

## **Conversion water-tower and subterranean reservoir “Sternschanze”**

The conversion of the industry-monument into a hotel lasted approximately two years and requested spectacular construction-measures. The tower was erected in 1910 amid the “Schanzenpark” on an even older subterranean reservoir. Since its shut-down in 1961 the monument was going to ruin. After extensive extensions and refurbishments the tower could finally be filled with life again. In June 2007 the water tower “reopened” as Mövenpick Hotel with 226 rooms on 20 levels.

- The access to the hotel takes place below ground, through a tunnel, that takes the guests from the “Sternschanzenstrasse” via escalators into the historic vaults of the subterranean reservoir, where the hotel lobby is situated now. Therefore it was possible to avoid a drop-off in front of the hotel, which would have had a great impact on the park.

- Beside the tunnel entrance is situated a parking garage and storerooms of the hotel, all of them with green roofs.

- At the 4 corners of the subterranean water reservoir square openings were cut out, covered with glass pyramids that light the areas below like reception, bar, wellness area, and conference rooms.

- The tower-foundation consisting of an octagonal ring was cut through on the tunnel-side in order to make possible the access to the new core. The surfaces in the cutting areas of concrete and brick were kept rough and clearly showing the transitions from 1850 (=subterranean reservoir), over 1910 (= tower-foundation), up to the reconstruction in 2007.

- The huge steppings of the foundation-ring is a characteristic element of design in the two lowest storeys and became apparent by the new planning. By the mounting of a particular emergency elevator, being independent of the power supply system of the hotel, it was possible to do without an emergency staircase lying on the outside, which would have changed the silhouette of the tower persistently.

- A totally glazed extension building, which is two storeys high, was placed on the flank of the historic tower-entrance. A great restaurant is situated on its ground floor. On the first floor of the extension and on the first floor above ground of the tower, conference-areas are accommodated.

- From the second floor begin the 16 hotel-room-levels. There are 16 trapezium rooms per level arranged around the core with elevators and staircase.

- The new core was poured with a sliding shuttering. This technology is very rarely used, for example at oil rigs in the North sea. The concrete works lasted two weeks non-stop. Each day the core was growing 4,50 m in height.

- The storey slabs made of concrete-precast elements were lifted into the tower afterwards from above. They bear on the former supports of the water-bowls and don't incriminate the outer walls. Like a house-in-house-concept, the hotel could be put into the existing stonework-shell. The clinker-facade was re-anchored merely and has no structural function.

- The tower-helmet was also subdivided into storeys. The cladding is made of pre-patinated sheet metal, which resembles the original roof-skin.

- The vault of Mister Lindley from the year 1865 is a milestone in the history of public water supply and was essentially preserved. Due to the arrangement of reception, bar and lobby in the subterranean reservoir, now after the conversion these vaults are open for a wide public for the first time.