



# LIVING IN THE SPINNEREIPARK (Y-HOUSES)

KOLBERMOOR, GERMANY, 2011-2019/25

## Client

Quest Spinnereiwald GmbH & Co. KG

## Architect

Behnisch Architekten, München

## Planning and construction

2011-2019/2025

## Gross

8.020 m<sup>2</sup> / 86,330 sq.ft.

(1st construction phase)

23.850 m<sup>2</sup> / 256,720 sq.ft.

## Volume

23.730 m<sup>3</sup> / 255,430 cu.ft.

(1st construction phase)

69.600 m<sup>3</sup> / 2,445,400 cu.ft.

## Address

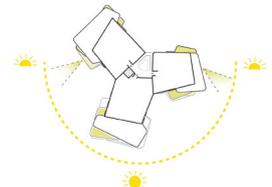
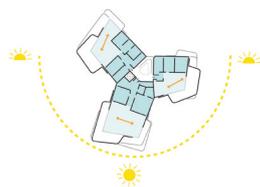
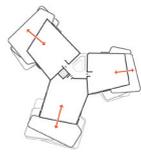
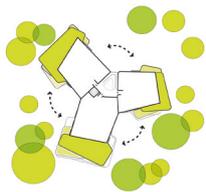
Conradtystraße 2-3

83059 Kolbermoor

Germany

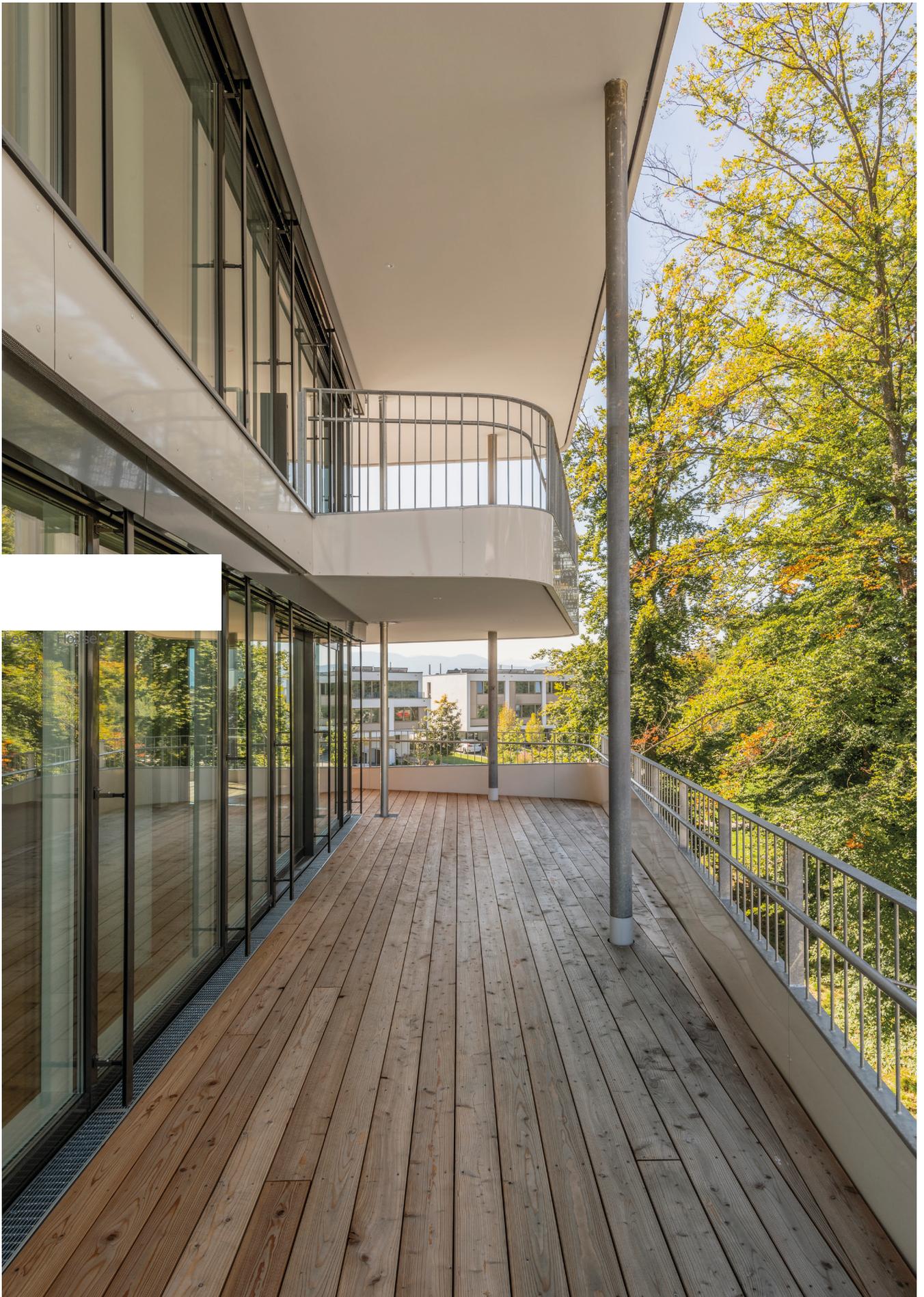
The urban planning concept calls for residential use with two building types, comprising five Y-houses – named for their geometric ground plan – and four Conradty buildings. They blend subtly into the slightly undulating topography of the park, a traffic-free area that stretches between the buildings and allows the site to be divided into private and public spaces. The Y-houses and Conradty buildings comprise between four and six stories and are playfully arranged in order of decreasing height toward the east and west. While the Y-houses are integrated into the well-developed structure of the park with its existing stands of trees, the Conradty buildings form the backbone of the design and serve as a barrier screening out the noise coming from Conradtystraße and the

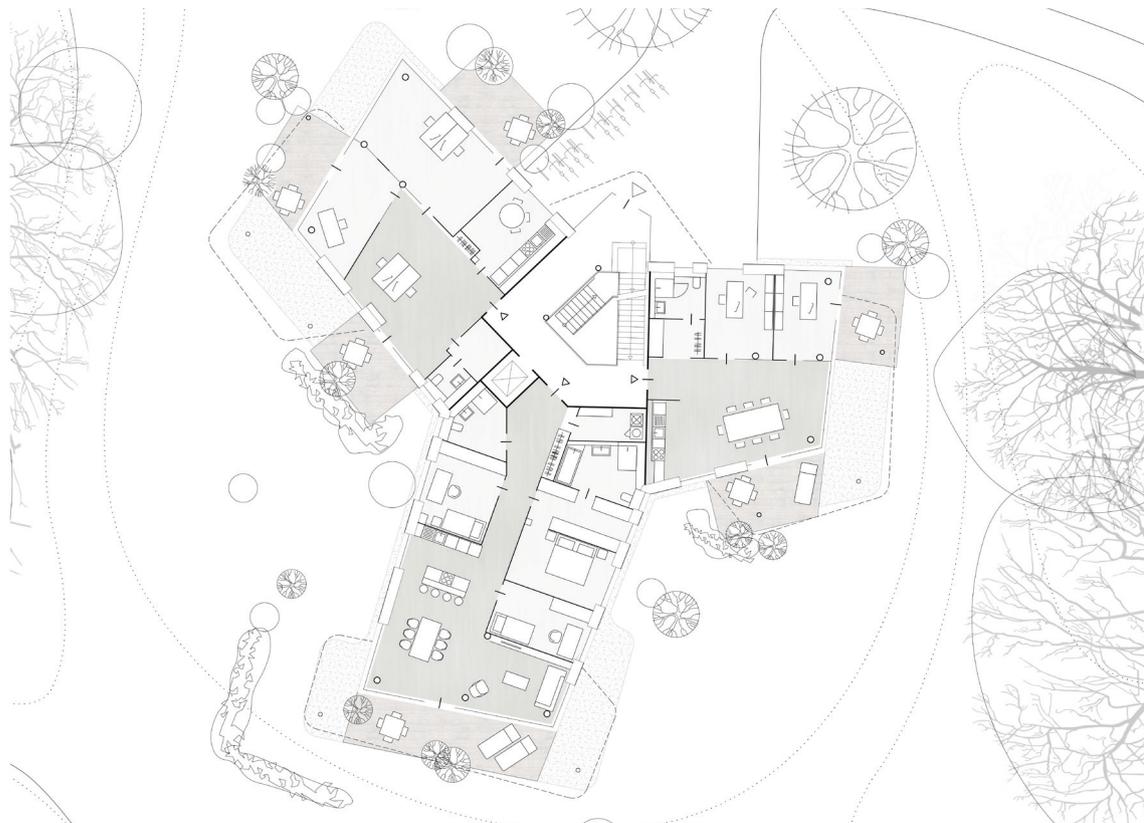
railway line to the north. The Y-houses were designed as standalone structures to take full advantage of the park's qualities. The buildings were positioned in a way that preserved the existing trees and created optimum lines of sight to the Alps, the park with its pond, and the historical buildings of the old spinning mill. Comprising five or six stories, the buildings are developed from a solid core that visually dissolves toward the ends of the arms of the Y to dovetail with the landscape thanks to the nuanced arrangement of the balconies. The ground plan ensures that every apartment receives natural light from three sides and offers the maximum possible flexibility for individual design of the layout. As extensions of the residential spaces, the outward-thrusting balconies on each story



feature floor-to-ceiling windows, which create additional, private outdoor areas and allow residents to “live in nature.” The bedrooms looking north and east make use of indirect light, while the kitchens and studies face south and west to catch the daytime and evening sun. The facades are notable for the striking horizontal bands of the balcony parapets with their open, glazed sections, which alternate with the closed parts of the wooden frontage. This is articulated through freely arranged, square timber-framed windows of different sizes, while the staggered arrangement of the differently angled white parapets of the projecting balconies and terraces gives the buildings a dynamic appearance. The materials, colors, and feel of the special environment are reflected in the perforated

facade with its rough-cut, pre-grayed wooden paneling in various earthy brown and silver tones. In the interior, the warm green-and-yellow leaf tones contrast with oak wood, exposed concrete, white plaster, and the white steel railings. The color accent on the floor serves as both a guide and a source of identity and highlights the individuality of each building. Two of the five Y-houses were erected in the first construction phase. They comply with the KfW 55 standard; the Conradt buildings, with the current EnEV energy efficiency regulations. In 2015, the complex was awarded gold precertification by the DGNB. The project will be realized in four additional construction phases, with completion expected in approx. 2025.

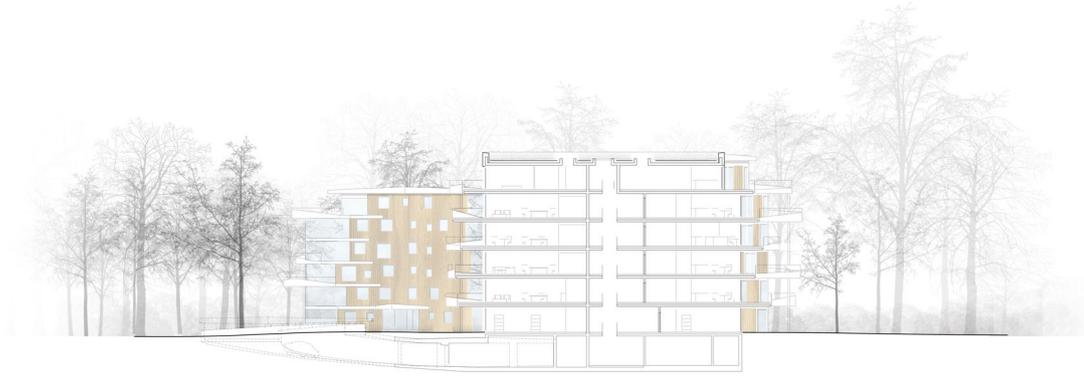




Level 1, Haus Y1



Section AA



Section BB



