Project

Housing Development Labitzke Areal, Zürich Altstetten

A dynamic increase in density is planned for the premises of the former Labitzke industrial plant, where paint was produced until the early 1990s. The 10,000 square metres of land in Zürich-Altstetten will accommodate 277 rental units, commercial spaces, offices and a day-care centre. Eight buildings of different sizes and heights meander among neighbouring plots between busy Hohlstrasse and quiet Albulastrasse. The staggered arrangement of the buildings creates enclosed outdoor spaces, each with a character of its own depending on location and design. Passageways connect the squares and ensure pedestrian access throughout the premises. The former atmospheric quality of the heterogeneous commercial buildings will be sustained in a new form. Two high-rise buildings of 15 and 21 floors respectively are placed west and east at the beginning and end of the development. The ground floor levels facing the streets and the outside squares accommodate shops, commercial spaces and a day-care centre. Forty types of flats have been designed for a wide spectrum of tenants, from spacious 4.5 room accommodation to simple studios with a small garden. Vertical and horizontal strip work and slightly recessed railings form an architectural structure shared by all of the buildings and lending unity to the whole.

G/G, September 2016
Credits

Project: Housing Development Labitzke Areal, Zürich Altstetten

Address: Hohlstrasse / Albulastrasse
CH - 8048 Zürich

Spatial Programme: 8 buildings of different sizes and heights, including two residential towers, 47 and 64 metres tall respectively;
277 rental units,
40 types of flats: studios, 2.5 – 4.5 room flats, bedsit flats with private gardens; commercial uses;
7 squares/courtyards;
645 bicycle stands;
20 visitor parking spaces, 1 car sharing parking space;
underground parking for 112 vehicles,
12 spaces for motorcycles, 190 spaces for bicycles

Study Commission: Januar – Mai 2013, Commission

Planning/ Construction: 2013 – 2018

Start of Construction: June 2016

Client: Mobimo AG, Küssnacht

Architecture: Annette Gigon / Mike Guyer Architects, Zurich

Collaborators:
Competition: Stefan Thommen, Christoph Dober, Leyla Illman
Planning/ Construction:
Christian Maggioni (Team Manager 01/2016–), Volker Mencke (Team Manager –12/215), Urs Meyer (Project Manager 11/2014–), Philippe Volpe, Andy Gratwohl, Arend Kölsch, Maxim Moskalenko, Stefanie Bittig, Chiara Giovanola, Rodrigo Jorge

Total Contractor: Implenia Schweiz AG

Gross Floor Area (SIA 416): total 40’074 m2
32’197 m2 (above ground), 7’877 m2 (under ground)

Landscape Architecture: Schmid Landschaftsarchitekten GmbH, Zurich

Structural Engineer: Competition: Dr. Lüchinger + Meyer Bauingenieure AG; Zurich,
Construction: Dr. J. Grob & Partner AG, Bauingenieure SIA/USIC, Winterthur

Electrical Engineer: Herzog Kull Group, Schlieren

Building Services Engineer: Competition /Submission: PB P. Berchtold Dipl. Ing. HTL/HLK,
Construction: JOP Joseph Ottiger + Partner AG, Rothenburg

Building Physics Engineer: BAKUS Bauphysik & Akustik GmbH, Zurich
Fire Engineer: Competition /Submission: Hautle Anderegg + Partner AG, Bern
Construction: Conti Swiss AG, Zurich

Smoke Pressure System: JOMOS Rauchschutz AG, Balsthal

Hydro-/Geology: Dr. Heinrich Jäckli AG, Zurich

Modell: Zaborowsky Modellbau GmbH, Zurich

Photography: Roman Keller