

# Conversion of tenant house, Biberstein Castle, Biberstein

2022

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The listed residential building was converted into an office building. This included a holistic refurbishment, in which all new construction requirements came into play.

## The project

The Biberstein Castle Foundation, a social institution, was in need of new office space. The existing substance in the tenant house had to be completely reworked due to the layout and the lifetime of the installation.

## The construction

The existing exterior walls were built in quarry stone masonry. A new floor slab was brought in, and the other floor slabs and interior walls were built in wood construction.

## The challenge

Due to insufficient ceiling thicknesses, all ceilings had to be replaced. For this purpose, the existing exterior wall had to be secured. When installing the new floor slab, care had to be taken to ensure a light installation method, as no elements could be inserted. In addition, only a small ceiling thickness was possible due to the existing window openings. The escape stairwell, in encapsulated construction, had to be installed in the existing building. Due to its use as an office building, acoustic ceilings were hung between the beams to ensure the required room acoustics.



Stairs

#### Construction Data

- Glulam fir 10 m<sup>3</sup>
- Glulam oak 2 m<sup>3</sup>

#### Construction costs

- BKP: CHF 180'000

#### Services of Timbatec

- 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
- SIA Phase 53 Commissioning
- Structural analysis and design
- Planning of building physics
- Fire protection planning
- Fire protection Quality assurance QSS2
- Cost estimation



Room

#### Client

Stiftung Schloss Biberstein  
5023 Biberstein

#### Architect

Stierli Architekten AG  
5000 Aarau

#### Timberconstruction engineer

Timbatec Holzbauingenieure (Schweiz) AG Zurich  
8005 Zurich

#### Timberconstruction

Wacker Holzbau AG  
5703 Seon

#### Civil engineer

Bodmer Bauingenieure AG  
5033 Buchs

#### Building physics

Timbatec Holzbauingenieure (Schweiz) AG Zurich  
8005 Zurich

#### Construction management

Stierli Architekten AG  
5000 Aarau