

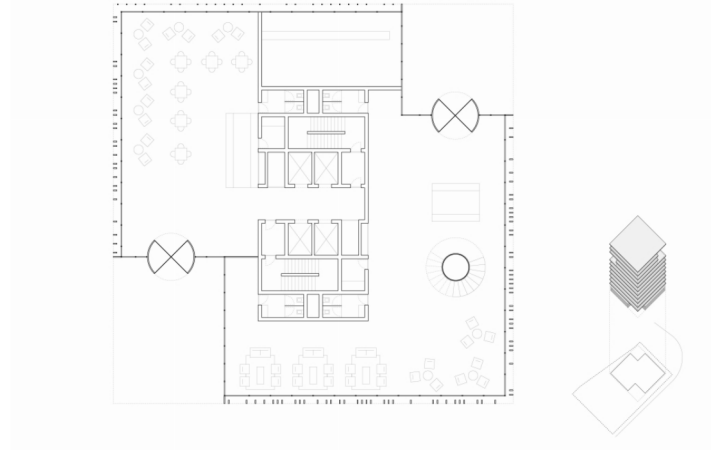
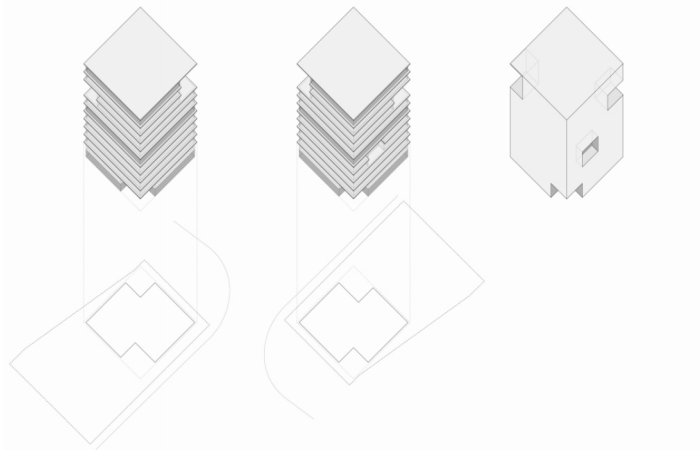
STEGLITZER STADTTOR (BERLINER VOLKSBANK)
BERLIN-STEGLITZ, GERMANY
2018

Berliner Volksbank is the owner of a property at a junction of Schloßstraße opposite to the notorious Steglitzer Kreisel office tower. The plot is currently occupied with a small 1950s office building of the FinanzCenter Steglitz with an approximate area of 1,500 sq. m split in two floors. Given that the city master plan allows for a building capacity of over 12,000 sq.m, the proposed design explores ways of making best use of the property, making sure that the bank's local finance centre is not only kept but improved in terms of visibility and office space.

Within the plot, the proposed office building is positioned at the corner of Schloßstraße and Wrangelstraße thereby creating as much street visibility as possible to Berliner Volksbank. Unlike the existing building, which is setback from the avenue, the proposed Steglitzer Stadttor aims to generate street visibility and become a sustainable landmark for this district of Berlin. In pairing with the 30-storey Steglitzer Kreisel, now in the process of being renovated into residential, the two buildings will act as the gateways to a renewed Steglitz district.

In the proposed design, the 12-storey office tower has a highly efficient floor plate of 1,042 sq. m and a compact central core that allows multiple office configurations. The 47-metre tower will have a bank-dedicated entrance towards Schloßstraße and an entrance for all other tenants towards Wrangelstraße. The FinanzCenter Steglitz can function in the 2 or 3 initial floors while other tenants occupy the remainder of the building.

Devised as a sustainable icon, the design of the Steglitzer Stadttor incorporates a system suspended gardens or modern-day *loggias* strategically located as a place for events, coffee breaks while enjoying the stunning vistas of the botanical garden or the Bierpinsel. A light wood louver system provides shading towards South and West as well as a subtle ornamental presence.



Location: Schloßstraße 41, Berlin-Steglitz

Client: Berliner Volksbank

Scope of Services: Architecture

Project Brief: District financial centre and office building

Gross Built Area: 11,886 sq. m above ground (12-storey)

Project Status: 2018 (concept design)