

Renovation of Forchstrasse, Zürich

2023



The conversion of an existing apartment building into an aparthotel combines noise protection, energy efficiency, and sound insulation in a compact space—through precise planning, sustainable technology, and well-thought-out structural solutions within the existing building.

The Project

Renovation and conversion of an apartment building into a modern aparthotel with an additional attic conversion. Due to its location on a busy street, the newly created living spaces were planned and verified in accordance with noise protection standards for street noise. The new air-to-water heat pump installed indoors also required a separate acoustic verification. The heating system replacement included new underfloor heating and a solar system on the roof. In addition, a new elevator shaft was constructed, and the floor slabs and interior walls were retrofitted with sound insulation.

Construction Method

Solid construction with load-bearing exterior and interior walls as well as wooden beam ceilings, which were structurally and acoustically reinforced. Sound insulation between floors was achieved using new subfloors and suspended ceilings. Existing masonry walls were improved with cladding. The new elevator core was constructed using precast concrete elements.

The Challenge

Early planning certainty thanks to noise protection certifications for road noise and the heat pump. Development of effective measures to meet the design specifications. At the same time, very slim structures were necessary to meet the sound insulation requirements of SIA 181:2020 despite limited space.



Attic conversion



A roof cutout serving as a balcony



Aparthotel



Aparthotel (Photos: Dominic Hess)

Services of Timbatec

- SIA Phase 31 Preliminary Design
- SIA Phase 32 Construction Project
- SIA Phase 41 Tendering and Bid Comparison
- SIA Phase 51 Construction design
- SIA Phase 52 Construction
- Technical planning for building physics
- Technical planning for fire protection
- Fire Protection Quality Assurance QSS1
- Technical construction management and site inspections

Client

Suxhess Immo Verwaltungen
8636 Wald ZH

Timber construction

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