

Programme

Conversion of office building into residential building with commercial and office use.

Concept

The house at Gartenstrasse 8 dates from the late 1970s. A five-storey part of the building accompanies the street, a three-storey annex – which will be extended by one storey in the course of the transformation and extension – occupies the inner courtyard. The sculptural washed concrete facade is typical of its time. The renovation of the building envelope was also carried out in this spirit. The high-contrast colour scheme and the details typical of the period, such as the round corners of the window frames, were retained, upgraded and supplemented. The ground floor was provided with new entrances, making it more open and inviting. In addition to the previous office space, it now also offers space for commercial use.

While the first floor serves as office space as before, the most significant intervention in the took place on the second to the fourth floors. 31 small apartments were created on the three upper floors, which are only divided by columns and an access core. In addition to the newly designed access areas, the depth of the house also provides space for washrooms and various ancillary rooms. Above the extension in the courtyard, which houses the four most spacious apartments, there is a roof terrace accessible to all.

The apartments are entered via a layer of rooms consisting of an entrance hall, a bathroom and a kitchenette. The living rooms and bedrooms benefit from the generous room height and the fully glazed facade. The bedroom of the small apartments is usually only separated by a niche-forming part of a wall. In this way, the facade can be experienced throughout and makes the compact apartments

