



EDGE Suedkreuz Berlin

PROJECT

EDGE Suedkreuz Berlin

LOCATION

Berlin, Germany

CLIENT

SXB 1 S.a.r.l. / SXB 2 S.a.r.l.

ARCHITECTURE

Tschoban Voss

STRUCTURAL ENGINEERING

Buro Happold

NUMBER OF FLOORS

ABOVE GRADE

7 - MK1 & 8 - MK2

GROSS FLOOR AREA

32,000 m²

START OF CONSTRUCTION

April 2019

COMPLETION

December 2021 - MK1
March 2022 - MK2

The largest timber-hybrid A-class commercial office building in Germany

396 wall elements and 1,157 timber-hybrid slabs were used to create the 32,000 m² timber-hybrid building in Germany.

Part of a larger re-development trend in Berlin's "Schöneberger Linse," this attractive two-building complex will house the headquarters of Swedish multinational power company Vattenfall, among others. In addition to heightened sustainability due to timber-hybrid building materials, a central aim of the project is to provide employees with various environments to choose from during their activity based working. The flexible interior planning opportunities of the CREE system are especially advantageous here, facilitating a mix of open and informal meeting areas to complement more conventional office spaces.



Facts

TYPE OF USE

Commercial

LOCATION

Located by an intersection of railroad, freeway, and major transport axis of the city; the building fulfills the highest standards of acoustic protection

WORKSPACE VARIETY

Mix of communication-enhancing open spaces, retreats for reflection or concentration, meeting rooms for teamwork, areas for informal exchanges, combined with lounges and coffee points.

Communication areas mainly centered around the open space of the atrium.

SUSTAINABILITY

3,350 tons of embodied carbon, biggest finalized timber-hybrid construction in Germany

INTEGRATED SHADING

Innovative and nearly invisible MircoShade® shading system for reduced air conditioning and maintenance expenses

COST CERTAINTY

BIM "Building Information Modeling" software allowed

stakeholders precise simulation and planning of all aspects and follows the building throughout its entire lifecycle as a digital twin.

FIRE SAFETY

Timber-hybrid structure ensures the same fire safety standards as concrete, fire & smoke detection sensors in building voids, no sprinkler system

GHG & WASTE REDUCTION ON CONSTRUCTION SITE

Prefabricated elements and high-speed on-site assembly, many elements

produced directly in the Berlin area (only traveled short distances)
Radical resource savings through production and transportation

AWARDS

Precertification DGNB Platinum WELL Core Gold v2

TIME SAVINGS

Modular timber-hybrid prefabricated elements allowed high-speed assembly on-site, construction time reduction of about 1/8 in comparison to usual building times, CREE system assembly time 85 Days (MK 2) and 30 Days (MK 1)