

## Apartment building Luegisland, Schwamendingen

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In Zurich's Schwamendingen district, the Luegisland apartment building is an innovative replacement construction on a very small site, impressing with its sustainable timber construction, urban finesse, and functional design.

### The project

The architectural firm Oxid Architektur GmbH won a private competition with a well thought-out and systematically designed timber construction project. The five-storey residential building offers 34 differently sized apartments with 2.5 to 4.5 rooms. The staggered arrangement of the buildings provides residents with privacy and optimal lighting conditions. As part of the future-oriented mobility concept, an underground car park has been dispensed with in favour of a green bicycle pavilion, which is being built using the CLT construction method. The landscaping is based on the Garden City concept and incorporates existing large trees.

### The construction method

The building is constructed using modern timber frame construction, as a column and slab construction. The TS3 technology makes it possible to build without beams and thus realize the architectural concept with floor-to-ceiling windows. The TS3 load-bearing structure is constructed just in time and in visual quality in just 4 weeks, so that traffic and noise emissions are greatly reduced and the tight schedule can be met.

### The challenges

A key construction aspect was the optimization of the construction time, as the construction site of the new replacement building is located in a quiet and densely built-up residential area. While the staircase is normally built before the timber construction, resulting in a delay of several weeks, a new process was chosen here: Timber construction and concrete work ran in parallel on a floor-by-floor basis. This close collaboration between the timber constructor and master builder enabled the materials to be integrated cleanly, reduced the complexity at the interfaces and saved around three months of construction time overall - a decisive advantage for the project's cost-effectiveness and adherence to deadlines.



Block of flats Luegisland - Construction phase 1



Block of flats Luegisland - Construction phase 2



Living room 1



Living room 2

### **Construction data**

- Number of floors: 4 plus attic floor
- Floor area: 2,900 m<sup>2</sup>

### **Architecture**

Oxide architecture

### **Client**

Private

### **Timber construction**

Renggli AG, Sursee