

AllesWirdGut

588.HSM – Go Four It | Business Park Hanauer Straße/ Munich (DE)

City Office, Office City

The way is the goal, they say. In this case, the way is even a *strada* as the center axis of the new business park, connecting Hanauer and Ehrenbreitsteiner Strasse.

On the basis of an existing area plan, Zechner & Zechner and AllesWirdGut developed a lively highly-densified business park. The *strada* is the central access and circulation axis, a high-quality outdoor space of supralocal urban significance. In its spatial articulation as a sequence of narrower sections and widenings rich in attractions, the *strada* generates an urban atmosphere that is quite unlike what you find in the usual business park.

The predefined built-up volume, divided up between a northern and a southern block building, reaches its maximum height, six upper floors, along the heavy-traffic Hanauer Strasse. This marks the beginning of the identity-forming *strada* with its urban public-space character which becomes gradually less pronounced toward Ehrenbreitsteiner Strasse and the adjoining residential quarter.

Four buildings are structured by clefts and breaches and further differentiated through stepped upper floors and entrance-forming recesses.

The lower floors with their greater ceiling heights and expanded technical building services enable types of use that contribute to livening up the quarter. Aside from shops, restaurant, and social facilities, spaces are created for start-ups and new forms of work, from creative activities to gentle production: an urban plinth in the microcity.

The upper floors accommodate flexibly usable office spaces that allow for varied spatial layouts beyond the typical central corridor with rows of cubicles and often have adjoining outdoor spaces. Narrow terraces in the area of the stepped upper storeys and generously equipped roof areas above the third upper floor open up a variety of visual relationships and enter into a lively dialogue with the *strada* below.

Project data:

Planning: ARGE Zechner & Zechner/ AllesWirdGut

Project stages: 1-4

Client: EB32 Grundstücksgesellschaft mbH & Co. KG, Grünwald

Facade Competition / Direct Commission: Nov. 2020

GFA: 60,800 m²

Team: Georg Scherrer, Julian Tratter, Julia Stockinger, Kristina Mosor, Ladislav Farkas, Margarete Deweis, Martin Brandt, Patrick Tinauer, Peter Jakubiček, Rachele Albini, Till Martin, Timo Pitz

Certification: Intep

Fire Protection: Heister + Ronkartz

Landscape Architects: MGK

Building Services: Janowski Ingenieure

Structural Engineering: C-I-P

Construction Physics: Müller-BBM

Facade Planning: Rache Engineering

Illustration: ARGE Zechner & Zechner/ AllesWirdGut

Visualization: Backsteen, Alt/Shift | Project name "Go Four It": Backsteen

Model: mattweiss

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