The Refurbishment revitalizationredevelopmentmodernizationwithallthewhysandwherefores gettingfitforthefuturehandbook

holger meyer
architektur

REVITALIZATION – A PROLOGUE

ARCHITECTS ALWAYS WANT THINGS TO BE NEW AND SPECTACULAR. OR DO THEY?

Architects, it is said, prefer to work free of any limitations on their creativity – and like to build things that are new and spectacular. This may be true, in a sense. But to be frank it no longer applies today. And is probably downright wrong.

The further development of a place, its usage and shape, the careful nurture of the genius loci represents an even more challenging, even more delicate task than a new building. Dealing with existing structures will time and again lead to unexpected opportunities and solutions. And that's why we love revitalization projects.

It was 25 years ago that we tackled our first major project of this kind. A high-rise building from the 1960s was showing its age. The quality of the existing ceilings was poor, a typical feature of structures built then, and the heights of the stories were relatively low.

At first glance, revitalization did not seem to make sense. Nor at second or third. But the planning regulations meant there was no alternative. A new development plan allowed only for a seven-story perimeter block development instead of the existing 16-story block – an unthinkable loss of space.

When nothing works as it used to, you need to come up with new ideas. And we had them. In fact, since then we've repeatedly been able to tackle new revitalization tasks. They now account for more than half of our planning briefs, and many of them are the result of competition wins. In this manual, we would like to familiarize you with some of these.

Over time, we've gained a wealth of experience, learning a great deal along the way. We dreamed up checklists for existing buildings and have been constantly refining them ever since. We adapted our planning systems to the tasks of a revitalization and came up with a differentiated fee structure for projects of this kind. These findings, too, will be covered in the following.

Time and again, the same thought process emerges; namely, to approach every project from the most sensible possible solution, while at the same time thinking the impossible, keeping costs in check, and not giving up when seemingly intractable problems arise. It is this motivation, this commitment, that makes us special.

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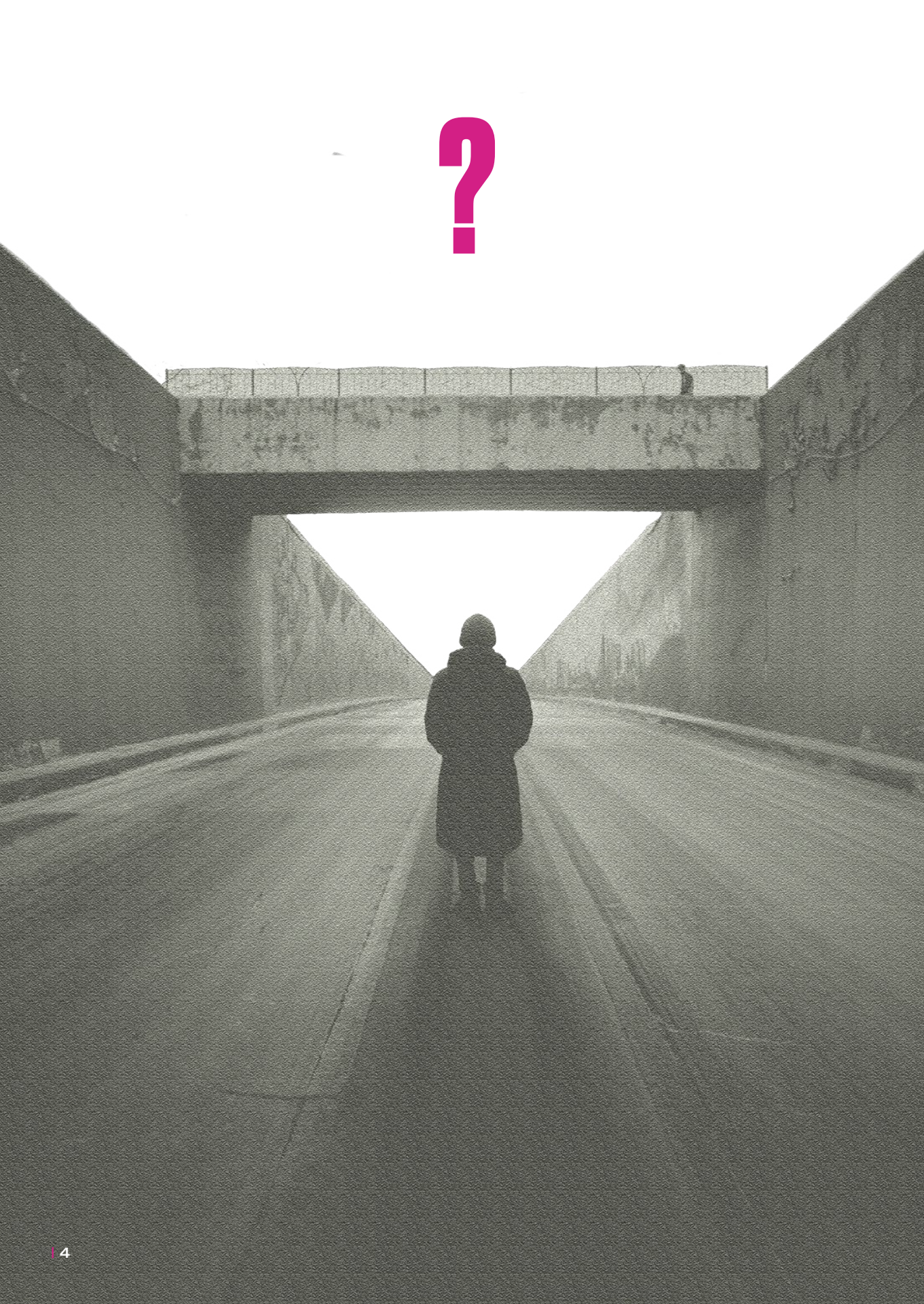


WHY NOW?

The more the world changes, the more it comes down to the core. It is about facing up to change.

The French philosopher Alain answered the question of what one ought to do when faced with upheaval thus:

1. Keep going
2. Get started

It's an astonishing sequence, as is, at the same time, the whole idea behind it: Keeping going is actually the way to change something. Just as thinking is better than discussing.

No one can deny that the world has changed a great deal since our first high-rise revitalization. These days, we know how important a more careful approach to our built environment will be for future generations.

Key concepts like gray energy, bound carbon, not to mention the EU Taxonomy Ordinance are forcing us to rethink things more than ever. This planet has finite resources, and most people have understood that we need to use them wisely. That's why renovation and further development of existing built structures are now gaining more attention than ever – and quite rightly so!

We have developed various categories by which we classify existing properties. Which of these categories a project can sensibly be assigned to is determined in an early initial check-up.

In contrast to new buildings, for revitalizations we initially act as consultants because of our extensive experience. Even in the early stages, we are able to show what opportunities and possibilities a project offers – and what risks it may entail.

On the other hand, of course we are passionate planners. Planners who use the findings of a careful examination before planning begins, with the aim of developing an optimal, future-oriented, and economical concept together with the client.

We have bundled our expertise in the field of revitalization internally in a team that tackles only these kinds of tasks. It can do so with a high level of expertise, extensive experience, and great passion.

Keeping going is the way to change something. Allow us to show you how we see things – and to explain our approach to the widely varying tasks of revitalization.

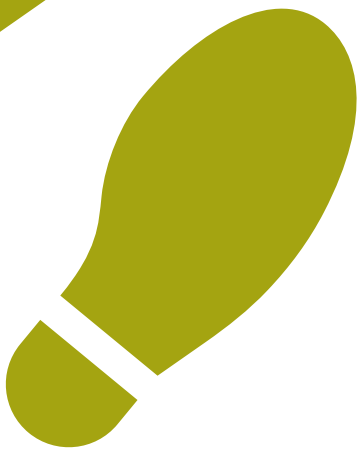
We hope you enjoy it and gain something from it, and feel free to put us to the test – your portfolio may also offer unexpected opportunities!

Your team at holger meyer architektur

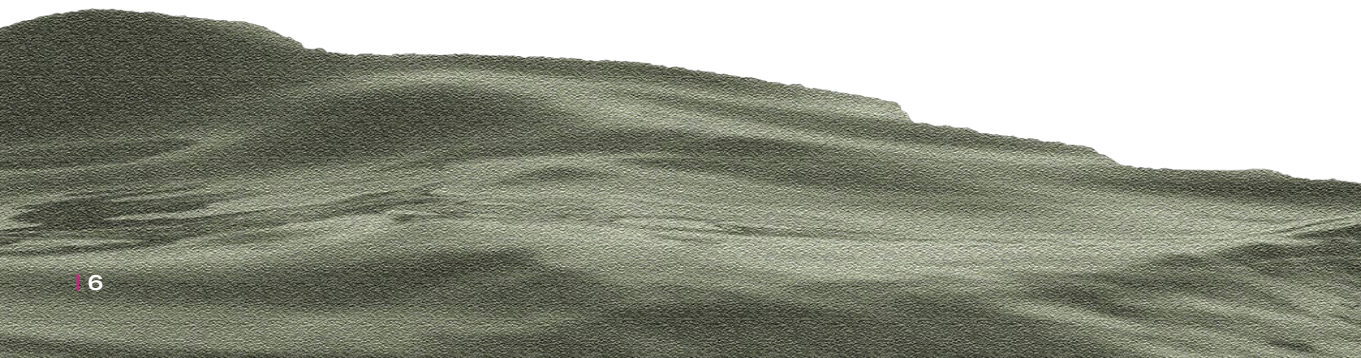
KEY FACTS.

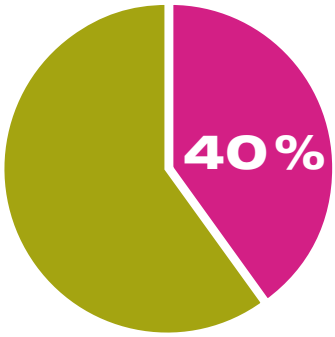
800-1,000 kg Carbon
per m² are generated
from a solid new build

600 kg Carbon
per m² are generated
with a new hybrid building

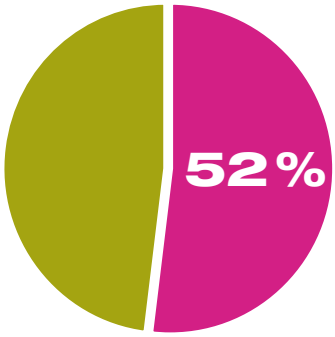


130-200 kg Carbon
per m² are generated
with a revitalization





of Germany's carbon emissions come from construction and building operations



of Germany's waste is generated by the construction industry

<u>Fact:</u> The construction and buildings sector accounts for 38 percent of global carbon emissions

270,000 t
of construction waste is generated every year in Germany

35,100 t
and thus only 13 % of it is recycled and converted back into actual building materials

KEY FACTS.

4,100,000,000 t
of cement were produced worldwide in 2022

517,000,000 t
of mineral raw materials are used for construction each year in Germany

85 %
of buildings in the EU are over 20 years old

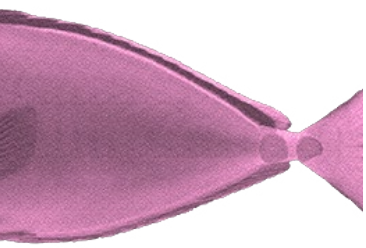
30 %
of energy emissions are caused by buildings

35,500,000 t
of cement were consumed in Germany in 2021

20,838,500 t
is the average greenhouse gas potential of this volume of carbon equivalents
(587 kg per ton of cement in Germany)

1 %
of the existing building stock across the EU is made more energy-efficient through renovations each year

80 %
of energy consumption can be saved through professional renovation and modern building technology

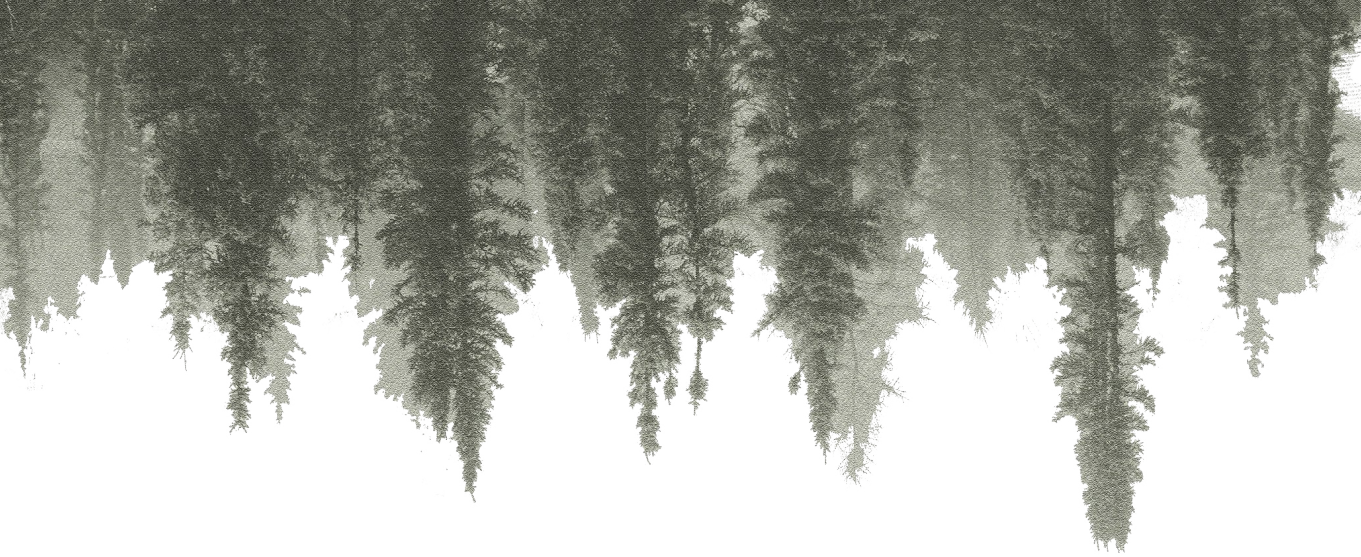


DEVELOP NEW PROSPECTS FOR YOUR PROPERTY WITH US.

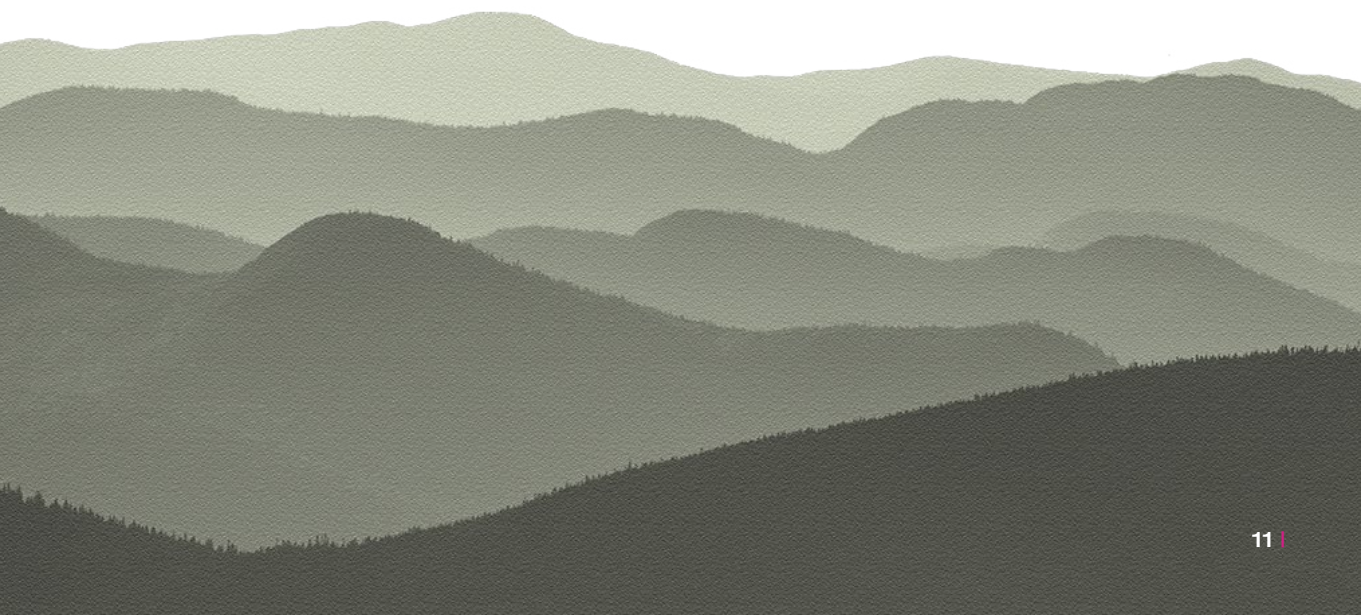
holger meyer architektur can draw on decades of experience in revitalizing existing properties. We have implemented our extensive expertise over the past few years in a **sophisticated system** for investigating existing buildings so we can quickly show our clients the potential of their assets. Using this, we hold an open dialog with our clients to develop the right concepts for every type of property and open their eyes to new opportunities. Here, we distinguish between tasks where we act as consultants in a transaction process and those where we are planners for a portfolio holder or project developer.

Both kinds of clients require different strategies, the processes of which we work through professionally, creatively, and with economic competence and independence. In this way, we always find the optimal solution for our clients.

In our analyses we also look at all the economic options – revitalization, adding stories, partial demolition with structural additions, or a completely new building. After all, we have a responsibility towards our clients to find the most economical but also the architecturally and functionally best solution. And we also have a responsibility towards users and society to find a sustainable and attractive solution that also represents lasting added value and takes the building into a second or third phase of life in a marketable and economical way.



THE REVITALIZATION PROCESS HAS LITTLE IN COMMON WITH NORMAL CONSTRUCTION SITES



SEEING REVITALIZATION AS AN OPPORTUNITY

As architects, we need a way in, a connection to the task. Unlike with new buildings, for the revitalization of an existing property we have to examine the existing substance.

We also like to record the structural history: Is the building unchanged in its original state or have the structure and the shell already been altered? We want to understand what was important to the planners of the building, how they dealt with the task, and why things were implemented the way they were.

For us, the appeal of the task lies in the transfer, the "rebuilding" or "redevelopment" of a building, whereby we are looking to find a way to make buildings fit for the future again.

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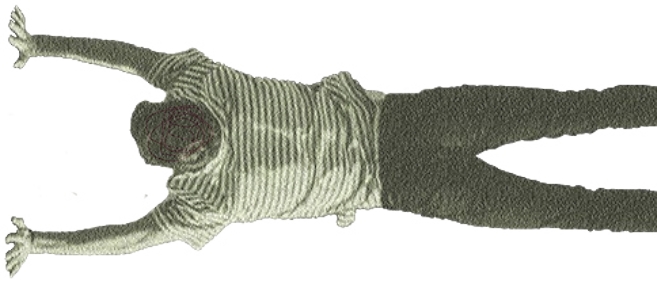
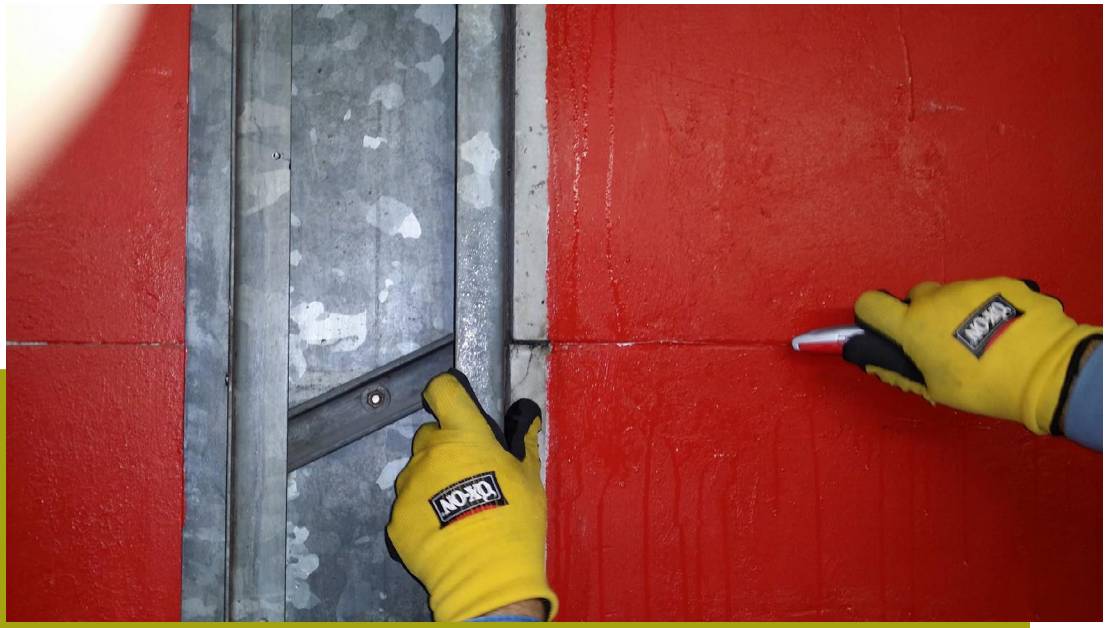


ReVITALIZING
ReSTRUCTURING
ReACTIVATING

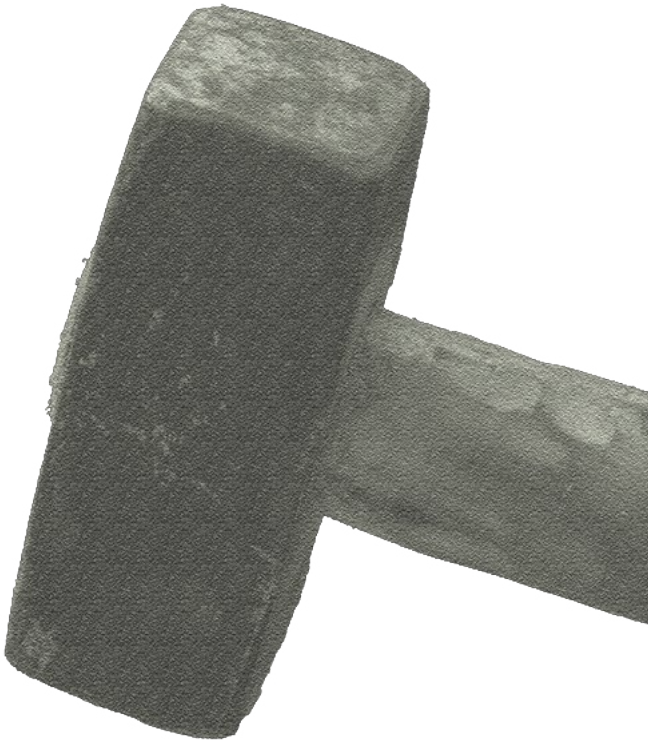


Things we discover when we take a close look at an existing property.

HOW WE GIVE REAL ESTATE A SECOND LIFE CYCLE

The first step is therefore an intensive examination of the existing property to get a feel for the place and the building. This will involve inspections, taking in not only the general condition and geometry of the building, but also a few parameters that are essential to the subsequent process such as floor heights, statics, building construction, axial dimensions, and access. Ceiling heights that are too low, an insufficiently dimensioned or inflexible load-bearing system, deficiencies in structural fire protection, or complicated access are therefore crucial factors in deciding at an early stage whether to continue using the building or to change its use, and may make a new building more economical.

In addition, easily accessible information such as cadastral and as-built plans, facility management records, municipal archives, or attachments such as TDD reports from sales processes or other sources form the basis for an initial assessment. We also compare the existing building with the current building regulations in order to be able to account for the structural utilization of the property when weighing up new construction options. This is because in densely built-up inner-city locations, it may no longer be possible to generate the kind of space that was permissible at the time the existing building was constructed. This also includes what may be small clearance areas and greater shading.

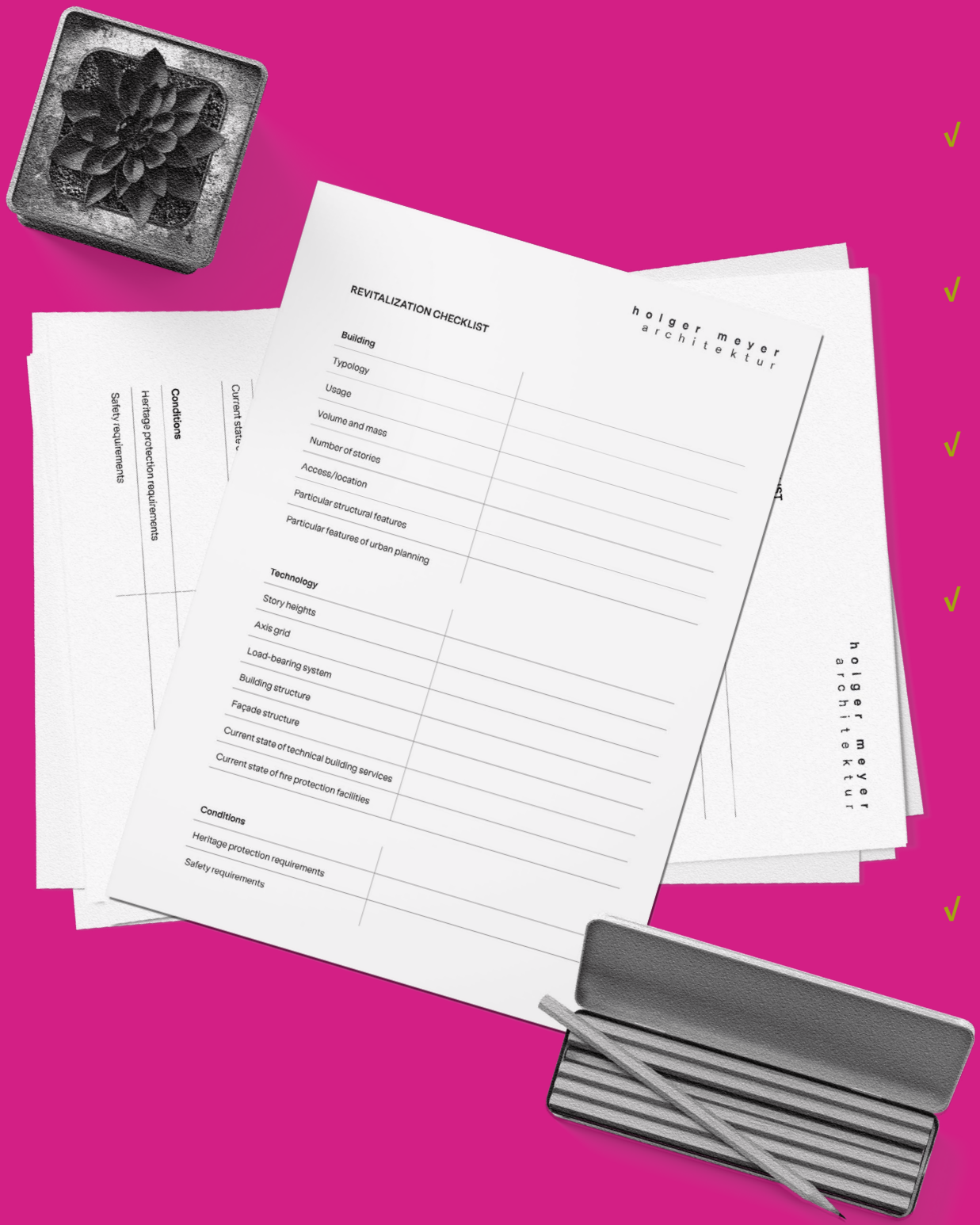


HOW YOU CAN MAKE USE OF OUR EXPERTISE FOR YOURSELF

Based on this initial data collection, we use a standardized and open-ended process to **quickly and cost-effectively** assess the opportunities that lie in the asset. Can the building continue to be what it has been? Can its profitability be increased with extensions or additional stories? Is it possible to change its use? How does a revitalization compare to a new build? Can the existing building be made to comply with current fire protection regulations and energy requirements? At this point, we can evaluate the options for the future and for potential conversion of the building and rule out certain variants.

In a subsequent step, we use the results of further technical and pollutant investigations for the assessment. Here we also take account of assessments by the technical building services and on fire protection and statics, as well as the entry of pollutants into the substance to be preserved.

Creating a detailed 3D model using a digital survey of the existing building is the first step in **the in-depth planning** of a revitalization. A 3D model offers a whole range of possibilities for visualization and detailed planning. Based on this model, the developed concept and feasibility studies are fleshed out and backed up with costs and deadlines. We then compare the options, costs, and different time horizons of all variants, providing our clients with a **sound basis for making a decision on** the final course of action to take the property into a new future.


REVITALIZATION CHECKLIST
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Building
Typology
Usage
Volume and mass
Number of stories
Access/location
Particular structural features
Particular features of urban planning
Technology
Story heights
Axis grid
Load-bearing system
Building structure
Façade structure
Current state of technical building services
Current state of fire protection facilities
Conditions
Heritage protection requirements
Safety requirements
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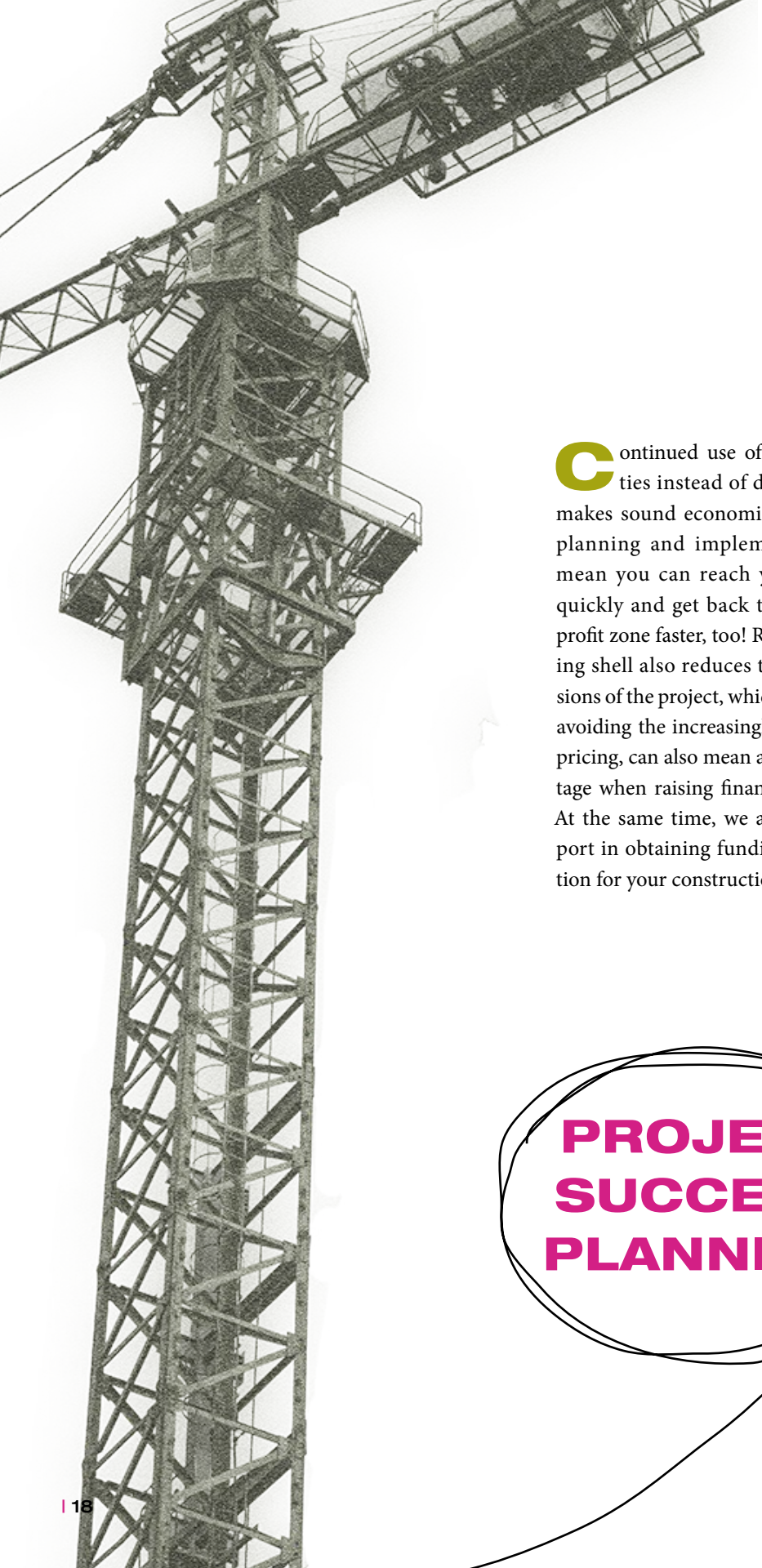
Conditions
Heritage protection requirements
Safety requirements



Continued use of existing properties instead of demolition often makes sound economic sense! Shorter planning and implementation times mean you can reach your goal more quickly and get back to the economic profit zone faster, too! Reusing the building shell also reduces the carbon emissions of the project, which, in addition to avoiding the increasingly higher carbon pricing, can also mean a potential advantage when raising financing the project. At the same time, we also provide support in obtaining funding and certification for your construction projects.

PROJECT SUCCESS PLANNING

PUTTING THE R IN HMA

For us, working on the revitalization of a building differs in more than just preceding analysis processes, which involve an intensive examination of the existing building.

Outside of the HOAI (the German fee structure for architects and engineers), these consulting services are the cornerstone for the successful and cost-effective planning that is then based on the HOAI rates for design, approval, and implementation planning. As experienced implementation planners, we also take care of the tendering, awarding, and invoicing process for you and provide site supervision to ensure the success of your project.

REVITALIZATIONS CALL FOR EXPERIENCE, KNOW-HOW, AND A FUNCTIONAL ANALYSIS OF THE EXISTING BUILDING

REVITALIZATION COMPETENCE

In close dialog with our clients, we develop tailor-made solutions for their existing projects. In doing so, we classify the respective projects in an initial inventory according to task and scope. This way we can right from the start define a scheduled list of measures, which describes a revitalization in the specific scope of services. This creates transparency in communication and reliability in terms of quality, costs, and deadlines. At the beginning, the respective categorization takes account of fundamental considerations and requirements, such as a possible change of use or heritage protection requirements.

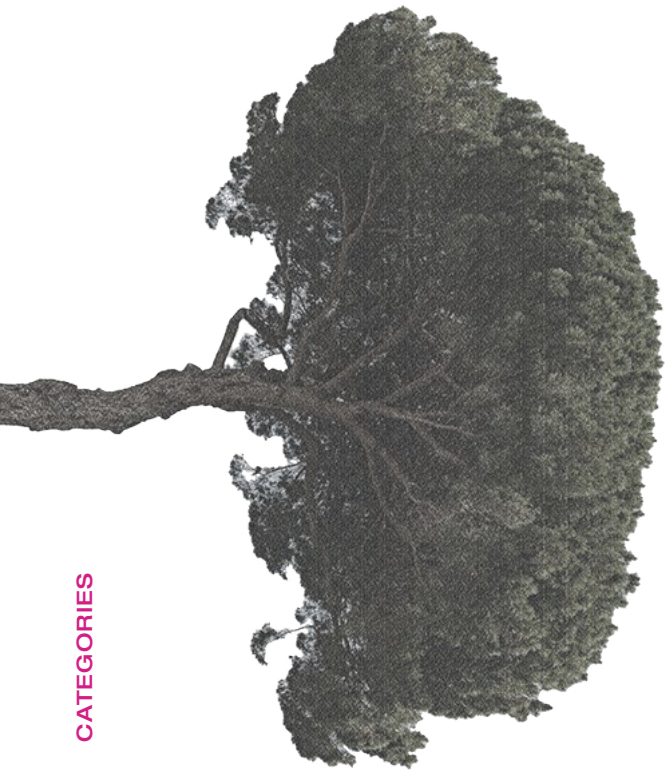

BRUTAL NEU UND HEIß!!!

BASIC *

- INTERIOR CONSTRUCTION
- PARTIAL ENERGY RENOVATION
- UPGRADE OF BUILDING SERVICES
- FIRE PROTECTION

BASIC PLUS **

- INTERIOR CONSTRUCTION
- PARTIAL ENERGY RENOVATION
- UPGRADE OF BUILDING SERVICES
- FIRE PROTECTION
- + STRUCTURAL INTERVENTION
- + EXPANSION



COMPLETE ***

- FAÇADE
- INTERIOR CONSTRUCTION
- FULL ENERGY RENOVATION
- RENEWAL OF BUILDING SERVICES
- FIRE PROTECTION

COMPLETE PLUS ****

- FAÇADE
- INTERIOR CONSTRUCTION
- FULL ENERGY RENOVATION
- RENEWAL OF BUILDING SERVICES
- FIRE PROTECTION
- + STRUCTURAL INTERVENTION
- + EXPANSION

In addition to the design and structural adjustments, in this case we also consider the question of repurposing. The decision on whether or not a building can or should be commercially repurposed requires consideration of all technical and design requirements and a detailed review of all the essential parameters. Factors such as ceiling heights, load-bearing systems, and support grids as well as building depths and light exposure in the spaces all play a key role here. Using extensive studies, we review the possibilities a property presents and develop concepts for different kinds of conversion. From the very first moment, our experts will use their extensive know-how to advise you, ensuring that your property can be successfully put to a new use.

*

BASIC

The structure, the façades, and the building's physical properties are good and can still be used. The basic layout and access can also be kept as they are. We focus essentially on the new spatial distribution, on improving the design of the spaces, and on access and circulation, as well as on contemporary optimization of the technical equipment and fire protection.

INTERIOR CONSTRUCTION

PARTIAL ENERGY RENOVATION

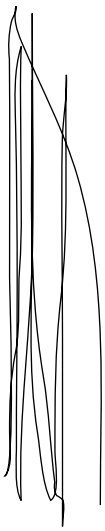
UPGRADE OF BUILDING SERVICES

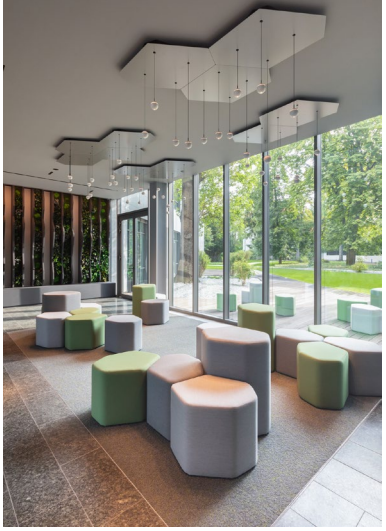
FIRE PROTECTION

ESCHERSHEIMER LANDSTRASSE 50-54

The project at Eschersheimer Landstrasse 50-54 is perhaps one of the best examples of the use of valuable existing structural resources combined with targeted and well-considered "minimally invasive" interventions and measures after 20 years of use, along with the high added value these measures bring.

The building was completed in 2002 as a single-tenant property for Handelsblatt as a "bespoke fit" with a long-term lease. Over the last 20 years, the demands on our office environments have changed rapidly and significantly, as has the media world itself. The space required by Handelsblatt has lessened significantly and parts of the space had already been sublet or re-let by the owner. After a law firm moved out, around 50 percent of the space was vacant, at which point the building needed restructuring and was put up for sale.





The building had been developed with very high-quality fittings in accordance with the tenant's requirements at the time, as planned in the sophisticated architecture of the Jo.Franzke firm.

The structure of the building was good, with continuous clear room heights of three meters, cooling ceilings, and raised floors – a prime example of sustainable construction, in the best sense of the word, that can be adapted to current requirements.

The existing, equally high-quality natural stone façade is timeless – despite energy deficits by today's standards, replacing this façade after just 20 years would have represented an inappropriately extravagant use of valuable building resources.

But ... after 20 years, the building was not only "worn out"; it was simply no longer appealing to "high-end" tenants in the discerning Frankfurt market.

Although the office spaces themselves had an unusual layout, they were easy to access, divisible, and variable, and were suitable for both open-plan office concepts and classic, smaller room structures. Almost anything could be realized here in a space-efficient manner according to user requirements.

The common areas, however, had the dry, functional charm of the late 1990s. The foyer, elevator lobbies, elevator cabins, and WC facilities (although finished to a high standard) could no longer credibly compete with the new buildings in Frankfurt's city center as part of a marketing strategy for new, modern office worlds. In addition, the access areas in particular had qualitative deficits in terms of space.

Our common goal with the client was to create a new image for the building with as little effort as possible and using the existing high-quality resources, and to thus make the building comparable

Check-up of existing cooling ceilings

Check-up of façade (fittings/glare protection, etc.)

New cooling ceiling panels with retention of supporting grid and cooling coil

Reuse of existing glass walls

Retention of existing raised floors and existing floor tanks in a new position

in terms of quality with competing new properties. The task was therefore deliberately not to compare with other existing buildings as competition, but to look "upwards": What separates this building from comparable new buildings on the market in terms of quality? Which benchmarks can we reach and which not, or only with disproportionate effort? A fundamentally different approach to that of planning a new-build project.

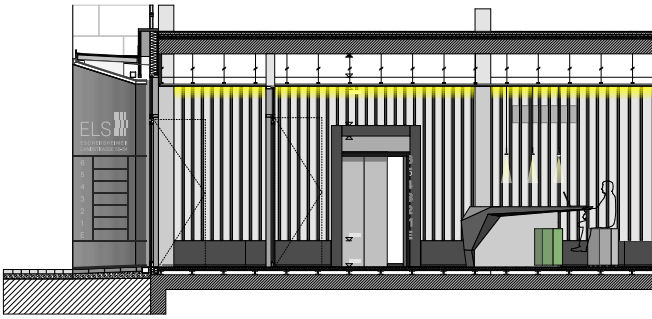
The construction grid of 1.35 m corresponded to that of conventional new buildings. The continuous clear room height of 3.00 m without height reduction in the corridor area was better than almost all competing properties on the Frankfurt market.

A full-surface raised floor of 15 cm and cooling ceilings in all office areas were still state-of-the-art even after 20 years.

Neither the shell construction nor the structure of the thoroughfares revealed any problems with fire protection. So we were able to check off the hard facts.

The foyer was unemotional, not to say boring – large, but not a pleasing place to spend time. A huge central reception desk also blocked the greatest spatial quality of this space, namely– the view through to the very beautiful, large, and leafy inner courtyard, which is unusual for an office building in such a central location.

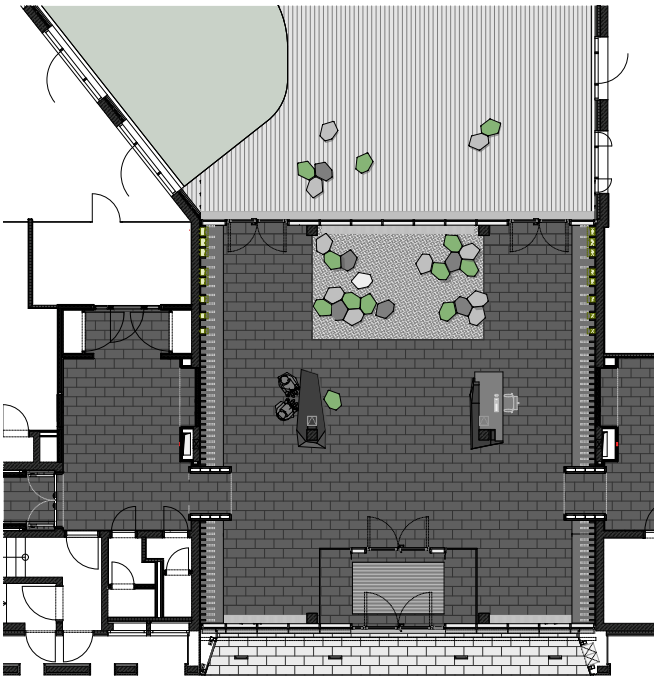
One of the central elements of the revitalization of Eschersheimer Landstrasse was the opening up of this space, its redesign and the associated creation of recreational areas in the foyer itself and the directly connected "tenant garden" as an attractive, quiet, green outdoor space in the middle of the city center.



Complete redesign of the foyer

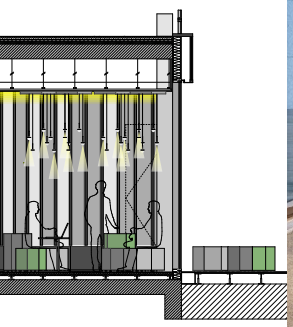
The elevator lobbies were cramped and too dark – somehow oppressive – when you stepped out of the elevator cabin and stood in front of the closed, low access doors to the rental areas. The opposite of what you would expect in terms of atmosphere in a modern office environment.

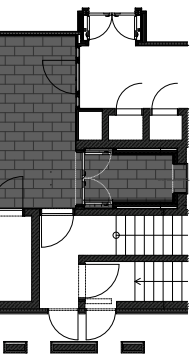
The low access doors to the rental areas were only 2.10-meter-high and made of beech, so these were replaced by 3.00-meter-high glazed steel frame doors with elegant narrow frames. This measure alone, which opened up the view into the rental area, created a completely new bright and airy atmosphere in the space and completely changed the quality of the access routes within the building.



The wall opposite the elevators was improved with glass cladding. The existing block frame doors, meanwhile, were retained and simply repainted. This made it possible to significantly upgrade the quality of these "reception areas" for the tenant at comparatively low cost.

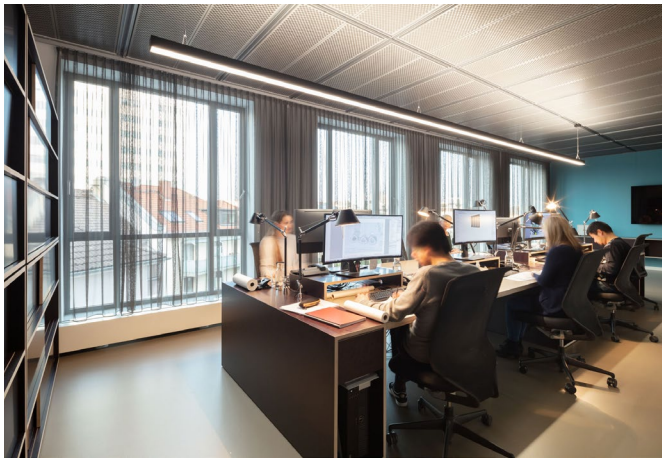
The WC facilities were given a new fit-out, new washbasins, and new flooring and could be modernized at moderate expense.





As with the extension, well-considered interventions were also made in the building services to optimize existing systems. Each individual system was thoroughly tested.

The rental unit count had to be adapted to small-scale tenants. The fire alarm system had to be completely renewed and the controls for the building automation system replaced. All cooling ceilings were checked and all systems serviced – always with the crucial questions in mind: What is the expected remaining service life of the systems? Is replacement justifiable in terms of conserving resources or is comprehensive maintenance the appropriate solution?



When it came to remarketing, the revitalized building was a great success. Even five years after the completion of the revitalization, current re-lettings confirm that we chose the right approach.

We ourselves are users of the building and our clients still enthuse about the quality of the space on Eschersheimer Landstrasse.


ELS
ESCHERSHEIMER
LANDSTRASSE 50-52
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LOANCOS
LOANCOS
Handelshof
Handelshof

ESCHERSHEIMER LANDSTRASSE

LOCATION	Eschersheimer Landstrasse 50-54, Frankfurt/Main
TYPE	Redesign of the entrance and common areas, conversion and extension of office spaces
DEVELOPER	ELS Grundbesitz GmbH
SPACE	1,775 m² GFA aboveground
CATEGORY	Office and interior
BUILT IN	2002, architect: Jo.Franzke
REVITALIZATION TIME	2018 – 2019
SERVICE PHASES	1 – 8

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BASIC PLUS

In order to allocate and use space more effectively, we plan interventions in the structure of the building. Wherever it is necessary and worthwhile, we expand and extend the existing building. We also rearrange the spaces and optimize their layout and circulation routes. Points of access are relocated or newly created to develop an attractive overall concept for the property and increase its market value.

INTERIOR CONSTRUCTION

PARTIAL ENERGY RENOVATION

UPGRADE OF BUILDING SERVICES

FIRE PROTECTION

+ STRUCTURAL INTERVENTION

+ EXPANSION

DVAG HEAD OFFICE

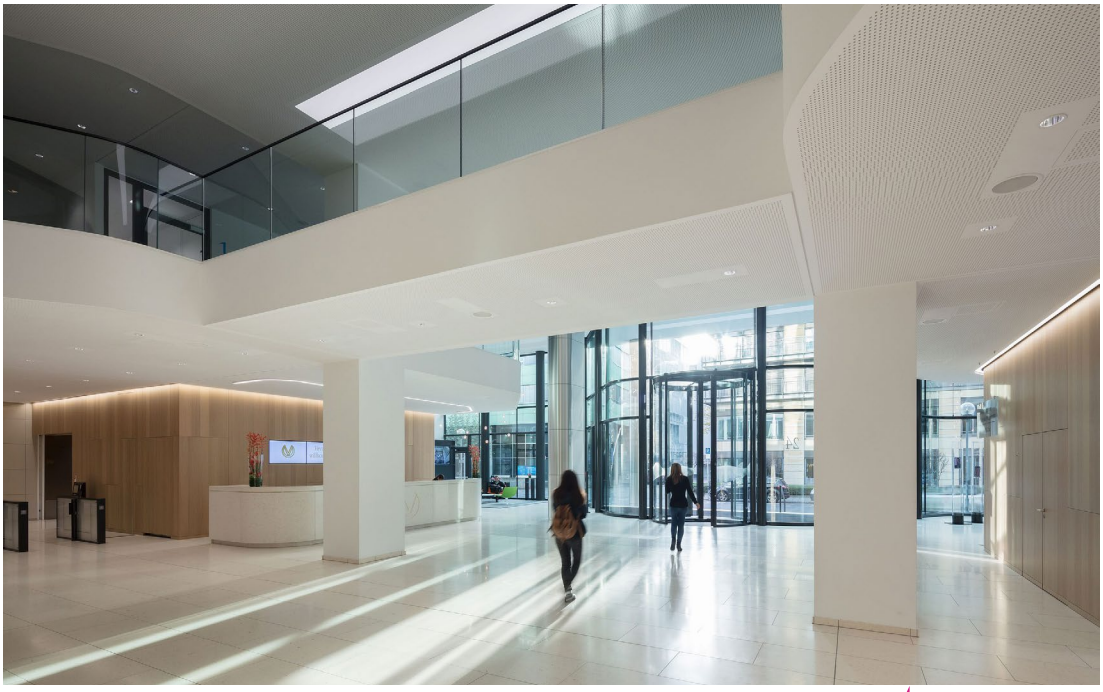
The head office of Deutsche Vermögensverwaltung (DVAG) is located on Windmühlstrasse, corner of Wilhelm-Leuschner-Strasse and thus between Frankfurt's Bahnhofsviertel and the banks of the River Main on the edge of Frankfurt's banking district.

A former back-office building for Dresdner Bank with ground-floor zones sealed off from the public space to meet bank security requirements, the building had a decentralized entrance on Windmühlstrasse. It straddles almost the entire street block – from Gutleutstrasse in the south and Wilhelm-Leuschner-Strasse in the north, not to mention Windmühlstrasse in the west almost as far as Mainluststrasse in the east – and thus houses almost 45,000 m^2 of office space in a clearly gridded comb structure with three inner courtyards.

The original DVAG headquarters on Münchener Strasse is only a few meters away, but that building had long since become too small. The plan was therefore to bring together the entire payroll of over 1,000 employees, who were spread across several rented buildings in Frankfurt's city center, at this location – in a modern office environment.

We had already provided the owner with intensive support during a negotiation phase lasting several months, in which time DVAG had initially planned to rent the building. We were as a consequence already very familiar with the building and its users when the decision was made that it would be acquired by DVAG. After the acquisition, individual measures were scrutinized again and additional requirements defined.


Deutsche Vermögensberatung



New foyer as an element of the reorganized development

It was clear from the outset that DVAG's user requirements would call for structural changes to the existing building structure.

At the same time, it was hoped that the quality of this revitalized building would match that of the holding company's new build in Marburg.

With such a large building structure, the decentralized arrangement of the main access from Windmühlstrasse inevitably leads to long distances and poor orientation within the building. Our answer to this structural problem is a new central, two-story entrance on Wilhelm-Leuschner-Strasse as an extension of the central inner courtyard. This entrance is not only more attractive from the outside, but also enables internal access via the elevator cores arranged on the left and right in the shortest possible way. The open, grand foyer also serves as a "showroom" for DVAG's range of services.

DVAG holds a large number of internal and external events for customers and employees. One of the requirements for the building was therefore the creation of a large, versatile event space, but it quickly became clear that a column-free room could not be realized within the existing structure.

We therefore developed the concept for roofing over the central inner courtyard as a direct extension of the new foyer, which could thus also be used as an anteroom to the new hall. The lighting of this hall from above makes it a high-quality space, and the entire area has developed into an attractive "marketplace", a place for external and internal communication, which gives the DVAG company a structural "face".

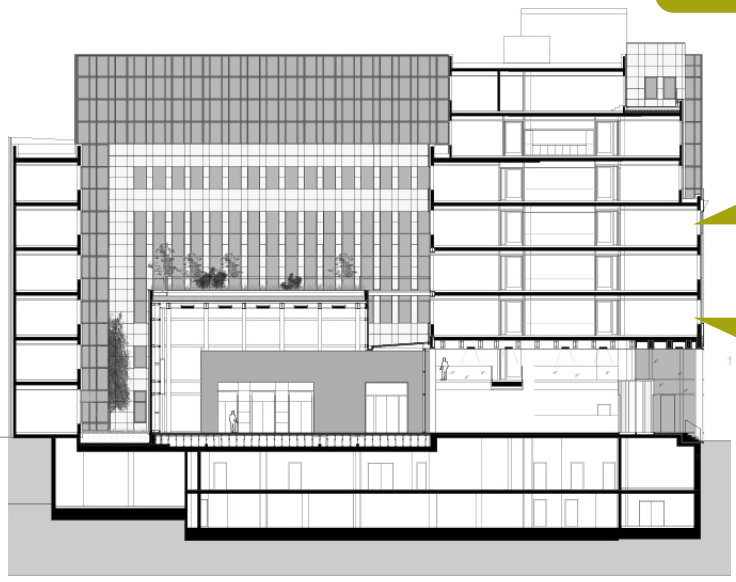
Other requirements included not only an attractive staff restaurant, which uses the inner courtyard to the west as an outdoor area, but also the opening up of the in-house ice cream parlor Aroma on Wilhelm-Leuschner-Strasse to make it accessible to third parties.

New event space in the former inner courtyard

On the seventh floor, a conference area was integrated with a meeting room for the supervisory board and complex media technology, as well as space for the management board.

These were diverse and intensive planning tasks, which are even harder to resolve in an existing structure than in a new build.

New conference area



Check-up of the existing façade

New coating of the formerly turquoise-colored window profiles on site

In addition to the implementation of these complex special areas in the existing structure, our agenda naturally also included the revitalization of the very "old-fashioned" and boring office spaces.

First, we had to investigate the façade. After many years of use, careful thought had to be given to the possible alternatives of replacing the entire façade or replacing only the windows and retaining the existing façade.

The new entrance hall and the special purposes meant there was no question that the ground-floor façade would have to be largely replaced. So what is the right way to deal with the very large office façade from an energy and sustainability perspective? On the one hand, this was a high-quality natural stone façade, but on the other, it included turquoise-colored window profiles – a fashion trend of the 1990s.

From a technical point of view, the façade was in good condition, but the insufficient insulation thickness by today's standards and the modest U-values of the windows (again a product of their day) did not justify replacing the façade at the time of revitalization, both from the point of view of resource conservation and investment costs.

All parties agreed, however, that the color scheme of the façade had to be adapted both inside and out, so an economical solution had to be found here. Different film coatings were tried out on existing windows on site, but localized painting proved to be the most high-quality and economical solution here.

The office spaces were stripped back to the shell and completely refurbished. The resulting open office structures with elegant glass walls, redesigned ceiling surfaces, and attractive meeting points as welcoming communication areas in the interior zones are in no way reminiscent of the functional and loveless cellular office structures of the space used by the bank.

All technical systems were replaced and now meet the standard of comparable new buildings with cooling ceilings, mechanical ventilation, and raised floors.

DVAG's new head office is a good example of how flexible existing structures can also be used to implement the complex individual requirements of a single tenant – a real continuation to give this office building a second life cycle.


Herzlich
willkommen!


Herzlich
willkommen!

DVAG

LOCATION	Wilhelm-Leuschner-Strasse 24, Frankfurt/Main
TYPE	Revitalization and extension of an office building with restaurants, retail unit, and underground car park
DEVELOPER	DV Gamma 1 GmbH & Co. KG
SPACE	32,800 m^2 GFA aboveground, 11,600 m^2 GFA basement levels
CATEGORY	Office building
REVITALIZATION TIME	2015 – 2017 (meyerschmitzmorkramer)
SERVICE PHASES	1 – 8, partly 9

***

COMPLETE

When a property has come to the end of its life cycle, the options of demolition and new construction must be weighed up against redevelopment. For scenarios like this, our teams develop complete relaunch scenarios. Depending on the requirements and specifications, we come up with a completely new building based on a contemporary design and building technology on the basis of a demolition down to the supporting structure. The new build is destined to be suitable for the market again in all respects without the building being demolished entirely.

FAÇADE

INTERIOR CONSTRUCTION

FULL ENERGY RENOVATION

RENEWAL OF BUILDING SERVICES

FIRE PROTECTION

GLOBAL TOWER

WHAT A STORY...

Built in 1973 by architect Richard Heil, this 110-meter high-rise was realized in the international style according to Heil's competition design as the tallest building in Frankfurt at the time. Fifty years later, before its revitalization, this timelessly beautiful building in Frankfurt's banking district was merely a rented back office of the European Central Bank with a barely visible entrance and storage space on the ground floor, and was virtually sealed off from the public space due to the tenant's security requirements.

Despite its location at one of the busiest downtown intersections, this building had become strangely invisible.

After the ECB moved out and Commerzbank sold the building to project developer GEG, the question was how this high-rise (and it was actually asked for the first time in almost 50 years) could be brought into the "normal" rental market.

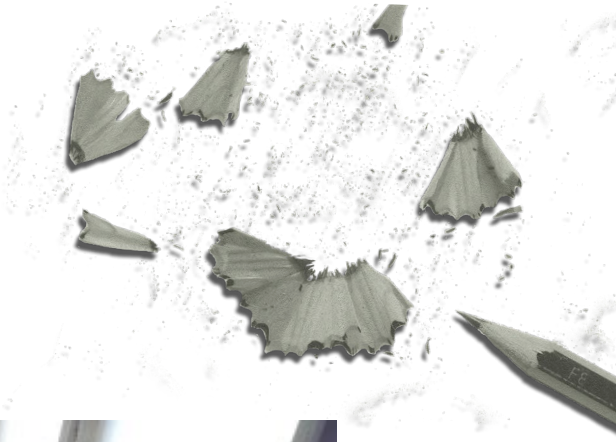
We had already examined the building intensively for the previous owner, Commerzbank, and so GEG, as the new owner, decided to make use of our extensive know-how and previous knowledge and commissioned us to plan the revitalization.

The structure of the building's floor plan was good, and the access routes were straightforward. The biggest challenges it posed in our opinion were in the realms of fire protection and ceiling heights.

As was usual in these years of construction, the floor slabs here (as in many of our revitalization projects in properties built between 1950 and 1975) needed to be upgraded to meet the F90 norm. The fire service elevator likewise no longer met current regulations.

Although the story heights were not generous, the biggest challenge was the massive edge beam along the windows in conjunction with the high closed parapet of the modular curtain wall. We knew that maximizing the daylight allowed in by the façade was the key to achieving a contemporary quality of office space, which would have to compete with the highest quality new builds in the immediate vicinity.

The design was special for its time, as it no longer had four identical office façades due to the staggered arrangement of the office windows, but rather narrow, closed front sides. A filigree glass curtain wall mounted in front of the offices, which was representative of the architecture of its time.




COMMERZBANK

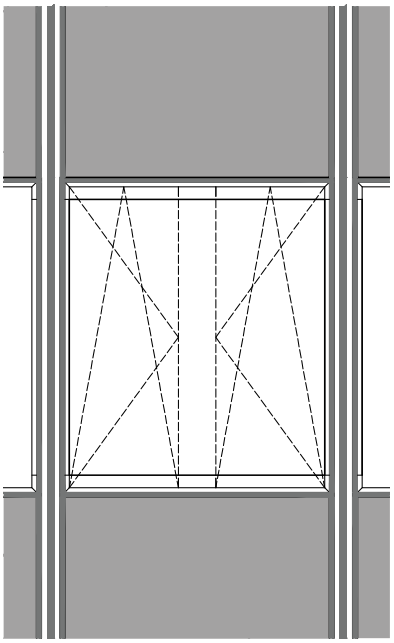
THE OLD NEW FAÇADE

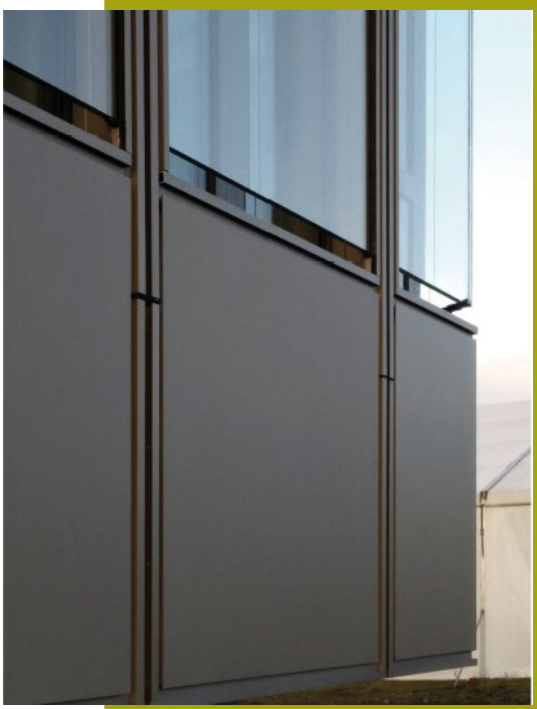
In the middle of this initial conceptual planning phase, we received the news that the Global Tower – as it was now referred to in the marketing – was to be **heritage-listed** as an important example of "international style" architecture.

How was a façade that was over 50 years old to be renovated in compliance with the requirements of heritage protection? After all, it was modular, barely insulated, poorly sealed, and completely inadequate in terms of energy efficiency, without opening sashes (fully air-conditioned building) and bereft of sun protection, had too little glass but did have asbestos in the parapet elements. What followed was an intensive but trust-based and solution-oriented phase of negotiations with the heritage protection authority.

Expert reports proved that the existing façade was not suitable for renovation, so we developed a new façade that picked up on the materials, colors, and proportions of the old one. The key to this was our concept for a double skin. The front level of the façade reused the slender vertical pilaster strips that characterize its design on a 1.875 m grid, between which almost frameless glazing could be inserted, as in the existing building. Meanwhile, concealed external sun protection and openable window sashes could be provided in the second façade level in a new installation grid of 0.9375 m with all the necessary wall connections.

In intensive discussions and after examining numerous variants, we succeeded in moving the parapet bands in the façade slightly downwards and changing the ratio of parapet and glazing in such a way that the impression of almost floor-to-ceiling glazing was created in the office spaces – perhaps the decisive factor in positioning the rental spaces in a way that was comparable to the neighboring new buildings.



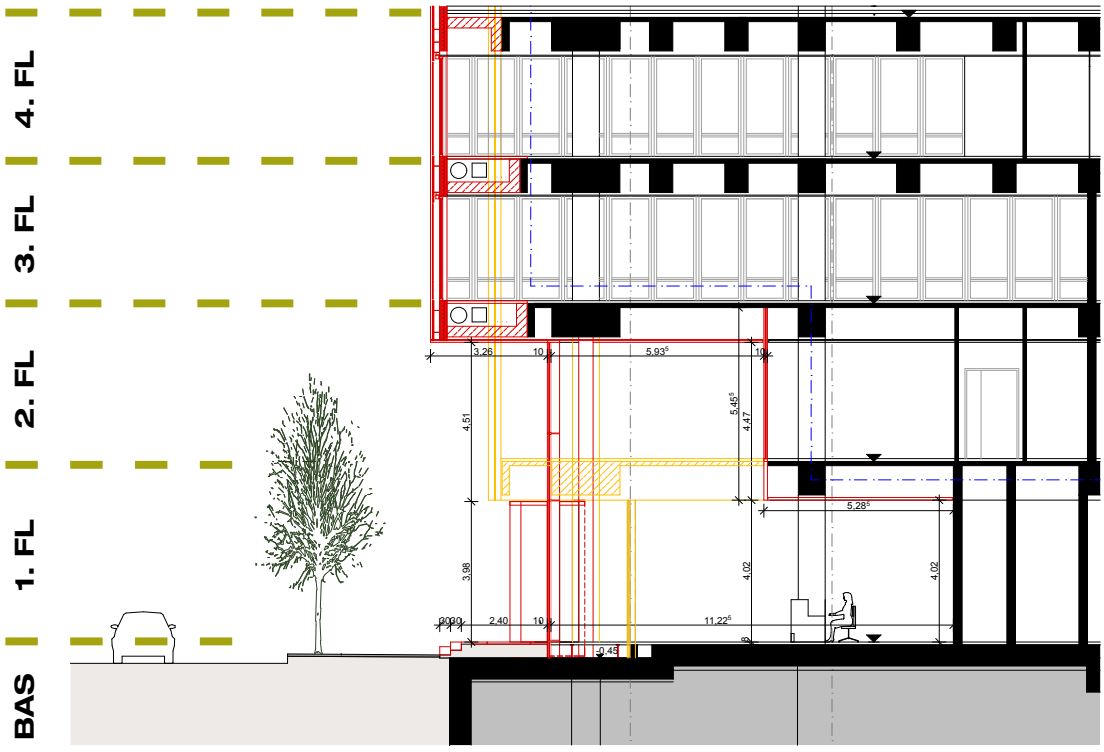


THE NEW FOYER – TWICE THE HEIGHT

Another point discussed with equal intensity was the opening of the foyer on the ground floor of the podium building. Over the course of the last decade, the urban fabric at the intersection with the Japan Center, Taunusturm, and Omniturm had changed significantly. In order to re-establish the building as part of the lively public realm and open it up to the Four Frankfurt project, a two-story open foyer need to be cut into the podium building on the corner of Neue Mainzer Strasse/Grosse Gallusstrasse. This structural change was also approved by the heritage protection authority after discussion of various options.

Low, uninviting foyer in the existing building

New, two-story foyer that opens up to the city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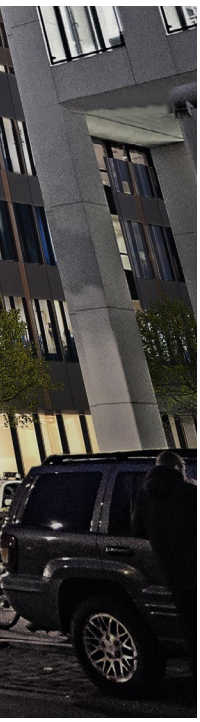
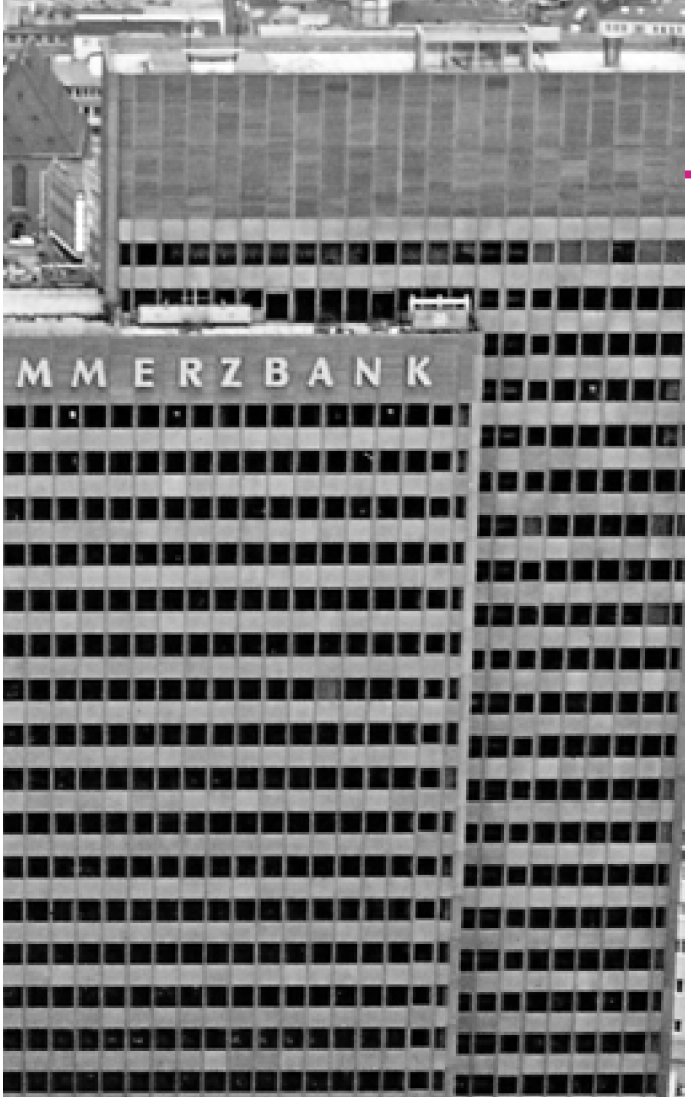


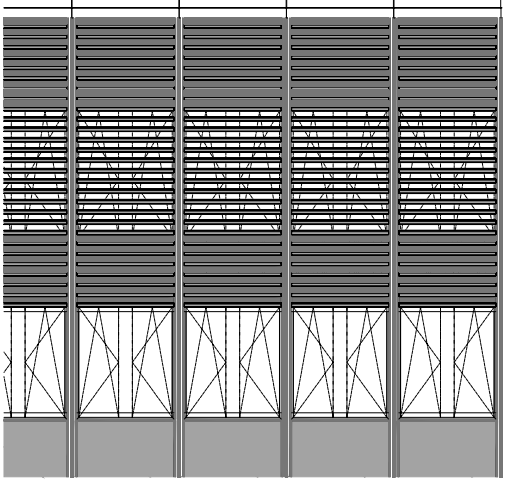

FRANKFURT
TOKIO

Another challenge in the discussion with the heritage protection authority was the use of the upper floors of the high-rise building. From the outside, the top of the building is characterized by the multi-story slatted façade of the former technical areas, but it was clear at an early stage that a modern building services concept would no longer require technical areas on the same scale as before. Here too, several rounds of discussions resulted in a decision to convert the high-quality space on the 27th floor to office and conference areas behind finely proportioned slats in a way that is barely noticeable from the outside.



Open office structures

New office environments with



The success of the project is the result of close collaboration between the monument preservation authorities, architects, and owners. The heritage preservation authorities want to preserve these buildings, and we as architects want to create a successful product for and with our clients. And the approach of preserving a suitable building with consistency in the original idea is – as you can see – a successful product: We are able to take buildings like this into a second, very sustainable usage cycle of 50 more years.

Façade pattern with the transparent slatted façade of the former technical floors

almost floor-to-ceiling glazing

GLOBAL TOWER

LOCATION	Neue Mainzer Strasse 34, Frankfurt/Main
TYPE	Revitalization of a high-rise office building
DEVELOPER	DIC Asset AG/Global Tower Projekt GmbH & Co. KG
SPACE	40,250 m^2 GFA aboveground, 6,600 m^2 GFA basement levels
BUILT IN	1972, architect: Richard Heil
REVITALIZATION TIME	2016 – 2021
SERVICE PHASES	LPH 2 – 4, partly 5 and 8
CERTIFICATION	DGNB certificate in Platinum, WiredScore Platinum certification
SPECIAL REQUIREMENTS	Façade renovation in line with heritage protection regulations

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COMPLETE PLUS

To make an existing building economically viable in operation once again, sometimes it is necessary to intervene in the building structure and cubature in order to optimize usage, expand spaces, and improve the access and the layout of the space. Where legally permissible, additional floors or extensions compensate for any loss of space. Entrances and access routes, as well as tectonics, are adapted in line with the new requirements, with the aim being an entirely new building that is up to date in both its design and its technology and which is once again marketable in all respects.

FAÇADE

INTERIOR CONSTRUCTION

FULL ENERGY RENOVATION

RENEWAL OF BUILDING SERVICES

FIRE PROTECTION

+ STRUCTURAL INTERVENTION

+ EXPANSION

ONE TWO ONE

WHAT IS HAPPENING TO OUR DOWNTOWN DEPARTMENT STORES?

Changing patterns in retail are a much-discussed subject, and our project ONE TWO ONE in an optimal location on Frankfurt's main shopping street, the Zeil, is one of the best examples of a possible response.

Originally designed as a new-build department store for user Marks & Spencer between 1999 and 2001, this building also quickly underwent a transformation into multi-retail use with Esprit as the main tenant and Saturn and Depot as additional users, and has had to prove its flexibility on several occasions. After more than 20 years, however, the world of retail has changed completely, even in the best and most highly frequented downtown locations – even here, multi-story retail space no longer meets the demand of users. After Saturn and Depot moved out and Esprit became insolvent, the question arose of what to do with the existing building.

Together with Hines Development, the owner held a competition for invited participants, which we were able to win against renowned competitors with a solution that was consistently based on the existing building.

Here, Hines prefers to use the term “redevelopment” rather than “refurbishment” – why is that? Because this project involved the “development” of an entirely new purpose for the building within the existing structure of a specialty property, namely a multi-story department store.

The task posed great challenges for all those involved. As the upper floors of the department store are no longer in demand in the market for retail use, it was clear from the outset that the levels from at least the second floor upwards would be used as offices in future.

How do you provide sufficient daylight for office use?

How do you develop separate access to the office space without encroaching on the retail space too much?

How do you combine the requirements of escape routes for retail and office spaces and still remain efficient in terms of spatial economy?

These are just a few of the issues that were decisive for the redesign – or "redevelopment" – of the building.

With our competition concept, unlike other colleagues we have consistently opted to **continue using the existing building structure**. Only the top administrative and technical floor will be demolished and replaced by a new staggered story in timber hybrid construction with a roof terrace, which also encompasses technical areas and a solar roof above.

The high commercial floors allow clear room heights of over 3.40 meters in the future loft-like office spaces. Open floor plans are created, allowing for all modern office concepts to be implemented. The existing escape routes of the retail areas have been preserved and supplemented only by a new elevator cluster accessed from Liebfrauenstrasse. Together with the timber hybrid construction of the new parts of the building, this concept not only **preserves much of what is in place**, but also enables a "nearly zero carbon" building even during construction – which was one of our client's key objectives.

A necessary **structural intervention** in the building is a new atrium arranged on the eastern firewall between the two stairwells from the second floor upwards to bring light to the office spaces. Along the three sides adjoining the street, the office spaces are enhanced with conservatories or loggias with attractive outdoor spaces in virtually all rental units. Three possible rental areas for each floor provide for maximum flexibility in letting.


HEMA
SAMSUNG

The first floor is designed as a "hybrid floor", meaning it can be used for both retail and office purposes later on, so the property can adapt to further changes in the "retail world" in the future.

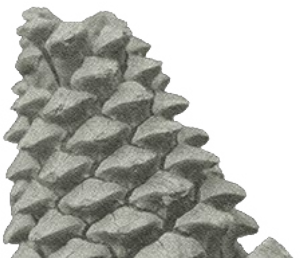
The first basement level will be converted from an existing retail space into an underground parking garage and a bike hub for bicycles with adjoining showers and changing rooms.

From the second floor upwards, extraordinary office spaces are being created – with loft-like, light room heights, flexibly divisible areas suitable for state-of-the-art, open-plan work concepts, and green and openable conservatories in almost every rental unit.

In addition, there is a communal roof terrace above the top floor as an outdoor co-working space with an impressive view of the Frankfurt skyline. And all this in a prime city-center location right at the center of things.

The technical equipment will meet all comfort requirements and will also set standards in terms of sustainability. The building is operated exclusively with green electricity as an "electricity-only building" and is certified to the highest standards.

The "nearly zero carbon" concept will also be visible on the outside of this building – for example, wooden windows will be used and the façade of the new staggered story, including the pergola, will also be clad in wood.



ONE TWO ONE PROVIDES POSSIBLE ANSWERS TO MANY TOPICS, THAT ARE MUCH-DISCUSSED THESE DAYS.

What will happen to our city centers as a result of the unstoppable changes in retail?

How can we also deal with special existing building structures and give them a second lease of life in a way that is sustainable and conserves resources?

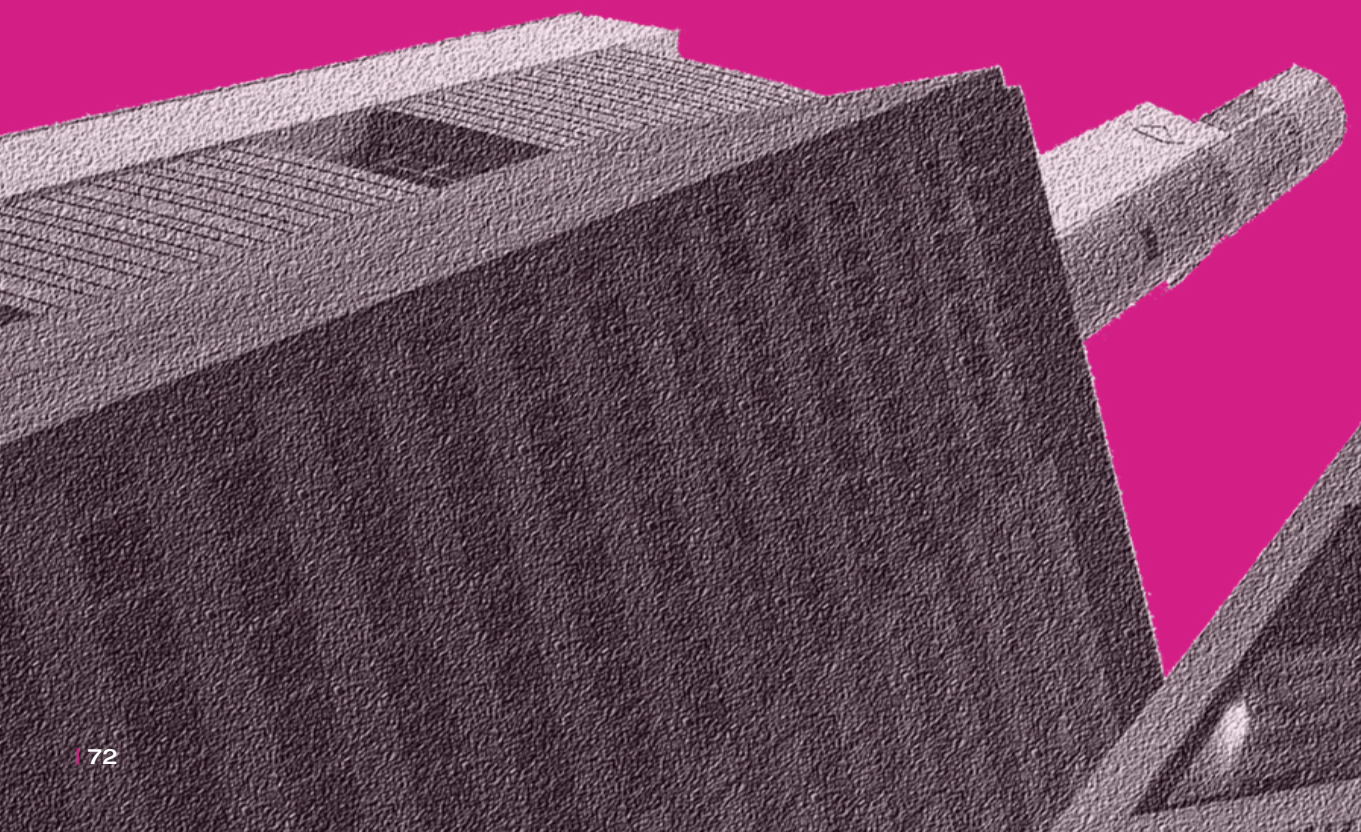
What might and should office spaces look like for the working environments of the future?

ONE TWO ONE

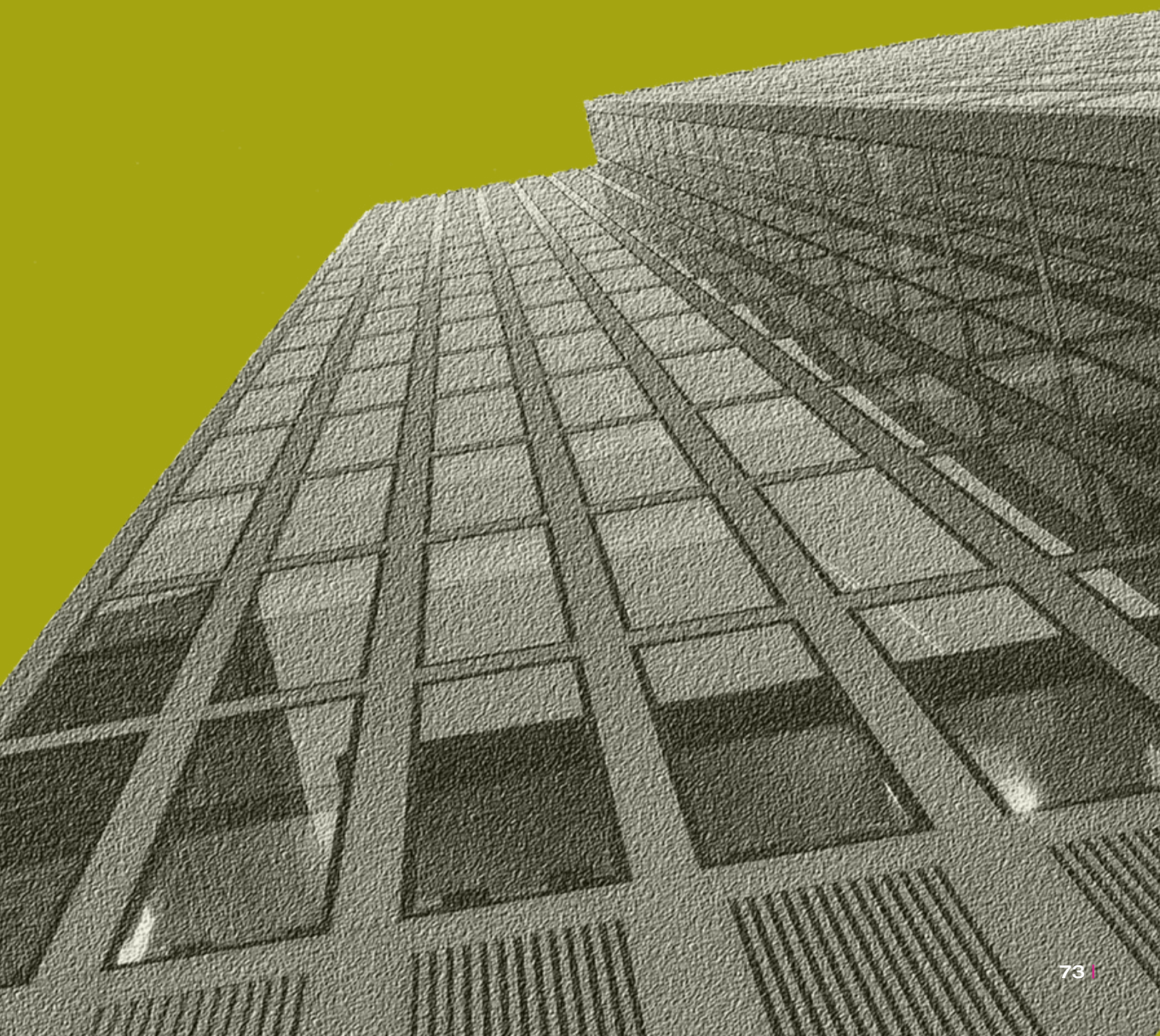
LOCATION	Frankfurt/Main
TYPE	Revitalization of a retail building
DEVELOPER	Hines Immobilien GmbH
SPACE	8,500 m² GFA aboveground, 2,000 m² GFA basement levels
CATEGORY	Office, retail, and commercial
COMPETITION	December 2022, first price
BUILT IN	2002
REVITALIZATION TIME	since 2022
SERVICE PHASES	LP 1 – 8 (creative direction)


121
Cafe

REVITALIZATION
REFERENCE PROJECTS



Revitalization projects now account for more than half of our planning work, and many of them are the result of competition wins. On the following pages, we would like to give you a brief and clear overview of the projects we have worked on.



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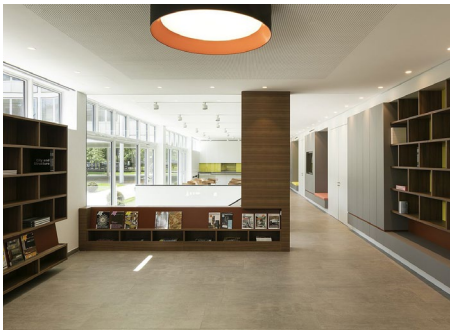


TYPE	Revitalization of a former consulate
LOCATION	Düsseldorf
DEVELOPER	Deutsche Bestattungsvorsorge Treuhand AG
SPACE	2,100 m² GFA aboveground, 510 m² GFA basement levels
TIME FRAME	2014 – 2017 (meyerschmitzmorkramer)
BUILT IN	1953, architect: Skidmore, Owings & Merrill
SERVICE PHASES	1 – 5, partly 8 (creative directors)
AWARDS	German Design Award 2019, ICONIC AWARDS 2018
SPECIAL REQUIREMENTS	Monument protection

SCOPE

- Detailed replication of the original, heritage-listed façade
- Preservation of the delicate façade structure despite compliance with contemporary energy standards
- Restoration of the original entrance

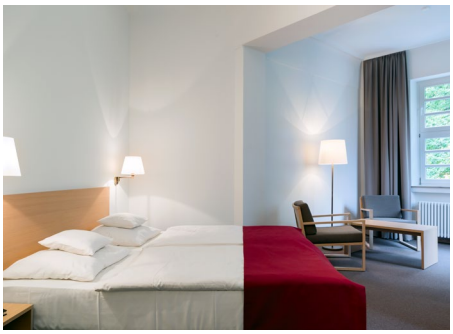
H43

TYPE	Revitalization of an office building
LOCATION	Frankfurt/Main
DEVELOPER	Catalyst Capital
SPACE	41,000 m² GFA aboveground, 27,000 m² GFA basement levels
TIME FRAME	since 2023
SERVICE PHASES	2 – 4

SCOPE

- Conversion from an office to a multi-use building
- Creation of a new access point
- Public use on the ground floor

KARDINAL SCHULTE HAUS



TYPE	Revitalization of a heritage-listed conference hotel
LOCATION	Bergisch-Gladbach
DEVELOPER	Archdiocese of Cologne
SPACE	15,600 m² GFA aboveground, 3,900 m² GFA basement levels
TIME FRAME	2012 – 2015 (meyerschmitzmorkramer)
BUILT IN	1929, architect: Bernhard Rotterdam
SERVICE PHASES	1 – 8
SPECIAL REQUIREMENTS	Heritage listed

SCOPE

- New structure and change in layout of the floor plan
- New design and spatial concept
- Separation of the hotel, meeting, and conference areas
- Opening up the shared spaces and reception area
- Technical and energetic modernization (sound insulation, ventilation, lighting, fire protection)

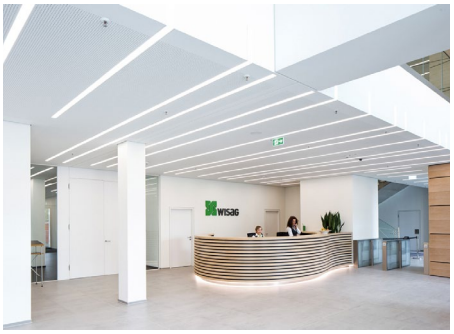
TBZ – TAUNUS BÜRO ZENTRUM

TYPE	Revitalization and tenant fit-out of an office building
LOCATION	Sulzbach
DEVELOPER	PR Projekt Sulzbach GmbH & Co. KG
SPACE	10,900 m²
TIME FRAME	2018 – 2021
SERVICE PHASES	1 – 8

SCOPE

- New interior concept with new entrance area
- New fire-protection concept and new building services
- Integration of new police station with special and ancillary areas

WISAG HEAD OFFICE



TYPE	Revitalization and conversion of a high-rise office building with data center, canteen, and multi-story parking lot
LOCATION	Frankfurt/Main
DEVELOPER	Friede, Freude, Eierkuchen GmbH & Co. KG
SPACE	17,632 m² GFA total
TIME FRAME	2011 – 2014
SERVICE PHASES	1 – 8
CERTIFICATION	BREEAM Exzellent

SCOPE

- New interior fittings
- New spacious entrance area
- New conference and hospitality areas

“MY CAMPUS” BUSINESS CAMPUS

TYPE	Revitalization of an office building with commercial units and new construction of a parking garage
LOCATION	Taufkirchen
DEVELOPER	OFB Projektentwicklung GmbH
SPACE	34,858 m²
TIME FRAME	2022 – 2024
BUILT IN	1965 – 1975
SERVICE PHASES	1 – 4

SCOPE

- Two buildings are being developed into a multifunctional and sustainable rental office and research building for spin-offs and start-ups in the aviation and aerospace industries
- Energy upgrade
- Openings to a leafy, communal inner courtyard
- New façade, new interior concept with new entrance area

LIGHT TOWER

TYPE	Revitalization of a high-rise office building
LOCATION	Frankfurt/Main
DEVELOPER	Deka Investmentbank
SPACE	10,000 m² GFA
TIME FRAME	2000 – 2004
BUILT IN	1966
SERVICE PHASES	1 – 5

SCOPE

- Preservation of the areas under building law with retention of the main volume
- New façade
- New building services concept with decentralized ventilation units

MERGENTHALERALLEE 38-40

TYPE	Revitalization and extension of an office building
LOCATION	Eschborn
DEVELOPER	WÖHR + BAUER Projekt MA3840 GmbH
SPACE	12,720 m² GFA
TIME FRAME	2020 – 2024
BUILT IN	1988
SERVICE PHASES	1 – 8

SCOPE

- New façade
- Building extension to optimize the existing structure

PRISMA

TYPE	Revitalization of an office building
LOCATION	Frankfurt/Main
DEVELOPER	Patron Astra S.à.r.l und Sonar Real Estate
SPACE	48,800 m² GFA aboveground, 14,000 m² GFA basement levels
TIME FRAME	2022 – 2024
BUILT IN	1998, architect: Auer + Weber + Assoziierte
SERVICE PHASES	1 – 5

SCOPE

- Restructuring of the building for multi-tenant use
- New building services including new climate concept
- New office extension
- Conversion of the atrium (addition of uses such as fitness)

BIENENKORBHAUS

TYPE	Revitalization of a high-rise office, commercial and residential building
LOCATION	Frankfurt/Main
DEVELOPER	Objekt Zeil 65 GmbH
SPACE	8,000 m² GFA aboveground
TIME FRAME	2017 – 2023
BUILT IN	1954, architect: Johannes Krahn
SERVICE PHASES	1 – 4, partly 6
SPECIAL REQUIREMENTS	Heritage listed

SCOPE

- New interior fittings
- New façade
- New spacious entrance area
- Preservation of the filigree façade structure, material properties, and color scheme in close coordination with the heritage protection authorities

BOCKENHEIMER LANDSTRASSE 73-77

TYPE	Revitalization of an office and administration building
LOCATION	Frankfurt/Main
DEVELOPER	CCB – China Construction Bank, Frankfurt branch
SPACE	6,803 m² GFA aboveground, 2,193 m² GFA basement levels
TIME FRAME	2014 – 2017
SERVICE PHASES	1 – 5

SCOPE

- Restructuring of the building for multi-tenant use
- New façade
- New interior fittings
- New entrance areas

GOETHEPLATZ 2

TYPE	Revitalization of an office and commercial building for multi-tenant use
LOCATION	Frankfurt/Main
DEVELOPER	Goetheplatz 2 Projektgesellschaft mbH
SPACE	1,480 m² GFA aboveground, 280 m² GFA basement levels
TIME FRAME	2008 – 2009
SERVICE PHASES	1 – 7

SCOPE

- New façade
- Structural reorganization of access routes

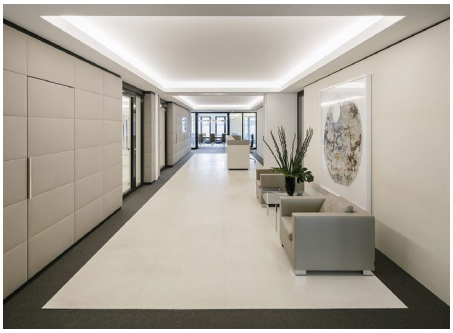
MORROW

TYPE	Revitalization of a high-rise office building
LOCATION	Frankfurt/Main
DEVELOPER	Projektentwicklung Oberlindau GmbH, a joint venture by Red Square GmbH & Art-Invest Real Estate Management GmbH & Co. KG
SPACE	8,500 m² GFA aboveground, 2,000 m² GFA basement levels
TIME FRAME	2017 – 2020
SERVICE PHASES	1 – 4, 8 (creative directors)
CERTIFICATION	DGNB certificate in Platinum and Diamond award

SCOPE

- New façade
- Restructuring of vertical access routes
- New fire-protection concept
- Transfer to third life cycle through second revitalization

NEUER WALL 69



TYPE	Revitalization of an office and commercial building with high-quality interior fit-out
LOCATION	Hamburg
DEVELOPER	MOMENI Immobilien Holding GmbH
SPACE	4,000 m² GFA aboveground, 600 m² GFA basement levels
TIME FRAME	2014 – 2015 (meyerschmitzmorkramer)
SERVICE PHASES	1 – 5, partly 8 (creative directors)

SCOPE

- Extension and expansion with flexible functionality
- High-quality interior fittings
- New entrance area

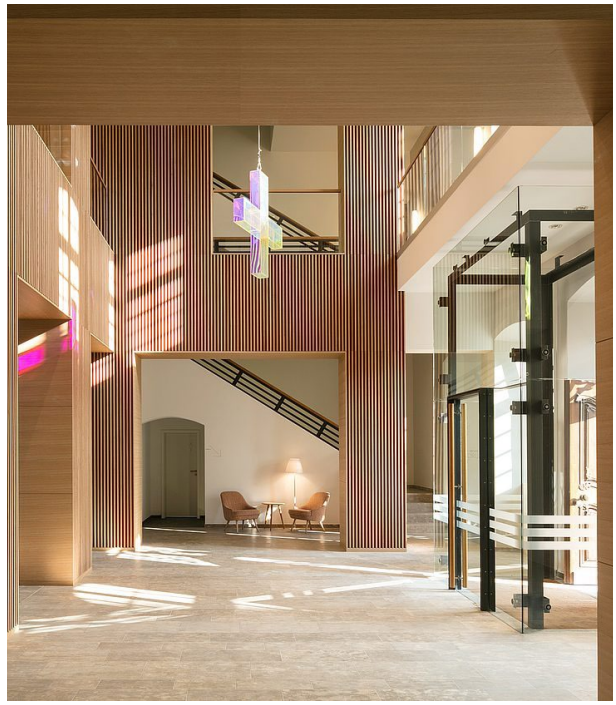
X-SITE SEESTERN

TYPE	Revitalization of a high-rise office building
LOCATION	Düsseldorf
DEVELOPER	Archon Group Deutschland GmbH
SPACE	9,271 m² GFA aboveground, 1,160 m² GFA basement levels
TIME FRAME	2004 – 2006 (meyerschmitzmorkramer)
SERVICE PHASES	1 – 6, partly 8 (creative directors)

SCOPE

- New fire-protection concept and removal of surrounding escape balconies
- New internal structure
- New façade
- New interior fittings

MICHAELSBERG ABBEY



TYPE	Conversion and renovation of a heritage-listed abbey with new construction of a conference center
LOCATION	Siegburg
DEVELOPER	Archdiocese of Cologne
SPACE	18,000 m² GFA aboveground, 7,000 m² GFA basement levels
TIME FRAME	2013 – 2017 (meyerschmitzmorkramer)
SERVICE PHASES	1 – 8
AWARDS	A+ Awards 2020, IDA Design Awards Bronze 2019, Architecture MasterPrize™ 2018, MIPIM Award 2018, German Design Award 2018, ICONIC AWARDS 2017

SCOPE

- Conversion of the abbey into a contemporary hotel interior
- New construction of the forum on the former parking lot with a glass pavilion on the roof
- Development of an overarching color and material concept

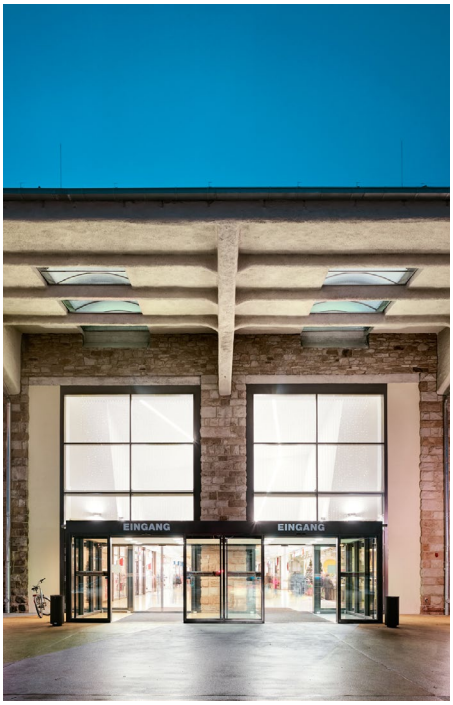
CLEMENTINE CHILDREN'S HOSPITAL

TYPE	Revitalization and expansion of a hospital
LOCATION	Frankfurt/Main
DEVELOPER	Grundstücksgesellschaft GbR (construction phase 1) and Clementine Kinderhospital Dr. Christ'sche Stiftung (construction phase 2)
SPACE	3,714 m² GFA (new build), 5,310 m² GFA (existing building)
TIME FRAME	2003 – 2010
SERVICE PHASES	1 – 8

SCOPE

- Complete conversion of a hospital into a modern medical care center without disturbing ongoing operations in several construction phases
- Restructuring of access routes throughout the hospital complex

FULDA RETAIL CENTER



TYPE	Revitalization of an industrial plant into a retail center
LOCATION	Fulda
DEVELOPER	OFB Projektentwicklung
SPACE	23,700 m² GFA aboveground, 1,000 m² GFA basement levels
TIME FRAME	2006 – 2011
SERVICE PHASES	1 – 8
SPECIAL REQUIREMENTS	Heritage listed

EXT USE

SCOPE

- Conversion in a central inner-city location in compliance with industrial heritage protection

FÜRSTENHOF

TYPE	Revitalization of a heritage-listed office and commercial building
LOCATION	Frankfurt/Main
DEVELOPER	MOMENI Development GmbH
SPACE	19,500 m² GFA aboveground, 14,100 m² GFA basement levels
TIME FRAME	Since 2022
BUILT IN	1902 as a luxury hotel, rebuilt and converted several times (office building)
SERVICE PHASES	1 – 4, partly 5 + 8
SPECIAL REQUIREMENTS	Heritage listed

SCOPE

- Implementation of multi-tenant usage
- Complete renewal of the building services
- Energy-efficient refurbishment of the listed historical façade
- Extended office use on the first basement level with additional office uses
- Revitalization of the podium building with hospitality facilities
- New roof structure that preserves the external shape
- Activation of the roof area with a roof pavilion

HAMMERWERK

TYPE	Renovation + conversion of former warehouse buildings and a listed villa into an office ensemble + new construction of a carpark
LOCATION	Stuttgart
DEVELOPER	aurelis 13. Objektbesitz Stuttgart Augsburger Straße GmbH
SPACE	13,400 m² GFA aboveground, 2,000 m² GFA basement levels (plus villa)
TIME FRAME	2015 – 2022 (meyerschmitzmorkramer)
SERVICE PHASES	1 – 7
SPECIAL REQUIREMENTS	Monument protection
CERTIFICATION	LEED Gold

EXT USE

SCOPE

- Daylight brought to low-level commercial areas with incisions in the building
- Creation of a two-story entrance area
- Creation of loft-like office spaces

MIDSTAD FRANKFURT

TYPE	Revitalization and extension of a commercial building
LOCATION	Frankfurt/Main
DEVELOPER	James Cloppenburg Real Estate Holding KG
SPACE	Total GFA 33,704 m²
TIME FRAME	since 2022
SERVICE PHASES	1 – 8

EXT USE

SCOPE

- Transformation of a multi-story department store and extension into a multi-use building with office space and additional public usages
- New façade
- New building services
- New fire protection

TREPTOWERS

TYPE	Revitalization of an office building
LOCATION	Berlin
DEVELOPER	Officefirst Real Estate GmbH
SPACE	140,000 m²
TIME FRAME	2016 (meyerschmitzmorkramer)
SERVICE PHASES	1 – 4

EXT USE

SCOPE

- Conversion of a former corporate headquarters into a multi-tenant building
- Addition of usages (catering, conferencing, event space, co-working)
- Creation of an urban space facing the River Spree
- Opening of the previously closed, shaft-like courtyards into interconnected spaces

VOLKSBANK BÖRSENSTRASSE 7-11

TYPE	Revitalization and extension of an office and commercial building
LOCATION	Frankfurt/Main
DEVELOPER	Frankfurter Volksbank
SPACE	25,950 m² GFA aboveground, 8,000 m² GFA basement levels
TIME FRAME	2003 – 2009
SERVICE PHASES	1 – 8

SCOPE

- Renovation and new construction in phases
- Development of courtyard-side usages by shops and restaurants
- Structural interventions in the substance in the entrance area and in the retail areas

10TRAL

TYPE	Revitalization of an office and commercial building
LOCATION	Frankfurt/Main
DEVELOPER	OFB Projektentwicklung GmbH
SPACE	5,631 m² GFA aboveground
TIME FRAME	2018 – 2023
SERVICE PHASES	1 – 5
CERTIFICATION	LEED Gold

SCOPE

- Revitalization in a prime downtown location
- New inner structures and building additions
- Creation of an atrium
- Preservation of the store unit on the ground floor

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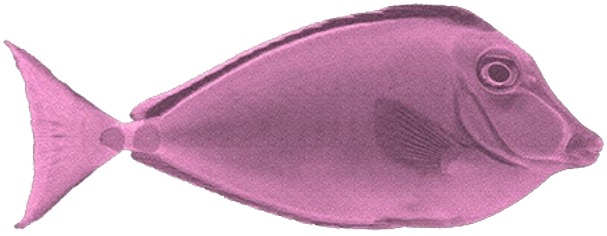

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