

# 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



**Peter Ruge** Architekten

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Elevation courtyard (Photo © J. Pysall)



Elevation street (Photo © J. Pysall)



flexible floor plans

The new mixed use building fills a gap in a typical neighbourhood block in Berlin-Charlottenburg.

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

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

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 open-minded living concepts for flexible room arrangements, on the other.

Peter Ruge Architekten