

Residential and commercial building, Uetikon am See

02.06.2025



Preliminary work on the new residential and commercial building at 137 Bergstrasse began in August 2024. Using TS3 technology, an open, three-story building with a steel-frame structure is being constructed, featuring the new municipal and school library on the ground and basement levels, medical practice spaces for primary care on the first floor, and four rental apartments on the second floor.

The Project

The mix of uses—library, medical offices, and apartments—requires a flexible structural concept to ensure that both natural light and privacy can be effectively provided. The TS3 system makes it possible to achieve this not with a concrete structural framework, but with a durable timber structural framework. Limited space in the village center makes it essential to build quickly and quietly, which requires a high degree of just-in-time prefabrication.

The Construction Method

A pure TS3 skeleton structure with cross-laminated timber panels and slightly angled columns supports the library's spatial concept.

The Challenges

A three-story building is being erected in the heart of the village in just a few days, without causing much noise or traffic disruption.



Construction data

- Number of floors: 3
- Gross floor area: 1,180 m²
- Cross-laminated timber: 237 m³
- TS3 technology: 436 m³

Architecture

HHF Architects, Basel

Client

Investor Medpension vsa asmac (Under construction)

Timber engineer

HTB Ingenieure AG, Rapperswil-Jona

Timber construction

W. Rüegg AG, Kaltbrunn

Construction Management

Archobau AG, Zurich