

Walls are heating and ceilings are cooling at the „Hanse Hotel“ in Attendorn A hotel all without radiators



In April 2013 the Hanse hotel will open its doors for business guests and leisure travelers: The modern building adds a new, almost a bit spectacular facet to Attendorn's townscape. The company's founder, Gerhard Rosenberg, makes his dream come true in his home town by of course following his lived values: highest quality, sometimes on the cusp of feasibility, always at the state-of-the-art. Below please find a report on the project and technology which was published in the journal "Hotel & Technik". The proud investor will of course be glad to give a personal report during the ISH.

99 rooms, one restaurant, two bars, several conference rooms – and not one single radiator. At present a new hotel is emerging in Attendorn in the Sauerland that places all focus on innovative heating technology, with cooling ceilings and heating walls. The "Hanse Hotel" is supposed to open in spring.

In the first line people are going to Attendorn to visit one of Germany's most frequented stalactite caves. Guests also enjoy taking a walk around the Bigge Lake or they make a boat excursion on it. Others are there for professional reasons. Lots of sub-suppliers for the automotive industry, Viega, Bruse, aquatherm – there are more than

12,000 workplaces in the town. An Eldorado for booming accommodation facilities, as one would think. But that is not the case at all. There are several smaller family-owned houses and even a real castle hotel. But many of them are scattered in the districts and too small for bus tourism or conferences.

Both target groups – leisure and business – should find an adequate place with the new "Hanse Hotel". 99 rooms, including a junior suite, will be available as of spring. Bus parking areas are provided, as well as a small park which on the one hand separates the hotel area towards the town, but also connects it. Just behind the house is the entrance area of the Atta cave, a commercial cave that attracts up to 200,000 visitors every year.

Huge demand

The long-time waste land is thus an ideal location for a new hotel. And the market, as it seems, has waited for it. For 2013, the majority of rooms have already been sold at 27 weekends – before the guest can even get an idea of what awaits him.

At present the future hotel is still appearing as building site – a building site with lots of specialities. The building still shows its inner life. The lines, pipes and cables are installed

on the ceiling according to schoolbook. A great technology the guest later need not be interested in. It is sufficient to enjoy the comfort.

Outside walls are heated

Radiation heat is the key word, if the heating of the building is concerned. For this purpose grids were included inside the outside walls which are flushed with comparatively lukewarm water to heat the rooms. The flow temperature is 40°C only. In addition, heating pipes are lying in the floor where the guest is threatened by cold feet. A one meter wide strip along the outside wall is heated – that is enough. The ceilings in the house in the first line take over the cooling of the hotel. They are equipped with the sophisticated aquatherm pipe grids, too. This surface heating and cooling system provides a pleasant room climate without disturbing draught. Cold water in the pipes is emitting the temperature to the ambience. That is the plan which can also be changed though. Should the Sauerland be threatened by an ice age, which is hardly to be assumed, it is easy to change the water temperature – and the cooling ceiling turns to a heating ceiling. The change-over from heating to cooling mode completes the system from the simple single room control to the perfect control technology. The building owner is convinced that this solution is a favorable alternative as investment and in the end in operation, too. The future hotel conventionally recovers heat from a gas heating, the coldness comes from the ground. From a depth of 37 meters 9°C “warm” water is fetched that is used for cooling, as well as for flushing toilets.

Cooling water from a depth of 37 meters

In case of suspended ceilings the aquatherm climasystem can be installed on metal box elements, dry walls made of gypsum plaster or fibrous gypsum. Besides, it is completely unproblematic to include it into wall and ceiling plaster, as well as in single-plank walls with gypsum plaster boards. The low weight of approx. 2.5 kg/m² (incl. water filling) has

no influence on constructing the ceiling elements.

High tech - really quite easy. And the guest does not realize that. However, he profits from the comfortable room climate. Radiation heat prevents draught, because there are no differences in temperature of the ambient air. As raisings of dust are thus avoided, this is an ideal solution for allergic persons as well. And the missing radiators do not only save costs and space in connection with the architectural freedom of design. It also makes it easier to clean the rooms. And another advantage: As the walls are heated directly there is no condensation, which prevents a mould formation. Fresh, preheated air is supplied into the room through a small nozzle and outlet over the bathroom again.

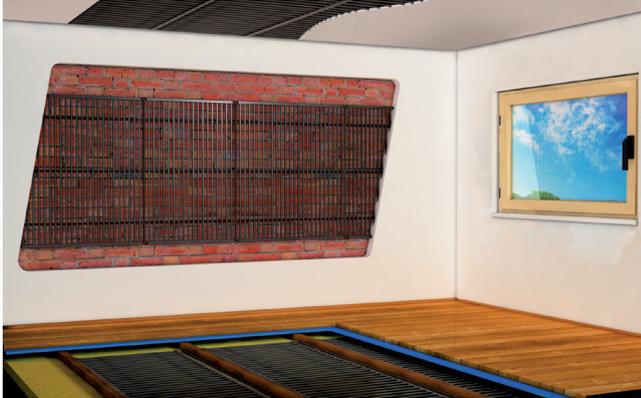
But on the other hand the entrepreneur also takes care that his hotel becomes a true treasure chest with the most modern technology offered by HVAC today. The guest should confine himself to feeling well, but not first of all have to attend a course, until he understands the room control. This is a request of Mr. Rosenberg that he developed in countless hotel accommodations, when he used to have an adhesive tape in his suitcase. He masks every stand-by light source with that. Such sleep killers will not stand any chance with him.

Modern house technology

You can say the Attendorn “Hanse Hotel” is a pilot project, as far as the use of the aquatherm surface heating and cooling system is concerned. Numerous public buildings and also private houses are equipped with it – but for the first time a hotel is built with this patented system. Gerhard Rosenberg, founder of the company aquatherm domiciled in Attendorn which employs around 450 persons in the group, is the building owner of the 99-room house which

The building owner did not want a “shoe box”. Thus, a futuristic building is created in the form of an eight. A glass façade gives lightness to the 99-room hotel.





A system for all cases: The compact grid construction allows a quick installation in wall, ceiling or floor areas. Depending on the chosen water temperature, it is possible to heat or cool.



The reception will be located here. Heating grids are incorporated into the outside wall, besides a one meter wide strip on the floor is heated by conventional plastic pipes.

will be positioned in the four-star segment. Rosenberg is regarded as pioneer for the under-floor heating system in Germany. In 1972 the electrical technician started with it in small conditions and developed the company to a global player. In the meantime his three sons have taken over the helm, but the father is still in the company every day and above all attends "his" international customers he has taken care of from the very first.

New territory for the entrepreneur

However, some day it was too less for the today 72 years old, and he shocked his sons with the intention to still build something: a nuclear power plant, a wind energy plant or a hotel". "Dad, do not fool around", the worried answer was, as the sons knew that he could not be dissuaded from an idea already formed. "Do not fool around, build a hotel" – they advised him to the least daring project. He turns it into his project. "But I did not have any idea of a hotel", he says today. The experience temporarily gained in more than 100 hotel accommodations a year, alone abroad, was certainly included. But to know how a guest perceives a hotel is the one thing. The other thing is how to operate it. The house was already under construction, when friends recommended a hotel company to him.

Increase to 99 rooms

The hotel company however realized at first sight that the planned number of rooms was not sufficient for an economic company. One floor was thus added to reach the minimum number of 100. Well, with 99 rooms – this was not reached completely, but the concept itself convinced the Success Group to join in Attendorn. Since this point of time, Gerhard Rosenberg, who simultaneously is a site manager, as he says, has to share the command

on the building site with Thomas Bosse, who takes care for Success Group that all operations work and also the equipment and design support a flourishing hotel. "The earlier the operating company is on board too, the better the sequences can be adjusted to the specific requirements of a hotel", says the director of Development and Purchasing. And in the end this is for the benefit of a property, because only a working hotel remains stable in value and returns the profit requested.

Beside the number of rooms, the concept of the restaurant was also modified, compared to the first planning. The architect designed a classic kitchen. "We are now up-to-date and have planned a show cooking area", Bosse says. It is important for the operating company to know the guests' wishes and to realize them. The Düsseldorf architectural office, Kai 18 Projekte, is in charge for the structural engineering and has implemented the building owner's ideas. "No shoe box", that was the clear instruction of Gerhard Rosenberg. Inspired by his trips abroad, many of them in the Near and Far East, there should be glazed atria, towers – that was the building owner's vision which, according to present calculations, he has to spend around €15 million for. A glass façade surrounds two atria in the form of an eight. Under these lucky circumstances the building owner can install additional pipe grids, providing a comfortable climate in the circulations of the "towers".

No binding to brands

However, the nomenclature of the hotel takes up Attendorn's membership in the medieval Hans comprising around 300 towns. But only since last year's spring, Attendorn has officially been allowed to have the addition of Hanse town; a favorable occasion to give local closeness to the futuristic "Hanse Hotel". From the beginning



Gerhard Rosenberg ruled out to join chain hotels. With the nomenclature a clear signal should be given to the bonds to the inhabitants. After all they hope for local guests in the restaurant and bar: "We are people from the Sauerland", Rosenberg says, where they like something is spoken in German. A bit more analytic is the statement of Angelika Friedrich, the operation manager of Success Group. The great potential of companies in Attendorn, one of the richest communities in North Rhine-Westphalia, makes an operation promising, even without a brand, particularly as the local offer of accommodations is dragging behind this requirement. Besides, with hikers and short holiday makers - circles of guests are approached who do not really attach importance on an international brand. In addition, there is the circumstance that the very individual concept - for instance the bus shuttle service - does not necessarily fit a "prefabricated" brand.

Sauerland comfort

Extraordinary architecture and comfortable atmosphere - this balancing act is done in case of the interior decoration by the "Hanse Hotel". Nature and design, trend and tradition - that are no extremes. Earthy colours and subnatural materials provide "Sauerland comfort" in the rooms. Fresh colours and modern use of forms in case of the furniture elements provide an up to date interpretation. A front cooking restaurant, two bars, beer garden, event and conference rooms, fitness area and sauna facilities are completing the offer. The "Hanse Hotel" is supposed to open in Attendorn as of 1st April 2013.