

Seestrasse extension, Zürich

2014



The object is a four-story apartment building near Lake Zurich. The first floor is used for offices, the upper floors serve as apartments. The attic is undeveloped.

The project

The initial situation The object is a four-story apartment building near Lake Zurich. The first floor is in office use, the upper floors serve as apartments, and the attic is undeveloped. The client and the architect decided to renovate the upper floor and to extend the attic in the course of a classical redensification. Overall, a small and a large mansard apartment with a flat roof terrace were to be created. The specifications of the district architects regarding the protection of existing buildings had to be observed and the wishes and ideas of the client and the architect had to be implemented.

The construction method

The construction method The main focus of the reconstruction was on the existing ceilings, the mansard walls and the roof. The existing ceilings were statically reinforced with planks and multi-layer panels to improve sound insulation and also the vibration behavior of the ceilings. The mansard walls were doubled up on the inside to increase the insulation thickness and newly clad with slate from the outside. Despite its different pitches, the roof was manufactured in element construction and installed within two days. Thanks to the high degree of prefabrication, the renovation could be carried out quickly. The challenge The goal was to preserve the existing roof as long as possible and at the same time to complete the interior work as far as possible. Subsequently, the existing roof could be removed and the new roof installed within one sunny week.



Stairs and hallway



Kitchen during renovation



Gallery with open kitchen



Living space during renovation

Construction Data

- 6 m³ Wood

Services of Timbatec

- SIA Phase 31 Preliminary design
- Fire protection planning
- cost estimate
- SIA Phase 32 Construction project
- Structural analysis and design
- SIA Phase 41 Tendering and comparison of offers
- SIA Phase 51 Implementation project
- Site supervision and site inspections

Architect

Wellmann Architekten AG
8004 Zurich

Timber construction contractor

Nussbaumer Holzbau AG
6340 Baar