

Programme

4 new buildings with 89 apartments, 2 wholesalers, spaces for offices, commerce and gastronomy; and conversion of former bottling plant into a restaurant.

Concept

When the Löwengarten brewery closed after 135 years, the site lost its former purpose. The new development picks up on the history of the site with a dense, mixed-use development which once again makes it a significant place for the area. Together with the former bottling plant the two linear buildings define a public square. On the west side, a higher, compact building completes the development. To the south, the new buildings create a semi-public outdoor space for residential use. In front of the southern linear building is a low structure with terraced single-family houses. The new buildings fit into the surroundings in their volumes and heights and respect the bottling plant.

The transformed area is characterised by a variety of uses consisting of retail, services, office, gastronomy and rented apartments. On the ground floor, freely subdividable retail spaces, several smaller shops and a restaurant are planned in the existing building. The service and office areas are located on the mezzanine floor and the first floor. The residential units are located on the other upper floors. These are oriented on two sides and benefit from both the sunlight from the south and the attractive lake view to the north.

In the facades, references are made to the existing building at the material and form of openings. Despite its size, the existing brewery is characterised by small, upright elements. This tension between vertical and horizontal expressive elements, some with a high proportion of walls, characterises the expression of the new buildings.

