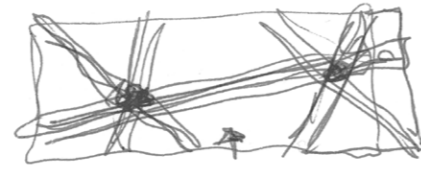


Offices for Regional Government Andalucía on Picasso Street

Seville, Spain



REPORT

The re-interpretation of what we can call "the traditional building block" is the creative and unique asset of this office project that houses the departments of the Ministry of Promotion and Housing of the Regional State of Andalucía.

The size that the foreseen office program demanded, would imply a building with a massive impact on its adjacent surroundings. Instead, Cruz y Ortiz reinvented the definition of a standard courtyard block in order to diminish and verify the mono-functional programming: within the rectangular building plot a set of crossing office wings act as if they were independent volumes, formed with a certain grade of freedom and kept together with a continuous façade. Once these volumes reach the boundaries of the rectangular plot, the intersection gives them an appearance, as if free from gravity. The therewith arisen appearance of the total building provides unexpected views from street level, meanwhile guaranteeing a correct and comfortable urban profile and street border.

The building counts eight floors above ground and four basements. The ground floor has a pedestrian (public) access through a large porch preceded by an inviting square in the central part of the building. The access contains three entrance flows: one for the general public and two laterals for the assembly hall.

The program contains furthermore a day-care, located adjacent to the semi-courtyard opposite of the entrance area. The semi-enclosed exterior spaces are in between courtyards and street parks, they remain unbuilt and both improve the urban conditions of the surroundings as the views for the employees from the office wings.

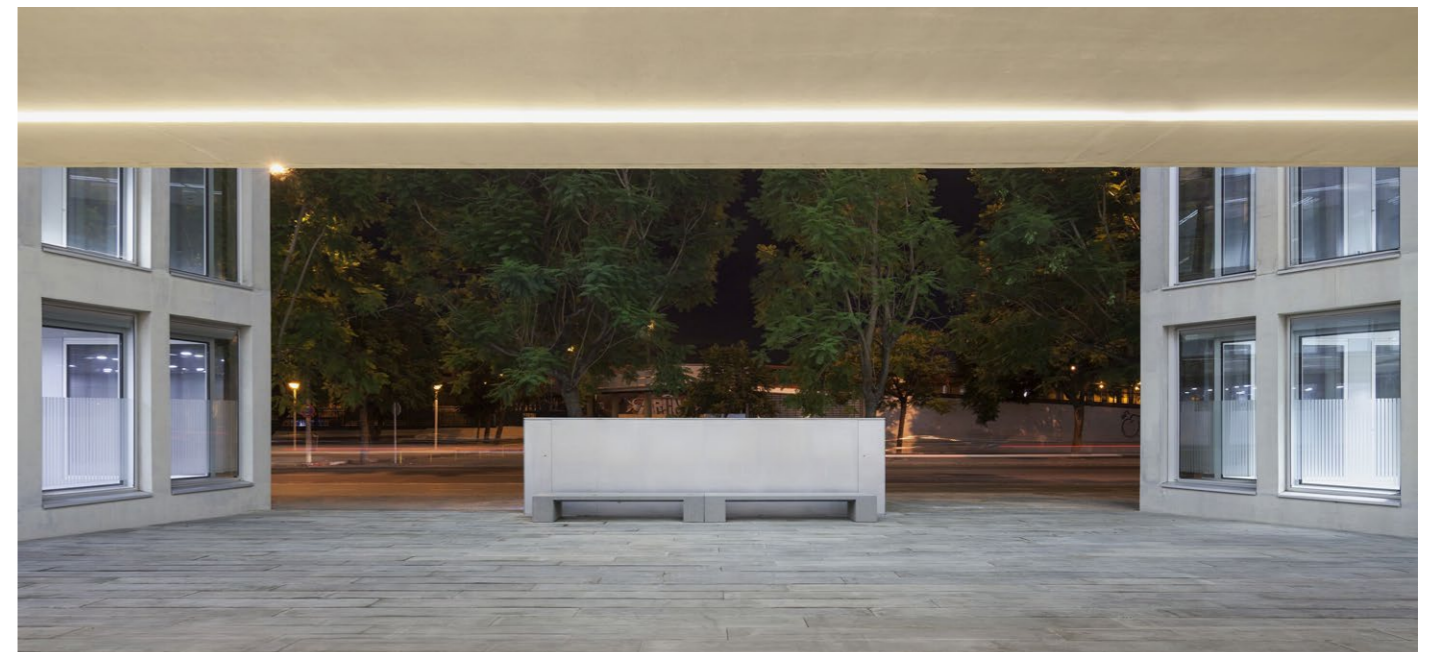
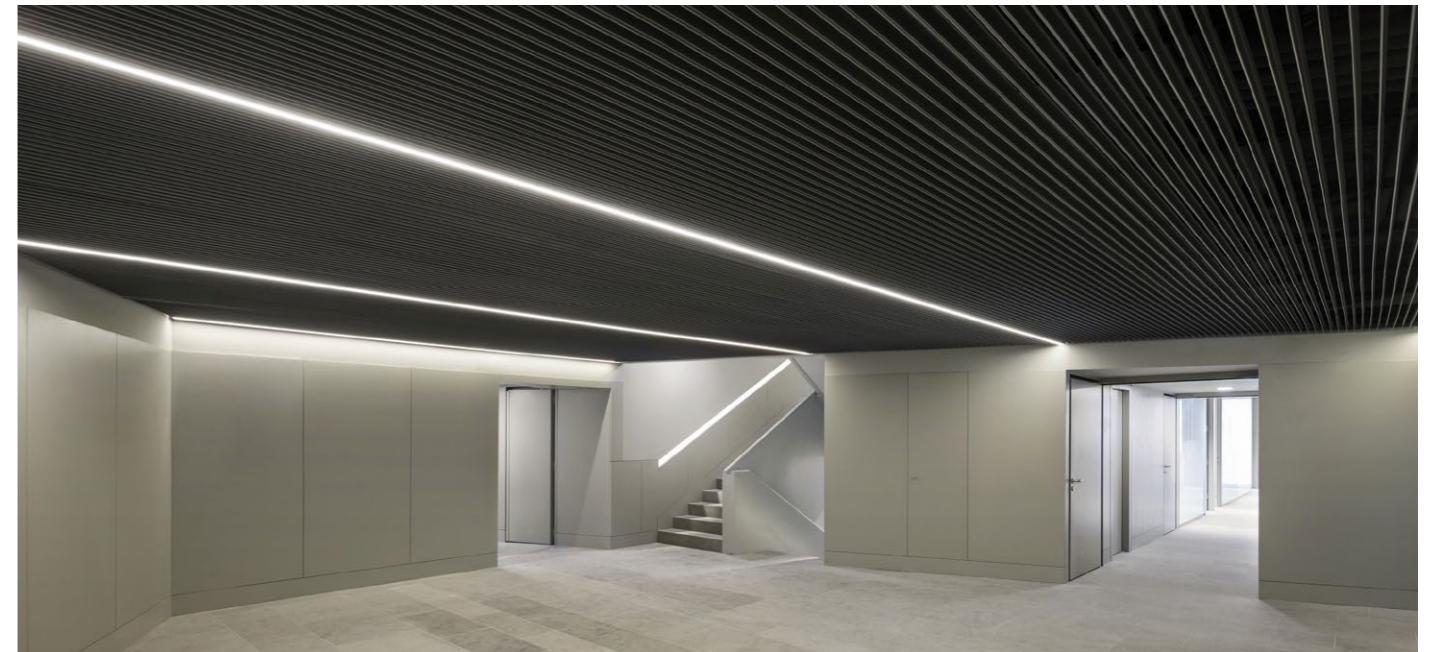
The areas reserved for offices are spread over the wings offering different orientations, interrelation and interaction each time. At the intersection of the volumes, the common areas and the circulation cores are placed, with the common uses. The last floor takes advantage of the sloping roof, under which smartly the air handling units and other installations are accommodated.

In general the constructive façade enables free spans of 12.40 m in the office wings, giving great flexibility for any lay-out: from concentration rooms, project rooms, until open work areas. The building contains a high repetitive component in structural width and window-grid and has a high passive performance.

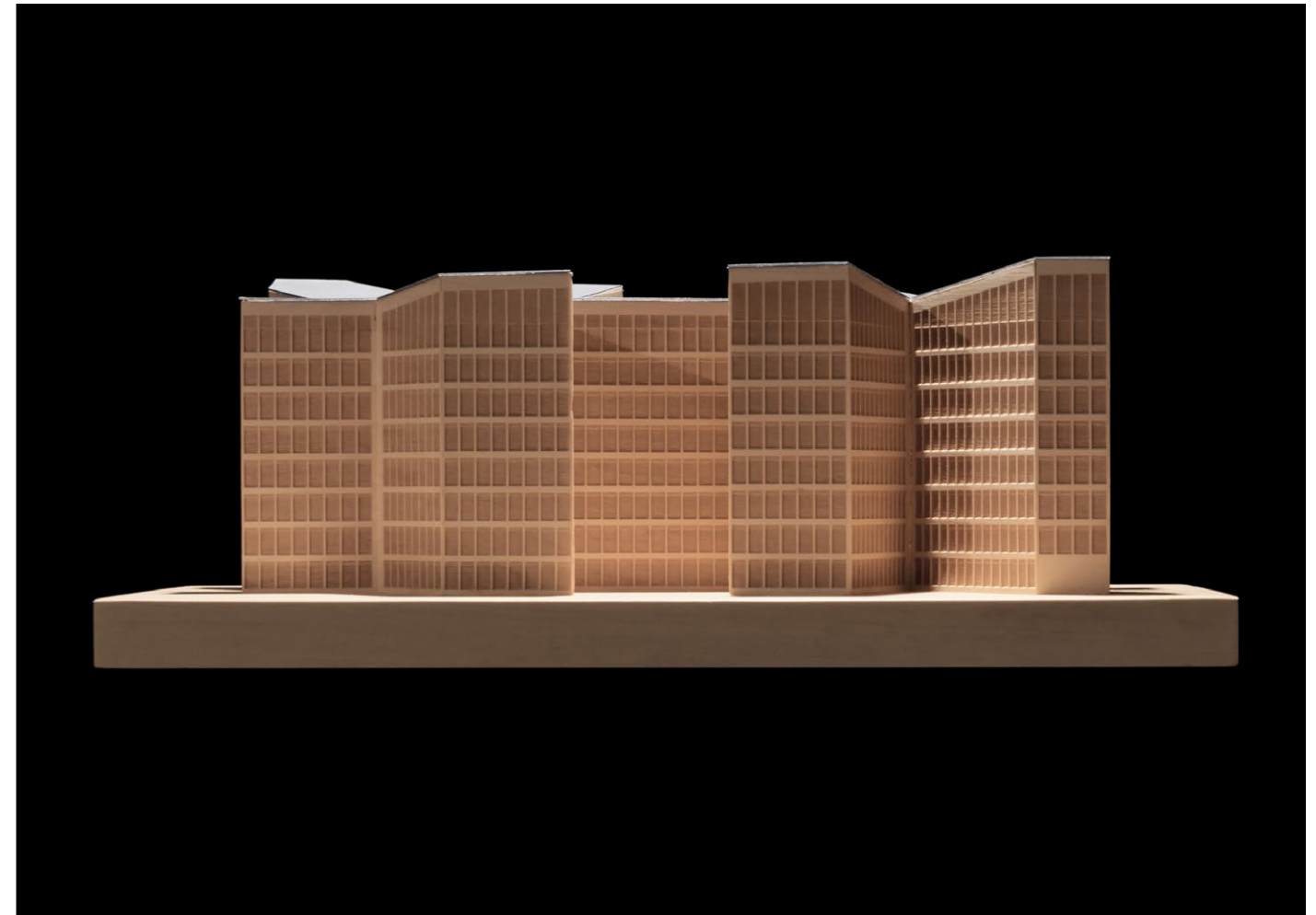
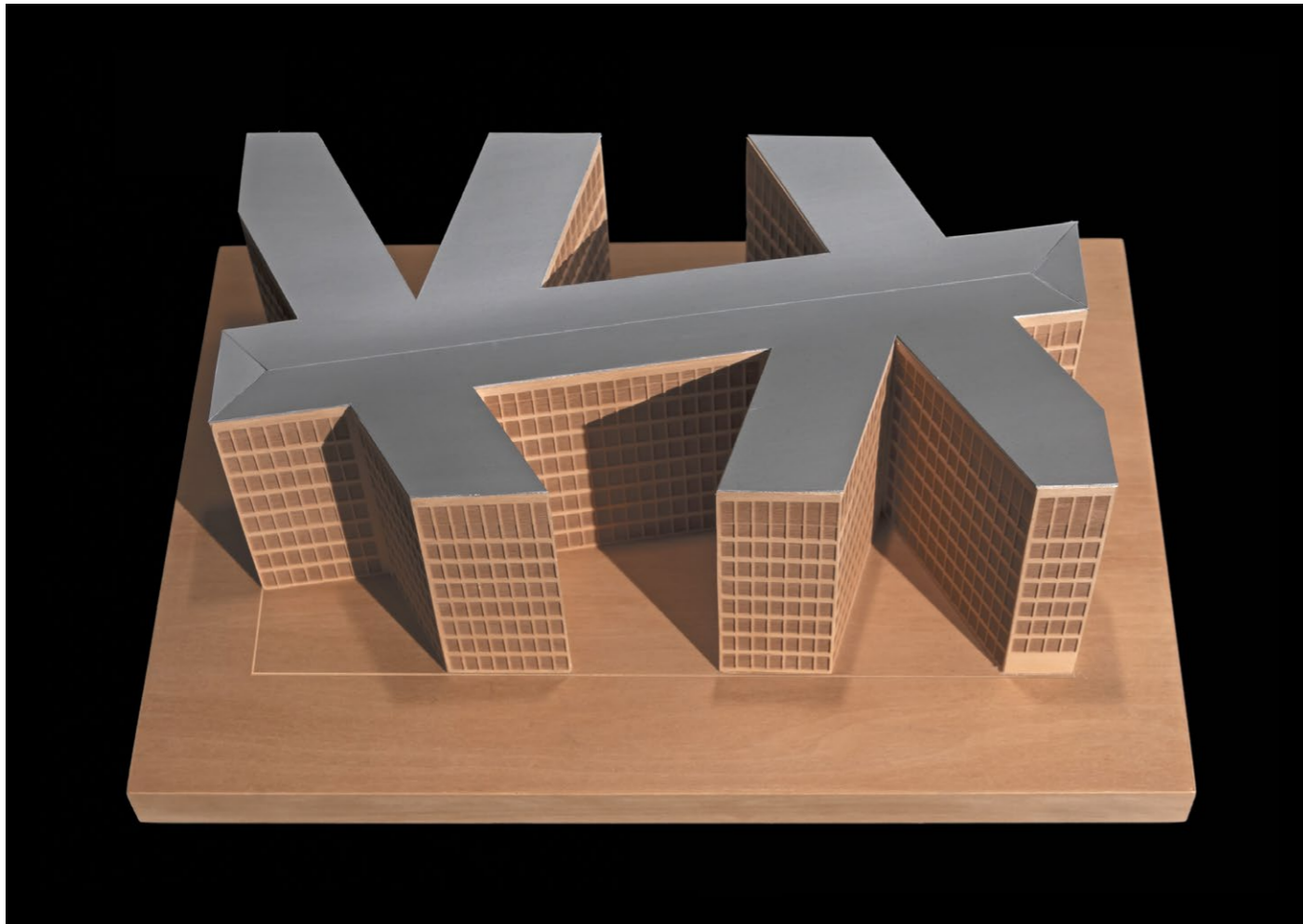
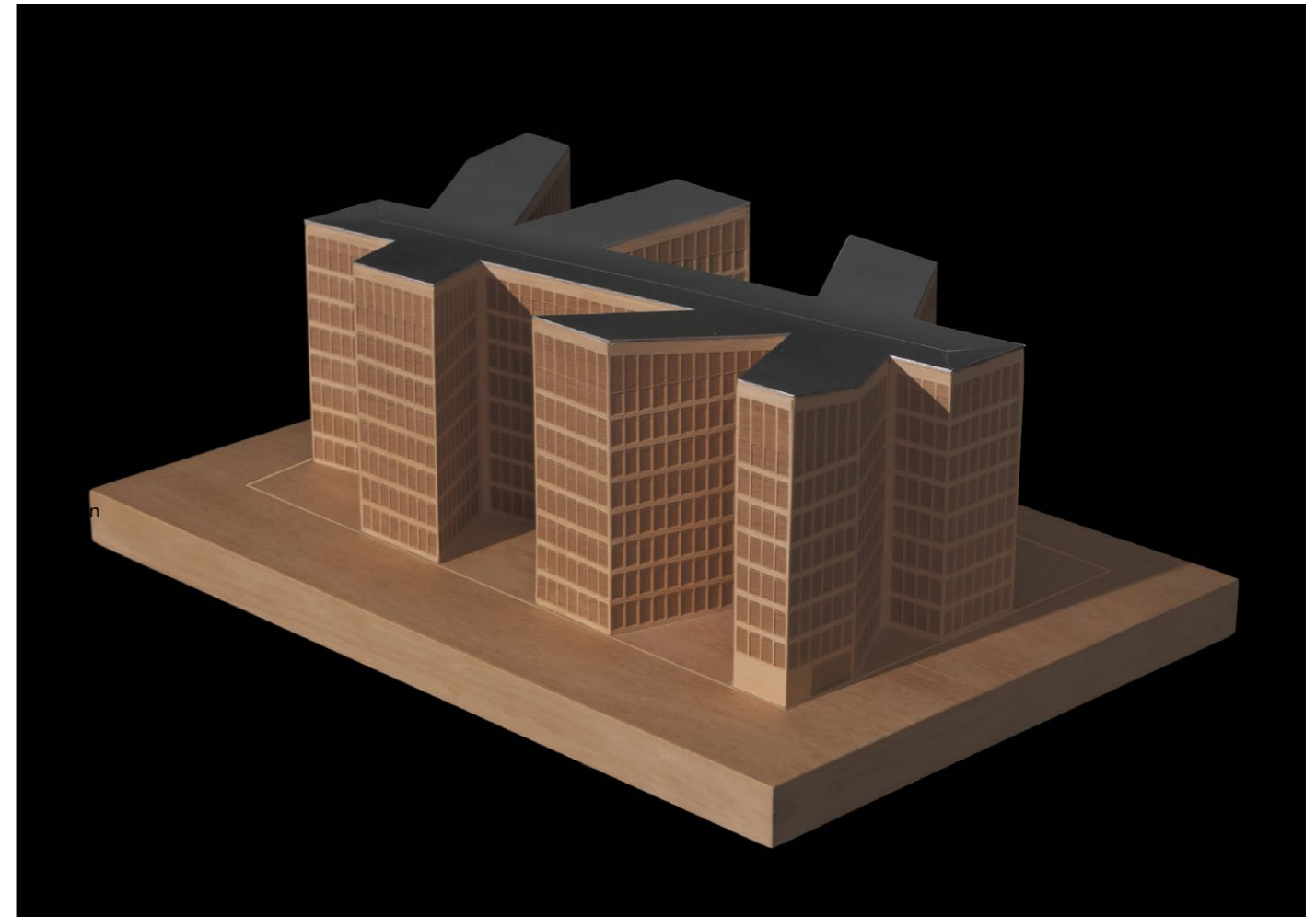
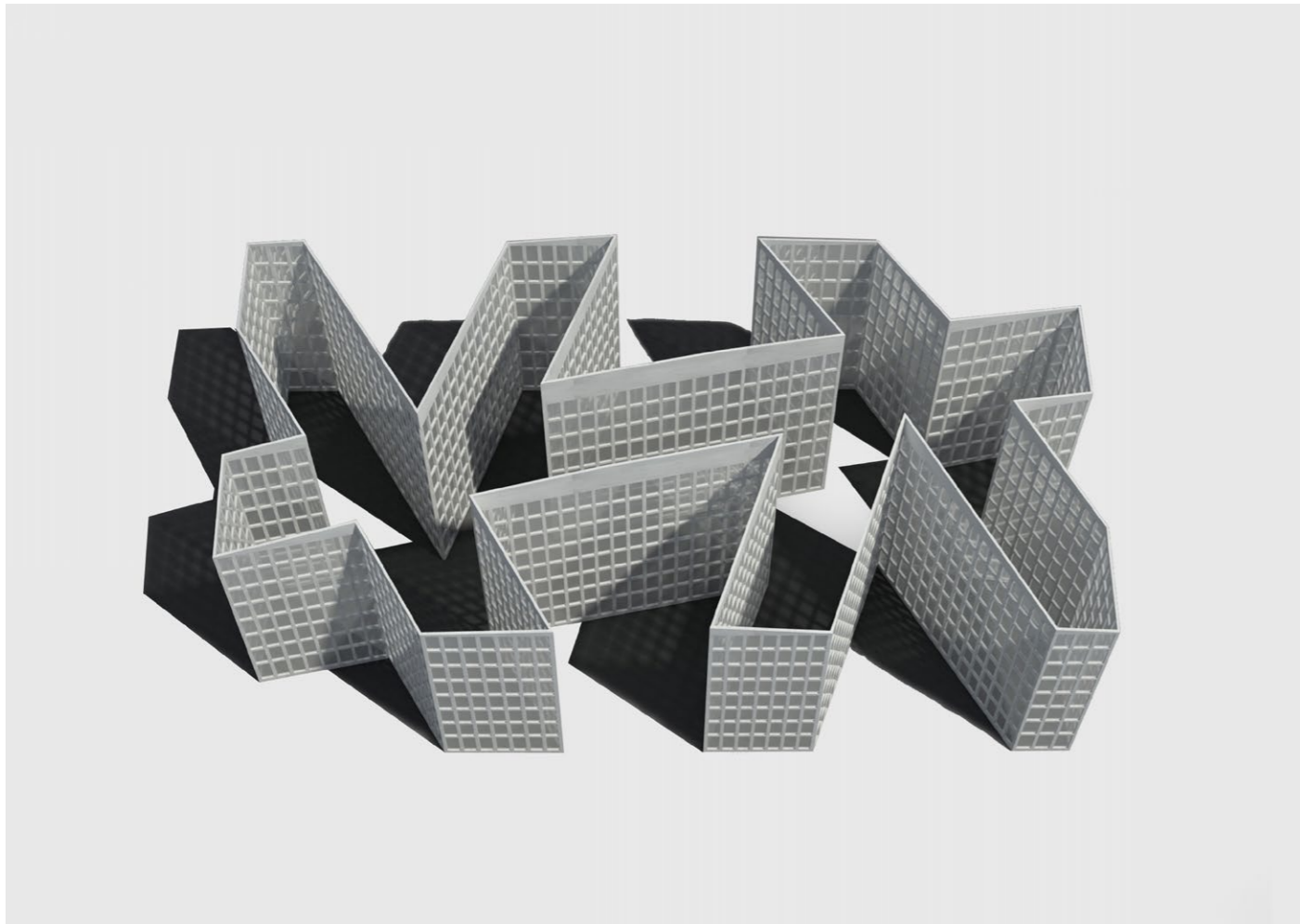
Publication's title: Offices for the Ministry of Promotion and Housing Department on Picasso Street, Seville
Typology: Offices
Client: Dirección General de Patrimonio de la Junta de Andalucía
Surface: 41.393 m²
Year: 2005-2015
Status: Built

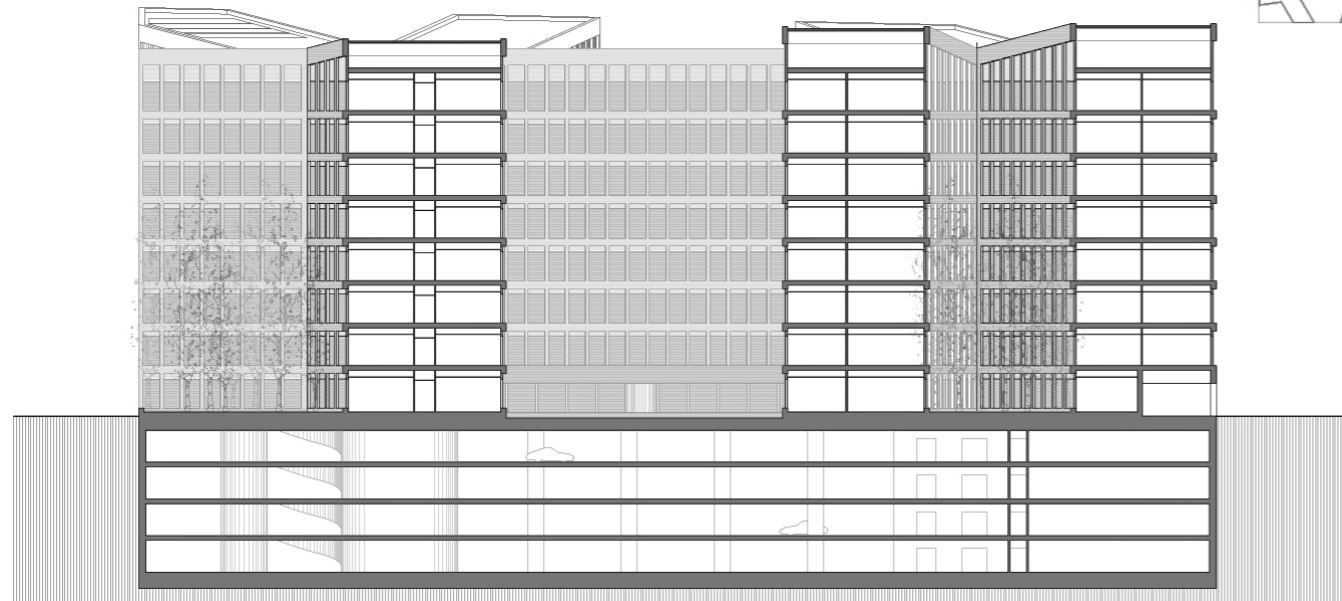
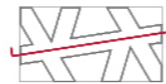
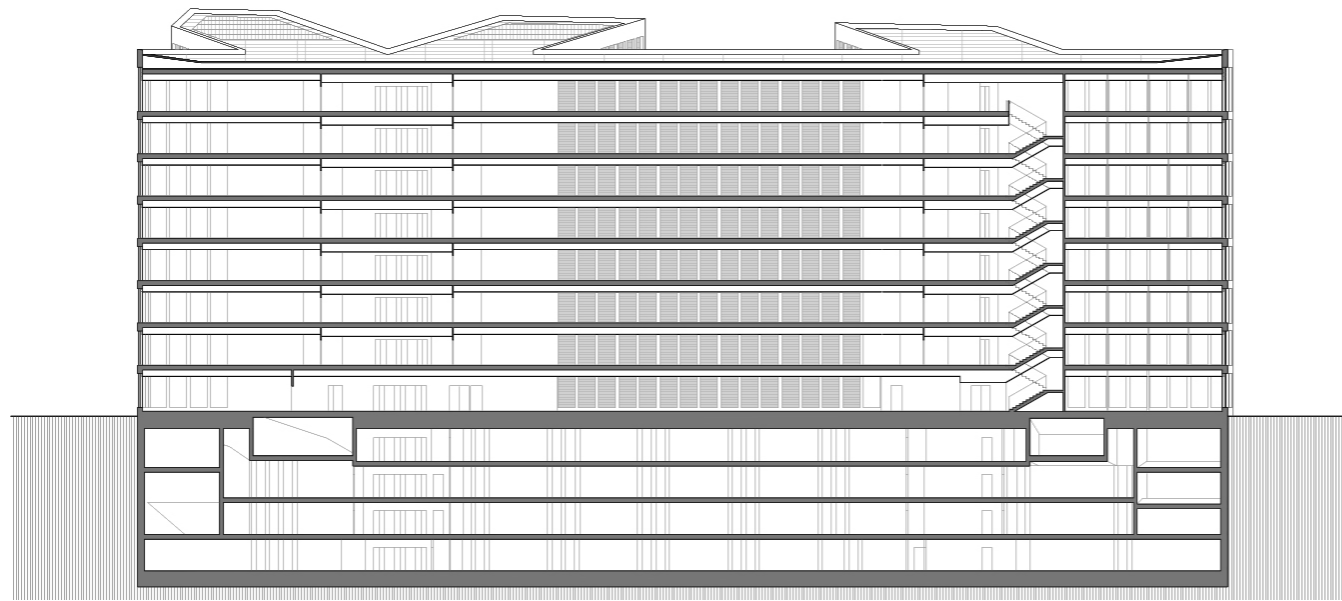
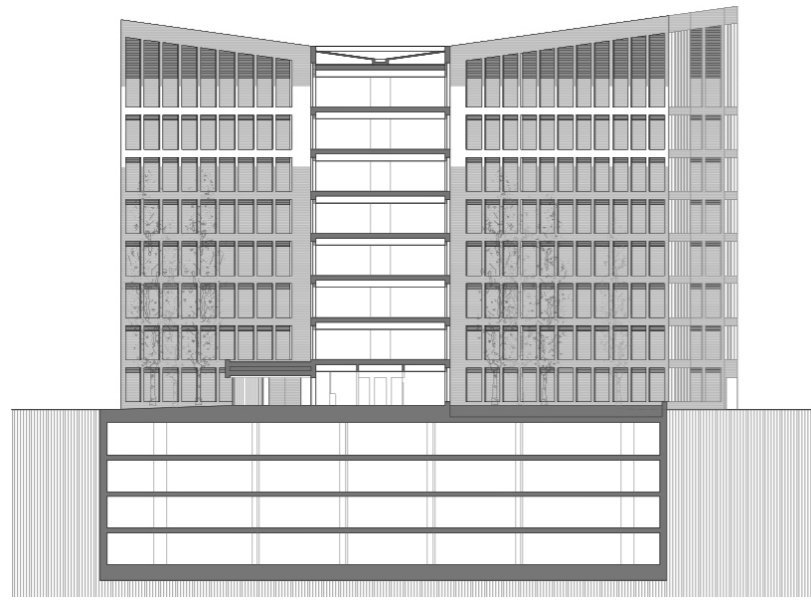




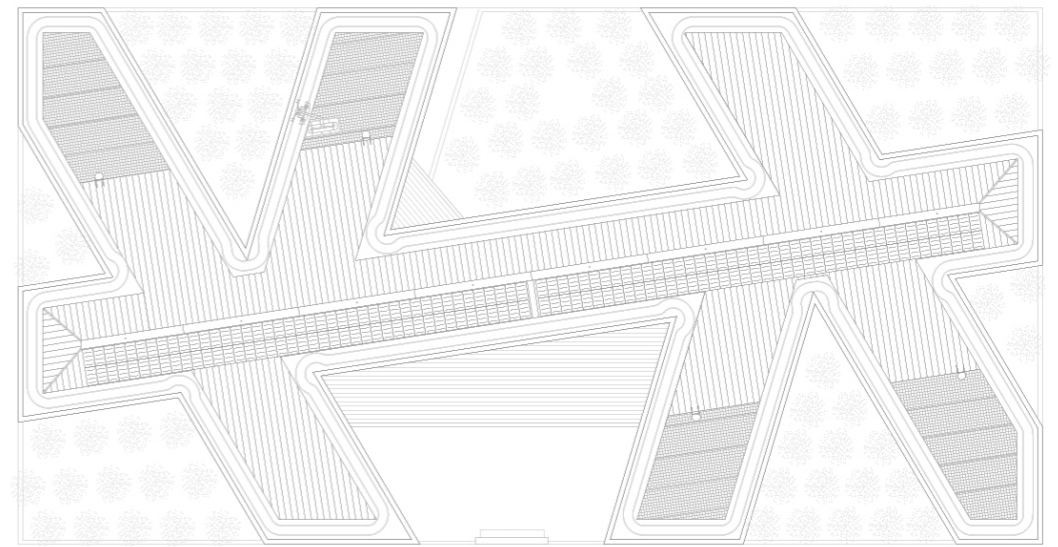




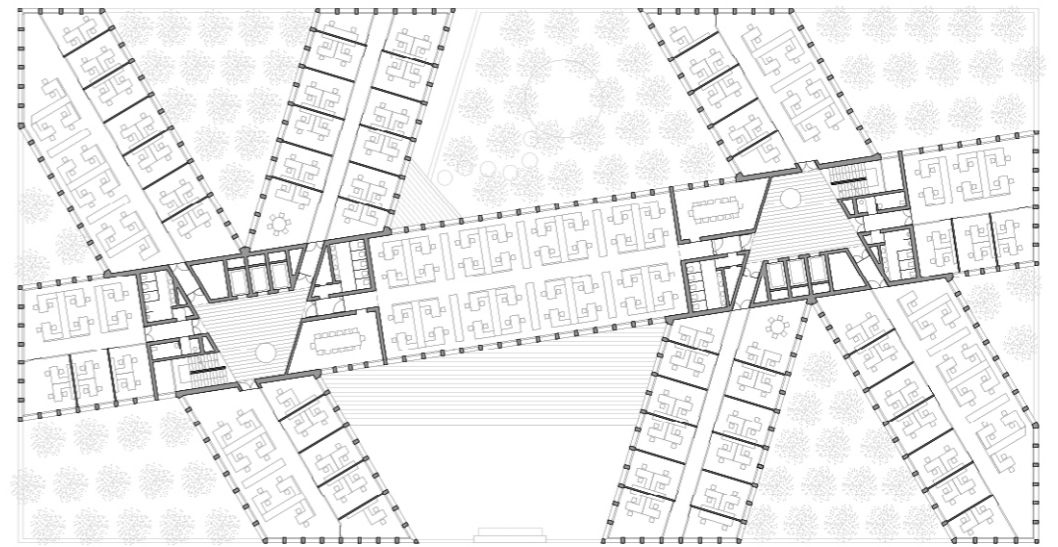




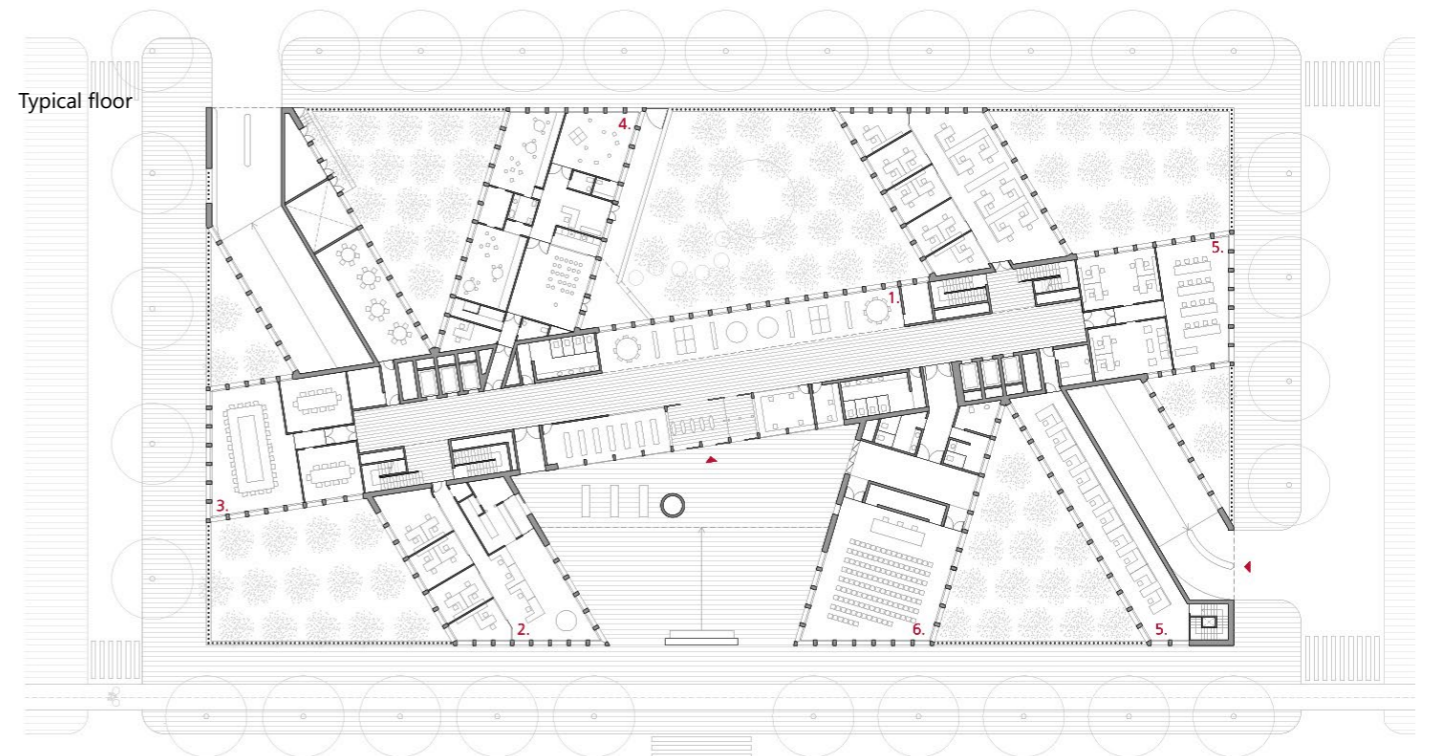
Sections



Roof plan



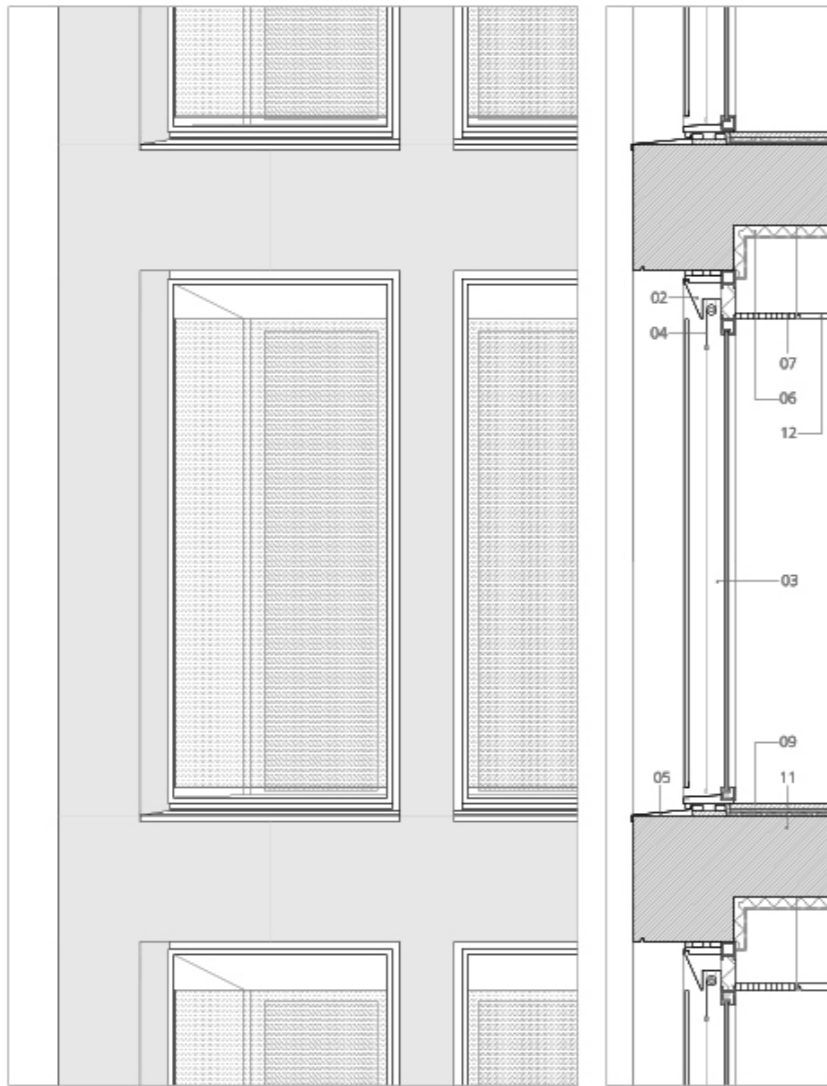
Type plan



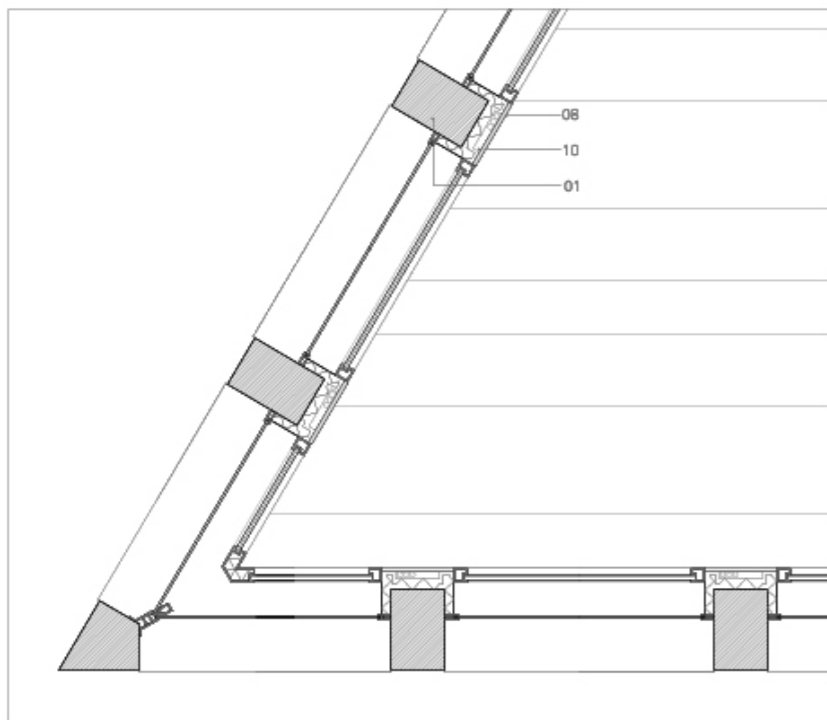
Ground floor

Typical floor

Floor plans



- 01 Estructura de hormigón armado
- 02 Chapa de aluminio e=3mm
- 03 Carpintería compuesta por interior abatible y exterior fija
- 04 Store enrollable de tejido tipo kamp sunscreen, de recogida automática
- 05 Remate vierteaguas de aluminio e=3mm
- 06 Aislamiento de poliestireno extrusionado autoadherente e=60mm
- 07 Difusor linear con plenum (impulsión)
- 08 Revestimiento interior de pilares de fachada
- 09 Pavimento de piedra natural en formatos según despiece
- 10 Trasdosado equipado
- 11 Forjado postesado e=30+12cm
- 12 Falso techo de viruta prensada



CyO
Cruz y Ortiz
Arquitectos

TECHNICAL DATA OF THE PROJECT

Offices for the Ministry of Promotion and Housing Department on Picasso Street. Junta de Andalucía. Seville, Spain

MAIN DATA

Client: Dirección General de Patrimonio. Consejería de Economía y Hacienda. Junta de Andalucía
 Address: C/ Pablo Picasso, 1. 41007 Seville, Spain
 Type: Offices
 Status: Built

DATAS

Competition: 2005
 Design of project: 2005-2008
 Construction: 2009-2015
 Implementation: 2016

SURFACES

Site: 4.727 m²
 Main building: 22.487 m²
 Other buildings: 18.906 m²
 TOTAL: 41.393 m²

PROJECT TEAM

Main Architect: Cruz y Ortiz Arquitectos
 Collaborators: José Ortiz, Blanca Sánchez, Héctor Salcedo, Daniel Rodríguez Rodrigo Ruiz, Alejandro Álvarez, Rodrigo Ruiz, Guillermo Torres, Rocío de Vicente, Miguel Velasco

Local Architect: -
 Interior design: -
 Lighting design: JG Ingenieros
 Landscape architect: Cruz y Ortiz Arquitectos, Local 4
 Restoration architect: -
 Digital imaging: Cruz y Ortiz Arquitectos,
 Model: Queipo Maquetas
 Photography: Pedro Pegenaute, Fotowork (model)
 Structural engineering: Tedeco Ingenieros
 Climate engineer: JG Ingenieros
 Building physics advisor: -
 Fire safety specialist: Ingeseg
 Health and Safety: Cemosá
 Urban planning: -
 Survey: Cruz y Ortiz Arquitectos
 Site control: Análisis de Edificación y Construcción
 Contractors: UTE "Edificio Picasso" (SACYR + URINCI S.L.U)

