

# Brühlmatt, Urdorf

2016



The new Brühlmatt apartment building, which was realized as a hybrid building, has 32 apartments in the middle of Urdorf. The apartments are accessible via open arcades that are slightly offset from the facade.

## The project

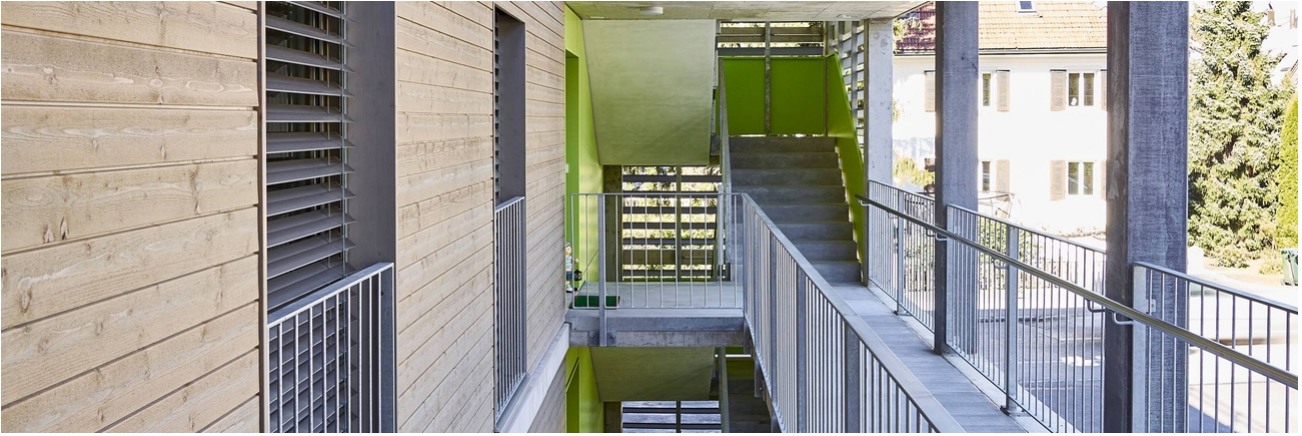
Previously, three individual apartment buildings stood in place of the new Brühlmatt apartment building in the center of Urdorf near Zurich. However, the buildings, which were constructed in 1961, were getting on in years and needed to be replaced. Renovation would have been too expensive. The client, the Allgemeine Baugenossenschaft Urdorf (ABU), wanted to build in a cost-conscious manner without compromising on living comfort and sustainability. The new Brühlmatt MFA was realized as an elongated, three-part building. The apartment floor plans are flexible to appeal to different generations. The non-load-bearing interior walls can be moved, allowing two 2.5-room apartments to be converted into a 5-room apartment, for example.

## The construction

The new apartment building is a hybrid construction: Interior load-bearing walls and floor slabs are made of reinforced concrete, while the exterior walls were constructed with prefabricated load-bearing timber elements. The glulam columns are integrated into the exterior wall elements and support the concrete floors. This construction method has many advantages. Among other things, the erection of the timber elements could be carried out parallel to the solid construction, thus eliminating the need for subsequent relocation of the elements behind the facade scaffolding.

## The challenge

The arbors, through which the 32 apartments are accessed, were not allowed to stand directly in front of the combustible wooden facade cladding. In order to avoid any danger from the combustible cladding in the event of a fire, the arcades were constructed slightly offset from the residential building. This allows people to escape safely from the building even in the event of a fire.



The apartments are accessible from the arbors via small walkways (Photos: Zeljko Gataric)

#### **Construction Data**

- Facade elements 1350 m<sup>2</sup>
- Solid and glulam wood 80 m<sup>3</sup>

#### **Services of Timbatec**

- Statics and construction
- Fire protection planning
- SIA phase 51 implementation project

#### **Photography**

Zeljko Gataric  
8048 Zurich

#### **Architect**

S+M Architekten  
8050 Zurich

#### **Client**

Allgemeine Baugenossenschaft Urdorf  
8902 Urdorf

#### **Civil engineer**

Hetzer, Jäckli & Partner Ingenieurbüro AG  
8610 Uster

#### **Timber construction**

Strabag AG  
8315 Lindau