

Office building Karlstraße

Munich, Germany 2016–2021

The area to the north of Munich Central Station is currently undergoing substantial urban change. The multifaceted character of the area, composed of office and residential buildings as well as the manufacturing industry, is increasingly losing its industrial character and evolving into a lively, urban district. Within this context, a freestanding office building is currently under construction on a plot of land on Karlstraße. Although the cubic structure bears reference to the block perimeter developments typical for Munich, the building presents itself as a distinct building within the streetscape.

Two large entrances are carved into the volume which lead to a publicly accessible garden courtyard in the centre of the site, opening the building up to the neighbourhood. Access to the building is via this leafy courtyard, which also features seating and a water basin. A single-storey building with a distinctive sawtooth roof spans the area between the new building and its neighbour, providing a bright function room. Its roof shape is a reinterpretation of a workshop building that was previously situated on the property, linking the development to the industrial history of the neighbourhood. The one-storey building is set back from the street, to create an inviting entrance space.

The almost quadratic floor plan of the building complex allows for flexible use of the spaces within, while the open floor plan of the upper office floors facilitates diverse office concepts. A restaurant is housed in the saw-tooth roof building, while a bar is located on the rooftop terrace of the main building.

Façade columns at regular intervals and made of precast concrete elements structure the volume vertically. Horizontal ledges on each second floor combine the two intermediate floors and give the building a three-part order. The materiality of the precast concrete with natural stone aggregates is reminiscent of the conglomerate stone prevalent in the surrounding area, and contrasts with the dark-coloured, anthracite frames of the window openings. In the courtyard, a recessed entrance arcade at ground floor level and balconies on all four sides give structure to the inner façade.

The building is being built according to LEED Gold sustainability standards.

Competition	2016
Project start	2016
Completion due	2021
Gross floor area	34,400 m ²
Client	KARL München GmbH & Co. KG
Architect	David Chipperfield Architects Berlin



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Client	KARL München GmbH & Co. KG
Project controlling	Jones Lang LaSalle GmbH, Munich
Architect	David Chipperfield Architects Berlin
Partners	David Chipperfield, Martin Reichert, Alexander Schwarz (Design lead)
Project architects	Ulrike Eberhardt (Competition, Deputy project architect Preparation and brief to Developed design), Marcus Mathias (Preparation and brief to Developed design, Design intent details, Site design supervision)
Project team	Alexander Bellmann, Leander Bulst, Ulrike Eberhardt, Franziska Friebe, Dirk Gschwind, Frithjof Kahl, Cyril Kriwan, Anke Lawrence, Elsa Pandozi, Nabih Salmoun, Thomas Schöpf; Graphics, Visualisation: Konrad Basan, Fabian Schneider, Simon Wiesmaier
Competition team	Bernhard Danigel, Ivan Dimitrov, Dirk Gschwind, Cyril Kriwan, Lea Marion Maeder, Franziska Rusch, Nabih Salmoun; Graphics, Visualisation: Konrad Basan, Fabian Schneider, Lion Schreiber, Simon Wiesmaier, Ute Zscharnt
	<i>In collaboration with</i>
Quantity surveyor	BAL Bauplanungs- und Steuerungs GmbH, Berlin
Construction documentation	CL MAP GmbH, Munich
Executive architect	CL MAP GmbH, Munich (Technical design to Construction supervision)
Structural engineer	Sailer Stepan Partner GmbH, Munich
Services engineer	Climaplan GmbH, Munich
Building physics, Acoustics	PMI GmbH, Unterhaching
Fire consultant	Sacher GmbH Ingenieure & Sachverständige, Munich
Façade consultant	PBI-Fassadentechnik, Wertingen Planungsbüro Bade, Isernhagen
Signage	Polyform – planen und gestalten, Götzelmann Mittel GbR, Berlin
Landscape architect	Enea GmbH, Rapperswil-Jona