

Bötzow Brewery

Berlin, Germany 2013–2025

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. 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 the Bötzw Brewery into a public destination within the city fabric again. The existing buildings have been 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 have played a prominent role in this transformation. The historic vaults that establish the impressive underground foundations of the former brewery are linked at selected points with the world above, while the mysterious atmosphere below remains intact. The focus of all renovation measures was to highlight and preserve the identity of the ensemble. Traces from usage over the course of time have been preserved. The existing building fabric was maintained to the greatest extent possible, and non-functioning elements were repaired instead of being replaced. This approach not only makes sense ecologically – it saves resources and avoids waste – but also brings economic benefits.

Seven existing buildings have adopted new functions and have been completed in 2021. The Future Lab of the medical technology company Ottobock provides a pioneering location for future digital developments. This link between entrepreneurship and public life perpetuates the tradition of the brewery site. The other areas were predominantly transformed into co-working spaces. The former brewery basement and further cellars accommodate fitness and wellness facilities. 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.

The masterplan for the site also encompasses four new buildings, which make reference in their placement to the former ensemble, and an underground car park. A restaurant building will be located in the beer garden, two new buildings will provide further co-working areas and a residential and office building will be built in the entrance area at Prenzlauer Allee.

Project start	2013
Completion due	2025
Gross floor area	43,500 m ² (32,000 m ² historic buildings, 11,500 m ² new buildings)
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>House 1–4 (Historic buildings)</i>
Construction start	2015
Completion	2018
<i>2nd construction stage</i>	<i>House 5–7 (Historic buildings)</i>
Construction start	2018
Completion	2021
<i>3rd construction stage</i>	<i>House 8, 9 and 11 (New band historic buildings)</i>
Construction start	2020
Completion due	2023
<i>4th construction stage</i>	<i>House 10 and underground car park (New buildings)</i>
Construction start	2023
Completion due	2025
Gross floor area	15,000 m ² (1st construction stage), 17,000 m ² (2nd construction stage), 11,500 m ² (3rd construction stage)
Client	Bötzw 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 Thomas Benk,
Project team	Elina Düker, Lydia Ramakers, Diana Schaffranek, Johanna Schmal, Thomas Schöpf, Elisabet Sundin, Iason Tsironis, Marc Warrington; Visualisation: Simon Wiesmaier
	<i>First construction stage</i>
Project architect	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; Visualisation: Konrad Basan, Ken Polster
	<i>Second construction stage</i>
Project architect	Ulrich Goertz (Concept design to Technical design, Site design supervision)
Project team	Wolfgang Baumeister, Thomas Benk, Beate Dauth, Moritz Fritz, Ulrich Hannen, Paul Hillerkus, Christopher Jonas, Enise Kocaman, Maximilian Lohmann, Lydia Ramakers, Nils Stelter
	<i>Third construction stage</i>
Project architect	Ulrich Goertz (Concept design to Technical design, Site design supervision)
Project team	Wolfgang Baumeister, Thomas Benk, Beate Dauth, Moritz Fritz, Moritz Hagemeyer, Paul Hillerkus, Kristin Karig, Eva-Maria Stadelmann

In collaboration with

First construction stage

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

Quantity surveyor, Executive architect	BAL Bauplanungs- und Steuerungs GmbH, Berlin
Structural engineer	Ingenieurbüro Rüdiger Jockwer GmbH, Berlin
Services engineer	Bohne Ingenieure GmbH, Düsseldorf
Building physics, Acoustics	Ingenieurbüro Axel C. Rahn GmbH, Berlin
Restoration consultants	Restaurierung am Oberbaum GmbH, Berlin A&M restore, Antony & von zur Mühlen GbR, Berlin
Fire consultant	Dr. Zauft Ingenieurgesellschaft für Bauwesen mbH, Potsdam
Landscape architect	Wirtz International nv, Schoten

Third construction stage

Quantity surveyor, Executive architect	BAL Bauplanungs- und Steuerungs GmbH, Berlin
Structural engineer	Ingenieurbüro Rüdiger Jockwer GmbH, Berlin
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Landscape architect	Wirtz International nv, Schoten