

Project

BMW Central Building

Location

Leipzig, Germany

Date

2001 / 2005

Client

BMW AG

Status

Built

Size

25,000m²



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The Central Building is the active nerve-centre or brain of the whole factory complex. All threads of the building's activities gather together and branch out again from here. This planning strategy applies to the cycles and trajectories of people - workers (arriving in the morning and returning for lunch) and visitors - as well as for the cycle and progress of the production line which traverses this central point - departing and returning again. This dynamic focal point of the enterprise is made visually evident in the proposed dynamic spatial system that encompasses the whole northern front of the factory and articulates the central building as the point of confluence and culmination of the various converging flows. It seems as if the whole expanse of this side of the factory is oriented and animated by a force field emanating from the central building. All movement converging on the site is funnelled through this compression chamber squeezed inbetween the three main segments of production: Body in White, Paint Shop and Assembly.

The close integration of all workers is facilitated by the overall transparency of the internal organisation. The mixing of functions avoids the traditional segregation into status groups that is no longer conducive for a modern workplace. A whole series of engineering and administrative functions is located within the trajectory of the manual workforce coming in to work or moving in and out of their lunch break. White collar functions are located both on ground and first floor. Equally some of the Blue Collar spaces (lockers and social spaces) are located on the first floor. Especially those internal reserve spaces that are waiting for full use in Phase 2 are allocated as social communication spaces to mix blue and white collar workers. This way the establishment of exclusive domains is prevented.



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Design

Zaha Hadid
Patrik Schumacher

Project Architect

Jim Heverin
Lars Teichmann

Project Team

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Anthony Hunt Associates
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Costing

IFB Dr. Braschel AG
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Lighting Design

Equation Lighting
(London, UK)



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