

Nextower

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Figures

Height: Architectural	136 m / 446 ft
Height: To Tip	136 m / 446 ft
Floors Above Ground	35
# of Elevators	9

Facts

Official Name	Nextower
Name of Complex	Palais Quartier
Other Names	Tower am Thurn & Taxis Palais, PalaisQuartier Office Tower
Structure Type	Building
Status	Completed
Country	Germany
City	Frankfurt am Main
Street Address & Map	Thurn-und-Taxis-Platz 6
Postal Code	60313
Building Function	office
Structural Material	concrete
Construction Start	2004
Completion	2009

Companies Involved

Developer	MAB; Meyer Bergmann
Architect	<ul style="list-style-type: none">Design KSP Engel und Zimmerman Architekten
Structural Engineer	<ul style="list-style-type: none">Design wh-p IngenieureEngineer of Record KHP König und Heunisch Planungsgesellschaft
MEP Engineer	<ul style="list-style-type: none">Design Peter Berchtold - Engineering Consultants
Main Contractor	BAM Deutschland AG
Other Consultant	<ul style="list-style-type: none">Vertical thyssenkruppTransportation
Material Supplier	<ul style="list-style-type: none">Cladding Anders Metallbau GmbH; HALFEN

About Nextower

Positioned outside the limits of the cluster of high-rises in the neighboring banking district, the PalaisQuartier forms the architectural highpoint of a new district in downtown Frankfurt with shapes that catch the eye even from a great distance, its expressive shape creates an exciting counterpart. Together with the Thurn und Taxis Palais Townhouse (recently rebuilt to preserve its original facade), and the MyZeil shopping mall, the PalaisQuartier rounds out a new district which has a decidedly urban flair.

The urban planning concept from the outset envisaged the construction of an urban quarter on the former Post Office site that linked various facilities such as accommodation, hotels, offices, restaurants, event rooms and retail outlets with each other. The new combination of reconstructed space, inner-city shopping mall, office high-rise tower and hotel creates a lively urban place in the center of Frankfurt. The Thurn und Taxis Plaza forms the publicly accessible center of the new quarter, enriching the inner city.

Two materials, namely aluminum and glass, define the appearance of the face of the building, which is designed as segmented curtain facades. The eye-catching characteristic of the tower is, when seen from the side, the diamond-shaped fully glazed surfaces. They are integrated into the facade like crystalline bodies. In order to emphasize the crystalline character of the glass, diamonds are implemented as dual facades using highly transparent, untreated panes of glass as the outer layer, with solar protection integrated into the intervening space in the facade, and insulation-grade glass windows constituting the inner, thermal skin. If desired, the windows in the office high-rise can be opened to provide natural ventilation. The transparency of the high-rise facades with their non-reflecting windows makes it possible to look in and out, enlivening the high-rise and opening it up visually to its surroundings.

The tower's slightly tilted facades are structured by the three striking fold lines and their height, which is defined by the design and derived from the overall shape. Inspired by Constantin Brancusi's gleaming column-like artworks, the sculptural qualities of the office tower with its neighboring hotel tower serve as unmistakable points of orientation in the city's fabric.

The tapering/expansion that results from the tilting creates office footprints with different depths in line with the building's underlying geometry. The usable depth of the office areas, which are 3.05 m (10ft) high from floor-to-ceiling, is about 5.9m (19ft) in the tapered sections and up to 9.6m (31.5ft) in the zones that jut out furthest. This variance encourages a great range of different office layouts, from executive offices via combined offices with a central area for communicative shared usage, through to open plan offices.

The energy concept envisages that about 50% of the heating/cooling energy requirement is covered by sustainable systems. About 20% of the figure is obtained geothermally through a combined heat-pump and cooling system. The highly efficient central heat recovery plant relies on radiant heat from the shopping mall and the underground car park. It provides about 30% of the total heating energy requirement. The rented areas are cooled/heated by means of a heating control system for the respective building section integrated into the concrete ceilings. For this reason, there is no need for suspended ceilings in the sections containing office workstations. Ambient temperature, lighting and solar protection blinds are all centrally controlled by sensors, whereby they can be individually set at any time.

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