



Office/residential building Memmingen

PROJECT

Mixed-use building
(Office, Apartments)

LOCATION

Memmingen, Germany

CLIENT

BTV

ARCHITECT

Hermann Hagspiel

START OF CONSTRUCTION

May 2015

COMPLETION

December 2015

LENGTH

20 m

WIDTH

20 m

HEIGHT

11 m

NUMBER OF FLOORS ABOVE GROUND

3

GROSS FLOOR AREA (GFA)

1,600 m² (incl.
underground parking)

USABLE FLOOR SPACE

789 m²

RENTAL AREA

789 m²

UNDERGROUND PARKING SPACE

436 m²

All numbers excluding
underground parking.

Ringling in the age of the urban timber hybrid building

Three stories of mixed-use space, constructed with astounding speed and an ecologically responsible mindset.

This mixed commercial/residential building in central Memmingen was CREE's first timber-hybrid construction creation in Germany. It was also the first project to include residential space in the LCT system. The three stories went up in just one week thanks to the coordinated efforts of the project team. Embodying sustainability inside and out, this project was constructed while preserving all the trees on the property.



Facts

SPECIAL SYSTEM FEATURES

compound timber/concrete system with detached edge beams allows variable distances between uprights, recesses require suspended ceiling panels below, services installations on the ground floor and first floor for the first time without boxed-in ceiling

ARCHITECTURE

scheme design by Cree, detailed design by architect Hermann Hagspiel. Compound timber/concrete ceiling in the apartments open to view and without services installations. Room height identical throughout because, for the first time,

services were installed without boxed-in ceiling. Timber facade built of local larch timber.

ENERGY STANDARD

EnEV 2014, increased airtightness

FENESTRATION

triple glazing, wood/aluminium windows

OPERATING COSTS

use of groundwater for heating and cooling, LED throughout

ROOM TEMPERATURE

heating/cooling panels integrated in ceiling, heating

via groundwater heat pump, free cooling (groundwater)

AIR QUALITY

ventilation decentralised for each floor, including heat recovery, ventilation casement (opaque) for natural ventilation

INTELLIGENT BUILDING SERVICES CONTROLS

office lamps with presence detectors and daylight sensors

BUILDING SERVICES EQUIPMENT

clay-based plaster, barrier-free access. Since the client was a bank, the fitting-out had to be prestigious and the sound proofing had to

meet top confidentiality standards

LIGHTING

LED lighting throughout

FLOOR PANEL CONSTRUCTION

cavity floor with installations and improved sound insulation; solid wood parquet

PARTITION WALLS

For the first time in an LCT project, the second floor is used for residential occupation as penthouse apartments; the interior is completely without columns, thus allowing full flexibility in the partition layout