



NO HOTEL LINDLEY LINDENBERG

LINDENBERG'S THIRD GUEST COMMUNITY, FEATURING 100 ROOMS,
OPENS IN FRANKFURT-OSTEND.

Lindleystrasse 17, Frankfurt am Main. A large building with a cast iron-coated glass façade stretches skywards; the shop window into a new world: wood sorrel ready for the picking in the herb room, records spinning in the Parlour, schnapps and celery carbonara plated up at the restaurant, a subversive acoustic concert being performed in the Panopticon, fruit trees for reading under, oven-fresh sourdough at the bakery, a dirty Martini at the bar on the fifth floor, bird watching on the rooftop terrace. All this can be enjoyed from now on – in the comfort of leisure-wear and slippers – at LINDLEY LINDENBERG.

LINDLEY LINDENBERG is the third LINDENBERG Hospitality GmbH hotel in Frankfurt am Main, run by Denise Omurca, Christian Velthuizen and Nils Jansen. Like the concepts preceding it, it is based upon the experience of a guest community, in which long-term tenants and overnight guests not only occupy suites, but also a large number of shared living spaces. "We are neither a classic hotel nor a flat share community – and yet, we're both at the same time" (Denise Omurca). Overnight guests are just as welcome as those looking for a second home for days, weeks, months or even years – a place to connect to.

LINDLEY's 100 guest rooms are kept to the minimum size, because life happens 'out there'. Since 2012, LINDENBERG has seen itself as a pioneer of co-living, for which access plays a greater role than ownership. Depending on their wishes and plans, guests are invited to move between areas with a particular purpose, and dive into those communities. In this way, LINDENBERG spaces reflect the social need for communal living and working. A new quality of life, accompanied by a sense of togetherness – balanced with the possibility of individuality, and always focused on sustainability in both living and business.

THE BUILDING

The rooms: LINDLEY's guests' own four walls are intended for sleeping, showering and re-treating. Everything else is made accessible across the shared living spaces. The quality of a stay in LINDLEY's rooms is not determined by size, but rather by the finesse of the furnishings, considered design and high-quality materials. High ceilings, a thoughtful colour concept and generous windows serve to create a pleasant sense of space.

When guests wish to venture beyond their own four walls, a large number of **SHARED LIVING SPACES** and **COMMON AREAS** await, spread over seven floors.

The small, **WILD GARDEN**: Plants that celebrate the changing seasons, hilly landscapes, wooden terraces and a water basin form an 'enchanted' garden around the house. Quince, apple and pear trees offer shady spots to linger under.



The **LEUCHTENDROTER** restaurant on the ground floor is the little wicked sister of the restaurant SEVEN SWANS, brought to life and managed by Chris Weinbeck, Denise Omurca and Michelin star chef Ricky Saward. Morning, noon and night, the restaurant serves hearty, accessible vegetarian pleasures for the people, made exclusively from regional projects. The wine bar is stocked with a tightly curated selection of wines and sparkling wines.

BAKERY: Just next to the restaurant, you'll find oven-fresh sourdough bread, sandwiches, croissants and homemade cakes, as well as fair trade coffee roasted by local partners.

BAR MARMION: In the bar on the 5th floor, bar culture classics are produced and served in their original versions, as well as with new twists. A fine selection of wines, spirits and cocktails are poured in a sophisticated ambiance. The bar is run by Torsten Martini and Malwin Hillier.

Unlike the restaurant, bakery and bar, the other **COMMUNITY SPACES** are reserved exclusively for hotel guests, and are only accessible to external guests on particular occasions.

COMMUNITY KITCHENS on the 4th and 6th floors: These fully-equipped communal kitchens form the foundation of togetherness and serve as the heart of LINDLEY. Self-made products, homegrown vegetables and fruit and produce from LINDENBERG's BRAUMANNSWIESEN permaculture plot in the Taunus line the refrigerators and shelves.

THE PARLOUR, with a small but carefully-selected record collection and a library for reading and listening to music,

THE PANOPTICON as a conference, event, work, cinema and concert room with its Rube Goldberg installation and a varied cultural programme,

THE COWORKING SPACE as a workstation for hire or the conference room,

THE INDOOR FARM, operated by BRAUMANNSWIESEN for that home-cooked sauce's finishing flourish,

THE TREE for finding peace,

THE GYM STUDIO BLITZ, run by Michael Schmelzer, in which workout classes supplement individual training sessions, and last but not least,

THE ROOFTOP TERRACE, a place to relax with a view over the Main basin and Frankfurt, bring the community to life.

In all their colourful diversity, the shared living spaces are the counterpart to individuals' own living rooms, kitchens, dining rooms, hobby rooms and offices. These communal spaces form the core of the project, and are for the most part vertically stacked on the building's southern façade. They bring into being the 'Wunderkiste' (Pandora's Box), a glass shop window, a diorama of the LINDENBERG world, and a community that has made togetherness its goal.

ARCHITECTURE & INTERIOR

Franken Architekten (draft and approval planning), Exitecture (implementation planning and site management) and studio ABERJÀ (overall concept interior) are responsible for the architecture of LINDLEY LINDENBERG. The interior and design concept is stylistically inspired by an imagined flowing transition from Art Nouveau to Art Deco (1895 to 1925). A finely-tuned dualism



between the decorative playfulness of Art Nouveau and the new sobriety of Art Deco, transported to the here and now. Materials and elements are transferred from the beginning of modernity to today's cosmos, and experience a renaissance within it.

THE ARCHITECTURE: The design by Franken Architekten links a half block side in the north/south direction between Hanauer Landstrasse and Lindleystrasse, and forms a detached solitary building in the south. The building consists of a seven-storey block-shaped structure divided into a room wing with a perforated façade and the 'Wunderkiste' on the south side. As with most hotels, the ground floor is used for publicly-accessible purposes. In LINDLEY, further shared living spaces, in part double-storey, unexpectedly take up the full vertical height of the building. This 'Wunderkiste' is differentiated from the guest room wing by a cast iron curtain wall on its closed sides, and on the south side, opens towards the harbour basin of the east port through complete glazing. This shop window turns the guest community into a visible part of city life. The storey ceilings trace the sections of space connected by split levels and stairs, thereby emphasising their vertical stacking. The 'Wunderkiste' will create a new typology of hotel architecture that perfectly matches the guest community's innovative concept, with its emphasis on shared living spaces. The choice of materials – cast iron, plaster and clinker brick – as well as the classic three-part division of the guest room wing into plinth, shaft and roof weathering reference Wilhelminian industrial architecture. The plinth is accentuated by floor-to-ceiling windows that create a connection to the garden. Clinkered ornamental fields and simple, floor-to-ceiling wooden windows structure the central part, while the roof weathering is formed by a cornice.

The architectural design combines the genius loci of Frankfurt's former industrial eastern district with the present day, and, with the 'Wunderkiste', gives the guest community an iconic symbol.

THE CAST IRON FAÇADE: A total of 2000 elements made of cast iron, as heavy as 70 elephants, form the outer layer of the 'Wunderkiste' and show an abstract picture on the façade. The cast iron stands in contrast to the otherwise brown-pink outer walls.

THE COLOUR CONCEPT: Each shared living space picks up on different tones of the overall colour concept. While the bakery and reception areas on the ground floor are done in winter blues, the Panopticon on the first floor is done in a dark grey blue, the Parlour in a curry-to-lemon yellow, the herb room and tree room in salmon pink, and the bar area in a light purple shade of brown. In addition, a colour tone that emphasises the sense of space was selected. The record ELLIE FORD – Light Repeated was released via LINDENBERG's own music label (LOTTE LINDENBERG) to coincide with LINDLEY's opening. It represents the timbre of the project, and can be listened to in various spots throughout the building.

THE DESIGN LANGUAGE: Alongside the colour palette, the building's interior design impresses with its precise lines, arches and patterns. The blueprint for this leitmotif is THE GRID, which is reflected in almost all areas of the project upon close inspection – an unobtrusive formal language that references the aforementioned style epoch for today.

THE FIT OUT: The interior comes to life in the contrast between old and new elements – striving for a mix of mostly contemporary objects with a few epoch-spanning originals. A wide



variety of vintage Thonet chairs, collected by the team over the years, have been refurbished and are displayed on all floors. Paired with e15 tables, vintage lamps by Frank Landau, shelves by Muller Van Severen, comfortable box spring beds by Fennobed and furniture and specially-designed lamps by Studio ABERJA, the furnishings form a contemporary ensemble with quotations from past times.

A further major feature of the building is the specially manufactured room dividers, made of filigree steel profiles. Designed on the basis of THE GRID, they zone off spaces for different purposes in the rooms and shared living spaces.

THE MATERIALS used by ABERJA convey an eclectic albeit always unobtrusive overall impression: dark, coarse mastic asphalt flooring meets warm walnut wood elements, such as walnut parquet embedded in the floors and panelling, which decorates the walls next to custom-designed recurring diamond-shaped tiles by Kaufmann Keramik and Wiener Geflecht. Whether subtly integrated into objects or employed as a robust kitchen block in the restaurant, copper accompanies guests in all areas of the building. Natural materials, such as shell limestone, are frequently used and blend in harmoniously. Heavy curtains and chair cushions from Kinnasand lend the rooms a homely feel. Textiles from Sierra Leone, produced exclusively for the project, deliberately break away from the otherwise-subdued colour scheme and decorate the rooms in the form of pillowcases, hairdryer bags and slippers.

ART plays a decisive role in LINDLEY as an accentuating spatial element. Over 500 works by contemporary artists, for the large part created exclusively for LINDLEY, have been installed around the building. Graphic pieces by the Frankfurt design studio Pixelgarten, works by young photographers such as Marija Strajnic from Belgrad, Roos Quakernaat from Amsterdam, Nicolas Henry from Paris, Lisa Diandra Krüger, Oliver Tamagnini and Simon Bolz from Frankfurt, Lena C. Emery from London, paintings by Dragan Bibin, Boris Lukic (Belgrade) and Dennis Rudolph (Berlin), as well as paper sculptures by Diana Beltran Herrera (London) adorn the walls. The centrepiece is the Rube Goldberg Installation by Frankfurt artist Kathi Käppel in the Panopticon.

LINDLEY is playful, inventive and yet consistent in its spatial arrangement, colour scheme, choice of materials and design language. The literary story of the immortal Mr. Lindley by Polish author Artur Becker, created in collaboration with LINDENBERG and linked to the house, was published in 2019 by weissbooks.w Verlag, and was intended to bring about a mutually-enriching connection between art and literature. As such, elements of the book can be found in the building, and vice versa.

SUSTAINABILITY & SOCIAL RESPONSIBILITY

The LINDENBERG group has always followed the so-called 'conscious business' approach. All LINDENBERG hotels are, for example, purely vegetarian establishments and mainly use home-grown products – fruits, vegetables, herbs eggs and honey – from LINDENBERG's own BRAUMANNSWIESEN permaculture plot in the Taunus. The indoor farm at LINDLEY LINDENBERG makes international herbs accessible without the need to import them. Employees and guests are encouraged to work and live in the spaces in a resource-efficient way. Many of the



fabrics (pillowcases, bags, slippers etc.) are produced in Sierra Leone by former 'Sowies' (female circumcisers), who were given the opportunity to stop engaging in the practice and instead work as seamstresses for LINDENBERG, among other companies. The goal is to put an end to FGM (female genital mutilation). This is amongst one of the many projects supported by LINDENBERG's non-profit sister organisation PFEFFERMINZGREEN e.V. A copper sign at LINDLEY's entrance kindly reminds guests that we would rather be without the Erika Steinbachs of this world, in the hope that LINDLEY will attract those who love diversity as much as we do.

FACT SHEET

ADDRESS: Lindleystrasse 17, 60314 Frankfurt am Main, Germany

OPENED: 1st July 2019

GENERAL MANAGER: Denise Omurca, Christian Velthuizen, Nils Jansen

OPERATOR: LINDLEY LINDENBERG GmbH

TYPE OF BUSINESS: "Guest community"

TOTAL FLOOR AREA: 3716 square meters

GUEST ROOMS: 100

COMMUNAL ROOMS: 17

ROOM RATES: from 89 euro per night, from 1299 euro per month

EXTERNAL PARTNERS: Chris Weinbeck, Ricky Saward (Restaurant LEUCHTENDROT-ER), Michael Schmelzer (STUDIO BLITZ), Torsten Martini and Malwin Hillier (Bar MARMION)

ARCHITECTS: Franken Architekten (Phase 1-4), Exitecture (Phase 5-8)

INTERIOR DESIGN: Studio ABERJA

FAÇADE DESIGN: Franken Architekten, Exitecture Architekten, Studio ABERJA, Pixelgarten

LANDSCAPE ARCHITECTURE: Studio ABERJA, Kubus Freiraumplanung

INTERIOR FITTINGS: Innenausbau Biermann, Gebrüder Jung, Arthur Z, Tatcraft (among others)

INTERIOR/BRANDS: Thonet, e15, Fennobed, Kvadrat/Kinnasand, Fashion For Floors, e15, Frank Landau, Arte, Creation Baumann, Keramik Kaufmann, Rossittis (among others)

ART: Simon Bolz, Kathi Käppel, Pixelgarten, Boris Lukic, Dragan Bibin, Dennis Rudolph, Nicolas Henry, Roos Quakernaat, Oliver Tamagnini, Marija Strajnic, Lisa Diandra Krüger, Diana Beltran Herrera, Lena C. Emery