

Press information

Cologne Oval Offices
17 August 2005



Cologne Oval Offices – High-tech and aesthetics on the banks of the Rhine

On behalf of the health insurance fund DKV Deutsche Krankenversicherung AG, the Division Property Development (EWI) of the MEAG develops the office building Cologne Oval Offices located directly on the banks of the Rhine in the Cologne city district of Bayenthal. The design of the Berlin architects office “sauerbruch hutton architekten” is dominated by its combination of aesthetic, functional and ecological conception. Since early 2001, Drees & Sommer Cologne have been supporting the project with holistic project controlling.

Surrounded by a park-like arrangement, two circular office buildings rise directly on the banks of the Rhine and, with their organic form, harmonically integrate into their surroundings. On more than 30.000 square metres, nearly 1.700 workplaces are available. A flood-protected underground car park with ca. 240 parking lots connects both buildings underground.

Vivid architecture

Next to form, the characteristically designed façade lends the object its particular note. The appearance of the two buildings changes with opening and closing coloured sun-protection elements. Inspired by summer and autumn leaves, the architects have tuned the colour range of the printed glass panel elements with nature resulting in a harmonic fusion of the Rhine's tree population and the buildings. The users are able to individually control sun-protection flaps leading to the effect of the façade constantly changing thus communicating a vivid picture.

Flexibility for the tenant

For the planners, flexibility and variability were most important. Different building “depths” hold double and treble-loaded office structures, enabling the tenant to separate the space according to individual requirements into individual, group, combi or open-plan offices. The naturally lighted areas are solely reserved for office use. The genuinely efficient utilisation of space is indeed remarkable. About 90% of overground gross floor space can be marketed as leasable area.

Ecological conception

Please send a specimen copy with publication of the contribution. Many thanks.

Press contact: Drees & Sommer AG • Angelika Balz • Obere Waldplätze 11 • 70569 Stuttgart

Telephone +49 711 1317-181 • Fax +49 711 1317-108 • Balz@stgt.dreso.com • www.dreso.com

Press information

Cologne Oval Offices
17 August 2005

**DREES &
SOMMER**



COLOGNE OVAL OFFICES
am Gürtel-Neubau-Unter

A superordinate energy concept, considering and integrating all essential building components such as façade, construction, ventilation and cooling system accommodates a conscious consideration for the environment with natural energy resources. Two well systems ensure that the bank filtrate of the Rhine is used as natural, regenerative cooling source for the building's cooling system. An expensive and energy-consuming cooling system is thus not needed. Economically and ecologically useful systems keep investment, energy and operating costs to a minimum, while, nevertheless, guaranteeing high thermal comfort.

Architects

Professor Matthias Sauerbruch and Louisa Hutton are an internationally renowned architect team and, with numerous competitive successes and many realisations, stand for a notably individual architect signage meeting the highest demands in even the smallest detail.

Project controlling

Since December 2001, Drees & Sommer have been conducting project controlling of the Cologne Oval Offices for the constructor. The task, amongst others, included support during development procedures at the start of the project as well as the examination of planning and, currently, organisation of the awarding of contracts. During realisation, Drees & Sommer will be responsible for smooth project development. Central tasks of the project controllers will be the guaranteeing of costs, deadlines and qualities for the MEAG.

Project status

Building permission was given on 28th June 2005. Currently, main focus is on marketing the building.

Please send a specimen copy with publication of the contribution. Many thanks.

Press contact: Drees & Sommer AG • Angelika Balz • Obere Waldplätze 11 • 70569 Stuttgart

Telephone +49 711 1317-181 • Fax +49 711 1317-108 • Balz@stgt.dreso.com • www.dreso.com