



Madrid Nuevo Norte, MNN

Madrid, Spain



Location
Madrid, Spain

Date
2017 - 2020

Client
Distrito Castellana Norte
(BBVA- San Jose)

Site Area
230 Ha

Buildable Area
2.7 Million m²

Construction investment
€6 Billion (estimate)

Co-Architect
luis vidal + arquitectos

Services Engineer
Arup

Landscape Architect
Andrew Grant

Contractor
DCN



Madrid Nuevo Norte is an urban regeneration project located in Madrid. The objective of this ambitious project is to close a major split in the city where the railway alignment running north out of Madrid divides the city in two.

The site is currently an empty space, a black hole on the map of Madrid. Although it is surrounded by reasonably consolidated areas, it is a vast expanse of unused territory of 5.5km long from north to south and at its widest is 1km east to west.

Exploiting the excellent connectivity provided by this transportation corridor, the project will reinforce and unite neighbourhoods currently isolated by this huge tear in the city's fabric. It will also introduce a new neighbourhood tailored to the needs of businesses. This new CBD is squarely aimed at enhancing the commercial competitiveness in Madrid and of Spain as it emerges from the economic recession.

This is a huge project comprising 230ha of marginal urban land surrounded by neighbourhoods of various periods in Madrid's history which all have very different characters.

Isolated from each other and from the city centre, these neighbourhoods have suffered from decades of decay caused by the uncertainty of the regeneration proposals for the site. The existing Chamartín Station sits isolated at the very heart of the site. This will be redeveloped to provide a significant uplift in capacity to serve the needs of the new High-Speed rail network (AVE).

Chamartín station is a crucial public transport node with good connectivity to the city via bus, metro and tram, the capital's region 'Comunidad de Madrid' via an extensive commuter train network the 'Cercanías' and to the rest of the Iberian Peninsula via the soon-to-be complete nationwide AVE network. Furthermore, Madrid's Barajas Airport is only a 15-minute train ride away providing excellent links to Europe and the rest of the world.

The location of the new CBD is also located at the nexus of a number of existing corridors of economic activity, including the 'Paseo de la Castellana' and the A1 – one of the key routes out of Madrid. One of the aims of Madrid Nuevo Norte therefore is to unite these areas into a single, coherent entity.