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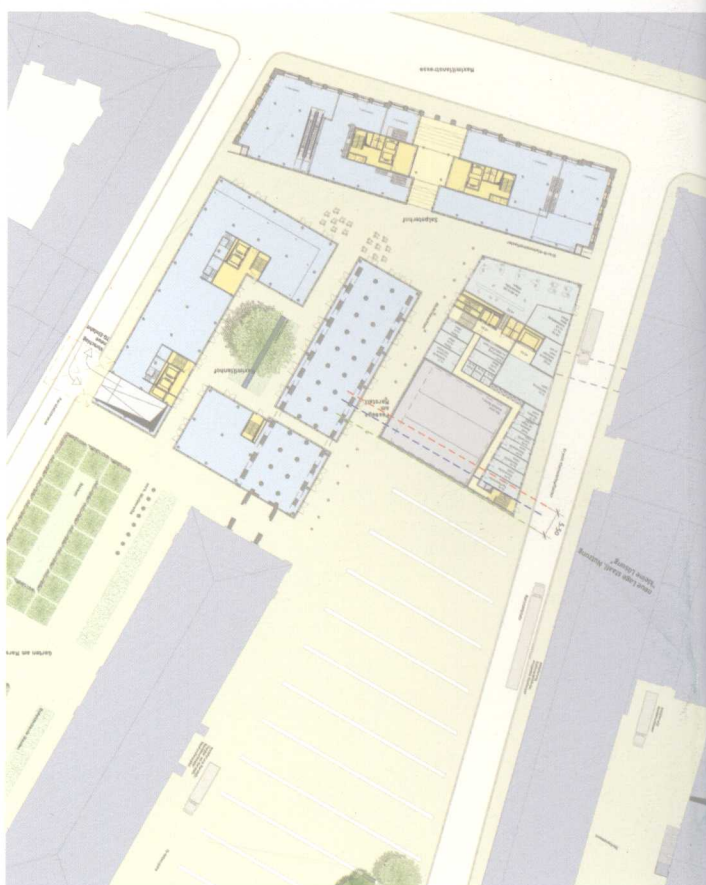
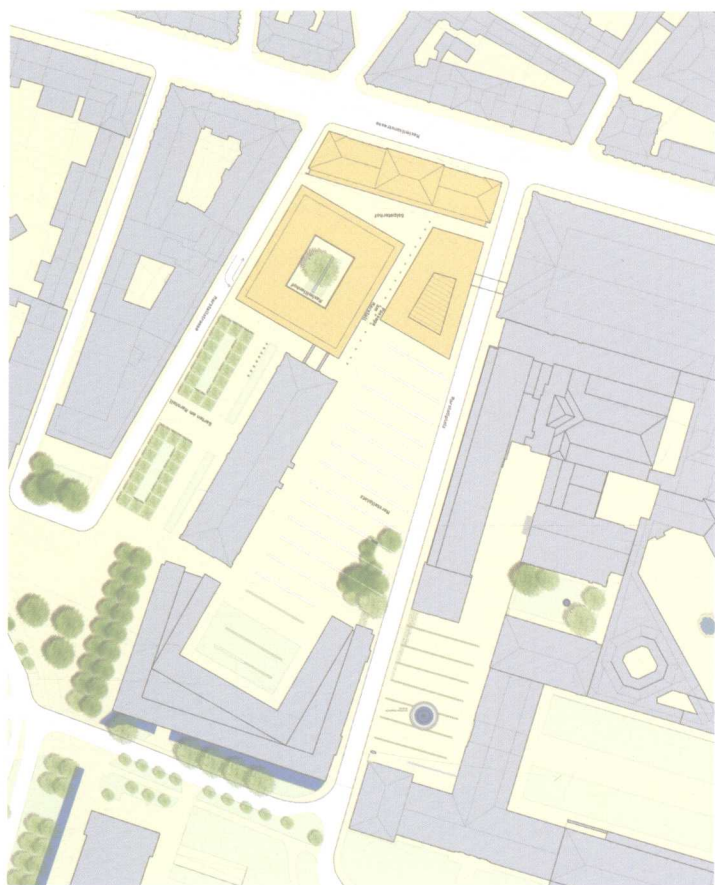
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Maximilianhoefe, Marstallplatz Muechen

慕尼黑皇家馬廐廣場，馬克西米安庭院

Extension of the Bavarian State Opera, two new office buildings and a new public cultural place in Munich, Germany.

People say Munich in the south of Germany is the most northern Italian city. And indeed, the influence of Italian culture is reflected in the historical buildings, public spaces, the paintings and a widespread love of opera; a phenomenon best seen in very heart of Munich, in the Maximilianstrasse, a magnificent boulevard from the 1850s with architecture worthy of any European capital. Built in the then fashionable Neo-Renaissance style today it is Munich's top address for culture as well as for business and retail.

The 13 000m² site of the Maximilianhoefe project lies right on the Maximilianstrasse next to the Opera House of the Bavarian State Opera and the former royal Residence. Ironically, this prestigious site had been derelict since its bombing in WW II. For the last fifty years the State of Bavaria, as the site owner, had reserved the valuable and last open site in the historic inner city for the future expansion of the State Opera.

In January 2000 Gewers Kuehn & Kuehn won the international competition (see: PA 23 Gewers Kuehn+Kuehn) proposing some 51 000m² mixed use development divided into three new buildings, one for the opera and two for private use, all connected by narrow streets, squares and the Marstallplatz as a new cultural public space.

Arranged around the so-called "Salpeterhof", a wedge shape new town square in the centre, the new buildings create a dense though architecturally varied and highly distinctive new city quarter, uncompromisingly modern yet sensitively blending into Munich's historical city centre. Clad in steel and glass

德國慕尼黑巴伐利亞國立歌劇團 (Bavarian State Opera) 擴建項目包括兩座新建辦公大樓和一座新建大眾文化館。

人們都說位於德國南部的慕尼黑是意大利的最北部城市。事實上，這裏的古建築、公共活動場所、繪畫以及當地人對戲劇的廣泛熱愛都體現出鮮明的意大利文化風格。這種情況在慕尼黑市中心馬克西米安街體現得尤為明顯。馬克西米安街始建於19世紀50年代，是一條繁華的大街，兩側的大樓都價格昂貴。街道繼承了新文藝復興風格，如今已經成為慕尼黑最為重要的文化和商貿中心。

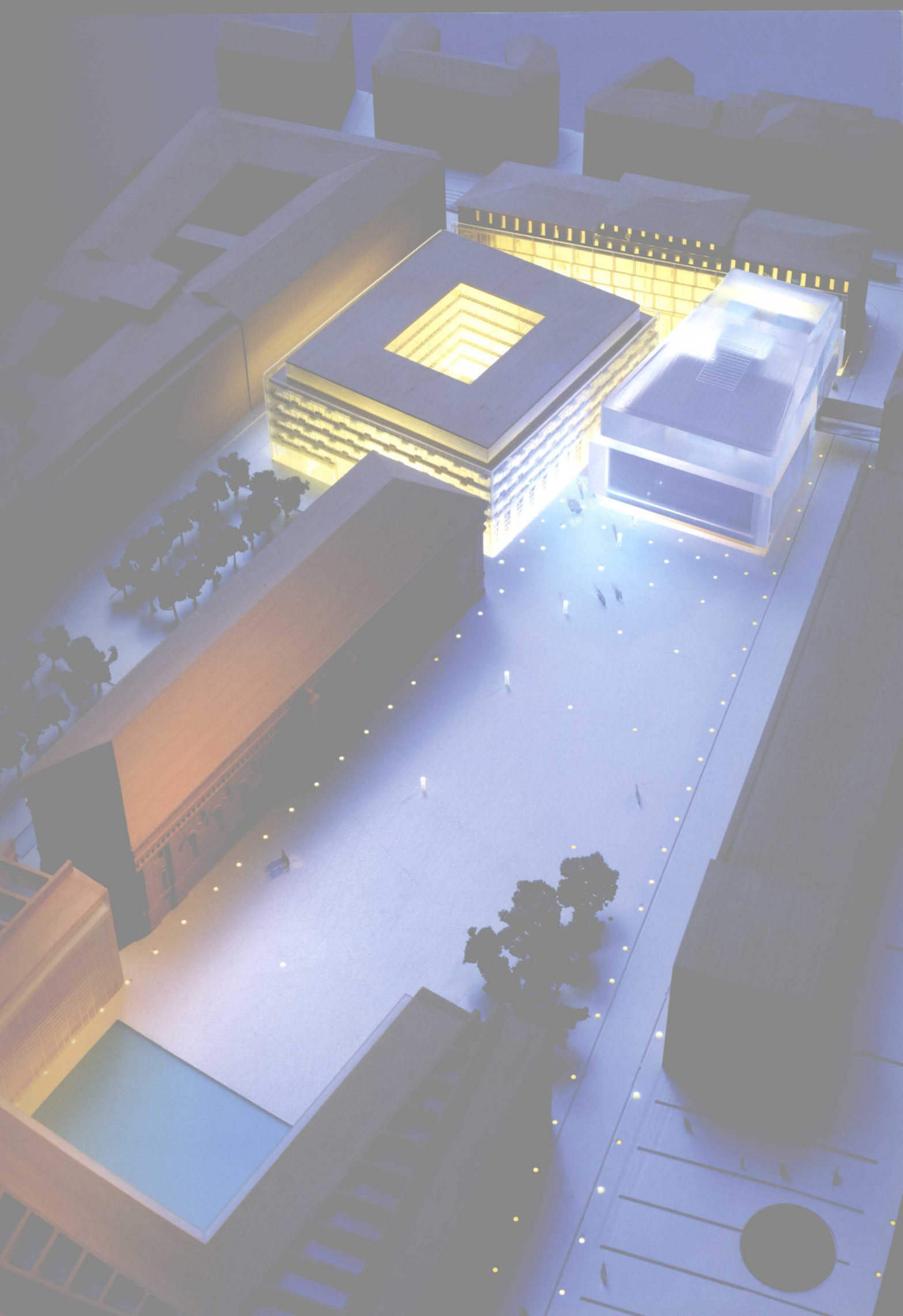
占地面積達13000平米的馬克西米安庭院工程位於馬克西米安街右側，與巴伐利亞國立歌劇團和皇家別墅舊址相鄰。具有諷刺意味的是，在二戰期間遭到轟炸後，這個聲名顯赫的地方就一直廢棄着。過去50年裏，巴伐利亞州政府把這片歷史名城中最後一塊寶貴的空地預留下來，以備未來國立歌劇團擴建之用。

2000年1月，著名建築設計師戈瓦斯·昆·昆 (Gewers Kuehn & Kuehn) 贏得國際大獎，他提出了建築面積大約51000平米的綜合開發設計方案，新

建三座大樓，一座用作劇院，另兩座為私用大樓。三座大樓都由廣場、狹窄的街道以及馬克西米安庭院相連，成為一個新的公共活動場所。

新建的幾座大樓地處所謂的“薩爾彼特霍夫”（市中心楔形新市政廣場）周圍，盡管建築風格不同，且都具有濃厚的現代氣息，但仍與歷史名城慕尼黑市中心和諧地融為一體，展示出一個安排緊湊且與周圍建築風格迥異的城市小區。大樓正面鑲有鋼材和玻璃，裝飾謹慎，力求與周圍建築風格統一。有了新的視角，遠近景物可盡收眼底。放眼望去，沿着大樓正面的水平條紋向前看，現代建築和古建築都可一覽無余。盡管各個大樓看起來互不相關，它們仍像繼承了同樣特征的個體，是建築大家庭中的一員。

兩座私用大樓建築面積約有25000平米，用作商務辦公和開辦旗艦零售店。由於面向繁華的馬克西米安街，被稱作“布爾克雷恩堡”的大樓正面裝修古樸典雅，保持了雍容華貴的新文藝復興風格，並使之得以完美展現。而大樓後面則全部以玻璃裝飾，外形和材質上都與周圍現代建築相一致。另一座私用建築即馬克西米安庭院為方形，中間有一小院和棕色樹







facades the architectural volumes are carefully orchestrated in the urban context to correspond with those of their neighbours. New sightlines allow for surprising long views in and out of the development. The eye runs along the horizontal facade lines which tie new and historic buildings together into a formal architectural dialogue. Although the buildings do not look alike they seem to be related as if they were products of the same genetic code, as individual actors in a large family of buildings.

The two private buildings with a total of some 25 000m² are for commercial offices and flagship retail stores. Facing the splendid Maximilianstrasse, the so-called "Buerklein Bau" maintains a listed historic facade thus allowing the noble Neo-Renaissance style Maximilianstrasse to regain the last missing piece to its complete historical grandeur. The back of the building, however, is fully glazed and establishes a visual and material dialogue with its contemporary neighbours.

The other private building, the "Maximilianhoeft" with its efficient square plan surrounds a small patio with an orange grove and accomodates offices and shops on the ground floor. Here it also incorporates a historical columned hall, the former royal horse stables, dating back to the Baroque. Exposed behind a transparent glass curtain the large hall is now used as a restaurant with exquisite Italian cuisine.

The jewel in the crown of the three new buildings, however, is the new rehearsal house for the Bayerische Staatsoper. Designed for very different spacial requirements, it includes four huge rehearsal halls for up to 199 musicians as well as large working areas for costume, sound studios and archives. The building also incorporates the opera administration offices, the ticket office and storage. It is surrounded by three levels of underground car parking. With eleven levels in all, seven above and four below ground, the building functions as the engine of the opera and provides every opera-related activity except the performance itself. The main facade of this building is made of elegant silver grey steel panels with large vertical windows and round corners, even the roof is clad in steel.

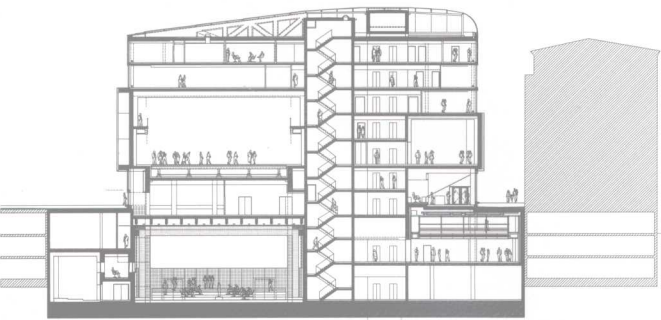
The huge volumes of the rehearsal halls determine the shape of the building. Clad in velvet redpannels behind planar glass walls they discretely and intriguingly hint at their content. To the north the facade opens up to the newly laid out Marstallplatz, which after its rejuvenation has turned into a true cultural space for the people. Surrounded by some of the cities most prominent cultural institutions the new Marstallplatz will add another vibrant centre to the inner city. In summer people can sit in the evening sun, have a drink and meet friends. Occasionally up to 4 000 spectators can enjoy open air classic concerts- Leo von Klenze's original dream of an Italian Piazza finds its architectural conclusion.

叢，一樓有辦公室和商店。這座大樓也與古典柱式禮堂和巴洛克時代皇家馬廐渾然一體。如今寬敞的門廳外面裝了透明玻璃，開了餐館，供應意大利美食。

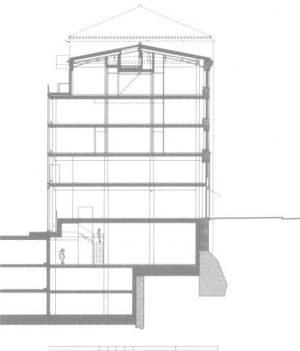
三座新樓中最為重要的部分要數為巴伐利亞國家畫廊（Bayerische Staatsgemälde）修建的排練大樓了。根據不同的空間要求，這裏建了可供至少199名音樂家演奏的排練大廳，還有提供服裝、音響設備并保存檔案文件的工作區。樓內還設有劇院管理辦公室、售票廳和倉庫。周圍是三層地下停車場。整個大樓共十一層，地上七層，地下四層。盡管演出不在此舉行，這裏却能夠為演出提供强有力的支持，并可開展一切相關的活動。

大樓正面裝飾着銀灰色鋼質嵌板和圓角大窗戶，樓頂也鋪有鋼板。

宏偉的排練大廳是大樓的主體。大廳平板玻璃牆內襯有紅色天鵝絨，令人流連忘返。大樓北側面向布局一新的皇家馬廐廣場，這個廣場投入使用后就成為真正的文化娛樂場地。在周圍城市許多著名文化場館的簇擁下，新皇家馬廐廣場又將為城市提供一個新的展示活力的中心。夏日裏，人們可以坐在夕陽下，暢飲或是會友。有時4000多人會在此欣賞到露天古典音樂會——列奧·馮·克倫茨（Leo von Klenze）當初建意大利式露天廣場的夢想終於在此得以實現。



Longitudinal section through Buerkleinbau(left) and the extension of State Opera
縱剖面及劇院的延伸



Cross section a, Buerkleinbau
橫剖面

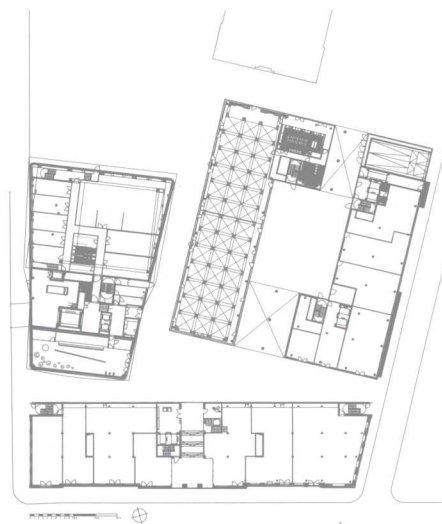




Cross section through Maximilianhofe(left) and extension of State Opera
通過左側的馬克西米安庭院和右側的國立歌劇團擴建工程的橫剖面



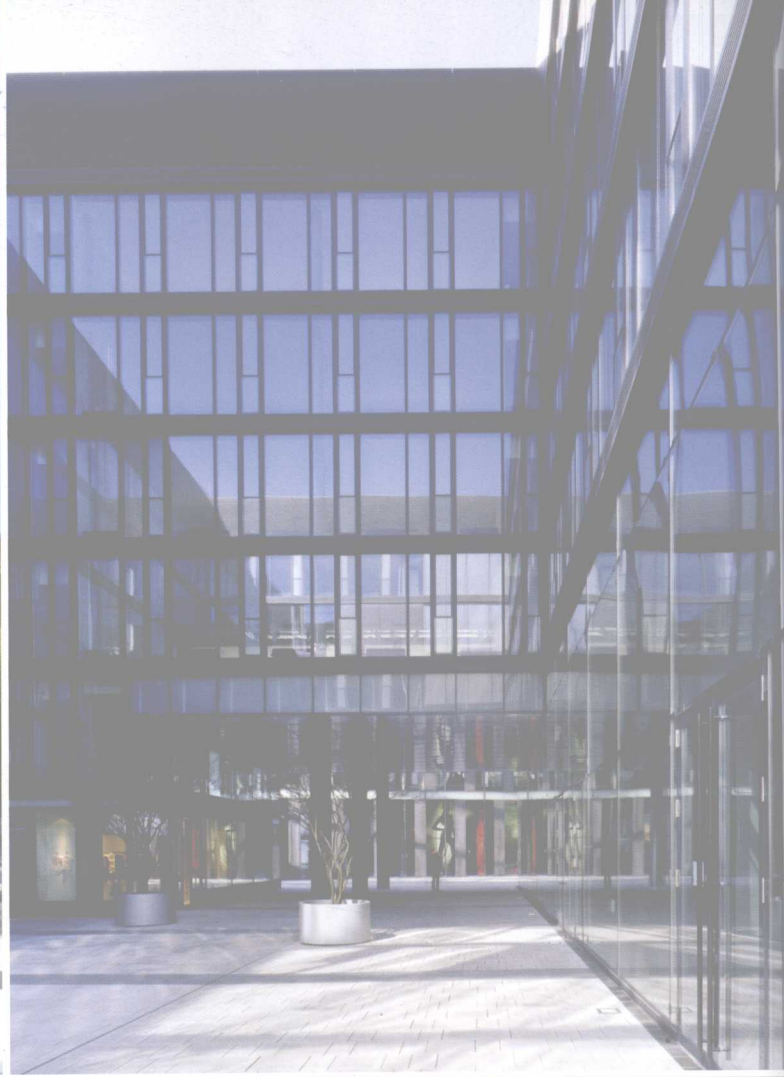
The costume gallery
化妝室



Floor plan Maximilianhofe Marstallplatz, Munic Maximilianhofe Marstallplatz
馬克西米安庭院皇家馬廐廣場底層平面

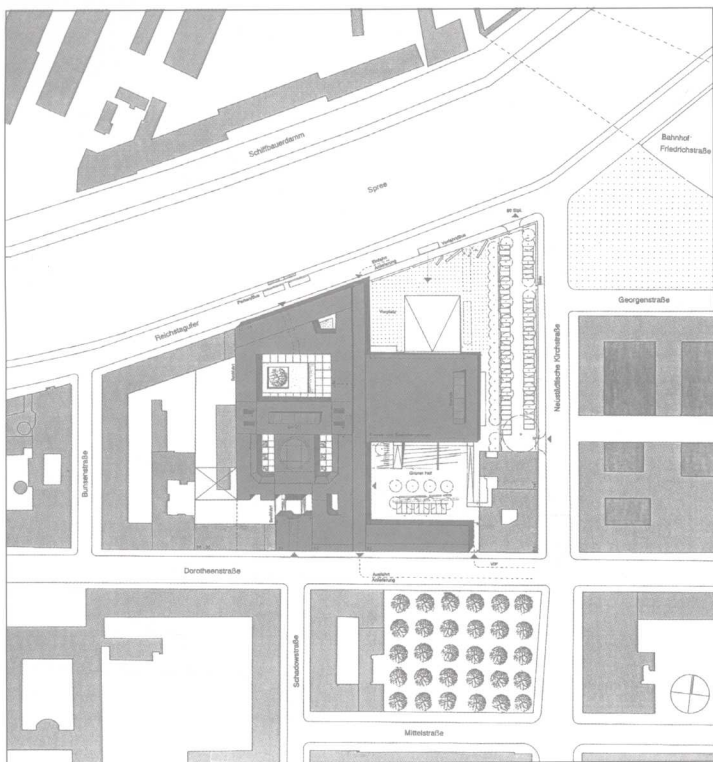


Salpeterhof with Boerleinbau(left), extension of State Opera(center) and Maximilianhoefe(right)
左側有布羅克霍恩堡，中心有國立歌劇團擴建工程，右側有馬克西米安庭院和的新市政廣場





New sightlines running in and out the development
大樓內外的新視角



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The Federal Press Office is located between Dorotheenstrasse and the Reichstagsufer on two sites, each of them has very different history. From the 18th century until the end of the WW II, the eastern part was been occupied by the Villa Kameke, one of Berlins the finest examples of baroque architecture built by Andreas Schlueter. The Berlin-wellknown covered market IV was established on the western part of the site and was replaced through renovation and new structures during the WW I by the post office bank headquarters, a function it retained until 1990s.

The Frenchstyle gardens of the Villa Kameke originally ran down to the banks of the River Spree, Berlins main traffic and transport artery, linking up visually with other baroque landmarks such as Schloss Monbijou, Palace Wartensleben and the Royal Dairy at Unterbaum.

In 1779 the site was purchased by the Lodge of Royal York de Lamiti. The Orangerie was converted into a masonic lodge and linked to Schl ters building by a passageway. The French-style gardens were then changed into an English style landscape park. Later, about half way between Dorotheenstrasse (then known as Clara-Zetkin-Strasse) and the Reichstagsufer a large-scale canteen for employees of the capital of the German Democratic Republic (GDR) was built. In the 1980s a further prefabricated office building

was built on Dorotheenstrasse. After 1990 the site of the lodge was returned to its legal owners. In view of the plans for the city, the Royal York Lodge was willing to sell it to the government.

聯邦政府言論情報管理部建築位於兩個有不同歷史背景的城市 Dorotheenstrasse 和 Reichstagsufer 之間。從 18 世紀到二戰結束，這個地區有 Andreas Schlueter 建造的整個柏林最具巴洛克式風格的 Villa Kameke。這個地區的西部一度建造了帳篷式市場，到了一戰前夕逐步有郵局和銀行入住，一直維持到了 1990 年。Villa Kameke 的法式庭院與 Spree 河堤壩、柏林主干道以及交通要道相互連接，而且從視覺上與 Monbijou 城、Wartensleben 宮廷和 Unterbaum 王立牧場等巴洛克式建築群融為一體。

1779 年 York de Lamiti 王室作為別墅用途收購了這片地區。原來的橙子園改建成了集會場所，並且有道路通往 Schl ters 大廈；另外法國式庭院改

建成了英國式造景公園。

到了後來 Dorotheenstrasse 和 Reichstagsufer 之間建造了一個簡易飯店，主要是向德國民主共和國首都柏林的工人提供就餐。

20 世紀 80 年代在 Dorotheenstrasse 建立了組裝式辦公建築。到了 1990 年這片土地歸屬到了原來的法定所有者，但由於考慮到城建計劃，York de Lamiti 王室聲明願意向聯邦政府銷售這片土地。