

Engstringerweg Farmhouse, Regensdorf

2025



Following a fire, the house was renovated and converted into a two-unit apartment building. The ceilings had to be retrofitted to meet fire and sound insulation standards. The building envelope underwent partial energy-efficiency upgrades.

The Project

A fire in the tiled stove chimney necessitated the renovation of the farmhouse. At the same time, it was decided to convert the house from a single-family home into a multi-family residence. The newly renovated house is now used as a multi-family residence with two apartments and a guest room with its own bathroom. This conversion imposes higher requirements on the building components in terms of fire protection and sound insulation. The ceilings, in particular, had to be extensively reinforced to meet these new requirements. Since the building is located directly on the busy Affolternstrasse, additional requirements for airborne sound insulation against external noise sources had to be taken into account during the energy retrofit of the building envelope.

Construction Method

The ceilings of the farmhouse consist of wooden beam ceilings with sliding and strap floors. To meet fire resistance requirements and support the additional weight of the soundproofing fill, the beam ceiling was converted into a "solid wood ceiling." The existing exterior walls (timber frame infilled with rubble stone masonry) were insulated on the inside. This involved installing a stud frame in front of the existing walls, which was filled with cellulose fiber insulation.

The Challenge

The existing exterior walls, constructed as timber-frame structures with rubble stone infill, required careful energy-efficient renovation. The goal was to prevent moisture from penetrating the structure over time.



Plank walls as part of the exterior wall construction.



Constructive wood protection helps to protect the half-timbered structure from moisture penetration.

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
- Technical planning for building physics
- Technical planning for fire protection
- Structural Analysis and Design



The street-facing facade has been upgraded in terms of energy efficiency and sound insulation.

Building owner

Sieber Edo
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Client

BAUraum GmbH
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Timber construction

Frischknecht Holzbau Team
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Photography

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