



At the heart of Stäfa's residential area lie the historical buildings of the former silk-weaving plant. So far, the northern side of the site has lain undeveloped. The new residential and commercial development is now set to fill in the gap. According to the design, none of the buildings will front directly onto the street, echoing a feature of the rural settlement once located here. The individual buildings will reflect the granularity of the surrounding area. The industrial area will culminate in a long building with a semi-basement floor that can be walked through from end to end.

The floor above houses commercial units, followed by several storeys of offices, spread over two blocks. It is comparable in scale to the nearby residential buildings. The two uses of the building are clearly differentiated by the colours on the façade and the design of the window areas. Apart from these elements, the general look follows similar principles, with fine folded metal lines subdividing the façades. The closed expanses are clad with brick tiles, laid in alternating patterns to emphasise the horizontal lines.

The four residential buildings have two apartments per storey and house 27 rental apartments in total, arranged so that they look out onto three sides of the complex with south-facing balconies. Residents can enjoy spectacular sweeping views thanks to the chessboard-like configuration of the residential and office buildings. A communal space for all the tenants lies to the north of the commercial building, adjoining the central plaza outside the residential complex. The ample covering on the underground car park allows beautiful trees to grow here, making it a welcoming place to spend some time.

Images: Residential development with surroundings, close-up of the brick façade, photos by Studio Willen
Plans: Figure-ground plan, Level E floor plan



Type of commission: Direct commission
Client: Ernst + Co, Inh. Geiger + Bauknecht, Küsnacht
Location: Stäfa
SIA: 56%
Gross floor area: residential and commercial 3 185 m²
Room arrangement: 27 apartments and commercial
Planning phase: 2019 – 2020
Construction phase: 2020 – 2022
Sustainability: Minergie Standard

Architecture: Stücheli Architekten, Zurich
General management: S+B Baumanagement AG, Steinhausen ZG
Civil engineer: Wismer + Partner AG, Rotkreuz
HVAC engineering: limawandler AG, Zurich
Electrical engineering: R+B Engineering AG, Zurich
Landscape: SKK Landscapearchitecture, Wettingen