

# Antivilla. Berlin. Germany

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# ANTIVILLA

**Brandlhuber+ Emde, Burlon**

Berlín, Alemania



**Transforming an old factory into a house, and thus the problem of how to heat such large spaces, is the origin of the ‘antivilla’: a project that, by reorganizing housing logic and functions according to thermic requirements and its usage throughout the seasons, subverts any traditional imaginary on how a house ought to be.**

KEYWORDS · house, factory, reconstruction, energy, Berlin

The reconstruction of the former GDR tricot factory Ernst Lück, located at the Krampnitzsee, southwest of Berlin, does not aim for a conventional physical upgrade of the outer shell. Instead, it questions the mandatory standards in current building regulations by proposing a new understanding of architecture and environment.

Instead of insulating the existing structure and to save costs, the façade was covered with shotcrete. The gabled roof made of asbestos plates was removed and replaced by a newly designed flat one which structurally functions as a beam and therefore allow for up to five meter wide openings in the existing walls. Moreover, the coarse openings emphasize the physical presence of the existing structure.

Inside, the building was gutted – non-bearing walls were removed. A functional core, including bathroom, kitchen and sauna supplements the upper floor. The sauna stove functions as the central point of differentiated climatic zones, which dissolve from the warmer inside to the cooler outside and can be separated by translucent PVC curtains. Therefore a generous spatial impression remains.

While in winter the heated space can shrink to the core area of approximately 70 sqm in total, it can expand in other seasons accordingly. In contrast to the climatic gradation, the condition of the light differentiates according to the functional needs.

Thus, Antivilla is re-using and re-thinking Reyner Banham’s concept of *Architecture of the Well-Tempered Environment* from

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**Arquitectos / Architects**

Brandlhuber+ Emde, Burlon

**Equipo / Team**

Elsa Beniada, Peter Behrbohm, Klara Bindl,  
Romina Falk, Victoria Hlubek, Tobias Hönig,  
Cornelia Müller, Markus Rampl, Paul Reinhardt,  
Jacob Steinfelder, Caspar Viereckl

**Ubicación / Location**

Potsdam-Kramnitz, Alemania

**Cliente / Client**

Privado / Private

**Ingeniería Estructural / Structural Engineers**

Pichler Ingenieure: Andreas Schulz, Robert Hartfiel,  
Karin Guttman

**Superficie construida / Built area**

572 m<sup>2</sup>

**Superficie terreno / Site area**

1.466 m<sup>2</sup>

**Año de proyecto / Project year**

2010-2012

**Año de construcción / Construction year**

2013-2014

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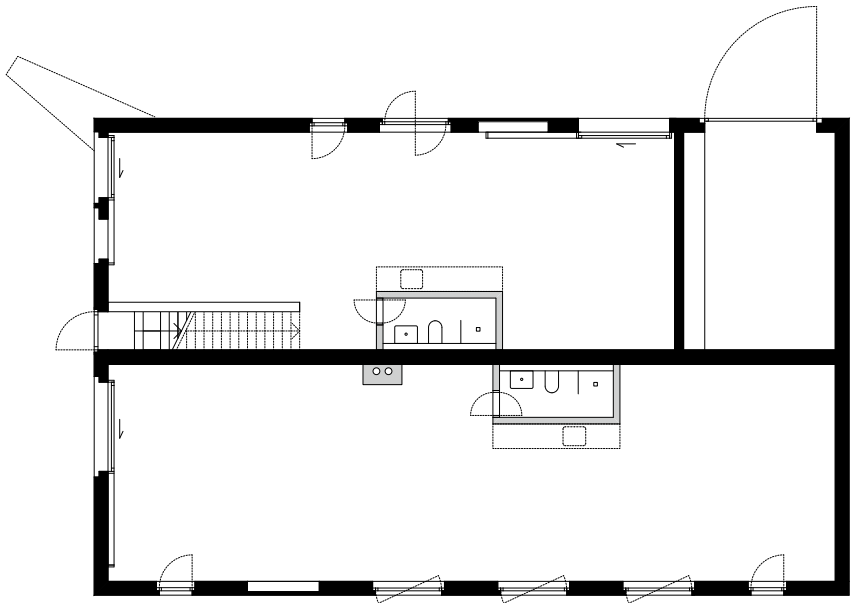


Situación existente / Existing situation  
© Paul Reinhardt

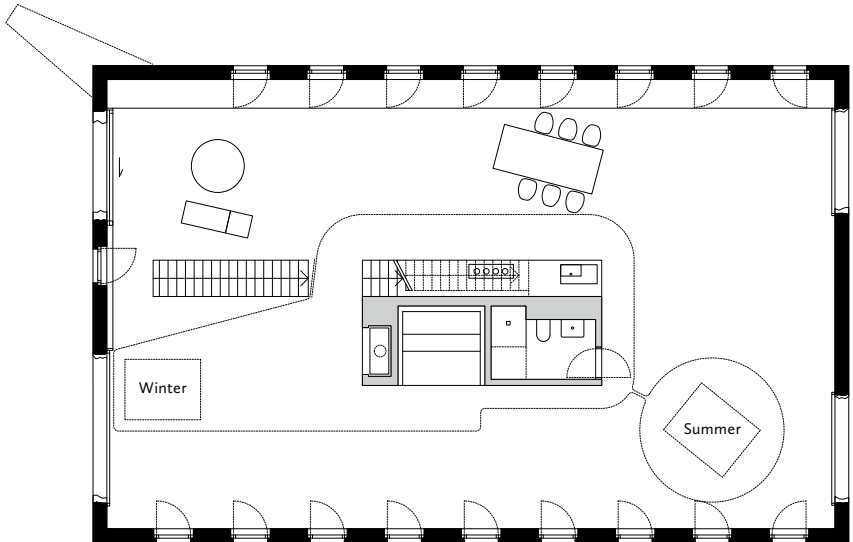


Antivilla  
© Erica Overmeer

Antivilla  
 Planta primer piso / *Ground floor plan*  
 E. / S. 1: 200

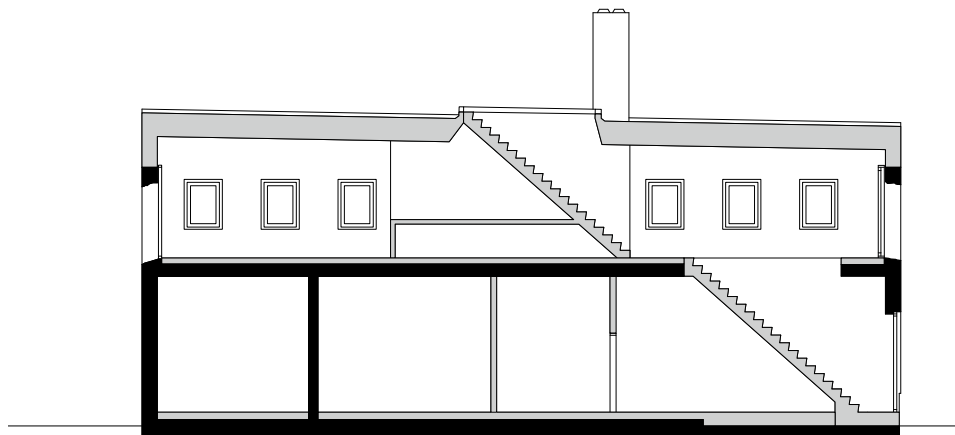


Antivilla  
 Planta segundo piso / *First floor plan*  
 E. / S. 1: 200

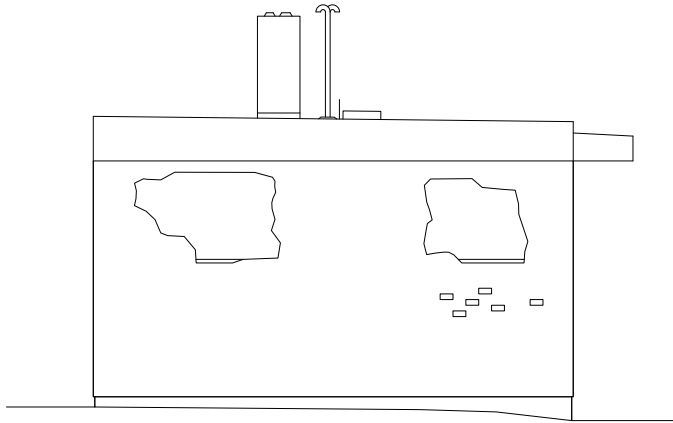


Antivilla  
 Corte / *Section*  
 E. / S. 1: 200

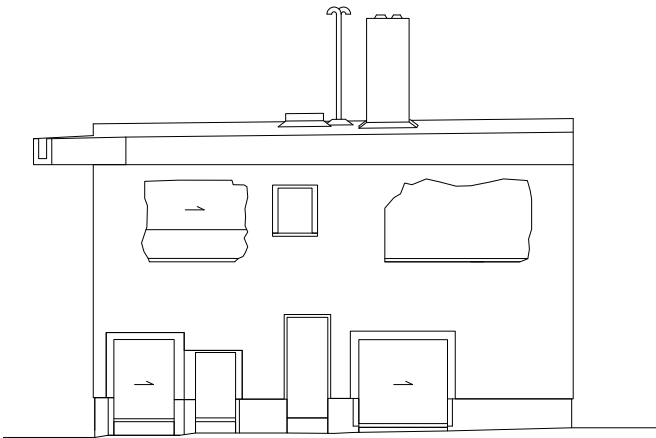
- Estructura existente
- Estructura nueva



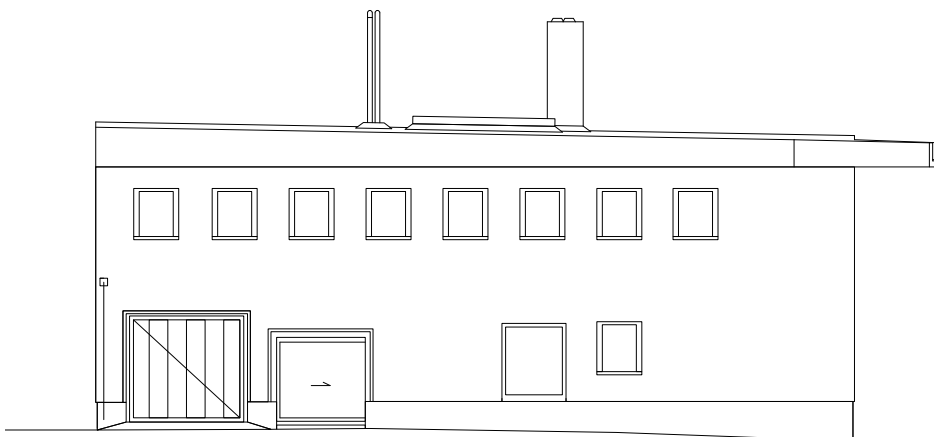
Antivilla  
Elevación norte / *North elevation*  
E. / S. 1: 200



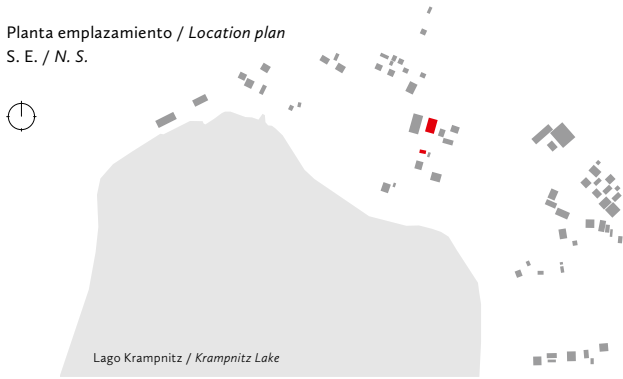
Antivilla  
Elevación sur / *South elevation*  
E. / S. 1: 200



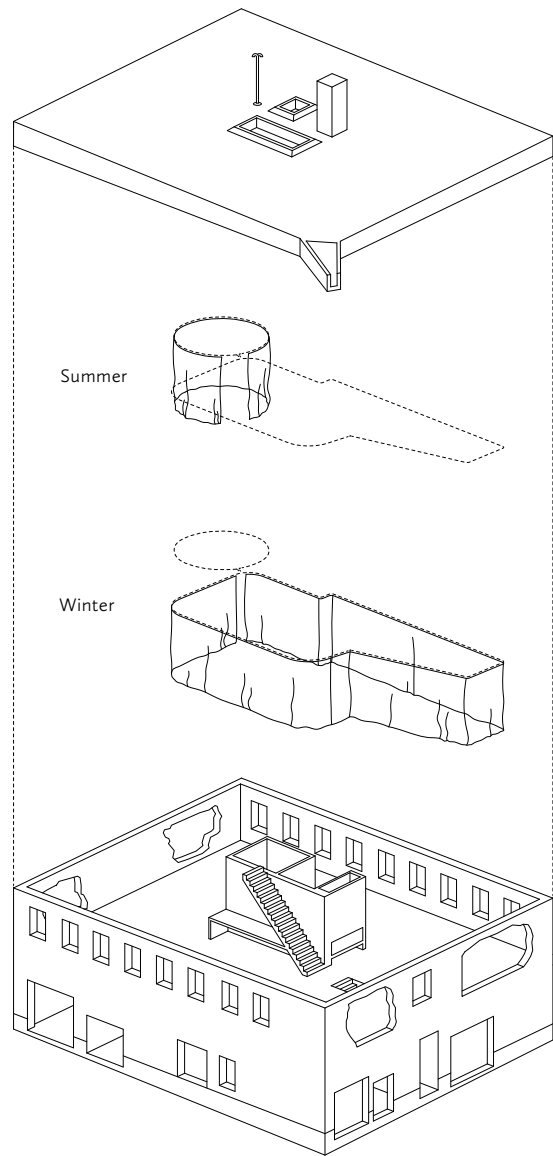
Antivilla  
Elevación poniente / *West elevation*  
E. / S. 1: 200



Planta emplazamiento / Location plan  
S. E. / N. S.



Antivilla  
Axonométrica / Axonometric  
S. E. / N. S.

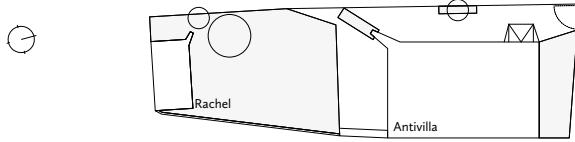


1969, combining his two distinct principles of 'generating space': the existing structure representing the 'constructional aspect' and the climatic gradation representing the 'energetic aspect'. **ARQ**

Planta de conjunto

Site plan

E. / S. 1:1.000



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**ARNO BRANDLHUBER**

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Architect and Urban Planner. He studied at the Technical University Darmstadt and the Accademia del Arte in Florence. Since 1992 he initiated several projects and office partnerships founding Brandlhuber+ in 2006 and Brandlhuber+ Emde, Burlon since 2009 both in Berlin. Brandlhuber is the chair holder of architecture and urban research at the Academy of Fine Arts Nuremberg since 2003 and is directing the nomadic masters program: a42.org. He was a guest professor at several universities including Technische Universität Wien, ETH Zurich and Harvard GSD. Besides his building practice he is researching the spatial production of the Berlin Republic, including several exhibitions and a recently published book on Berlin entitled *The Dialogic City: Berlin wird Berlin*. In addition he deals with the subject of 'the legislative' in architecture as a determining factor in both his building practice as well as an architecture-theoretical discourse. His practice has been included in the 9<sup>th</sup>, 10<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup> and 15<sup>th</sup> Venice Architecture Biennale.

**MARKUS EMDE**

<team@brandlhuber.com>

Architect, studied at BU Wuppertal. Emde was working together with Brandlhuber already in Cologne and was an associate at the office B&K+. Since 2008 he holds a professorship for architectural design and structural design at Hochschule Regensburg.

**THOMAS BURLON**

<team@brandlhuber.com>

Architect, studied at TU Dresden and RWTH Aachen. He first started to work with BeL before he became an associate and director of Brandlhuber+ Emde, Burlon in 2010.

