



Allianz Kai, Frankfurt / Germany



Project
Allianz Kai, Office and Service Centre,
Frankfurt am Main / Germany

Client
Allianz Lebensversicherungs-AG,
Frankfurt / Germany

General contractor
ARGE Allianz-Kai (AKF) –
Philipp Holzmann AG and HOCHTIEF AG,
Frankfurt / Germany

Investor
Allianz Immobilien GmbH,
Stuttgart / Germany

Architects
HPP Hentrich-Petschnigg & Partner KG,
Cologne / Germany

Façade construction
MBS Fassadenbau GmbH,
Wietze / Germany

Completion date
June 2002



A Competence Centre for the Insurance Sector



The Allianz Kai Office and Service Centre is an extraordinary building – at least for the city of Frankfurt. Instead of reaching for the sky, as is so typical in the business quarter of this financial city, the Allianz opted instead for a low-level complex stretching along the bank of the River Main.

Paramount in the design of this building was the desire to create shorter "links" for the company's employees and also greater proximity to its customers. To achieve this, the company was bringing together nine Allianz companies in the one location. The former AEG site on the Theodor-Stern-Kai in Frankfurt had been owned by Allianz Versicherungs AG since the middle of the 1970's. Therefore when the company was looking for a suitable site, it seemed obvious to use this 23,000 m² site, some 300 metres long and 70 metres wide, as the new home for the Frankfurt Allianz compa-

nies. The design of the new Allianz Kai Office and Service Centre was created by architects HPP Hentrich-Petschnigg & Partners.

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Splitting the external venetian blinds into two sections with different slat opening angles ensures that there is glare protection whilst guaranteeing effective use of daylight.



Joachim H. Faust,
General Partner,
Hentrich-Petschnigg & Partner,
Düsseldorf / Germany

"The architecture of the Allianz Kai encompasses values, such as clarity, openness and transparency, without dominating the cityscape. There is a dialogue from inside outwards and from outside inwards, by means of which the world of business can be "lived" and experienced – and this is possible at any time of year with the different atmospheres created by the light."

Urban integration

The new complex of buildings blends in harmoniously with the existing architecture on the bank of the River Main, by consciously creating a counterpoint to the office buildings on the opposite bank of the river. The eye is drawn to the 16- storey high-rise building located directly on the Friedensbrücke. It marks the gateway to the complex and forms a transition between the closed six-floor perimeter blocks along the Stresemannallee and the transparent "ridge" structure along the River Main.

The architecture of the Allianz Kai is characterised by its spaciousness and breadth. The building is based on the design premise that it is orientated first and foremost to the needs of the individuals – employees and visitors take centre stage. This is expressed especially by the design of the main traffic artery on the first floor, also known as the "main axis", or "Magistrale" in German.



166 metres long and 24 metres high, it forms the backbone to the complex, along which are grouped five interlocking buildings parallel to the River Main. All the stairwells and lift facilities are reached from this main communications level. The individual wings of the buildings are connected by steel bridges to the "main axis". The space is delimited by generously proportioned transparent façades, which provide an unimpeded view over the river and the skyline of Frankfurt on the opposite bank.

The new building houses conference and training rooms, a staff restaurant, cafeteria and visitor's casino in addition to ample office space. Green courtyards between the different wings of the complex underline the open character of the building and link the complex with the adjacent riverbank.

Superlative working conditions

It was the specific desire of the Allianz Lebensversicherungs AG to provide its employees with office and service areas within a high quality working environment. Windows that can be opened provide natural ventilation without the need for air conditioning. Instead of open-plan offices, there are user-orientated offices for 2, 4 or 6 people, as well as five metre deep individual offices. The grid layout of 1.35 metres forms the basis for partitioning the space and the façades. Spacious green courtyards and expanses of glazing create a high degree of transparency towards the inside and also towards the outside.

Daylight control system

External venetian blind, E80AF TLT, with two areas of blind that can be tilted separately, partially with fully perforated slats.

- Sun and glare protection
- Optimum lighting right to the very depths of the work space
- The perforations in the slats ensure that visual contact is maintained with the outside world.
- Improved "well-being" in the work place
- Improved performance, lower absenteeism
- Lower energy costs by reducing the cooling requirement and need for artificial lighting

Further information can be found at www.warema.de



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The back-pull roller blinds that operate from bottom to top were developed specifically for the Allianz Kai building – the key feature is the concealed installation of the drive and roller blind in the floor. Internal roller blinds have also been fitted at the top between the guide rails.



Natural lighting

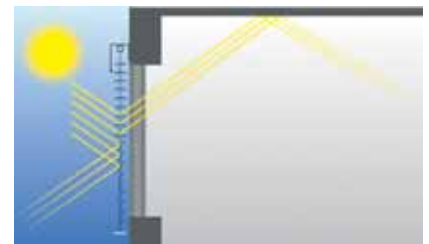
The Allianz Kai high-rise building has a double skin cladding. The point-supported exterior cladding provides protection from the weather and helps to shield the building from external noise. The full-height windows in the interior façade provide natural ventilation for the work space. However, this large expanse of glazing results in a high incidence of solar radiation entering the building and requires sun shading systems to be fitted – an issue that HPP Architects focused on at the design stage.

Daylight control

To provide effective use of daylight, the majority of the glazing throughout all of the building complex was fitted with external WAREMA venetian blinds. Two separately adjustable blind areas, provided by the daylight-control system, provide sun and glare protection at the work place, as well as the best possible light-

ing in the building. In the high-rise building, WAREMA external venetian blinds were fitted in the façade void. Daylight control systems help to improve the energy efficiency of buildings, in that they regulate the amount of solar heat that enters the building and so have an effect on the thermal comfort felt by the users.

The basis of the external venetian blinds on the Allianz Kai building are convex-shaped aluminium slats. On the high-rise building, the slats are fully-perforated, which allows them to appear transparent even when they are closed, thus ensuring that contact with the outside world is retained as far as possible. The slats in the upper third of the blind, deflect the light onto the ceiling of the interior. This guarantees even and glare-free lighting right into the depths of the space – even when the lower slats are closed. This increases the employees' feeling of well-being at work and lowers the energy



The split sections of the WAREMA external venetian blinds provide glare protection and daylight control

costs of artificial light. The external venetian blind system can also be adjusted manually by the user using an operating unit, if required.



Anti-glare protection

In order to avoid reflections and glare at the work place, the architects also opted for the use of an internal glare protection system. A customised solution was developed in close collaboration with WAREMA, tailored specifically to the design of the Allianz Kai façade. The clever feature of WAREMA's back-pull roller blinds, manufactured from transparent Trevira fabric, is that they are concealed within the floor – both the drive and roller blind are accommodated in a box made of extruded aluminium concealed in a convector duct. This means that the roller blinds can be adjusted from bottom to top up to a maximum height of 1.80 metres. For design reasons, the guide rails run the full height of the space.

In order to ensure that the employees can work without glare from the sun, even when it is high in the sky, WAREMA internal roller blinds were also fitted at the top between the guide rails, and these

can be manually lowered if required. In this way it is possible to provide the entire surface of the façade with internal glare protection, whilst providing a good view outside – providing the slats of the external sun shading system are not closed. The Trevira fabric is not only highly transparent but is also flame-resistant.

These well-coordinated sun shading elements guarantee protection from the sun's heat and glare in summer and thus also provide optimum working conditions.

Anti-glare protection

Customised back-pull roller blinds with a transparent panel made of Trevira fabric

- Concealed installation of the drive and roller blind in the floor
- Electrical operation from bottom to top
- Visual contact to the outside
- Highly flame-resistant material
- No annoying reflections and glare at the work place

Internal roller blinds with a transparent panel made of Trevira fabric

- Fitted at the top between the guide rails
- Operated by a central pull cord from top to bottom
- Visual contact to the outside
- Highly flame-resistant material
- No annoying reflections and glare at the work place

Further information can be found at www.warema.de



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