



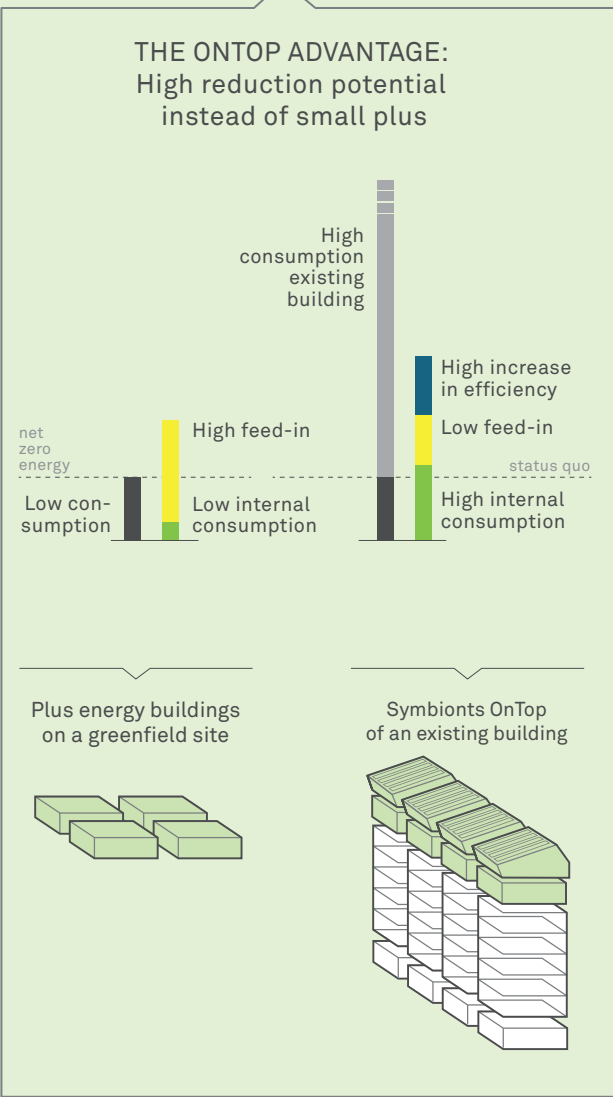
ARCHITECTURE
Creating an identity for the site

New living space is created by adding living units on top of an existing building, the so called symbionts. The roof of the symbionts is used to produce solar energy with building integrated solar systems. OnTop is not a modular construction system, but a concept. According to the very situation the symbionts can vary in size, shape or appearance. OnTop has to be adapted to every specific building project. The economical, technical and social characteristics of the city, the neighborhood, the site, the existing building, the owner and the residents have to be taken into account.



ENERGY EFFICIENCY
Minimizing demand, maximizing use of renewable energies on-site

New and highly energy efficient living space is created with the symbionts. The existing building is refurbished, thus minimizing its energy demand. The remaining energy demand is covered mostly by renewable energies on-site: Heat is generated with solar collectors, but also with a heat pump that uses exhaust air from the existing building and ambient air as heat sources. The existing condensing boiler is used to cover peak loads. In the medium to long term it can be run with power to gas. Electricity is generated with photovoltaic. A high share of internal consumption reduces the network load. The building no longer is only consumer, but also producer and storage of energy.



SUSTAINABILITY
Developing the existing further

Of course the symbionts are built of ecological and recyclable materials and constructions that can be dismantled. But OnTop is more. It brings together the three dimension of sustainability – economy, ecology and social issues – in a holistic approach: By creating new living space where it is needed, it opens up new financial resources that are used to enhance the existing buildings; so they get more energy efficient, produce renewable energy on-site and get more age-appropriate; without having to raise the rent excessively, which would cause gentrification. Doing so, concept OnTop contributes to the sustainable development of cities – and it can be applied now!



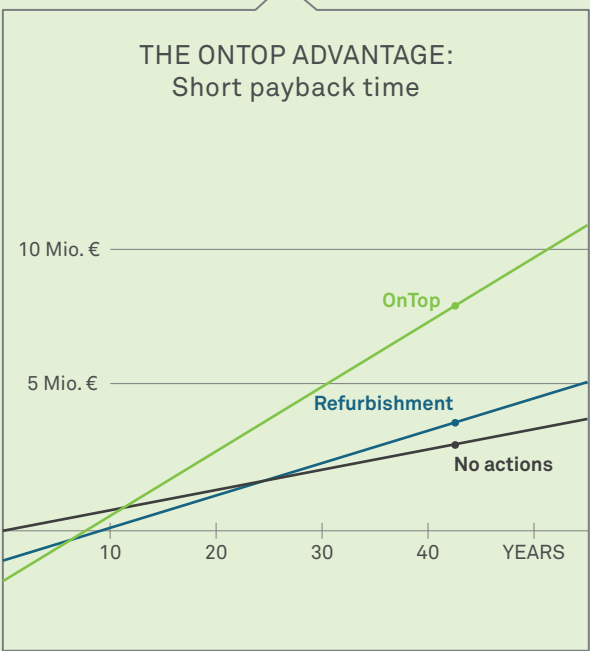
ENGINEERING AND CONSTRUCTION
Transferring and enhancing know-how

Wood panel construction has a long tradition and is well-developed in Germany's prefabricated housing industry. OnTop makes use of the existing know-how and the advantages of this construction method: Prefabrication in the plant ensures high quality of the elements and a high degree of cost certainty. Just-in-time delivery and a short construction time on-site reduce the disturbance of residents and city life. And the lightweight structure does not overload the existing building structure.



MARKET VIABILITY
Take where it is possible and give to where it is needed

By building new living units on existing buildings, concept OnTop opens up new financial resources. A profound refurbishment of the existing building can be financed without raising the rent excessively, thus avoiding gentrification. The new residents of the symbionts enjoy living in a sound and grown urban neighborhood, while the local residents enjoy the amenities of the refurbished existing building. The concept is suitable for municipal and co-operative housing associations as well as for condominium owners' associations, since it allows developing further the existing building in an economically, ecologically and socially attractive way.



THINK GLOBAL



Urbanization is a mega trend – but it is not the same everywhere. In Frankfurt, like in other German and European cities the population is growing and new living space is needed. But it is crucial not to forget about the existing building stock and the residents either.

To cope with the two big challenges ahead – energy transition and demographic change – the existing building stock has to be refurbished in order to get more energy efficient and more age-appropriate. But refurbishment often leads to higher rent, thus causing gentrification.

Concept OnTop is a solution for creating more living space and enhancing existing buildings: New living units – we call them symbionts – are created on an existing building and put on the market. The financial benefit from selling or renting them is used to refurbish the existing building.

The symbionts are built without further land sealing. They are built where many people want to live and where technical and social infrastructure is already available. The existing building is getting much more energy-efficient and age-appropriate – and renewable energy is produced on-site.

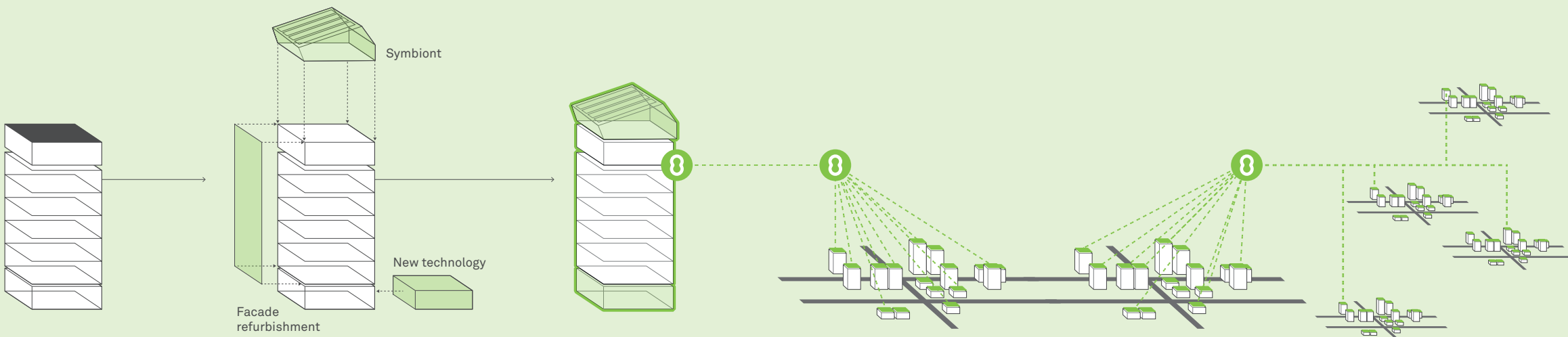
OnTop can be adapted to different situations. The economical, technical and social characteristics of the existing building, the site, the neighborhood, the owner and the residents have to be taken into account. According to the very situation the symbionts can vary in size, shape or appearance.

The renewable energy produced on-site changes the buildings' role in the energy network: from consumer only, to an intelligent node which produces and stores energy also. It can also balance the temporal mismatch between production and consumption by shifting from electricity to heat.

OnTop contributes to a sustainable development of the city. And since all the technology and knowledge is already available on the market: It can be applied now – and not only in Frankfurt, but in every city under settlement pressure.

Please find more information under www.ontop2014.de

ACT LOCAL



SYMBIONIZE NOW!



