

VELUX®



APARTMENTS UNDER THE ROOF
Refurbishment of housing blocks
in Hamburg, Germany



POTENTIAL OF THE ATTICS

As the increasing population in cities calls for more apartments, refurbishments are crucial to accommodate new inhabitants while avoiding an unlimited growth of the urbanised area. Many attics, especially in buildings from the 50ties to 70ties – an until recently unrecognised resource – are being converted into apartments. The necessity of densification meets the renovation demand, forming a great design opportunity.

"Given my specialisation on attic refurbishments, I've done many projects with VELUX. Special shapes of the rooms, together with bright daylight, give amazing design opportunities."

Babis C. Tekeoglou, architect at BCT Architekt

Babis C. Tekeoglou's office got a commission to refurbish three blocks of flats – each with 16 staircases – from the 30ties in the northern outskirts of Hamburg. The buildings' roofs were destroyed during WW2, in the course of makeshift repairs few apartments were added under the roof to provide living space in the carpet-bombed town. The task was to design mid-range rental apartments in the attic, as well as refurbish the floors below. In each block of flats, twelve 75 sqm apartments and eight studios of half the size were added.



Siteplan. The first building that has been refurbished is marked in black. Six houses stand between two parking lanes, share a park in the centre of the block. The entire area consists of large buildings, mainly housing, standing in the green.





"Our perception of living under the roof has changed completely compared to the 50ties, from necessity towards luxury. The highest floors are the brightest ones; also, the use of modern products and building technologies enable new ways of adding balconies and roof windows."

Babis C. Tekeoglou, architect at BCT Architekt



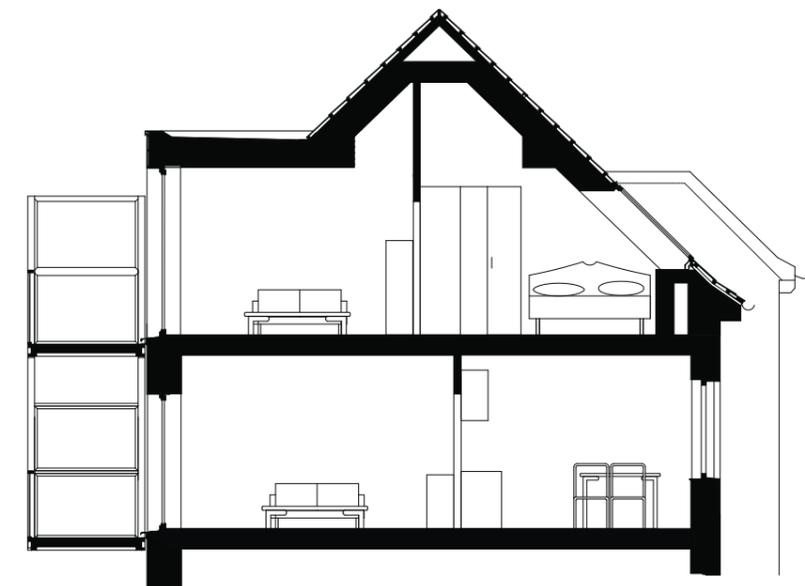
DAYLIGHT IS LUXURY

Believing in the beauty of attic spaces, Babis C. Tekeoglou decided to keep their original qualities.

Each apartment was enhanced by a 6 meters long dormer with balconies in front of them. VELUX windows from both sides of the roof gable ensure bright daylight all through the day as well as natural cross-ventilation. Efficient, well-proportioned rooms with visual references between them and the abundance of sunlight are a true luxury in the otherwise modest flats.

“Positioning of the windows is like a game during the planning phase: they have to be in the perfect place both from the outside, to contribute to a harmonious façade, as well as the inside, to provide the best daylight qualities in the rooms. I believe very much in the importance of daylight, so it is my personal goal to plan generous windows in the apartments. I am glad to have created such spacious, bright rooms on Lorichstrasse.”

Babis C. Tekeoglou, architect at BCT Architekt



Cross section of the attic, showing balconies and a dormer. On the other side a bedroom with VELUX windows.



"As mentioned, the apartments have a lot of windows, allowing nature to become a part of the design. Green treetops become part of the design, together with minimalistic finishings: white walls and oak floors."

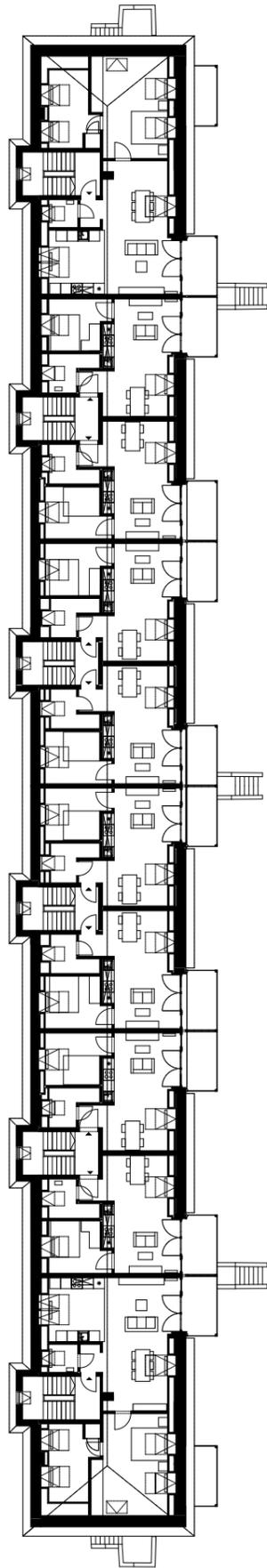
Babis C. Tekeoglou, architect at BCT Architekt

Floorplan of the attic.
Two staircases on the edges
lead to three room apartments.
The middle ones provide access
to each two identical studios,
half the size of the corner flats.
The proportion between larger
units and studios mirrors the
needs of the market.

The photos show the two room
apartment at the end of the
building, as well as a studio in
on adjacent staircase.

Neutral finishings invite the
future inhabitants to create
a space according to their
personal needs and taste.

The balconies overlook a park
stripe between the buildings,
extending the space of the
living room outdoors.





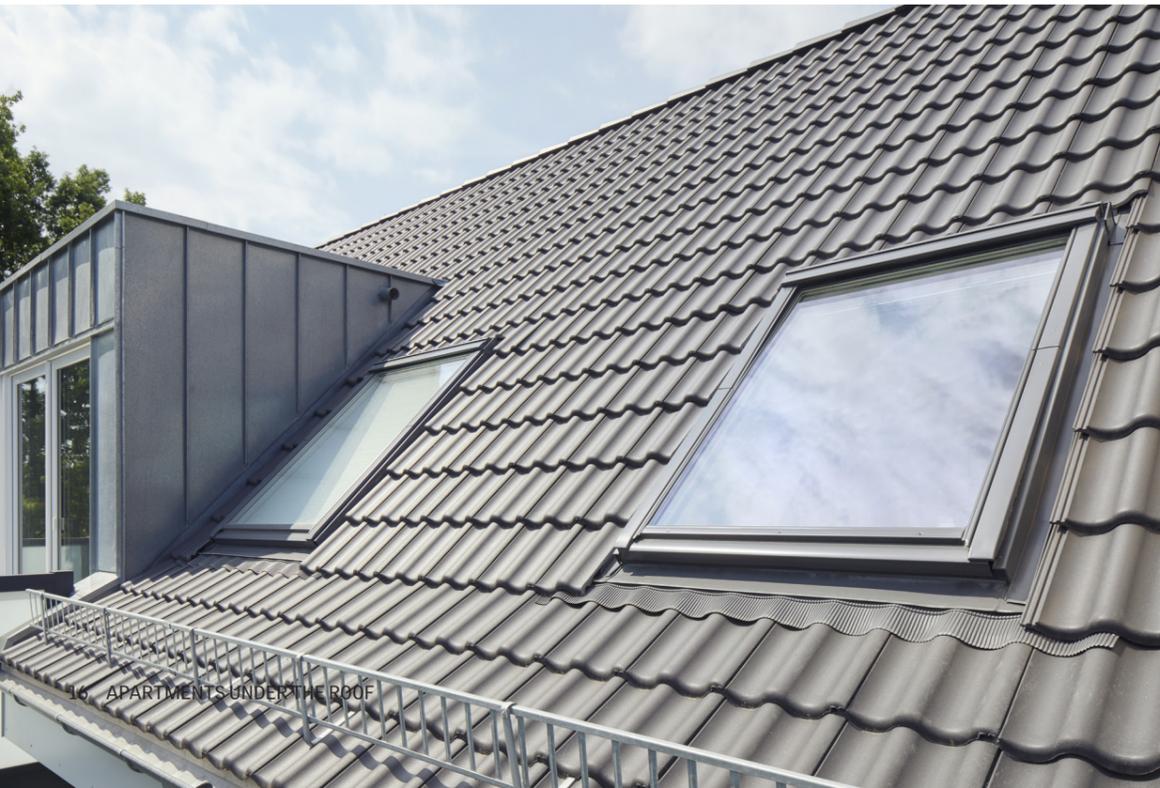
A SUCCESSFUL COLLABORATION

"I value the exchange with VELUX during the planning phase. Thanks to it I am well informed about the range of products so that I can choose the right one early enough. It's both about the design and costs, which for me, as an architect and construction manager is of utmost importance. There are so many interdependencies in the design process: size and position of roof windows affect the roof construction, thermal calculations feedback the most economical choice of blinds."

Babis C. Tekeoglou, architect at BCT Architekt

The architect's collaboration with VELUX on the Lorichstrasse projects went beyond the information about the products. VELUX provided visualisations, and daylight analysis supported the construction with professional window installers as well as has set up of a show apartment where a wide range of product options was tested.

Although, for technical or economical reasons, not all of the ideas pictured on VELUX visualisations were executed, the dialogue inspired and influenced positively the design.





VELUX visualisation of a bathroom.



VELUX visualisation of a kitchen.



VELUX visualisation of a bedroom.



VELUX visualisation of a living room.



PROJECT DATA

Year: 2019
Location: Hamburg, Germany
Client: private investor
Architect: Babis C. Tekeoglou, BCT Architekt, Hamburg
Photos: VELUX



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