



RESIDENTIAL COMPLEX, TIÈCHESTRASSE

WAIDLIVING CONDOMINIUMS AND COOPERATIVE HOUSING
ZURICH-WIPKINGEN – ZH

N° 12055E

Principal

HRS Investment AG
Walzmühlestrasse 48
8501 Frauenfeld

BEP Baugenossenschaft des
eidgenössischen Personals
Imfeldstrasse 60
8037 Zurich

Total contractor

HRS Real Estate AG
Siewerdstrasse 8
8050 Zurich

Architect

Buchner Bründler
Architekten AG
Utengasse 19
4058 Basle

Landscape designer

Fontana
Landschaftsarchitektur GmbH
Murbacherstrasse 34
4056 Basle

Civil engineer

Urech Bärtschi Maurer AG
Röschbachstrasse 22
8037 Zurich

Technical offices

Facade planner,
wood construction:
Makiol Wiederkehr AG
Industriestrasse 9
5712 Beinwil am See

HVAC:

Todt, Gmür + Partner AG
Goldschlägistrasse 16
8952 Schlieren

Sanitary planning/ coordination:

Huustechnik Rechberger AG
Leutschenbachstrasse 45
8050 Zurich

Electrical engineers:

HKG Engineering AG
Im Langacker 20
5405 Baden

Construction physics:

Kopitsis Bauphysik AG
Zentralstrasse 52 A
5610 Wohlen

Address of owner-occupied

apartments:
Tièchestrasse 71 – 77
8037 Zurich

Address of cooperative

apartments:
Tièchestrasse 51 – 65
8037 Zurich

Planning

2010 – 2014

Implementation

2014 – 2017

Published in Switzerland



CENTRE D'INFORMATION
ARCHITECTURE ET CONSTRUCTION



LOCATION/HISTORY

Tièchestrasse starts at the Bucheggplatz, on the watershed between the Limmattal and the Glattal, northwest of the centre of Zurich (ZH). It runs along the flank of the Käferberg and climbs up to the high plateau of the Hönningerberg. The thoroughfare leads to the Waid Cantonal Hospital, the campus of ETH Zurich on the Hönningerberg and the suburb of Affoltern. It also forms

the boundary between the valley-side settlement area, the recreation zone of the Käferbergwald and the belt of allotments that line the latter.

The area of the current residential complex was previously occupied by two- to three-storey hospital personnel houses from the 1950s. The city of Zurich released the 17,700 square meter steeply sloping property "Waid" for leasehold redevelopment. South-facing, it offers a





magnificent view of the city centre, the lake, the Alpine chain and the Limmattal. Two thirds of the area was reserved for non-profit residential construction while the remaining third could be used for the construction of residential property. The municipal application procedure was won by the Baugenossenschaft des eidgenössischen Personals (BEP) and HRS Real Estate AG with a jointly developed project. Subsequently, HRS Real Estate AG was also responsible for planning and implementation as a total contractor with full cost, quality and time guarantee. BEP and HRS Investment AG operated as investors.

CONCEPT/ARCHITECTURE

The complex consists of two elongated four-to-five-storey, compact blocks along Tièchestrasse. They are divided by large window openings, loggias and roof terraces cut into the building. The buildings are set in a park. The surrounding areas are rough pasture. This creates a connection to the other green spaces in the neighbourhood. The two buildings are slightly turned towards each other following the contour lines and the distance between them is about 60 metres. The slightly higher building to the west with owner-occupied apartments was arranged along a convex curve of Tièchestrasse. WaidLiving is 120 metres long and contains 30 condominiums grouped around four stairways on the slope side. The house entrances are accessible via bridges. At the western end of the building, its height is reduced from four to three storeys. The central spatial element of



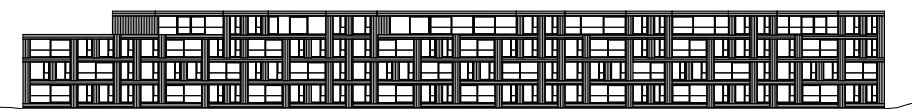
Site map with WaidLiving (left) and the cooperative part (right)

the condominiums is a living and dining room oriented towards the slope and valley side. It is laid out with extra height to the north. Room-high windows provide good daylight. On the valley side, these zones have a direct connection to the loggia or terrace. The condominiums are characterised by a high finishing standard.

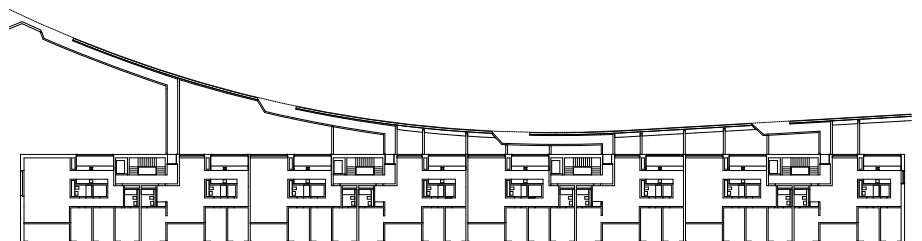
The eastern block with the 75 cooperative apartments is 240 metres long and is stepped eight times in height following Tièchestrassen as it rises. At the lowest point, they do not have five floors but only four. Inclined ramps lead from Tièchestrassen in a concave curve down to the eight building entrances. The lower slope of this block contains communal areas such as hobby rooms, bicycle parking spaces and crèches as well as an extended, promenade-like meeting area. The different levels of the block and its horizontal displacements enabled Buchner Bründler Architects to plan different types of living space. All bedrooms are south facing with access to the continuous balcony layer. The rental rates of the cooperative flats, as well as the purchase prices of the leasehold flats, primarily appeal to a middle-class target group.

SPECIAL FEATURES

The eight contiguous multi-family houses in the cooperative part offer exceptional variety. About one third of the residential part available consists of one- and two-bedroom apartments and another third are three- or four-bedroom apartments. In addition to this wide range of apartments there are three one-room apartments, a shared bath, three separate rooms for rent (without kitchens), a guest room, a bistro and a community room. Both buildings have an identical, dark painted, roughly sawn wooden facade. It has the appearance of wickerwork with vertical and horizontal elements and



WaidLiving: south facade



WaidLiving: 2nd upper floor



offers a light effect. Construction of the complex with its timber structure and an inner load-bearing concrete structure guarantees high-quality thermal insulation and compact wall construction.

ENERGY / SUSTAINABILITY

The buildings meet the Minergie standard thanks to their high thermal-insulating building envelope, their heat supply via geothermal probes and heat pumps and controlled residential ventilation. A full-surface photovoltaic system on the roofs covers the power requirements of the heat pumps.

SUSTAINABILITY

- High thermal-insulating building envelope
- Geo-thermal heat pumps
- Controlled residential ventilation
- Photovoltaic system
- Fulfilment of the Minergie standard

PROJECT DATA

Total cost:	CHF 64 million
Site area:	17,700 m ²
Area covered (building area):	4,076 m ²
Overall volume:	75,665 m ³
Owner-occupied part:	24,779 m ³
Cooperative part:	50,886 m ³
Surrounding area:	13,624 m ²

Floors	
Above ground:	4-5
Below ground:	2

Cooperative part	
1-room apartments:	3
1-bedroom apartments:	26
2-bedroom apartments:	23
3-bedroom apartments:	17
4-bedroom apartments:	6
Rental rooms with shower:	3
Guestroom:	1
Bistro (kitchen, shower/WC):	1
Shared bath:	1
Community room:	1
Day-care centre:	1

Parking spaces	
Owner-occupied part:	37
Additional spaces for motorcycles:	4
Cooperative part:	33
Additional spaces for motorcycles:	5
Visitors' parking spaces / Mobility / day-care centre:	12