Residential and commercial development Schindler-Areal, Schlieren



SHORT DESCRIPTION

The client intends to build a new residential and commercial development with 6 buildings and a total of 232 apartments and commercial premises on the Schindler site.

THE PROJECT

One of the buildings will be used for age-appropriate living, and a kindergarten is also planned. The underground parking garages offer space for 166 vehicles and are accessed via Allmendstrasse. The following apartments are planned: 41 x 1-bedroom apartments, 80 x 2-bedroom apartments, 70 x 3-bedroom apartments, 31 x 4-bedroom apartments, 10 x 5-bedroom apartments.

The two high-rise buildings in the middle of the site serve as the focal point of the project. These buildings are complemented by four buildings arranged at the edges of the site. The southern high-rise encloses the square facing Schulstrasse, while the northern one is located on the square facing Zürcherstrasse.

Various open spaces, some designed as squares or meeting places, the two neighborhood squares and a well-structured network of paths are characteristic of a residential development geared towards families. The play and rest areas are well designed and structured. Two play islands with movement and climbing play on one side and water and construction play on the other make the inner garden space a holistic play and experience space.

SERVICES IN DETAIL

Project details

The project and the apartment floor plans are optimized in terms of noise protection. Bicycle storage rooms are located at the entrances to each building, and large bicycle parking spaces can also be used in the basement.

Minergie-P standard and heat generation via geothermal probes with a groundwater heat pump characterize the construction standard. Clean wastewater is fed back into the groundwater via seepage systems, and existing connections for wastewater are used where possible. With their simple, stepped and clear cubic forms, the planned buildings blend in well with the existing surroundings. Play areas, small recreation rooms and spacious neighborhood squares - together with the park-like design of the interior - offer plenty of open space for families as well as couples or singles.

The base of the two high-rise buildings will be clad in red-brown brick, while the upper floors will be clad in sand-yellow brick. The base of the peripheral buildings will also be finished in red-brown clinker brick, while the upper floors will be plastered in green-grey.

With their clear cubic design, the new buildings mark out a new part of the development. Together with the simple but well-structured façades of all the buildings, they form an architecturally well resolved unit. The majority of the apartments open onto the park-like interior. Generous window areas and many balcony niches reinforce the expression of the façades in the changing light. All the buildings blend in well with their structural and landscape surroundings.

Surroundings, traffic routes

The development has 2 generously designed meeting areas. The inner garden space is accessed via the two squares and other connecting paths, providing good circulation and links to the neighborhood. The path connections are laid out with polygonal concrete slabs and respond to different usage intensities and path hierarchies with different path widths.

CHALLENGES

- Rail transportation (BTV)
- Dismantling
- High-rise buildings
- Contaminated sites
- Logistics
- Coordination
- Building envelope

SUSTAINABILITY

Minergie-P certification is required. The eco-criteria are met.

FURTHER INFORMATION

Picture: © Adrian Streich Architekten AG

FACTS

Location	Schlieren , Switzerland
Status	Under construction
Construction volume (value of our services)	100 M CHF

Start of construction	April 2026
Completion	July 2027
Building owner	Schindler Pensionskasse, 6030 Ebikon | Represented by: HIG Asset Management AG
Architect	Adrian Streich Planung AG
Heating Ventilation Air Conditioning (HVAC) planner	Energiehoch4 AG
Sanitary planner	Alco Haustechnik AG
Electrical planner	Gutknecht Elektroplanung AG
Fire protection planner	Raumanzug GmbH
Civil engineer	Schnetzer Puskas Ingenieure AG
Building physicist	Raumanzug GmbH

SUSTAINABILITY

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SERVICES

New constructions