Project

Housing Development, Färberei-Areal, House 5, Thalwil

Four new buildings were planned for the site of the former ‘Färberei’, 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.

A site in the southwestern portion of the plot, near the railway tracks and sloping down on two sides, was chosen for a six-story building with eleven condominiums. A range of variously configured single-level units was developed for this building, complemented by specially designed penthouse and duplex apartments. On the upper floors the apartments open to the exterior on three, or even four, sides, affording vistas both over the lake and to the mountain panorama in the south. Due to the steep slope of the site, the apartments on the lower stories are open only on the side facing the lake to the northeast. The design nonetheless incorporates generously proportioned outside areas for all apartments: the two upper apartments enjoy large roof terraces thanks to the slanted form of the building volume, while elsewhere in the building the apartments include either one or two loggias depending on size. In addition, the two ground-level apartments have external seating areas.

Accentuating the play of light in the stairwell, the inner-facing longitudinal wall is painted gold from the top to the bottom of the building, complemented in the entrance area by a pink-painted portion on the facing wall. The load-bearing monolithic exposed concrete façade structure is finished in a brown glaze, while all cutouts in the building volume and all façade openings, loggias, and roof terraces are left unpainted. A subtle golden anodized finish is utilized on the exterior for the wood and aluminum window frames.

GG, December 2011
Credits

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Adress: Zehntenstrasse 2
8800 Thalwil, Switzerland

Spatial Programme: New construction with six storeys as one of five planned buildings on the “Färberi site” which establishes an ensemble together with the “Blue Factory” (former headquarters of the dyeing factory);
11 apartments with 3.5 to 6.5 rooms, underground parking with 25 parking spaces.

Competition: Autumn 1998, 1st Prize


Client: Lerch Immobilien AG
Scheideggstrasse 30, 8404 Winterthur

Architecture: Annette Gigon / Mike Guyer, Architects, Zurich
Collaborators: Michael Winklmann (Team Manager), Ilka Tegeler (Project Manager), Ingo Brinkmann, Reto Killer

Developer: Lerch Immobilien AG, Winterthur, Colliers CSL AG, Zurich

General Contractor: Bauengineering.com AG, Zurich

Gross Floor Area (SIA 416): 3'183 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: Thies Wachter, Zurich