

luis vidal + architects



m a t t a

s u r

Community centre + CESFAM















# MATTA SUR COMMUNITY Centre +CESFAM

A city that takes good care of its cultural heritage is a city that listens to its past without neglecting its future. This delicate balance between memory and contemporaneity is what a perdurable architecture, committed to contributing to the society, provides. Those are the cornerstones for the Matta Sur Complex. And this is luis vidal + architects' approach to what responsible design means: A contribution to the social dialogue with an environmental commitment. The result is an unprecedented building refurbishment that gives back to the city of Santiago de Chile one of its most iconic constructions. Past, present and future merge in a building that combines modernity with tradition, technology with sustainability, and innovation with respect for the city's heritage.

The Matta Sur Complex consists of **two buildings** located within the same plot: **the former Metropolitan Lyceum of Santiago, built in 1891, which has been restored to host social uses** such as a nursery school, a gym and an auditorium; **and a new-build construction which accommodates the CESFAM** (General Healthcare Clinic).

Both buildings have a total built area of 5,500 sqm that will give support to a community of more than 30,000 users. Located in the centre of the plot between the two buildings is the public plaza. This space provides the community with an open space to promote social encounters, thus becoming the heart of the project.

The plaza not only organizes the space, but it also **acts as a link between the buildings**. Its careful topography, in addition to bridging the differences in elevation between one side of the plot and the other, **allows entry to the buildings at different points and at different levels**.

As a result, luis vidal + architects has achieved its goal: to retrieve and reveal the building's original architectural and aesthetic value, while **establishing a dialogue between the historic building and the new**. Thanks to the work carried out, the Matta Sur Complex has been awarded with an **Honorable Mention at the International Architecture Awards 2022 of the Chicago Athenaeum** and at the **LOOP Design Awards 2022**, a **Merit Award for Historic Preservation at the AIANYS Design Awards**, and a series of First Prizes at the categories of **Best Renovation Project at the ENR Awards 2022**, **Public Building -Built- at the Rethinking The Future Awards 2021**, the **Gubbio Awards 2021**, **Best Mixed Use Building at the PAU Awards 2021**, and **Mixed Use Building -Built- at the Global Future Design Awards 2021**.















# THE MATTA SUR COMPLEX

09

The Matta Sur complex is located at 1799 Chiloé St, (one of Santiago's most important arteries) and the corner of Ñuble St. The 2,485 sqm plot, owned by Santiago's municipality, has a rectangular shape and originally housed the Metropolitan Lyceum of Santiago. The building was built all along the two street fronts, creating a closed corner. **In order to rescue this abandoned building**, graded as a "Building of Historical Conservation", the municipality of Santiago proposed to restore it, while also committing to building **a brand new building to host a General Healthcare Clinic (CESFAM) on the same plot.**

luis vidal + architects accepted the challenge of, on one hand, restoring this historic building, and on the other, designing a new building that integrates harmoniously within the whole. The developed proposal **consisted of a mixed-use block with the ability to give a united and coherent response to every need the project posed, from functionality to spaciality, language, uses and materiality.**

The result is a **public-use block** formed by **two buildings, where historic and modern architecture merge in a unique way thanks** to a careful analysis involving elevations, floor plan and section connections, rhythm and materials. Tying together both buildings is an open space, **the courtyard**, which becomes **the unifying and key element of the project.**

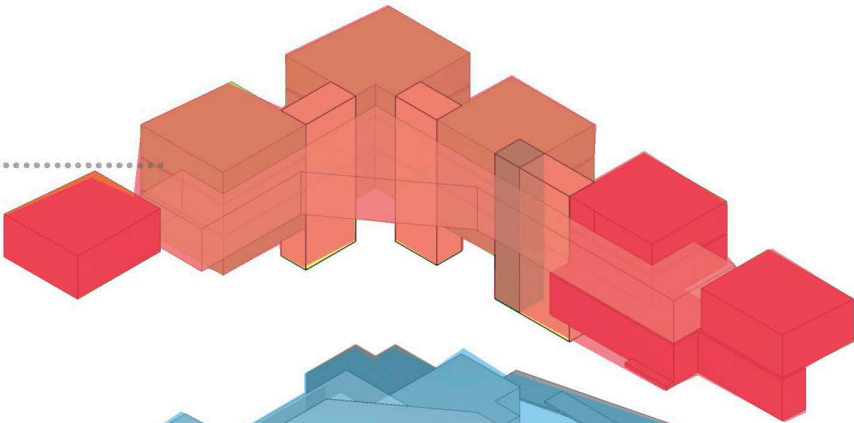
In the Matta Sur complex, luis vidal + architects applies all of the values that define its projects, **approaching architecture from the user experience.** Therefore, **functionality, flexibility, modularity, light, color, texture and sustainability** merge in a block that is fully adapted to meet the needs of the user. These values are reflected in the detailed analysis carried out for the flows, circulations, façades and materials, as well as in the careful selection of vegetation that is placed both within the square and on the new building's green roof.



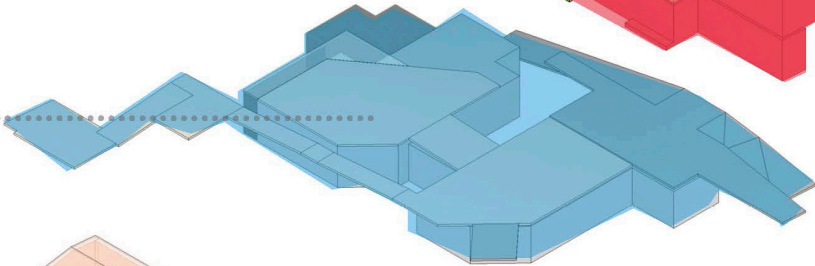
EL COMPLEJO  
MATTA SUR

AXONOMETRIC VIEW\_USES

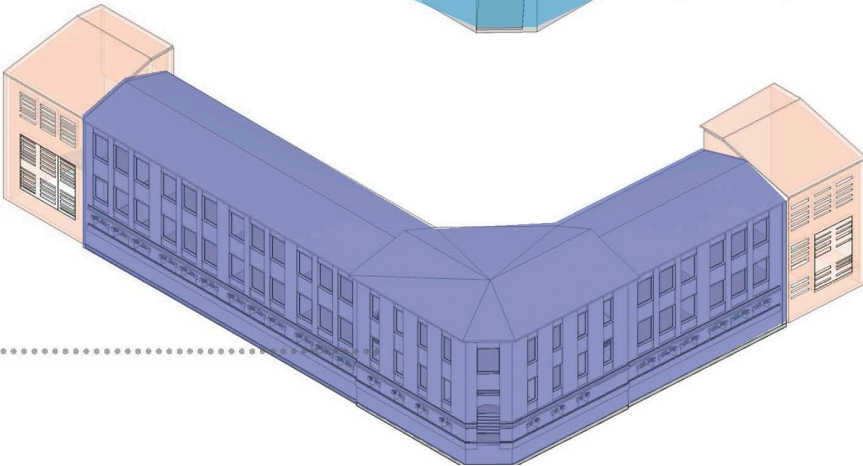
HEALTHCARE Centre



CONNECTIVITY  
AND SERVICES

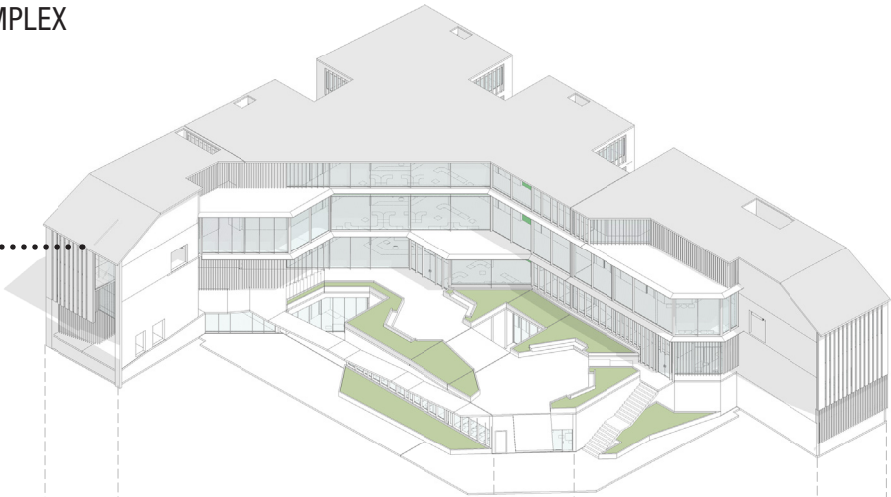


COMMUNITY Centre

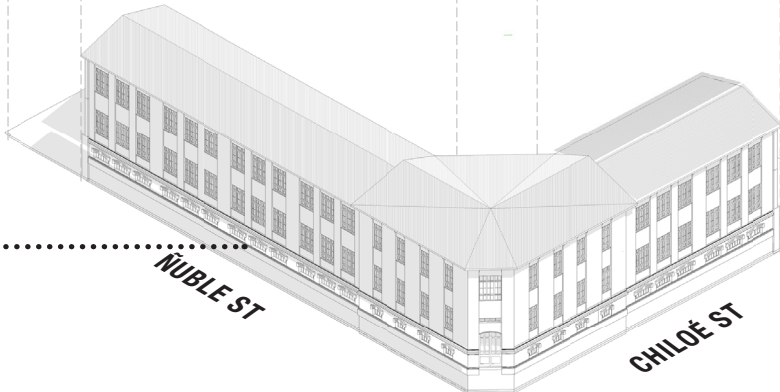


AXONOMETRIC VIEW\_THE COMPLEX

CESFAM



COMMUNITY Centre







FIRST FLOOR PLAN

11



SECOND FLOOR PLAN



# EL COMPLEJO MATTASUR











# 01

# THE SQUARE

Use distribution within the plot generates three different areas: the **community centre**, placed in the historic building, which is located facing the streets in public view. **The CESFAM (General Healthcare Clinic)** placed on the back of the plot, separated from the community centre and favoring the location of the third space, **a new courtyard**. This square articulates both buildings, establishing spatial and visual relations between them.

**The square** acts not only as a space organizer and a **nexus between the two buildings**, but it also **gives meaning to the whole project**: Located in the centre of the plot, two concentric rings circle around it. The first ring contains modes of circulations, while the second one hosts the main uses. Its topography helps in dealing with the differing elevations within the plot. In addition, it allows the entrance to both buildings from diverse points. Therefore, **this plaza becomes the main entrance** to both the CESFAM and the community centre.

Its spatial generosity enables a landscape design that combines **walking paths with sitting areas, vegetation and patios**, which introduce natural light into the areas below ground. The façade of the CESFAM reinterprets the architectural language of the galleries that are part of the community centre, and introduces two materials, glass and wood, in order to **control natural light and maximize building comfort**.





**The square becomes the key element that resolves the functionality of the project,** generating entrances, organizing flows, introducing light and responding to the programmatic needs.

**The main quality of this new urban space resides in its great potential as a public space and meeting place.** Its aim to create community is reflected both on the ground level -with various sitting areas- and in elevation: **the open corridors and galleries of the historic building overlook it,** generating an essential relationship between the building users and those who enjoy the square.

This **courtyard-historic building** dynamic is made complete with the CESFAM, whose glass façade, as previously mentioned, allows for a **great visual and spatial relationship** with the central square, but also contemplates the galleries as a historical object. In this way, **the architectural intervention results in the enhancement of the original architecture.**

Finally, the most interesting aspect of the square is its ability to invert the internal-external façade concept, turning **the internal façades of both buildings into the main ones.** The hermetic external façade of the historic building contrasts with the permeability of the galleries and the glass façade.



# 01 THE SQUARE











# 02 THE HISTORIC BUILDING

The former Metropolitan Lyceum of Santiago was built in 1891. Conceived as a public education building, one of its main purposes since its founding was to house the “José Bernardo Suárez” Primary School for girls; later in 1989, it was turned into an educational centre for adults.

After the earthquake that took place in 2010, however, this historic building suffered many severe structural damages. Cracks all over the structure and damages to internal walls, beams and the roof structure forced authorities to declare it uninhabitable. In addition to the earthquake damages, once abandoned, the robberies, vandalism and the lack of maintenance turned the building into a shell of what it once was.

In order to **restore this protected building**, which was declared a “Building of Historical Conservation” **and start using it again**, the Municipality of Santiago conducted a survey in 2014. Its aim was to determine which type of building use would best respond to the needs of the community. **The survey revealed the desire for a space where cultural and social activities could take place.**

One year later, in 2015, the municipality started a heritage and conservation plan to restore the building, with the criteria for carrying out the intervention being **“the restoration and rejuvenation of the preexisting building”**.



Following this guideline, **luis vidal + architects** developed **a proposal based on respect for the original architecture, while paying special attention to structural elements and materiality.**

In order to develop this proposal, a careful analysis of the preexisting building was carried out. The result of this analysis was accompanied by the decision **to conserve almost 80% of the two-storey building.** The principal actions to be carried out were the following:

- **Structural consolidation and reinforcement, replacing all structural elements that had been damaged.**
- **Roof replacement, as it had been deeply affected by the earthquake.**
- **To make the building compliant with thermal requirements, increasing insulation and implementing HVAC systems, and replacing windows and doors.**
- **Replacement of the gallery floor tiles on the second floor.**
- **To remove non-original elements from previous refurbishments.**
- **To replicate the preexisting with balustrades.**

With this **delicate surgery**, **luis vidal + architects** achieved its goal: **to retrieve and reveal the building's original spacialty, enhancing its architectural, aesthetic and historic value.**

The majestic interior hosts both **social and healthcare uses**, among which we can find a gym, rooms for practicing yoga, a nursery, kitchens for carrying out healthy-cooking workshops and an auditorium.

The general layout of the historic building is in the shape of an "L": two linear pieces merge in the corner, favoring use organization; this volumetric disposition allows **the internal courtyard to become the most central and consequently, the most important space.**

From a functional point of view, **the building is organized as a spine**, separating circulation from served spaces. Therefore, rooms are located parallel to the external façade following its rhythm, while circulation takes place in the corridors that conform the internal façade, overlooking the courtyard. The **main entrance** to this building is located in the corner, which is chamfered, although there is another point of access through the square.

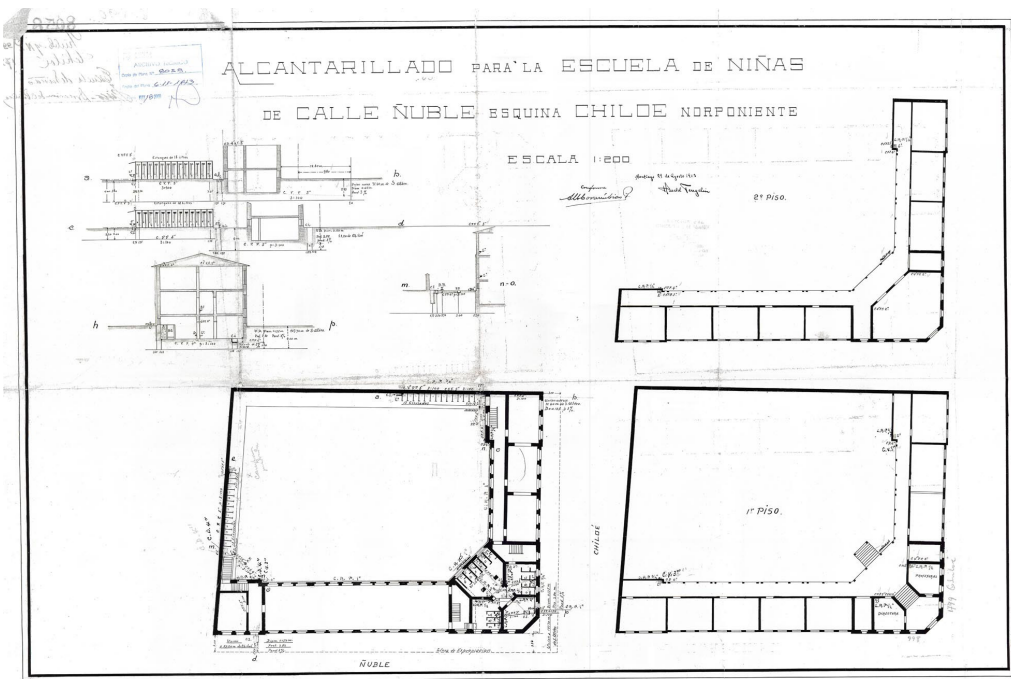
The outcome is **a building that reflects the spirit of the Venice Charter** for the Conservation and Restoration of Monuments and Sites, a set of guidelines drawn up in 1964 that provides an architectural framework for the conservation and restoration of historic buildings. In Matta Sur, the new interventions integrate with the most characteristic elements of the historic building. These interventions use a **contemporary, austere language** that doesn't compete with the historic building style but rather, enhances it.



02  
THE HISTORIC  
BUILDING





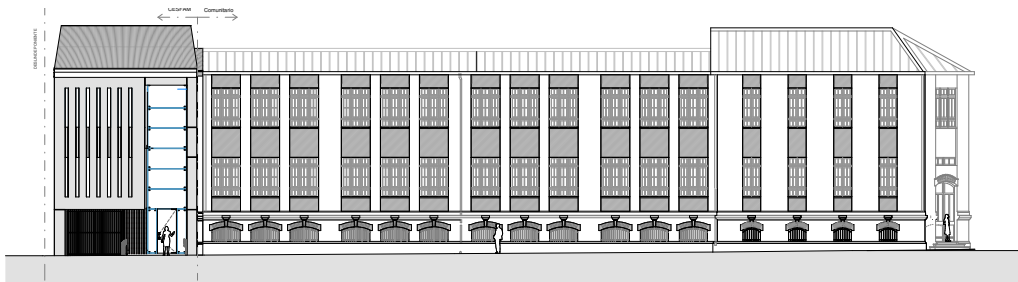


HISTORIC BUILDING PLANS\_ORIGINAL STATE



ÑUBLE ST. FAÇADE\_ORIGINAL STATE

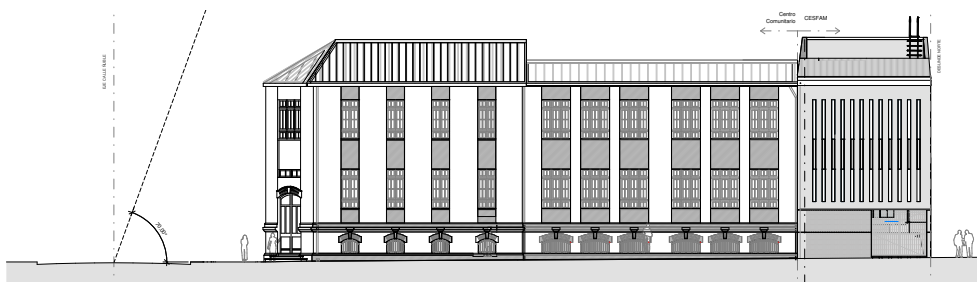
21



ÑUBLE ST. FAÇADE ELEVATION\_AFTER RESTORATION



CHILOÉ ST. FAÇADE\_ORIGINAL STATE



CHILOÉ ST. FAÇADE ELEVATION\_AFTER RESTORATION



02  
THE HISTORIC  
BUILDING







CHILOÉ ST. FAÇADE\_IMAGES



ÑUBLE ST. FAÇADE\_IMAGES



BUILDING'S INSIDE\_IMAGES













# 03 CESFAM

The CESFAM is considered the gateway to the Public Healthcare System. This new centre integrates prevention, treatment and rehabilitation.

This sanitary-architectural program -meant to provide healthcare for 30,000 users -includes the following functional areas:

- **Clinical care areas**
- **Technical support areas**
- **Administration areas**
- **General services areas**

When conceiving a proposal for a new building in an already-built site, luis vidal + architects opted for **reading the existing proposal and extracting from it a solution able to respond in shape and function to the needs of the municipality.**

Utilizing the historic building as a base and considering its general layout, **a new building was designed with the same shape of an “L”, on the opposite part of the plot.** In this way, the site is occupied all along its perimeter, while its centre is left empty, thus creating the square. **The new building looks out onto the street from both sides,** where the vehicular and pedestrian access are located.





Regarding its internal layout, **the new building is organized as a spine**, mirroring the historic building floor plan: **walkways are located all along the interior façade**, serving the **healthcare areas which are placed in the back part, towards the wall**.

Considering **the importance of natural light in healthcare constructions**, luis vidal + architects designed patios that introduce light into the consultation rooms and stairways. Therefore, with **patios** on one side, and **the glass façade** on the other, natural light bathes the CESFAM all along its four storeys.

**The new façade design** follows the criteria established by the existing façades, but it re-interprets the language from an architectural composition and technological point of view. With regard to **the façades that face the street, the strategy is to follow the character of the historic building**, for which a color and geometry study was done. In order to achieve **volumetric unity** with the preexisting building, **windows are designed while respecting the composition, rhythm and lines of the historic building**.

Meanwhile, **the façade that faces the square** is designed according to the existing galleries. The proposed façade consists of a **double skin made out of vertical timber slats and behind, a glass curtain wall**. The outcome is an open façade that integrates harmoniously with the existing one, creating a space characterized by its coherence and unity.





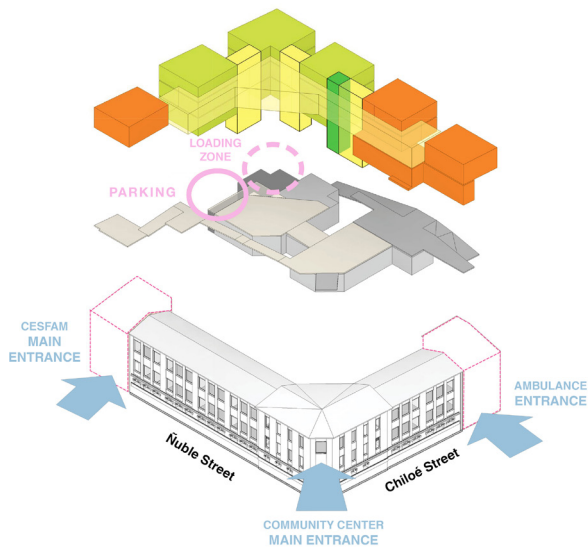




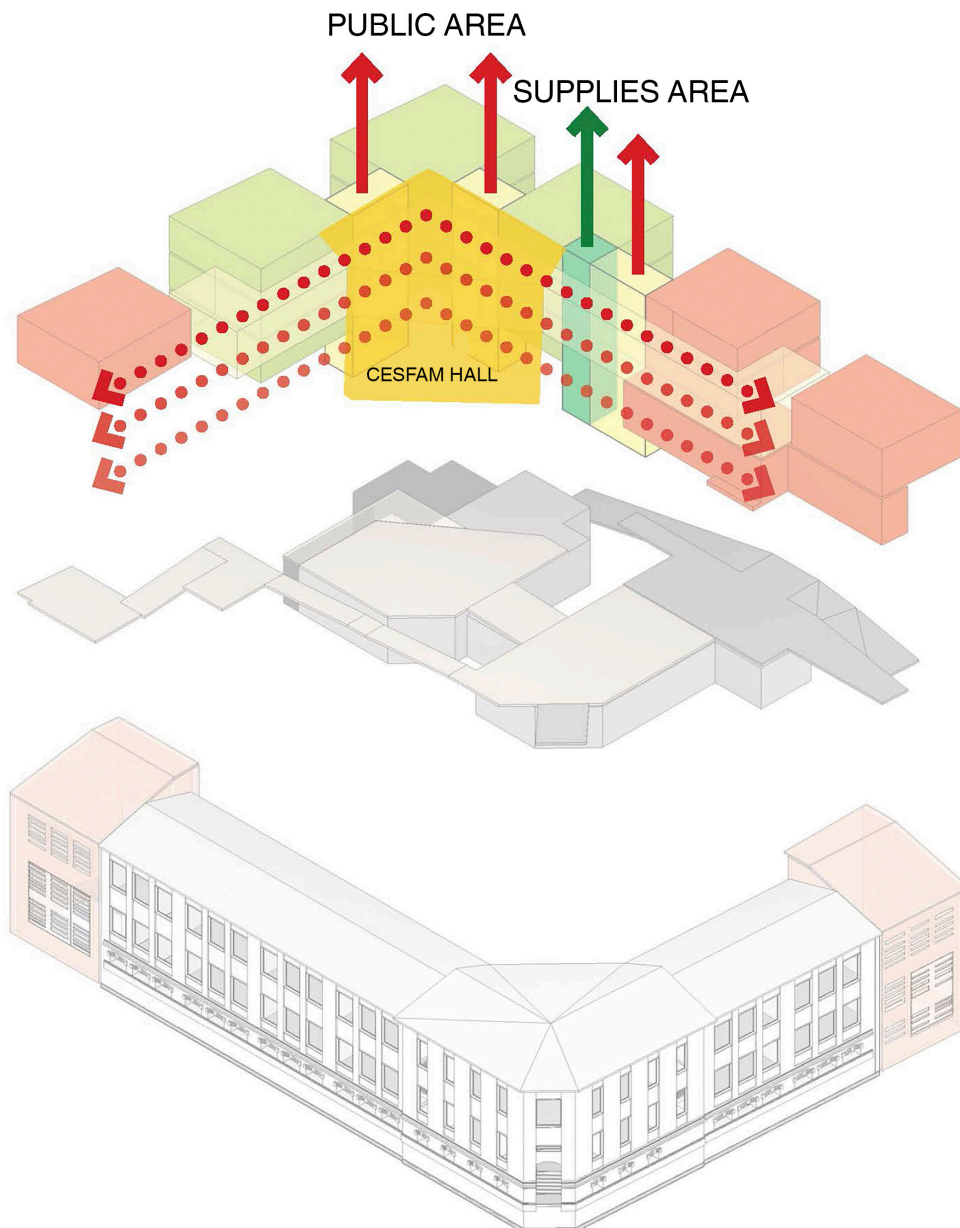








## ACCESS SCHEME

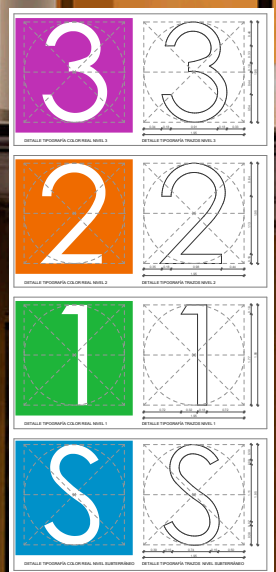


## AXONOMETRIC VIEW\_FLOWS







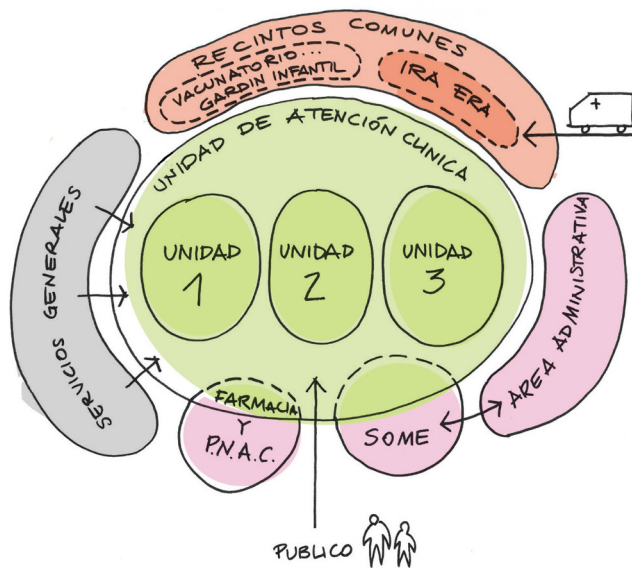


COLOR CODE

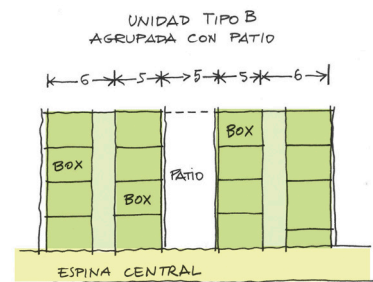
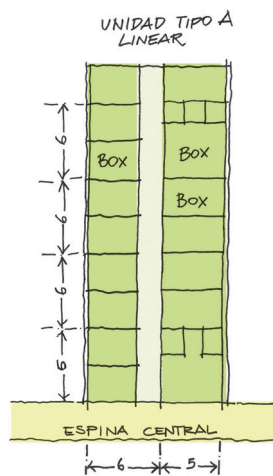
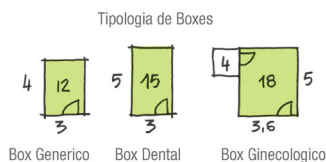
CESFAM  
MATTASUR  
SANTO AGU



## USES SCHEME

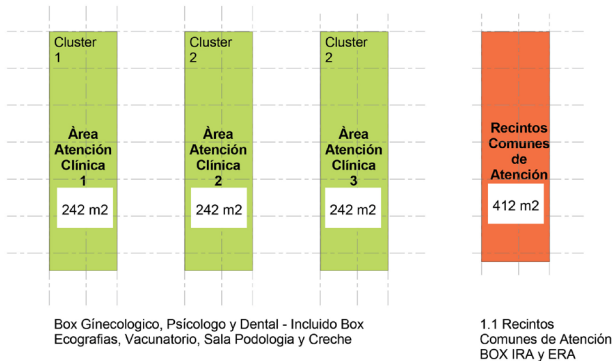


## BOX TYPOLOGIES

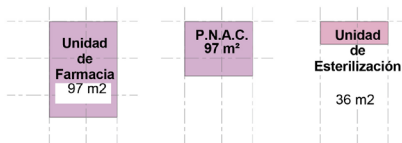


## AREAS BY USE

### 1/ MEDICAL ATTENTION AREA AND COMMON AREAS

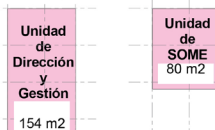


### 2/ TECHNICAL SUPPORT AREA

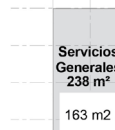


### 3/ ADMINISTRATIVE AREA

234 m<sup>2</sup>



### 4/ GENERAL SERVICES AREA



### 5/ OUTDOOR SPACES





# DATA SHEET

**Year Built**

2021

**Client**

Ilustre Municipalidad de Santiago

**Architects**

luis vidal + architects

**Team**

João Abreu - David Ávila - Bernat Burguera - Valentina Chisci -  
José Ignacio Comparini - Sebastián Cruz - Marta Cumellas - Juan  
Francisco Letelier - Arturo López-Bachiller - Carlos Maldonado  
- Concha Millán - Enrique Pérez - Patricia Plath - Raúl Rosado -  
Santiago Sánchez - Paola Seguel - Encarnación Serna - Gabriel  
Sgorbini - Óscar Torrejón - Italo Veas - Luis Vidal

**Built Surface**

5,500 sqm

**Contributors**

José María Jiménez, Cristian Schaad, COBE,  
Estudio de Paisaje Arbolaria, One Geotecnia

**Stage**

Built

## BUILDING CHARACTERISTICS

The Matta Sur Community Centre and CESFAM (General Healthcare Clinic) consists of two buildings located on a 2,485 sqm plot. The first one, declared a "Building of Historical Conservation", has been restored. It is divided into three levels (ground floor, first floor and second floor). The second building is a newly built, four-storey building organized in a ground floor, first floor, second floor and third floor. Both buildings are connected on their respective second floors, generating a flow between the CESFAM and the community centre; they are also linked on the first floor through the central square, which is conceived as a place for sharing and meeting.



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