

PRO MON TORIO

VIVACI GUARDA

GUARDA, PORTUGAL

2008–2005

A community mall
set in the earth of an historical district
that became an urban revival engine

The mono-functional character of the shopping centre has often made difficult its capacity as a programme to generate a well-balanced urbanity. In this regard, projects developed in the consolidated urban fabric, – projects that are able to instil and restore the sometimes lost desirability of historical centres –, have been civically more successful than the peripheral, car-only ex-urban model of big-box retail.

In this context, this small shopping centre in the hinterland of Portugal is inscribed in the heart of the time-honoured city of Guarda, located on the boundary between its historical core and the disqualified 1980s urban expansion. Designed for an extremely narrow and long plot and bridging a grade level difference of 20 metres between the bordering streets, the building comprises 5 levels of retail and leisure in addition to 3 levels of underground parking. Adjoining the slope, it literally functions as a funicular connecting pedestrians from the lower to the upper town.

Besides the supermarket anchor, this unusual ensemble includes nearly 80 shops, 4 cinemas and a food court with views to the city. Inside, the open void evolves in a revolving crescendo in conjunction with the position of the escalators, that culminates in a large hexagonal skylight designed in a kaleidoscopic combination of terrazzo colour stripes identifying each level. The facade suggests itself as an abstraction of the geological metaphor of the slope, with the layers of the floor levels posited as zigzagging panels of white precast concrete elements, occasionally interrupted by fissures of coloured glass.



Location: Guarda, Portugal

Developer: FDO Imobiliaria, SA

Project brief: Community mall in historical centre

Gross built area: 21,900 sq. m (12,250 sq. m below grade)

Gross leasable area: 14,000 sq. m

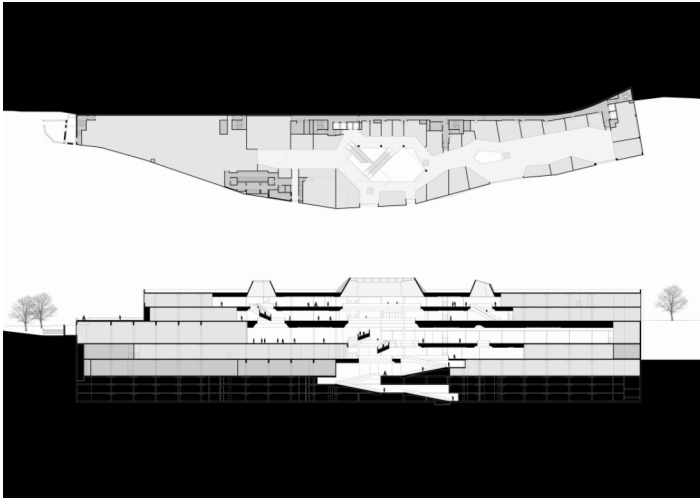
Shops: 82

Parking: 395

Construction cost: EUR 31.4M

Photography: Fernando Guerra, Promontorio (model)

Project status: 2005 (concept design) – 2008 (built and open to public)



A. Roof

Stone floor tiles 50x50cm

Thermal insulation 60mm

Waterproof membrane with bituminous coat

Screed finished to falls 1.5% Minimum pitch

Reinforced concrete slab 250mm

B. Facades

White precast concrete panels with bas relief striae 120mm

Stainless steel dogs imbedded in the concrete structure 40mm

Thermal insulation 40mm

Masonry block wall 110mm

Extruded polystyrene (xps) panel 100mm

Glass reinforcement concrete with plaster finish

Zinc coping

C. Frame systems

Stainless steel tubular frame 100x50x5mm

Flush double glazing w/ 8mm cavity and neoprene membrane

D. Public areas

Ceilings in drywall suspended system 13mm

Pavement

Terrazzo with epoxy paint 10mm

Concrete screed infill 90mm

Reinforced concrete slab 250mm

Handrail

Laminated double glazing w/ 4mm cavity 12mm

Stainless steel hollow tube handrail

U-steel ledge profile 370x10mm

Bulkheads

HEA 100 steel ledge profile 100x100x6mm

L-steel ledge profile 100x50x6mm

E. Landscaping

Granite cube pavement 100x100mm

Settlement 80mm

Sand box 150mm

Compressed land

Granite raised kerb 150x500mm

Granite tiles 60mm

F. Entrance door

Swinging door in stainless steel frame 40x20x5mm

Laminated and tempered double glazing 6.8mm

G. Parking

Concrete containment wall 50cm

Cavity with drainage gutter

Concrete block masonry 110mm

Profiled varnished galvanized steel plate

Concrete hardener on concrete pavement