

Humboldthafen Eins: Germany's Top Rated Green Mixed Use Building

Building Name and ID

Building Name:	HumboldtHafen Eins
Building ID:	-
Real:	Real
Published:	-
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Picture



Photo: Henrik Schipper

General Information

Building Name:	HumboldtHafenEins
Climate Zone:	Temperate
Project State:	New Build
Building Sector:	Non-Residential
Building Type:	Office Building
Mode:	Closed
Energy Efficiency Level:	LEB

Year Built:	2015
Location:	Humboldthafen 1
Municipality:	Berlin
State:	Berlin
Country:	Germany
Geo. Latitude:	52,52 °N
Geo. Longitude:	13,37 °E
TFA:	
Treated Building Volume:	145700 m ²
Number of Dwellings:	-
Cost/m ² :	16778 €/m ²

Summary

Description

Located directly on the Spree and Humboldt Harbour, directly opposite the main train station and the government district, the building is located in the centre of Berlin. The plot, with a size of 40000 m², has an historical importance as it was part of the area used by the Berlin Wall between East and West Berlin.

The building was commissioned through an architectural design competition in 2011 by the investor OVG Real Estate. This was won by the architects KSP Jürgen Engel Architects.

The large part of this is being used by PricewaterhouseCoopers. 780 staff of PricewaterhouseCoopers as well as staff from the pharmaceutical company Sanofi Pastuer MSD work in the building.

Project Description

General Information

Year of construction:	2015
Year of refurbishment:	-
Status:	Closed
Plot Size	6120 m ²
Treated Floor Area:	23830 m ²
(Gross floor area):	45320 m ²
(Gross volume):	170030 m ³
Number of floors:	8
Areas:	-
Number of units:	-
Number of occupants:	-
Elevation:	35m
Orientation:	N-S
Average Summer Temperature	18,6 °C
Average Summer Humidity	64 %
Average Winter Temperature	0° C

Architectural Description:

The building form has a meandering design allowing for ample day lighting and at the same time allowing all units a view of either the Humboldt Harbour or the Spree River. Partly, this came about due to the master plan for the area which required courtyards, which were implemented into the design concept, however as open to one side.

It stands between 7 to 8 stories depending on the part of the site, with a total area of 45320m² and a volume of 170030 m³. The useful netto area is of 23830 m². The building has a rentable area of 30000 m², of which 1200 m² are reserved for gastronomy.

(Stakeholders)

Owner:	OVG Real Estate GmbH
Investor:	OVG Real Estate GmbH
Developer:	OVG Real Estate GmbH
Architect	KSP Kürgen Engel Architects
General contractor	Bilfinger Hochbau GmbH
Building physics	Müller GmbH
Structural planning	BuroHappold Engineering
DGNB Auditor	BuroHappold Engineering
Building services	ZWP Ingenieur AG

Certificates and Compliance

MEPS (Minimum Energy Performance Standard)

The building was rated with DGNB Platinum and sustainable low-pollutant materials were used throughout the project. The building is at present (September 2017) the highest rated DGNB building with a rating of 90.4%. The Green building auditing was done by BüroHappold Engineering.

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

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