

University Buildings in Context
Addition and Subtraction

368



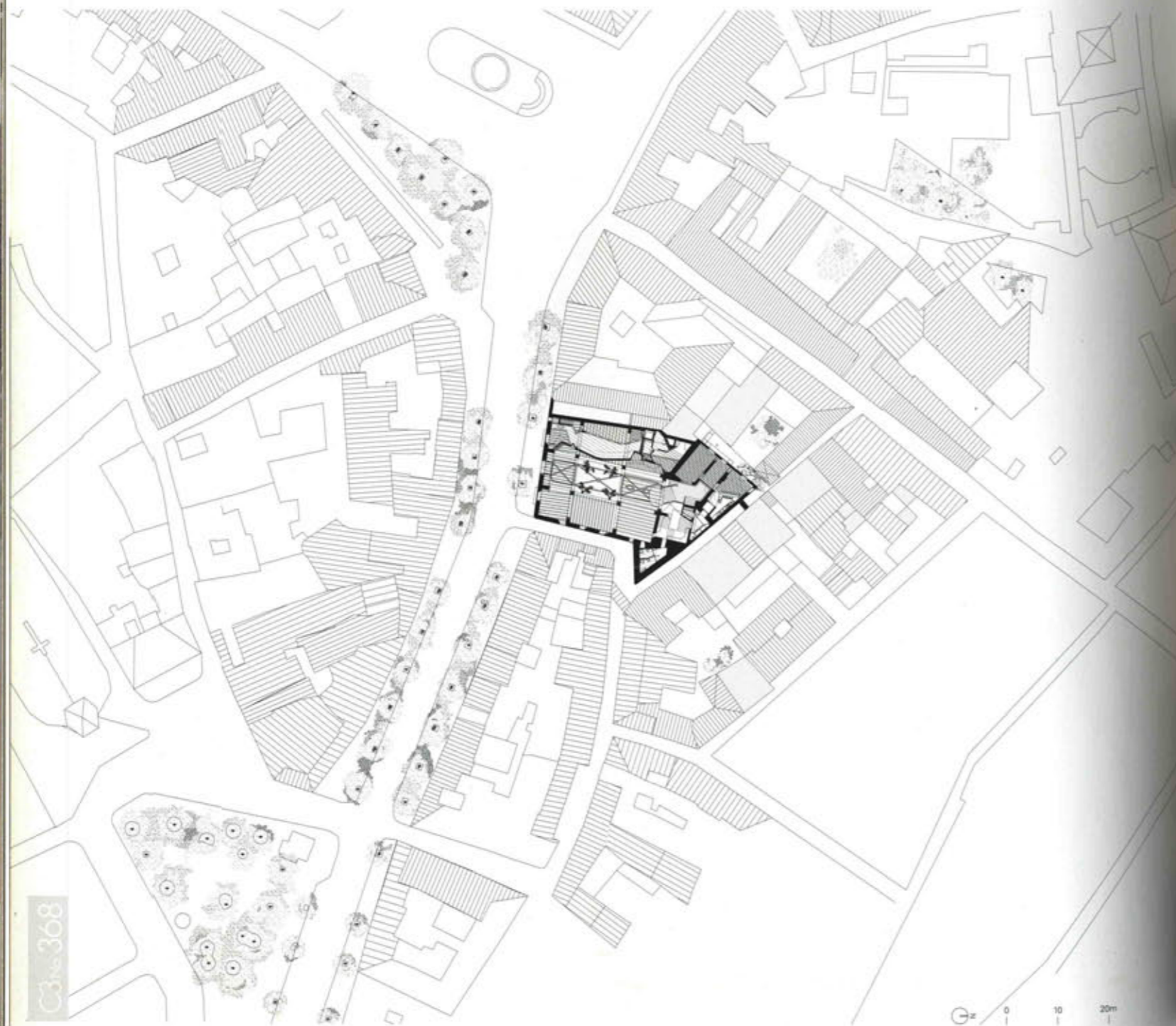
The project converts a former Majorcan family home into a public cultural building for the city of Palma. The new program combines spaces for temporary exhibitions, a house museum in the main floor, a lecture room and offices, and a restaurant at the ground floor linked to the entry patio. The aim of the project is to combine the open, public character of the new program with the domestic qualities of the original building, making possible that these two aspects coexist in parallel, neither dominating the other. The Cultural Center will contain in its walls and spaces the remains of the history of the building's evolution, which at the time represents

the phases that the Majorcan society has been through in several centuries. These traces of time accumulated on the walls and the geometry of spaces that arrived until today, are present in the new building by maintaining the articulation among rooms and the density of light and shadows that conformed the private life of this aristocratic family for years.

The intervention transforms the building from inside out, giving new uses to the existing spaces and reorganizing the circulation through the whole palace. This is obtained by linking natural light to vertical circulation, making the promenade through the center

Casal Balaguer Cultural Center

Flores&Prats + Duch-Pizá



more intuitive and easy to orientate.

The main decisions for the incorporation of the future use have taken place at the ground and top floor, being the middle level preserved as the original state of the family house. At the ground floor, the former patio recovers its semipublic character, an in-between space which relates the street with the interior of the palace. Here the exhibition spaces and the restaurant surround the big patio, to ensure a public use of this level. At the top floor, the rehabilitation of the decayed wooden roof structure gave place to a new library, which enjoys the entrance of natural light through

new lightwells. This activity occurs in the whole plan, organizing the different ambits of reading and research around the courtyard and the dome. One floor above, a lecture room is extended towards a terrace and occupies the roof level. This open air space, surrounded by the folds of the roof and skylights, ends the promenade through the building and links again with the ground floor entry patio.

The Casal Balaguer is present in the historical and social memory of the inhabitants of Palma. Its origins has been dated in the XIII century, extended in the XV century and then again in the XVIII





century. This last baroque stage is the one that gives the building its present character. The new public occupation performed now, supposes a complete rehabilitation of the palace at different levels: constructive, structural, geometrical and of uses. This aim to recuperate all the qualities of the as found state represents a sustainable statement, with the conviction that heritage needs to be reincorporated in an active way in the living cultural dynamics of the city.

발라게르 문화센터

스페인 팔마 시내에 자리한 오래된 저택이 시민들을 위한 문화센터로 탈바꿈했다. 박물관과 전시장을 비롯해 강의실과 사무실, 레스토랑까지 겸비한 지역의 새로운 커뮤니티 시설이다.

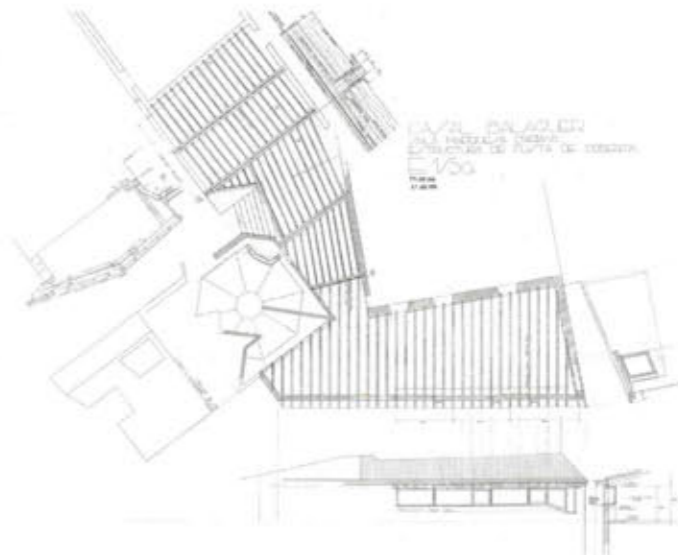
하지만 누구에게나 열려 있는 개방적인 프로그램들이 다소 폐쇄적으로 느껴지기까지 하는 기존의 건물 안에 어떻게 녹아들 수 있을까? 자연히 작업의 핵심은 개방성과 내향성, 그 둘 사이의 중도를 찾는 것으로 귀결됐다. 그리고 이처럼 뚜렷한 목표하에 벽과 바닥 등 기존 건물의 요소나 공간을 대부분 유지하는 방향으로 작업을 진행함으로써, 이 집과 이 도시가 지나는 시간의 커들도 그대로 간직할 수 있게 되었다.

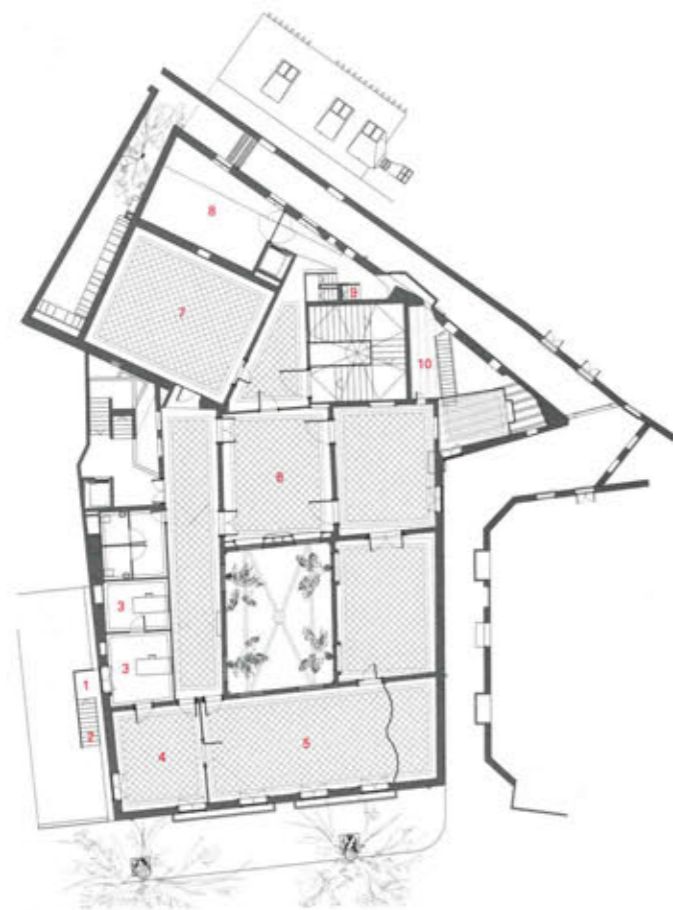
먼저 건물이 완전히 새로운 용도로 활용되는 만큼 전체적인 동선 재배치가 이루어졌다. 계단실에는 천장을 두어 수직 동선과 자연광을 연결한다든가, 방문객이 스스로 자신의 경로를 결정할 수 있도록 아주 직관적인 복도를 둔다든가 하는 것이다.

다음은 공간 재배치다. 1층과 꼭대기 층은 작은 방들을 하나로 합침으로써 커뮤니티 시설에 필요한 대규모 공간을 만들어 냈다. 특히 1층에는 안과 밖, 중간층의 성격을 띠는 파티오가 자리하는데, 이 반공공적인 파티오는 건물 안쪽과 바깥의 거리를 이어주는 다리 역할을 한다. 더불어 전시장과 레스토랑이 그 주변을 둘러싸면서, 1층은 다양한 사람들이 모여서 다양한 활동을 즐기는 진정한 소통과 교류의 장으로 거듭나게 된다.

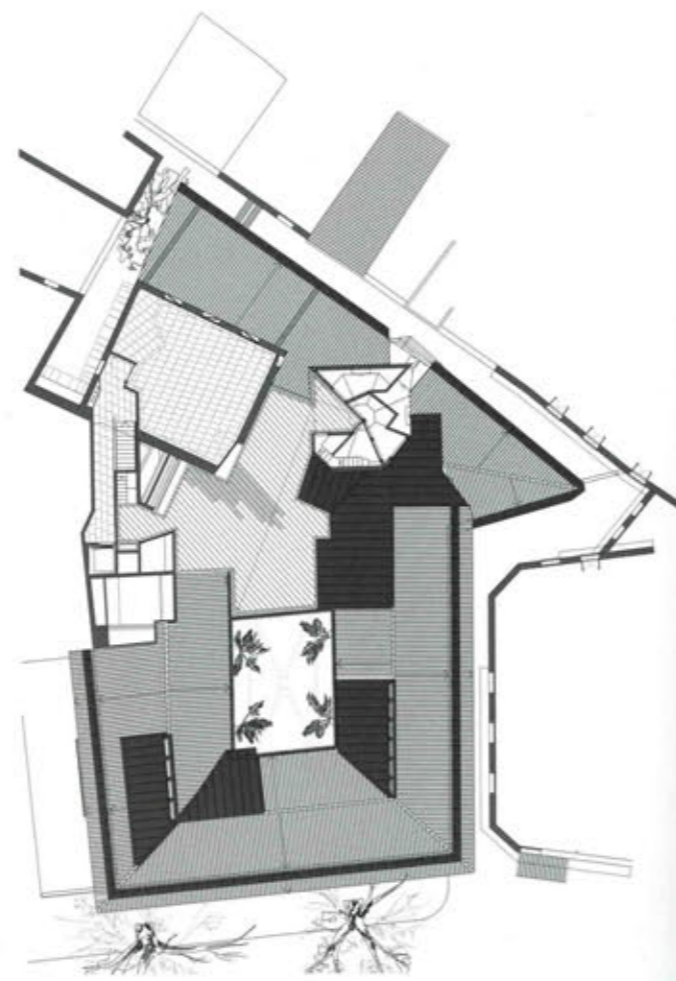
가장 위층에는 도서관이 자리한다. 지붕이 나무로 만들어진 탓에 군데군데 썩은 부분이 있어서 보수공사를 통해 일부분에는 새 지붕을 끼워 넣기도 했다. 때문에 인근의 더 높은 건물에서 문화센터 지붕을 내려다보면 마치 패치워크를 한 듯 옛것과 새것이 오묘하게 뒤섞여 있는 모습을 볼 수 있다.

이렇듯 발라게르 문화센터는 팔마 시의 오래된 기억들을 떠오르게 한다. 뿐만 아니라 그 기억 속에 오늘날 삶의 모습들을 끼워 넣음으로써, 옛것과 새것이 물리적, 의미적으로 결합된, 새로운 차원의 생명을 얻게 되었다.





1. offices' terrace 2. stairs to offices' terrace 3. administration offices
4. Balaguer's studio 5. organ's room 6. chess room 7. exhibition rooms
8. storage of artworks 9. service stairs 10. balcony over triangular room
first floor



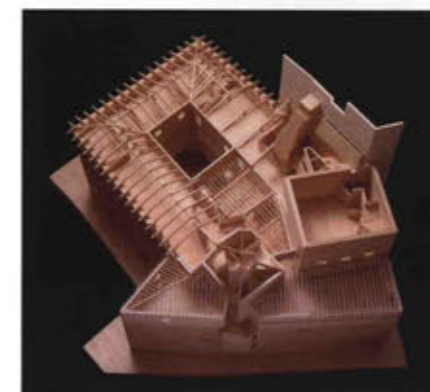
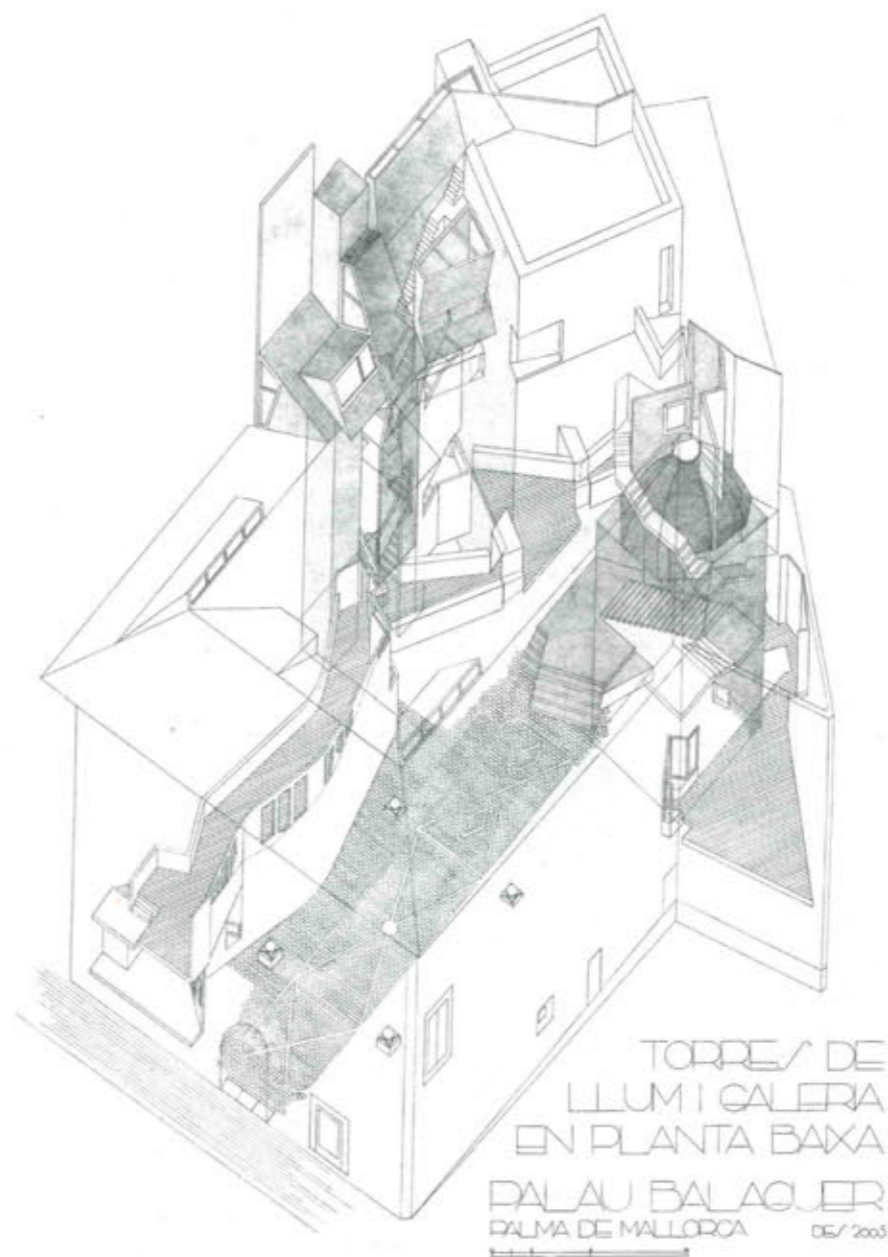
roof



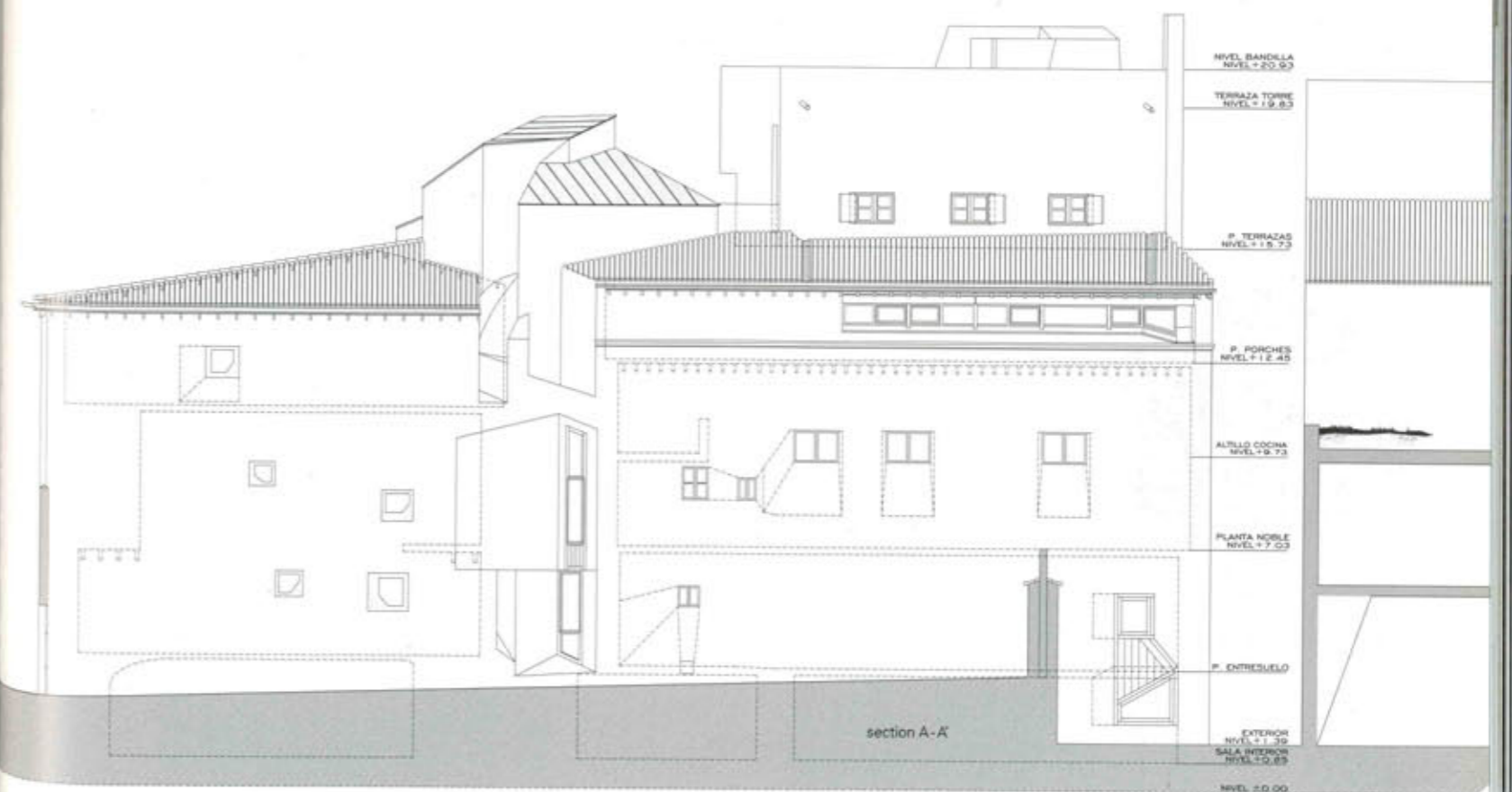
1. main access 2. covered patio 3. outdoor patio 4. interior staircase of exhibition space
5. exhibition space 6. old main staircase to the main floor 7. bar entry
8. area for bar tables 9. bar counter 10. adapted access to bar 11. W.C. 12. fig tree patio
ground floor

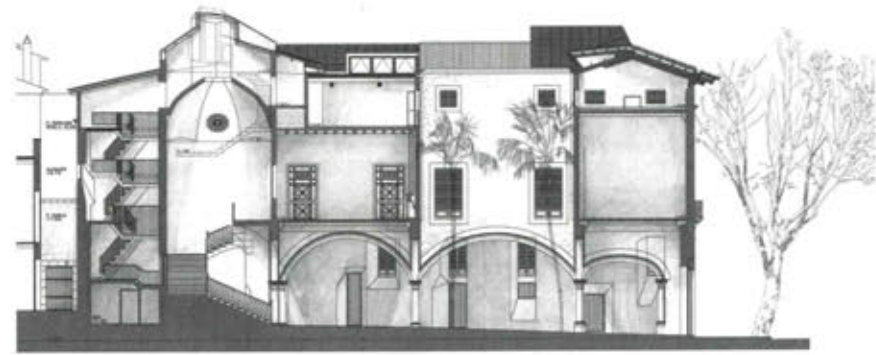


1. workshop 2. wooden staircase to mezzanine 3. installations' shaft
4. new vertical core 5. concrete bench 6. hall on the main floor
7. wooden staircase to terrace 8. existing party wall
second floor

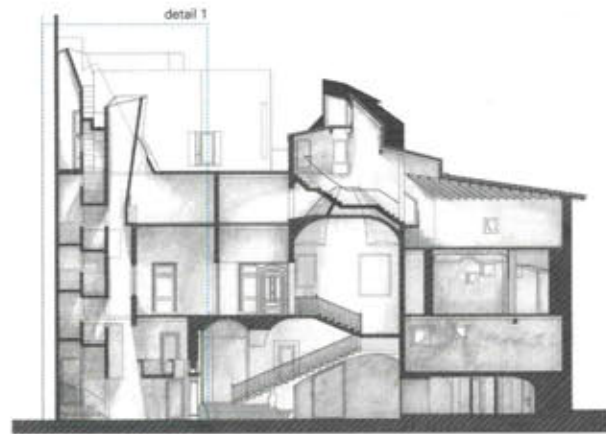


Project: Casal Balaguer Cultural Centre
Location: Calle Unión 3, Palma de Mallorca
Architects: Flores & Prats, Barcelona + Duch-Pizá, Palma
Collaborators: Caterina Anastasia, Ankur Jain, Els van Meerbeek, Cristian Zanoni, Carlos Bedoya, Guido Fiszson, Ellen Halupczok, Julia Taubinguer, Paula Ávila, Nicolás Chara, Eugenia Troncoso, Israel Hernando, Hernán Barbalace, Benedikte Mikkelsen, Mar Garrido, Celia Carroli, Jorge Casajús, Juan Membrive, Oriol Vallis, Tanja Dietsch, Sergi Madrid, Sergio Muñíos, Lucas Wilson, Anna Reidy, Maria Amat Busquets, Fabrizia Cortellini, Veronica Baroni, Elvire Thouvenot, Carlotta Bonura, Francesca Tassi-Carboni, Tomás Kenny
Promoter: Palma City Council / Archaeological advisers: Grupo Arqueotaller
Historical research and documentation: Ma. Dolores Ladaria
Analysis of materials: Lend Consulting / Structures: Fernando Purroy
Program: complete rehabilitation of a baroque palace of palma as a cultural centre, house museum and library specialized in art.
Site area: 870m² / Bldg. area: 2,300m² / Gross floor area: 2,500m²
Design: 1996 _first partial project for the roofs / 2001-2003 _second global project for the building
Construction: 2009-2010 _first phase / 2011-2013 _second phase / 2014 _third phase under construction
Completion: 2014 / Photograph: ©Adrià Goula (courtesy of the architect)

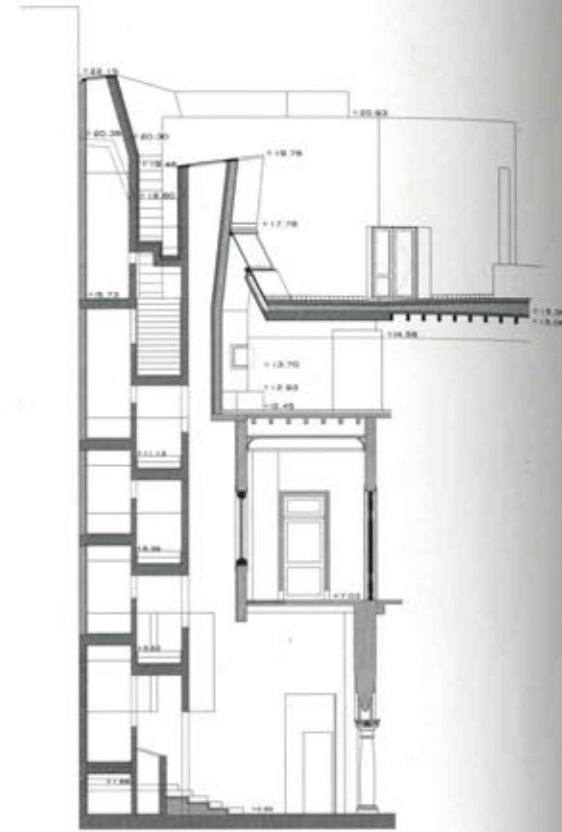




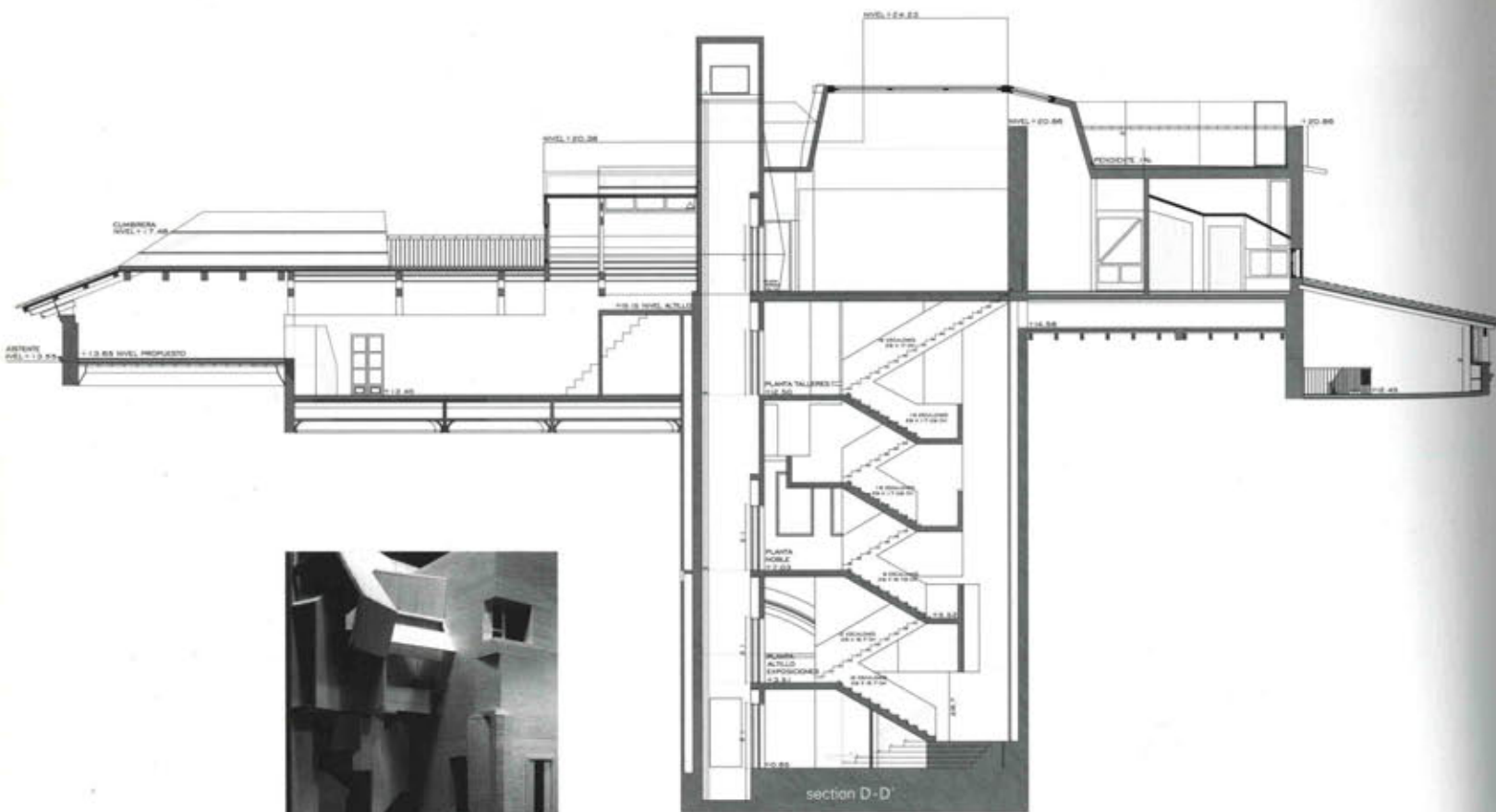
section B-B'



section C-C'



detail 1



section D-D'



