LOFT HOUSES KOLBERMOOR

KOLBERMOOR, GERMANY, 2008-2011

Client

Quest Projekt Kolbermoor GmbH
& Co. KG

Architect

Behnisch Architekten, München

Planning and construction

2008-2011

Gross

3,600 m² / 38,750 sq.ft.

Volume
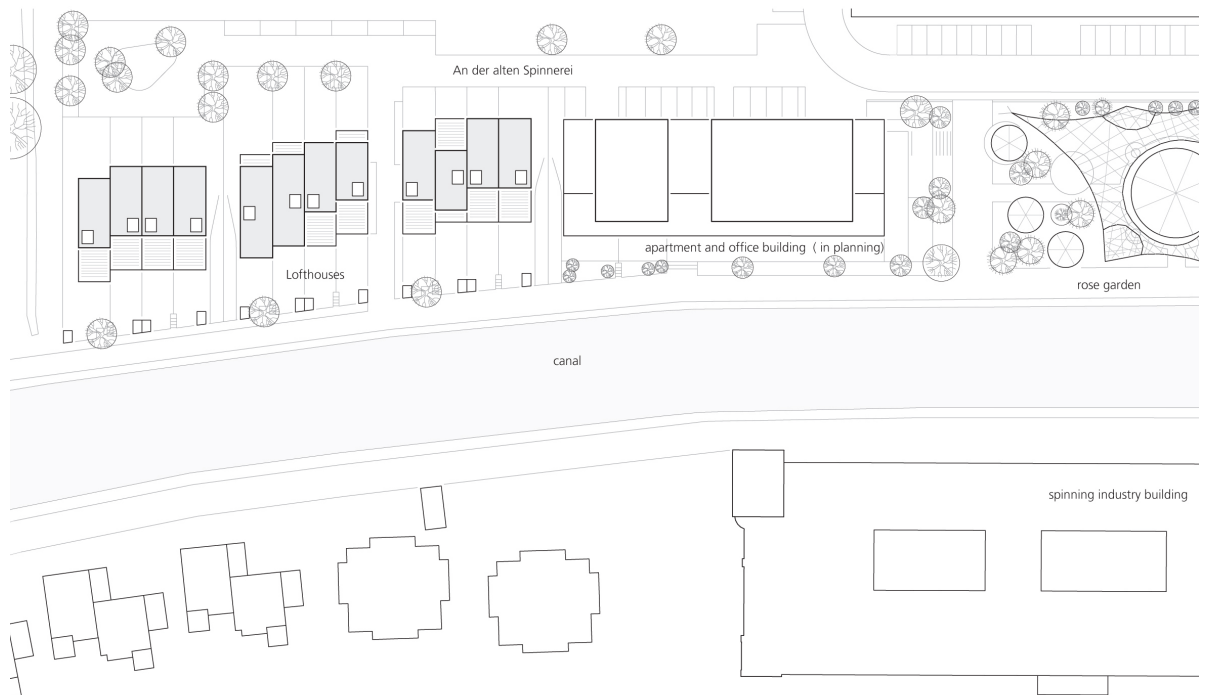
11,000m³ / 388,500 cu.ft.

Address

An der Alten Spinnerei 7-49

83059 Kolbermoor

Germany

The „Loft Houses Kolbermoor" are planned as twelve single-family residential units on the site of the „Alte Spinnerei" (old textile mill). They are designed as an extension of the urban axis along the Mangfall canal, which leads to a nearby park. Their width and height conforms to the existing buildings east of the Quest Forum.

The twelve units are composed of four building types, all of which are characterized by an individual architectural language. Further options including a lift, additional partitioning elements, basement, etc. are also offered. The construction principle provides for an optimum flexibility regarding individual requirements and demands. The design establishes links to the surrounding landscape. Each unit has its own garden to the south, a small green yard to the north, as well as roof terraces and balconies.

Like townhouses, the units are combined in such a way as to present a light and pleasant appearance through a play in height, through a building front which jumps forward and backward, and through cut-in balconies and roof terraces.
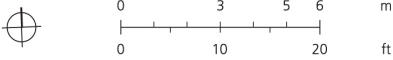
The long layouts with openings on two ends provide for optimal ventilation and natural light. Generous windows on the front afford beautiful vistas of the forest, canal and mountains. Each loft house has an interior winter garden which creates an intimate atmosphere while allowing daylight to enter into the depth of the building. These vertical gardens provide for passive solar gains and ensure good summer ventilation while also creating visual connections between the floors.
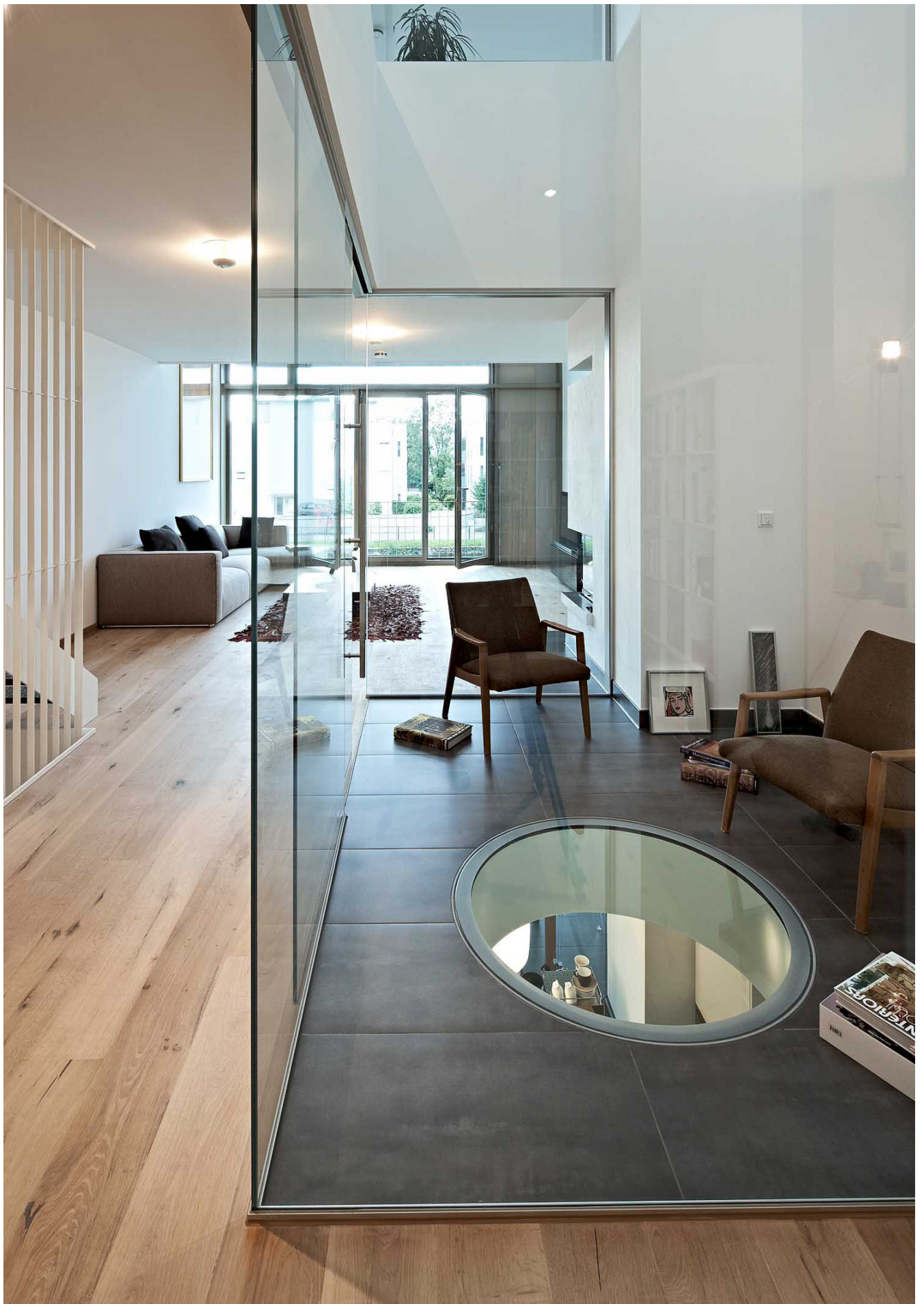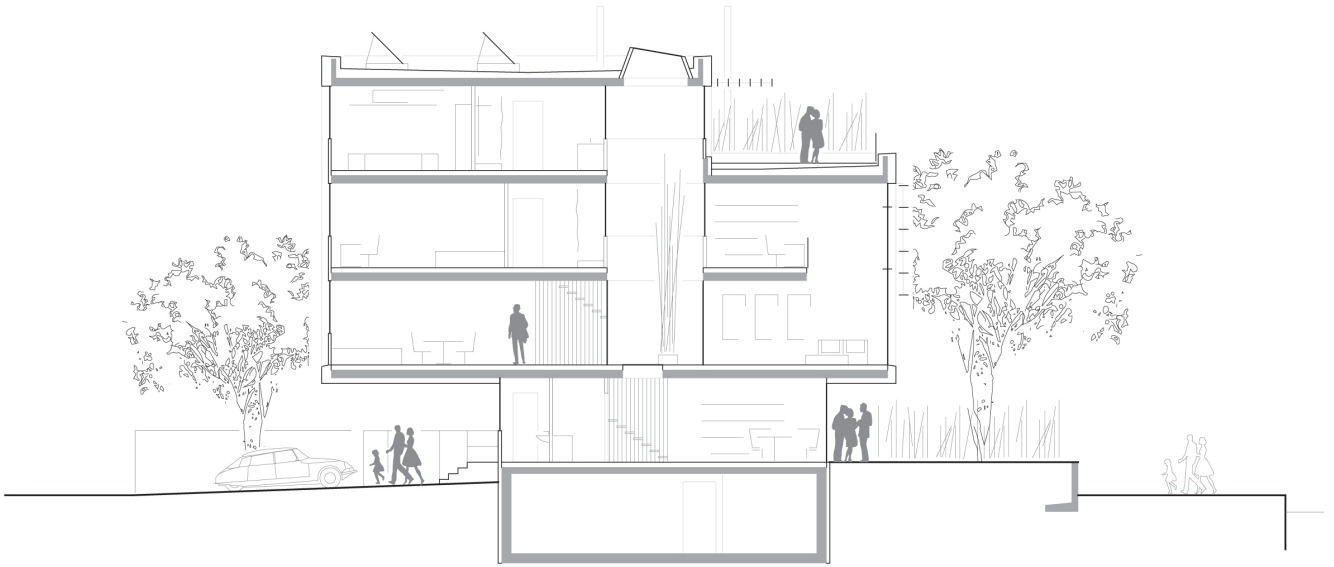
An der alten Spinnerei

Lofthouses

apartment and office building (in planning)

rose garden

canal

spinning industry building

Siteplan

Level 1

E 0   E 1   E 2   E 3

0   3   5   6   m
0   10   20   ft

BEHNISCH ARCHITEKTEN

Section