

REHABILITACIÓN LA NAVE PRINCIPAL
ANTIGUA FÁBRICA DE CLESA
ALEJANDRO DE LA SOTA

INDUSTRIAL DESIGN HOTEL

MADRID

5VANART17

CONCEPT

Factory's industrial environment preservation, keeping the existing structural elements and mechanics.

It is intended to maintain the material characteristics of the original work of Alejandro de la Sota, with the creation of the concept hotel design, industrial inspiration, ensuring the unique nobility of the Spanish industrial architecture.

The hotel design environment will be explored through existing structures, machinery, overhead walkways, as well as the inclusion of new coating materials in the construction of auditoriums, recalling the previously existing structures.

Respect for part of the uniqueness of La Sota architecture with minimal visual impact intervention.

Recovery and use of equivalent materials on roofs, openings, coatings or flooring.

Rational approach, rugged design, respecting the existing building.



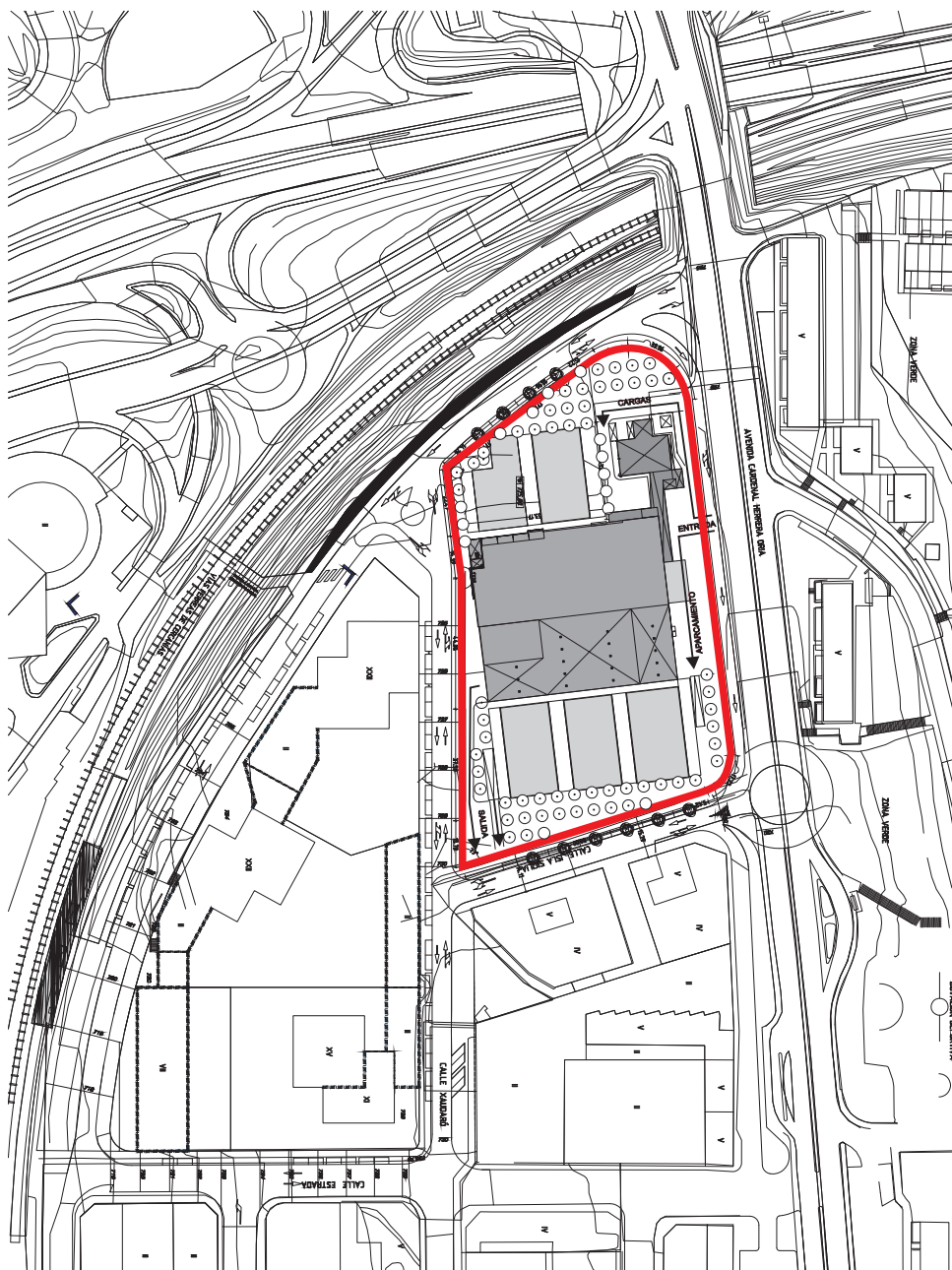
ENTRANCE

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URBAN ENVIRONMENT

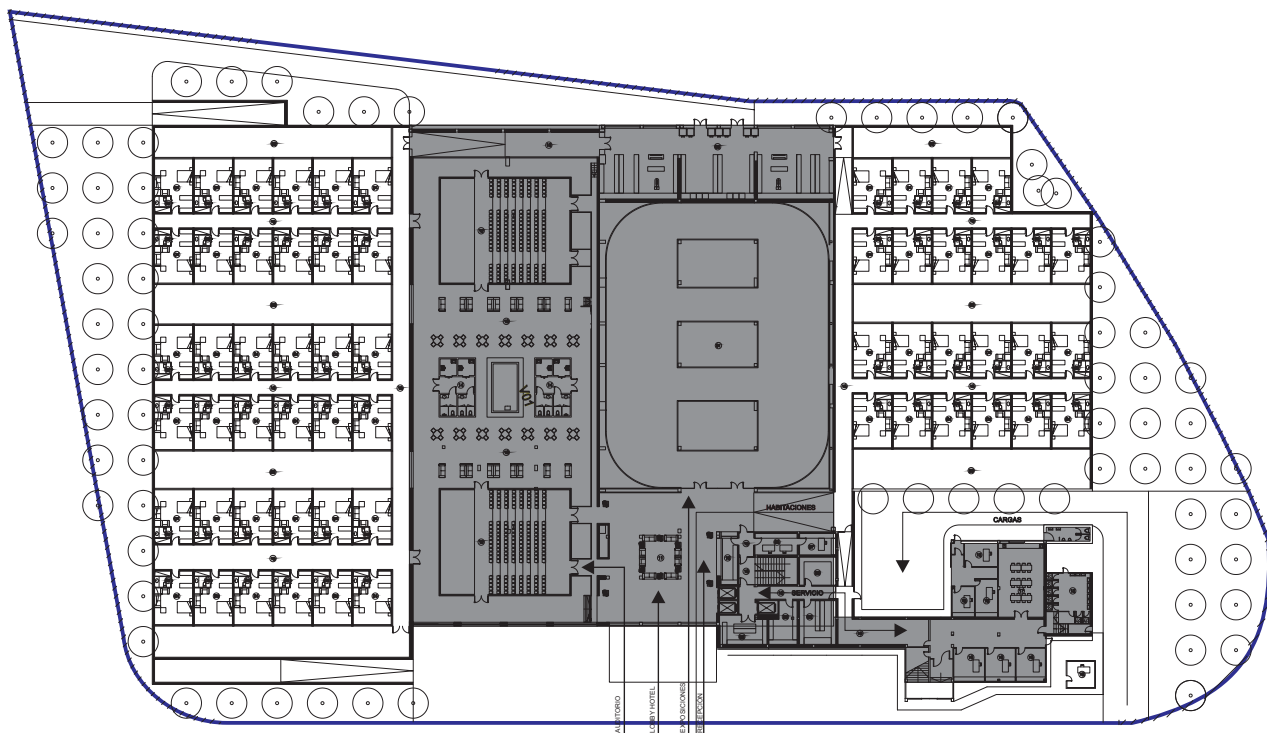
Ensuring the preservation of an architectural landmark is achieved through the enjoyment of the surroundings.

This way we propose the construction of new spaces for the hotel, below the ground elevation, freeing all the surroundings, without creating obstacles, for full enjoyment of the target object recovery and intervention.

In this approach we guarantee the existence of a green platform with an air humidification system, achieved by means of the water depth, proposals for the core covers rooms, which is going to benefit the consumption of energy.

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PLANTA BAJA - NIVELES -1.90 | - 3.00 | - 4.20



ENTRANCE - SECCION

FOREIGN INTERVENTION

Action at the outer level is proposed in two stages:

Marking the main entrance of the hotel, creating a new access, suitable to the new valence of the building.

Creating a level below the ground elevation to include the area of rooms, illuminated by outdoor patios, flanked by trees.

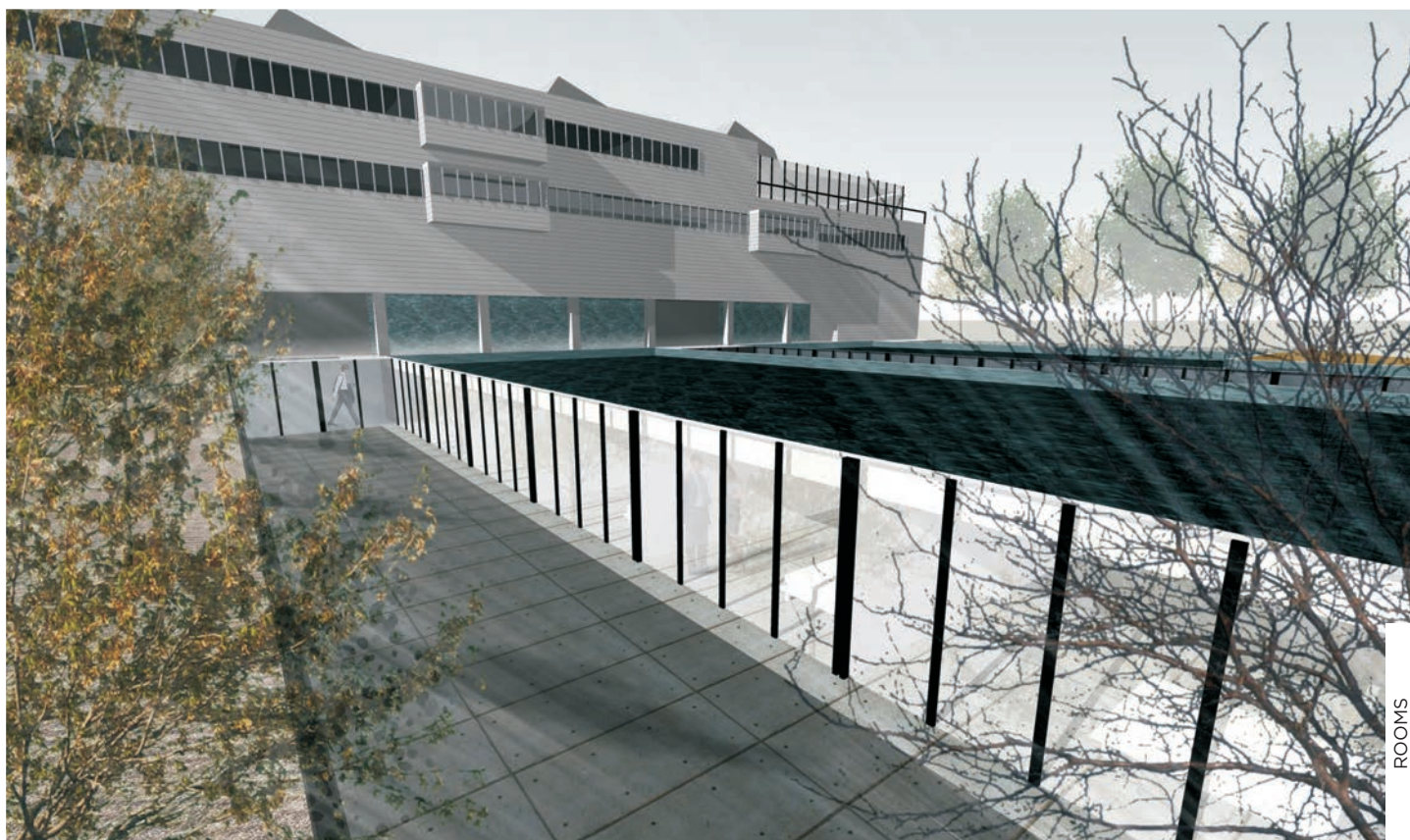
Building underground floors, as defined in the plan for public parking and clients.

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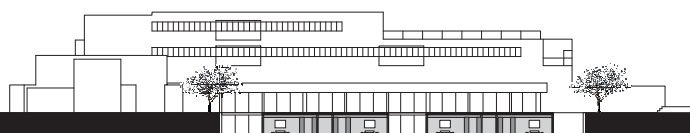
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ROOMS



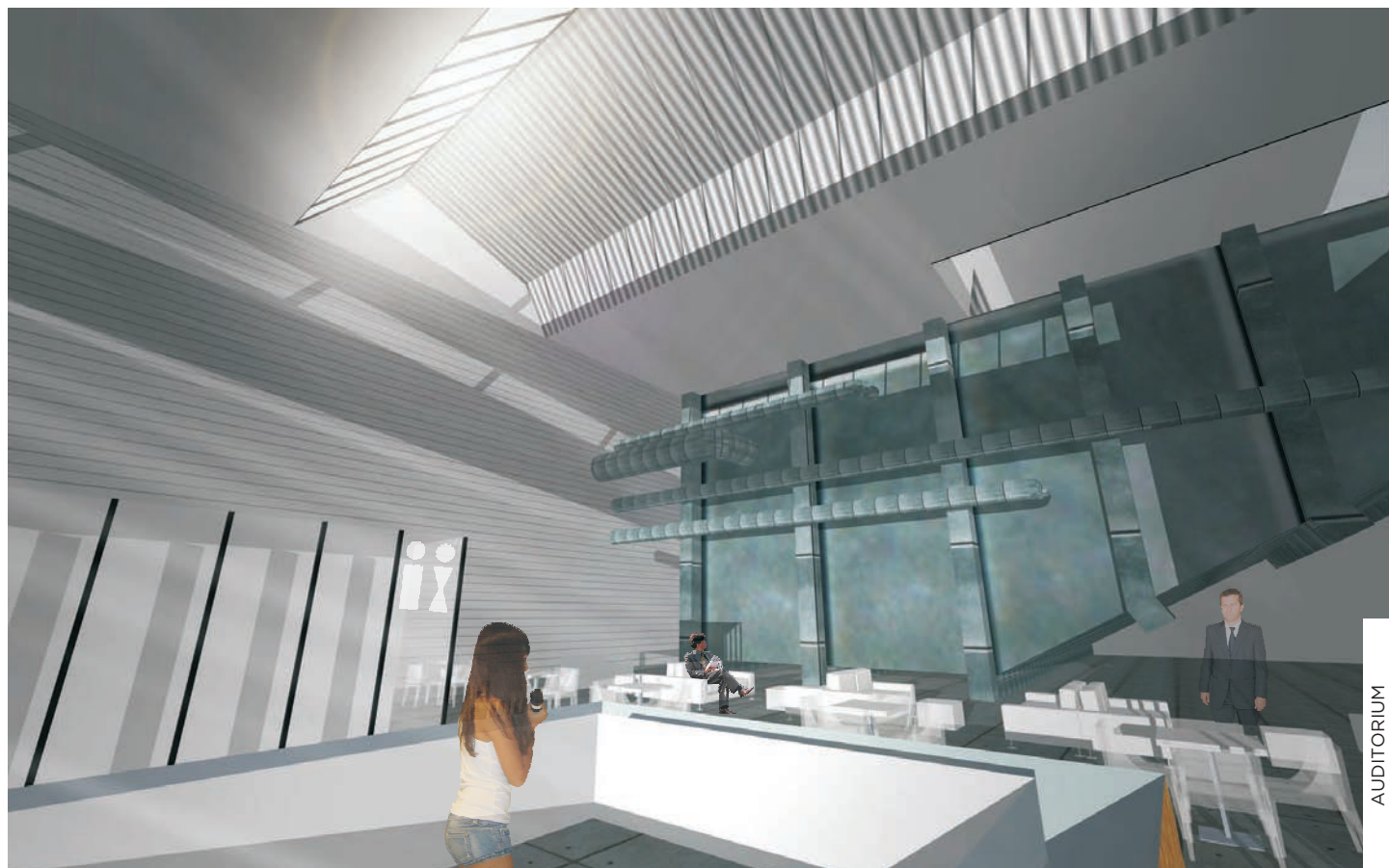
ROOMS - SECCION

Floors
Number of rooms
Auditorium seats
Dining room
Bar and lounge
Ground floor area
First floor
Second floor
Parking

3 floors
80 rooms
168 seats
172 seats
110 seats
7 122.00m²
2 064.00m²
920.00m²
160 cars

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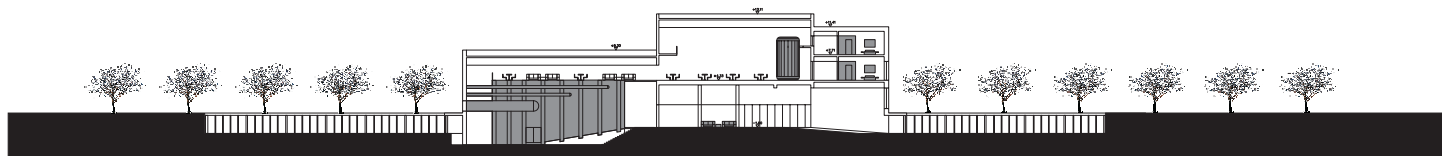


INTERIOR INTERVENTION

Inside will be preserved, throughout the area of industrial building, introducing complementary uses to the hotel such as auditoriums, exhibitions, dining room and bar. The metal runners and the existing structures will be rehabilitated., which will be the subject of subsequent exhaustive survey, and contribution to the development of Industrial Design Hotel.

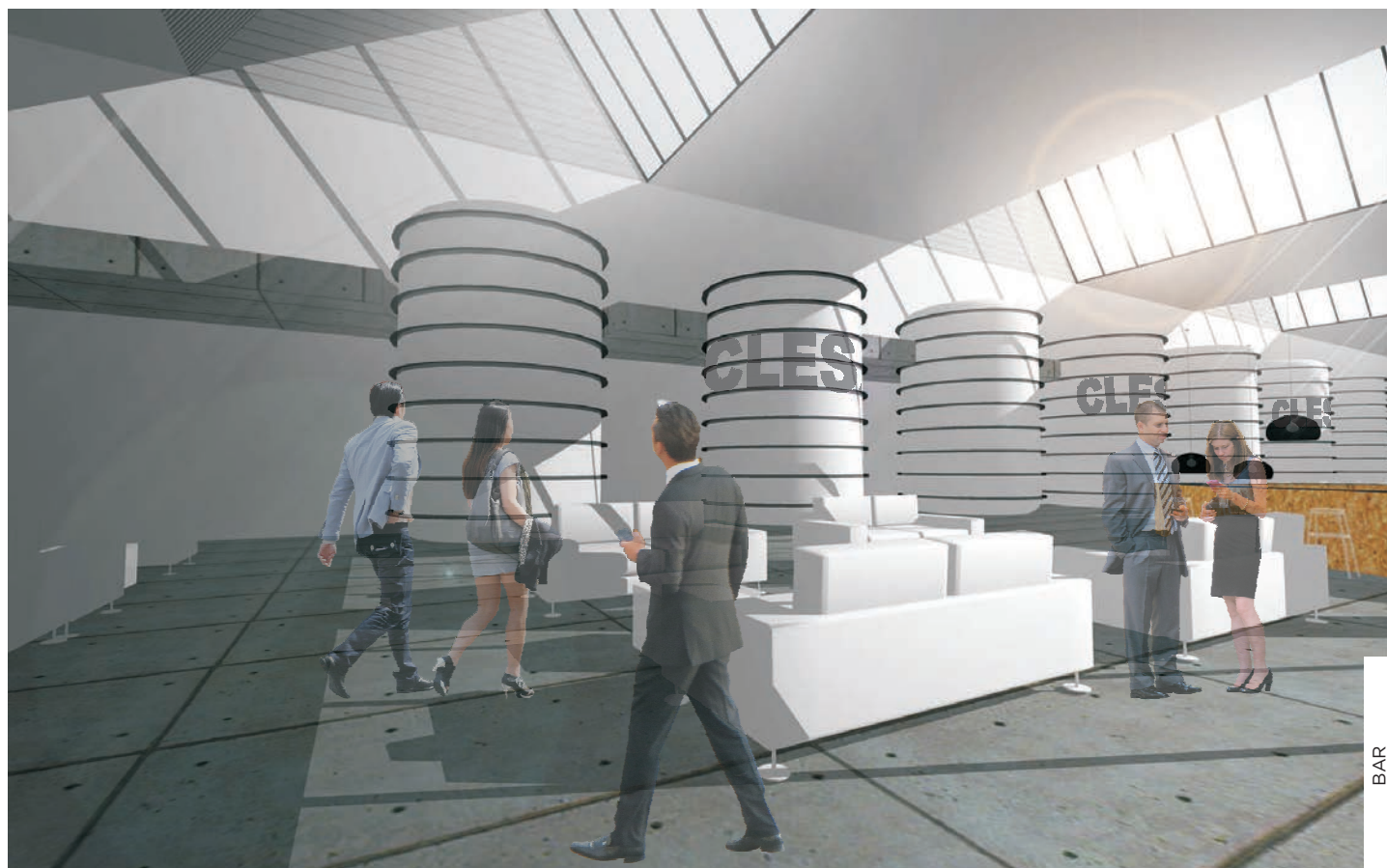
The new services proposals do not seek to interfere with the built assembly, and proposed an autonomous design light construction, not connected to the existing building structure.

Enter new objects such as auditoriums, with design influenced by industrial construction, recalling the machinery of the factory working of time, using similar materials such as zinc plate, and use of the various ducts for ventilation and air conditioning for the outside. The demolition of the middle floor allows the introduction of two volumes, for the auditorium, for creating various events connected with economy or/and health, enjoying the proximity of the Hospital .



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All equipment or areas of support such as bars or toilets, are going to have an independent structure of the existing building, also using the glass, material widely used by Sota, trying to replicate the same architectural approach.

The area of showers and existing offices will be maintained in their general characteristics, being updated coating materials and replaced spans of windows and doors.

Second floor will be reclassified the existing cabinets and converted into superior rooms.

The entire working space at second floor, will be used to install the dining room area / hotel restaurant with bar area and lounge area.

Fixtures will be introduced, built in lightweight, coated in PVC canvas, alluding to the memory of existing deposits when operating the plant.

The third floor will have a wing of the most superior rooms, and a spa area.

The whole space will be free, taking advantage of the surrounding light on the fantastic skylights created by Sota.

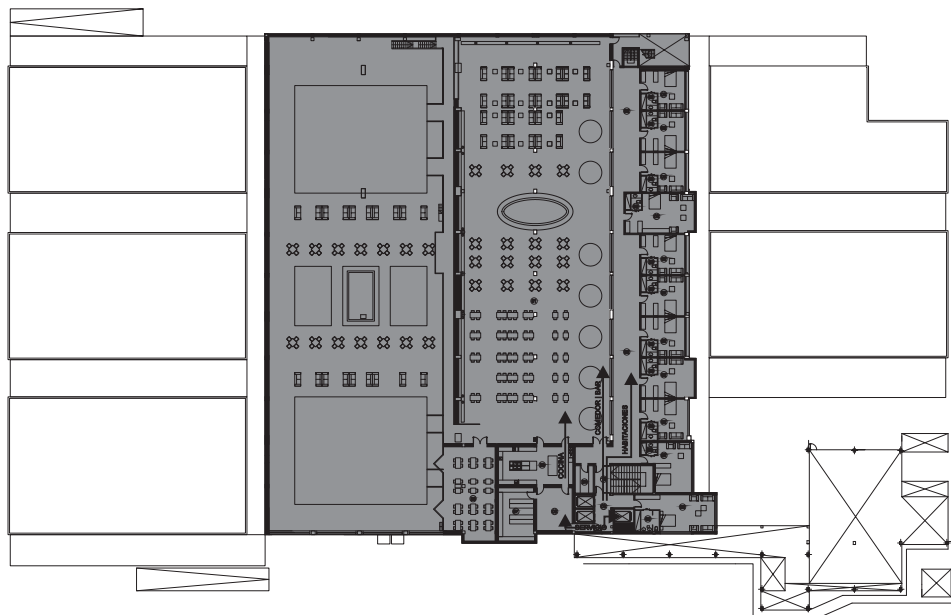
At the top of the auditorium to the west will be installed Lounge zone, with access from the floor of the bar area on second floor.

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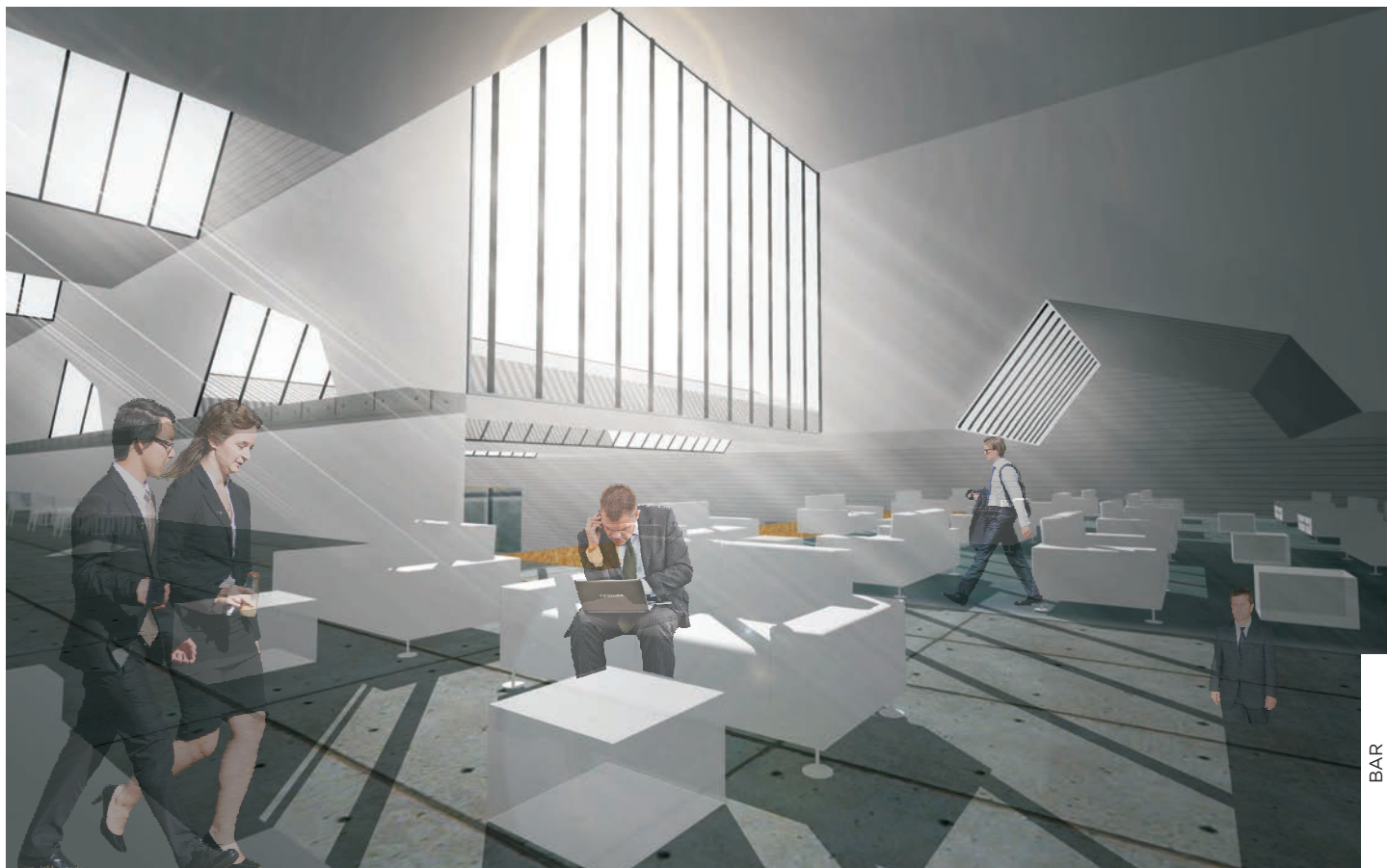
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PLANTA SEGUNDA - NIVEL 4.33

The whole space will be free, taking advantage of the surrounding light on the fantastic skylights created by Sota.

At the top of the auditorium to the west will be installed Lounge zone, with access from the floor of the bar area on second floor.



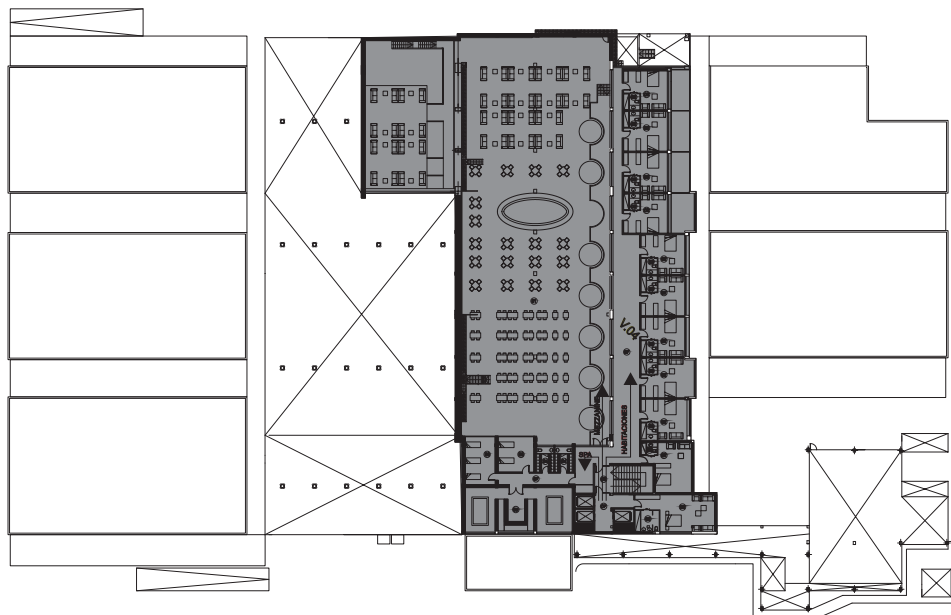
BAR

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PLANTA TERCERA- NIVEL 7.71



DINING ROOM

MATERIALS

ATRIUM

- white opaline glass
- frames iron, painted in black mate
- metal structure, painted in black color mate

LOBBY

- floor in cement screed, stroked and varnished.
- walls in cement plaster, painted white
- false ceiling in plaster panel, "Pladur" kind, painted white

NAVE

- coverage waved sheet metal, in gray, with insulation between the panels, replicating the original system intended to improve conditions of thermal comfort, which will respect every detail of the original work

DINNER ROOM

- white opaline glass
- frames iron, painted in gray mate
- floor in cement screed, stroked and varnished.
- walls in cement plaster, painted white
- false ceiling in plaster panel, "Pladur" kind, painted white
- fixtures in white PVC canvas, replicating the old factory silos

AUDITORIUM

- outside panel of zinc plate, soundproof
- metal structure, painted in gray mate
- interior panel in oak, soundproof
- oak wood floors

ROOMS

NEW ROOMS

- reinforced concrete structure
- reflecting pool on the roof
- white opaline glass
- frames iron, painted in black mate
- floor in cement screed, stroked and varnished.
- walls in cement plaster, painted white
- false ceiling in plaster panel, "Pladur" kind, painted white

SECOND FLOOR ROOMS

- oak wood floors
- false ceiling in plaster panel, "Pladur" kind, painted white
- wall plasterboard panel, "Pladur" kind, painted white
- iron windows, painted in gray mate, respecting the original design

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THIRD FLOOR ROOMS

- oak wood floors
- false ceiling in plaster panel, "Pladur" kind, painted white
- wall plasterboard panel, "Pladur" kind, painted white
- iron windows, painted in gray mate, respecting the original design

PARKING

- reinforced concrete structure
- floor in cement screed, stroked and varnished.

OUTDOOR SPACES

- Green grass area
- Concrete access road
- Prefabricated concrete blocks sidewalk

BUDGET

REHAB

GROUND FLOOR	1 125 000€
SECOND FLOOR	512 500€
THIRD FLOOR	230 000€

NEW ROOMS	2 625 000€
AUDITORIUM	500 000€

PARKING	1 000 000€
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TOTAL	5 992 500€
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