

MEDIA INFORMATION

January 2024

Haimhauser Strasse 17, Munich: Refurbishment and expansion of the municipal daycare

When renovating the municipal daycare center in the Munich district of Altschwabing, the challenge lay in implementing contemporary standards within a listed building. This was successfully achieved in conjunction with an extension, with an external appearance in line with the existing historic building – including the windows, which were realized as filigree tilt-and-turn sashes using the Janisol Arte 66 steel system.

The building at Haimhauser Strasse 17 dates back to 1875 and was originally built as a school; more recently, it has been used by the Bavarian State Capital of Munich as a daycare center. Because damage to the structure required a general refurbishment, an extension was also to be added while carrying out this work with a view to satisfying the latest requirements for daycare centers. The suggestion of the Munich-based architectural firm, Braun Architekten, to extend the existing building onto the neighboring vacant lot was met with approval from the monument protection authority – this way, interventions affecting the substance of the old building could be kept to a minimum.

The glazed structural joining section separates and connects at the same time

A monochrome color scheme characterizes the simple facade of the old building. This only differs in the granularity of the render, depending on the floor and section of the building. In order to achieve this result, the building was structurally reinforced from the inside out: in the old building, which was completely gutted (with the exception of the ceiling joists), a reinforced concrete skeleton was introduced as a supporting structure. The new construction relates to the existing building in terms of size, proportion, structure, and detail. Between the two structures sits the new emergency escape stairwell, designed as a fully glazed structural joining section that spans multiple floors, constructed using the Jansen VISS TVS steel system. The fully insulated steel system is characterized by its extremely small edge radii, despite the large wall thicknesses. From a purely visual perspective, this joining section separates the old building from the new; however, in terms of function, it

houses the corridors that join the two building sections together. The facade of the new building draws on the differentiating rendered texture of the old building, using contemporary techniques: The ground floor and window soffits are clad with a sandblasted white concrete, matching the color of the existing structure, while the wall surfaces of the upper floors feature different granularities in the render.

Filigree windows made using steel profiles

The steel windows of the new building are also based on the existing building in terms of their proportions. "We didn't want to make the windows wider," says Ulrich Schimtenings, Project Manager at Braun Architekten. "This was a question of proportions, which were based on the existing structure." In order to manufacture the double sash windows with their tilt-and-turn function, the architects decided in favor of the Janisol Arte 66 window system. The name of the product refers to the installation depth of just 66 millimeters, which makes it possible to use thicker glazing units, with a sash height of up to 2,300 mm. Using Janisol Arte 66 made it possible to realize the "tilt-and-turn" opening design, in spite of the fact that narrow frames were required on account of the building's listed status. However, because the sashes of the French casement windows come in well below the required minimum dimensions, they were realized using fittings put together especially for this project. The result is impressive: "The "tilt-and-turn" opening mechanism functions flawlessly, in spite of the narrow proportions," confirms Schimtenings.

More space for the children

The completely refurbished and extended daycare center on Haimhauser Strasse was reopened at the beginning of the school year in fall 2023. Prior to the refurbishment, the building accommodated four groups for a total of one hundred children, so, essentially, there has been no change in terms of capacity. What the extension does allow for is an increase in the number of group and multi-purpose rooms, which were previously lacking. In addition, a more peaceful internal courtyard has been created as an outdoor play area, protected from the street.

CONSTRUCTION DETAILS

Client: The Bavarian State Capital of Munich, Department for Education and Sport,

Building Division (Project Management)

Architects: Braun Architekten, Munich

steel profile systems USED:

VISS facades, Janisol doors, Janisol Arte 66 windows System supplier

Supplier: Schüco Stahlssysteme Jansen, Bielefeld System

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