

# KÖSTRA REUSE

REVITALIZATION KPÖNIGSTRASSE 1

**assignment** competition **location** Königstraße 1ab Stuttgart **size** 17.500m<sup>2</sup> **client** LBBW Immobilien **services** realization competition **status** idea, 2023 **team** Arne Hansen, Verena Brehm, Oliver Seidel, Lilly Irmer, Sophie Kalwa, Nele Tramp, Hanna Sentis **cooperation** Büro Happold

The proposal for the revitalization of Königstraße 1ab is based on the following 5 guiding design themes:

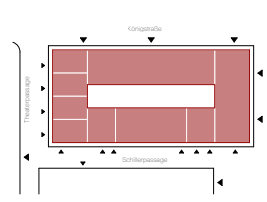
Development of a building structure that completes the ensemble of the hotel and Königstraße 1c, which incorporates heights and gradations, creates addresses and forms the prelude to Königstraße through its orientation towards the train station.

Creation of lively, green passages with small-scale retail, gastronomy and areas for culture and events in the interior of the ensemble and a generous setback on Königstraße to provide more space for planting and passers-by.

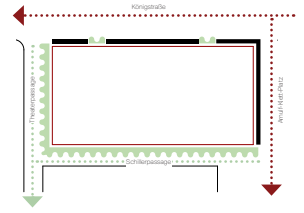
Enabling maximum exchange between inside and outside through diverse and generous entrances and transparent façades.

Creating modern retail, office and restaurant layouts that can react flexibly to changing future requirements.

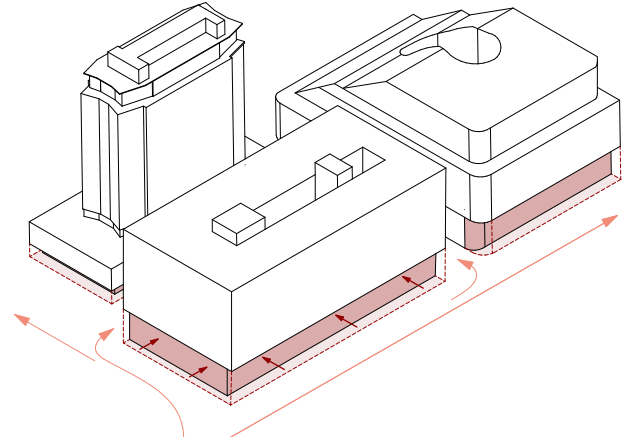
Reuse of the existing load-bearing structure and individual components to minimize energy consumption and thus reduce CO2 emissions.



Address principle: small-scale and diverse to passages + clear to streets and squares



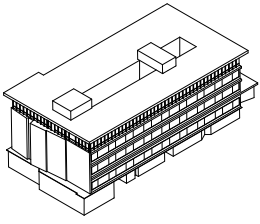
Facade principle: green to passages + classic to Königstraße and Arnulf-Klett-Platz



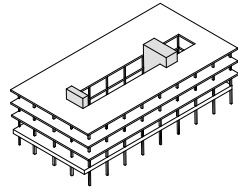
Base principle: continue undercuts + work out gestures and open up access points



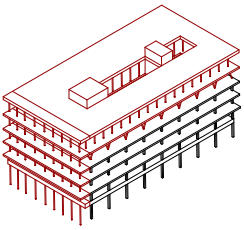
View from the station to the representative view with the facades facing Königstraße and the station.



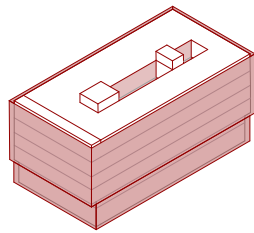
**Step 1: Analysis**  
Materials and structures that are valuable and worth preserving are identified and categorized.



**Step 2:**  
The building is dismantled to its supporting structure. The reinforced concrete skeleton, as a CO2 storage mass, is reused as the core of the new building and continues to be used.



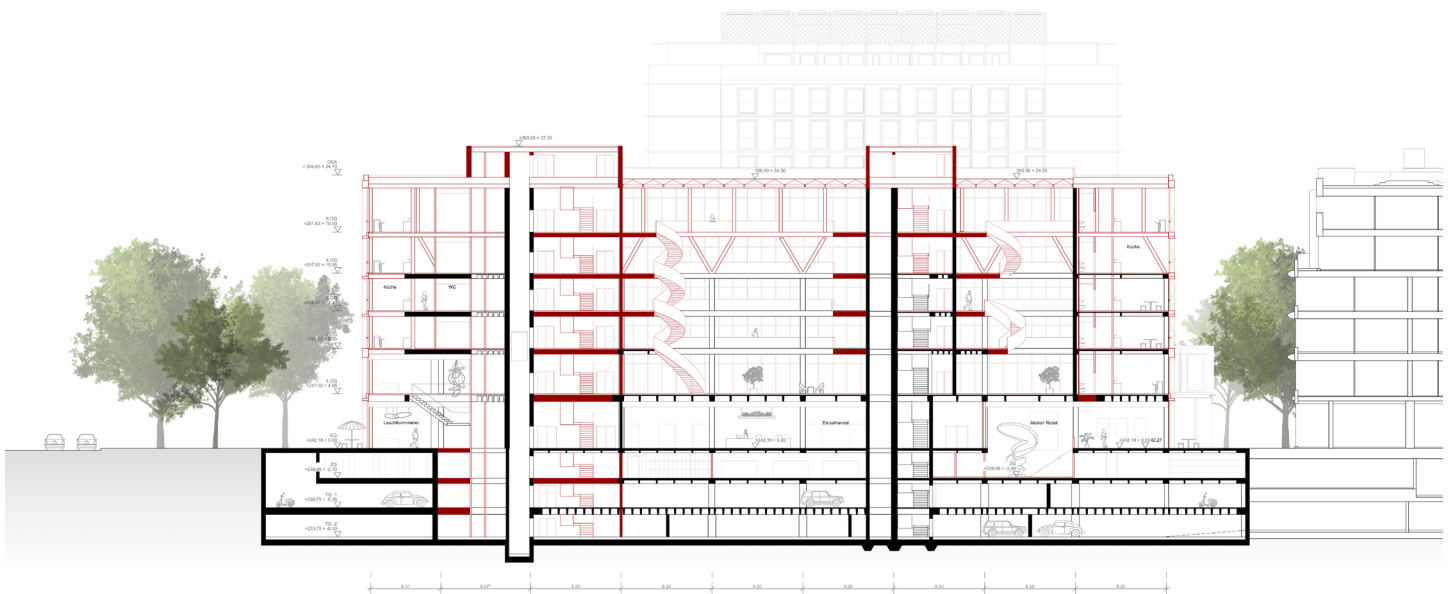
**Step 3: Continue building**  
On the basis of the existing load-bearing structure, the building is extended and built on using a lightweight timber/steel construction.



**Step 4: Wrapping**  
The building is given a new, highly energy-efficient envelope. The cubature is kept as compact as possible to optimize the energy values.



View of the Schillerpassage with context to the hotel and passage.



Section