

EDIFICI ORIGINAL ORIGINAL BUILDING

UN EDIFICI DISEÑADO: BANCA CATALANA, DE TOUS Y FARGAS



ESTAT PREVI REFORMA
STATUS BEFORE RENOVATION



L'edifici "Banca Catalana" (1965-1968) dels arquitectes Tous i Fargas, situat al Passeig de Gràcia, 84 de Barcelona va ser el resultat d'un concurs restringit per a la seu de les oficines de Banca Catalana.

Les actuacions que s' han realitzat han estat bàsicament les següents:

1.FAÇANES PRINCIPAL I POSTERIOR: (Veure lèmina 2.4.)

2.PLANTA BAIXA: (Veure lèmina 4.4.)

2.1.REDUCCIÓ SÒCOL D'ACCÉS PLANTA BAIXA:

Respectant el que plantejava el projecte original. Això suposa eliminar les barres arquitectòniques d'accésibilitat al porxo que dona accés tant a l'hotel com al local comercial. A més, s'ha eliminat la plataforma elevadora existent que distorsionava la imatge de l'edifici. Aquesta reducció del sòcol no afecta al nivell interior del local on hi ha l'arrencada i arribada de les escales que desdoblava la planta baixa en dos nivells. Per tal de no modificar aquest nivell, també vinculat a tota la resta d'elements originals existents i catalogats (jardineres, baranes, etc...), el projecte proposa un paviment inclinat en el tram inicial d'accés amb pendent inferior o igual al 4%.

2.2.ELIMINACIÓ DEL DESNIVELL D'ACCÉS ALS ASCENSORIS:

Abans de la reforma a més del desnivell que genera el sòcol exterior, fins arribar al nucli d'ascensors d'accés a les plantes superiors, dins el vestíbul hi havia un desnivell de 93 cm, corresponent a cinc graons. La proposta és eliminar aquest desnivell que fa impracticable l'accés des del carrer al nucli vertical d'accisos, on actualment hi ha dos ascensors. El projecte planteja substituir-los per tres ascensors amb característiques tècniques més actuals.

2.3.AVANÇAMENT DEL TANCAMENT DE PLANTA BAIXA:

L'edifici consta de tres plantes soterrani, una planta baixa que es desdobra en dos nivells a partir de 12.95 mts. de la línia de façana al Passeig de Gràcia, planta entresòl, set plantes pis, planta vuitena reculada en façana del Passeig de Gràcia, planta novena reculada en els dues façanes i la planta coberta, accessible, on estaven ubicades les instal·lacions.

La intervenció ve condicionada per un respecte absolut de l'edifici, les actuacions realitzades fan que l'edifici s'adapti al nou ús amb una possibilitat de futur adient, ja que l'expectativa de total desocupació podia implicar la degradació de l'edifici.

Vist els antecedents, i davant la voluntat de reduir aquesta reculada, es proposa un tancament de vidre avançat segons el modulat del sostre en aquest àmbit d'accés, que coincideix amb la quadrícula de 83,3 x 83,3 cm. que dissenya tot l'edifici, situant-se a la meitat de l'actual espai entre el tancament vidriat i l'alineació oficial de façana. Es planteja un tancament de vidre net, sense muntants, continu, transparent, que permete veure la continuïtat del sostre de fusta de fora cap a dins i de dins cap a fora.

3.PLANTA ENTRESÒL: (Veure lèmina 3.4.)

4.RESTITUCIÓ DEL PATI DE PARCELLA: (Veure lèmina 4.4.)

Al projecte original, es pot comprovar l'existència d'un pati de parcel·la situat a la mitgera sud, el pati era de mides (5 x 2,05 m.). El pati havia existit i aquest projecte planteja restituïr-lo al mateix lloc, però més gran per tal d'adaptar-lo a la normativa actual.

5.RECUPERACIÓ PLANTA COBERTA: (Veure lèmina 4.4.)

El projecte planteja un ús públic de l'espai de la planta coberta, recuperant tota l'estrucció original actualment molt malmesa per les actuacions en les instal·lacions i en la maquinària existent abans de la reforma en aquesta planta. Es tracta d'un espai singular cobert amb una estructura metàl·lica i lamel·les d'acer inoxidable en una part de la coberta. Des d'aquest espai, es gaudeix d'unes vistes espectaculars de Barcelona.

Pel que fa a les instal·lacions, s'ha instal·lat un sistema de climatització que redueix substancialment el consum energètic de l'edifici. El sistema compta amb una planta refredadora amb un mòdul de recuperació de calor que reutilitza la calor que es despren en el procés de climatització per preescalfar l'aigua sanitària. S'estalvia gairebé el 80% del gas que s'utilitzaria per aquesta finalitat i el sistema és més eficient que les plaques solars ja que permet estalviar una quantitat important d'emissions de CO₂ a l'ambient, i a més, l'espai que ocupen les plaques solars permet la instal·lació de mòduls fotovoltaics que produeixen l'energia elèctrica que s'utilitza per alimentar la climatització de l'hotel.

The building "Banca Catalana" (1965-1968) by the architects Tous and Fargas, located on Passeig de Gràcia 84 in Barcelona, was the result of a restricted competition for the headquarters office of the Banca Catalana.

1.FRONT AND BACK FACADES: (Sheet 2.4.)

2.GROUND FLOOR: (Sheet 4.4.)

The building is included in the Architectural Catalogue of Barcelona, in the conservation sector Eixample, in the special group of "I'Eixample Cerdà", and the building itself is listed with a level of protection C and a rating of 13a(p). It is also included, as a clear example of international modern architecture, in the "Registre Docomomo Ibèric", which brings together the most significant buildings of the Modern Movement in Spain and Portugal.

As described in the catalogue file, it is one of the most representative works of the 60s regarding the application of temporary technology in architecture. Apart from the structural solutions, that enable open floor plans, the most significant aspect of the building are the facades. Although the best known is obviously the main facade, the rear was solved with the same criteria as the other, besides being a good example of respect for the values of the courtyard. The ground floor is completely open thanks to the structural support at the mezzanine level.

It was designed as an office building occupied entirely by the bank. Later the building was occupied by offices of BBVA on the double ground floor, mezzanine and basement -3. The rest of the nine-storey building was destined to office space rental for private companies. The location of the building and the economic situation caused a constant transfer of these various companies to other cheaper locations, or they just disappeared.

The ground floor, before the renovation, had a single glass front facade at 5.70 m from the street, although the original project had a double front, situated the first at 2.00 m from facade alignment. The building was executed with only one front at 5.70 m. Later, in 1985, the architect Josep Mª Fargas presented a project to move forward the building front to 2.00 m from the facade alignment. This project was not executed.

Knowing this background, and with the desire to reduce this displacement, we proposed an advanced glass facade, according to the ceiling module in this access area, which coincides with the building grid of 83.3 x 83.3 cm, located in the middle of the current space between the front and facade alignment. This complete glass front, without studs, is transparent and allows to see the continuity of the wooden ceiling inside out and outside in.

3.MEZZANINE FLOOR: (Sheet 3.4.)

In the original project, one can recognize the existence of a small courtyard of 5 x 2.05 m, located next to the southern dividing wall. This courtyard had existed, and in this project it is restored at the same place, but larger to adapt it to the current regulations.

4.RESTORING OF THE PLOTS' COURTYARD: (Sheet 4.4.)

The aim was to adapt the building to the accommodation of a hotel, maintaining the original volume and configuration of the building and keeping the three entrances from the street (via parking on basement floors, ground floor premises and the core access of the hotel). The different interventions were most respectful to the building: throughout a minimal set of interventions the building was adapted to its new use; improving the thermal and acoustic conditions of the building and improving its accessibility, following the patterns of the original design.

Given the lay-out of the building and the condition of maintaining the existing offices of the bank on the double ground floor and the basement -3, we chose to locate the public areas of the hotel in the most unique parts of the building: the mezzanine floor and the top floor. The other floors are distributed to fit all the foreseen 124 rooms of the hotel. The two remaining basement floors maintain the existing parking.

As for the facilities, an air conditioning system that substantially reduces the energy consumption of the building was installed. The system has a chiller plant with a heat recovery module that reuses the heat given off in the process of air-conditioning to preheat the sanitary water. It saves almost 80% of the gas used for this purpose and the system is more efficient than solar panels as it saves a significant amount of CO₂ expelled to the atmosphere, besides, the saved space for solar panels allowed the installation of photovoltaic modules that produce electricity used to power the air conditioning of the hotel.

Basically, the performed interventions are:

1.FRONT AND BACK FACADES: (Sheet 2.4.)

2.GROUND FLOOR: (Sheet 4.4.)

2.1. REDUCTION OF ENTRANCE PLINTH ON GROUND FLOOR:

Respecting the original project intentions. This means removing accessibility barriers in the porch which gives access to both the hotel and the commercial premises. The existing platform lift, that distorted the image of the building, has also been eliminated. This reduction of the plinth does not affect the level of the interior premises, where the start and end of the stairs unfold the ground floor in two levels. In order not to modify this level, also linked to the rest of the existing and original catalogued elements (such as plant boxes, railings, etc.), the project has a sloping pavement, less than or equal to 4%, from the initial access inwards.

2.2. REMOVAL OF LEVEL DIFFERENCE TO LIFT:

Before the renovation, apart from the slope generated by the exterior plinth, in the lobby existed a level difference of 93 cm, corresponding to five steps, before reaching the lifts to access the upper floors. In the proposal this difference, which made the access from the street to existing vertical connection (consisting of two lifts) inaccessible, has been eliminated. In the project, these two existing lifts are replaced by three new lifts featuring up-to-date techniques.

2.3. DISPLACEMENT OF FRONT FAÇADE ON GROUND FLOOR:

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