

Bötzow Brewery

Berlin, Germany 2013–2021

The site of the former Bötzw Brewery is situated within walking distance of Berlin's Alexanderplatz and Friedrichshain public park. Since its initial opening in 1885, the Bötzw family attached great importance to the running of a modern brewery. This is reflected in the co-existence of the representative production yard together with a public beer garden, which became a popular destination for excursions. In 1886, the brewery was appointed purveyor to the royal court. Following numerous extensions and conversions, the grounds were damaged in parts during World War II, the entrepreneur's villa and serving building were completely eradicated. The Bötzw ensemble was left extensively derelict for decades and was listed as a protected site in 1990.

The masterplan for the site transforms Bötzw Berlin into a public destination within the city fabric again. Traces that use and time has left behind will be preserved. The existing buildings are being refurbished in close cooperation with the heritage authorities to accommodate their new functions. The evolution of the complex and the essential characteristics of Prussian industrial architecture as well as an evaluation of the extended building elements play a prominent role in this transformation. The historic vaults that establish the impressive, underground foundations of the former brewery will be linked at selected points with the world above, while the mysterious atmosphere below remains intact.

Where the original open-air garden was once situated, the grounds now open up to the city with a new, expansive beer garden. The natural topography of the site creates an intriguing spatial sequence towards the central square located to the rear of the beer garden. This square is framed by the historic buildings as well as three planned new buildings, which make reference in their placement to the former ensemble. The first four existing buildings, including the former boiler house, have adopted new functions and are in use since 2018. Ottobock, the medical technology company, and its innovation centre represent a pioneering location for research and production and create a new link between entrepreneurship and public life, perpetuating the brewery's history of use. In a second building stage the remaining three buildings, including the horse stables, will be converted and refurbished. The historic storage halls will mainly be transformed into co-working spaces and the corresponding former brewery cellar is to house both a food market and space for art exhibitions. The masterplan furthermore encompasses four new buildings, which will round off the ensemble with residential, restaurant and retail spaces.

Project start	2013
<i>1st construction stage</i>	<i>Haus 1–4 (Historic buildings)</i>
Construction start	2015
Completion	2018
Gross floor area	15,000 m ²
<i>2nd construction stage</i>	<i>Haus 5–7 (Historic buildings)</i>
Construction start	2018
Completion due	2021
Gross floor area	17,000 m ²
Client	Bötzw Berlin GmbH & Co. KG
Architekt	David Chipperfield Architects Berlin



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Masterplan 1	2013–2014
Masterplan 2	2016–2017
<i>1st construction stage</i>	<i>Haus 1–4 (Historic buildings)</i>
Construction start	2015
Completion	2018
<i>2nd construction stage</i>	<i>Haus 5–7 (Historic buildings)</i>
Construction start	2018
Completion due	2021
Gross floor area	15,000 m ² (1st construction stage), 17,000 m ² (2nd construction stage),
Client	Bötzow Berlin GmbH & Co. KG
Project controlling	Laborgh Investment GmbH, Berlin
Architect	David Chipperfield Architects Berlin
Partners	David Chipperfield, Christoph Felger (Design lead), Harald Müller
Project architects	<i>Masterplan 1 and Temporary use</i> Pascal Maas, Peter von Matuschka, Christian Helfrich
Project team	Thomas Benk, Elina Düker, Lydia Ramakers, Diana Schaffranek, Johanna Schmal, Thomas Schöpf, Elisabet Sundin, Iason Tsironis, Marc Warrington, Simon Wiesmaier
Project architects	<i>First construction stage</i> Ulrich Goertz (Developed design to Technical design, Site design supervision)
Project team	Wolfgang Baumeister, Thomas Benk, Antonie von Bismarck-Osten, Ulrich Hannen, Paul Hillerkus, Guido Kappius, Pascal Maas, Stephan Märker, Lydia Ramakers, Niklas Veelken
Project architects	<i>Masterplan 2</i> Ulrich Goertz (Overall Project management), Ivan Dimitrov
Project team	Maysha Mussonghora, Lydia Ramakers, André Silva Oliveira
Project architect	<i>Second construction stage</i> Ulrich Goertz (Concept design to Developed design)
Project team	Thomas Benk, Ivan Dimitrov, Ulrich Hannen, Paul Hillerkus, Christopher Jonas, Guido Kappius, Enise Kocaman, Maximilian Lohmann, Stephan Märker, Lydia Ramakers, André Silva Oliveira

First construction stage

In collaboration with

Executive architect	DGI Bauwerk Gesellschaft von Architekten mbH, Berlin (Procurement, Construction supervision)
Structural engineer	Ingenieurbüro Rüdiger Jockwer GmbH, Berlin
Services engineer	Ingenieurbüro Kleemann, Berlin
Building physics, Acoustics	Ingenieurbüro Axel C. Rahn GmbH, Berlin
Fire consultant	Dr. Zauft Ingenieurgesellschaft für Bauwesen mbH, Potsdam
Lighting consultant	Architektur Im Licht, Berlin
Restoration consultants	Restaurierung am Oberbaum GmbH, Berlin A&M restore, Antony & von zur Mühlen GbR, Berlin
Landscape architect	Wirtz International nv, Schoten

Second construction stage

Structural engineer	Ingenieurbüro Rüdiger Jockwer GmbH, Berlin
Services engineer	Bohne Ingenieure GmbH, Düsseldorf
Building physics, Acoustics	Ingenieurbüro Axel C. Rahn GmbH, Berlin
Fire consultant	Dr. Zauft Ingenieurgesellschaft für Bauwesen mbH, Potsdam
Landscape architect	Wirtz International nv, Schoten