

KARTSTADT RECYCLING

COUNTERPARTS AT HERMANNPLATZ BERLIN

assignment Building Re-Use Realization Competition **location** Berlin
size 70.000 m² **client** SIGNA Real Estate **services** Concept for conversion and further use of existing building structure and components
status completed, 2022 **team** Oliver Seidel, Arne Hansen, Aleksandra Eggers, Lena Lauermann, Lilly Irmer, Natalie Wolff, Hannah Bedeke

How can we transform vacant department stores in Germany and bring them to a new stage of life with new uses?

Hundreds of department stores stand empty in German city centers. At Hermannplatz in Berlin, an old Karstadt building could be redesigned. A new façade creates a strong face in the urban context and an invitation to a differentiated courtyard sequence, which was redesigned as a playful open space experience. Instead of shopping, living, working and community-oriented offerings now meet the needs of the growing urban society in the 21st century.

The existing Karstadt building provides valuable building materials that are deconstructed, recycled and reused. According to the layer principle, load-bearing and non-load-bearing components are structurally independent of each other. Thus, they can be used independently in their various life cycles. A durable, urban façade forms the new face to the city and creates a gateway to the interior.

A varied sequence of courtyards accompanies the crossing and becomes an urban experience: the Werkhof with its lively hustle and bustle, the Green Heart as a central interface and at the same time as a place of retreat, and the city playground, which promotes interaction and participation. Flora and fauna form the connecting element of the spatial sequence within the courtyard structure up to the roof terraces.



Karstadt existing building



1. BUILDING LAYERS

Layered building and detachable connections separate life cycles



2. STAY LOCAL

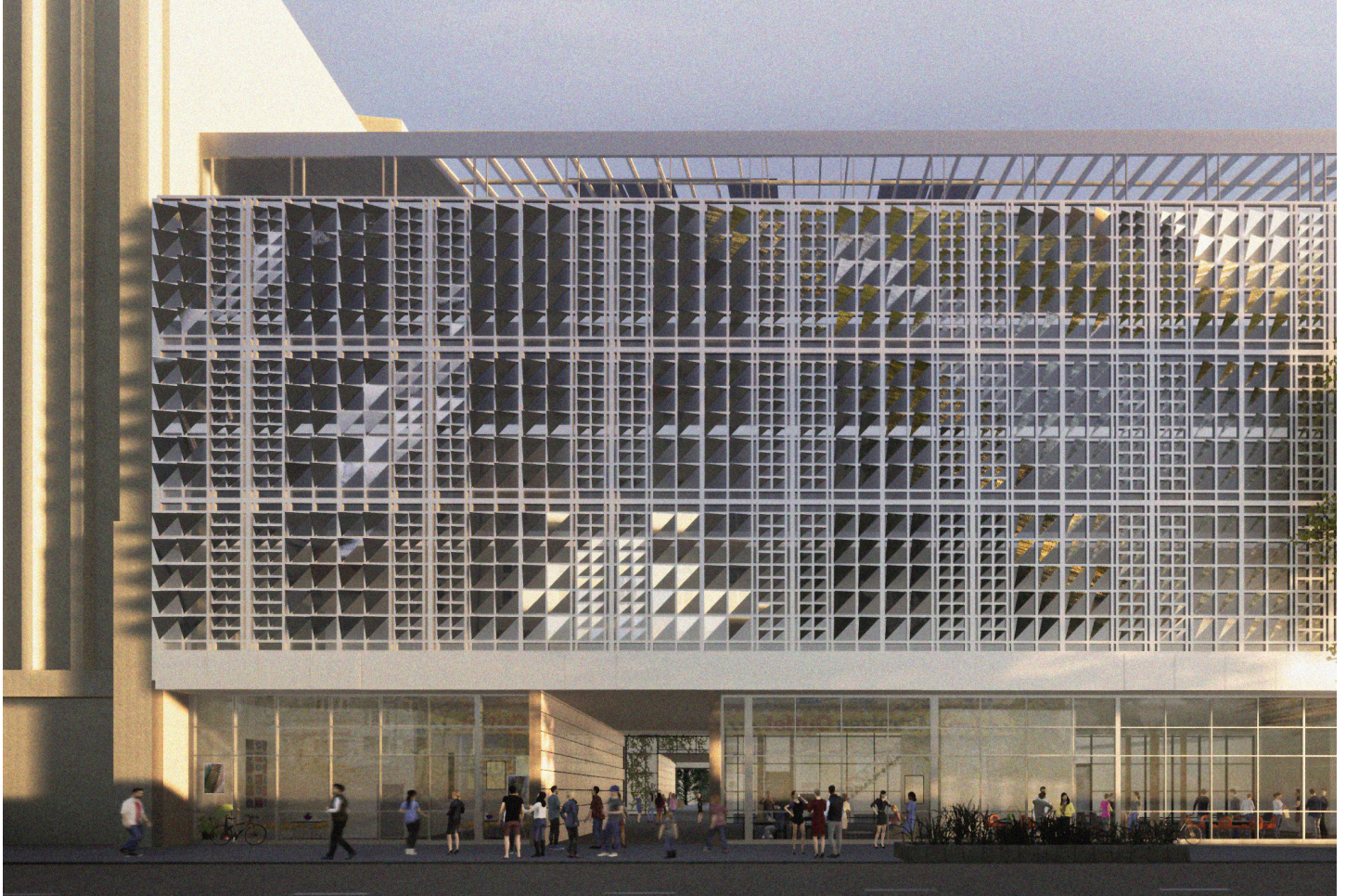
On-site preparation, minimizing transport routes, Karstadt as a material storage



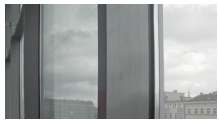
3. 100% RE-USE

Maximum use of existing components

Re-use strategies



North facade lively ground floor opening



Glasfassade 3082m²



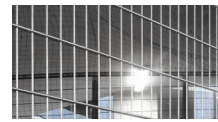
Trapezblech 164m²



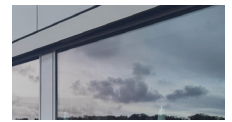
Naturstein 706m²



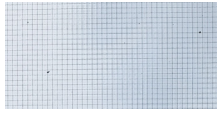
Schaufenster 24 Stk



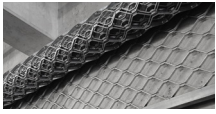
Stabmatte 55m²



Glasfassade



Drahtglas 159m²



Rolltor 2 Stk



Fenster Royal 72 Stk



Lochblech 679m²



Glaspyramide 2 Stk



Pergola 25m

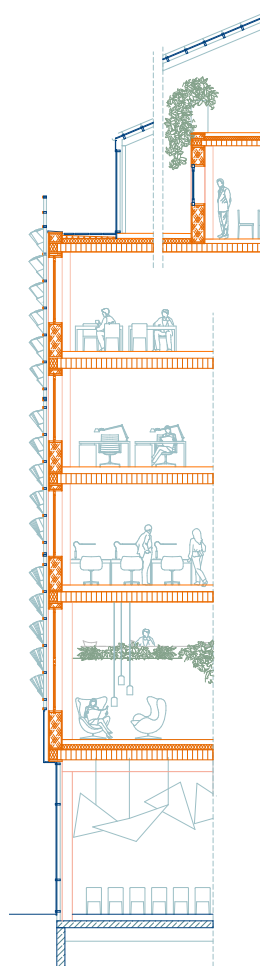
Component catalog, examples of the re-use components of the Karstadt inventory



Facade designs Werkhof - Grüner Hof - Spielhof



Playful recycling of existing building elements



Manufakturrecycling durch Aufbereiten der gebrauchten Aluminium-Paneele zu 'Dreiecken' als Teil der Vorhangsfassade

Verwendung von **gebrauchten Bauteilen** Aluminium Module als Teil der Vorhangsfassade

Konstruktion in effizienter **Holzmodulbauweise** verkürzt die Bauzeit

Verwendung von **Nachwachsenden Rohstoffen** Holzmodulbauweise + Strohballendämmung verbessert die Ökobilanz

Building Layers Tragkonstruktion | Dämm- und Fenster-ebene | Vorhangsfassade

Konzept Klimazonen lässt Verwendung von zweifachverglaste PR-Fassaden in Ober- und Untergeschossen zu

Verwendung von **R-Beton** für Tiefgeschosse und brandschutztechnisch relevante Bauteile (Treppenträume, Durchfahrten und Brandwände)