



POSTSTRASSE SÜD

NEW OFFICE BUILDING WITH RETAIL SPACES
OSTERMUNDIGEN – BE

N° 12128E

Principal
Swiss Prime Anlagestiftung (SPA)
Frohburgstrasse 1
4601 Olten

Total contractor
HRS Real Estate AG
Feldstrasse 30
3073 Gümligen

Architect
Burckhardt + Partner AG
Laupenstrasse 18A
3001 Bern

Civil engineers
Ribi + Blum AG
Konsumhof 3
8590 Romanshorn

Electrical engineers
Amstein + Walthert Bern AG
Hodlerstrasse 5
3001 Bern

HVAC engineers
Strahm AG
Umwelt- und Energietechnik
Papiermühlestrasse 164
3063 Ittigen

Sanitary engineers
Probst + Wieland AG
Kirchbergstrasse 189
3401 Burgdorf

Geotechnical engineers
Geotechnisches Institut AG
Bümplizstrasse 15
3027 Bern

Building physics
Zeugin Bauberatungen
Schulhausgasse 14
3110 Münsingen

Building location
Poststrasse 1
3072 Ostermündigen

Implementation
January 2020 to May 2021



LOCATION/HISTORY

Ostermündigen (BE), an attractive suburban municipality near Berne, has developed into a successful small town with around 18000 residents. The area around Ostermündigen railway station has proven to be very dynamic because, in addition to the S-Bahn and several bus lines, it will be even better served in future by the new Bern-Ostermündigen tram.

When the steel construction company Debrunner Acifer wanted to give up its site between the east side of the railway embankment and the Poststrasse, HRS Real Estate AG acquired the area and redeveloped it. In cooperation with general planners Burckhardt + Partner AG, a modern office building for the TCS headquarters was constructed on the former industrial site. A Migros supermarket was opened on the ground floor.

CONCEPT/ARCHITECTURE

The 100-meter-long and almost 30-meter-high new building provides space for around 600 work stations for Touring Club Switzerland. TCS was thus able to consolidate its German-speaking Swiss branches at one location.

The central architectural element is the scaled integration of the building's volume into the urban context, which has both a village and urban character. Recesses in the building encompass contour lines that incorporate the old building structures of the Bernstrasse as well as future developments in the community. The two-storey loggias along the Poststrasse visually break up the length of the building. On the side of the railway embankment, the building remains urban and large-scale in appearance.



The materials used in the facade were chosen to fit in with the site. The metal elements retain the brown, bronze-like shades and thus make reference to the railway tracks and former industrial use of the site. The subtle green tone of the enamelled glass in the façade parapet creates a connection with the railway embankment and the Ostermundigenberg hill, a local recreation area in the direction of Gümligen.

The supports of the base storey are clad in coloured concrete elements, referencing the local sandstone. The roof terraces and loggias were planted with large shrubs and trees to prevent overheating and to offer users shaded, attractive outdoor spaces.





SPECIAL FEATURES

HRS Real Estate AG completed the new building in just 15 months. This was only possible because the facade, including the window-panes, was made entirely of prefabricated elements.

ENERGY CONCEPT/SUSTAINABILITY

The new Poststrasse Süd building meets the guidelines of the 2020 Minergie® standard. The entire free roof area was used for the construction of a photovoltaic system that supplies the building with electricity. This system generates an output of 103 kWp.

The building is connected to the Möslı Östermundigen district heating network. This provides 70 percent of its heat from regional wood chips and waste heat from the Emmi company. Natural gas boilers are used to cover peak loads. Cooling is provided by two compression chillers; heating and cooling is supplied via heating and cooling ceilings and radiators.



PROJECT DATA

Total costs (CHF)	95 million
Plot area	5044 m ²
Gross floor area	20033 m ²
SIA volumes	63385 m ³
Floors	1 basement, 1 ground, 6 upper storeys
Parking spaces	3590 m ²
- Parking spaces	140
- Bicycle parking spaces	480

