

HÖRMANN

PORTAL 14

PORTAL 14

INFORMATION FOR ARCHITECTS
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Shopping

Projects from ECE Projektmanagement; Henn Architekten; BRT Bothe Richter Teherani; Hascher Jehle Architektur; Kleihues + Kleihues; Rhode Kellermann Wawrowsky; Grazioli und Muthesius Architektur

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HOW THE RETAIL MARKET STAYS ON ITS FEET

Do shopping centres drain the life out of our pedestrian areas? Is traditional retail trade on the brink of extinction? Three experts share their opinions with PORTAL: Alexander Otto (ECE), Wolfgang Christ (Bauhaus University, Weimar) and Barbara Possinke (RKW Architektur + Städtebau)

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LIMBECKER PLATZ IN ESSEN

Germany's Ruhr Region has no shortage of purchasing possibilities. Nevertheless, a veritable shopping giant has now emerged in Essen, with a total retail area of 21,000 square metres awaiting its customers. Design: ECE Projektmanagement GmbH & Co. KG, Hamburg/Henn Architekten, Munich (facade)

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EUROPA PASSAGE IN HAMBURG

Construction on the banks of the inner Alster in Hamburg is monitored by the watchful eyes of historic preservation authorities. For the Europa Passage too, this meant striking a balance between innovation and adaptation. Design: BRT Bothe Richter Teherani, Hamburg

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KÖNIGSBAU PASSAGEN IN STUTTGART

In the city district surrounding the art museum in Stuttgart, culture, work and shopping share close quarters. A main hub of activity can be found in the Königsbau Passagen with 27,000 square metres of retail space. Design: Hascher Jehle Architektur, Berlin

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KAUFHOF IN BERLIN

The new Kaufhof department store at the Alexanderplatz embodies the spirit of the „golden 1920s“. With an extraordinary depth of detail, the architects put a new spin on the classic department store. Design: Kleihues + Kleihues, Berlin

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KARSTADT IN LEIPZIG

A new building with a (partly) historic exterior: the new department store at the Neumarkt in Leipzig integrates the facade of its predecessor, built in 1914. Design: Rhode Kellermann Wawrowsky, Leipzig

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SCHLOSS-ARKADEN IN BRAUNSCHWEIG

Germany's most talked-about shopping centre: nearly 600 stones from the old facade of the city palace in Braunschweig were re-used for the Schloss-Arkaden, or Castle Arcades. The rest is new – inside and out. Design: Grazioli und Muthesius Architektur, Berlin

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Martin J. Hörmann, Thomas J. Hörmann and Christoph Hörmann
Personally liable shareholders

Dear Readers,

We'll come to the point right away: We don't expect the contents of this edition of PORTAL to meet with your unconditional approval. The topic of „Shopping“, especially when it comes to large shopping centres, is a reliable source of controversy. The projects in this issue are no exception: the shopping centre at the Limbecker Platz in Essen was considered „too big for the city“. The reconstruction of the city castle in Braunschweig and its rebirth as the „Schloss-Arkaden“ (Castle Arcades) was hailed in the professional media as an architectural hoax. And even in Berlin as renovations began on „Galeria Kaufhof“ at Alexanderplatz – a relatively small-scale project compared to the other shopping centres described here – actual fan clubs were formed to protect the characteristic post-war facade. Precisely because of all this controversy, we have decided to devote an entire issue to the topic of shopping. As architect Barbara Possinke remarked in conversation with PORTAL, enormous retail spaces are currently emerging in Germany – and yet almost everyone is silent on the subject. Many architects, according to Barbara Possinke, have a dismissive or at least apathetic attitude when it comes to construction projects that are traditionally characterised by bottom-line calculations and planned according to strict functional considerations. Preconceptions against shopping centres are also present in the general public.

Alexander Otto, Chairman of the Board of Management at ECE, probably the best known corporation in the German shopping centre sector, disproves five of them in his report: Shopping centre construction in green belts has long been a thing of the past; the buildings do not all look alike and are not damaging to downtown areas per se. Many times, Mr Otto says, new downtown arcades even cause important and long overdue investments to be made in established retail trade stores, allowing them to remain competitive. Echoes of Alexander Otto's ideas can be heard in PORTAL's interview with Wolfgang Christ: „I don't dispute the fact that city centres have suffered from shopping centres and that they continue to do so. But the answer cannot be to adopt a combative stance. Instead, it should encourage us to develop new concepts for traditional retail trade, as well.“ We hope that this issue of PORTAL will provide you with some new perspectives for discussions. The fact that every four weeks a new shopping centre is completed in Germany brings the issue into perspective: this construction task is too important to remain cloaked in silence.

Martin J. Hörmann

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HOW THE RETAIL MARKET STAYS ON ITS FEET: SHOPPING CENTRES OF THE FUTURE

Do shopping centres degrade our downtown areas? Do they destroy existing retail trade structures? And what is the stance of policy makers on these developments? Much has been said about shopping centres in past years. Not all of it is true, but the topic retains its relevance: every three to four weeks a new centre opens its doors in Germany. PORTAL interviewed a developer, a city planner and an architect as to their opinions.

ALEXANDER OTTO: INTEGRATION IS DECISIVE - ALSO FOR INVESTORS

Frequently yet uncritically repeated: the complaints of endlessly identical, uninspired sales machines located in „open fields“. The hastily erected corrugated steel structures are purported to drain all life out of the city. Yet it cannot be said that this type of shopping centre is purely a figment of the imagination. They do exist: in the 1960s and 1970s they emerged in West Germany and in the 1990s in East Germany. Today they can be found in Eastern Europe and, unfortunately, – in the disguise of large furniture stores and other supposed specialty retailers – even on the outskirts of German cities. Today, however, the actual shopping centres are often architectural marvels in the midst of downtown areas. They have often taken over the role, and sometimes even location, of former influential department stores. What are the defining features of this newest generation of modern downtown shopping galleries?

Preconception no. 1: Shopping centres are built on „open fields“.

One quarter of all shopping centres were built in undeveloped areas between 1964 and 1995; in 2005, it was only four per cent. During the same period, the percentage of inner city construction locations increased from 35 to 61 per cent.

Already in 1969, ECE focused its projects almost exclusively in city neighbourhoods and since 1984 predominantly in downtown areas, even though this strategy hindered its efforts to start projects in former East Germany and in Eastern Europe. In contrast to giant shopping centres built on „open fields“, downtown galleries with 15,000 or 25,000 square metres of sales area cannot exist independently. The size of a large department store, they are much too small to meet the needs of all shoppers. Therefore, integration into existing city planning structures becomes a decisive factor, both from the perspective of cities and developers. More and more often, the work of an architect extends beyond the building. It now includes designing urban plazas and pedestrian-friendly paths. Downtown shopping galleries are often an instrument for urban repair and revitalisation – for instance to reintegrate inner-city industrial sectors or railways into usable urban areas.

Preconception no. 2: Shopping centres are cheap concrete blocks and all look the same.

Each inner city shopping gallery today has a unique profile. In the past, large department stores often flanked a row of smaller retail stores. Today, changes in retail trade and more complex land ownership patterns in urban areas call for individualised building plans. Architectural competitions featuring renowned juries are often held for the design of facades. In Essen, the facade of the new Limbecker Platz was designed by Professor Gunter Henn, who based his

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Born 1967 in Hamburg, Germany

Secondary school in Oxford;
studied at Harvard University
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From 1994 Project manager and board
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Since 2000 CEO of ECE; supervisory board
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Urban Land Institute in Germany;
board member of ZIA - Zentraler
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plan on the famous image of Marilyn Monroe's unruly skirt. For other locations, collaboration with officials responsible for historic monuments takes centre stage – for example, the reconstruction of the central railway station in Leipzig. Funding is available: investments in top-quality architecture only make up a small portion of overall real estate costs. Only developers with short-term goals cut costs in the wrong place at the expense of investors. More long-term oriented developers and shopping centre operators make larger investments – for high-quality materials, top climate technology, innovative fountains and lighting effects and much more. The right atmosphere for shopping attracts keeps visitors enthusiastic in the long run.

Preconception no. 3: Shopping centres damage downtown areas.

A mixture of sectors and tenants, financial incentives for new business start-ups, lively main squares, uniform store hours – all of these elements help enliven city centres. Further aspects include additional, inexpensive inner

city parking as well as substantial contributions to city marketing and management. Even more importantly, however, inner city shopping centres are often responsible for creating the necessary spaces for modern retail trade with its wide range of goods and elaborate product presentation, normally lacking in the smaller dimensions of European city centres. A Saturn store does not require ten 250 square metre locations, but rather a single store of at least 2500 square metres. The largest Saturn retailer in the centre of Hamburg is larger than many downtown shopping galleries – and does not give the impression that it needs more goods or visitors to fill unused space. In the past 15 years, space requirements have also risen for booksellers from a few hundred to 1000 or 2000 square metres, since eliminating potential delivery times allows them to compete with online rivals such as Amazon. If cities fail to respond appropriately to the changing needs of retail trade, first the stores and then the customers will look for new territory, either in „open fields“ or in the next city.

One widespread preconception is that all shopping centres look the same. Here, the „Eastgate“ in Berlin (left) and the central railway station in Leipzig (right).



Photos: ECE

Preconception no. 4: Shopping centres destroy existing retail trade.

The construction of an inner city shopping gallery often „jolts awake“ the existing retail community: long-planned investments are implemented; stores are renovated, city management companies founded and pedestrian areas revitalised. When a city centre follows such strategies to make itself more competitive, it does not need to fear competition from a shopping centre or neighbouring cities – just the opposite: the downtown area strengthens its appeal and will profit from the additional influx of shoppers. However, in the 21st century, retailers can no longer keep up if they use 1970s-style product presentations. This will cause them problems in the mid-term – whether or not there is a shopping gallery nearby. And if real estate owners cannot reach an agreement on whether to adapt their 1960s structures to the requirements of modern retail, they will also be at a disadvantage.

Preconception no. 5: Policy makers have little control over the development of new shopping centres

Policy makers and city governments today know exactly what they want for their cities. And they are not afraid to put it in clear terms, to negotiate hard and to interview colleagues in other cities about their experiences. Thus, Ludwigshafen wants to expand its city centre on the Rhine river side. In an extremely elaborate bidding process, three potential developers were asked to present their concepts and have them rated based on urban criteria. The winning design proposes a city plaza with restaurants and entertainment options directly on the Rhine. Or in Leverkusen: the city asked eleven other city mayors what effects the development of shopping centres has had on their cities. The responses were so overwhelmingly positive that Leverkusen has now decided to join the crowd with its own downtown shopping gallery. City councils, city administrators and journalists often journey to other cities to receive their own first-hand impressions. That is probably the best method to ensure decisions are based on facts rather than preconceptions.

WOLFGANG CHRIST: RETAIL FOLLOWS RESIDENTIAL TRENDS

Mr Christ, city centres or „open fields“: where will we be shopping in the future? Is the oft-touted trend of a return to the cities a real phenomenon and how does it manifest?

Retail trade today is not as clear-cut as „city centre or open fields“. There is trade in the city, in district centres, on the outskirts with clusters of large specialty stores, and in industrial areas. Usually, trade takes its cues from people and their choice of residential community or mobility patterns. It alone is not strong enough to implement structures that conflict with such patterns. Today, however, only about 5 to 20 per cent of the population live in the compact urban centres, while over 80 per cent reside at the outskirts or between cities. Thus, the large majority of retail companies will also be located in the latter two areas. On the other hand, there is a back-to-the-cities trend, but it is not evenly distributed across all demographic groups. A move to the city is seen more positively by older, more well-to-do groups and young people who are still receiving an education. Moreover, urban cores tend to attract the so-called „creative class“: people with flexible work schedules who change residences as needed, and who need the impulses of downtown with its proximity advantages, where nothing stands in the way of casual meetings and „24/7“ convenience. Trade reacts to these developments; more and more organic food stores are springing up in city centres, for example. Furthermore, new forms for grocery stores on smaller spaces are being tested, which until recently had been discontinued by retail chains. These so-called convenience stores combine the culture of more traditional corner shops, which were always well stocked with articles for daily use, with that of fresh ready-made products and the diverse selection of a supermarket. They often offer longer hours for their well-heeled buyers, some even have round-the-clock service.

WOLFGANG CHRIST

Born 1951 in Engers/Rhein, Germany

1972—1983 Studied architecture and philosophy at the Darmstadt University of Technology

1983—1988 Research fellow for urban topics at the Darmstadt University of Technology

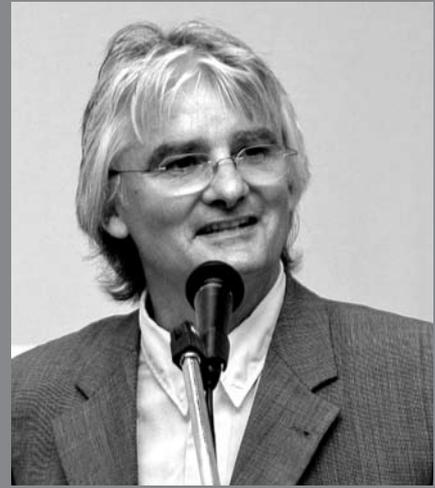
Since 1988 Freelance architect and city planner with the office Mediastadt in Darmstadt

Since 1994 Professor for design and urban development at the Bauhaus University in Weimar

Since 2002 Lecturer at the real estate academy of IRE/BS at the University

2003—2008 Co-founder of the Institute for European Urban Studies

2006 Deutscher Städtebaupreis, Sonderpreis



However, city centres do not survive on organic food and convenience stores alone, and traditional retail trade is still facing a crisis. What is your stance on the accusation that shopping centres destroy existing retail structures?

The fewer the people who live in a city centre, the less we can expect there to be a retail offer that is diverse and above all small in scale. And the opposite is also true: if the cities do significantly expand their residential function, retail will also develop new formats. You can see this in cities such as Munich, Freiburg or Munster, but also for example in Manchester, a city with about 20,000 new inhabitants since 1996. This has brought huge advantages to retail trade. Incidentally, shopping centres are a completely normal development of our industrial society. Their predecessors were the department stores, which completely dominated trade in our cities between 1850 and 1950. The current discussion about shopping centres is nearly an exact repeat of the old debate surrounding the social and economic compatibility of department stores with their direct city surroundings. The department stores

were attacked because they were said to destroy smaller retailers supposedly due to their sheer size. Large stores such as Wertheim in Berlin or Bon Marché in Paris had between 4000 and 6000 employees and provided all kinds of entertainment and shopping offers, typical features for shopping centres again today.

What reasons would you cite for the success of modern shopping centres?

Shopping centres draw from qualities of traditional street trade by constructing pedestrian areas enclosed in glass. On the other hand, they can create synergetic effects that are difficult or even impossible for traditional trade to realize on its own: collaboration between store operators, uniform opening times, a specific sector mix, as well as security, hygiene and accessibility. With these capabilities, the centres respond to basic needs of modern humanity, which have long been recognised in residential living and modern transportation, namely convenience, security and efficiency.

Europe's classic shopping galleries (here in Turin) served as models for modern American designs.



Photos: Jakob Schoof

What are the historic roots of shopping centres as we find them in our cities today?

The first shopping centres were designed in the USA in the 1950s by Victor Gruen, an architect who had emigrated from Vienna. They represented an attempt to bring European urban culture, an essential influence for Gruen, to America in a modified form. Interestingly, it was the classic department stores that promoted the concept, since their customers increasingly shopped at the outskirts of the cities. In order to establish subsidiaries in these areas, the shopping centre was invented, which always had a department store at its hub. Today, a large number of shopping centres are returning to our cities. Only the department stores are being neglected in the process. They are no longer part of the shopping centres, but are increasingly being replaced by them.

What strategies can be used to help traditional retail locations survive?

Transforming entire downtown areas into shopping centres would be the wrong strategy. Even shopping centres depend on a functional, strong urban environment. City centres have been affected differently by structural changes. Premium locations continue to gain in value; competition is increasing in these areas. Many long-established stores are forced to close because they can no longer fulfil their landlords' profit-based expectations or succumb to the takeover bid of an international chain. The so-called „second-rate“ locations, on the other hand, suffer the most from this competition for space; many of them are confronted with existential ruin. City planners also need to develop conversion concepts for these areas, which must be directed toward a life-work balance. The building structures of former stores – with high ceilings, large contiguous spaces with hundreds of square metres, parking spaces, but also good access to main roads – provide the ideal conditions for startups, residential communities and other relatively experimental usage forms. The same is true for department stores, hundreds of which will most likely, in the coming years, close their

doors in Germany alone. These include many 19th century structures, some of which are listed buildings. They have character and charm; moreover, they are handicapped accessible, making them ideal candidates for conversion into real estate for seniors or, following an example from Los Angeles, secondary school buildings.

Catchword „conversion“: What can be done with former shopping centres that are getting on in the years?

Indeed, these buildings constitute a far greater challenge, in particular the classic indoor malls, but also shopping centres that were hurriedly constructed in the former GDR following the German reunification. Many of them are now essentially empty during the week and only fill up on Fridays and Saturdays. Retail trade is always on the move; the trend today is headed in a different direction.

A common perception is that architects are only engaged to design the facades of modern shopping centres, while everything else is decided by investors. Is this a fact?

It is definitely the norm. On the other hand, operators also recognise that they need to endow their centres with additional qualities and be more open toward the city and the public. It is no longer enough to simply to offer an optimal selection of retail trade, fully air-conditioned interiors and excellent access to main roads. People who live in downtown areas expect more from these areas. Therefore, shopping centres are already being expanded to include additional functions such as libraries, adult education centres or residential units in their upper stories. This makes them appear less impenetrable and more articulated, giving them a more „normal“ feel for our city centres, which are anything but homogeneous. A smart developer will go with an eclectic blend for a shopping centre project. And such a strategy usually requires city-savvy architects, whose know-how extends beyond spatial optimisation. Their inspiration is the city and their target is the urban resident as customer.

BARBARA POSSINKE
Born 1955 in Warsaw, Poland

1973—1980 Studied architecture in Warsaw
1982 Post-graduate studies at the Kunstakademie Düsseldorf
1981—1985 Collaboration with various architectural offices
1987—1992 Employed in the office of Architekten RKW + Partner
1992 Partnership with Architekten RKW + Partner
1998 Managing director following company renaming
Since 2000 Managing partner of the company

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Photo: Studio Eikelpoth

More and more shopping centres are opening in medium-sized and smaller cities. What are the challenges in this case?

The smaller a city is in population and scale, the more sensitively trade needs to address issues related to architecture and city planning. A shopping centre is like a big fish: if you put it in a small aquarium – or, in this case, a small town – then you have a problem that cannot be solved when the big fish eats all the little fish. That would surely be the death of the big fish as well. In other words, shopping centres need to rise above their own rationale of profit and adopt an interest in the overall long-term function of the city – including trade. I would even go so far as to say: the healthier the environment, the safer investments in a shopping centre will be. I don't dispute the fact that city centres have suffered from shopping centres and that they continue to do so. But the answer cannot be to adopt a combative stance. Instead, it should encourage us to develop new concepts for traditional retail trade, as well.

BARBARA POSSINKE: OPERATORS ARE NOT BOLD ENOUGH

Ms Possinke, a single success factor is always mentioned for department stores and shopping centres: location. How important is location really, and what other factors are influential in the success of a retail centre?

Of course, location is a decisive factor. Already in the Middle Ages, market cities sprung up at the junctures of trade routes. That has basically remained the same: retail centres settle in areas that promise large amounts of traffic – primarily, therefore, in the main streets of cities. On the other hand, trade is also a driving force of urban life. I would even say that a city justifies itself to a large extent by its trade. Conversely, that means that the migration of many shopping centres to green belts weakens our cities considerably.

The shopping centre as theme park: as seen here at the airport in Palma de Mallorca – where real urban life is missing, it is imitated by architectural facades.



Photo: Jakob Schoof

To what extent can retail trade set itself apart by external criteria such as architecture?

Architecture for retail trade never played a significant role in architectural history or criticism and still does not today. I sometimes find that astonishing, especially since a million square metres of sales area are under construction in Germany alone. This built space with such enormous dimensions is hardly discussed among architects. Nor is it always easy to achieve the highest architectural quality for retail buildings, since the builder-owners usually tend toward „bottom-line“ calculations. Nevertheless, architecture and interior design are criteria for success. Yet they are unable to replace a far more important aspect: a functional product concept. If retailers cannot offer good products at reasonable prices, not even the best architecture can save them.

What demands do builder-owners place on architects and what freedom do you have in planning retail projects?

The main priority of builder-owners is the creation of a functional unit based on trade principles. A retail centre – like a hospital – will only work under specific conditions which we as architects must recognise and understand. We know how customers think; we are familiar with their psyche. We know how to attract large numbers of visitors, how to design and grant access to areas and how escape routes must be planned. In addition, builder-owners expect a maximum area of retail space to be realised within a relatively low budget. If all these points have been adequately addressed, then we basically have free reign when it comes to design, provided that we take certain overall aspects into account. These are primarily related to the question of the image of a shopping centre in the city. It needs to be integrated into its surroundings, but it should also stand out – through architecture, not advertisements.

Revitalised historic trade centres: „Anger 1“ in Erfurt (left) and Stadtpalais in Potsdam (right) from RKW Architektur + Städtebau.



Foto: H.G. Esch



Photo: Michael Reisch

Rem Koolhaas once described the modern shopping centre as an „infinite interior“ with a relatively autistic relationship to the city. How great is the discrepancy between the external appearance of a centre and its interior design?

The hermetically sealed shopping centre is an American invention that was imported to Europe and subsequently became widespread in these parts. Even though architectural competitions are held for the facades of downtown shopping centres, their main focus is usually the design of a shell that is supposed to cover a ready-made interior. True deliberations regarding the exterior and interior never take place. American-style shopping centres are fully functional in (economic) reality. Yet there are more intelligent ways to plan retail centres by building on the existing city structure with its streets and plazas and attempting to create an open design for the new buildings. No one has ever explicitly argued that these centres need to be sealed off. But I wonder: where are the project developers who are daring enough to seek out and implement alternative designs?

Isn't that the task of local policy makers to hold developers more accountable for urban structures?

There are few politicians courageous enough to address these topics. The project developers have economic success on their side. When a shopping centre, even one with a hermetically closed exterior, is profitable and popular, local politicians will be reluctant to take a stand against it. Nevertheless, public pressure in past years has contributed to partial successes: shopping centres are increasingly being built in city centres and no longer at the peripheries. That is a positive development, yet it is still far off from truly daring and necessary concepts for inner-city retail trade.

Currently, many former department stores are closing and need to be converted in their functions. What experiences have you had in this area?

We have recently planned a variety of conversion projects. For example „Anger 1“ in Erfurt, a former department store from the 19th century, which we converted into a modern shopping centre while preserving its historic facade. The site is working very well and has even provided an impetus for other smaller retail projects in the same quarter. In Potsdam, we planned the „Stadtpalais Potsdam“ in the former Tietz department store. The building is part of the listed baroque city quarter and stood empty after a fire. It now contains a mixture of stores including restaurants, booksellers, pharmacies and retailers. We discussed every detail of the facade, as well as the reconstructed, hand-painted atrium ceiling, with the monument conservators, and I believe that the project has strongly revitalised the city at this site.

Do new, large-scale shopping centres drive out traditional retail trade, as it is often claimed?

Yes, they do, and the issue is related to the previously mentioned uncontrolled development policies propagated by local governments. Because local governments do not communicate with each other when large retail complexes move in, distorted situations such as that at Limbecker Platz in Essen occur, where a giant shopping centre has been built, although CentrO, the largest shopping centre in Europe, is already only a few kilometres away in Oberhausen. It is clear that these new construction projects draw purchasing power away from the traditional shopping locations in the city centres, thereby weakening their standing.

Daring to be different in city centres

For years, large shopping centres could only be found at the peripheries of cities; downtown areas were reserved for traditional retail trade and smaller department stores. This trend is starting to change. Shopping malls are once again giving shape to inner-city areas. By examining three projects, PORTAL would like to present some existing solutions for the integration of these large complexes into the small-scale structure of city centres.

Limbecker Platz in Essen

On 1 June 2008, after nearly 100 years of existence, the 35 metre tower of the Karstadt building in Essen collapsed, accompanied by the applause of many spectators. The demolition of the art nouveau structure removed the last original building on the grounds between Ostfeldstraße, Berliner Platz and Friedrich-Ebert-Straße. On the grounds to the northeast of the city centre, the shopping centre „Limbecker Platz“ is scheduled for completion by fall 2009. The first construction phase was already completed in April of this year and occupied by Karstadt, the main tenant and builder-owner. The large store has a tradition in Essen: already in 1912, the department store Althoff, which merged with Karstadt a few years later, was erected based on the blueprints of architect Wilhelm Kreis. With its impressive sandstone facade, the building became an emblem of the city and was nicknamed „Warenburg“ by the population based on its monumental appearance. However, when it comes to size, the new shopping centre will tower above every other building in the city centre. The centre now stands at the location of the former Althoff building, the fashion boutique Sinn-Leffers, the Karstadt sports shop as well as the extension of Limbecker Straße, forming the north-western end of the downtown area. The dimensions of the building have already been the source of heated debate: while an article in the magazine *Bauwelt* branded the new structure a „shopping colossus“ that „gleefully clogs Limbecker Straße with its East end“, project developer ECE describes its „elegant, transparent and metropolitan architecture“. On the 21,000 square metre property, the completed centre will offer three and a half

stories to the 50,000 visitors expected daily. Measures have been taken to provide good accessibility. Looking out from city, the massive new building is located at a major city intersection: the multi-lane Ostfeldstraße as well as Berliner Platz with an underground railway station and Friedrich-Ebert-Straße all border directly on the centre. An imposing facade gives the large structure added flair. The building was planned by Munich architect Gunter Henn, who gathered his inspiration for the design from a scene in the movie „The Seven Year Itch“ (1955). Like Marilyn Monroe’s dress, caught in the wind of an underground ventilation shaft, the new building’s facade „rises“ at the functionally important sections. The overall design is divided into two layers: a transparent interior layer of glass and a layer of white aluminium sheet metal appearing to float above it that billows out at important points such as the entrances at Limbecker Platz and Berliner Platz. The metal facade contains round sequin-like elements consisting of metallised aluminium mirrors with integrated LEDs. By day, they reflect their surrounding. After dark, the small hemispheres shine in different colours, reinventing the building by night. The spacious three-dimensional facade establishes a clear break with the building’s interior. Whereas the external layer emphasises the large form, the interior is dominated by diversity: on completion, visitors will be greeted by 200 shops on 70,000 square metres of retail space. The centre is divided into a square arrangement of stores; four rotundas with glass domes supply the centre with natural light.



At the entrances of the shopping centre, the metal facade rises like the hem of a skirt (above). After dark, circular „sequins“ shine in different colours. They are concentrated at important functional points to act as a guide for the visitor (below).



The interior is structured by promenades ending in four rotundas with glass domes (left). Double-leaf T30 hollow profiled section doors separate the shopping area from exterior access routes (above right). Site plan (below right)



LIMBECKER PLATZ IN ESSEN

BUILDER-OWNER

Karstadt Immobilien Co. KG, Essen, Germany; ECE Projektmanagement GmbH & Co. KG, Hamburg, Germany; Deutsche Immobilien Fonds AG, Hamburg, Germany

ARCHITECTS

Henn Architekten, Munich, Germany; ECE Projektmanagement GmbH & Co. KG, Hamburg, Germany

STANDORT

Limbecker Platz 1a, Essen, D

PHOTOS

Stephan Falk/baubild/Hörmann KG
ANC-News-Television GmbH (aerial image)

HÖRMANN PRODUCTS

Single and double-leaf T30 aluminium hollow profiled section doors HE311, HE 321; F30 aluminium fixed glazings HE331; single and double leaf aluminium smoke-tight doors A/RS-150, A/RS-200, A/SR 250; aluminium smoke-tight glazings A/RS-300, A/RS-350; double-leaf steel smoke-tight doors S/RS-200; steel smoke-tight glazings S/RS-300; single and double-leaf T30 steel fire doors H3, H3D; single and double-leaf T90 steel fire doors H16; rolling shutters HR116, Decotherm®; rolling grilles



Europa Passage in Hamburg

On 5 October, 2006, the „Europa Passage“ shopping centre in Hamburg was inaugurated with a festive opening ceremony lead by the city-state’s senator for internal affairs, Udo Nagel. At one of the city’s most prominent locations – between the inner Alster and the guildhall – Hamburg’s largest shopping centre has been completed following a four-year construction period. The idea to connect the streets Mönckebergstraße and Jungfernstieg with the inner Alster, and thus the western and eastern parts of the city centre, has already been around for over ten years. With the construction of the large-scale project, the greatest expectations are those of retailers who hope it will bring new economic impulses to the urban centre. The 430 million euro project was planned by the Hamburg architecture office of Bothe Richter Teherani. For the implementation of the project, which comprised 142,000 square metres of gross floor space, the downtown quarter between Mönckebergstraße, Bergstraße and Ballindamm required large-scale restructuring and renewal. The name of the new building is the sole remnant of the old merchant’s building that characterised the street front on Ballindamm: „Europa Haus“ was constructed in 1912 by architect Georg Radel. Like nine additional buildings in the immediate neighbourhood – including some listed structures – the office building had to be demolished to construct the Europa Passage. Other buildings, such as „Vaterland“ at the corner of Ballindamm and Bergstraße, by Hamburg architect Martin Haller, who also contributed to the design and planning of the city’s guildhall, were preserved and integrated into the new structure. Initially, the demolition of the historic building did not meet with unconditional support. Lord Mayor Ole von Beust voiced his enthusiasm for the „great urban project“, but, in March 2002, daily newspaper Die Welt criticised the demolition of the original buildings and described the large project as „another anonymous glass palace on Hamburg’s visual calling card“. However, not all of the architects’ plans came to fruition. On the insistence of city preservation officials, the initial draft had to be revised:

original plans for a large glass dome with rotunda and a glass facade facing Ballindamm could not be realised due to legal statutes applying to the inner Alster area. These regulations, in effect since 1946, mandate that buildings which enclose the inner Alster must have natural stone or plaster facades, with a construction height of less than 35 metres. Nor could plans for the modification of Hermannstraße be implemented. Parallel to Ballindamm, built as part of a conversion of the city core after the great fire of 1842, the street will retain its historic path – only a glass hall will enclose the passage area. To harmonise with the buildings on the inner Alster, some characteristic features of the historic merchant’s building were retained at the Ballindamm entrance. The sand stone facade was divided into three zones: a two-storey base, a centre zone with the main floors and additional upper stories stacked at an offset. The roof weathering is also oriented on the height of the neighbouring structure and picks up dominant copper tones in the colour of its section cladding. Spatially, the Europa Passage combines a ground-level storefront model with a multi-store boutique model. The shopping centre’s centrepiece is the 160 metre long passageway that pierces through the whole of the city quarter, from the inner Alster to Mönckebergstraße opposite St. Peter’s Church. The glass passage with its 21 imposing parabolic arches adopts the former path of Paulsstraße, upon which it was built during the conversion. Due to the integration of existing building structures, the true dimensions of the shopping centre cannot be perceived from its exterior. On the inside, 60,000 square metres are equally divided between retail and office space. The over 120 shops, restaurants and cafés as well as office spaces are arranged on five levels along the covered passage. A positive balance sheet could be drawn after the first year of business: the Europa Passage registered 12.4 million visitors. Good transport connections are available for the 30,000 to 40,000 customers who visit the centre daily. The shopping centre has a direct underground rail connection below the building and a six-storey underground car park with 700 spaces.



21 parabolic steel arches create the support structure for the multi-storey passage.

EUROPA PASSAGE IN HAMBURG

BUILDER-OWNER

ALIDA Grundstücksgesellschaft
GmbH & Co. KG, Hamburg,
Germany

CONSTRUCTION MANAGEMENT

Allianz Immobilien GmbH,
Stuttgart, Germany

ARCHITECTS

BRT Bothe Richter Teherani,
Hamburg, Germany

GROSS FLOOR AREA

142.000 m²

PHOTOS

Stephan Falk / baubild/ Hörmann KG

HÖRMANN PRODUCTS

Single and double-leaf T30 steel hollow profiled section doors HE310, HE 320; single-leaf T90 aluminium hollow profiled section doors HE 911; F30 steel fixed glazings HE330; single and double-leaf steel smoke-tight doors S/RS-100, S/RS-200; G30 fixed glazings S/G 300; single and double-leaf T90 steel fire doors H16; single and double-leaf T30 steel fire doors H3, H3D; single and double-leaf steel doors D45



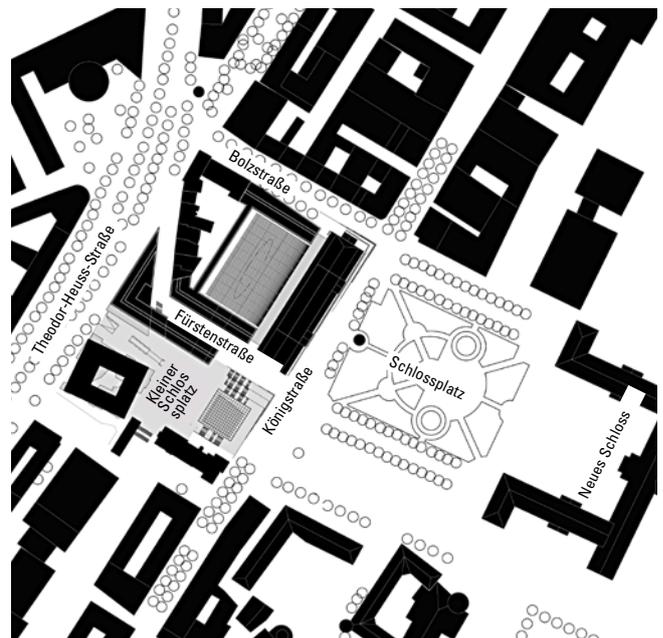
Königsbau Passagen in Stuttgart

Königstraße in Stuttgart is one of the most frequented shopping miles in Germany; it almost always places among the top-ten in the country when it comes to visitor numbers. This makes the pedestrian zone, beginning at the Stuttgart central railway station and extending 1.2 kilometres through the city centre, an ideal sales location. This excellent city location is also advantageous for the „Königsbau Passagen“, a shopping centre located at the midway point of the shopping mile, completed in 2006. Opposite the Neues Schloss and Schlossplatz, the city quarter located between Theodor-Heuss-Straße, Fürstenstraße and Bolzstraße was converted into a shopping and office complex. Königsbau, a listed building in Königstraße, was preserved and integrated into the new structure as an imposing entrance. By the building's inauguration, it was clear that the excellent choice of location had paid off: projections of 80,000 visitors were well exceeded. Instead, 112,000 guests were present for the opening of the Königsbau Passagen. The new building complex from the project corporation Seleno GmbH – a joint venture of HSH N Estate AG and stilwerk AG – constitutes an additional building block in the new design of the inner city quarter: like the new art museum, the conversion of the Kleiner Schlossplatz and the office building „Scala“ – all in the direct vicinity – planning for the new shopping centre was also carried out by the Berlin architecture office Hascher Jehle Architektur. In March 2001, the Berlin architects had already won the competition for the development of the former post office grounds. The Königsbau and the post office behind it were erected in late neoclassical style by the architects Friedrich Leins and Johann Michael Knapp between 1856 and 1860. The monumental structure with its colonnade 135 metres in length acted as a counterpart to the city castle opposite and housed the Stuttgart stock exchange and stores as well as concert halls and ballrooms. Whereas the neighbouring Kronprinzenpalais, or Crown Prince Palace, was demolished in 1963 and replaced by a traffic

intersection including superstructure, the Königsbau, while also heavily damaged, was reconstructed in 1959. Gradually, the post office grounds between Theodor-Heuss-Straße and the Königsbau assumed an unclear form with many small-scale inner courtyards. At the beginning of the 21st century – as part of new urban development guidelines for the city centre – the plot was once again open for further development. On an area of 8600 square metres, within a construction period of two and a half years, the new shopping centre emerged, directly adjoining the historic Königsbau. On a total of 9 stories, the centre contains 27,000 square metres of retail space and 18,000 square metres for offices. While pedestrians on the Königstraße are greeted by the familiar face of the neoclassical building, the inner city street system was expanded by a new building complex adjoining the reverse face of the building: exiting the Königsbau via two routes, visitors arrive in the centre of the building, the elliptical atrium. From this location, the centre also provides exits to both Bolzstraße and Fürstenstraße, making it possible to cross the structure parallel to Königstraße. The second storey is connected directly to the Kleiner Schlossplatz situated above via a glass walkway. The most impressive feature of the new building is its vaulted glass roof, which rises up directly behind the Königsbau in a broad arch toward Theodor-Heuss-Straße. High adjacent elements hide it from pedestrians' view, but the roof can be seen from afar, making it a highlight of the Stuttgart basin. Below it are the recessed terrace-like office levels, which provide a view of the Schlossplatz and surroundings. Both the quadratic atrium of the office floors and the elliptical free space of the lower sales levels receive natural light through the roof. Stone facades on Bolzstraße and Fürstenstraße cover the glass structure and make reference to the neighbouring historic building. The facades are covered with cut Vratza, a Bulgarian sandstone. Large glass sections in the base, off-set window openings in the upper stories as well as the different stone plate patterns create a varied appearance.



The glass ceiling of the new building serves only as an outer layer and does not act as the building's thermal enclosure (above). The new shopping centre retreats with deference behind the Königsbau (below left). Site layout (below right)



From the office spaces, an oval glass surface provides a view of the lively business activities in the building's lower stories (below left). In the upper stories, Hörmann T30 aluminium hollow profiled section doors lead to the office areas (below right). Ground floor layout (below left); 4th storey layout (below right)

**KÖNIGSBAU PASSAGEN IN
STUTT GART**

BUILDER-OWNER

Seleno GmbH
c/o HSH Nordbank AG, Hamburg,
Germany

ARCHITECTS

Hascher Jehle Architektur,
Berlin, Germany

LOCATION

Königstraße 28, Stuttgart, Germany

GROSS FLOOR AREA

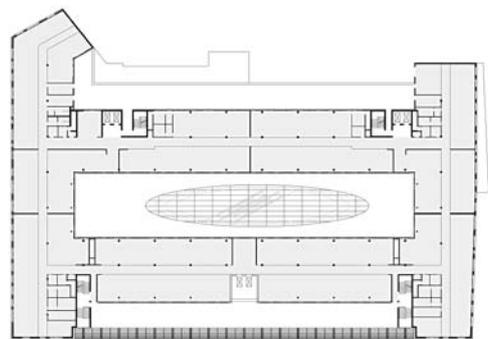
75.600 m²

PHOTOS

Svenja Bockhop, Berlin, Germany

HÖRMANN PRODUCTS

Double-leaf T30 aluminium hollow profiled section doors HE321; double-leaf aluminium smoke-tight doors A/RS-200; double-leaf T30 steel hollow profiled section doors HE 320; F30 fixed steel glazings HE330; G30 fixed glazings S/G 300; single and double-leaf steel fire doors T90 H16; single and double-leaf steel fire doors T30 H3D; single and double-leaf steel doors D45



Critical reconstruction or mere facade?

It is increasingly common for shopping centres to reference their historic predecessors. Old facades are integrated into new buildings or completely reconstructed. How the structural fabric of existing buildings is handled and whether reconstruction efforts degenerate into mere „wallpapering“ are often topics of debate. The following three projects demonstrate different approaches to the delicate subject.

Kaufhof in Berlin

The noise and dust of construction is over: on 24 May 2006, the reconstruction of the department store Galeria Kaufhof at Berlin's Alexanderplatz was completed. For two years, the former GDR department store underwent reconstruction and expansion while remaining open to the public. Creator of the design that brought a new face to the central location was Josef Paul Kleihues, who died in 2004; the implementation of the project carried on by his son Jan Kleihues. The sales area was expanded from 20,000 to 35,000 square metres, making the department store, which was taken over by Kaufhof AG following the German reunification, one of the largest Kaufhof stores in Europe. Alexanderplatz has always been an important trade location. Already at the end of the 17th century, it was the site of cattle and farmer's markets. At the beginning of the 20th century, construction of the first department stores began on this site with the Czar Alexander as its namesake. Hermann Tietz also opened one of his first Kaufhaus subsidiaries here. After the legendary department store was demolished in the 1960s due to heavy war-time damages, a new department store was constructed in the course of redesigning the Alexanderplatz. The Centrum department store, built in 1969 by Josef Kaiser and Günter Kunert, was the largest department store in the GDR and its imposing aluminium mesh facade characterised the site for decades. The conversion of the Kaufhaus has now fundamentally changed the appearance of Alexanderplatz. The store was expanded by 25 metres to the southwest, bringing it closer to its neighbours, Berolinahaus and Alexanderhaus, completed in 1932 by architect Peter Behrens. The original four levels for sales and two for

administration became six full stories for sales and a new series of administrative levels stacked at an offset above. The most obvious change to the 1970s building is its new facade design. The imposing honeycomb-structure made of aluminium elements – a characteristic feature of many Centrum department stores in the former GDR – was replaced by a rigorously divided natural stone facade consisting of travertine, limestone excavated from Gauingen, and large glass surfaces. According to its architects, the facade is a modern interpretation of classic department store architecture: a two-storey foundation as well as the artfully integrated natural stone surfaces make an allusion to the two pre-war buildings from Behrens. Early on, plans to tear down the mesh facade were met with criticism. An article from 2003 in the newspaper Frankfurter Rundschau criticised the demolition of the honeycomb structure, which were said to be as much a part of East Berlin as the television tower: „instead of integrating the famous facade in the new design, it is scrapped without a second thought.“ The facade's clear, rational structure – drawing from architecture of the 1920s – is continued in the building's interior: heavy, white stone balustrades and details such as cubic lamps carry on the design approach. The centrepiece is the atrium of the building, which extends through all levels and is enclosed by a glass dome. The transom light, which allows natural light to penetrate deep into the building, is divided into numerous panels by the steel concrete struts, which dominate the interior with their rigorous structure. Twenty free-standing escalators, each 24 metres in length, intersect the central space, giving visitors a visceral experience of the building's dimensions.



The most eye-catching design element of the building's interior is the vaulted glass roof in the atrium, which is divided by steel concrete struts.



To the north, the Kaufhaus is situated on the bustling Karl-Liebknecht-Straße, to the right the „Alexanderplatz“ underground and commuter railway station (above). Site plan (below left) The clear, rigorous division of the facade is continued in the interior (below right).

KAUFHOF IN BERLIN

BUILDER-OWNER

Kaufhof Warenhaus AG, Köln, Germany

ARCHITECTS

Josef Paul Kleihues, Kleihues + Kleihues, Berlin, Germany

LOCATION

Alexanderplatz 9, Berlin, Germany

GROSS FLOOR AREA

75.000 m²

CONSTRUCTION COSTS

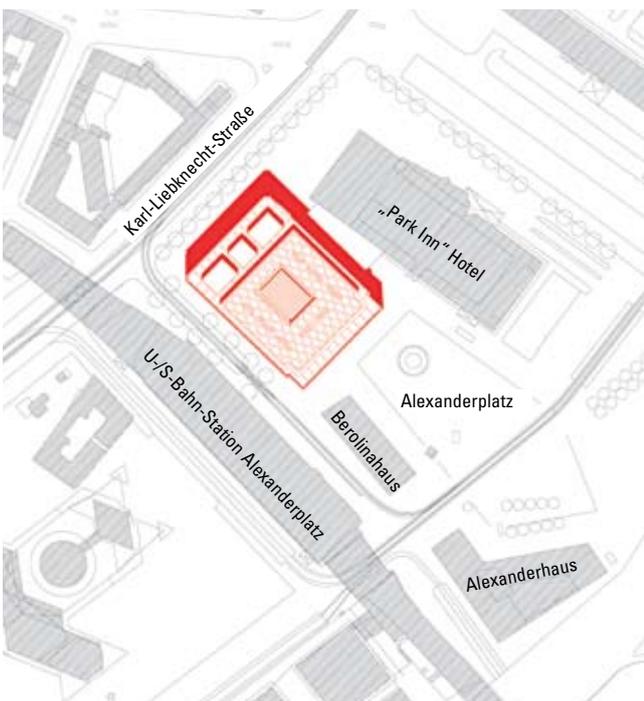
65.000.000 Euro

PHOTOS

Achim Kleuker, Berlin, Germany
Stefan Müller, Berlin, Germany

HÖRMANN PRODUCTS

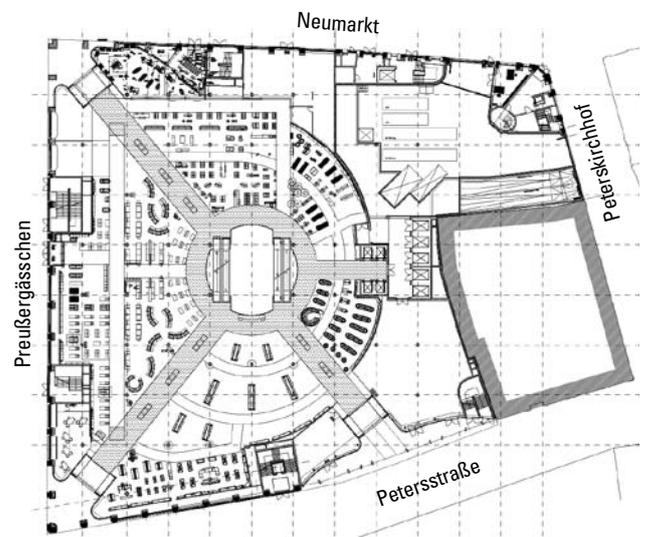
Single and double-leaf aluminium smoke-tight doors A/RS-150, A/RS-250; single and double-leaf T90 steel fire doors H16; single and double-leaf T30 steel fire doors H3, H3D



Karstadt in Leipzig

Since the late 1990s, dynamic developments have occurred in the retail spaces at the heart of Leipzig. From 1999 to 2003, these areas have increased by 56% and even tripled in comparison to 1990. Large projects such as the central railway station promenades, completed in 1997, have primarily contributed to this expansion. An additional project is the shopping centre Karstadt, which was completed by the architecture office RKW Rhode Kellermann Wawrowsky at the city's centre in September 2006. The new building involved the restructuring of an approximately 8300 square metre area between Petersstraße, Peterskirchhof, Neumarkt and Preußergässchen. With the exception of the corner building „Stenzlers Hof“ a whole new quarter has been built. As part of the construction measures, the historic houses at the corner of Neumarkt and Peterskirchhof were restored and converted into office spaces. An important part of the new shopping centre is the integration of the listed facade of the Althoff department store, built by architect Gustav Pflaume in 1914 on the same site. Only the former arcades along Petersstraße and the Preußergässchen have given way; they were closed off by a light metal alloy post-and-beam construction with thermal break. The historic facade was modified by a new building near Petersstraße that closes the gap between the shopping centre and the neighbouring „Stenzlers Hof“, a former city exhibition hall. The concave glass facade behind oval pillars of spun concrete clearly marks one of the three entrances. Although the new building makes a clean break with the existing facade, it does retain its dimensions in part: both the 19 metre supports and the clearly perceptible floor ceilings continue the vertical and horizontal division of the original building. While an historic appearance was maintained on the exterior, the interior of the building has been transformed into a contemporary shopping centre. A total of six stories awaits the visitor. Three main aisles lead from the entrances in a star-shaped pattern to the glass atrium, from which customers can access the upper levels by escalator.

The concave facade at Petersstraße provides a weather-protected entrance (above). Layout (below)



KARSTADT IN LEIPZIG**GROSS FLOOR AREA**36.944 m²**BUILDER-OWNER**

Karstadt Immobilien AG & Co. KG,
Essen, Germany
Josef Esch Fonds, Troisdorf,
Germany

PHOTOS

Michael Reisch, Düsseldorf, Germany

ARCHITECTS

RKW Rhode Kellermann
Wawrowsky GmbH + Co. KG,
Leipzig, Germany

HÖRMANN PRODUCTS

Single and double-leaf T30 aluminium hollow profiled section doors HE 311, HE 321; single and double-leaf aluminium smoke-tight doors A/RS-150, A/RS-250; double-leaf T90 aluminium hollow profiled section doors HE 921; T90 fire hatches H16

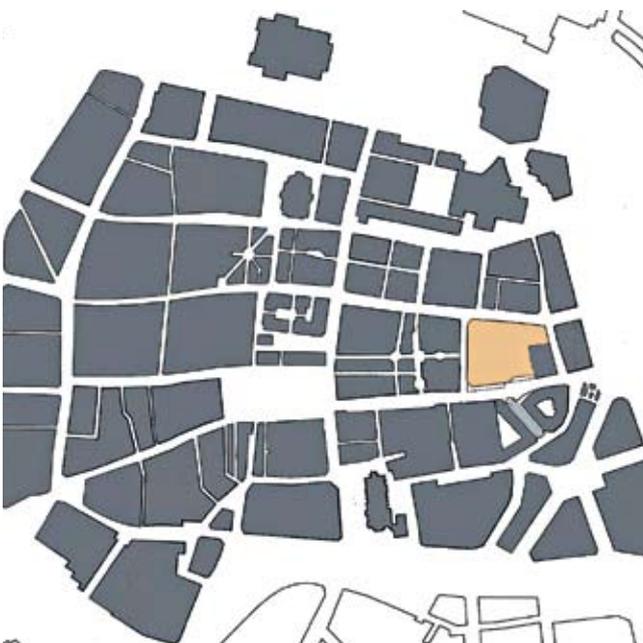
LOCATION

Neumarkt 30, Leipzig, Germany

CONSTRUCTION COSTS

74.000.000 Euro

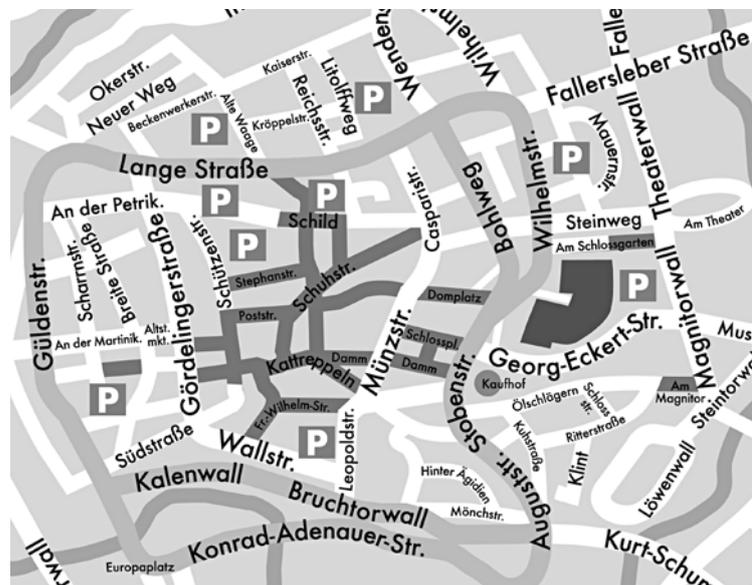
The facade was also modified by a new building at the corner of Preußergässchen and Neumarkt. It is clearly oriented on the historic facade of the neighbouring building (above right). The atrium in the building's interior is enclosed by a glass dome. Every hour on the hour, the fountain rises up to 30 metres into the air (right). Site plan (below left)



Schloss-Arkaden in Braunschweig

Two close decisions by the city council determined the course of recent history for Braunschweig's city castle: the demolition of the war-damaged neoclassical building in 1960 and a resolution for its reconstruction 43 years later. In 2003, with a majority of only one vote, a resolution was passed to convert a portion of the former duke's residence, built by Carl Theodor Ottmer from 1833 to 1841, into part of a shopping centre. Located on a historic site at the heart of the downtown area, builder-owner Credit Suisse in collaboration with the investor ECE Projektmanagement completed the shopping centre „Schloss-Arkaden“ in March 2007. Architects Alfred Grazioli and Wieka Muthesius, already awarded the commission in 2003, are responsible for the design of new building which directly adjoins the reverse face of the castle facade. The project has remained controversial since the council resolution: local trade fears competition from the shopping centre and local architects criticise the reconstruction of the castle as little more than „historic wallpapering“. This is because only a part of the former residence has been reconstructed with the Schloss-Arkaden. Only the 116 metre long main facade and that of two wings were rebuilt in part with original stone; the stones were set in front of a modern steel concrete structure. While the reconstructed castle does contain areas for cultural purposes, beginning at the enclosed courtyard, a modern shopping centre with 30,000 square metres of retail area awaits visitors. Architects juxtaposed the castle's sandstone facade with a three-storey building. The structure, with a glass facade partly tinted green, is three times as massive as the reconstructed residence. In its selection of materials, the new building sets itself apart, but the facade's vertical division makes reference to its neoclassical neighbours. It also demonstrates an awareness of the surrounding urban space. The shopping centre faces north with a closed facade, but opens up with broad colonnades toward the city centre in the west and the theatre square to the east.

In the „Schloss-Arkaden“ approximately 150 specialty stores, service companies, restaurants and cafés await visitors (above). Site plan (below)



**SCHLOSS-ARKADEN IN
BRAUNSCHWEIG**

BUILDER-OWNER

Credit Suisse Asset Management,
Frankfurt, Germany

ARCHITECTS

Grazioli und Muthesius Architektur,
Berlin, Germany

**PROJECT DEVELOPMENT /
GENERAL PLANNING**

ECE Projektmanagement GmbH &
Co. KG, Hamburg, Germany

TOTAL EXPENSES

200.000.000 Euro

PHOTOS

ECE Projektmanagement GmbH & Co. KG,
Hamburg, Germany

HÖRMANN PRODUCTS

Single-leaf T30 steel hollow profiled
section doors HE310; double-leaf T30
aluminium hollow profiled section doors
HE 321; aluminium smoke-tight door
A/RS-250; single and double-leaf T90
steel fire doors H16; double-leaf T90 steel
fire doors HG26; single and double-leaf
T30 steel fire doors H3, H3D; single and
double-leaf steel doors D45; single-leaf
steel smoke-tight doors RS 55; T90 sliding
fire door HG 18

For the construction of the facade, roughly 600 original pieces were used. Their colour easily distinguishes them from the new sandstone elements (above). The new building creates a clear courtyard, where the „knights' fountain“ is located. This is one of the three main entrances to the shopping centre (below).





1. Ten years of automatic door locking

Ten years ago, Hörmann brought automatic door locking in the operator boom onto the market. Since then, all Hörmann garage doors are, to a large extent, protected against forced opening by uninvited guests. In comparison to conventional operators, the patented solution functions purely mechanically. This means that it also functions in the event of a power failure, or if the power is shut off while you are away on holiday. The lock is housed in the robust, flat operator boom and functions according to a simple principle. When the garage door is closed, the door security kit automatically engages in the guide rail stop and thus locks immediately and securely. This effectively secures the door against forced opening from the outside. You cannot forget to lock the door, as it does not have to be locked by hand after it is closed. An additional design advantage is that the operator head is not stressed if someone tries to break in, meaning that it cannot be damaged quickly.

2. Germany remains a key investment focus

The 12 highly specialised plants in Germany will continue to be a key investment focus for the Hörmann Group in the future. The family enterprise from Steinhagen has added on to numerous plants and will continue to expand them – including Ichtshausen near Erfurt and Brandis in the vicinity of Leipzig. In Brandis, the company with its 5500 employees worldwide has created extra space for parts storage and for an additional production line. A new generation of entrance doors will be produced at this location. Beyond the hall, the wing of offices has also been expanded: the enlarged space for seminars can now host more participants in Hörmann's seminar programme. A completely new addition includes an exhibition space where products, presentation and advertising media for Hörmann sales partners are displayed. About 120 kilometres to the southwest in Ichtshausen, approximately 30 million Euros have been invested in production. Sectional garage doors are now produced and stored on over 50,000 square metres. A new addition is a hall section where a third system has been set up for foaming door sections. Moreover, production lines for single-skinned sectional garage doors as well as doors with wicket doors are currently being set up in the plant. Further investments

have been made at headquarters in East Westphalia: in the Brockhagen plant the production and storage hall has been expanded by an additional 5000 square metres. Nearby, in the Hörmann plant for operating technology, a building addition is planned to accelerate order processing, thereby reducing delivery times.

3. Hörmann sales offices in India

With the founding of a sales office in Mumbai (formerly Bombay), Hörmann has taken a critical step towards opening up the Indian market. In the past months, the company has sounded the potential of the country's market. Key markets have been discovered in the automotive, electronics, pharmaceutical and food industries. The main initial focus will be industrial doors and loading technology. Hörmann KG will also make its trade fair debut in India at the logistics trade fair CeMAT India. A small sample of products for logistics real estate will be presented at the trade fair. In particular, products for the growing intralogistics market will be introduced.

2



5



4. Numerous innovations at BAU 2009

At the trade fair BAU 2009 in Munich, Hörmann will once again present numerous product innovations from 12 to 17 January. In Hall B2, the European market leader will display many new products on over 1000 square metres. In the areas of fire and smoke-tight products, the industrial doors and loading technology segment and in entrance garage doors, both new products as well as innovative details will be shown. The trade fair exhibit will be accompanied by numerous seminars on the trade fair grounds.

5. amherzen.de

For 15 years, Hörmann has been a partner of outstanding young artists and social projects. For example, a joinery that includes an adjacent apprenticeship workshop was built together with the „Förderverein Myanmar e.V.“, based in Saarbrücken. A particular sponsorship focus is on innovative information about illness and disabilities. All projects and partners are documented on the newly redesigned website, www.amherzen.de. The site, or more precisely the „Portal Junger Kunst“ (Portal for New Art) designed by Tilo Schulz, also presents pieces from artists who have been featured in PORTAL.

6. io-homecontrol® now also for entrance doors

Now, entrance doors can also profit from the convenience of io-homecontrol® technology. Hörmann is now offering a compatible door lock for aluminium entrance doors. Using a hand transmitter, the door can be unlocked and queried as to its status. The latter is calculated by the system via two contacts. In addition to entrance doors, io-homecontrol® compatible garage doors as well as sliding entrance gates and hinged gates from Hörmann are available. This standard enables the coordinated control of home technology products from different manufacturers. Many different components such as doors, door locks, heaters, roller blinds, skylights and louvres can be controlled via a single, wireless control element. With communication by way of encoded radio signals, no prerequisites are required. Compatible components can be easily integrated into the existing system. With the hand transmitter, you can not only control, but also query the components as to their status. This means you can quickly check whether, for example, all doors, windows and the garage door are locked, thus providing increased security and convenience.

At a glance: the functional components of io-homecontrol®



PREVIEW / IMPRINT

Topic in the Next Issue of PORTAL: Focus on Munich

From 12 to 17 January 2009, the building and construction industry will once again meet at the BAU trade fair in Munich. Reason enough to dedicate a special edition of PORTAL to the Bavarian capital. Munich is currently among the most dynamic architectural regions in Germany. In the city, enormous former industrial and railway areas are still being converted into residential and office spaces. In the past months, Munich has also become known for endless architectural debates and spectacular flops: the Werkbund residential project „Wiesenfeld“ or the renovation of the central railway station are only two examples.

 **BAU 2009**
ARCHITECTURE · MATERIALS · SYSTEMS
12-17 JANUARY · MUNICH TRADE FAIR CENTRE

A new emblem for Munich: BMW Welt from Coop Himmelb(l)au



Photo: Arji Manopoulos / Coop Himmelb(l)au

HÖRMANN IM DIALOG

Building with Hörmann — Your project in PORTAL

At four-monthly intervals, PORTAL reports about current architecture and the framework conditions under which it evolves. And if you so wish, PORTAL could soon serve as the showcase for one of your own projects! Send us information on the buildings you have realised using Hörmann products – as a brief documentation with plans and photos, maximum in A3 scale, by post or e-mail:

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ET 500 Collective Garage Door

Individual look, quiet door travel and low operating costs.

The new ET 500 collective garage door from Hörmann offers a number of convincing advantages: its nearly maintenance-free door construction is economical, designed for continuous operation, suits almost every fitting situation and offers numerous design possibilities. It goes without saying that the unit is certified and equipped with an operator.



Optional added convenience:
a wicket door within the door

