



Good Practice Example: Sustainable Buildings

ALEA 101:

A Green Mixed Use Building

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Building Name and ID

Building Name:	ALEA 101
Building ID:	-
Real:	Real
Published:	-
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Picture



Photos: © Redevco Services Deutschland GmbH

General Information

Building Name:	ALEA 101
Climate Zone:	Temperate
Project State:	New Build
Building Sector:	Mixed Use
Building Type:	Shopping, Office and Family
Mode:	Closed
Energy Efficiency Level:	ULEB
Year Built:	2014
Location:	Gontard and Rathausstraße
Municipality:	Berlin
State:	Berlin
Country:	Germany
Geo. Latitude:	52,52 °N
Geo. Longitude:	13,41 °E
GFA:	19000 m ²
TFA:	15500 m ²
Cost/m ² :	800 €/m ²

Summary

Description

ALEA 101 is a mixed use building located between the Train Station Alexanderplatz and the Berlin TV Tower on the corner of Gontard and Rathausstraße in Berlin, Germany. The building is free standing. The name of the building comes from “Alea” which means cube, as well as from the history of the site where the first shopping center was opened 101 years ago.

The building came about through an architectural realization competition initiated by the Investor Redevco Services Germany. The winners of the competition and architects of the building were Sauerbruch Hutton. The construction started in January 2012. Due to the bankruptcy of the construction firm in 2013, the building site closed for 5 months - from 19 March 2013 to 17 July 2013. The construction was completed in September 2014.

Project Description

General Information

Year of construction:	2014
Year of refurbishment:	-
Status:	Closed
Treated Floor Area:	15500 m ²
(Gross floor area):	19000 m ²
(Gross volume):	88243 m ³
Number of floors:	5
Areas:	-
Number of units:	14 Apartments
Number of occupants:	-
Elevation:	34
Orientation:	Square
Average Summer Temperature	18,6°C
Average Summer Humidity	64%
Average Winter Temperature	0°C

Architectural Description:

The building has 5 stories and is 30m high. It was built in a cubic form with twists similar to a Rubik's Cube. The ground floor is slightly set back with rounded corners and has a size of 54m by 57m with a footprint of 3050m². On the upper floors the building has dimensions of 60m by 60m. The lower 3 stories of ca. 10500m² are used for shops and a restaurant. The first and second floor have a height of 3.55m. The building has an underground parking, with 24 parking spots for the residents. On the top 2 stories there are offices of ca. 1600 m² and 14 apartments.

The office part of the building faces the louder train station and Alexanderplatz while the apartments face the TV Tower and the quiet surrounding areas. The apartments are grouped around an inner facing 800m² courtyard. The courtyard contains plants,

lawns and a play area. On the outer façade the apartments have loggia which are covered with oak floorings. The apartments are lit through the loggias and the interior central courtyard. The apartments vary in size, with the largest between 65m² to 185m². They vary also between 2 to 4 rooms.

The Apartments and the Offices are heated and cooled via ground coupling and heat pumps. In addition to this, solar thermal collectors supply the hot water needs. The shops are heated via the district heating system. In addition, a turbo cooling machine supplies the necessary cold.

(Stakeholders)

Owner:	Redevco Services Germany
Investor:	Redevco Services Germany
Developer:	Redevco Services Germany

Certificates and Compliance

MEPS (Minimum Energy Performance Standard)

The building was designed from the start as a green building and has two green building certificates. The building was rated with BREEAM Gold and a DGNB Platinum Certificate. From the DGNB project evaluation the building received a score of 83.07%. The Green Building auditing was done by BüroHappold Engineering.

Description or list of Minimum Energy Performance Standard which the building must comply with:

Needs to comply with green buildings laws:	No
Needs to comply with energy efficient buildings laws:	Yes