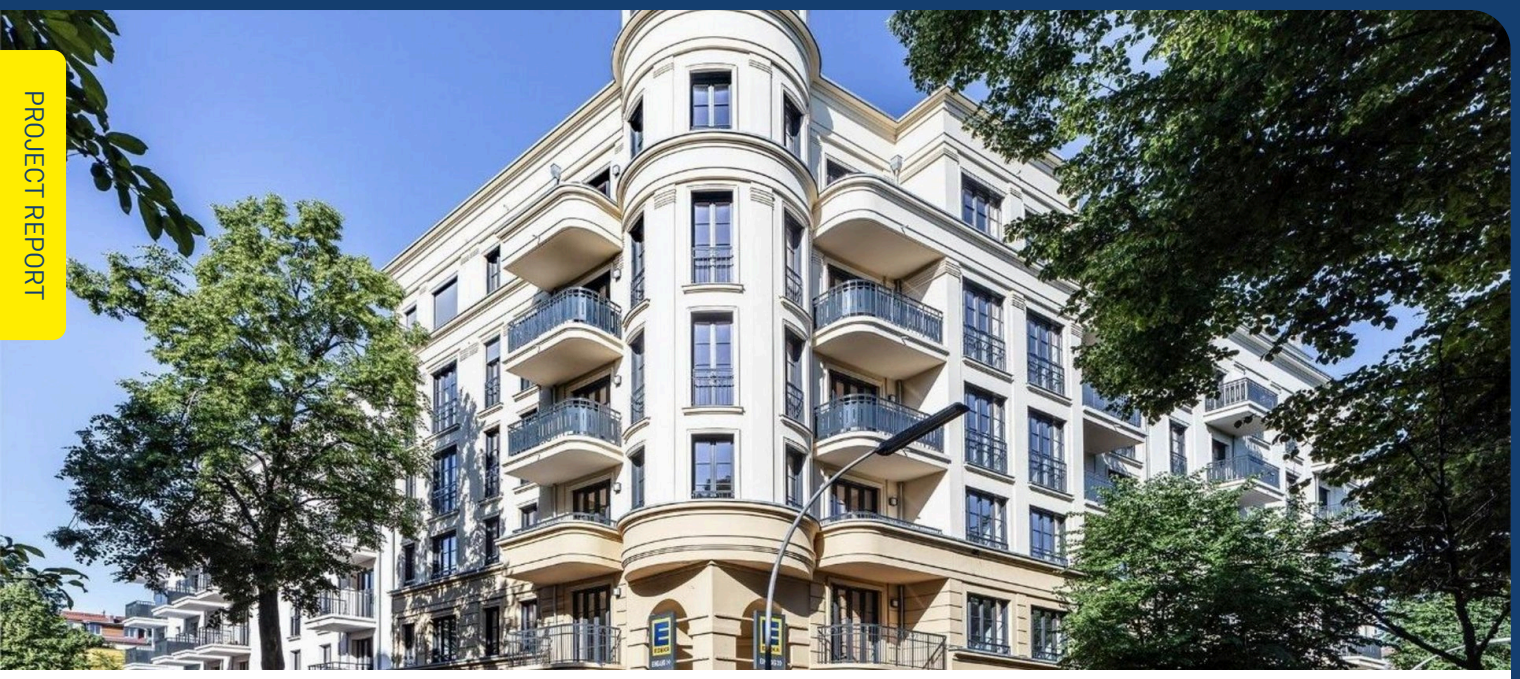
PROJECT REPORT



Berlin
Gründerzeit architecture on the Landwehr Canal

Data and facts

Company	PORR GmbH & Co. KGaA
Type	Residential construction, Commercial building
Runtime	04.2017 - 03.2019
Principal	Cross Jeanswear GmbH

Project report online

www.porr.de

Residential and commercial complex on Maybachufer

Housing, retail and childcare in a single development

At Maybachufer 36, a development comprising 71 residential units, a supermarket and a nursery has been created. The buildings were designed as a cohesive quarter, combining residential and commercial uses within an inner-city location. The development consists of four buildings, each with five or six storeys, as well as a seven-storey tower block.

Facades in the context of the surroundings

The facade design is based on the proportions and structural elements of the surrounding Wilhelminian-style buildings. Distinctive facade structures echo the existing urban fabric and characterise the individual sections of the buildings. At the same time, they define the appearance of the complex along the Maybachufer.

Construction pit affected by groundwater

Groundwater conditions necessitated dewatering during the construction works. The construction pit was secured using soldier pile shoring in the 'Berlin-style' method. Along one property boundary, this was additionally constructed via a slope on the neighbouring plot.

Waterproof monolithic slab for the basement

The basement was constructed entirely as a watertight monolithic slab using reinforced concrete. The ceilings above the areas not occupied by structures and the passageways were also constructed from watertight concrete. In this way, the design met the project-specific requirements for foundations and damp-proofing.

Building on a confined inner-city plot

The building plot was spatially constrained by immediately adjacent buildings and neighbouring commercial areas. This placed specific demands on the excavation of the construction pit and the organisation of the construction site. The site logistics were therefore adapted to the local conditions.

Mixed-use development on the Maybachufer

The new development on the Maybachufer has created an inner-city complex that brings together residential, retail and childcare facilities in a single location. The combination of these different uses forms the basis for a vibrant quarter for the residents.

Impressions

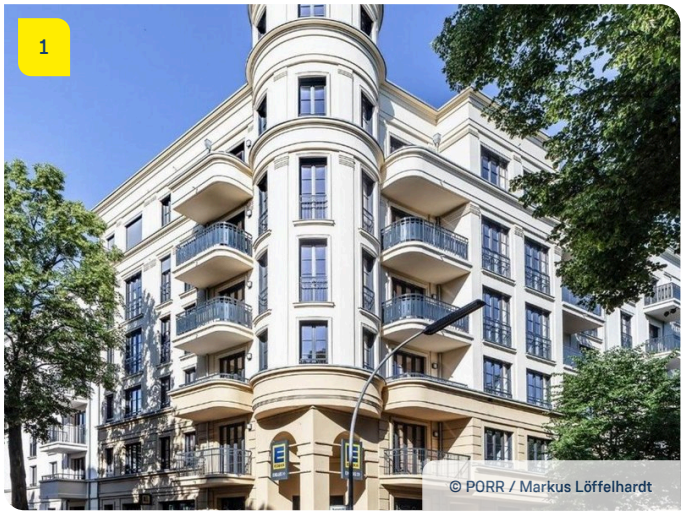


Image notes

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A new twist on traditional nineteenth-century architecture

The building on Maybachufer has a striking round corner tower with a domed roof.

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Do you have questions about the project or would you like to learn more? Feel free to contact us for further information.

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