La Borda Cooperative Housing

Laolí
Lacol designs a community-friendly and sustainable social housing

La Fonda housing cooperative is a development driven by the community of Can Batlló - a self-organized initiative to access decent, non-speculative, affordable housing.

The idea for the housing cooperative began in 2012, with the recovery of industrial premises in the Sants neighborhood of Barcelona.

The project is located on public land, and comprises social housing with a 75-year lease. The properties are located on Constellació Street, in a position which borders the industrial area of Can Batlló, but with a façade that looks towards the existing neighborhood of La Bordeta.

Lacol, the cooperative of architects involved since the beginning, was motivated to contribute an alternative solution to the serious housing crisis in Barcelona. This engagement became an opportunity to rethink the production of popular housing from the bottom-up, with the participation of future users.

Re-defining the Collective Housing Program

The concept of La Fonda is to promote community-friendly forms of existence, enhancing the relationships between residents through community spaces, and establishing cooperation between them in the fields of domestic work and care. This is achieved by making certain private spheres of everyday life more visible.

The building program proposes 29 units (of 45, 60 and 75m²) and community spaces that allow for aspects of everyday life to be stretched from the private into the public spheres, thereby enhancing community life. Such spaces include the kitchen-dining room, laundry facilities, guest areas, spaces for health and care, storage, and exterior spaces such as patios and roofs. All of these are articulated around a large central courtyard, which further encourages relationships between residents. This is reminiscent of the cortales - a popular typology in central and southern Spain.
Sustainability and Environmental Quality

The architects’ objective was to build with the lowest environmental impact and to achieve comfortable homes with minimum consumption. This would reduce the costs of access to housing by eliminating energy poverty among users. The designers had a conviction that the best strategy would be to reduce the initial demand of all the environmental vectors (energy, water, materials and waste), prioritizing passive strategies to achieve maximum use of existing resources.

The structure of six floors is of Cross Laminated Timber (CLT), a lightweight, high-quality, renewable material that has a lower energy cost. La Borja is currently the tallest CLT-structured building in Spain.

User Participation

The participation of the future users in the whole process (design, construction and use) is the most important and unique variable of this project. During the design, participation was articulated through the architecture commission, which was the link between the technical teams and the general assembly, and the party responsible for preparing architectural workshops.

Affordability

An indispensable condition of the cooperative was to guarantee access to decent and affordable housing as an alternative for low-income residents. The cost of construction was a determining factor in establishing the value of the monthly rental fee. The project went through two phases to minimize its initial investment. The first achieved the legal minimum that allowed residents to use the building; the second phase will allow the community to complete the remaining developments over time.
거주자가 함께 만들어가는 도시 공감주체의 모범 사례: ‘차 보르도’

라 보르도 주택 조성은 1980년대 초반, 콜레르로 할 풀립의 주택을 점차적으로 인기있는 지역으로서 주택과 공감주체의 관계를 높이는 데 필요한 시도였다. 이 프로젝트는 지역 주민의 직접 참여를 통해 주택을 건설하는 방법을 시도하였다. 이 프로젝트는 주택을 건설하는 과정에서 상호작용과 공감의 공간을 구축하였다. 주택은 주민이 직접 설계하고 건설하는 방식을 통해 제작되었으며, 주택은 주민이 직접 설계하고 건설하는 방식을 통해 제작되었다.

주요한 특징은 주민과 주민간의 상호작용과 상호간의 공감을 통해 주택의 설계와 건설을 진행하였다. 주택은 주민이 직접 설계하고 건설하는 방식을 통해 제작되었으며, 주택은 주민이 직접 설계하고 건설하는 방식을 통해 제작되었다.

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