



# ALTWIESEN RESIDENTIAL COMPLEX

NEW CONSTRUCTION  
ZURICH – ZH

N° 12060E

## Principal

Real estate company  
IMMOSIP AG  
c/o UBS Fund Management  
(Switzerland) AG  
Aeschenplatz 6  
4052 Basle

## General contractor

HRS Real Estate AG  
Siewerdstrasse 8  
8050 Zurich

## Architect

Gmür & Geschwentner  
Architekten AG  
Flüelastrasse 31a  
8047 Zurich

## Civil engineers

Thomas Boyle + Partner AG  
Imfeldstrasse 29  
8037 Zurich

## Technical offices

HVAC engineers:  
3-Plan Haustechnik AG  
Albert-Einstein-Strasse 15  
8404 Winterthur

## Electrical engineers:

IBG G. Graf AG Engineering  
Hintermühlenstrasse 4  
8409 Winterthur

## Construction physics:

Zehnder & Kälin AG  
Römerstrasse 21  
8400 Winterthur

## Landscape designer

Studio Vulkan  
Landschaftsarchitektur GmbH  
Vulkanstrasse 120  
8048 Zurich

## Location of the complex

Heerenschürlistrasse 1-9  
8051 Zurich-Schwamendingen

## Planning

2009 – 2011

## Implementation

2012 – 2016



## LOCATION/HISTORY

This residential complex is located in Schwamendingen, a suburb located on the north-eastern edge of Zurich (ZH). In order to combat the housing shortage that was rampant after World War II, a comprehensive plan was drawn up at that time for the construction of numerous well-landscaped residential areas with apartment buildings on former meadows and arable land. The new construction project replaces one of these residential areas.

It was built between 1953 and 1955 in the terraced construction method typical of that time on a strip of land extending east to west on the Altwiesenstrasse, away from the principal access roads. The site is divided into two halves by Heerenschürlistrasse, a cul-de-sac. Renovation of the building substance from the 1950s entails a more intensive use of the plot: instead of 200 residential units, the development now offers 283. For the city of Zurich, the project, which more than doubles the eligible floor areas in comparison to the previous



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Location map © Gmür & Geschwentner Architekten AG



development, is a successful and exemplary example of urban consolidation, which reflects the upgrading of the suburb. For a long time, Schwamendingen was a little off the beaten track on the outskirts of the city. Today, the nearby motorway, two tram lines, the Glattal Railway and the S-Rail lines through the Zürichberg tunnel offer excellent transport connections.

## CONCEPT/ARCHITECTURE

The architecture is the result of a study assignment procedure, from which the architectural firm Gmür & Geschwentner Architekten AG and its project emerged victorious. The new housing estate consists of monolithic construction elements with rectangular ground plans: six two-storey wings with duplex units similar to town houses and nine up to eight-storey buildings with apartments, which in terms of their type consist of town houses and tower blocks. Each low row forms a unit with the adjacent tower building with offsets in the facades.



The buildings are arranged in such a way that an inner axis is created parallel to the Altwiesenstrasse. The outdoor space, which is structured into different sections by projections and recesses, is open to the public and also serves as a meeting place. Asphalted, planted with individual trees and equipped with seating areas, it has the character of a promenade that combines the entire development beyond the Heerenschürlistrasse into a single unit. A park landscape is laid out along the plot boundaries. It continues the tradition of greenery, which is typical of Schwamendingen, accompanied by an increase in density. Recesses in the upper two attic storeys of the buildings contribute to relaxing the severity of the design, creating a varied skyline and breaking down the size of the buildings. The plastered facades with horizontal stripes are characterised by a regular arrangement of the window openings



and a small number of window formats. This brings tranquility to a varied ensemble and contributes to a uniform appearance. In the area of the upper two storeys, this regularity is gradually loosened and loggia glazing adds visual accents here.

The complex offers a wide range of living spaces. In addition to studios, it comprises 1- to 4-bedroom apartments. All are accessible via the inner axis. The town houses have separate entrances and small garden plots with hedges. On the ground floor, their deep, narrow floor plans extend from facade to facade. The apartments correspond to the town-house and tower-block types of houses. A tower-block floor plan is almost square with a spacious entrance. Thanks to its corner location, the living/dining area is illuminated on two sides and extends onto the balcony. The semi-open kitchen divides the common area. This is directly accessible from all rooms, partly via two doors. A town house type of apartment unfolds depth-wise and has windows in three directions while the private exterior space is designed as a corner loggia. Here, there is also a semi-open kitchen and a room with two doors in different parts of the common area.

The complex has two large parking garages on both sides of Heerenschürlistrasse. There are also open parking spaces for visitors. On the ground floor of a town house there is a crèche.





## SUSTAINABILITY

- Minergie® certified
- District heating

## PROJECT DATA

Production costs:	CHF 78 million
SIA 416 volume:	144,493 m <sup>3</sup>
Storeys	
Above ground:	2-8
Below ground:	1
Parking spaces	
Parking garages:	196
Above-ground parking spaces for visitors:	27
Studios:	
1-bedroom apartments:	88
2-bedroom apartments:	108
3-bedroom apartments:	71
4-bedroom apartments:	7

## SPECIAL FEATURES

Implemented in stages, this project was managed by HRS Real Estate AG as general contractor with full cost, quality and time guarantee. In terms of construction and project management, the individual layout of the apartments presented a special challenge, in which experience in professional handling was particularly important.

## ENERGY CONCEPT / SUSTAINABILITY

The complex has been awarded the Minergie standard certificate. Heating and hot water are supplied 100 per cent by district heating. The energy concept includes centralised residential air conditioning. Roof water is collected in a retention basin.

