

Additions Nussbaumstrasse, Zurich

2025



The residential building at Nussbaumstrasse 18 was extensively renovated and two wooden attic floors were added. Timbatec was responsible for the structural design of the extension and supported the project as a timber construction engineer.

The project

In a central location in Zurich's Kreis 3 district, the existing residential building at Nussbaumstrasse 18 is undergoing comprehensive renovation and will be extended with two additional attic floors in timber construction. The extension will create new, contemporary living space, while the floor plans on the existing floors will be adapted to meet today's requirements. The new gable roof connects to the existing hipped roofs of the neighboring buildings and blends harmoniously into the urban environment.

The construction method

The floor of the extension consists of horizontal glulam elements spanned between steel beams, through which the loads are transferred directly into the existing structure. The elevator shaft was constructed as a prefabricated, enclosed CLT shaft and placed in one piece on top of the existing concrete core. The roof was constructed using prefabricated elements.

The challenge

The existing hipped roofs had to be extended to form continuous gabled roofs. The transitions were particularly challenging, as the connections to the fire walls had to be precisely executed and the fire barrier secured.



Prefabricated modules are brought to the construction site



Installation of floor elements

Construction costs

- Total costs BKP 1-9: CHF 5.6 million
- Building costs BKP 2: CHF 5.3 million
- Timber construction BKP 214: CHF 560'000

Services of Timbatec

- SIA Phase 31 Preliminary design
- SIA Phase 32 Construction project
- SIA Phase 41 Tendering and comparison of bids
- SIA Phase 51 Implementation project
- SIA Phase 52 Execution

Client

arc Architekten AG
8045 Zürich

Timber construction

Köfler Holzbau
8909 Zwillikon

Photography

Tom Licht Photography
8048 Zürich

Insta: tomlicht_arch_photography