Project

Residential and Office Building, Färber-Areal, House 1, Thalwil

Four new buildings were planned for the site of the former “Färberi”, or textile-dyeing factory, to be constructed in successive stages in order to establish an ensemble together with the refurbished “Blue Factory”. This former industrial area is thus gradually developing into an urban residential, commercial, and office district. The elongated, cubic buildings are set into the hillside like a fan, creating flowing interim spaces that expand to form plazas. The colors of the buildings were developed during the various construction phases in collaboration with the artist Harald F. Müller.

In the long, five-story House 1, constructed parallel to the steep slope that descends down to the lake, 35 apartments are arranged in a variable mix of 3.5 to 7.5 rooms. The two floors adjacent to the Blue Factory hold flexibly dividable office spaces, while a day-care center is provided on the ground floor.

A characteristic of the single-story apartments is the arrangement of the rooms around a central living and dining area, with a connection to the kitchen. Each apartment possesses two loggias that are integrated into the building volume and extend the continuous living space toward the lake and to the south. Floor-to-ceiling windows enhance the sense of spaciousness. These let southern light into the rooms and provide vistas over Lake Zurich to the north and the lakeshore opposite. The outdoor spaces in the penthouses are designed as large patios that not only open to the façade, but also to the sky. Due to the hillside location, the typology changes to duplex apartments on the two lower floors. Here, the daytime area with living and dining rooms and kitchen extends over the entire depth of the upper floor, while the nighttime area with bedrooms facing the lake is situated on the ground floor.

The grid pattern of the monolithic load-bearing exposed concrete structure defines the exterior. The concrete surfaces of the façade are washed in white, while a metallic note is introduced for the components in the façade openings: in the wood-aluminum window frames, in the blinds, and in the glass parapets’ subtly reflective surfaces. Glossy silver paint was used for the elevator cores, while the concrete walls of the staircases are painted a matt yellow-green in some areas, and treated with a transparent glaze in others.

G/G, December 2011
Credits

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Address: Farbstrasse 17–31
8800 Thalwil, Switzerland

Spatial Programme: New construction with five storeys as one of five planned buildings on the “Färber-Areal” which establishes an ensemble together with the “Blue Factory” (former headquarters of the dyeing factory): 35 apartments with 3.5 – 7.5 rooms, 900 m² office space of flexible use on two storeys, underground parking with 91 parking spaces.

Competition: Autumn 1998, 1st Prize


Client: Weidmann Management AG, Thalwil

Architecture: Annette Gigon / Mike Guyer, Architects, Zurich

Collaborators: Michael Winklmann (Team Manager), Esther Righetti, Marius Baumann, Stine Henckel Schultz, Hiroaki Tanaka

General Contractor: Karl Steiner AG, Zurich

Form of Contract: Design and Build (Totalunternehmung)

Gross Floor Area (SIA 416): 12'750 m²

Landscape Architecture: Schweingruber Zulauf, Zurich

Structural Engineer: Dr. Lüchinger + Meyer AG, Zurich

Electrical Engineer: Elkom Partner AG, Chur

Building Services Engineer: HL-Technik AG, Schaffhausen

Building Physics Engineer: Wichser Akustik & Bauphysik AG, Zurich

Colours: Harald F. Müller, Öhningen, Germany

Photography: Lucas Peters, Zurich