

Hunziker Areal, Zürich

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More than housing

The Hunziker Areal is a pioneer projekt of the cooperative building society in Zürich. There they try out a common and sustainable way of life and participation processes. Mix of usages: There are areas for living, working and enjoying. 370 flats as well as office spaces and service providers (yoga studio, restaurant, second hand shops) kindergarden, school, ateliers and a guest house are included in the area.

The area exists out of 13 buildings with a central square. Five architecture offices worked together on the planning and building processes. For this reason different houses with an own character were developed. They differ in floor plans, types and materials but they have in general the large scale common spaces. So a lot of collectives, social housing, single flats and satellite flats were build and creates a mixed and colorful area.

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Blackplan







Perspective Staircase © Karin Gauch und Fabien Schwartz

Concepts

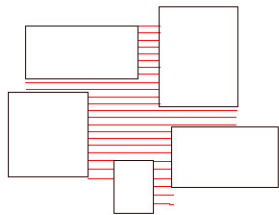
The dialectical interplay of public and private retreat forms the basis for the content and is implemented both in terms of urban planning and architecture. With the same care with which the individual building elements are designed, we take care of the individual programming and design of the undeveloped surfaces. The interplay of narrowness and width generates a multitude of possibilities to perceive different urban sequences on the paths through the quarter. At the same time, the permeability to the environment is maintained. This situational diversity is supported by the organisation of the ground floors, which has a rich programme of communal and public-oriented uses. Landscape design reacts with a qualitative differentiation of the exterior spaces. The clear characterization of the places allows a high degree of certainty and security in the taking over of the outdoor spaces by different social and age groups.

Places of encounter and interaction usually only work on the basis of possibilities to retreat into individual areas. The architectural concept must also be oriented to urban density and proximity. The expression of the houses is urban and lives from the tension between the severity of the prescribed arrangement and

The aim is to generate a place that can become a vehicle of identity for a growing and changing district. The result is a quarter with a high quality of life for the future residents. A neighbourhood that also offers residents living in existing and planned residential buildings and employees of numerous companies in the surrounding area a place of residence and identification.

Set of Rules

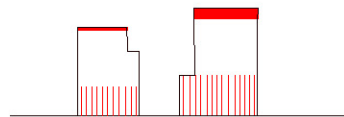
Coat line



the proposed portion of air in the Coat line volume is ca. 12%, which can be placed freely. Courtyard- and Facadincisions are Possible as long as the Facadeside is filled mostly. The primary Volume should be readable after all.

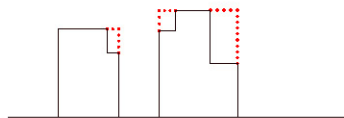
The three dimensional Coat line defines the maximal Building volume in the Masterplan. The Coatline has to be build on in principle. Single protruding Building parts like Oriel an Balconies can punkture the Coat line, as long s the cubik appearance is sustained.

Facade layout



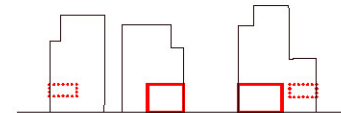
For the superior interaction between the single Buildings and the overall Yardstick a three-part buildingstruckture is to be respected. The architectural tools to implement a ground Floor and a roof closure are free.

Subtraction prinziple



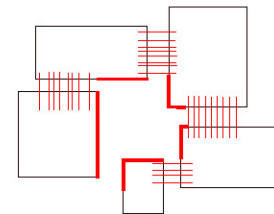
The exceptional Building depth up to 32m requires additional measures , to guarantee a optimal Lightning of apartments. Therefor

Distribution of use



The Allocation of the uses in the ground floor is decisive for the Character of the urban Spaces and therfor oblige. Community and public orientated uses accumulate around the squares. Residential uses maintain the necessary privacy due to the averted position and the Arrangement in the raised ground floor

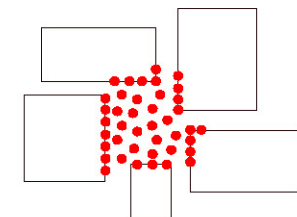
Adresses



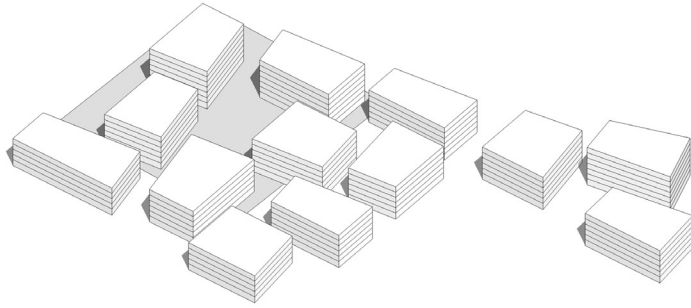
Facades assigned to the squares are to be used extensively for Community usage.

The entrances to the apartments are to be ordered to the Street sides and bottlenecks averted to the square. This results in recognizable streets which consist in identifiable addresses of the houses. Through the thick volumes a house usually has several Addresses.

Accents



The central square is the middle of the urban plan. The facades facing the square support its accentuation and differ from the facades turned away from the building by their representative character.



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Urban Hybrid Feldbreite

Plan: Futurafrosch/Duplex Architects

Location: Zurich, Switzerland

Year: 2010 - 2015

FAR 250%Footprint: 3862 m²

Floors: 5 - 7

Total floor area: 25000 m²

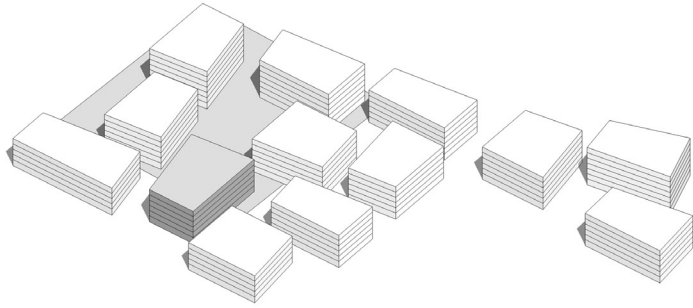
In contrast to single-family houses, cumulative forms of living, whether in the form of blocks, bars, towers or clusters, often encounter skepticism. At the same time, the cities are experiencing a renaissance due to a mixture of economy and ecology. The garden city and settlement after Anglo-American model loses its importance as a transfigured ideal of individual freedom with the decline of the car. They are replaced by ideas of urban vocabulary, which cannot ignore existing demands of the population. The neighbourhood seems to be a promising medium. In contrast to the autonomy of the single-family house in Suburbia, the neighbourhood is characterised by the interpersonal, the human encounter and a sense of belonging.

Häuser im Dialog Dossier © <http://duplex-architekten.ch> (Hannes Mayer)

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Credits

Futurafrosch and Duplex Architects won the competition and the conception of one Building, Müller Sigrist Architekten, Miroslav Šik and pool Architekten for the rest of the Buildings. Müller Illien Landschaftsarchitekten for the Landscapeplanning



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Haus A / Dialogweg 6 / Die Innenstadt

Architect: Duplex Architekten, Zürich
Year: 2015

GFA: 1175 m²

Depth: 32 m

Length: 44 m

Height: 20 m

Floors: 6

6 Satelliteflats with 10 1/2 Rooms;

5 Satelliteflats with 12 1/2 Rooms;

Activitiestudios; Galerie

Clusterflats

With its floor plans, one of the two master plan teams is also zooming the urban planning principle of the site into the building scale. The clusters open with room-high windows to the inside, to the staircase and to the outside. They seek contact with the community as well as with the neighbourhood. The eleven satellite or cluster apartments are 320 and 400 square metres respectively. They could be called upscale shared flats. Five or six different cluster units belong to the large common room. Seven to twelve people can live here. Each accommodation unit has its own bathroom, a kitchenette and a small private balcony as a counterpart to the large community loggia.

Dialogweg 6 © <https://www.mehralswohnen.ch>

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Dialogweg 6 © <https://www.mehralswohnen.ch>

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Plan ground floor - Haus A © Duplex Architekten

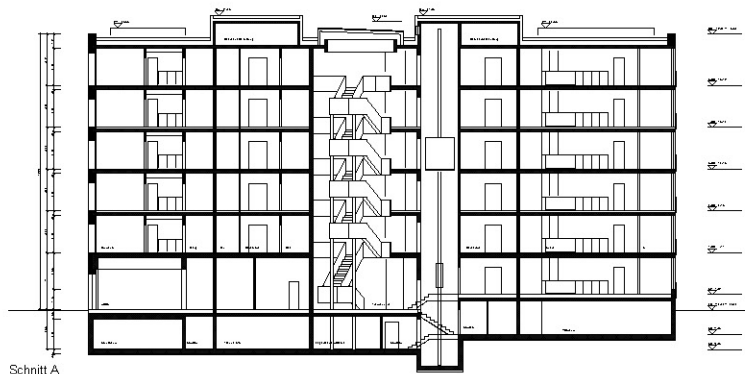
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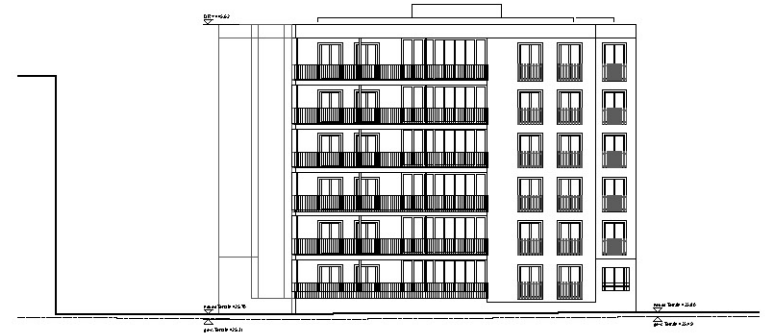
Plan first to fifth - Haus A © Duplex Architekten



Schnitt B



Schnitt A



Fassade Süd



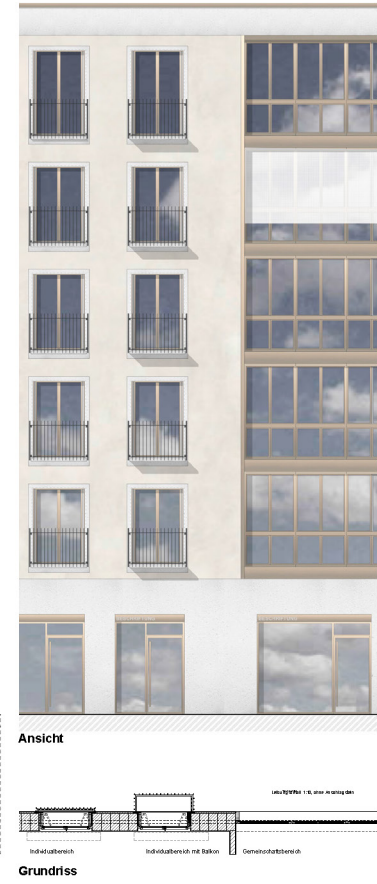
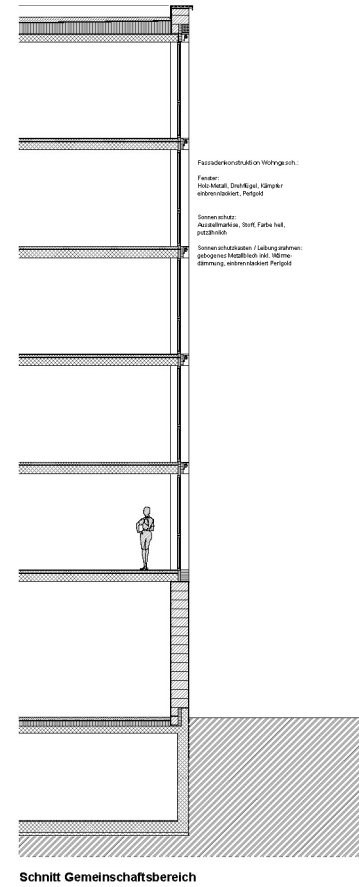
Fassade West



Fassade Süd



Fassade West



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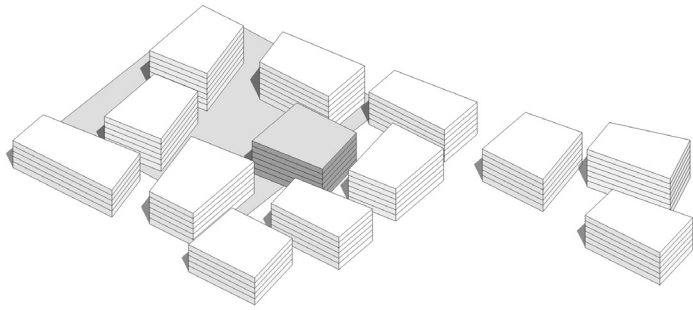
Dialogweg 6 © <https://www.mehralswohnen.ch>



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Dialogweg 6 © <https://www.mehralswohnen.ch>



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Haus G / Genossenschaftsstrasse 13 / Der Berg

Architect: Pool Architekten

Year: 2015

GFA: 1030 m²

Depth: 32 m

Length: 36 m

Height: 22 m

Floors: 7

3 Flats with 12 1/2 Rooms; 2 Flats with 6 1/2 Rooms; 6 Flats with 5 1/2 Rooms; 16 Flats with 4 1/2 Rooms; 3 additional Rooms with Bathroom; 3 Workingrooms; Violinatelier; book publisher; Masteringstudio; Seminarroom; Exhibitionroom; Mobilistation; 2 rehearsalrooms; 2 Community rooms

Interlock

House G is located in the centre of the new quarter, adjacent to the main square. The oversized living rooms compensate for the lack of outside space and bring light into the deep floor plans with double-storey room wedges. Characteristic of the building's appearance are the large-area glazing of the two-storey living rooms, which interlock with each other and break up the rigorous structure.

The compact, prismatic building volume is suitable for a monolithic construction method in insulating concrete, combined with a construction similar to that of a building shell. The ground floor is used extensively with common and commercial rooms and is open to the outside on all sides.

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Genossenschaftsstrasse 13 © <https://www.mehralswohnen.ch>

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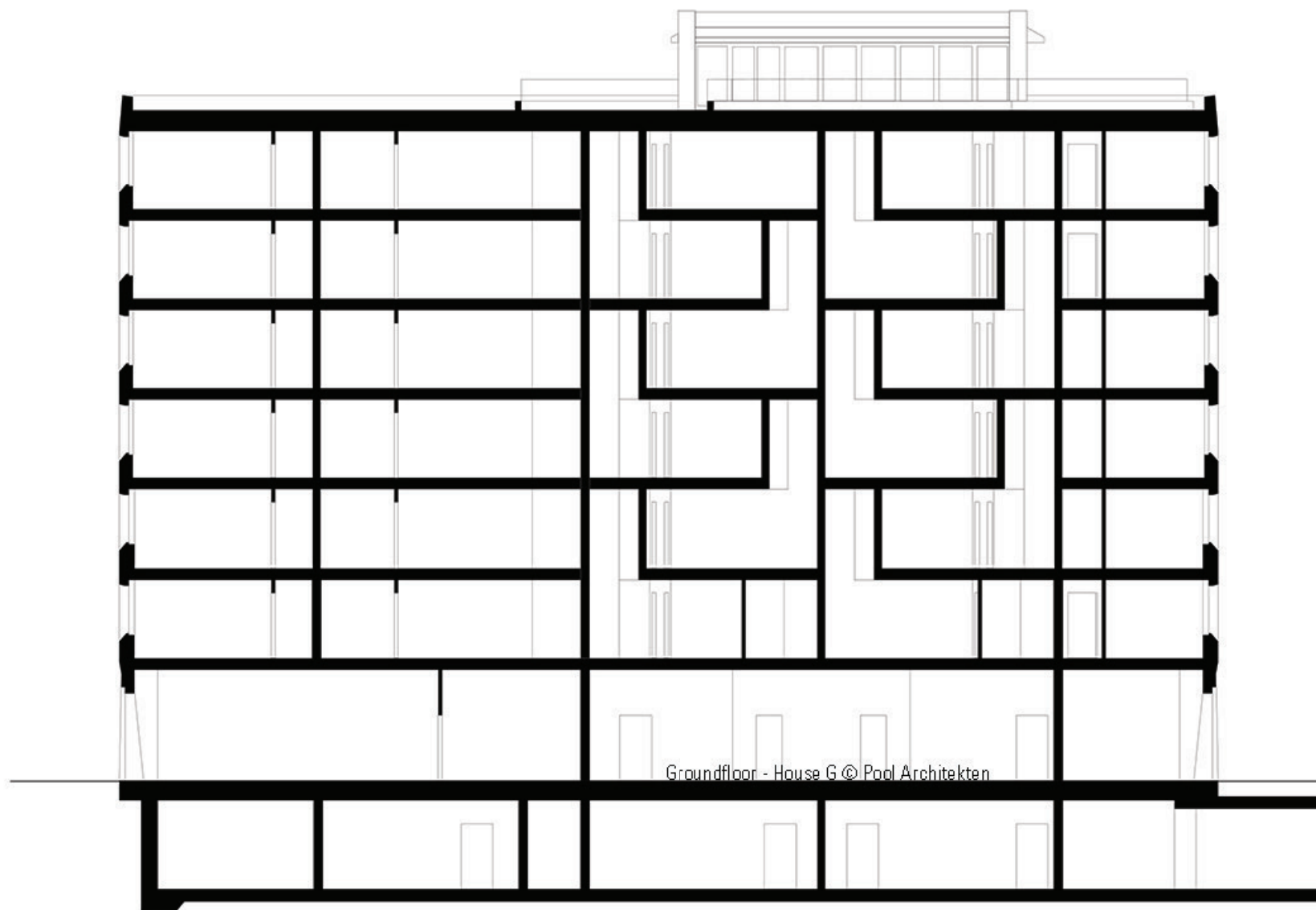
Groundfloor - House G © Pool Architekten

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First floor - House G © Pool Architekten

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Groundfloor - House G © Pool Architekten



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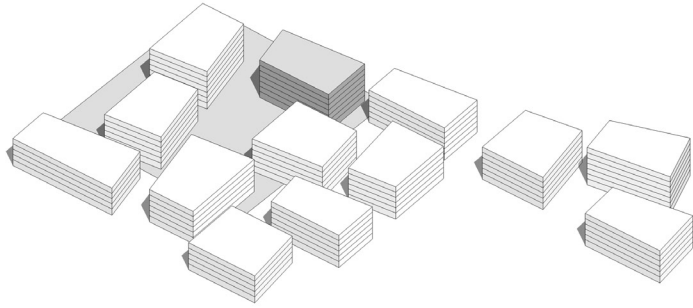
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Genossenschaftsstrasse 13 © <https://www.mehralswohnen.ch>



Genossenschaftsstrasse 13 © <https://www.mehralswohnen.ch>



Haus E / Hagenholzstrasse 104 / Der Pförtner

Architect: Müller Sigrist Architekten

Year: 2015

GFA: 958 m²

Depth: 26 m

Length: 42 m

Height: 22 m

Floors: 7

5 Flats with 6 1/2 Rooms;

15 Flats with 4 1/2 Rooms;

10 Flats with 3 1/2 Rooms;

Guesthouse; Administration Building cooperative mehr als wohnen; Restaurant

Living and Hotel use

The use of the ground floor provides life. On the upper floor there are 20 guest rooms, which are not only rented out to residents. The restaurant, administration and guest rooms are accessed from the square via a central hall. The entrances to the two stairwells with 30 apartments on the upper floors are located to the street. On the facade, a dark formwork made of spruce boards protects all upper floors, light-coloured concrete strips trace the floor slabs. 3 1/2 to 6 1/2-room apartments are located - three per staircase - around the development cores. Except for the northwestern corner apartments, all open onto one of the two spacious balconies. Two to three apartments each share one of the outside rooms.

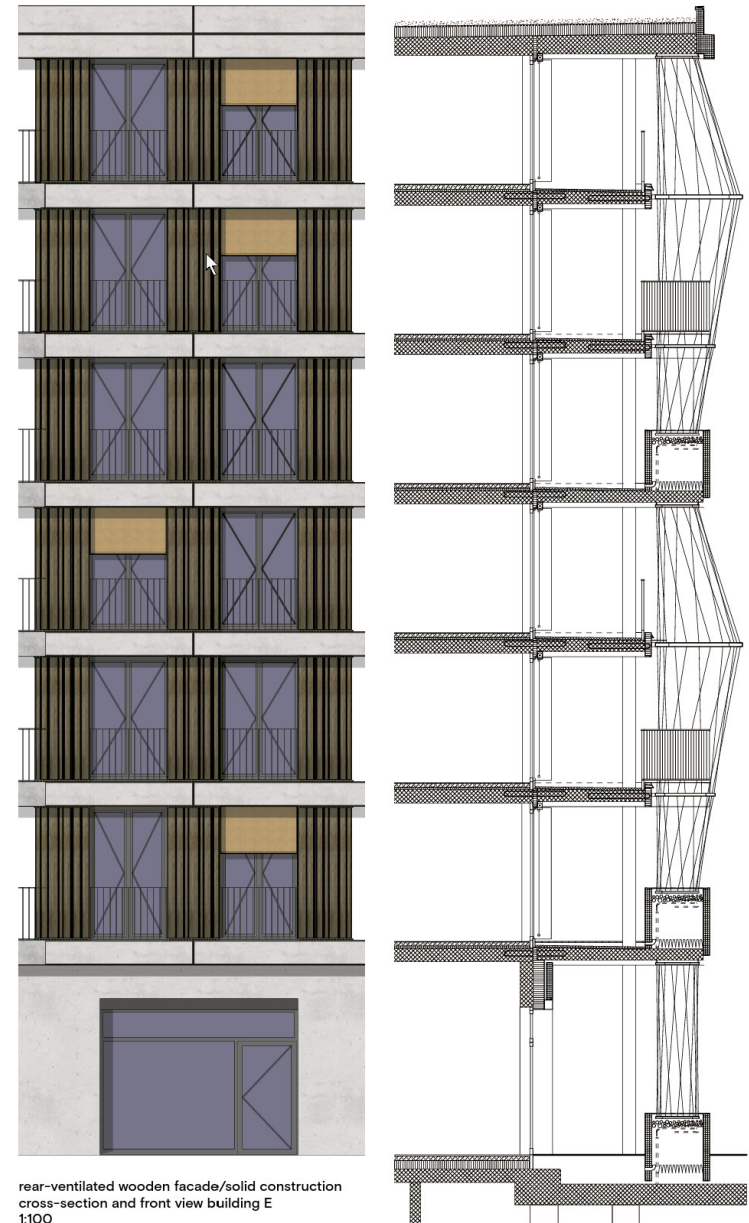


Hagenholzstrasse 104 © <https://www.mehralswohnen.ch>

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First to sixth Floor ©<http://www.muellersigrist.ch/>



rear-ventilated wooden facade/solid construction
cross-section and front view building E
1:100

Facade section © More than Housing : Cooperative Planning - A Case Study
from Zurich; Margrit. Hugentobler

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