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Junghofstraße 11: FOUR Frankfurt

In the heart of Frankfurt, in the middle of the banking district, Germany's most spectacular high-rise ensemble – the **FOUR Frankfurt** – is being built on the former Deutsche Bank site. The four high-rise buildings, up to 233 meters high, will house over 600 apartments and the highest office floors in the country. Two hotel concepts, a day-care centre for children and an urban mix of retail outlets, local services and restaurants will also create the basis for a lively and diverse quarter with a high level of appeal.

Project outline FOUR:

Use:	Mix of uses (office, residential, catering, shopping, hotel, fitness)
Location:	Frankfurt am Main
Construction time:	2018 until 2023/24
BRI:	1,152,000m ³
BGF:	213,000m ²
Towers :	T1: 233m; T2: 173m; T3: 120m; T4: 100m
Architect:	UNSTUDIO & HPP Architects
Client:	G&P Erste Management GmbH, G&P Zweite Management GmbH G&P Dritte Management GmbH, G&P Vierte Management GmbH

Demolition work on the former Deutsche Bank site began in April 2018. The listed facade in Junghofstrasse was secured with a scaffolding structure before demolition work was started and will remain intact. Work included demolishing the 100m-high old high-rise. This was demolished floor by floor using mini excavators on the individual floor slabs.

Parallel to the demolition, special engineering work was started on the foundation at the end of 2018. The excavation work will be carried out using the top-down construction method due to the surrounding neighbouring structures and the high horizontal loads. The two bracing slabs, which will serve to reinforce the excavation pit, will be supported on a diaphragm wall and 231 primary columns. In addition to the primary columns, a further 140 foundation piles are to be drilled, on which the four high-rise buildings will be based. The primary columns will be installed as precast reinforced concrete elements with dimensions up to 1.00m x 1.00m. Both the diaphragm wall lamellas and the foundation piles will be used for geothermal heat generation via geothermal pipelines.

Installation of the last reinforcement cage and concreting work for the last lamella of the diaphragm wall was completed at the end of 2019, so that construction of the wells for groundwater drainage can now begin. After activation of the drainage system and, in turn, a decrease in the groundwater, excavation can begin at the level of the first slab. The excavation is a prerequisite for starting the reinforcement work on this slab.

Parallel to the reinforcement work, construction of the foundation and primary piles with the precast columns which are to be lifted in, together with the remaining wells on the construction site is still in progress.