



# MIXED-USE BUILDING AT RATHAUSPLATZ

KOLBERMOOR, GERMANY, 2022

## Client

Stadt Kolbermoor

## Architect

Behnisch Architekten, München

## Study

2013

## Planning and construction

2015-2016 / 2018-2022

## Gross

2.630 m<sup>2</sup> / 28,310 ft<sup>2</sup>

## Volume

8.413 m<sup>3</sup> / 297,105 ft<sup>3</sup>

## Address

Rathausplatz

83059 Kolbermoor

Germany

The town of Kolbermoor has completed the new town hall area with a mixed residential and commercial building in order to provide affordable housing in the center. Seventeen subsidized residential units of various sizes spread over four floors are planned, while a ground-level restaurant offers the Rathausplatz square a new public space. The new building fits harmoniously into the ensemble made up of town hall, library, adult education center, and parking garage, while complementing the street walls facing Rathausplatz and Rosenheimer Strasse to the north.

The ground-level area sheltered by the overhanging roof makes a significant contribution to the building's function as a connecting hub, while the restaurant to the south will help enliven Rathausplatz. The large terrace running around the entire building is extended to the

south into the beautiful park with old trees—a space that invites visitors to linger. The transparent facade, which extends all the way to the ground, allows the restaurant, square, and park to fuse with one another.

The facades and internal organization of the building respond differently to the different directions. Facing Rosenheimer Strasse to the north, a geometrically distinct facade and appropriate windows are built into the design where bathrooms, bedrooms, and stairwells are located. The living rooms, however, face toward the park in the south, and here the facade differs from the northern aspect in its inclusion of uniform openings differentiated by means of projections and recesses as well as large, protected recessed balconies and outdoor spaces.



Site plan



Floor plan level 1

