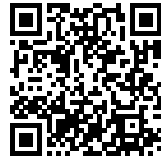




POLARIS NORTH BUILDING

Posted on July 20, 2023 by martabuges



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The existing building is to be replaced by a new, efficient, representative and functional building that will promote internal and commercial activities in the immediate surroundings. The demolition of the upper building volume allows for unconstrained growth from the ground floor, generating a reception area in the form of a loggia with a large porticoed area. Five floors are added on top of this plinth, containing perimeter work areas and a central core with a new distribution of building services and vertical communications. On both sides of the core, two courtyards provide additional light to the work areas.



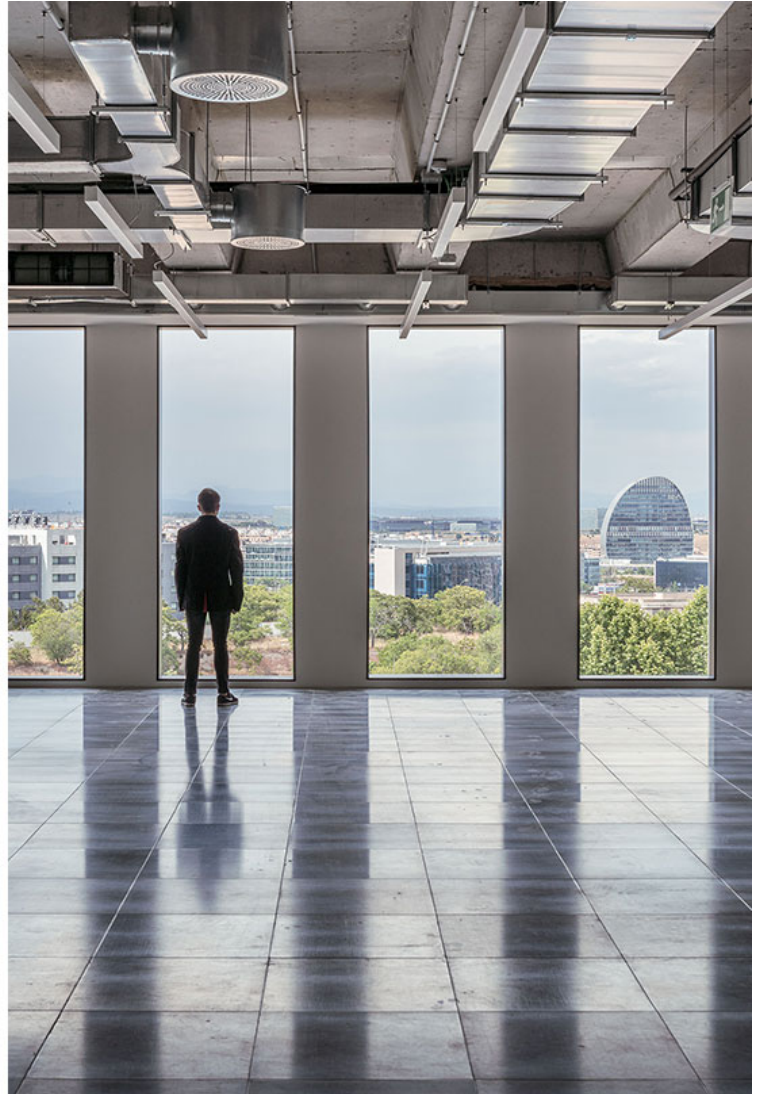
A prefabricated modular façade is defined by elements that adapt to the different climatic and lighting conditions. To the north, the opaque section of the façade is expanded to reduce costs and energy losses; to the south, the envelope is set back, creating a green strip for sun protection; on the east-west façades, the prefabricated concrete mullions are inclined to increase the shaded area.

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The definition of a perimeter structural line in coordination with the façade and the use of post-tensioned slabs allows for a functional scheme of free plan in the work areas, providing versatility in terms of operations.

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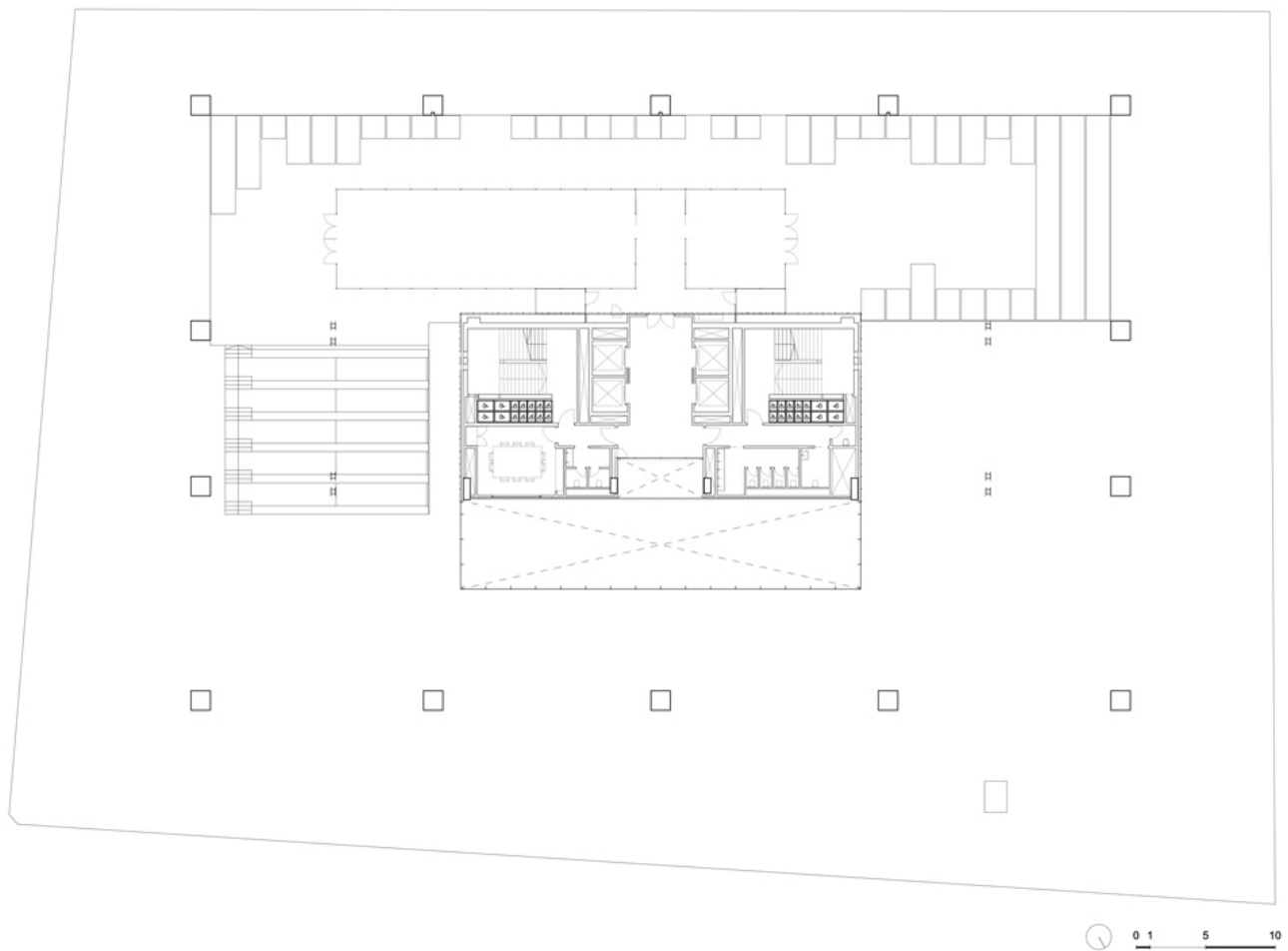
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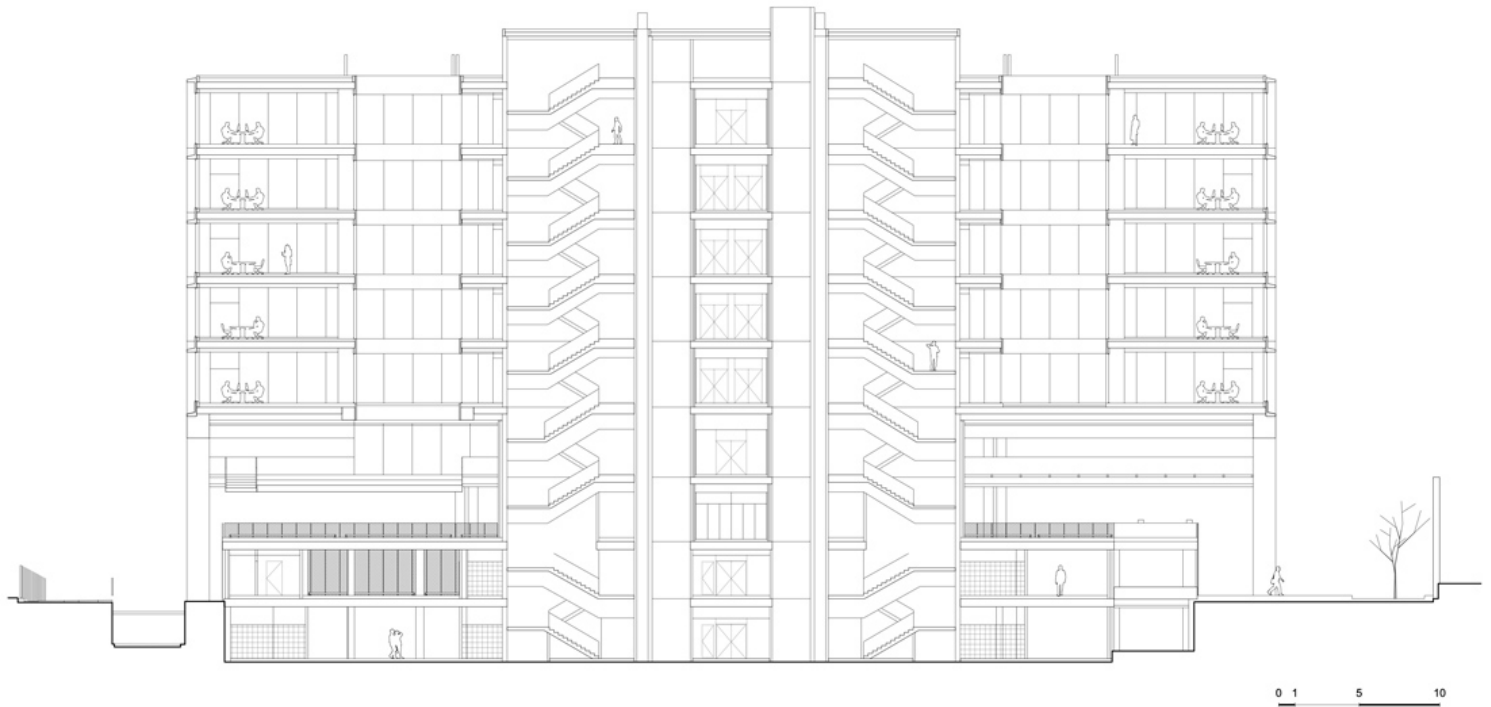
The open-plan spaces are designed with high thermal and acoustic performance that can guarantee the achievement of international LEED and WELL certification. The project provides a new general envelope for the building, resulting in an update in both aesthetic and technical terms. Its overall energy performance is optimized, and the necessary levels of user comfort are ensured.



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