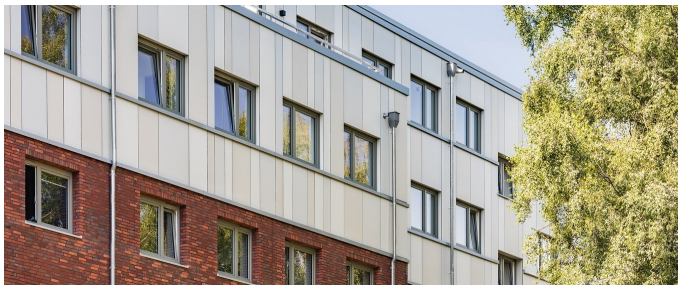
Residential building Doormannsweg Hamburg







SHORT DESCRIPTION

Energy-efficient refurbishment and extension of a residential building with originally 39 residential units and a commercial unit from 1958 in timber hybrid construction. The building is used throughout the entire construction period.

THE PROJECT

As general contractor, Implenia is carrying out the energy-efficient refurbishment and extension of the residential buildings at Doormannsweg 27 / Eimsbütteler Chaussee 94, 96 and 98 in timber hybrid construction for the existing owner Robert Vogel. Following the addition of 14 residential units (973 m^2 in total), the building now comprises 53 residential units and one commercial unit.

SERVICES IN DETAIL

The existing building was erected in 1958 as a solid construction with a clinker facing and has a basement, a first floor and three standard floors. As part of the refurbishment, a two-storey extension will be added in timber hybrid construction. In addition, the façade of the existing building will be made more energy-efficient with an external thermal insulation

composite system (ETICS) with clinker brick slips. Existing balconies and canopies will be demolished and replaced with thermally separated, elevated balconies. All finishing work and the entire technical building equipment will be renewed and the heating system will be converted from gas burners to district heating. The windows in the existing building will also be replaced with triple-glazed plastic windows to achieve better energy efficiency. The flat roof will be extensively greened and can be partially used as a roof terrace.

The building will continue to be used during the entire construction period. The work must therefore be carried out with particular care and according to a precise schedule in order to meet the conversion and move-in deadlines agreed with the client's tenant management. It is also important, for example, to avoid unnecessary dust and noise and to minimize the overall impact on the residents.

Key data (after extension)

Plot area (GF): 2,617 m^2

Gross floor area (GFA): 49,867.39 m^3

Gross floor area (GFA): 662.55 m^2

Above ground: 4 + 2 full storeys (Doormannsweg 27)

4 + 1 full storey + 1 staggered storey (Eimsb. Ch. 94-98)

Underground: 1 storey

Construction period

Renovation of existing building in four construction phases: October 2024 to September 2025

Demolition of roof and shell of extension: October 2024 to May 2025

Building shell: November 2024 to September 2025

Expansion: November 2024 to December 2025

Completion: March/April 2025

Construction site regular operation

Monday to Friday 07:00 to 17:00

Saturday 07:00 to 17:00

As a rule, no work takes place on Sundays and public holidays.

Work outside of regular construction site operations will be coordinated with the approving authority.

SUSTAINABILITY

The project will be certified in accordance with the DGNB "Sustainable Building Site" criteria by the German Sustainable Building Council.

Implenia is pursuing several goals with this project: An optimized construction site organization with regard to various sustainability aspects, the conservation of resources as well as the minimization of emissions, the responsibility for the health and well-being of the residents as well as the builders, the cultivation of good neighbourliness and, of course, on-time construction of the highest quality.

Here you can find more information about the DGNB system for sustainable construction sites

Some selected measures as part of the Doormannsweg project in Hamburg

Winter construction heating

The winter construction heating is operated via the existing connection of the existing building, which is connected to the district heating network. This enables efficient and sustainable heating during the construction phase.

Prefabricated parts and prefabrication

The use of prestressed concrete ceilings and fully prefabricated parts for the stairwells, as well as prefabricated solid timber ceilings for the walls and roof, shortens the construction time and reduces the amount of waste. The comprehensive prefabrication in timber construction also contributes to waste avoidance. A reusable keder roof is used to protect against the weather.

Low-emission means of transportation

At least 30% of the means of personal transportation used on the construction site are low-emission or emission-free vehicles and are operated with alternative drive technologies. This helps to reduce emissions and promote sustainable mobility.

Measures to avoid pollution from the construction site

The project is in a central, inner-city location. In order to avoid or reduce the impact of the construction site, concepts were drawn up to prevent noise and dust and to protect the soil and groundwater on the construction site. There are also concepts for waste avoidance and an environmentally and resident-oriented logistics concept.

Communication with the local public

Events are held to inform the local public. Comprehensive and up-to-date reports on construction site progress are posted on notice boards.

Construction site logistics

Just-in-time (JiT) planning ensures targeted and timely coordination of material deliveries to the construction site. The construction products are only transported to the right place at the right time and in the right quantity when they are actually needed. This allows both the number of transports to be reduced and the storage of materials on the construction site to be minimized or completely avoided.

Waste management

An effective waste management system is set up for the project. Targeted waste sorting and separation will take place on the construction site. This ensures that the construction waste generated is disposed of properly and/or recycled.

Sustainability training

Promotion of education and training for all project participants to increase sustainability awareness.

Compliance with environmental protection legislation

Monitoring and compliance with applicable environmental protection laws and regulations.

FURTHER INFORMATION

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FACTS

Location	Doormannsweg 27 / Eimsbütteler Chaussee 94, 96 und 98 , Hamburg , Germany
Status	completed
Construction volume (value of our services)	10 M EUR
Start of construction	November 2024
Completion	March 2026
Usage	Wohngebäude
Contracting entity	Robert Vogel GmbH & Co KG
Architect	keenco^3 UG, Hamburg
Planning	keenco^3 UG, Hamburg (Architektur, Schallschutz, TGA, Sommerl. Wärmeschutz) ASSMANN BERATEN + PLANEN GmbH, Hamburg (Statik) Ingenieurbüro T. Wackermann GbR (Brandschutz) Grundbauingenieur Steinfeld und Partner Beratende Ingenieure mbB (Bodengutachten)
Plot size	2617 m^2
Build volume	3595 m^2
Number of upper floors	6
Number of basement floors	1
Number of flats	53

SUSTAINABILITY

Deutsche Gesellschaft für Nachhaltiges Bauen DGNB für Baustellen

DGNB nachhaltige Baustelle

SERVICES

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