Student residence Alfred-Jung-Straße

07.11.2018 / Deutschland / Michael Fischer

Factbox

Employer: Homepoint Investment GmbH AJ14 KG

Contractor: PORR Deutschland GmbH

Order Type: Generalunternehmer

Project Type: Building construction, Residential construction

Project Scope: New construction of student apartments, including design of outdoor facilities

Order Volume: EUR 18.2 million

Construction Start: 05/2016

Construction End: 10/2017

Location: Berlin

Comfort and variety in one location: House of Nations

In the heart of Berlin's Lichtenberg district, PORR Deutschland GmbH is working for Homepoint Investment GmbH for the construction of a student residence.

The fully accessible new build has 425 single-room apartments ranging in size from 20m² to 40m². It was completed in October 2017 following a 17-month construction period.

New student residences are hardly a rarity in a city like Berlin. But what makes Homepoint Investment GmbH's 13-storey high-rise project at Alfred-Jung-Straße 14 really stand out from the masses? For one thing, it has a round-the-clock concierge service; furthermore, it is fully accessible throughout.

The student residence towers towards the sky from the former location of a single-storey commercial building, which had long been empty. At the beginning of 2016, the old building was torn down and the construction pit was erected for PORR to begin building the 425 residential units – covering a total usable and liveable floor space of more than 8,000m².

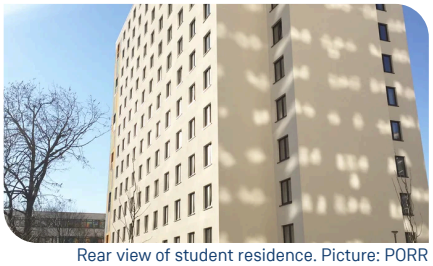
> A building in which students can develop and feel at home, which we handed over on time.

Michael Fischer
Senior Site Manager, PORR Deutschland GmbH

The project

At the client's request, the high-rise building with a full basement in building class 5 was constructed using the bulkhead method. The individual bulkheads, which separate the residential units from each other in the transverse direction, represent the load-bearing walls. The external walls and internal partition walls in the longitudinal direction are freed from static functions, which significantly increases the flexibility in the design of the individual rooms. The bulkhead walls on the upper floors are made of sand-lime brick, while the lower floors and the top floor are made of reinforced concrete. The external walls between the bulkheads were filled with non-load-bearing masonry and the prefabricated concrete ceilings were designed as filigree ceilings. The floor of the building was constructed from solid reinforced concrete and is impermeable to water.

The supporting structure of the student residence was built using the bulkhead construction method. Image: PORR AG



Rear view of student residence. Picture: PORR

Facade: Protection against heat and cold

When planning the facility, great emphasis was placed on comfort and energy efficiency. The result: a package of provisions that offer protection from both cold and excessive summer heat. In accordance with the German Energy Saving Decree, the external walls were clad with a mineral thermal insulation system with a plaster surface. The plastic windows are all tilt-and-turn, and fitted with dark profiles.

In the entrance area on the ground floor, a porch construction stands in front of a spacious glass and aluminium facade with integrated entrance doors, contributing significantly to the overall appearance of the project. The building then develops via two independent stairwells, both of which were designed as safety staircases. The building also has two lifts – one installed as an emergency lift.

Green exterior

The entire plot covers over 4,000m², enclosed by fencing and hedging. A small park has been created within the enclosure, equipped for all kinds sport and leisure activities, including a BBQ area and a hammock.

The park is a popular outdoor meeting place, and has a positive influence, not only on community spirit and the local neighbourhood, but also – thanks to the associated green spaces – on the local air quality: the greenery traps dust and absorbs air pollutants such as carbon dioxide and sulphuric acid. Not to mention the new homes provided by the green spaces for small animals, insects and birds.

Technical data

Plot area	**4.159 m²**
Gross floor area	**15.117 m²**
Concrete	2.664 m³
Formwork	2.230 m²
Reinforcement	658 t
Number of accommodation units	425
Number of storeys	13
Usable/livable floor area	8.887 m²
Building category	5
Children's playground	50 m²
Total cycle parking spaces	425

Conclusion

With the student residence at Alfred-Jung-Straße 14, PORR has created a building in which the residents can feel completely at ease and in which a landscaped garden serves as a quiet and retreat area for learning and relaxing. Thanks to the excellent cooperation of all those involved in the project, the planned move-in date for the students on 1 September 2017 was secured. All outstanding work at this point, including the outdoor facilities, was completed in October 2017.