Bandit Building

New residential building, Röntgenstrasse 14a, Berlin 2006, Pysall Ruge Architekten



Photo © M. Matschewski

Location Röntgenstrasse 14a, 10587 Berlin, Germany

Client Bandit Helmets GmbH

Mr. Andreas Freundlieb

Röntgenstr. 14a

D-10587 Berlin, Germany Tel.: 0049-30-30819030 Fax: 0049-30-30819020

General Contractor Ed. Züblin AG

Structural Engineering Steiner & Schwarzenbacher

Mechanical & Electrical GMW-Ingenieurbüro GmbH

Brief Design of a five storey residential building with ground floor retail

area in typical "Berlin block" urban structure

Scope of services Design, approval and execution documents (HOAI phase 1 - 5)

Size Flats GFA 874 sqm (units from 150 to 180 sqm)

Retail GFA 267 sqm

Building cost 2,0 Mio. Euro

Duration 2004 - 2006

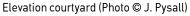
Completion 2006



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Elevation street (Photo © J. Pysall)



flexible floor plans

tenburg.



floor-to-ceiling windows towards the street. Two internal installation cores enable an open plan arrangement.

Ground and first floor are connected through a large void, linking the client's own retail and office areas. The upper floors are occupied by rentable units, each extending over the whole floor area.

The new mixed use building fills a gap in a ty-

pical neighbourhood block in Berlin-Charlot-

The apartments are closed on their sides, fully glazed towards the backyard, and feature

It is up to choice of the user to enclose parts of the overall space, to create several combined spaces, or leave the entire space open. Since there are various possibilities of spatial arrangements, and assembling/ disassembling of walls, only the implementation of the sanitary installations has been incorporated in the first construction phase. The design complies with both the strict budget, on one hand, and the requirement of the target tenant group of young people with openminded living concepts for flexible room arrangements, on the other.

