"Kaufhaus Tyrol" is Austria’s largest inner city shopping centre and is intended to become Innsbruck’s new commercial landmark. After a 6 year planning and construction period, a totally revitalized and redesigned complex has emerged on the site of the former „Kaufhaus Tyrol“ department store, containing 50 retail shops, several restaurants and covering a total area of 30,000 m². The building, designed by British star architect David Chipperfield, is striking, primarily on account of its architecturally unusual façade, which is made of white prefabricated concrete elements and is visible even from afar.
Kaufhaus Tyrol, Austria

Project profile:

Address: Kaufhaus Tyrol
Maria-Theresien-Straße 31
6020 Innsbruck, Austria www.kaufhaus-tyrol.at

Utilization: Shopping centre

Total investment: 155 million Euro

Lettable space: 30,000m²

Construction start: March 2008

Completion: March 2010

Awarding authority: SIGNA Holding GmbH
Freyung 3
A-1010 Wien

Architect: David Chipperfield Architekten (Berlin)

General contractor: ICM Baumanagement Ges.m.b.H., Innsbruck

General planner: Dieter Mathoi Architekten, Innsbruck

Bearing structure geometry and construction planning: Brunnsteiner Ziviltechnikergesellschaft mbH

Building Method: 2 lower floors, 1 basement, 4 upper floors

Storeys: Ferro-concrete construction, column and mullion construction

Construction: Prefabricated architectural concrete elements with white cement, grain marble stone with a largest grain size of up to 35 mm Surface of the visible surfaces blasted, reveal or side surfaces ground

Façade:
Kaufhaus Tyrol, Austria

Interior of „Kaufhaus Tyrol“
Kaufhaus Tyrol, Austria

Precast concrete façade elements

The architecturally sophisticated façade is one of the core features of the new „Kaufhaus Tyrol“ shopping centre, and posed a number of special challenges for Hering when it came to its manufacture, supply and installation. David Chipperfield’s design included a post-beam construction for the front side overlooking Maria-Theresien-Strasse, as well as for the shopping centre area of the building overlooking Erlerstrasse. The individual components were to be both polished and sandblasted, and have depths of up to 80 cm. While the reverse side of the façade elements has a supporting function – the grid dimensions between the columns is around 2 m and the span of the supporting beam structure around 7 m – the elements on the front of the former shopping centre were designed as not load-bearing components.