Project

Housing Development Broëlberg II, Kilchberg, Switzerland

The complex is located in the eastern part of Broëlberg Park in a hollow between the old manor house and a villa built in the 1950s. Through variations in shape, height, and depth, the angled complex responds to the features of the site: the topography, the surrounding groups of trees, and the view to the lake.

The qualities and aspects of the site are reflected in a multitude of different apartment types. The structural cores for stairs, elevators, kitchens, bathrooms, and service installations define the living areas. These areas can be further subdivided with non-load-bearing walls, allowing individual arrangements ranging from traditional rooms to an open space.

Closely linked to kitchen and living room, the glazed loggias become focal points in the apartments. On the ground floor they access an outdoor patio and on the top floor large terraces. Shifts in the ground plan allow each apartment to face in several directions. The height of the rooms (2.70 m), the large horizontal openings with sliding windows, and the dark, solid oak floors throughout lend the apartments a sense of spaciousness.

Outside, the smooth, seamless, fairfaced concrete enhances the volumetric presence of the building. Its orange-red tone, pigmented with iron oxide, complements the saturated green of the surroundings in summer and harmonizes with the dark brown of the bare trees in winter. The color scheme was developed in close collaboration with Harald F. Müller. The windows with their dark brown anodized aluminum frames reinforce the twofold reading of the façade as a grid or perforated wall.

An elongated lobby provides access to the building and leads to two sets of stairs with an elevator serving each. Along one side of the hallway the color of the façade continues on the inside and is additionally accented through the windows, which are mounted flush with the exterior and have an orange-red painted frame on the interior. The green of the park and the orange of the façades are reflected in the lacquered, natural concrete wall opposite. The worked surfaces of the lobby and staircases mediate between the colorful exterior façades and the white plaster walls in the apartments. Lamps placed alternately in the ceilings and walls complement the effects of space, material, color, and light.

G/G, December 2011
Credits

Project: Housing Development Broëlberg II, Kilchberg, Switzerland

Spatial Programme: Housing complex as an angled volume in Broëlberg Park; 13 apartments of varying types, underground parking with 28 parking spaces.

Commission: 1999

Planning/Construction: September 1999 – December 2001

Client: Dr. Otto P. Haab, Küsnacht
Baukonsortium im Broëlberg c/o HALIMA, Kilchberg

Architecture/Construction Management: Annette Gigon / Mike Guyer, Architects, Zurich
Collaborators: Pascal Müller, Carmelo Hochstrasser, Esther Righetti

Gross Floor Area (SIA 416): 3'925 m2

Landscape Architecture: Zulauf Seippel Schweingruber, Landschaftsarchitekten, Baden

Structural Engineer: Dr. Lüchinger + Meyer Bauingenieure AG, Zurich

Electrical Engineer: Elkom Partner AG, Chur

Building Services Engineer: 3-Plan Haustechnik AG, Winterthur

Building Physics Engineer: Wichser + Partner AG, Dübendorf

Colours: Harald F. Müller, Öhningen, Germany

Photography: Heinrich Helfenstein, Zurich
Harald F. Müller, Öhningen, Germany