



OLD SHELL, NEW CORE

Silo-Hotel John & Will, former Kellogg's-Silo, Bremen

Where the aroma of freshly roasted cornflakes once filled the air, an urban quarter is currently arising in Bremen in the immediate vicinity of the Weser. The imposing rice silo, which still bears the iconic Kellogg's lettering on the roof, is now home to a hotel. The special feature: the round and semi-circular hotel rooms built into the silo offer an incomparable view of the Bremen skyline. The task of preserving the old and making it sustainable for the future was a major challenge for all the partners involved. It is worth taking a look at the planning of the fire doors and escape routes, which are important in a hotel and posed major challenges for the door planning due to the special architectural conditions.

Revitalized industrial wasteland

“John & Will” – this is the name of the hotel, named after the two founders of the famous cornflakes brand, John and Will Kellogg. The shell of the building and the logo on the roof have been preserved to this day. The challenge of transforming the former silo on Bremen’s Überseeinsel into a modern hotel and a long vacant industrial wasteland into a new, lively quarter close to the city center was a great one.

Today, the silo fulfills a completely new purpose and accommodates people from near and far every night in its 117 rooms. The vibe of its past as a granary can still be felt almost everywhere in the hotel. Not least the distinctive room shape makes the “Stuuv”, as the rooms here are affectionately called in Low German, something very special: The semi-circular shape of the rooms due to the outer walls of the silo and the walls made of coarse industrial concrete, which result from the original architecture of the silo, give the rooms a unique charm. The architecture of the hotel not only recalls the industrial past of the location, but also sets the tone for the future.



Whether “Lütt Stuuv”, “Grote Stuuv” or “Best Stuuv”: the round and semi-circular hotel rooms offer the best view of the Bremen skyline.



We wanted to show that well thought-out architecture can contribute to the enhancement and revitalization of an entire district. This starts with the big picture and extends to the details. For example, we have also stored parts of the concrete removed from the silo. Once the district is finished, we can use some of the blocks to build tables or benches, for example.

Babette Kierchhoff | Managing Director John & Will Betriebsgesellschaft GmbH



Sustainable concept

Starting with the preservation of the basic structure of the silo, the reuse of the removed concrete or of furniture that has already been used elsewhere: the Überseeinsel as a whole and the hotel individually put the materials used to the test. Energy management is also geared towards sustainable energy sources: With modern heat pumps, the use of water from the Weser for cooling and heating, as well as photovoltaic systems and wind energy, the hotel aims to be as self-sufficient as possible. Even the hotel’s fitness studio relies on pure muscle power – all the equipment is made of wood and is powered 100 percent by human movement. The choice of doors also fits in with this. The tubular frame doors used in the hotel foyer are part of the hotel’s fire protection concept. They are Cradle to Cradle certified and allow the doors to be flexibly retrofitted in the event of changes in use.

Tubular frame doors – real all-rounders.

Although Teckentrup is primarily known for steel fire doors, for some years now Teckentrup has been offering a design-oriented alternative with tubular frame doors made of aluminium and glass, especially for rooms with high aesthetic requirements. A unique feature is the rebate-open profile geometry of the Schüco Fire Stop platform, which fully meets the hotel’s sustainability requirements. It even allows adjustments to be made during operation without affecting the approval, e.g. additional cables to electrify the doors, replacing the lock technology or retrofitting automatic floor seals..

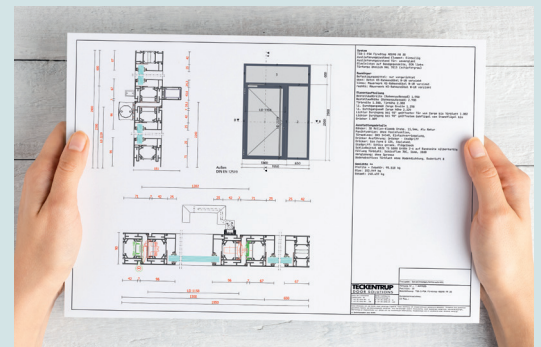


The flexible aluminium tubular profile system enables special design variants. Combined with glass elements, the tubular frame doors offer the best possible fire and smoke protection as well as thermal insulation for modern, light-oriented architectural concepts such as in hotel lobbies. The concealed hinges and door closers (up to T90 and EI290) lend the doors a timeless design. If the use changes and, for example, passageways are converted from “standard” to “escape door”, this change can be made by simply replacing the fittings afterwards. The frame and door leaf continue to be used.

TEO makes it quick and easy.

With the online configurator TEO (Teckentrup Easy Online), doors can be configured quickly and without contradiction, and door planning can be handled completely in one system. TEO guides the user to the right product in just a few, clearly structured steps. As TEO has been developed together with fabricators and dealers from the outset and their feedback is used for continuous optimization processes, TEO is a tool that is constantly growing in line with practical requirements. The configuration of the tubular frame doors (including profile construction, fittings, glass) is also quick and easy via TEO. A drawing is also created directly.

- Fast configuration
- 100% safety, automatic plausibility check
- Up-to-date technical documentation and drawings
- Automatical import of service specifications



Quality made in Germany, simple configuration with a wide range of functions and looks as well as attractive delivery times - these promises apply to our entire product range

Marcus Wolf | Product Owner tubular frame doors, Teckentrup GmbH & Co. KG

Fire protection meets design.

P.R. Bauelemente from Bremen relied on Teckentrup's door solutions for the implementation of the functional doors: „Teckentrup's contacts were on hand to provide technical support right from the early planning phase. In general, the consistently reliable availability of the team deserves special mention,“ emphasizes project manager Sandra Gronau. The existing openings posed a particular challenge in terms of the fire protection concept. Due to the structural conditions, it was necessary to use mixed frames. Partly in the combination of block frame on the hinge side and corner frame on the lock side, partly vice versa. Implementation was only possible thanks to precise coordination and suitable system solutions from Teckentrup.



The Silo Hotel was one of the most challenging projects I have worked on in the past. It was a refurbishment project with many special structural features. The door solutions had to be precisely matched to the existing openings. I was on site several times to check the dimensions, because some things are not obvious at first glance. Special care is therefore required in an existing building. This made it all the more important to have a reliable partner at my side. We have been able to rely on Teckentrup at all times for over 20 years. Not possible, not possible with this project.

Sandra Gronau | Project Management, P.R. Bauelemente

In search of the individual solution.

The architectural conditions of the silo required some structural adjustments. Teckentrup does not shy away from these challenges and looks for a solution in individual cases that deviates from the standard if necessary. In the case of the former silo, the solution was to widen the block frame. Almost all doors are designed with special block frames. This makes Teckentrup an ideal partner in the contract business. In addition to the full product range of steel and tubular frame doors, the company offers its customers a wide range of services, from advice on construction to lead installation and door installation service. All services are embedded in the TEO online platform, which offers further services in addition to product configuration.



The high-rise directive applies to the hotel. This is accompanied by increased requirements for escape routes and fire protection regulations. At the same time, a restrained design was required for the technical doors, as the works of art, which were individually designed by local artist Johann Büsen for all hotel corridors, were to be clearly in the foreground.

„Demolition was never an issue here, it was all about the subsequent use of the Kellog site right from the start. However, the charm of the old building also brings with it the challenge of having to find many individual solutions. You always have to keep an eye on the condition of the building,“ says Babette Kierchhoff, explaining the concept of Überseestadt as a whole, which is gradually being transformed into a lively urban quarter. Where grain silos and factory buildings once dominated the harbor landscape, modern working and living spaces are now being created. The successful combination of revitalized historical buildings, such as the old warehouses, with innovative new buildings, such as the “Porthäuser” at the Europahafen, is creating a unique urban ensemble with a special flair. This transformation is exemplary for the way European cities deal with formerly derelict port areas, as has been demonstrated in Rotterdam and London.



The video with further impressions of the Silo Hotel and our products in the property can be found on our YouTube channel and on our website.



Photo credits: dasholthaus/Teckentrup

Fact sheet

Facts and figures

Building owner	Überseeinsel GmbH, Bremen
Architectural office	Delugan Meissl Associated Architects, Wien
Consultancy & door installation	P.R. Bauelemente GmbH & Co. KG
Teckentrup products	Tubular frame doors T30-FSA Firestop ADS FR 30, steel doors T30 FSA-62, T90 FSA-62, EI290-C5-S _a 62, RS, dw 62
Use	Hotel with 117 rooms/suite, catering, events
Opening	August 2024

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