

# New construction Hofackerstrasse, load-bearing hybrid, Zürich

2022

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The existing buildings on Hofackerstrasse 1-5a from the 1930s were demolished and replaced by new buildings.

## The project

The new construction project Hofackerstrasse 1-5a comprises 5 new buildings on a total area of 3587 m<sup>2</sup> in Zurich-Hirslanden. The building owner is the STIFTUNG GGN (Gemeinnützige Gesellschaft von Neumünster). The 5 buildings offer a total of 50 residential units, consisting of 2.5-, 3.5- and 4.5-room apartments.

## The construction method

The basement is a solid construction. The floors above are also built in solid construction, except for the load-bearing exterior wall. The exterior building envelope is made of wooden elements. It was erected floor by floor together with the solid construction and statically bears the loads of the concrete ceiling and also serves as face shuttering for the concrete ceilings. This saves time and reduces the costs for scaffolding.

## The challenge

The terrain on the first floor presented a special challenge. Here, the load-bearing facade elements in timber construction were located in the ground area. Special detailed solutions were developed for this, so that the earth loads could be absorbed in the wooden element and the tightness in the earth area could be guaranteed.



Exterior view

### Construction Data

- Chargeable floor area 4200 m<sup>2</sup>
- Land area 3587 m<sup>2</sup>
- Building volume 20623 m<sup>3</sup>

### Services of Timbatec

- Statics and construction
- SIA Phase 31 Preliminary design
- SIA Phase 32 Construction project
- SIA Phase 41 Tendering and comparison of offers
- SIA Phase 51 Implementation project
- SIA Phase 52 Execution



Living room



Kitchen

### Client

Stiftung GGN  
8032 Zürich

### Architect

Edelaar Mosayebi Inderbitzin AG  
8004 Zürich

### Timber construction engineer

Timbatec Holzbauingenieure (Schweiz) AG Zürich  
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### Timber construction

PM Mangold Holzbau AG  
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### Civil engineer

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### Building physics

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