

HAUS AM ISARTAL

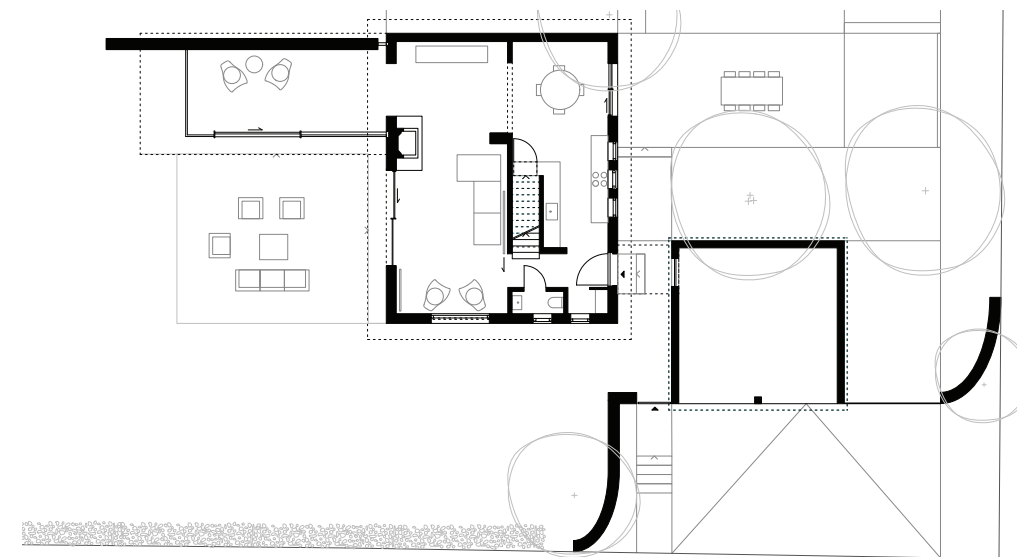
CHALLENGE: EXTENDING THIS 1950S RESIDENCE TO EVOKE A VISUAL RELATIONSHIP TO THE SURROUNDING GARDEN AND MODERN ARCHITECTURE.

Architect | Unterlandstättnr Architekten
Completion | 2016
Original building | Isidor Renner, 1956
Gross floor area before | 193.7 m²
Gross floor area after | 220 m²
Number of rooms before | 5
Number of rooms after | 6
No. of apartments | 1
No. of residents | 1
Address | Großhesselohe, Munich, Germany

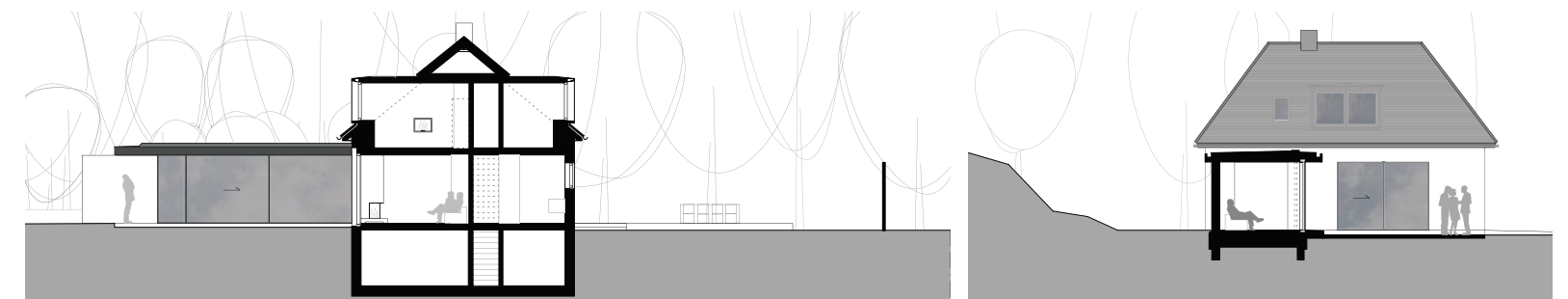


This house is located in the Isar Valley and dates back to the 1950s. The project involved adding a modern conservatory that juts out into the garden. Its stylistic proximity to the original house establishes a dialogue between the two entities. The ensemble also references the wider location and responds to its character. The natural stone walls of regional stone create a boundary between the property and the banks of the river Isar, as well as offering the property some protection from the back. The roof is perceived as a simple slab and rests on the natural stone wall, lower than the roof of the adjacent house and simple in its design with no additional technical elements. The underside of the roof has been painted white, and extends out over the room itself, thus reinforcing the relationship between the interior and exterior. The floor-to-ceiling windows are mostly unframed and offer sweeping views of the garden and beyond.





Ground floor plan after renovation



Section



SOLUTION: THE USE OF STONE AND GLASS REINFORCES THE RELATIONSHIP WITH THE ENVIRONMENT WITHOUT NEGATIVELY INFLUENCING THE ORIGINAL CHARACTER OF THE DWELLING.

ROCK ON A SLOPE

CHALLENGE: A VILLA, BUILT IN 1890, WAS IN DESPERATE NEED OF RENOVATION, TO CREATE A NEW AND CONTEMPORARY DESIGN THAT ALSO PRESERVES THE BUILDING'S OUTER APPEARANCE.



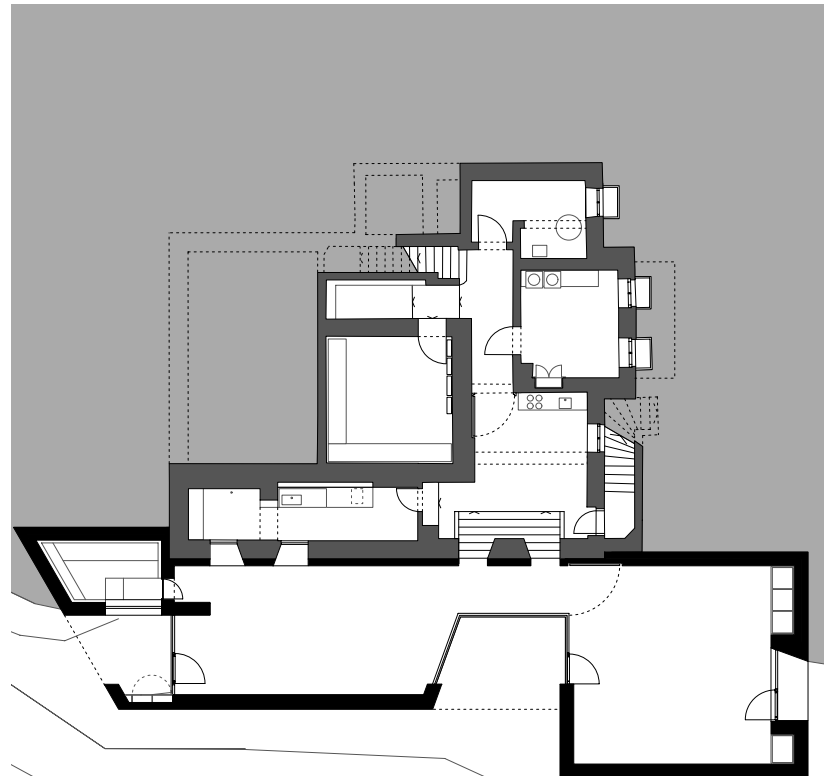
Architect | Unterlandstättnr Architekten
Completion | 2010
Original building | 1890
Gross floor area before | 450 m²
Gross floor area after | 570 m²
Number of rooms before | 11
Number of rooms after | 14
No. of apartments | 1
No. of residents | 5
Address | Wurmtal near Munich, Germany

This new building stands in front of a listed building, built in 1890. The villa has been completely renovated and the extensive and often inappropriate changes made in recent decades have been rectified. The project also involved restoring the traditional room structure. The existing retaining wall was severely and irreversibly damaged and could therefore not be preserved. Rebuilding the terrace presented an opportunity to transform the area between the retaining wall and the outer basement wall into a living space, drawing light into the previously dark basement. In order to conceal the extension, a rock face was constructed on the slope that draws light into the three cave-like openings. The design concept and the materials used for the façade, with its bush-hammered exposed concrete surface, echo the character of the surrounding landscape.





SOLUTION: BY REORGANIZING THE STRUCTURE INSIDE THE BUILDING, NEW UNITS HAVE BEEN MADE ACCESSIBLE, OFFERING MORE LIGHT AND SPACE WHILE ALSO RESPECTING THE CHARACTER OF THE ORIGINAL ARCHITECTURE.



Ground floor plan with existing basement structure



Section

