

Clouth 104 in Cologne

Contemporary lofts with industrial charm

Arbon, September 2022. Clouth 104 is an urban development located on the site of an old rubber factory in the Nippes district of Cologne, which was once home to Clouth Gummiwerke AG. The blueprints from the local architecture office Lepel & Lepel included the careful renovation of the listed factory and the addition of new buildings that blend in aesthetically with the existing building stock. Covering almost 19,000 square metres, the building ensemble now offers a range of attractive uses, from offices and artists' studios through to a concept hotel and restaurants. As they meet the highest functional and design standards, the planners chose the unico and unico XS system solutions from Forster for the steel profiles on the windows and doors set in the historic facade.

German industrial history was written at Clouth Gummiwerke AG. The site was the focal point of everyday life in the district of Nippes in Cologne until it was bombed during the Second World War. After it was rebuilt, production was gradually moved elsewhere until the factory was finally closed down in 2005. Shortly afterwards, the city of Cologne purchased the 14.5-hectare site and held a competition for redeveloping the area. In the resulting development plan, the goal was to create a diverse urban quarter with around 1,200 apartments, space for 500 jobs and a lot of scope for creative professions. To do this, the idea was to use the existing structures as the basis for development and integrate the listed areas into the new plan.

The Clouth 104 project that adjoins the new city quarter plays an important role in the overall look of the area. The architects from Lepel & Lepel drew up plans featuring three and four-storey new buildings constructed behind and above the listed brick facade. The multifunctional building has been designed with a focus on flexibility, communication and sustainability. The spaces inside have been largely left open, leaving the users free to design and change the interior as they wish.

Sustainable profile systems with a link to the past

In order to maintain the industrial charm of the listed facade, the architects attempted to keep as close to the original look as possible when modernising the windows and doors. As a result, the steel profiles had to meet some challenging demands. They not only had to blend in perfectly in terms of their proportions, colour and overall appearance, but also had to



meet the latest requirements in terms of sound insulation and fire and burglary protection. Energy aspects also played an important role here.

from Forster with its exceptionally slim profile cross-sections. One of the special features of this system is the unique stainless steel framework insulators, which are used to connect the two profile half-shells. These eliminate the need for plastics in the window and optimise the insulation properties, not least because stainless steel has a lower heat transmittance than regular steel. The high levels of energy efficiency not only pay off in cold weather, but also on warm days thanks to the effective heat protection. The forster unico system was used for the doors and features slightly wider profiles for holding the locking system in place. Both Forster system solutions are made entirely from recycled steel and can also be completely recycled after use.

The environmentally friendly construction has been recognised by the German Sustainable Building Council (DGNB), which awarded Clouth 104 its highest Platinum certification.

More information on forster unico and forster unico XS can be found [here](#).

Project information

Products:	forster unico and forster unico XS
Architecture:	Lepel & Lepel (architecture and interior design)
Metal fabrication:	Siegfried Wölz Stahl- und Metallbau GmbH & Co. KG, Gundelfingen
Client:	Clouth 104 Grundstücksgesellschaft mbH
Photography:	Jens Kirchner



Forster Profile Systems – for the living spaces of today and tomorrow

Forster Profile Systems Ltd develops and manufactures safe, energy-efficient solutions in steel and stainless steel for doors, windows and façades. The products and system solutions from Forster for the building shell and interior applications meet the most stringent requirements and standards, with heat insulation and safety features such as fire protection, burglary resistance and bullet resistance. The portfolio is rounded off by accessories and comprehensive services for customers and business partners in architecture, planning and the construction industry. As a globally active Swiss company, Forster Profile Systems is a leader in the fields of security and fire protection. Forster develops and manufactures in Switzerland, with its own offices and sales partners in around 30 countries.

Photos



The former rubber factory at Clouth Gummiwerke AG in the Nippes district of Cologne is now home to Clouth 104, a development featuring offices, studios, a concept hotel and restaurants. Photo: © Jens Kirchner



Three and four-storey new buildings were constructed behind the listed brick facade in line with the plans from the architects at Lepel & Lepel. Photo: © Jens Kirchner

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The forster unico XS system was chosen for the window profiles, featuring exceptionally slim profile cross-sections that blend in perfectly with the traditional facades.

Photo: © Jens Kirchner



Historic facade with demanding sustainability requirements: The windows with Forster profile systems are not only aesthetically pleasing – their high insulation values also contribute to the sustainability of the building. Photo: © Jens Kirchner



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