

Konkordiastrasse, Zürich

2017



In the middle of a Zurich villa district, an apartment building was constructed exclusively of wood. Thanks to the timber construction method, the four apartments of the new building were ready for occupancy within one year from the start of construction.

The project

In Zurich Hottingen, where Konkordiastrasse is located, there are many villas. Right next to the new building is a 300-year-old vintner's house. It characterizes the surroundings just as much as the old linden tree on the site of the new building. The architects' intention was that the polygonal shape of the new house should fit into the existing structure and mediate between the urban setting of the villas and the vintner's house. The new house has three full floors and an attic. Four apartments have space in it. The construction The space on Konkordiastrasse is limited. There are houses on three sides of the plot of the new building. In addition, the building was to be completed quickly. For these reasons, the decision was made in favor of an all-wood construction, since building with wood requires practically no construction site equipment.

The construction

Thanks to the timber construction method, the house was ready for occupancy within a year. From the ceiling of the basement, the house was built as a timber frame construction - including staircase and elevator shaft. The staircase walls were made of building materials RF1 with wood content (encapsulation K30-RF1). These building materials are covered on six sides with gypsum fiberboard. Thus, they are considered non-combustible building components and are equivalent to concrete or masonry walls in terms of fire protection.

The challenge

The stairwell required a special solution for sound insulation and fire protection reasons: it had to be completely separated from the rest of the building and made of RF1 components. This goal was achieved with double-shell walls.



Both the flights of stairs and the stair landing were made of wooden structure



Plenty of light thanks to large windows: View into the attic apartment of the residential building



Bathroom with a view of the sky (Photos Daniel Erne)



Staircase

Construction Data

- Solid and glued laminated timber 105 m³
- Wood-based panels 35 m³

Services of Timbatec

- SIA phase 31 preliminary project
- Cost estimate
- SIA Phase 32 Construction project
- Fire protection planning
- Site supervision and site inspections
- Structural analysis and design
- SIA Phase 41 Tendering and comparison of offers
- SIA Phase 51 Implementation project
- SIA Phase 52 Execution
- Fire protection Quality assurance QSS1

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