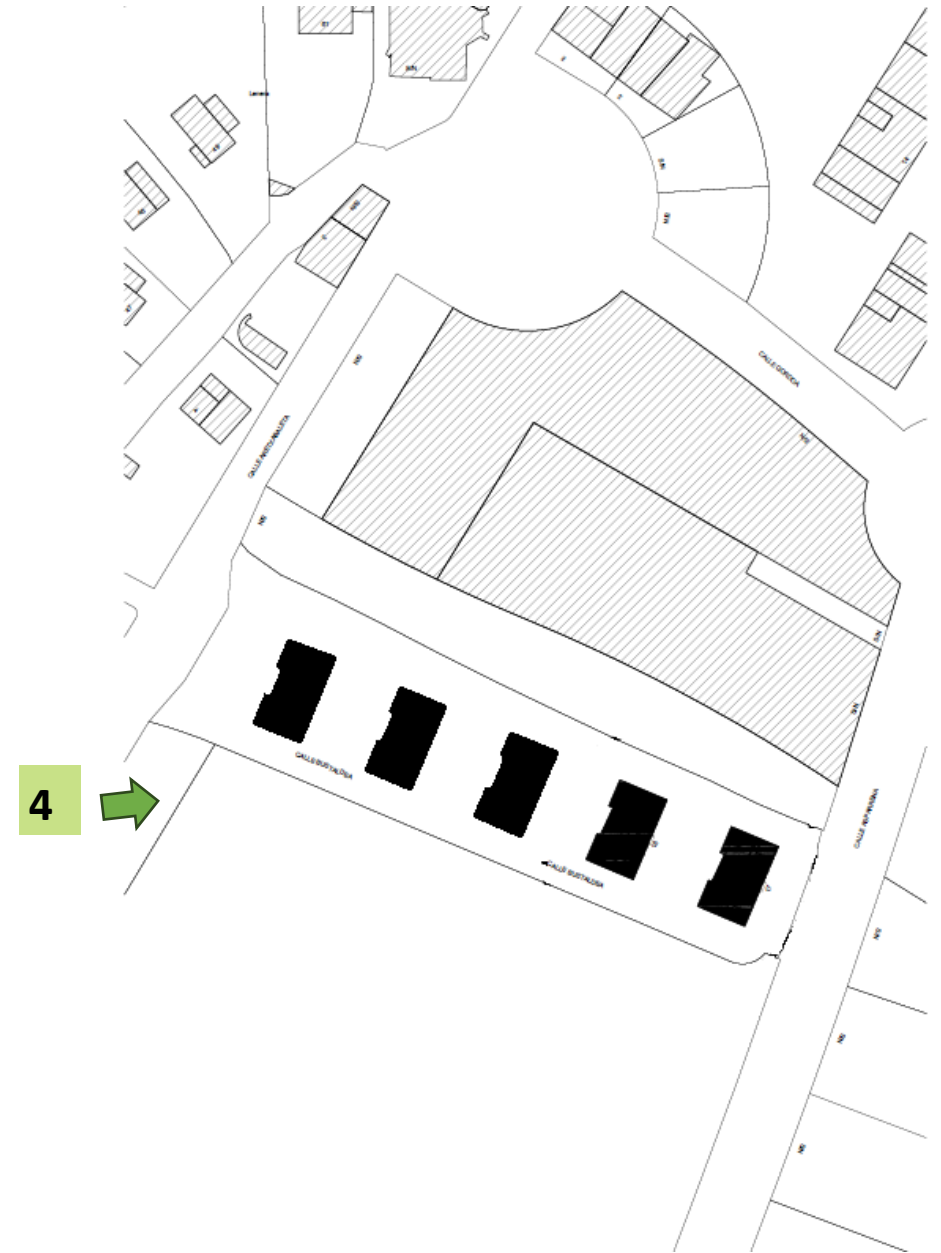


La parcela del concurso  
Project site









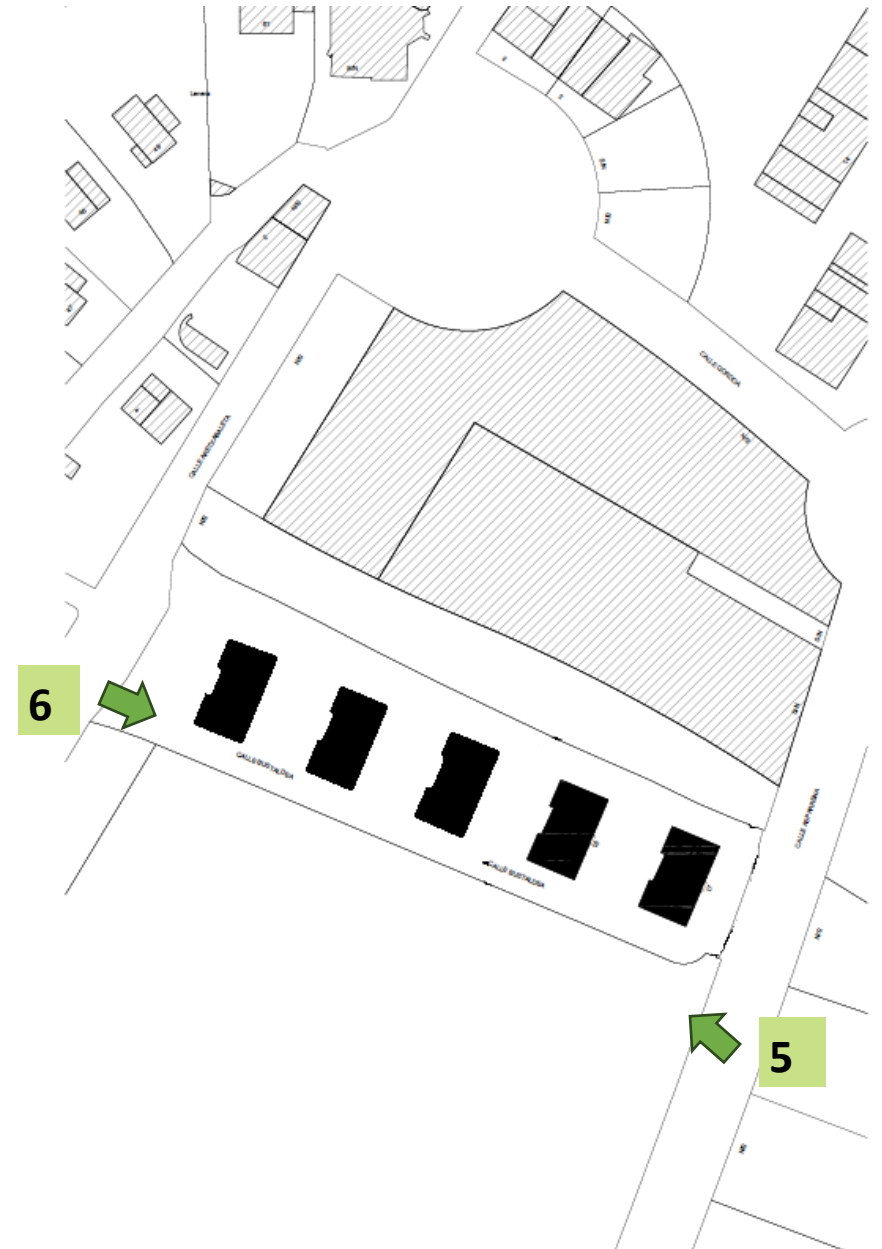




5. Vista a pie de calle desde el sureste  
5. Street view from the southeast



6. Vista a pie de calle desde el oeste  
6. Street view from west









**RE-LIVING IN BUSTALDEA (VITORIA-GASTEIZ)****SCALE:** S**TEAM REPRESENTATIVE:** Architect**LOCATION:** VITORIA-GASTEIZ (Álava)**POPULATION:** 257,968 inhabitants**REFLECTION SITE:** 21,72 Ha**PROJECT SITE:** 0,538 Ha**SITE PROPOSED BY:** Housing and Urban Agenda Department**ACTORS INVOLVED:** Vitoria-Gasteiz City Council Housing and Urban Agenda Department**OWNERSHIP OF THE SITE:** Public (Basque Government after transfer by Vitoria-Gasteiz Council )**COMMISSION AFTER COMPETITION:** Plan Especial o Estudio de Detalle, Apoyo en el Proceso de interacción con los residentes, Proyecto de Edificación y Urbanización, Dirección de Obra. Special Plan or Detailed Study, Support in the Process of interaction with residents, Building and Urbanisation Project, Construction management.**SITE DESCRIPTION**

The site is composed in its entirety of land classified as Urban by the regulations in force. It is located in the south of the municipality. The buildings are isolated multi-family blocks built in 1967. They are surrounded by open space, mostly roadways and pavements that border each building. It also contains three garden areas, located between the buildings.

The buildings to be refurbished or reorganised are bordered on the east end by a road, which is at a lower level, about four metres below the level of the ground floor entrances, and flanked on the west side by another street at the same level as the entrances to the buildings. To the north, there is a secondary road that separates it from the new urban development and to the south it borders with a private road from which to access the five buildings. Sunlighting and illumination of the buildings come through the east and west facades. The aim is to achieve an urban intervention that rehabilitates the existing buildings and renews the environment in a balanced and sustainable way. The proposal may even rethink certain aspects or existing elements. In terms of accessibility, on the eastern part of the plot it is necessary to resolve the pedestrian connection with Asparrena street.

As this is a public housing project, the competitors must assume that the intervention must be exemplary.



### QUESTIONS TO COMPETITORS

The aim is to recondition as public rental housing some residential blocks located in the southern outskirts of the city, in an area that has gradually lost its original rural character due to subsequent residential developments. The main challenges to be addressed are:

- **Improve the quality of life** of the current residents and offer a space of conviviality to the new inhabitants through rehabilitation and urban renewal.
- **Maintain or reinterpret the configuration** of the architectural elements based on flexible and gradual construction approaches given the need for integration of current residents, and taking into account that the buildability cannot be increased.
- To provide **rehabilitation proposals** beyond the standard solutions offered by the market, improving the habitability and energy efficiency of the buildings.
- To resolve the area's **urban integration** with the different urban spaces that surround it.

Adopt strategies that favor the **well-being of the community, proposing solutions of dialogue between the housing and the reflection site**, destined to undefined low-density equipments and with a use that can be connected to nature.

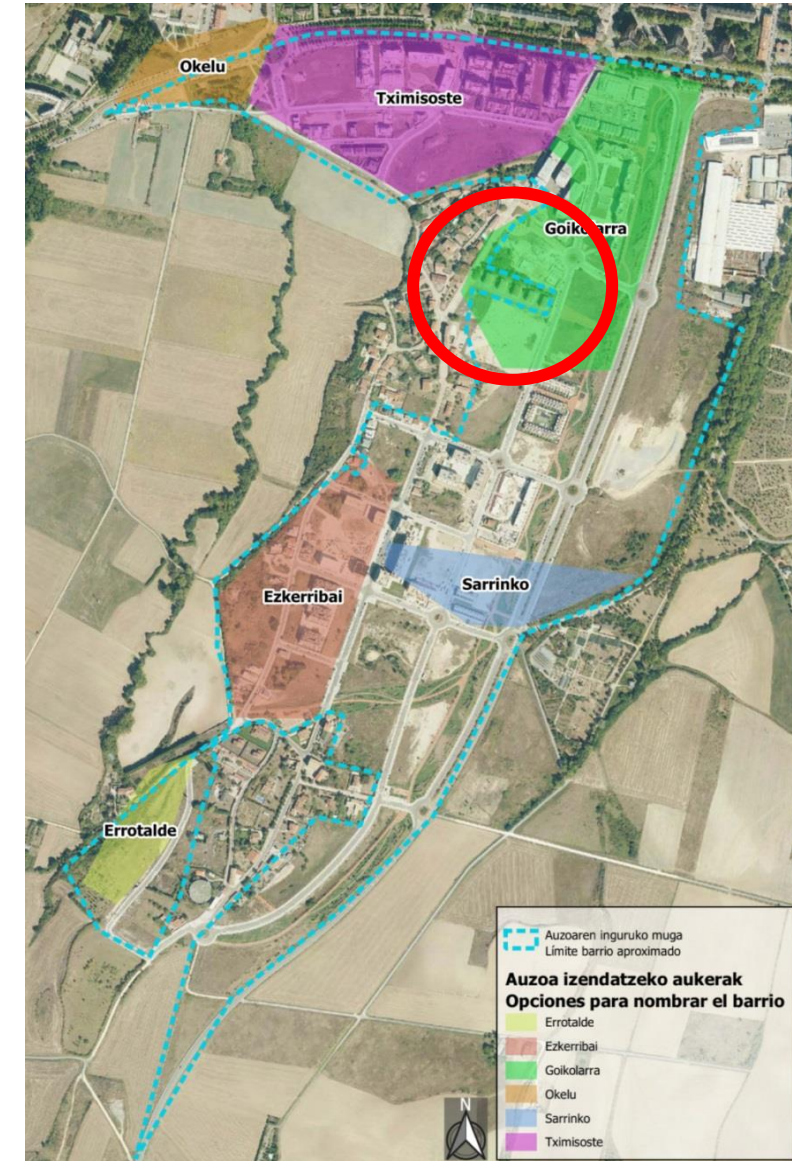
- **Improve the environment** in an integral way, adding value to the neighborhood and making decisions in regards to the integration of the landscape and spatial values of the area.



### URBAN STRUCTURE

Bustaldea is located in an urban area adjacent to the original nucleus of the village of Aretxabaleta. With the urban development of the city of Vitoria-Gasteiz, both spaces, village and Bustaldea, have been integrated into the new Goikolarra neighborhood.

The structure of the urban area is limited by the exit of the city towards the natural space of the Vitoria Mountains and the cultivated land around Lasarte. It is an urban space that ends in itself and has no expectations of expanding in any of its orientations, according to the forecasts of the recently approved General Urban Development Plan.





##### **URBAN PLANNING PARAMETERS (I)**

The General Urban Development Plan of Vitoria-Gasteiz was definitively approved by Foral Decree 135/2000, of the Council of Deputies on December 27, 2000, which approved the record for the Revision of the General Urban Development Plan of Vitoria-Gasteiz. Published in the BOTHA nº 21 of Monday, February 19, 2001.

After several partial modifications, the municipality is in the course of processing a new document that was initially approved in February 2023. Published in the BOTHA No. 16 of February 8, 2023.

The new plan intends that between the blocks of Bustaldea and the newly built blocks there is a strip of green area allowing the pedestrian and visual connection between the streets Aretxabaleta and Asparrena. This green area will be prolonged between the Bustaldea blocks and the equipment plot.

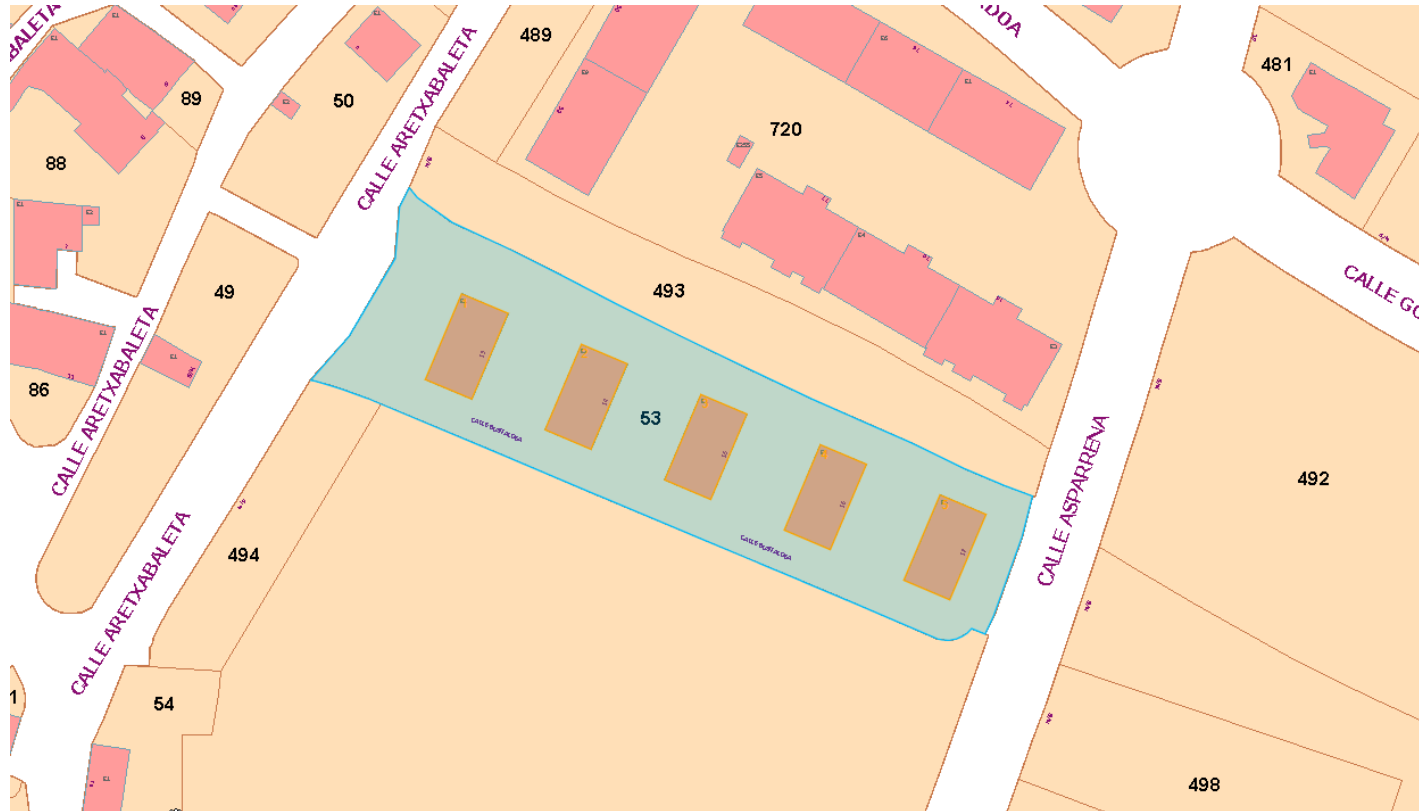
The buildings are located within the urban cadastral plot nº53 of state nº14, which is already built and whose construction is consolidated.

For an swift planning of the intervention, it is suggested to the competitors that the proposal is envisioned for its development by means of a Detailed Study. This would mean not increasing the available buildability, adopting strategies of readjustment of alignments, gradients, being able to even consider the elimination of elements to use the buildability in the remaining properties, and for urban improvement.

It is desirable to achieve the highest possible number of housing units, although no minimum number is requested. There are currently 57 homes, 12 per block in each block, with the exception of the west block, that has 9, having commercial premises.

It is also considered essential to adopt a flexible approach that allows for a gradual and flexible approach to adapt to both situations: current and future residents.





INFORMACIÓN DE EDIFICIOS

Municipio: VITORIA-GASTEIZ

Polígono: 14

Parcela: 53

-- Opciones para la Parcela --

EDIFICIOS EN LA PARCELA SOLICITADA:

EDIFICIO	CALLE	PORTAL	Destino	Año de Construcción	PETICIÓN
1	BUSTALDEA	13	VIV.COLEC.ABIERTA	1967	▼
2	BUSTALDEA	14	VIV.COLEC.ABIERTA	1967	▼
3	BUSTALDEA	15	VIV.COLEC.ABIERTA	1967	▼
4	BUSTALDEA	16	VIV.COLEC.ABIERTA	1967	▼
5	BUSTALDEA	17	VIV.COLEC.ABIERTA	1967	▼

Correo Electrónico : [webmaster.catastroAlava@tracasa.es](mailto:webmaster.catastroAlava@tracasa.es)



##### **CRITERIA FOR URBAN DESIGN**

The main objective is the reorganization of the 5 architectural elements and their homes for their total adequacy to subsidized housing, holding a fully open intervention approach.

The urban design of the area must pursue the maximum integration with the natural environment and even the rural environment of Aretxabaleta, considering the possibilities of relationship with the area destined for equipments, still undeveloped, to the south of the plot.

The proposals will provide urban improvements that solve the disconnection of the 5 blocks with a built environment that has evolved without taking into account its pre-existence, by proposing improvements in the space between blocks and in the perimeter of the area, and solving problems of mobility, accessibility, gender impact, etc.

##### **CRITERIA FOR BUILDING DESIGN**

The following are a series of criteria for building design that, although not finalistic in nature, may serve to guide the initial approach at the competition level:

The design will ultimately be oriented towards obtaining the energy rating will be A, both in non-renewable energy consumption and CO2 emissions, in line with the objectives of Decree 178/2015, on the energy sustainability of the public sector.

The use of natural light shall be optimized and, as far as possible, bioclimatic and energy saving principles shall be followed.

The use of renewable energy sources shall be sought.

Compliance with DECREE 80/2022, of June 28, regulating the minimum habitability conditions and design standards for housing and public housing in the Autonomous Community of the Basque Country, recently approved, will be taken into account.

#### **CONSIDERATIONS REGARDING THE REFLECTION SITE**

For a correct approach to the building solutions of the area, it is considered essential to expand the scale of reflection and to solve the intervention taking into account, among others, the following aspects:

#### **Revisit the intervention's fit in the environment.**

Re-construction utilizing what already exists. Setting up a dialogue with the rest of the existing buildings and open spaces.

#### **The benefit of natural assets.**

Connection with the natural elements of the environment, botanical garden, Olárizu orchards, crops, Vitoria Mountains, the Zapardiel river...

#### **Re-adaptation of the constructive and urban criteria to the place and the environment.**

Dialogue of the compositional elements and materials with the urban design.

#### **Re-consideration of the diversity of identities of the surroundings - past, present, future...**

Reflection on the disparate evolution of new urban developments.

#### **Social cohesion**

Re-construction of what already exists, adapting it to current needs.

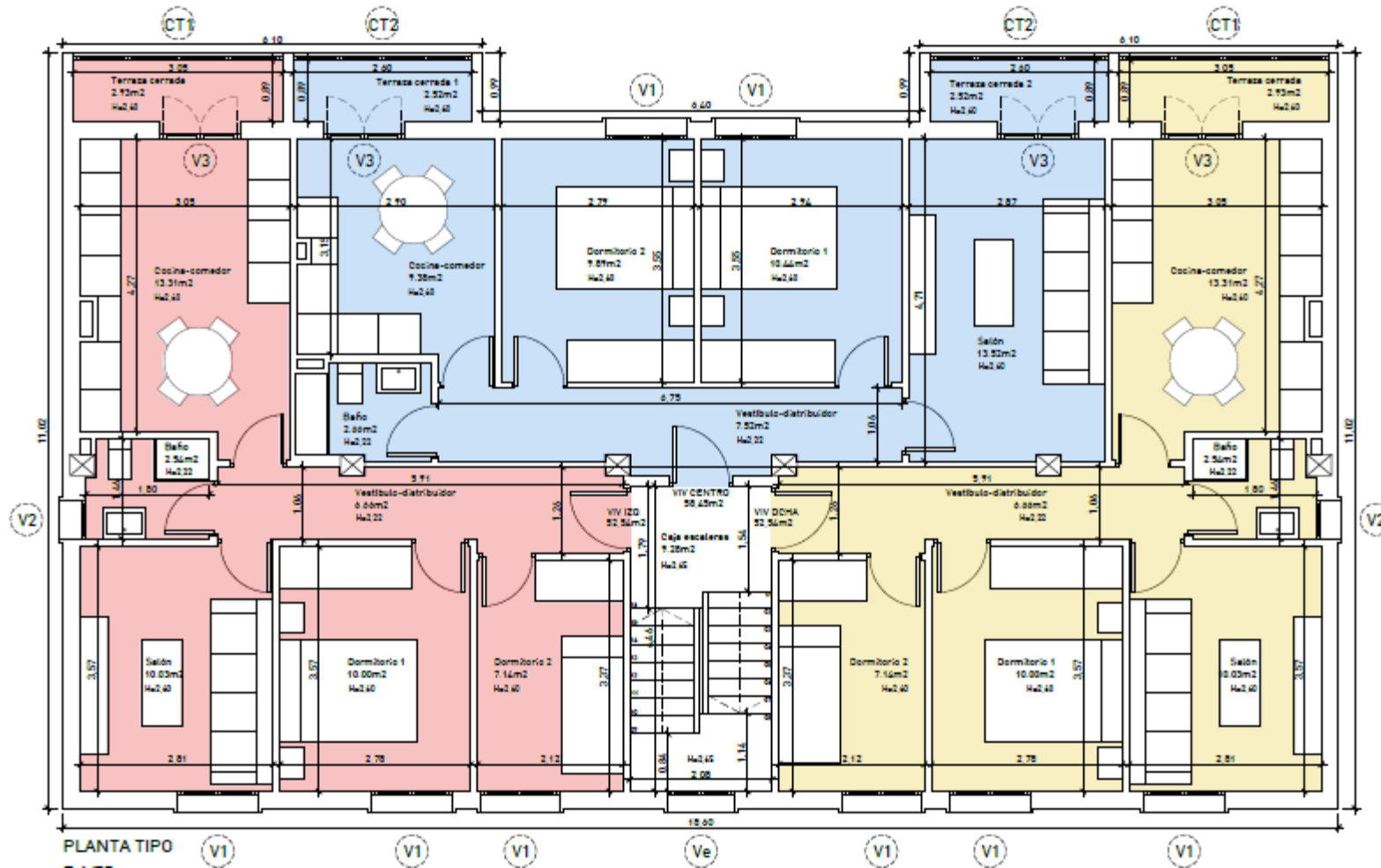


## BUSTALDEA STREET Nº 13, 14, 15, 16, 17

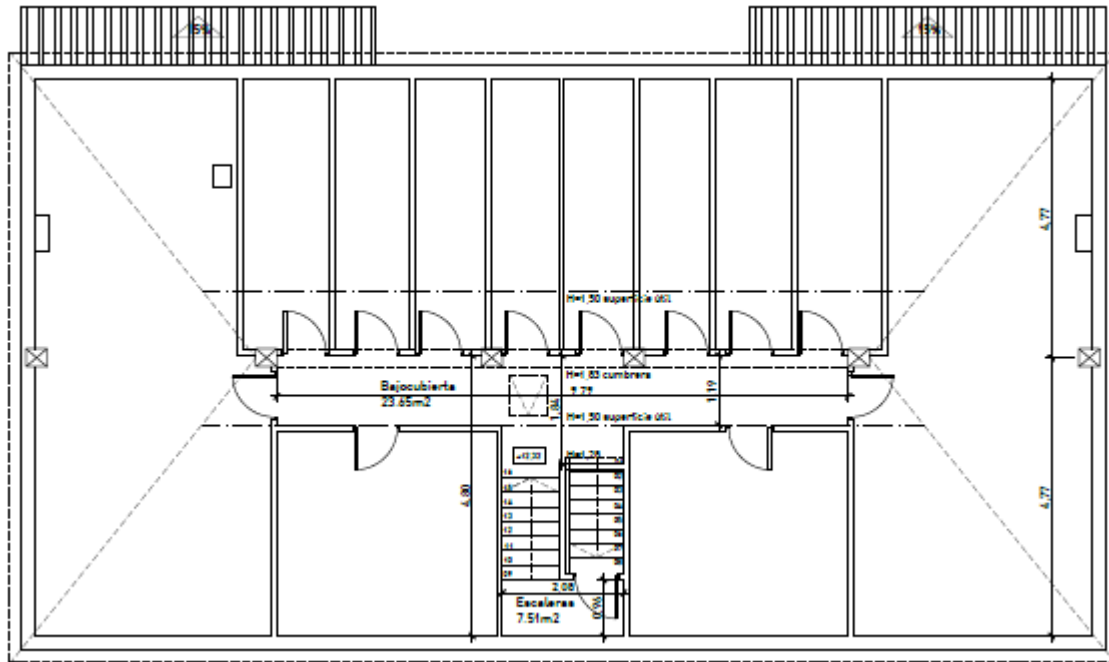
The buildings contain 3 homes per floor with a total of 12 homes per block; the space under the roof is not habitable and integrates storage rooms.

The structure is concrete, based on pillar and beam porticoes supporting one-way slabs and isolated footing foundations.

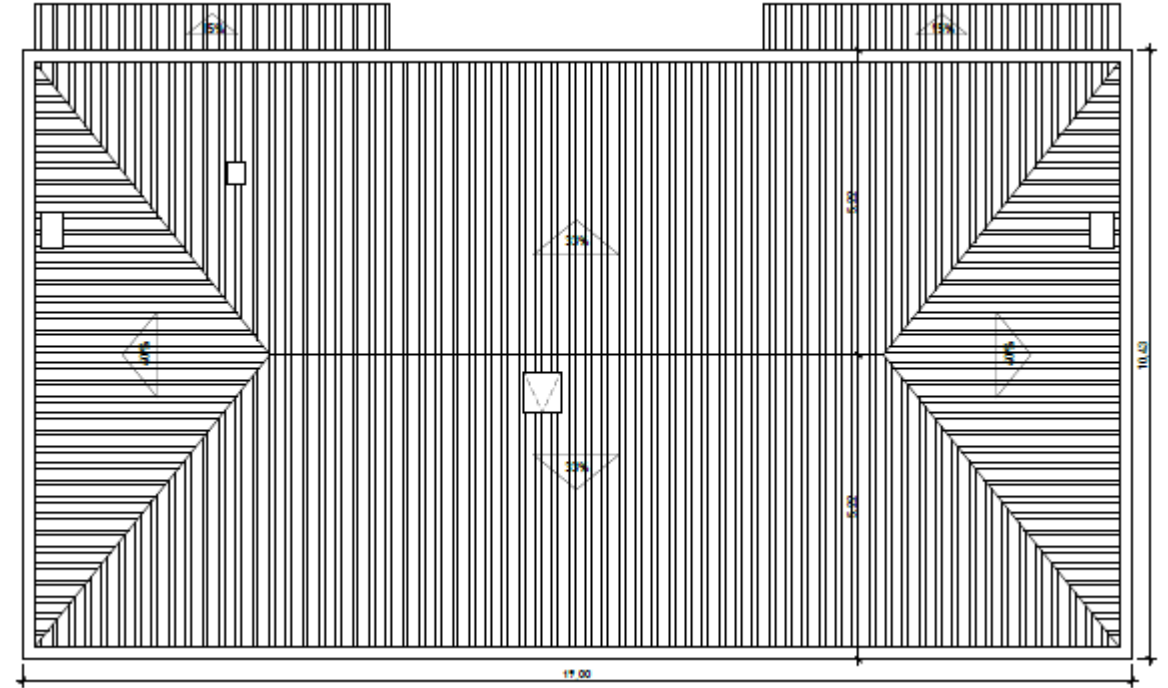
Its envelope, 25 cm thick, is composed of a double sheet of brick with a non-ventilated air chamber and, finally, its roof is gabled and is covered by concrete tiles without thermal insulation.



Planta Tipo / Type floor

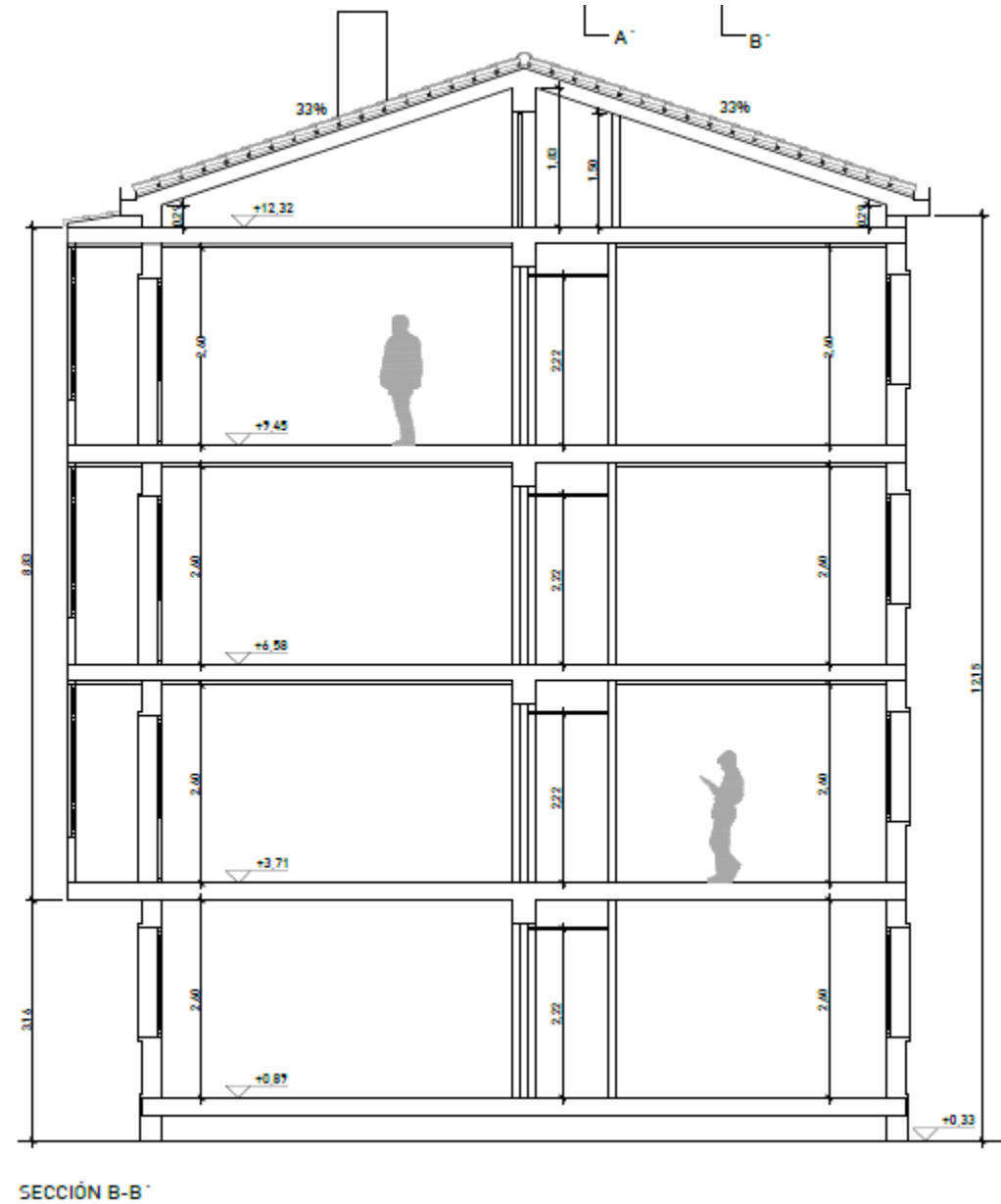
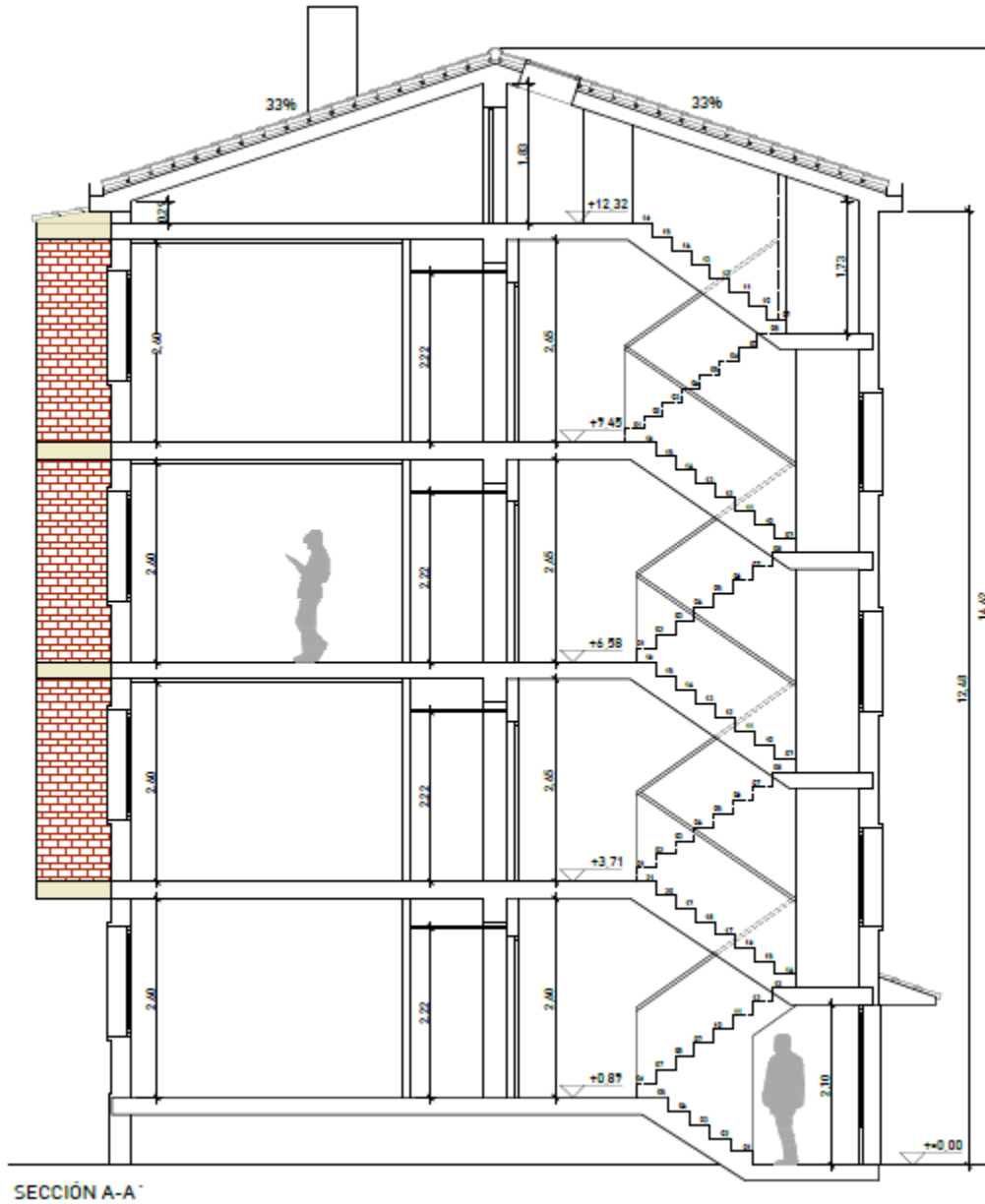


PLANTA BAJOCUBIERTA



PLANTA CUBIERTA





Sección transversal/ Cross section

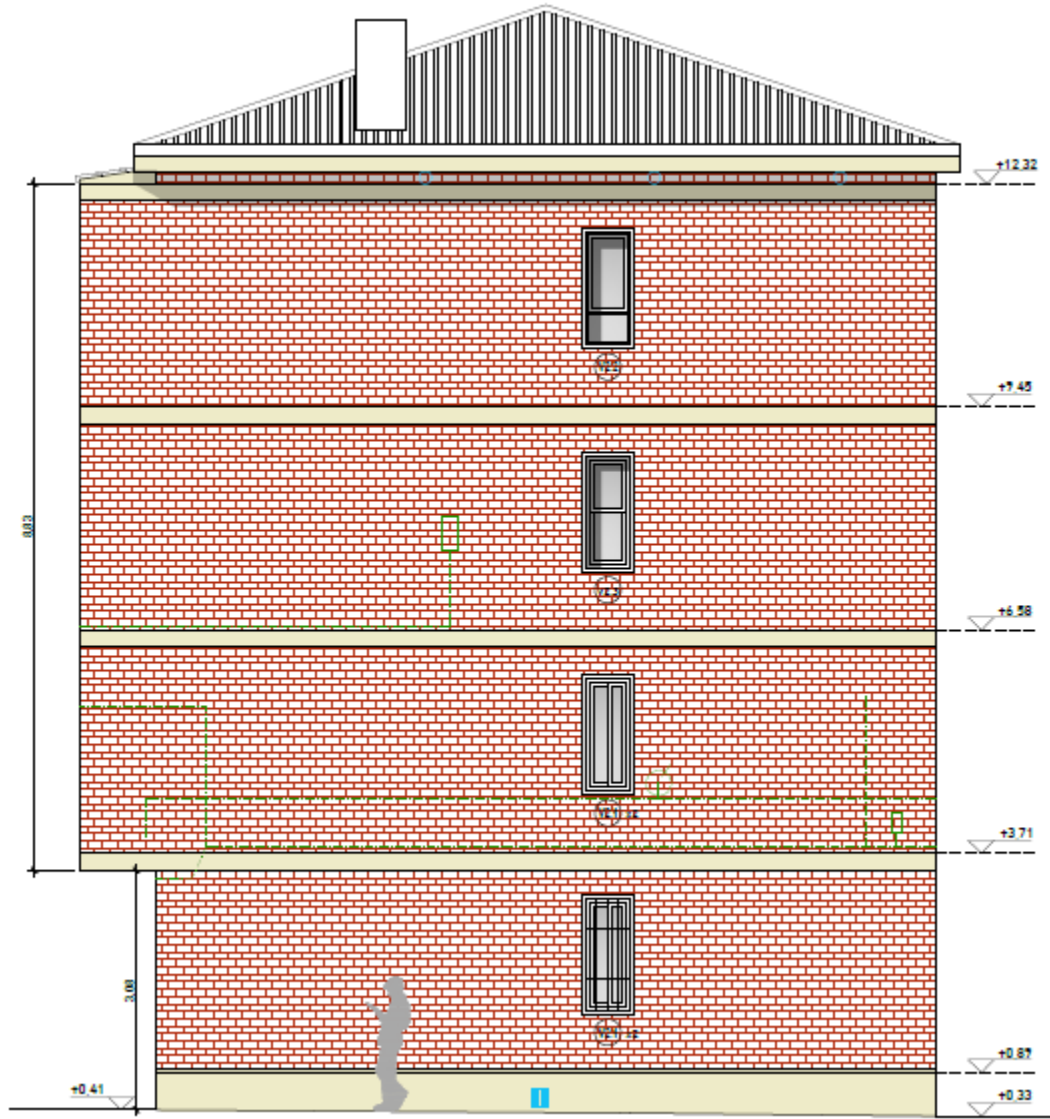






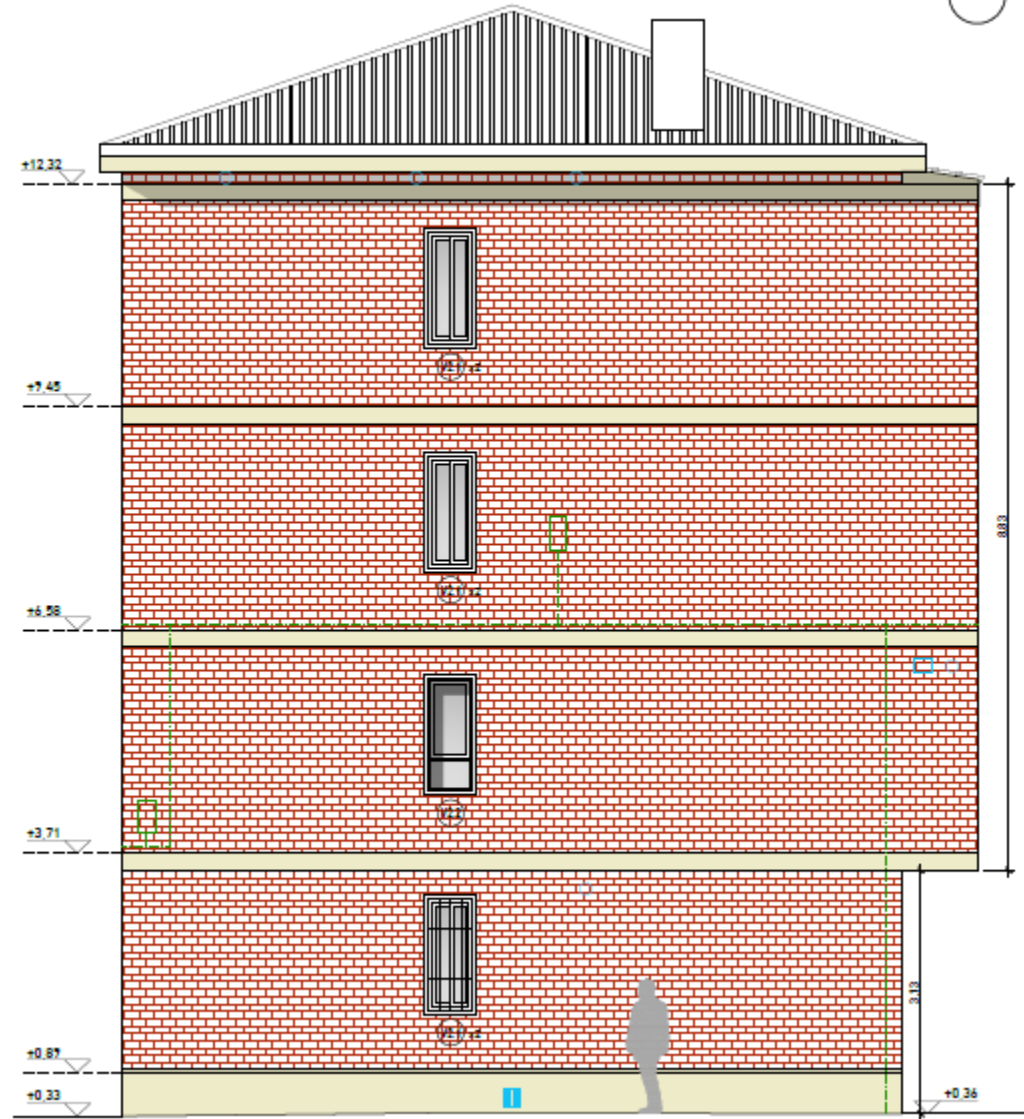
PORTAL nº16  
ALZADO A

Alzado oeste/ West elevation



PORTAL nº16

Alzado sur/ South elevation



PORTAL nº16

Alzado norte/ North elevation



**Dirección de Vivienda, Suelo y Arquitectura. Eusko Jaurlaritza-Gobierno Vasco:**

<http://www.euskadi.eus/gobierno-vasco/vivienda/inicio/>

**Ayuntamiento de Vitoria-Gasteiz:**

<https://www.vitoria-gasteiz.org>

**Ayuntamiento de Vitoria-Gasteiz – Entidades locales menores:**

[https://www.vitoria-gasteiz.org/wb021/was/contenidoAction.do?idioma=es&uid=u\\_288ad294\\_133aad788ec\\_7f9f](https://www.vitoria-gasteiz.org/wb021/was/contenidoAction.do?idioma=es&uid=u_288ad294_133aad788ec_7f9f)

**Plan General de Ordenación Urbana de Vitoria-Gasteiz:**

[https://www.vitoria-gasteiz.org/wb021/was/contenidoAction.do?idioma=es&uid=u\\_394194a9\\_1860b654c4a\\_7e03](https://www.vitoria-gasteiz.org/wb021/was/contenidoAction.do?idioma=es&uid=u_394194a9_1860b654c4a_7e03)

**Catastro de Álava:**

[https://catastroalava.tracasa.es/ref\\_catastral/edificios.aspx?C=59&PO=14&PA=53&S=&lang=es](https://catastroalava.tracasa.es/ref_catastral/edificios.aspx?C=59&PO=14&PA=53&S=&lang=es)

**Ensanche 21 de Vitoria-Gasteiz:**

[https://www.vitoria-gasteiz.org/wb021/was/contenidoAction.do?idioma=es&uid=u64699543\\_17982d6b0fa\\_7e61](https://www.vitoria-gasteiz.org/wb021/was/contenidoAction.do?idioma=es&uid=u64699543_17982d6b0fa_7e61)

**Visor GeoEuskadi. Información geográfica de Euskadi:**

<http://www.geo.euskadi.eus/s69-bisorea/es/x72aGeoEuskadiWAR/index.jsp>

**Centro cívico Hegoalde:**

[www.vitoria-gasteiz.org/hegoalde](http://www.vitoria-gasteiz.org/hegoalde)



Ayuntamiento  
de Vitoria-Gasteiz  
Vitoria-Gasteizko  
Udala