Neue Direktion









SHORT DESCRIPTION

Implenia Hochbau transforms old building into a premium property for EASA.

THE PROJECT

As general contractor, Implenia has converted the former "Royal Railway Directorate" in Cologne into a modern office building. Commissioned by Hochtief Projektentwicklung, the existing building was dismantled down to the Rhine-side façade, the historically valuable substance was secured and the new building was constructed to a high standard.

SERVICES IN DETAIL

The listed, neoclassical façades of the lower four storeys were refurbished and extensively renovated. The imposing, historic entrance hall has been faithfully integrated into the new building and the two-storey rotunda has been restored with original components.

The new building takes up the original contours of the building. The shape of the mansard roof, which was destroyed during the war, has been recreated by moving the floors backwards: Wide metal bands trace the outline of the roof.

Behind them are light-flooded office floors with all-glass façades and surrounding terraces. Above the entrance portico with ten monumental columns, a fourth staggered storey completes the silhouette.

Three main entrances allow the building to be divided into different rental areas. These meet all the requirements for modern, flexible office space. The new building is designed to be sustainable.

SUSTAINABILITY

Two wells are drilled to use geothermal energy and the water is used to cool the rooms via heat exchangers. Heating is provided by district heating.

The building was awarded a gold certificate by the DGNB in 2016.

FACTS

Location	Konrad-Adenauer-Ufer 3, Köln , Germany
Status	completed
Construction volume (value of our services)	27.1 M EUR
Start of construction	November 2012
Completion	July 2016
Usage	Büro
Contracting entity	Hochtief Projektentwicklung GmbH
Architect	kadawittfeldarchitektur GmbH und Graf Architektur GmbH
Build volume	29664 m^2
Number of upper floors	8
Number of basement floors	1
Number of parking spaces	116

SUSTAINABILITY

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB Gold

SERVICES

- Hochbau (Deutschland)
- Beraten und Planen
- Schlüsselfertiges Bauen
- Sanieren, Umbauen und Revitalisieren

https://implenia.com/en/references/detail/ref/neue-direktion/

Creation: 17.11.2026 10:26