

Refurbishment and Conversion  
of a listed Factory Building for  
Residential and Commercial  
use

Site: Berlin, Spandau  
Client: PATRIZIA / Kauri CAB  
Services: HOAI 1-8  
Duration: 2020-2025  
Photos: Marcus Ebener

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**Metamorphosis**

BFA has transformed a former armament production facility in Siemensstadt into a comfortable, modern townhouse settlement. Under the distinctive industrial roof of the Carossa factory building, built in the 1940's, a neighborhood like community is being created. On hundred and forty apartments of various sizes, two access lanes and two communal areas give the feeling of a small village square. The ecologically sustainable settlement captivates with its use of expanses of quality wood and the various styles of the homes. Each apartment has its own front door, which is accessible from the communal paths, thus securing a taste of individuality and autonomy within the community.

