

# Office/residential building Memmingen

#### PROJECT

Mixed-use building (Office, Apartments)

LOCATION Memmingen, Germany

CLIENT BTV

ARCHITECT Hermann Hagspiel START OF CONSTRUCTION May 2015

COMPLETION December 2015

**LENGTH** 20 m

WIDTH 20 m HEIGHT 11 m

NUMBER OF FLOORS ABOVE GROUND 3

GROSS FLOOR AREA (GFA) 1,600 m<sup>2</sup> (incl. underground parking) USABLE FLOOR SPACE 789 m<sup>2</sup>

**RENTAL AREA** 789 m<sup>2</sup>

UNDERGROUND PARKING SPACE 436 m<sup>2</sup>

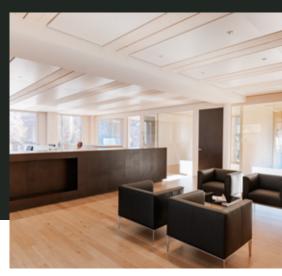
All numbers excluding underground parking.

## Ringing in the age of the urban timber hybrid building

Three stories of mixed-use space, constructed with astounding speed and an ecologically responsible mindset.

This mixed commercial/residential building in central Memmingen was CREE's first timber-hybrid construction creation in Germany. It was also the first project to include residential space in the LCT system. The three stories went up in just one week thanks to the coordinated efforts of the project team. Embodying sustainability inside and out, this project was constructed while preserving all the trees on the property.





### Facts

#### SPECIAL SYSTEM FEATURES

compound timber/concrete system with detached edge beams allows variable distances between uprights, recesses require suspended ceiling panels below, services installa- tions on the ground floor and first floor for the first time without boxed-in ceiling

#### ARCHITECTURE

scheme design by Cree, detailed design by architect Hermann Hagspiel. Compound timber/concrete ceiling in the apartments open to view and without services installations. Room height identical throughout because, for the first time, services were installed without boxed-in ceiling. Timber facade built of local larch timber.

ENERGY STANDARD EnEV 2014, increased airtightness

#### FENESTRATION

triple glazing, wood/ aluminium windows

#### OPERATING COSTS

use of groundwater for heating and cooling, LED throughout

#### ROOM TEMPERATURE

heating/cooling panels integrated in ceiling, heating via groundwater heat pump, free cooling (groundwater)

#### AIR QUALITY

ventilation decentralised for each floor, including heat recovery, ventilation casement (opaque) for natural ventilation

#### INTELLIGENT BUILDING SERVICES CONTROLS

office lamps with presence detectors and daylight sensors

#### BUILDING SERVICES EQUIPMENT

clay-based plaster, barrierfree access. Since the client was a bank, the fitting-out had to be pres- tigious and the sound proofing had to meet top confidentiality standards

#### LIGHTING

LED lighting throughout

#### FLOOR PANEL CONSTRUCTION

cavity floor with installations and improved sound insulation; solid wood parquet

#### PARTITION WALLS

For the first time in an LCT project, the second floor is used for residential occupation as penthouse apartments: the interior is completely without columns, thus allowing full flexi- bility in the partition layout

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