



25.9qm
3.2

43 (Typ 4.3)
66.9

Wohnen
BF 26.9qm
FF 3.4

Bad
BF 4.3qm
FF 0.0

Bad
BF 4.3qm
FF 0.0

Bad IV
BF 4.3qm
FF 0.0

Zimmer
BF 12.6qm
FF 2.0

Salkon
BF 11.0qm
FF

Zimmer
BF 13.5qm
FF 3.0

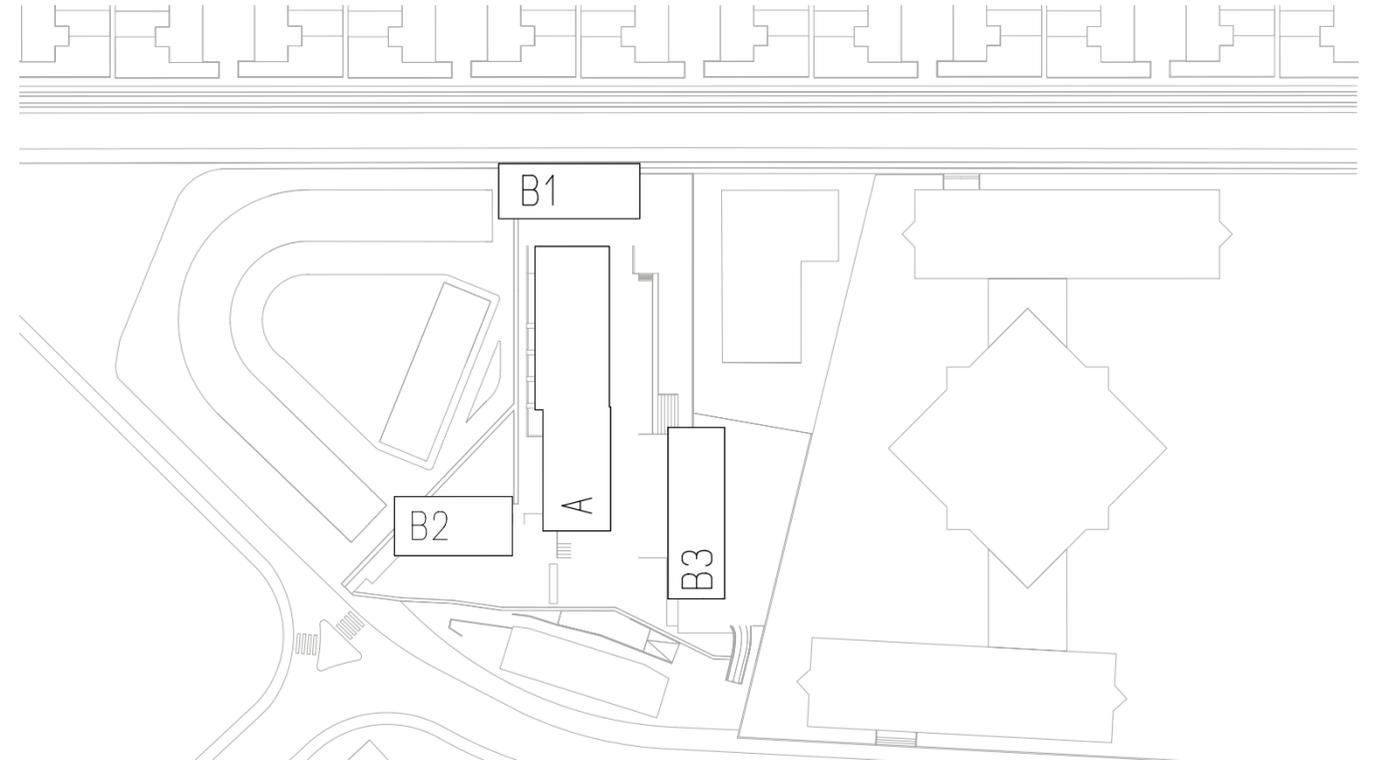
Zimmer
BF 13.9qm
FF 2.8

New Housing in Zurich Typologies for a Changing Society

Dominique Boudet (ed.)



Hardturmstrasse



Kraftwerk1's first development, **Hardturmstrasse**, is the result of a long process that turned a utopian project into a groundbreaking reality, innovative enough to shake up the residential cooperatives that were falling into decline.

In the early 1990s, a philosopher, an architect and an artist saw in the disappearance of industry and the ensuing availability of vast town-centre plots an opportunity to transform ways of living and working. Rather than surrendering vast industrial sites to real-estate speculation, they came up with an alternative or, as they saw it, an adventure in a world and a city subject to planning and speculative pressures. The terrain? The Sulzer-Escher Wyss district. The association was soon to become a cooperative and, in the late 1990s, following lengthy negotiations with the city as well as with the landowners, an initial development was built. Completed in 2001 on Hardturmstrasse, it was admittedly not quite the neighbourhood-wide transformation they had envisaged. But it re-

tains the main social components of the dream; it is not just a new residential unit, but it houses a rich mix of activities, bringing together housing, workplaces, businesses and community services.

It comprises four buildings to facilitate integration within a complex urban fabric, with traditional residential buildings standing alongside large office blocks. Three five-storey buildings reinforce the site's borders, while a nine-storey row of buildings occupies the centre. The layout creates squares, pathways and vistas, while also enclosing and protecting the inside of the plot. The building facing the main road has shops at street level and offices above. The 106 extraordinarily diverse flats are distributed throughout the other three buildings.

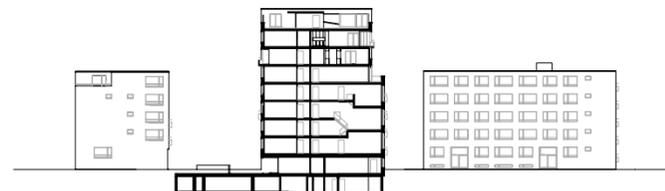
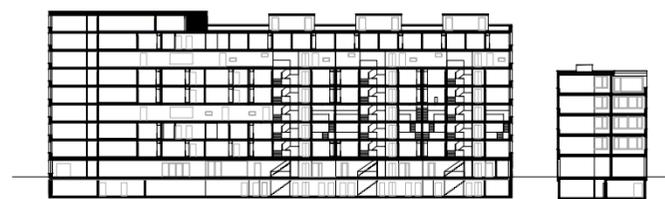
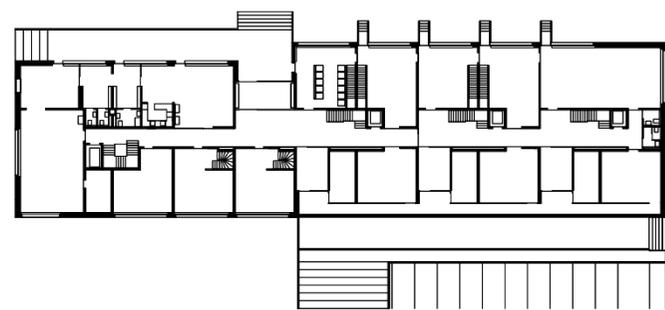
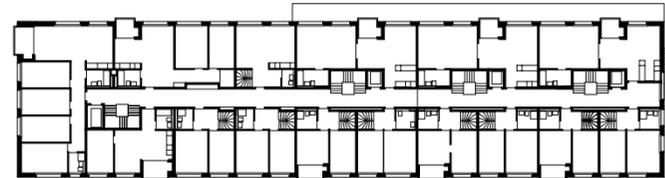
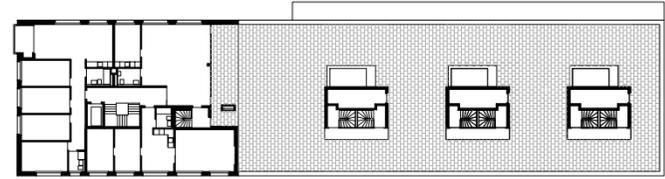
Client—Bau- und Wohngenossenschaft Kraftwerk1, Zurich
Programme—97 flats
Architects—Stücheli Architekten, Zurich, Bünzli & Courvoisier, Zurich
Landscape architects—Ryffel + Ryffel, Landschaftsarchitekten, Uster
Timescale—conception 1998, completion 2001



There are fifty-seven categories of flats, which are named according to their layout. The Adolf Loos type, located in the deepest section of the building (twenty metres), combines three levels of 'living space' with four levels of rooms.

The LC type units are accessible through an interior street, at levels four and seven, with the living spaces located either below or above the circulation. On the ground floor, two workshops are connected to the flats above.

More conventionally, one-floor flats are mainly located in the southern section. The circulation system is two-fold: two interior streets on levels three and six; four stairwells with lifts for vertical access.



The core of the complex is a tall nine-storey building. The social services are concentrated on the ground floor: kindergarten, laundry and bar. On the top floor is the community room, which has direct access to the roof terrace. The seven floors in between house a wide variety of flats, with sizes ranging from two to thirteen bedrooms and no bedroom smaller than fourteen square metres.