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# GROHE PROJECT

THE PLANNING OF OFFICE BUILDINGS  
CONSTRUCTION OF THE NEW ICADE PREMIER HAUS 1, MUNICH



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# ICADE WINS GOLD STANDARD AWARD

In January 2011, the newly constructed "ICADE Premier Haus 1" office building won the DGNB certificate in gold at BAU, the world's leading trade fair for architecture, materials and systems. The cube is the first building block of a project comprising three interacting buildings in Munich's modern Arnulfpark district.



Rolf Ganzer (Architekten GHU GmbH, Munich) and Thierry Louvieux

Rolf Ganzer, Gerhard Hajek and Helmut Unterholzner have shared an office in Munich and collaborated on projects since 1979. Most of the projects realised - e.g. Munich's Technisches Rathaus - have been a result of successful competition entries. On October 1, 2010, they founded Architekten Ganzer Hajek Unterholzner (GHU) GmbH. Thierry Louvieux has been working on Franco-German projects since 1990, partly in cooperation with D. Perrault in Berlin.

## What was the brief for the office building to be designed in Munich's Arnulfstraße?

Our client, ICADE, is a leading French real estate company. ICADE Premier Haus 1 was the company's first project in Germany. The building therefore had to be special right from the start. It had to offer maximum flexibility and convenience and meet the highest quality standards, with sustainability being the guiding principle. In January 2011, Deutsche Gesellschaft für nachhaltiges Bauen (DGNB, the German Sustainable Building Council) recognised our efforts by awarding ICADE Premier Haus 1 the DGBN certificate in gold. The land-use plan permitted construction of a monolithic block with a gross floor area of 47,000 square metres on the MK 9 site. This size was not ideal - neither from a marketing nor from an urban development perspective. Our first task was hence to develop an urban complex that subdivides the permitted maximum gross floor area of MK 9 and MK 8, the

neighbouring site also owned by ICADE, in a way that made sense.

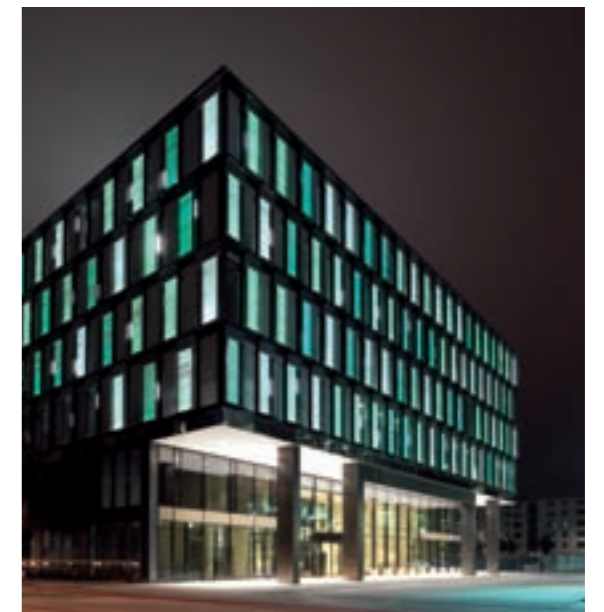
We therefore had to come up with an urban planning concept that defines building blocks that can be constructed simultaneously or consecutively and whose sizes and possible combinations appeal to a wide range of potential users. The location and size of the first building block (Haus 1) had already been determined by the first tenant that had been recruited. Moreover, the arrangement of the building blocks had to create a compelling urban complex that establishes its own identity within the Arnulfpark area. This means that the buildings and open spaces had to be grouped such as to optimally integrate the new complex into the local environment, e.g. the forecourt shared with the Mercedes branch, the adjacent passageway to Arnulfpark and the future connection to the new commuter train station entrance.



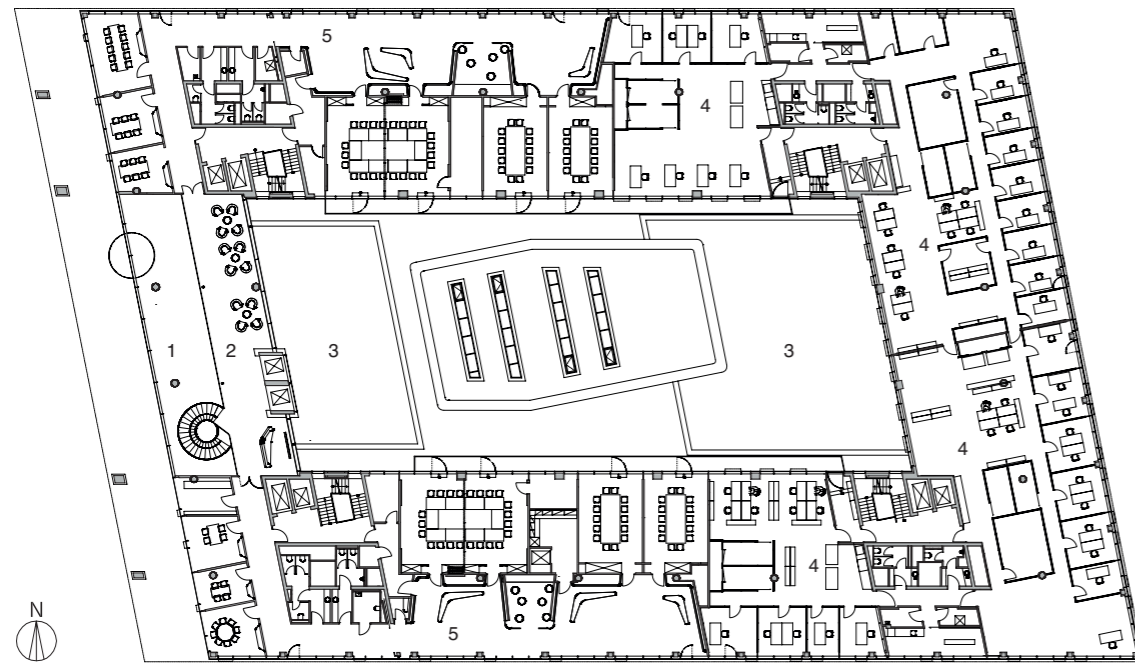
Munich's Arnulfpark is located between Donnersberger Brücke and the city's central station

## What structural measures did you take to optimise energy efficiency?

In addition to the use of district heat, optimised thermal insulation and heat recovery, building automation makes the key contribution to the energy efficiency of the building. The office lighting is, for example, automatically controlled depending on actual use and daylight conditions. The position of the integrated sun blinds ensures optimum guidance of the light and minimises the heat transfer into the building in the summer.



White light accents and colourful LED lighting change the look of the facade at night



Floor plan of the first floor, not to scale

- 1 Foyer void
- 2 Foyer gallery
- 3 Courtyard
- 4 Offices
- 5 Conference rooms



Floor-to-ceiling windows and transparent partition walls create wide open office spaces on the second to fifth floor

**Could you please explain the office concept you have developed for ICADE Premier Haus 1?**

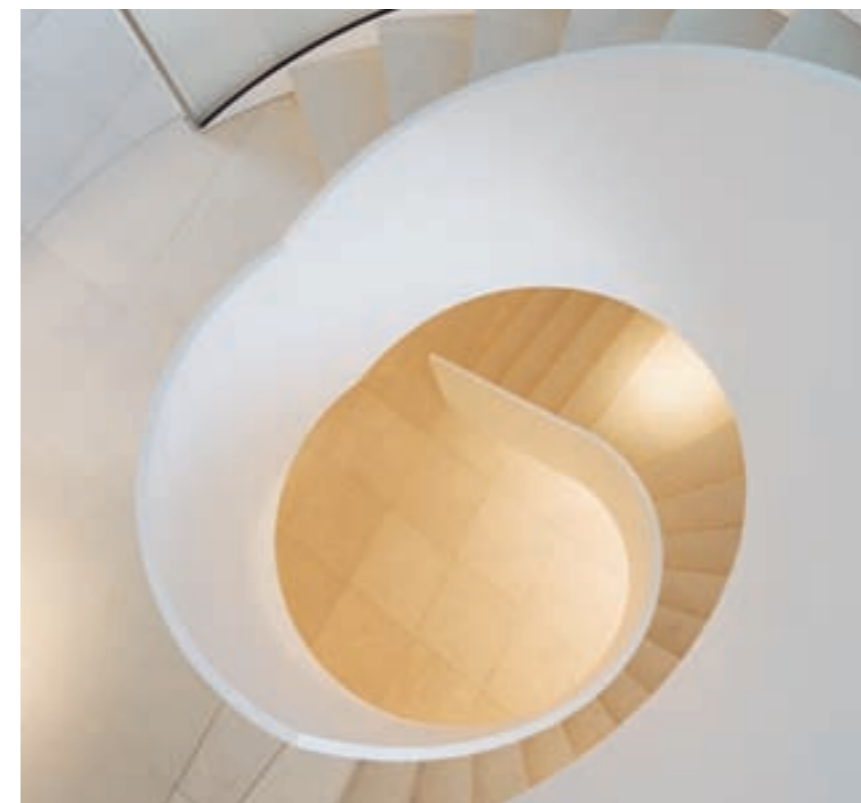
Each of the approx. 2,500 square metre office floors is subdivided into eight units with a floor area of between 200 and 400 square metres which are accessed via four cores. As there are no supporting walls within the units, they can be subdivided into office cells, open-plan offices or anything in between as required. All partition walls are movable, with the walls parallel to the facade being fully glazed. In combination with the light-guiding sun blinds, this provides generous insights and ensures that the inner zones also benefit from the daylight.

**What is special about the cube's outer appearance?**

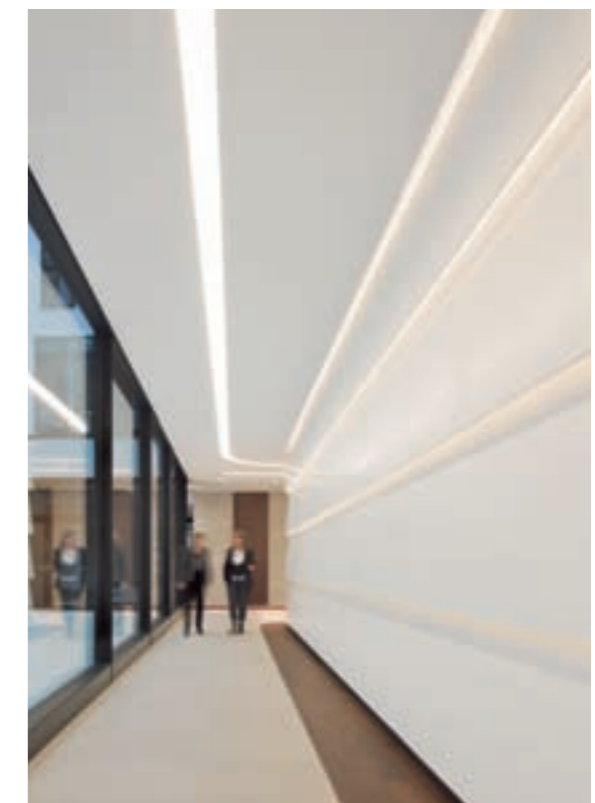
The outer facade consists of accurately stacked glass boxes which define the building's regular geometrical rhythm – a sculptural design with clear lines and a three-dimensional chessboard with elegant proportions. It eludes conventional classification because it is neither a perforated facade nor a curtain facade but a glass facade that reinterprets the perforated facade, a curtain

facade consisting of box-type windows that define its rhythm. One might call it a "perforated curtain facade".

The design defies description in standard terminology. Where are the pillars, ceilings, lintels and parapets? The slight horizontal offset eliminates the reference to the ceilings. The protruding and retreating boxes shape the building and the reflection of the glass makes it look like a multi-cut diamond. The regular protrusions and recessions of the glass boxes let the facade flicker and reflect a pixellated image of its surroundings. The building's skin changes with the natural light or the presence of its users. At night, the facade provides the background for a work of light art created by Francois Migeon. White light accents and indirect colourful LED lighting with slowly changing colours in the glass boxes entertain passer-bys with a carefully staged light show.



Spiral stairs lead to the separate meeting zones on the first floor



Large windows light the access zones on the ground floor



The ground floor houses the reception, meeting zones and a large auditorium in the courtyard  
The regular repetition of the glass boxes – which seems inspired by the works of the American artist Donald Judd – gives the building an impressive look and a strong identity in its surroundings.

**What are the benefits for the users of ICADE Premier Haus 1 compared to other office buildings?**

Its users benefit from very high climatic comfort and convenience with fully automatic control. If they want to, they can, however, control the temperature, brightness, position of the sun blinds and opening of the windows themselves. The simple access system makes it easy for users to find their way around the building. Its subtly designed interior with two courtyards, foyers and a two-storey entrance hall gives the ground floor and first floor which house the special areas such as the conference rooms and auditorium a unique atmosphere and high quality of stay.

**What were your criteria for the interior design, e.g. the selection of the sanitary fittings?**

All interior fittings had to live up to the high quality standards of the building as a whole. In line with the concept of sustainability, longevity and long-lasting, trouble-free operation were our key selection criteria. Moreover, the look and feel of the products used should support these properties.

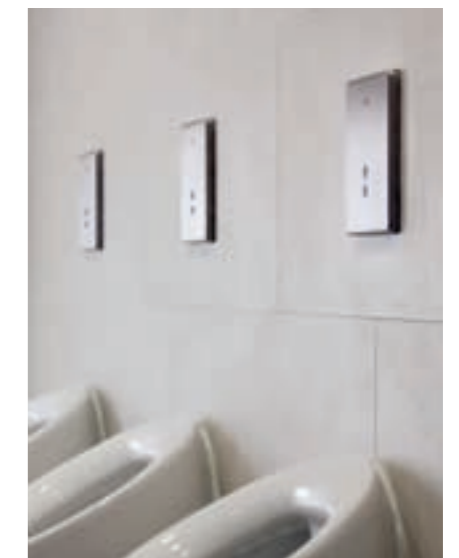
Thierry Louvieux and Rolf Ganzer were interviewed by Annika Frey

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- Project** | ICADE Premier Haus 1 office building, Munich
  - Builder** | ICADE Reim Deutschland
  - Architects** | Ganzer-Hajek-Unterholzner/Louviaux, Munich
  - Landscape architect** | W.H. Niemeyer, Munich
  - Light art** | 8'18' François Migeon, Paris
  - Courtyard art** | Thomas Weil, Friedberg
  - Completion of the interior for the tenant, interior Design** | Landau Kindelbacher, Munich
  - Lighting** | Tropp Lighting Design, Weilheim
  - Photos** | Werner Huthmacher, Berlin
  - GROHE products** | Rapid SL, Lineare WT, Tectron Skate infrared urinal electronics, Skate Cosmopolitan WC actuation
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# SUSTAINABILITY INSIDE ICADE

Sustainability was the key aspect in the development of the concept for ICADE Premier Haus 1 and it was the guiding theme in the sanitary facilities as well. Lineare from GROHE fits this theme perfectly. These elegant and timeless wash basin faucets are engineered, manufactured and finished to outlive generations. "Its robust body and low-wear cartridge make Lineare an excellent example of longevity and durability," says GROHE Project Manager Jürgen Schrepfer.

When specifying the other sanitary fittings, the architects also looked for particularly sustainable solutions. This is why they opted for GROHE's electronically operated Tectron Skate urinal flushing system in stainless steel which is exceedingly elegant and robust at the same time. For the WCs, the architects chose the Skate Cosmopolitan actuation plate with GROHE StarLight® chrome surface and the proven Rapid SL for on-the-wall installation. "Skate Cosmopolitan is a two-volume flushing system with GROHE EcoJoy® function which makes it very water-saving," explains Schrepfer.



With its reduced lines, GROHE Lineare perfectly fits into every modern bathroom. The combination of a cylindrical body with a rectangular handle and spout give it a unique look. GROHE's discreet Tectron Skate urinal flushing system completes the stylish interior design.

The GROHE service package provides expert assistance for the entire planning, pricing and bidding process of your project. Important data required to plan high-quality bathrooms are available in different formats at [www.grohe.com](http://www.grohe.com), where you can also subscribe to the free newsletter, which provides regular information about the latest solutions and new products from GROHE.