

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.

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| 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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David Chipperfield Architects

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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 |
| <i>Masterplan 1 and Temporary use</i> | |
| Project architects | 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; Graphics, visualisation: Simon Wiesmaier |
| <i>First construction stage</i> | |
| Project architects | 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 |
| <i>Masterplan 2</i> | |
| Project architects | Ulrich Goertz (Overall Project management), Ivan Dimitrov |
| Project team | Maysha Mussonghora, Lydia Ramakers, André Silva Oliveira; Graphics, visualisation: Konrad Basan, Ken Polster |
| <i>Second construction stage</i> | |
| Project architect | Ulrich Goertz (Concept design to Developed design) |
| Project team | Wolfgang Baumeister, Thomas Benk, Moritz Fritz, Ulrich Hannen, Paul Hillerkus, Christopher Jonas, Guido Kappius, Enise Kocaman, Maximilian Lohmann, Stephan Märker, Lydia Ramakers, Nils Stelter |

First construction stage

In collaboration with

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| 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

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|--------------------------------|---|
| 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 |