

Concepts

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Scandic Berlin Potsdamer Platz

Project Report

Scandic Berlin

Potsdamer Platz

The new Scandic Hotel is situated on the Gabriele-Tergit-Promenade, south of the Tilla-Durieux-Park. Laid out as an inner-city 30 meter wide green strip, the park runs from Potsdamer Platz about 500 meters south to the Landwehrkanal, covering the tunnel of the north-south railway line.

On this property, next to the subway station Mendelssohn-Bartholdy-Park, the investor built the 9-storey, more than 30,000 m² large hotel right on top of the U2 subway line.

Investor: Schaumann Group

Project Development: gsp Gesellschaft für Städtebau und Projektentwicklung in Berlin mbH

Architecture: Architekten + Reichel Staudt

Interior Design: doos arkitekter

Completion: 2010

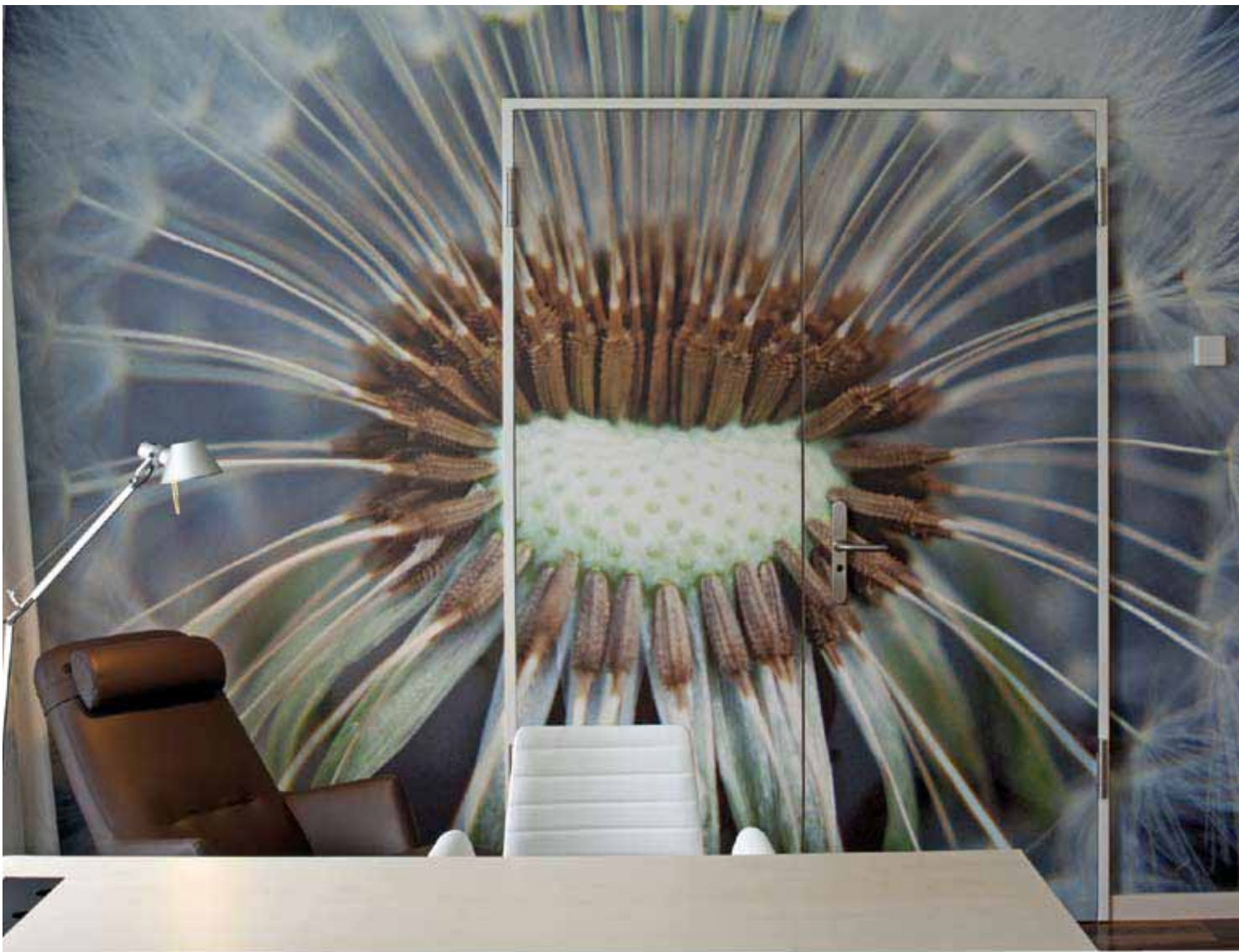


Building new solutions.

Lindner undertakes major worldwide projects in all areas of interior finishes, insulation technology, industrial services and building facades. From pre-planning through to project completion Lindner is your partner of choice.

The Company's extensive manufacturing capability enables quality to be strictly maintained whilst allowing maximum flexibility to meet individual project requirements. Environmental considerations are fundamental to all Lindner's business principles.

Through partnerships with clients Lindner turns concepts into reality.



A Scandinavian Oasis in Berlin.

The Scandic Spirit.

Transferring the operator's corporate identity to the hotel's interior, where it can be fully experienced by the guests, is vital for any hotel project. Thus, this progressive hotel chain deploys innovative thinking to differentiate itself from the majority of competitors. Scandic totally admits itself to its Nordic origin with this „Scandinavian Oasis“ in Berlin. The self-commitment to environmental compatibility derives from the Swedes' tradition and their love of nature.



The visitor finds himself amidst the Scandinavian nature. Bright colours and clean shapes represent winterly mountain sceneries and form a contrast to the harmonious design in the warmer areas: there, guests can relax in lush green summer colours or autumnal warm, earthy tones. This rhythm of the seasons runs through the decoration of the rooms and generates an impressive flair.

The mere size of the Scandic Berlin requires for consistent standardisation on the inside and the outside. At the same time, and in contrast to public building projects, the marketing potential of the hotel has to be considered at all times. The fit-out and the selection of the furniture are very important aspects in this regard. From the guest rooms' interior to the equipment of the public areas, the quality of the implementation has to reflect the operator's brand identity and design level.



The Scandic Berlin has a total of 563 rooms, of which 60 are barrier-free, 128 Superior Rooms, 10 Junior Suites and 1 Executive Suite. The divisible ballroom with its large roof terrace, 20 conference rooms, a restaurant, the lobby and a bar make the hotel appealing to both leisure and business visitors.

Architecture and design – with good conscience.

As the user of this building, Scandic underlines the claim of being the industry's leader in sustainability. The environmental quality of this construction is not limited to the use of ecologically friendly materials.

The influence of Scandic's socio-cultural competence has been just as important to the whole concept: thoughtful solutions for visitors suffering from allergy, for wheelchair users or people with other special needs have been integrated in 60 rooms and in all public areas to provide for a pleasant stay. Families with children are warmly welcomed at the Scandic Berlin with offers like diaper changing tables, a games room and the children's menu at the restaurant. Parents who are accompanied by their teenage children can book separate young person's rooms at special rates.



Everything from one source. Lindner Hotels and Resorts.

For decades investors, operators and their architects have been trusting Lindner with the translation of their ambitious plans into practice. All these projects have one thing in common: each one has been unique.

Upon the client's request, the formation of a project consortium with two building shell constructors was the starting point for eventually carrying out the interior fit-out. The early involvement of Lindner in the overall project successfully avoided interface problems during the construction phase and later in the installation of the FF & E for the public areas as well as for the guest areas.



Works carried out (excerpt):

- Detailed planning and project management
- Suspended ceilings
- Dry walls and wall cladding
- Wooden doors and tubular frame doors
- Floor systems
- Insulation
- Painting
- Fitting and metal works
- All furniture and fixtures for the guest rooms and public areas
- Loose furnishings such as curtains, lamps, mirrors, pillows, living plant walls



Turning visions into reality – as partner of the investor.



The Scandic Berlin Potsdamer Platz is characteristic for the demands of an investor involved in the international hotel industry. For setting up the Scandic Berlin, they chose to award the task to a strong, financially stable partner with many years of experience in undertaking large-scale projects.



Because of the complexity of this high standard building, the investor aimed for bundling the finishing works with one single partner, resulting in less time for completion, close adherence to tight schedules while achieving highest quality of workmanship.

He was taking it for granted that this partner would speak the language of his architects and turn the ideas of the operator's designer into hotel reality.

In opting for Lindner the investor made use of the Company's project experience, comprehensive capacities for research and development as well as expertise in quality, from as early as tender phase through to project completion. The result: effective processes for an economically advantageous project management.

A result we are happy to share.

When buildings are financed by investors, architects and designers face the important responsibility to decorate them appropriate for their intended use and to furnish them with a most unique character. At the Scandic Berlin Lindner was granted the opportunity to turn these ideas into custom-built reality. We could draw on our extensive experience with regard to engineering, material, safety standards and economic efficiency in interior fit-out. In this way, for instance, the novel Lindner real wood veneered panels with tested A2 fire resistance classification were used for wall cladding in the guest corridors and for the lining of the ballroom.

Lindner started the interior work in June 2009. On the day of its scheduled opening on 1 October 2010 the hotel was already fully booked ... serving happy guests.





Lindner has been building superior hotels for over two decades – from the refined shell construction to the opening. At the Scandic Berlin we conducted the entire performance chain and proved again: Lindner stands for large and even larger complete solutions, extensive experience in construction and furnishings, economic strength as well as a competitive price-performance ratio.



We can do it all for you.

Lindner Concepts:

- Insulation Engineering and Industrial Service
- Clean Rooms and Laboratories
- Airports and Airlines
- Railways and Tunnels
- Studios and Concert Halls
- Interior Fit-out and Furnishings
- Cruise Liner and Ship Fit-out
- Hotels and Resorts
- General Contracting

Lindner Products:

- Facades
- Ceiling Systems
- Lights and Lighting Systems
- Partition Systems
- Doors
- Floor Systems
- Heating and Cooling Technologies
- Dry Lining Systems

Lindner Service:

- Green Building
- Deconstruction and Gutting
- Clearance of Harmful Substances
- Research and Development
- Delivery
- General Planning
- Installation
- Maintenance
- Public-Private Partnership (PPP)

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