



Competence

既有建筑改造
Building Redevelopment

资源
建筑

Architecture
as a resource

KSP ENGEL





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建筑改造——即在保留原有建筑的基础上使其适应现代需求——通常从生态和经济角度来看都是有益的。其目标始终是在经济、技术和美学方面提升建筑价值。这需要考虑诸多建筑法规、能源效率、结构工程、设计考量，以及在某些情况下，历史保护等方面的问题。

Transformation means preserving buildings and adapting them to current standards and requirements. In many cases, it is worthwhile from both an ecological and an economic viewpoint. The objective is always to upgrade the property in economic, technological, and aesthetic terms. In the process, a whole raft of factors need to be taken into account relating to building law, energy, load-bearing structures, the construction work involved and, in some cases, heritage-listing conditionalities.



由凯撒·品瑙设计的这座优雅的高层建筑群于 1964 年将美国现代主义带到了汉堡。我们与历史保护部门密切协商，通过翻新改造，使这座建筑更具可持续性和面向未来。

In 1964, an elegant high-rise ensemble by Cäsar Pinnau brought American modernism to Hamburg. We have now, in close collaboration with the heritage authorities, modernized the building, rendering it more sustainable and more resilient, and thus fitter for the future.

国际现代性延续

Updating International Modernism



凯撒·品瑙设计的这座建筑的高品质美学特征得以恢复。与此同时，一座新的七层办公楼拔地而起，其风格与现有建筑相得益彰，使整个建筑群更加完善。

The exceptional aesthetics of this edifice by Cäsar Pinnau have now been restored. At the same time, we have put in place a new seven-story office building, the design for which fits in with the existing structures and also rounds out the existing ensemble.

汉堡南美， 汉堡



业主 Client
Hamburg Südamerikanische
Dampfschiffahrtsgesellschaft KG

总容积 GFA
29.000 m²

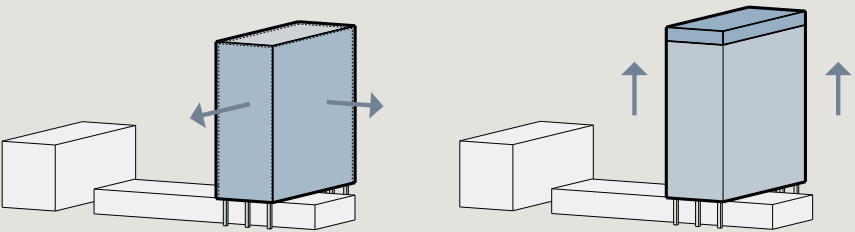
竣工 Completion
06/2016

奖项 Awards
2018年汉堡BDA奖，一等奖 BDA
Prize Hamburg 2018, 1st Prize

汉堡南美轮船公司原总部大楼是一座受保护的历史建筑，也是西德战后建筑的典范。我们对这座始建于1958年至1964年间的高层建筑群进行了现代化改造，包括提升能源效率和技术升级，并新建了一栋建筑。改造工程需要重新设计楼层布局和制定详细的解决方案，同时还要遵守修订后的建筑和安全法规。在与历史保护部门协商后，我们对现有建筑进行了彻底的拆除，直至只剩下承重结构，然后按照现行的技术和能源效率标准进行重建。

The former headquarters of the Hamburg Südamerikanische Dampfschiffahrtsgesellschaft is a listed building, testimony to post-War West German architecture. We have now modernized this high-rise ensemble dating from between 1958 and 1964 in terms of both the energy system and the technological fit-out and have complemented it with a new building. The modernization called for new floor plans and detailed solutions, taking account of changes in requirements with regard to building and safety laws. In close collaboration with the heritage authorities, we gutted the tower, leaving only the load-bearing structure, and rebuilt it in line with present-day technical and energy-related demands.



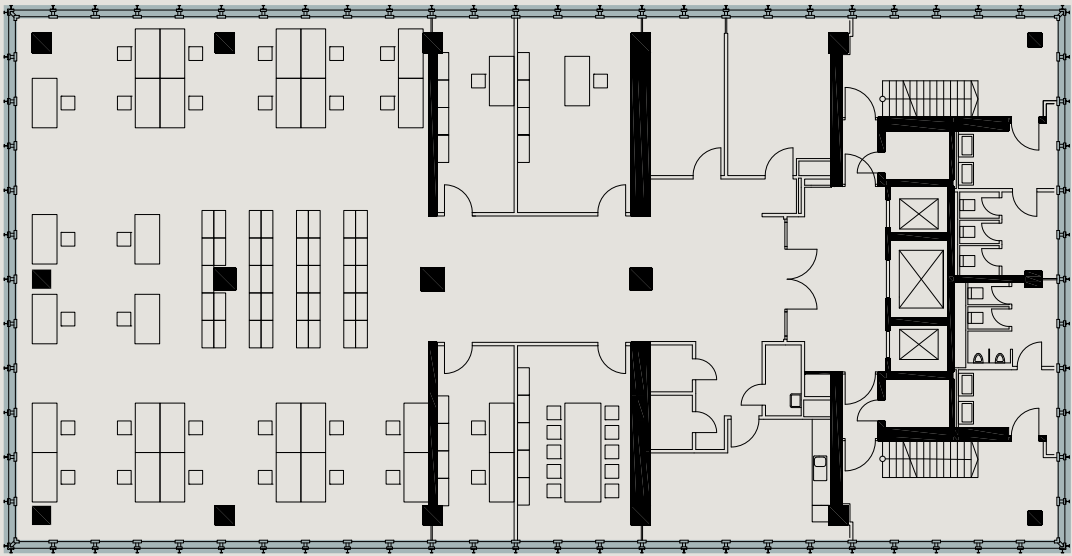


新立面向外延伸
New façade moving outward

增加一层
Extension upwards

塔楼加盖一层是历史保护工程的产物。由于双层立面加深，楼层平面在各个方向上都增加了23厘米。此次加盖确保了建筑优雅比例的保留。

Extending the tower upwards by adding a further story to it was the outcome of heritage-related considerations. Because of this deeper dual-skin façade the building's footprint has grown by 23 cm on all sides. The extending ensured that the elegant proportions were preserved.



典型楼层的平面图
Regular floor plan

节能改造 Energetic redevelopment



为了满足节能要求并提升舒适度, 这座高层建筑采用了全新的双层悬臂式幕墙, 配备可开启的窗扇和外层抗冲击面板。其周围的轻质金属框架和狭窄的通风缝隙凸显了原有幕墙的成功改造, 同时也保留了这座建筑地标的卓越美学特质。

In order to meet energy-related requirements and to enhance occupants' sense of well-being, the high-rise was furnished with a new, dual-skin curtain wall with window sashes that can be opened and protective outer panes. The latter boast wraparound light metal frames and slimline ventilation seams to accentuate the successful makeover of the existing façade. It also preserves the highly aesthetic character of the architectural icon.

1964年竣工
Completion 1964



帝国时代与现代交相辉映：位于柏林的德意志银行总部大楼自二战以来用途几经变更。该建筑群曾是东德内政部和东德人民警察总部所在地。德国统一后，这里又成为高克管理局的办公地点。我们对勃兰登堡门和柏林著名林荫大道菩提树下大街附近的两栋建筑进行了全面翻新和改造。未来，联邦卫生部和联邦家庭事务部也将迁入此处。

The days of Wilhelmine Germany meet the contemporary world. After World War II, Deutsche Bank's prestigious head office in Berlin has had a number of different uses. The ensemble has been the domicile of East Germany's Ministry of the Interior, and the head office of the East German Police Force. After the Berlin Wall came down, it became home to the Stasi Records Agency. We completely renovated the two blocks of buildings close to the Brandenburg Gate and Berlin's 'Unter den Linden' boulevard, and remodeled their interiors. Current plans envisage the Federal Ministry of Health and the Federal Ministry for Family Affairs relocating here.

充满历史气息的新空间

New premises – but with a long history



列入保护名录的建筑物见证了它们的起源和整个历史。

Heritage buildings are testimony to when they were erected as well as to their entire lifespans.

联邦卫生部和联邦家庭部, 柏林

-
- 业主 Client
Bundesanstalt für
Immobilienaufgaben
- 总容积 GFA
67.260 m²
- 比赛 Competition
07/2017一等奖 PPP 程序
1st prize, PPP process
- 竣工 Completion
10/2022 1号房 Block 1
05/2023 2号房 Block 2
- 奖项 Awards
寻求BNB银级证书
BNB Silver certification aimed for

德意志银行位于柏林的总部大楼建于1890年,我们将根据我们的规划进行精心翻新,严格遵守历史保护要求,同时将其改造为现代化的办公场所。联邦卫生部将迁入两栋大楼中的北侧,而南侧将容纳联邦家庭事务部和其他部门。翻新方案旨在从视觉上突出建筑内部不同的历史层次——帝国时期、东德时期、两德统一后以及现代——并通过一个综合性的设计将它们巧妙地融合在一起。

We have set out to cautiously, caringly modernize the Deutsche Bank Head Office in Berlin, which dates from 1890, as befits this kind of heritage building, and at the same time, restructure it to allow for use as modern offices. The Federal Ministry of Health will be moving into the structure to the north and the one to its south will accommodate both the Federal Ministry for Family Affairs and other usages. Our makeover concept takes account of the various different time strata to which the building attests – the Kaiser’s day, the East German era, the period after the Berlin Wall came down, and the present – weaving them all together in an overarching concept.



这座四层建筑拥有受保护的天然石材外墙,宏伟的椭圆形入口大厅迎接来访者。从这里,一条楼梯通往原售票大厅,未来将用作会议中心。

The four-story property with its listed natural-stone façade, greets visitors with a prestigious, oval entrance hall. From here, a stairway leads up to what used to be the banking hall with the cash tills, and will, in future, serve as a conference center.

1909 年 Mauerstraße 27 号西侧景观 (2 号房屋)
West view Mauerstrasse 27, 1909 (Block 2)



场地平面图
Site plan

10 仪表 m 100 仪表 m

- 1号楼 - 联邦卫生部
Block 1 - Federal Minstry of Health
- 2号楼 - 联邦家庭事务部
Block 2 - Federal Minstry of Family

二战后,这两座建筑都经历了多次翻修,其中一些出自包豪斯学生弗朗茨·埃尔利希之手,最终呈现出帝国时代和现代主义建筑风格的融合。1950年,东德内政部和东德人民警察总部迁入这两座建筑。德国统一后,它们成为高克管理局的所在地。

After World War II the two buildings were converted on several occasions, among others to plans by Bauhaus student Franz Ehrlich, with the result that the building evidences both the architecture of the Wilhelmine period and Modernism. In 1950, the East German Ministry of the Interior and the East German Police Headquarters relocated to the two buildings. After the Berlin Wall came down, the duo became home to the Stasi Records Agency.



1号楼 - 接待处：联邦卫生部
Block 1 - Reception: Federal Ministry of Health



高品质的木地板、充足的自然光线和高挑的天花板营造出独特的氛围。楼上是部长办公室,宽敞的走廊和经典的独立办公室凸显了这座建筑的宽敞空间和优良品质。

Premium wooden floors, plenty of daylight and high ceilings make for an agreeable atmosphere. On the upper floors with ministerial office use, wide corridor doors and classic cubicle of-fices really bring out the spaciousness and quality of the existing buildings.

设有会议点的部长办公室
Ministerial offices with meeting point



充满历史气息的新空间

改造后的建筑保留了原有的几何结构, 包括四个庭院。新建的十字形入口通往1号楼, 其中交通核心筒缩短了建筑的动线。庭院上方精致的玻璃屋顶为咖啡厅创造了空间。

Our transformation will be restoring the building's original layout with four interior courtyards. The new, cruciform access to building 1 with its central access shaft transforms the edifice into a building with short routes. The filigree glass roof over the courtyard creates enough space for a cafeteria.

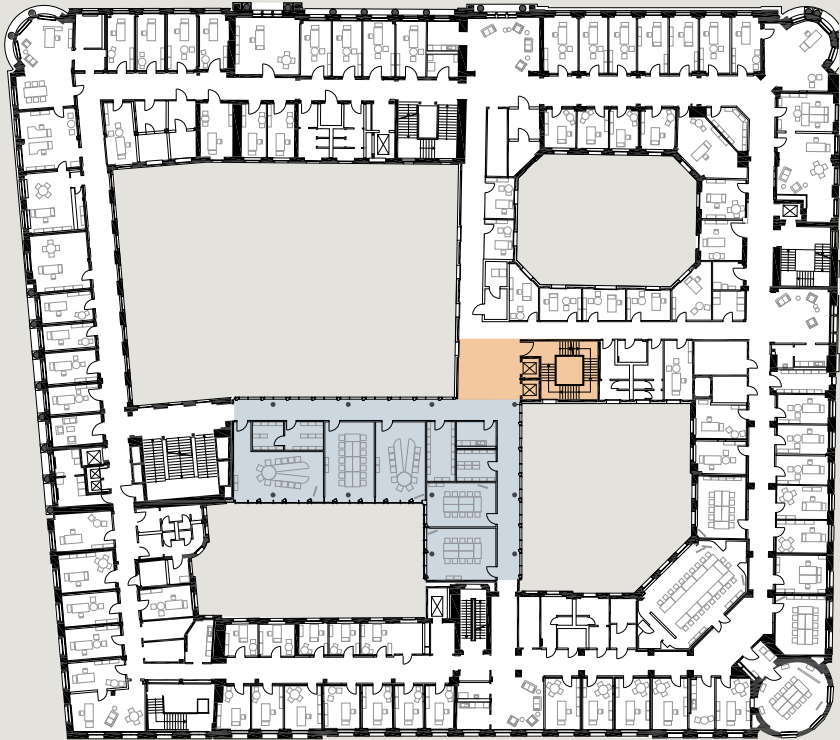
1号楼——带玻璃屋顶的自助餐厅
Block 1 - Cafeteria with glass roof

1号楼 - 视频会议室
Block 1 - Videoconference room



楼上设有部长办公室, 配备会客区、会议室和视频会议室。这些列入保护名录的房间保留了时代特色, 色彩鲜明, 木质镶板考究, 与新建的极简主义办公空间形成鲜明对比。

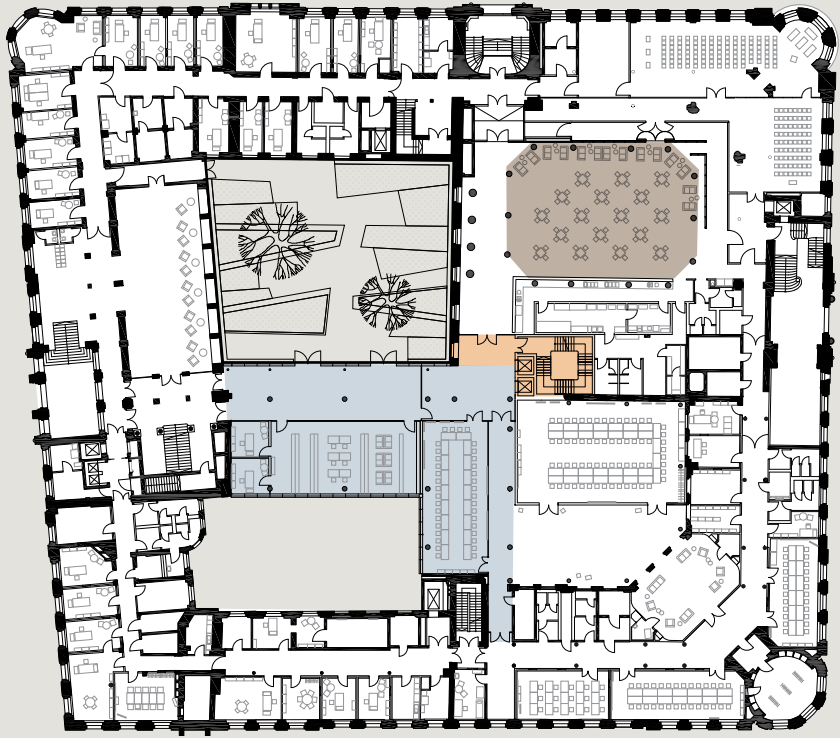
The upper floors house the ministerial offices with meeting points, meeting rooms and video conference rooms. The heritage-protected rooms, which are characterized by their period-typical color scheme and precious wood paneling, contrast with the new, formally reduced office spaces.



新绕行路
New link build

新主干道
New main access hub

房屋 1, 平面图 2, 上层
Block 1, 2nd floor plan



自助餐厅 Cafeteria

1号房屋, 底层平面图
Block 1, Ground floor plan

1 10
仪表 m

联邦家庭事务部办公楼位于毛尔大街27号2号楼的现有建筑南侧。列入保护名录的售票大厅是整栋建筑的核心。为了满足其新的用途，我们将其改造为一个现代化的会议中心，其他部委也可使用。我们巧妙地将历史元素融入设计之中，例如三角楣饰、砖拱以及拱形屋顶结构中精巧的钢梁。此外，我们还恢复了原有的房间布局：气派的门厅入口位于毛尔大街，通过中央楼梯通往宽敞的大厅。我们采用了包豪斯学生弗朗茨·埃尔利希的功能主义现代建筑语言，打造出一个以简洁、明亮和优雅比例为特征的空间结构。

The Federal Ministry for Family Affairs will be located in the existing building to the south, on Mauerstrasse 27, Building 2. The historical banking hall is the centerpiece of this building. With its new usage in mind, we have transformed this into a modern conference center that can also be used by other ministries. We have also been able to integrate historical elements such as the tympanum, the ar-ches in the masonry, and the filigree steel girders for the vaulted roof construction into our concept. We have likewise reinstated the original arrangement of the rooms – from the prestigious foyer with its entrance on Mauerstrasse, a central staircase leads up to the great hall. We have taken up the sober, Modernist vocabulary of Bauhaus student Ehrlich and have created a spatial structure characterized by simplicity, light, and elegant proportions.



1号楼 - 主售票处, 1910年
Block 1 - Main cash desk, 1910



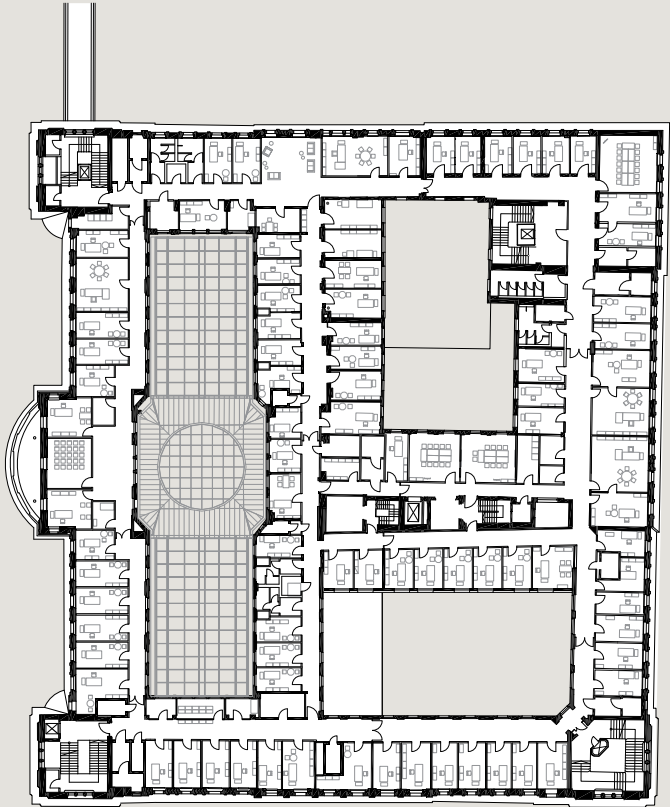
可视化、竞争
Rendering, Competition

现金大厅内的现代化会议中心
Modern conference center in Cashier's Hall



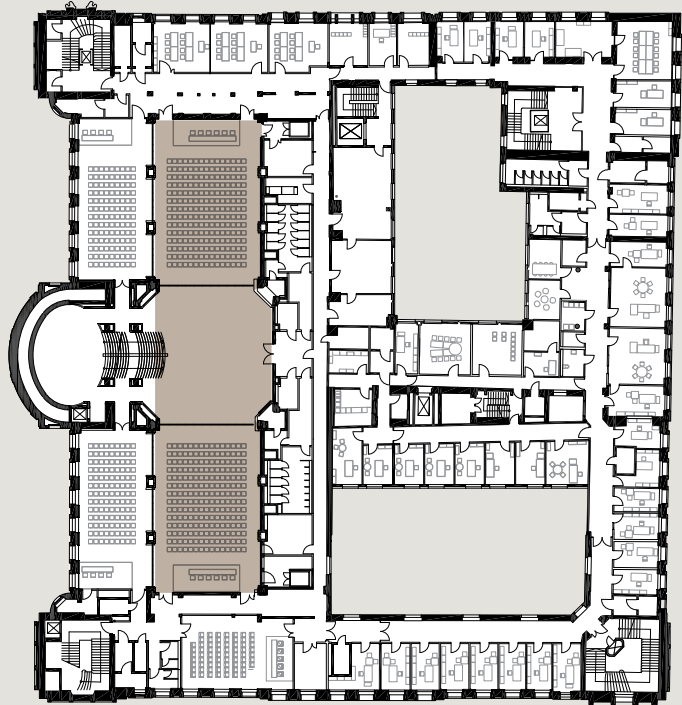
原售票大厅被改建为新的会议中心。与原建筑一样，该空间也采用了拱形玻璃屋顶。原有的空间感和开阔感得以恢复。

A new conference center is located in the former banking hall. Rather like the original building, the space have once again an arched glass roof which will mean that it will be suffused with daylight. The original impression and its sheer spaciousness were restored.



2号房屋, 4楼平面图
Block 2, Ground plan, 4th floor

1 10
仪表 m



2号房屋, 1楼平面图
Block 2, Ground plan, 1st floor

1 10
仪表 m

原售票厅
Former cashier's hall

我们将几栋不同时期、风格各异的建筑合并在一起，创建了新闻信息办公室。将这片杂乱无章的建筑群改造成一个全新的、功能齐全的机构，是一个复杂的过程。

We have amalgamated several buildings, buildings that date from different periods and use differing architectural vocabularies, to create the new Federal Press Office. The transformation of this diverse conglomerate into a new functional unit was a complex process.

城市综合 Urban Synthesis



重建和扩建将保留遗址的多样性，并创造新的意义。

Reconstructing and extending the complex preserves its diversity and lends it new meaning.

联邦政府新闻办公室 柏林



业主Client
德意志联邦共和国，由联邦军事和福利部通过联邦选举委员会（BBR）代表。

总容积 GFA
43.000 m²

比赛 Competition
12/1995一等奖 1st Prize

竣工 Completion
2001

奖项 Awards
第二届德国石膏建筑奖，二等奖
2. Bundesdeutscher
Architekturpreis Putz, 2nd Prize

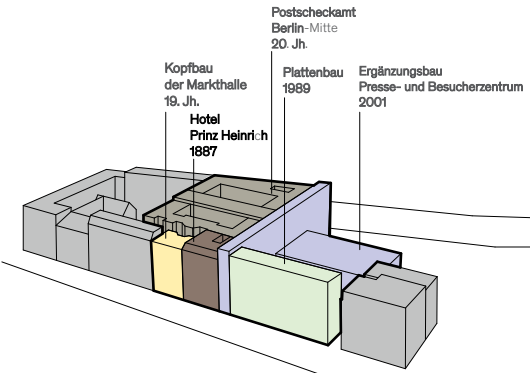
位于柏林的联邦新闻与信息办公室充分探索了在现有建筑结构中进行建设的各种可能性，因为该建筑群涵盖了三个世纪以来的建筑：一座新建的新闻中心兼访客中心，内设电视演播室、咖啡厅和图书馆，可容纳多达2000名访客；一座预制建筑，如今焕发出色彩斑斓的灰泥外墙；一座经过全面重建的19世纪市场大厅主楼；以及一座面向施普雷河、建于20世纪的前柏林米特邮政储蓄银行。我们通过一座七层、120米长的玻璃结构，将这片风格迥异的建筑群从两侧连接起来，为所有建筑提供了便捷的通道。

The Federal Press Office in Berlin well illustrates all the aspects of conversion and modernization, as the ensemble includes elements dating from three centuries. The new building, the Press and Visitor Center with its TV studio, cafeteria and library, has a seating capacity of up to 2,000. A prefabricated concrete slab structure, which now boasts a façade with gleaming rendering, a completely reconstructed front building that was part of the 19th-century market hall, and the reconstructed 20th-century postal-check office in Berlin's Mitte district facing the Spree. We connected this highly diverse architectural conglomerate on both sides by means of a seven-story, 120-meter-long block, thus guaranteeing access to the different facilities.

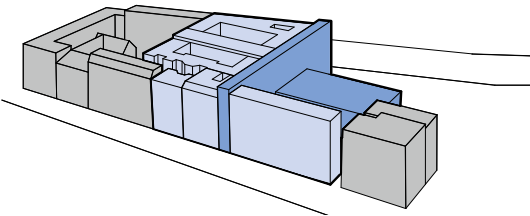


该方案旨在保留现有建筑（其中一些建筑风格鲜明），并将它们与互补的新建筑相结合，形成一个全新的建筑群。改造前，该建筑群由八个地块、四栋端头建筑、街区内的不同建筑单元以及一栋独立建筑组成，总建筑面积达43,000平方米。

The concept envisaged preserving the old buildings, some of which are exceedingly idiosyncratic, and organizing them into a new ensemble. Before the start of conversion work, this architectural hodgepodge comprised a total of eight plots of land, four end buildings, various building sections on the inside of the block, and a standalone building covering a total area of 43,000 m².



纪元
Epochs



新建和改建
New building and redevelopment

- 翻新 Renovation
- 新楼 New building

西北视角
Northwest view

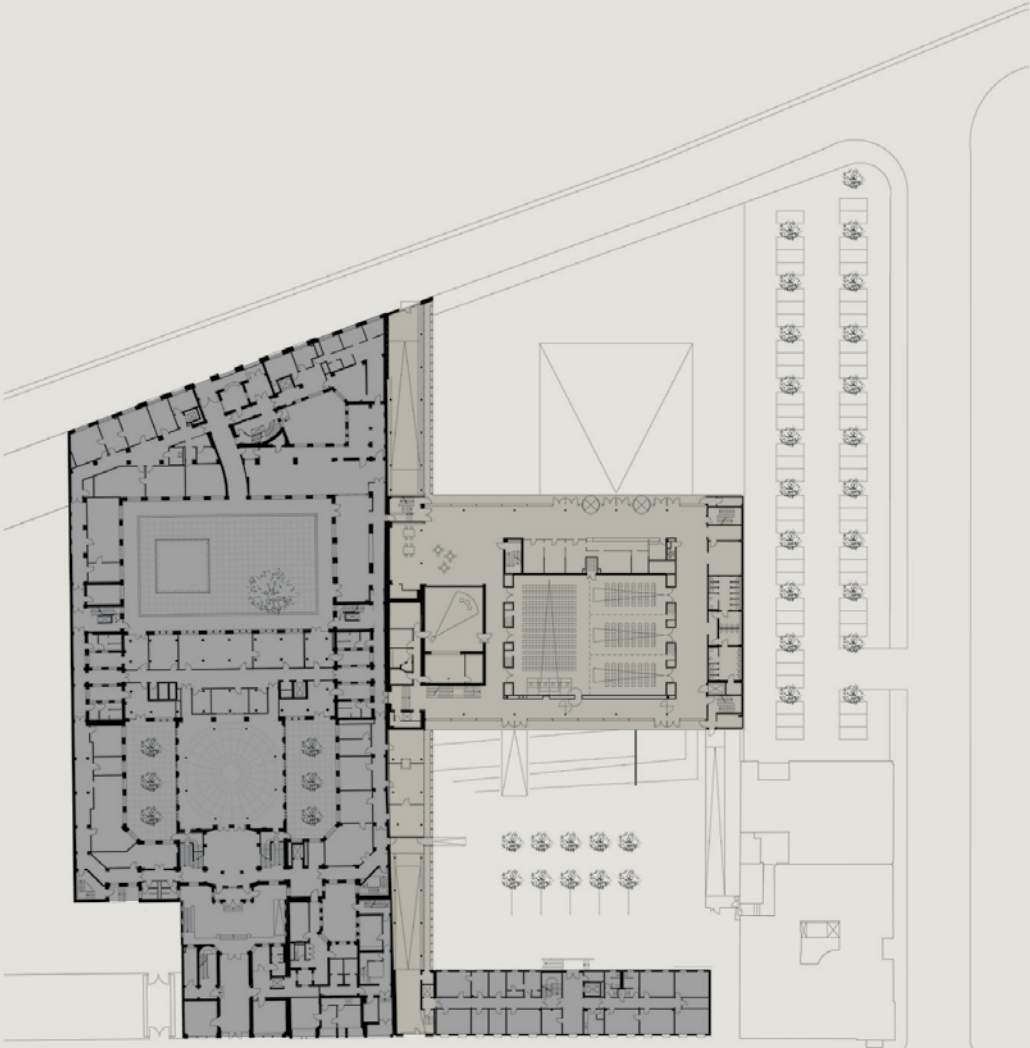


扩建部分采用全玻璃幕墙，标志着新闻信息办公室向邮政储蓄银行的过渡，并定义了新建建筑群的外观。外层由可移动的反光玻璃百叶窗组成。我们拆除了邮政储蓄银行的中央翼楼，并修复或完善了之前的扩建部分和庭院。

The new edifice features an all-glass façade. The latter marks the transition between the Press Office and the postal giro-check office and lends the new complex a striking quality. Its outer layer consists of moving reflecting glass louvers. We gutted the postal check office's central zone, restored and/or completed any old extension stories and courtyards.

游客中心及其会议中心面向宾客开放，前院呈缓坡状延伸至施普雷河畔。中心的大型玻璃幕墙象征着开放和透明。

The visitors' pavilion with its conference center greets its guests with an open forecourt that takes the form of a slightly sloping ramp stretching down to the banks of the River Spree. The pavilion's large glass front symbolizes openness and transparency.



底层平面图 Ground floor plan

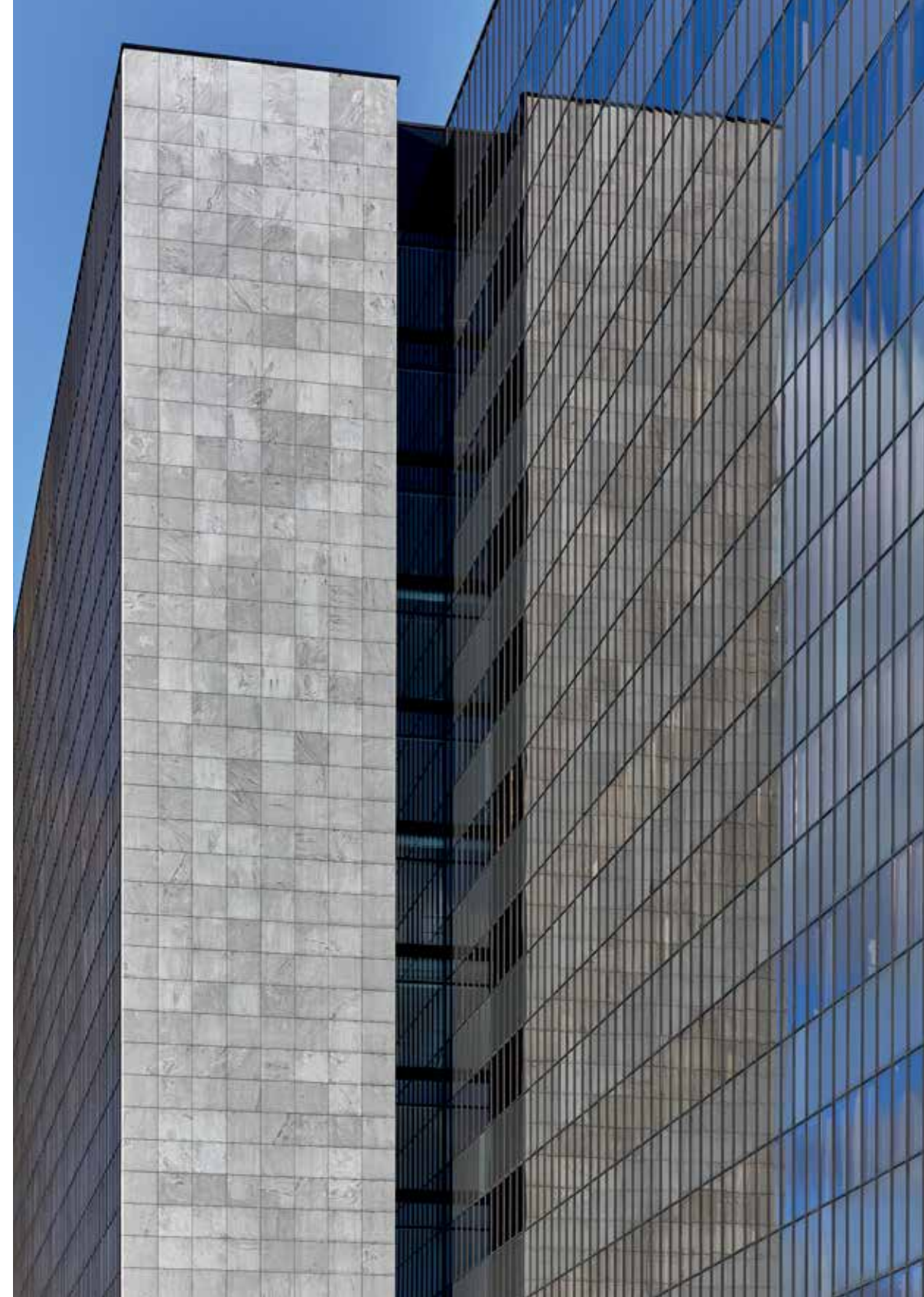
- 存货 Existing buildings
- 新楼 New building

阿恩·雅各布森晚年在德国设计了多座建筑，其中包括位于汉堡北城的HEW（德国卫生、教育和福利部）行政大楼，该大楼于1969年竣工。他设计技艺的广度——从简单的叉子到市政厅——也体现在他将建筑设计视为整体艺术品的努力中。我们成功地保留了建筑的特色，同时将其改造为一个现代化的办公环境：一座拥有未来的建筑地标。

In his late period, Arne Jacobsen produced a series of buildings in Germany, including the 1969 high-rise in Hamburg's City Nord for HEW's administrative center. Just how versatile he actually was as a designer – everything from forks to town halls – is also apparent in his aspiration to view his building designs as holistic works of art. We have succeeded in preserving the edifice's character and transforming it into a modern work environment – the result is an architectural icon with a strong future.

具有未来前景的 建筑地标

Architectural icon with a strong future



阿恩·雅各布森住宅的建筑特色在于其明亮、极其纤细的端墙和精致的玻璃幕墙。

The architecture of the Arne Jacobsen's building is lent its distinctive quality by its light, extremely slender front and its delicate, curtain-wall glass façade.

阿恩·雅各布森之家, 汉堡



业主Client
AJH GmbH
(MATRIX Immobilien GmbH)

建筑师 (现有)
Architects (existing building)
Arne Jacobsen &
Otto Weitling

总容积 GFA
43.000 m²

竣工 Completion
2027

原Vattenfall大楼的四块错落有致的楼板, 以及其立面和室内设计, 均由这位斯堪的纳维亚建筑师精心构思和巧妙协调。该建筑最初由Arne Jacobsen和Otto Weitling于1968年设计, 作为黑森能源与水务公司 (HEW) 的行政总部。这座列入保护名录的建筑及其周边区域, 正按照现行标准和历史保护指南进行翻新。在翻新过程中, 我们始终致力于保留建筑的整体建筑特色及其独特的审美风格。在内部, 我们将原有的办公室隔间布局及其中央走廊改造为一个现代化、通透明亮、便于交流的工作环境, 配备联合办公空间, 营造出一种全新的工作氛围。通过这种方式, 我们创造了非正式交流和人脉拓展的空间。

The Scandinavian architect carefully thought through every-thing for what was the Vattenfall building, from its four staggered glass panels to its façades and even its interior design, right down to the minute details, and made sure that everything was perfectly synchronized. When it was designed in 1968 by Arne Jacobsen and Otto Weitling the building was intended to be the administrative HQ for HEW. A real architectural icon with its own expanse of greenery, it is now being brought up to present day standards by being modernized in line with heritage requirements. It is important to us that the transformation does not spoil this architectural gesamt-kunstwerk with its unmistakable aesthetics. On the inside, we are converting the original cell-office structure with a central corridor into a modern work environment – open, transparent, communicative, including co-working areas and boasting a New Work atmosphere. In other words, we are creating the kind of spaces where employees can come together for informal meetings.



这座房子以其清晰和精确性给人留下了深刻的印象: 大型建筑景观的精细网格结构以及对材料的简化, 仅使用玻璃和天然石材。

There is a clarity and a precision to all this – the delicate grid pattern on the building's frontage and the reduction of the range of materials to glass and natural stone only.

我们充分利用室内空间的宽敞长度，将其作为建筑特色，强调建筑的长轴线和中央走廊的视角。基于现有的网格布局，我们打造出模块化且灵活的房间结构，以满足现代办公环境的需求。原先封闭的走廊被改造为开放且便于交流的中央轴线，同时又保持了清晰的边界。独立的玻璃盒子位于中央轴线两侧，确保了室内空间的通透性，并隐约展现了原有的中央走廊空间布局。浅色窗帘和实心墙体元素则方便用户根据自身需求灵活使用模块化办公单元。

We are interpreting the building's extremely long interiors as an architectural feature by accentuating the long axes and central corridor. On the basis of the existing fit-out grid, we are designing modular, flexible room structures which meet New Work requirements superbly. What were once closed corridors are now being transformed into an open, communicative central axis – yet are still recognizable for what they were. Freestanding glass cubes flank the central access axis. These make for transparent interiors that reference the original spatial situation with its central corridor. Bright curtains and closed wall elements allow for the modular office components to be used on an individual basis as required.

开放式办公楼层的可视化
Visualization open office floor



办公空间的开放式设计使视野可以环顾四周。

The open design of the office spaces allows a line of vision running through the building and opens the view out on all sides.

Architectural icon with a strong future



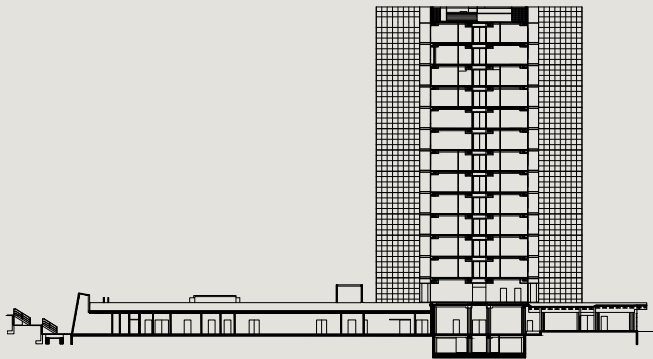
公共区域正按照阿恩·雅各布森的设计理念进行修复，以恢复其原貌：我们与历史保护部门密切合作，采用基于原始设计的色彩和材料。在新设计的办公楼层中，我们融合了玻璃、浅色木材和优雅的色彩。这突显了这位斯堪的纳维亚建筑师所开发的现代空间理念的永恒和谐。

The publicly accessible areas once again boast the original character as defined by Jacobsen. In close collaboration with the heritage authorities, we are using a range of colors and materials similar to the original ones. On the redesigned office floors, we are combining glass, light woods, and elegant tones, thus underscoring the timeless harmony of the modern spatial concept devised by the Scandinavian architect.

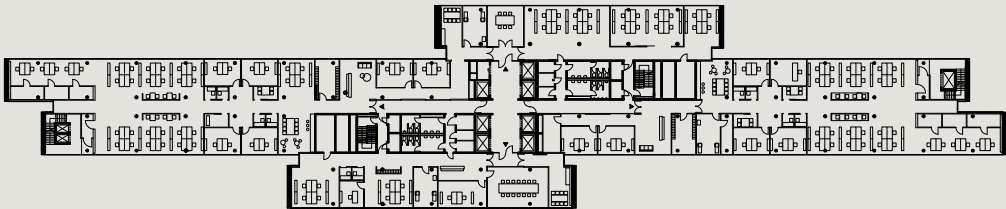
校园内公共区域的用途、几何形状和材料将基本保持不变。目前用作室内会议区的中庭将恢复其原貌，成为一座绿色庭院。

The uses, geometry and materiality of the publicly accessible areas on the campus floor are retained. The atrium, currently used as a covered conference area, will revert back to its original function as a greened inner courtyard.

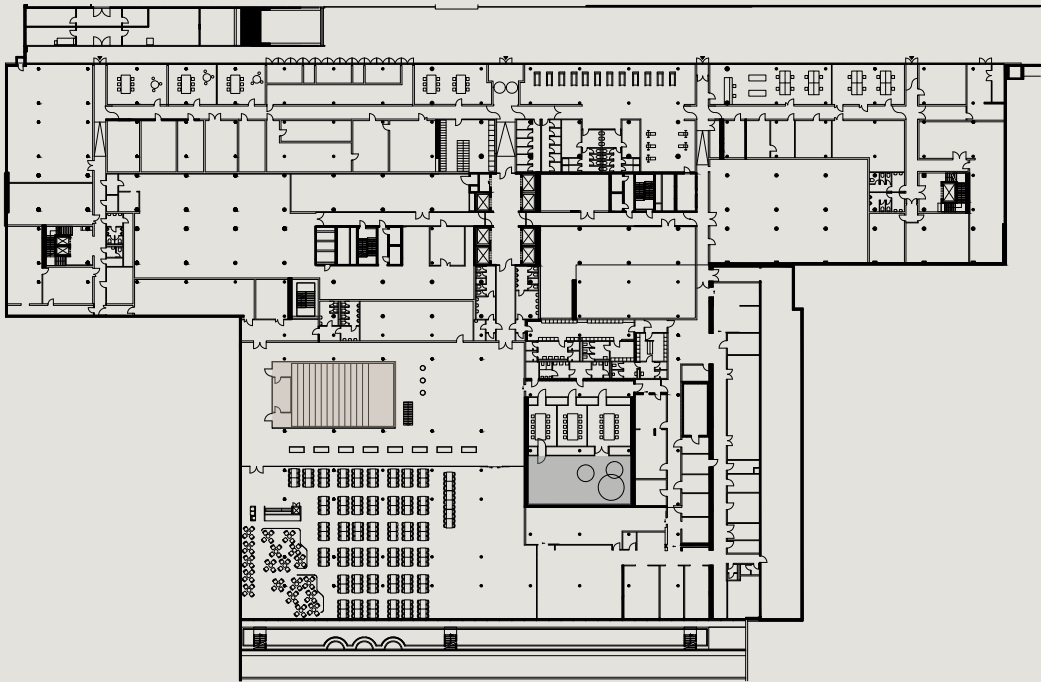
Vortragssaal im Campusgeschoss
Lecture hall campus



切
Section



典型楼层的平面图
Regular Floor plan



校园平面图
Floor plan campus

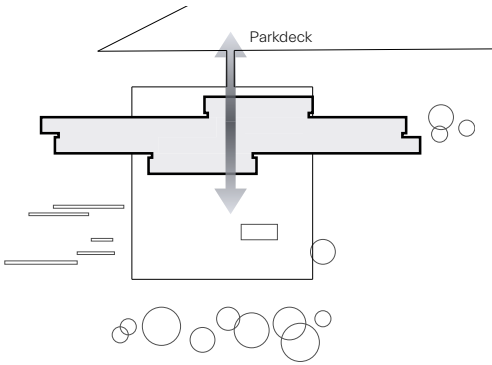
- 露台 Patio
- 演讲厅 Lecture hall

1 10
仪表 m



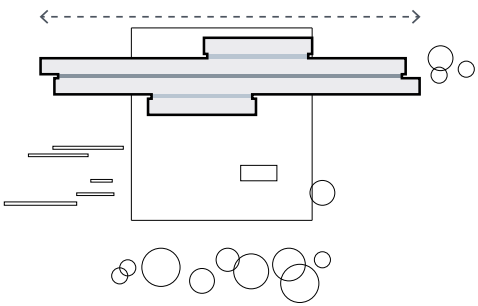
经过多次现代化改造的入口大厅将在保留原有设计理念（材料和形式）的前提下进行重新设计。与之相邻的是一个开放式门厅，与东侧的新入口相连。目前用作办公空间的南北两部分将被改造，增设公共设施，例如小酒馆、联合办公空间和会议区。此外，一些此前未使用的空间也将被重新利用，焕发活力。例如，我们将部分屋顶区域改造成灵活的屋顶露台。

The entrance hall, which has been modernized on several occasions, will be reinterpreted in line with the original design concept (materiality and stylistic vocabulary). Next to it will be a new open foyer connected to the new entrance on the east-facing side. The north and south-facing parts of the building, currently used as offices, will be home to public facilities such as a bistro, co-working spaces, and conference areas. On top of this, hitherto unused spaces will be given new functions and filled with life. With this in mind, we are converting part of the roof tops into a roof terrace that can be used flexibly.

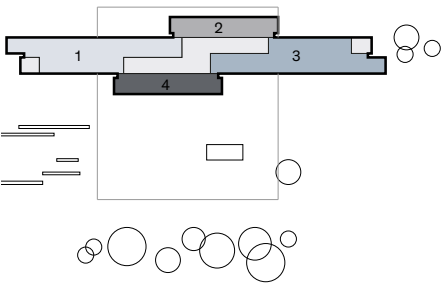


连接轴的加固
Open layouts, Transparency, permeability

接待处入口层
Front desk entrance level



保持基本空间原则
Retaining the fundamental spatial principles



户型采用模块化设计，最多可细分为四个单元。
Modular layouts, Subdivision into up to four units

通过对屋顶和底层区域的改造，打造“园区层”，并采用全新的办公理念，我们正在创建一个现代化的工作环境。它融合了原设计的诸多元素，并对其进行了重新诠释。这是一个现代化的办公场所，满足了当今对舒适性、沟通性和开放性的需求——一座面向未来的建筑地标。

By filling the roof, the ground floor with life, with the “campus story” and the new office concept, we are creating a modern work environment, one that takes up many aspects of the original design and re-interprets them. A modern office location which meets present-day requirements in terms of comfort, communications, and openness – an architectural concept that looks to the future.

入口层（底层）的联合办公区
Co-working area on entrance level (ground floor)



我们正在将法兰克福西区一栋原先空置的办公大楼改造成一座96米高的住宅楼和一家酒店。此次改造将使这两座塔楼更好地融入高档住宅区。

We are transforming what was once an empty office high-rise in Frankfurt's Westend district into a 96-meter-high residential high-rise along with a hotel tower. This transformation means that in future the towers will be better integrated into the high-end residential quarter.

从办公楼到住宅楼

From office to residential tower



对我们而言，可持续转型意味着：利用现有优势并彻底重新思考整体概念。

For us, sustainable transformation means taking advantage of existing qualities and completely rethinking an overall concept.

公园景路160号， 法兰克福/美因河畔



业主 Client
RFR Holding, Hines
和 Revcap

总容积 GFA
居住 Living
19.400 m²

酒店 Hotel
13.500 m²

竣工 Completion
2027

这座高层建筑由两座错落有致、平面近乎正方形的塔楼组成，位于法兰克福备受追捧的西区住宅区，距离格吕内堡公园附近的银行区高层建筑群仅几公里之遥。该建筑最初规划并用作办公楼，在闲置一段时间后，目前正在改建为住宅和酒店综合体。此次改建需要对建筑结构、设备、消防设施和出入通道进行大规模改造。新的立面清晰地反映了用途的改变：两座塔楼此前全部采用镜面玻璃，如今则拥有了与其新功能相呼应的独特立面。

This high-rise, consisting of two staggered towers with almost square footprints, stands only a few kilometers away from the CBD high-rise cluster and is a stone's throw away from Grüneburgpark in Frankfurt's sought-after Westend quarter. Originally designed and used as an office building, having stood vacant for a long time it is now being converted into a residential and hotel highrise. This transformation calls for extensive modifications in terms of the supporting structure, technical facilities, fire protection, and access. New façades make these changes visible. Until now the building was clad with reflective glass on all sides but now the two towers are being given differentiated façades that correspond with their new purposes.

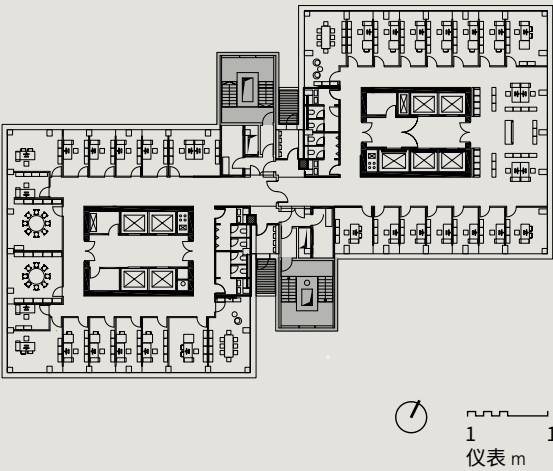


两座塔楼从同一基座拔地而起，彼此错落有致，并沿高度方向相连。较高的27层住宅塔楼拥有明亮通透的玻璃幕墙，配有滑动玻璃门和阳台。20层酒店塔楼则采用深色阳极氧化处理的外立面。

The pair of towers rise up from a shared podium – staggered and interconnected over their entire heights. The taller, 27-story residential tower will have a light, transparent glass façade with sliding glass doors and loggias. The 20-story hotel tower will have a dark anodized façade.



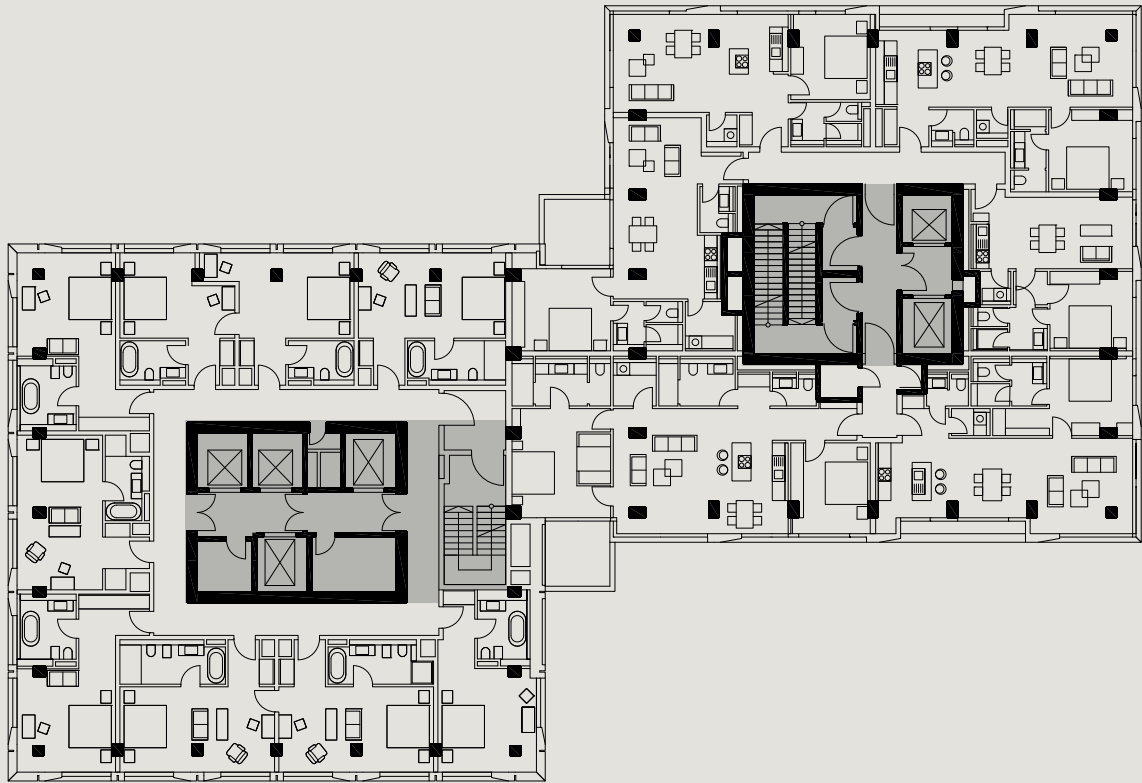
Bestand mit Spiegelglasfassade nach 竣工 um 1985
Existing building with glass facade after completion around 1985



典型楼层平面图 (现有建筑)
Former regular floor plan

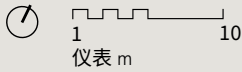
楼梯间原本位于两座塔楼交汇处的外立面上，在改建过程中被移到了塔楼的核心筒内。

As part of the conversion process, the staircases – originally arranged on the outer façade at the intersection between the two towers – have been moved indoors.



典型楼层的平面图
Regular floor plan

开发核心 Service core



公寓效果图 - 西南朝向
Visualization apartment - View south-west

住宅楼的室内设计沿袭了优雅现代的外立面设计，并采用两种不同的饰面。室内，橡木拼花地板、深色板岩和侏罗纪大理石地板营造出独特的氛围。

The interior design of the residential tower adapts the elegant, modern façade design and varies it in two different versions. Inside oak parquet, dark slate and Jura marble floors characterize the ambience of the apartments.

住宅楼入口大厅及接待区的可视化效果图
Visualization entrance lobby residential tower with reception



“T11”高层建筑经历了数次改造和范式转变，重新定义了现代办公楼的定义。我们对其进行了两次翻新，使其适应当前的各种需求。作为20世纪60年代美国“国际风格”在德国的代表，这座大楼如今以全新的面貌成为法兰克福天际线上的经典之作。

The “T11” high-rise has undergone a number of sharp changes and paradigm shifts in terms of the efforts made for it to continue to be a contemporary office property. We have already updated it and adapted it to current requirements twice. As an example of the American “International Style” in the Germany of the 1960s, nowadays the tower is considered a classic on the Frankfurt skyline – but one that now possesses a new look.

高效外壳

An efficient envelope



技术升级使房间设计理念得以改变，外观更具现代感。

Technical refurbishment has allowed for changed spatial concepts and a modern appearance.

陶努桑拉格 11, 法兰克福/美因河畔

业主 Client
PRIME Frankfurt
Taunusanlage 11
S.à r.l.

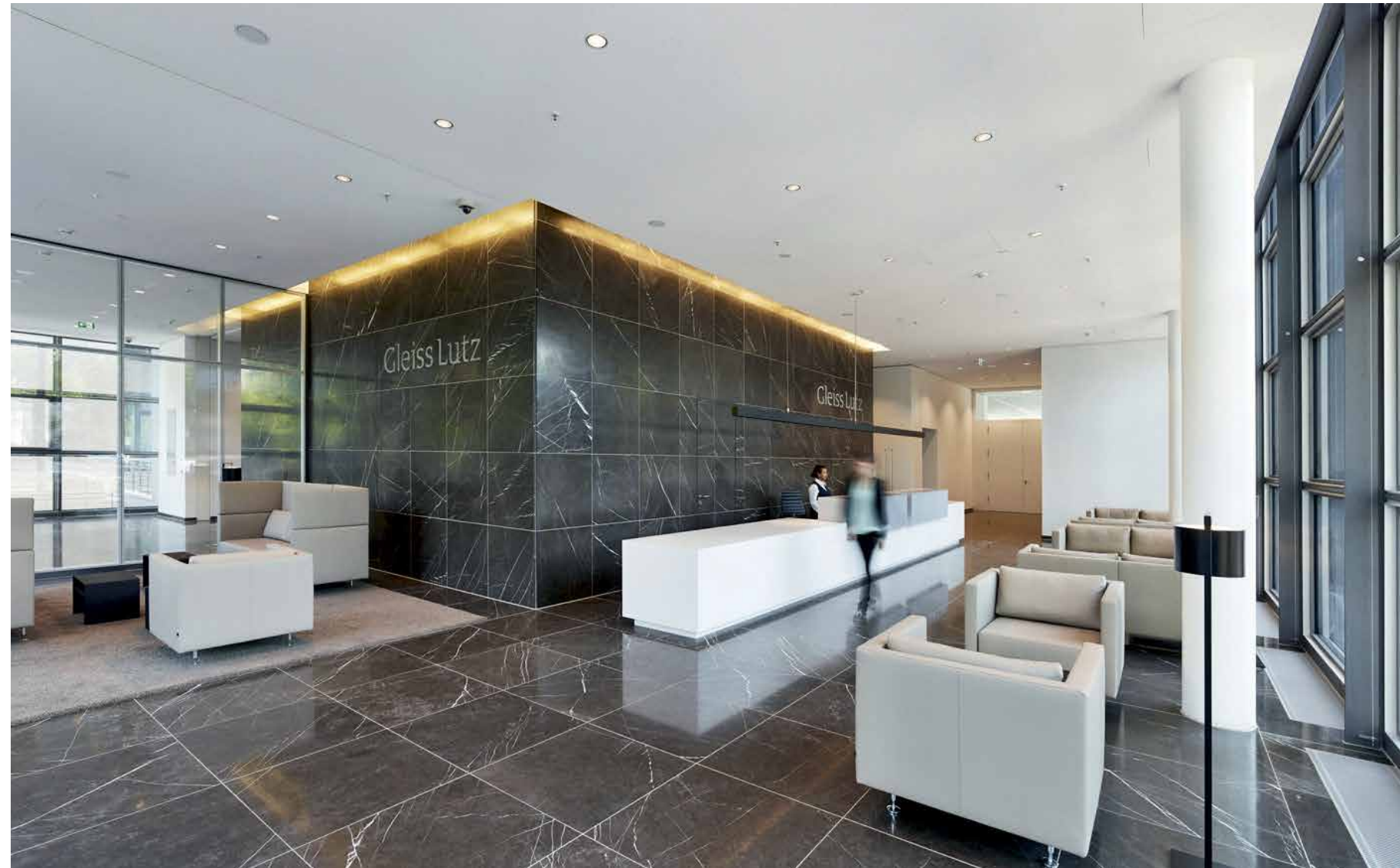
总容积 GFA
16.200 m²

竣工 Completion
04/2014

奖项 Awards
DGNB黄金证书
DGNB Gold certification

这座名为“T11”的高层建筑建于1969年至1972年间，其设计仿照西格拉姆大厦。它坐落于法兰克福金融区的显要位置，与德意志银行双子塔隔街相望。作为节能改造和重新规划的一部分，我们拆除了建筑主体结构，并使其符合当前的能源、技术和舒适度标准。改造完成后，我们达到了高标准的环保要求：T11获得了DGNB金级认证。

The high-rise known as “T11” is based on the Seagram Building and was built between 1969 and 1972. It stands in a prominent position in Frankfurt’s banking district opposite the twin Deutsche Bank towers. As part of the modernization of the building aimed at reorganizing it and making it more energy-efficient, we stripped it right down until only a shell remained and upgraded it to meet present-day energy, technological and comfort benchmarks. In so doing, we achieved an exceptional sustainability standard. Once the structural alteration work had been completed, “T11” was awarded DGNB, the German Sustained Building Council, certification in Gold.



设有接待台的门厅
Lobby with reception counter



1972年，这座75米高的办公大楼的顶部有一个清晰可见的技术楼层。

In 1972, the 75-meter-high office tower had a clearly visible technical floor as its very top.

宽敞的入口区域设有接待台，是主要租户 Gleiss Lutz 律师事务所令人印象深刻的入口。主要入口是两个空间独立的入口大厅，分别供律师事务所的员工和客户使用，均可从 Taunusanlage 进入。

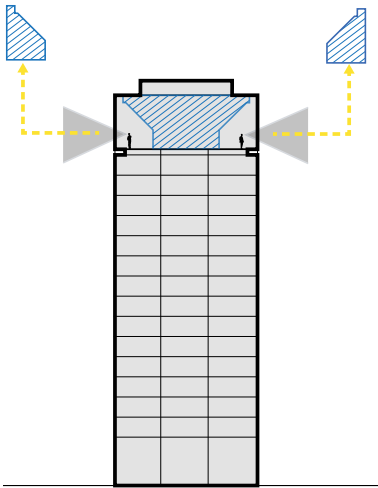
The extensive entrance area with its reception desk is the prestigious gateway to Gleiss Lutz, the main tenant. The building is primarily accessed from Taunusanlage via two separate entrance halls, one for staff and one for clients of the law office.



16楼空中大堂
Skylobby on the 16th floor

顶层原先仅用于放置技术设备,如今已改造成全新的空中大堂和会议区,可饱览法兰克福天际线美景。全新的外立面显著提升了工作舒适度:我们在单元式外立面中集成了箱式窗。这些箱式窗由外层抗冲击玻璃、窗户间的遮阳层以及可手动开启的落地式内窗扇组成。

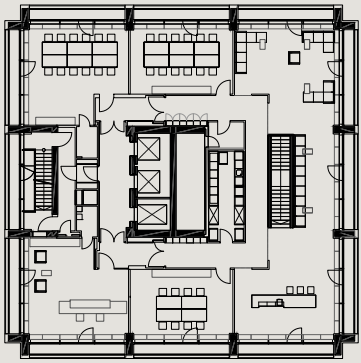
On the top floor (in the past it housed only technical equipment) we created a new sky lobby, along with conference facilities looking out over the Frankfurt skyline. The new façade makes ambient conditions considerably more pleasant for employees. We have integrated casement windows into the panelized façade. These consist of a protective outer pane, antiglare protection in the space between the panes, and floor-to-ceiling casements on the inside which can be opened manually.



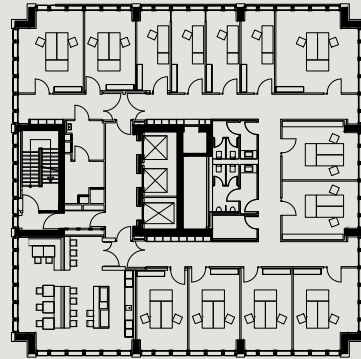
■ 技术 Services

由于其空间要求较小,我们将新的建筑技术安置在“漏斗”中。由于漏斗的坡度,房间具有强烈的朝向外部的朝向。

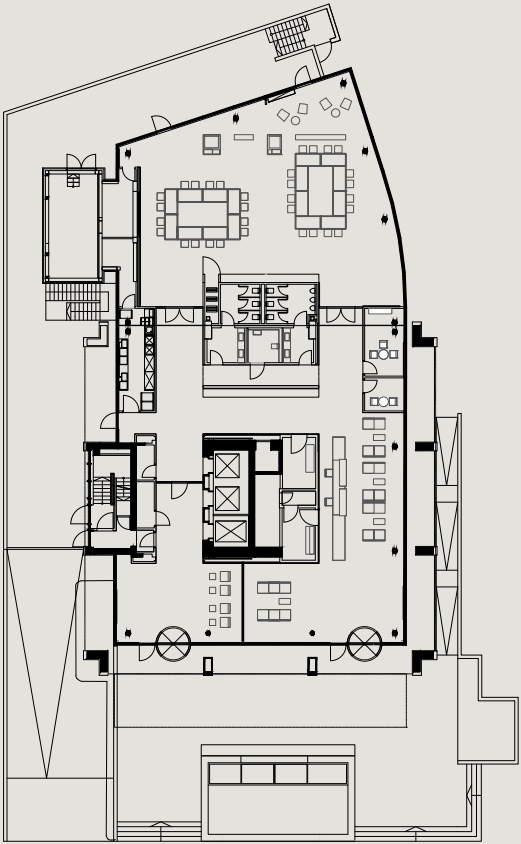
Since nowadays the facilities technology does not take up much space, we have housed it in a “funnel”. The sloping walls of the funnel mean that the rooms are strongly aligned to the outside world.



16楼平面图
16th floor plan



典型楼层的平面图
Regular floor plan



底层平面图
Ground floor plan

我们对戴姆勒总部进行了全面翻新。重新设计融合了不同建造阶段的三个建筑部分。这座约60米高的建筑,拥有全新且错综复杂的网格状外立面,如今已成为斯图加特工厂区的标志性建筑。

We have completely modernized the Daimler headquarters. The redesign comprises three buildings sections dating from different constructional phrases. Approx. 60 meters in height, this structure with its new filigree façade and a grid pattern is now the landmark of the Stuttgart automotive grounds.

企业转型

Corporate Transformation



按照现行技术建筑标准和企业形象进行视觉翻新。

Up-to-the-minute technical building standards and an updated look are in line with the company's corporate identity.

戴姆勒总部， 斯图加特



业主 Client
Daimler Real Estate

总容积 GFA
75.890 m²

比赛 Competition
2012一等奖 11st prize

竣工 Completion
03/2018

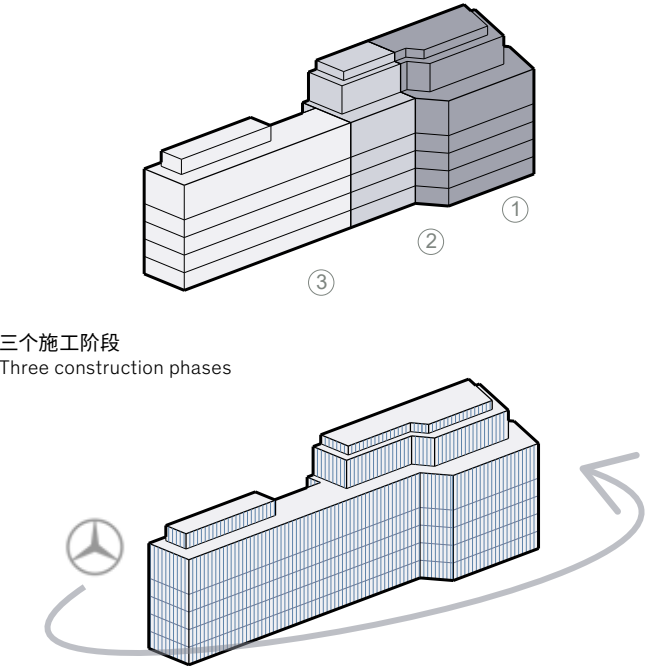
该建筑群分三期建成，时间跨越20世纪60年代至80年代，毗邻戴姆勒位于斯图加特-翁特图尔克海姆工厂主入口处的梅赛德斯-奔驰博物馆。建筑高60米，长约200米，是周边地区最引人注目的建筑。经过大规模翻新，这座现代化的行政大楼再次展现了戴姆勒集团的企业形象。

This edifice, with sections erected in three phases between the 1960s and the 1980s, stands right by the Mercedes-Benz Museum at the main entrance to the Daimler factory in Stuttgart's Untertürkheim district. At a height of 60 meters and a length of around 200 meters, the structure towers over its surroundings. Happily, as a result of extensive structural alterations, it is now a modern administrative building that is in tune with the Daimler Group's corporate identity.



新的外立面使这座建筑和整个工厂入口区域呈现出与公司形象相符的现代感。

The new façade lends both the building and the entire entrance zone to the factory site a modern appearance, one that is appropriate to the Group.



三个施工阶段
Three construction phases

企业设计焕然一新。
New unit with corporate design

整个建筑群被拆得只剩下外壳——所有的技术设备、内部装饰和外立面都被更换了。

The complex of buildings was stripped down to a shell and all the technical facilities, interior fit-out, and the façades replaced.



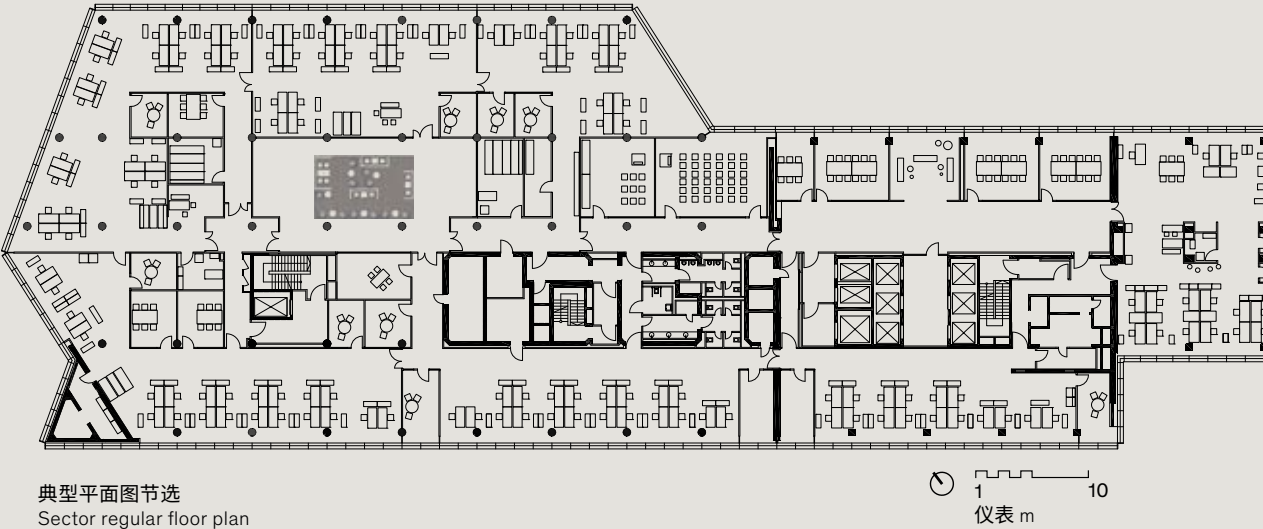
原立面
Former Façade



场地平面图
Site plan

楼上几层采用现代化的办公布局,划分成面积达400平方米的单元。既有传统的独立办公室,也有配备安静学习区和交流区的开放式办公室。

The upper floors now feature modern office floor plans which are divided up into units that are a maximum 400 m² in size. Users can decide between classic cell offices and open-plan offices with "thinking pods" and more communicative areas.



典型平面图节选
Sector regular floor plan

我们为沃尔芬比特尔具有历史和国际意义的赫尔佐格·奥古斯特图书馆设计的服务楼，在现有建筑和新建部分之间实现了平衡，在象征意义和建筑意义上都起到了连接不同时代的桥梁作用。自1961年以来，我们公司一直参与这座历史悠久的图书馆、军械库和莱布尼茨故居的改造和扩建工作，为如今图书馆区的形成做出了贡献。此次扩建，让我们得以在此基础上继续发展。

Our design for the service building at the historic and internationally reputed Herzog August Bibliothek in Wolfenbüttel strikes a balance between the existing structures and the new build; it serves both metaphorically and in architectural terms as a bridge between different eras. Since as long ago as 1961, our architectural practice has handled the transformation and extension of this historic library building, the armory, and the Leibnizhaus and has thus been in a position to help shape the structure of what is now the library quarter. We are now continuing this tradition with the extension building.

重新连接现有库存

Networking existing buildings



我们的设计使奥古斯塔图书馆、馆长官邸和储藏室这四座建筑群得以完整呈现，成为其中的最后一个组成部分。通过呼应建筑线条、突出的窗台和玻璃走廊，扩建部分在建筑风格和空间布局上建立了联系。

Our design is the last building in a quartet previously consisting of the Bibliotheca Augusta, the Director's house, and a library depot. By referencing the lines of the buildings, the avant-corps, and a glazed passageway, the extension forms a link that is both architectural and spatial.

Servicegebäude der Herzog August Bibliothek, Wolfenbüttel

●
业主 Client
Herzog August Bibliothek
由布伦瑞克州建筑管理处代表
represented by the State
Construction Management
Braunschweig

总容积 GFA
2.720 m²

比赛 Competition
03/2021一等奖 1st prize

与现有建筑的关系是我们设计的指导原则，并体现在各个方面：一条内部通道轴线连接着奥古斯塔图书馆和储藏楼。通过沿用建筑线条，以及面向校园中心的外凸式入口（该入口界定了服务楼的入口，并与馆长住宅的线条相呼应），我们与现有建筑建立了联系。同样，极简主义的立面也体现了这一点，通过选用当地天然石材（石灰石）、窗户比例以及水平方向的布局，将新建筑融入到现有环境中。图书馆立面的浮雕被转化为接缝，为了增强建筑的立体感，上层略微向外悬挑。

Referencing the existing buildings forms the guiding principle behind the design and is reflected in all its facets. An internal access axis forges a link between the Bibliotheca Augusta and the library depot building. We have created a connection with the existing buildings by referencing their lines and through the avant-corps running towards the center of the campus. This defines the entrance to the service building and references the lines of the Director's house. The same applies to the minimalist façades which help the new build blend in with the older ones. We achieved this by choosing a local natural stone (limestone), giving the windows the right proportions, and by the building's horizontal divisions. We have interpreted the relief on the library's façade as a seam, and in order to heighten the sculptural feel, the upper stories project outwards slightly.

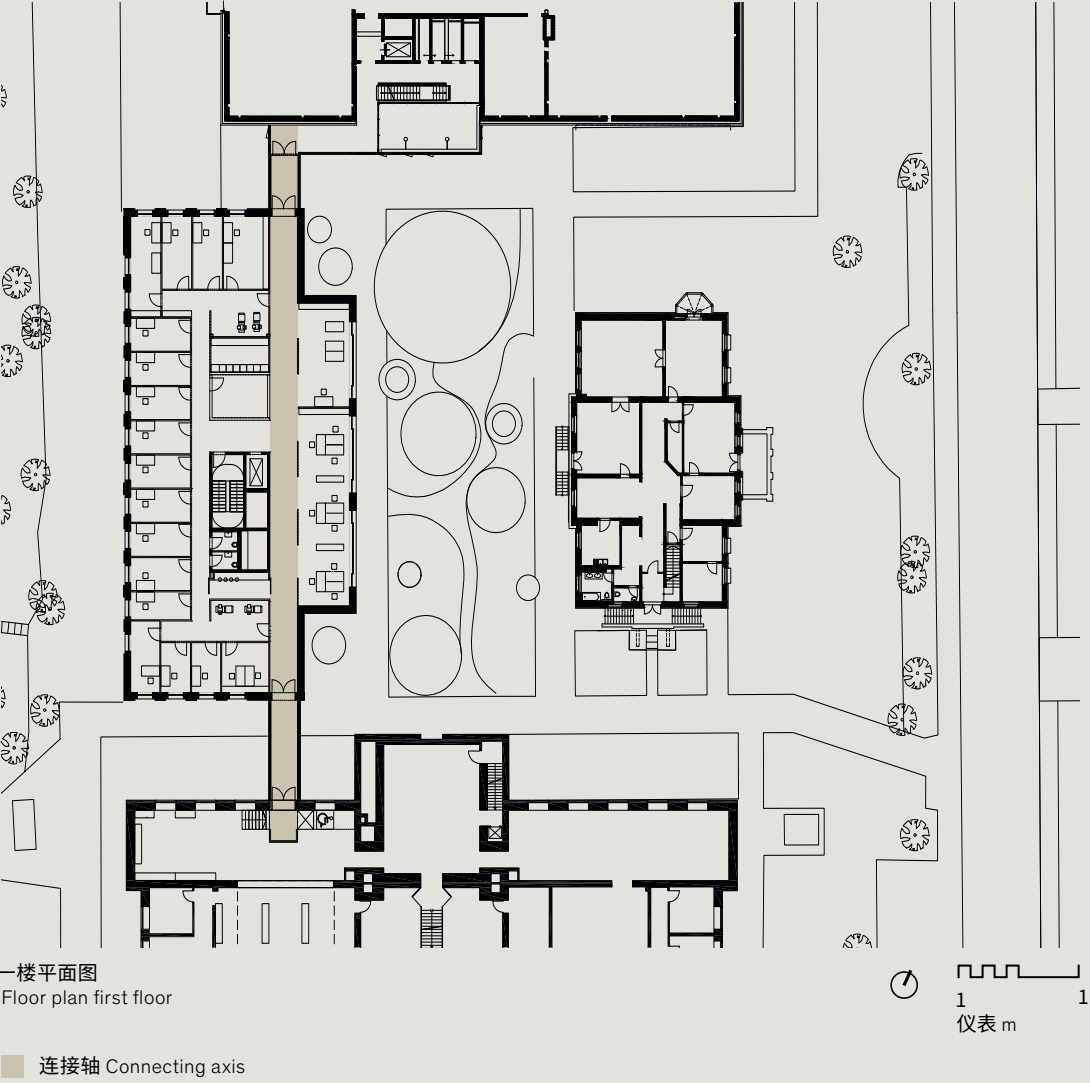


绿树成荫，庭院郁郁葱葱，是理想的聚会场所，也为图书馆营造了校园般的氛围。新建的服务楼通过选用当地天然石材，与现有的图书馆和储藏室建筑群完美融合，其纹理和色彩与现有建筑相呼应。

Shady trees and lush greenery transform the inner courtyard into an ideal meeting point while creating a campus atmosphere on the grounds of the library. The new service building fits in with the library and depot ensemble by its choice of façade materials – local natural stone, with a texture and color that references the other edifices.

一楼的连接走廊是一大特色。它连接着图书馆未来的阅览室和储藏室。除了作为大型馆藏资料的运输通道外,它也促进了工作人员之间的非正式交流和互动。

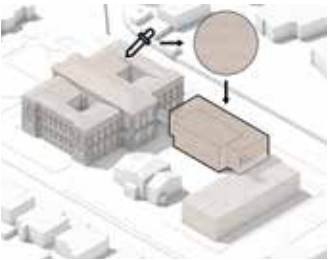
One highlight is the linking element on the first floor. It connects what will be the library's reading room with the library depot building. As well as acting as a means of transporting largeformat items from the collection, it will foster informal interaction as a place where staff come together.



社交空间可视化——休息室
Visualization social space - room for staff

该建筑提供现代化的办公和行政空间,并设有修复工坊。三间办公室的布局可灵活调整,以满足不同的工作需求。摄影工坊也计划设于此层。一楼用作办公区域,并可通往连接走廊,该走廊无缝连接图书馆阅览室和储藏室。二楼为文物保护与修复部门。面向内庭院的工坊还设有朝北的锯齿形屋顶,采光良好。

Inside, the building will boast modern office and administration premises, as well as housing the restoration workshops. This double-corridor office space can be flexibly adapted to any number of different work-related requirements. The rooms for the photographic workshop are also expected to be located here. On the first floor designed for office space, there will also be access to the connecting corridor which is wheelchair friendly and links the library's reading room with the library depot. The second floor has been allocated to the Central Preservation and Restoration Dept. The workshop spaces facing the inner courtyard will also enjoy natural light supplied by a north-facing saw-tooth roof.



适应物质性
Adapting materiality



校园教育
Creating a campus

柏林拉特瑙大厅

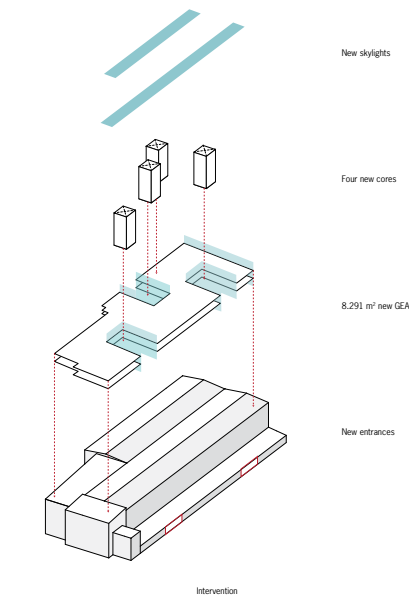
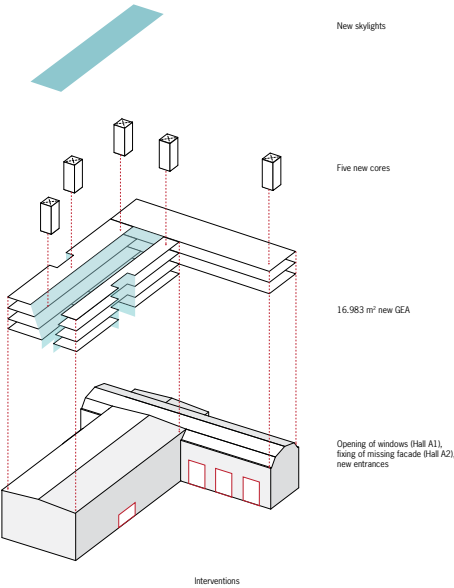
业主 Client
Angelo Gordon Realty
Acquisitions Cooperatives U.A.
和 Klingsöhr

总容积 GFA
80.895 m²

学习 Study
12/2019

柏林的拉特瑙大厅由建筑师彼得·贝伦斯为AEG创始人埃米尔·拉特瑙设计建造,被认为是20世纪早期工业建筑的杰出典范。考虑到该建筑的保护地位,我们提出了“房中房”的概念,既保留了大厅的独特风貌,又将其改造为全新的后工业用途。这一改造涉及多项措施:保护和翻新建筑外围结构,并通过天窗、新窗户和入口改善大厅的自然采光。

The Rathenau Halls in Berlin were built by architect Peter Behrens on behalf of AEG founder Emil Rathenau and are considered an outstanding testimony to industrial architecture of the early 20th century. Taking into account the preservation order, we have developed a house-in-house concept that preserves the halls with their unique character while transforming them for a new, post-industrial use. We have planned various measures for this transformation: Preservation and renovation of the building envelope and improvement of the natural lighting of the halls through skylights, new window openings and accesses.



概念
Concept



带有内置元素的礼堂可视化效果图
Visualization hall with building fixtures

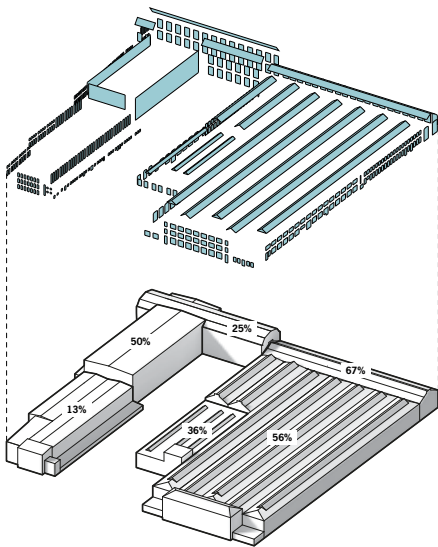
新建建筑高达四层(地面层加地上三层),包含办公、零售和餐饮空间,可通过多个通道核心筒进入。这些建筑显著增加了现有大厅的可用面积,而新的通道核心筒则确保了各层之间的距离更短。

The up to 4-storey building extensions (ground floor + 3 upper floors) with office and retail space as well as catering areas are accessible via several access cores. With these additions, we multiply the existing usable space of the halls, and the new access cores ensure short distances between the levels.



A1 + A2 厅
Halls A1 + A2

窗户开启百分比
Percentage of Window Openings

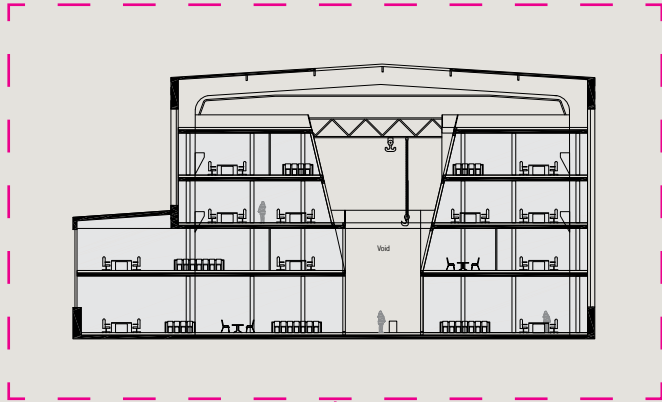
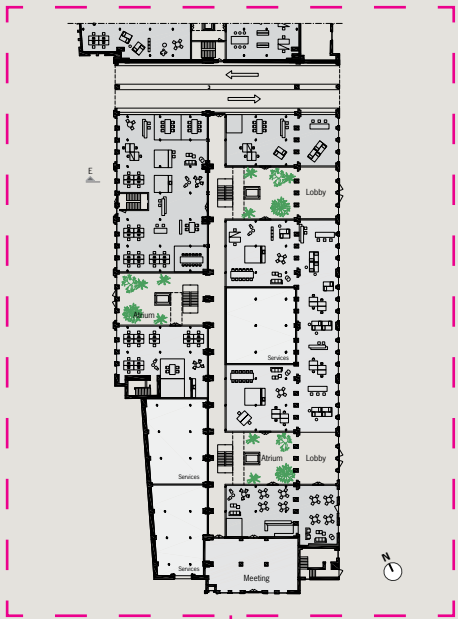


为了确保办公和零售空间的最佳采光，我们在建筑楼层中融入了采光井和通道。这些采光井和通道利用上方自然光，在某些情况下甚至贯穿整个大厅。其设计灵感源于自然景观（峡谷、河谷），营造出空间多样化的室内环境，赋予每个大厅独特的个性。大厅的工业风魅力和阁楼式办公空间共同打造出别具一格的氛围，旨在吸引各类租户。

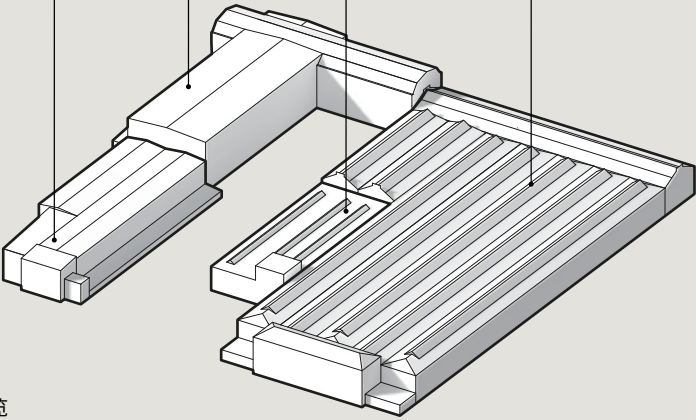
In order to provide optimal lighting for the office and retail spaces, we have cut atriums and passages into the levels. They are naturally lit from above and extend partly over the entire length of the hall. Following the example of natural landscapes (canyons, river valleys), a spatially diverse interior world is created that gives each hall its own character. The industrial charm of the halls and the loft-like office spaces create a distinctive atmosphere that is intended to appeal to a variety of tenants.

不同功能区域之间的开放空间将进行景观美化，并作为聚会场所和交流中心，提供高品质的体验。画廊和展览空间将为大厅注入活力。

Open areas between the uses are to be landscaped and serve as meeting points and communicative meeting places with a high quality of stay. Gallery and exhibition areas will revitalise the halls.



Hall A3 Hall A1+2 Hall B3 Hall B1+2



大厅概览
Overview of Halls

西区， 法兰克福/美因河畔

●

业主 Client
BEOS AG

区域 Area
73 ha

学习 Study
自从since 2020

比赛 Competition
2023一等奖 1st prize

位于法兰克福-格里斯海姆的这片前工业区以砖砌建筑、厂房、筒仓、烟囱和高架公用设施线路为特色。美因河畔的这片区域规划用于未来的开发，将提高建筑密度并建设符合当地环境的基础设施。物流、行政、生产和数据中心都计划建在原工业区内。作为一项研究的一部分，我们为一些现有建筑提出了新的改造方案。保护和保留这些具有工业特色的建筑是这一过程的关键所在。它们不仅有助于塑造该区域的独特形象，象征着新旧交融，也影响着其整体风貌。面向美因河及周边地区的视觉轴线有助于增强空间和视觉上的连通性。

The former industrial area in Frankfurt Griesheim is characterised by brick buildings, halls, silos, chimneys and elevated lines for cables. In the future, the area on the banks of the River Main is to be densified and developed to suit the location. Logistics, administration, production and computer centres are planned as subsequent uses for the areas that were once used for industrial purposes. As part of a study, we created new concepts for a number of existing buildings. The protection and preservation of the buildings with industrial character are essential aspects. They create identity, symbolize the interweaving of old and new, and shape the external image of the area. Visual axes in the direction of the banks of the Main River and the surrounding area enable spatial and visual interlinking.



场地平面图
Site plan

该研究包括对法兰克福格里斯海姆前工业区内各种现有建筑物的改造方案，以及在新开发项目竞赛中获得一等奖。

The study included, among other things, conversion concepts for various existing buildings on the industrial site in Frankfurt Griesheim, as well as the 1st prize in the competition for the new development.



其他建筑
Other buildings

田径公园
柏林



业主 Client
Bauwens Development GmbH & Co. KG
总容积 GFA 17.800 m²
比赛 Competition 10/2014, 一等奖 1st Prize
竣工 Completion 2020
奖项 Awards
2021 年“那里! 来自柏林的建筑”, 2021 年标志性奖 - 最佳中的最佳 - 创新建筑类别 2021 „da! Architektur in und aus Berlin“, 2021 ICONIC AWARDS - Best of Best - Category Innovative Architecture

蜂巢屋
法兰克福/美因河畔



业主 Client
DIC MSREF Objekt Zeil GmbH
总容积 GFA 15.240 m²
竣工 Completion 04/2009
奖项 Awards
2010年房地产经理奖
Immobilienmanager Award 2010

多尔玛总部
恩内佩塔尔



业主 Client
Dorma GmbH & Co. KG AA
总容积 GFA 7.940 m²
比赛 Competition 11/2001, 一等奖 1st Prize
竣工 Completion 07/2004

Maintor Primus
法兰克福/美因河畔



业主 Client
GEG Development GmbH
总容积 GFA 7.560m²
竣工 Completion 04/2014
奖项 Awards
DGNB白金证书 DGNB Platinum certification

花园塔
法兰克福/美因河畔



业主 Client
ABG Allgemeine Bauträgersgesellschaft mbH & Co. KG
总容积 GFA 30.600 m²
竣工 Completion 09/2005

玉米市场阿卡登
法兰克福/美因河畔



业主 Client
OFB Projektentwicklung GmbH
总容积 GFA 37.785 m²
比赛 Competition 01/2014, 一等奖 1st Prize
竣工 Completion 2019
奖项 Awards
LEED金级认证 LEED Gold certification



联系方式、网站信息

Contact, imprint



KSP ENGEL International GmbH
KSP ENGEL (Shanghai) Ltd.

柏林 Berlin
T: +49(0)30.88 92 04-0
berlin@ksp-engel.com

布伦瑞克 Braunschweig
T: +49(0)531.6 80 13-0
braunschweig@ksp-engel.com

法兰克福 Frankfurt/Main
T: +49(0)69.94 43 94-0
frankfurt@ksp-engel.com

汉堡 Hamburg
T: +49(0)40.52 47 369-00
hamburg@ksp-engel.com

慕尼黑 München
T: +49(0)89.54 88 47-0
muenchen@ksp-engel.com

北京 Beijing
T: +86(0)10.65 90-78 70
beijing@ksp-architekten.net

深圳 Shenzhen
T: +86(0)755.86 54-73 83
shenzhen@ksp-architekten.net

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KSP ENGEL, Public Relations + Marketing
pr@ksp-engel.com

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