Milano Santa Giulia development which contains 1.2 million m² of newly-built space. Milano Santa Giulia is located in Milan, 4km from the city center and based on a master plan by Lord Norman Foster. It offers extensive green areas of over 35% of the total surface. The function and the program of the building will be 100% office use with associated cafe/feteria space, reception, bike storage and other spaces on the ground floor.

The building has the form of a ring whereby all specific spaces, such as vertical circulation, services or meeting rooms, are moved to the center. This creates an uncluttered office ring with 30% net area and a courtyard which holds all other functions – the “Hypercore”. Here social, architectural and environmental qualities can be generated.

The width of the ring at 12m is sufficient to allow different office layout options, such as open arrangements with central and perimeter hallways as well as cellular office spaces. The “Hypercore” offers various sizes of hanging and staggered spaces for meeting, relaxing, communicating, or other functional purposes necessary for office activities. Each of the hanging and staggered meeting boxes offers an outdoor terrace, fostering further interaction between the occupants. A transparent façade will create visual links on different levels.

The office ring is lifted off the ground and allows for a continuous “folded” landscape consisting of wooden decking and shallow pools of water. Wooden decking will minimize the heat reflection in the summer; the pools of water will cool the air, but also reflect natural daylight into the shaded area. Skylights offer natural daylight for the parking level below. The façade system is divided into 35% transparent, 35% translucent and 30% opaque surfaces with an average U-value of 1W/m²K. Both the transparent and translucent areas of the façade require external shading devices.

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The building needs to be constructed on a tight budget. By dividing and optimizing the functions in the ring and the “Hypercore”, sustainability and interactivity between tenants can be introduced in a commercial context. The ring will be built as economically as possible with prefabricated and standardized elements, while the core can consequently be built with materials of higher quality.

Economic performance and compatibility

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Contextual and aesthetic impact

The project is an office building located at the center of the Milano Santa Giulia development which contains 1.2 million m² of newly-built space. Milano Santa Giulia is located in Milan, 4km from the city center and based on a master plan by Lord Norman Foster. It offers extensive green areas of over 35% of the total surface. The function and the program of the building will be 100% office use with associated cafe/feteria space, reception, bike storage and other spaces on the ground floor.

In this context of “flagship architecture” the building combines an unassuming outer appearance with a rich and varied interior life.