Project

Office Building Lagerstrasse, Europapallee 21, Zurich, Switzerland

In the immediate vicinity of Zurich’s Main Station, the formerly almost inaccessible infrastructure areas used by the Swiss Post and Swiss Railways are undergoing a decisive transformation. They are becoming part of the urban fabric, with public streets, squares, and courtyards. Four buildings are now arranged to form a perimeter block development between the new Europapallee and Lagerstrasse, surrounding a rectangular public courtyard easily accessible from all four sides.

A special characteristic of this complex is that the buildings were designed by different architects and therefore each has a distinct appearance and interior. Two were conceived by Max Dudler Architects (Buildings Europapallee and Eisgasse), one by David Chipperfield Architects (Freischützgasse Building), and the fourth by Gigon / Guyer Architects (Lagerstrasse Building). What is interesting from a volumetric and urban planning standpoint is the way the four buildings relate to the neighboring structures. Three bridges reach from one volume to the next and therefore allow circuits and connections on all the upper levels, while at the same time creating engaging entry passages.

Building Lagerstrasse possesses a multifaceted volume that reacts to the various urban planning requirements, building regulations, and functional specifications and derives from them an unexpected articulation. Located on Lagerstrasse, it is set back from the building line on the first two levels, forming a covered entrance area as well as a welcoming gesture. Recesses and projections on the upper levels modulate the volume, forming the attic story and bridge connections, as well as enlarging the office space.

A cafe, retail space, and a generous entrance hall are located on the ground floor. This lobby can be accessed from the street as well as from the courtyard. It provides the main entrance to the office and conference rooms on the seven upper floors. A further access option is offered by a passageway encircling the courtyard on the first floor, which connects the four buildings.

Wide-spanning concrete floors, a minimum of columns, as well as the staircase and elevator cores constitute the load-bearing structure of the building. Concrete was used in refined forms - as terrazzo and cast stone - for the flooring on the ground floor and in the staircases.

The double-layered building skin consists of an inner metal and glass façade with a varied rhythm of glass pane sizes and an outer, ventilated layer of single glazing with metallically shimmering fabric inserts. The outer panes provide noise protection from the street, wind protection for the sunshades and also afford privacy to those inside, without compromising the views from inside the offices. The outer glass panes are arranged at varying angles to each other, generating additional slits for ventilation and, depending on the lighting conditions, a subtle play of different reflections. This lends the impression of a curtain-wall façade - in the truest sense of the word.

G/G, July 2013
Credits

Project: Office Building Lagerstrasse, Europaallee 21, Zurich

Address: Lagerstrasse 20
CH - 8004 Zurich, Switzerland

Spatial Programme: Block perimeter building subdivided into four volumes, with public courtyard accessible from four sides. Office buildings containing 2,000 workplaces, ground floors with entrance halls, retail and gastronomy use, office space on seven floors. All buildings are interconnected on the upper floors via bridges, with a corridor at first floor level allowing unhindered circulation throughout all four buildings.

Lagerstrasse House:
575 workplaces
ground floor with entrance hall, retail space, café, office space on seven floors

Competition: Two-stage study commissioned with pre-qualification January–August 2006
1st Prize/ Masterplan: Max Dudler, Zurich
2nd Prize: consortium Gigon/Guyer Architects and David Chipperfield Architects, Berlin

Urban Planning/Configuration
Planning committee
Max Dudler, Gigon/Guyer, David Chipperfield
(as general planners until TU-Submission)

Realisation: Project Development:
SBB Swiss Railways, Bern and
Die Schweizerische Post (Swiss Post), Bern

Client: UBS AG, Zurich

Owners Representative: Beta Projekt Management AG, Zurich

Preliminary Design: March–October 2007
Building Application: September 2008
Start of Construction: May 2010
Completion: February 2013

Gross Floor Area in total: 56’700 m2
Volume in total: 213’000 m3
Site surface area: 7’400 m2

Lagerstrasse House
Gross Floor Area (SIA 416): 13’680 m2
Gross Building Volume: 51’000 m3
Architecture:
Lagerstrasse Building: Annette Gigon / Mike Guyer, Architects, Zurich
Freischützgasse Building: David Chipperfield Architects, Berlin, Germany
Europaallee Building: Max Dudler Architekten, Zurich
Eisgasse Building: Max Dudler Architekten, Zurich

Collaborators Gigon/Guyer:
Barbara Schlauri (Team Manager), Urs Meyer (Project Manager from 08/2010), Brigitte Rüdel (Project Manager until 08/2010), Luisa Wittgen, Katharina Löble, Bettina Gerhold, Ingo Brinkmann

General contractor: Implenia Generalunternehmung AG, Dietlikon

Landscape Architecture: Schweingruber Zulauf Landschaftsarchitekten, Zurich

Structural Engineer: Leonhardt, Andrä und Partner, Berlin, Germany
and Dr. J. Grob & Partner AG, Winterthur

Electrical Engineer: Bürgin & Keller Management & Engineering AG, Adliswil
and Thomas Lüem Partner AG, Baar

Building Services Engineer: Polke, Ziege, von Moos AG, Zurich

Building Physics Engineer: Kopitsis Bauphysik AG, Wohlen

Fire Engineer: Gruner AG, Zurich

Lighting Consultant: Mati AG, Adliswil

Facade Engineer: Planning: gkp fassadentechnik ag, Aadorf
Construction: Gig Fassaden GmbH, Attnang-Puchheim, Austria

Security Planning/
Door management: Amstein + Walthert AG, Zurich

Gastronomy planning: Planbar AG, Zurich

Cost/Scheduling: Freiraum Baumanagement, Zurich (until TU-Submission)

Photography: Stefan Müller, Berlin