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Mallorca: Social Housing with Local Resources

Prof.in Tina Gregoric

Leonhard Panzenböck

Katharina Urbanek

Invited experts and visiting critics:

Carles Enrich **Carles Enrich Studio**

Carles Oliver **IBAVI, Mallorca**

Luca Volpi **Societat Orgànica, Barcelona**

Student assistant

Bernadette Koller

Integratives Entwerfen ● 15 ECTS ● S2026
Bachelor 253.O90 ● Master 253.O91

Kick Off ● THU 05.03.2026 10:00-13:00
Weekly Meetings ● TUE
Mid Term ● TUE 19.05. ● Finals ● TUE 23.06.2026
Workshops ● 13.04.-16.04.2026 & 26.05 - 27.05.2026

Excursion: Mallorca ● THU 19.03. – TUE 24.03.2026
253.O98 ● 2 ECTS

Institut für
Architektur und Entwerfen
Gebäudelehre und Entwerfen

This design studio examines affordable housing in the context of resource scarcity, climate change, and overtourism, using Mallorca as a case study. The island exemplifies territorial constraints, rising development pressure, and growing competition for housing in central and historic urban areas, where permanently available housing for the local population is increasingly being lost. At the same time, the housing question on Mallorca is closely linked to the climate crisis and the conditions of the construction sector. Rising temperatures and changing climatic requirements intensify the social dimension of housing, particularly for low-income households, making affordability a long-term ecological and social challenge. Building in this context requires both reducing embodied energy in construction and minimizing energy demand during operation. The use of local materials such as stone, earth, brick, and wood, together with passive cooling systems like air wells or wind towers, forms the basis of the design approach and is understood as a fundamental component of contemporary architecture.

Mallorca has gained significant international recognition in recent years for its innovative social housing projects, particularly through the work of the Balearic Institute of Housing – Institut Balear de l'Habitatge (IBAVI), established in 1986. Since 2010, IBAVI has systematically pursued a resource-oriented approach, demonstrating the environmental, economic, and constructive feasibility of building with local materials.

Developed through competitions and close collaboration with leading Spanish architectural studios, these projects are widely regarded as benchmarks in climate-adaptive, resource-efficient architecture. Grounded in the "Map of Resources," they employ locally available materials, climate-responsive typologies, and simple, durable construction techniques, combining high spatial quality with reduced CO_2 emissions, low operational costs, and long-term affordability. Selected projects will be visited and discussed during a multi-day educational excursion.

Informed by IBAVI's strategy and on-site analyses, students will develop design proposals for social housing in urban gaps on selected plots within Mallorca's historic context. From the outset, each project is grounded in one of four construction systems implemented by IBAVI—limestone blocks, local hollow bricks, demolition-aggregate blocks, or rammed earth blocks—which form the primary material basis of the design and are complemented, where necessary, by timber, steel, concrete, and other construction elements. The studio is supported by experts closely involved in recent IBAVI projects, including architect Carles Oliver, author of the "Map of Resources"; sustainability architect Luca Volpi of the engineering office Societat Organica; and architect Carles Enrich, whose practice has realized an award-winning housing project for IBAVI.

Grounded in a research-based design approach, the studio explores how affordable housing can emerge under conditions of limited resources, a changing climate, and historically developed urban structures. Which spatial, constructive, and material strategies enable climatic performance and high spatial quality, and which forms of collective living evolve from these spatial decisions?

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