

architecture / urban design competition / 1st prize / switzerland

Result of an invited competition in Lenzburg close to Zurich:
ATP kfp Architects and Engineers wins 1st prize for building plots B and C

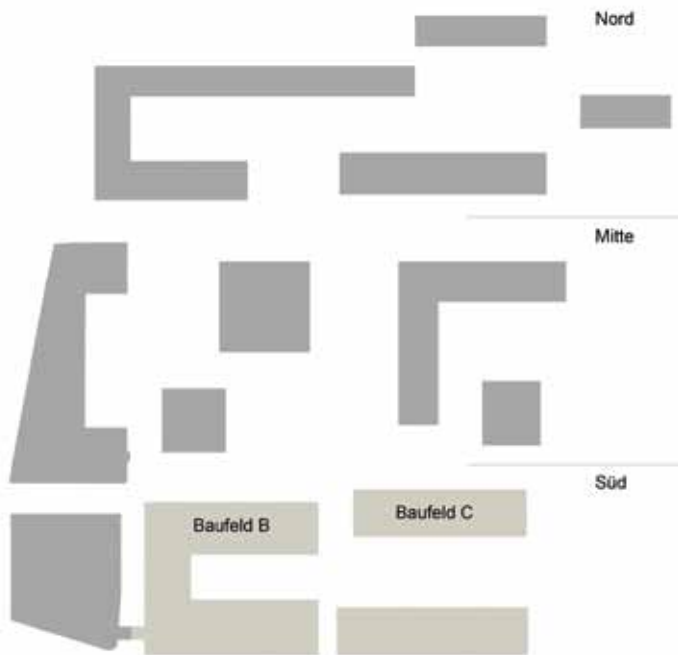
Gleis Nord: An “Urban Eye” for an Industrial Site

ATP kfp Architects and Engineers, Zurich, has won the invited urban design competition for the new urban district which is to be developed on the former HERO site in Lenzburg close to Zurich.

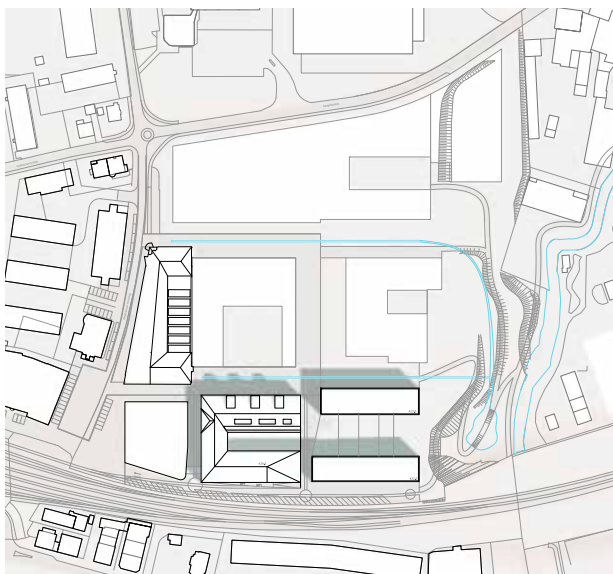


Renderings: ATP sphere

location



Southern Perimeter: Building Plots B and C



Roof Plan

An industrial area is to become «Gleis Nord, Urban Lenzburg »

The site, which is located on the northern edge of the railway station in Lenzburg and has been occupied for many years by the food company HERO AG, measures around six hectares – making it about the same size as Lenzburg’s historic town centre.

However HERO is to vacate its historic premises in early 2011 in favour of a new plant on the edge of town. The company EBM (Elektra Birseck Münchenstein), which bought the HERO site in 2008, plans to develop the industrial area into a new urban district in partnership with Losinger Construction AG and the municipality of Lenzburg.

An urban layout by Burkard Meyer Architekten divides the site into four perimeters and eight building plots. Burkard Meyer Architekten was subsequently commissioned to develop plans for one of the perimeters while urban studies were commissioned from three architectural offices for each of the other three perimeters. The aim of this approach was to ensure that an architecturally dynamic quarter would emerge and that this, just like any naturally evolving neighbourhood, would be the work of a number of different architects.

ATP kfp has been commissioned to develop a project for the southern perimeter of the site – the perimeter which faces the railway tracks – together with building plots B and C, which have a combined area of over a hectare. The award of 1st prize to the design by ATP kfp was announced on 11. 11. 2010.

jury decision

- Extracts from the organisers' press release dated 12.11.2010:

The objective is to create a dynamic new urban district with an atmosphere and identity which are appropriate for living and working while offering an excellent environment to visitors. Future-oriented, innovative architecture should make a major contribution to realising this objective. It is also important that sustainability is at the heart of the solution.

The commission to realise the project states that "the correct balance between social solidarity, economic viability and ecological responsibility must be achieved. The new urban district must be a functioning vibrant entity which offers a good quality of life to its users. The range of real estate products should be developed in line with market requirements and be cost efficient as well as optimal in terms of both operation and maintenance. The architecture should offer an optimised response to the above requirements as well as the most efficient solution in terms of the use of energy and other resources."

In addition to this, "Gleis Nord" should be clearly visible from the station as both an entrance to and symbol of Lenzburg as a growing regional centre.

The jury examined urban design and architectural quality as well as economical, use-related, programmatic and sustainable aspects of the entries.

"The team from ATP kfp architects convinced the jury above all by their creation of well-lit and generously dimensioned spaces. A special mention should also go to the south-facing Urban Eye – an element which will give the project its own very special identity."

- Extracts from the REPORT OF THE JURY MEETING, 11. 11. 2010

The project proposes the partial demolition of the former Hero factory building and resulting creation of a u-shaped building volume. In addition, through the raising of the level of the internal courtyard lighting conditions and, hence, the overall quality of the space will be improved...

Special mention should be made of the proposed loft apartments which will have exceptional spatial quality...

The dominating gable end of the former factory building has been recalled in the creation of a huge showcase in the form of the "Urban Eye". This is an understandable gesture, although its precise use has yet to be fully determined...

Special mention should also be made of the successful integration and organisation of the variety of uses located at ground floor level. The way in which the project addresses the square by means of both arcades and shifts in the heights of buildings creates dynamic spatial relationships. ...

The façade design makes the grouping of the apartments highly legible and creates a dynamic overall appearance.

The integration of the green space and the way in which the relationship between the office and residential buildings exploit the topography also appear to be very successful. ...

Overall, the clarity of the progression from inside to outside is the project's greatest strength. The scale at which this progression occurs has clearly been derived from the users and their requirements, as a result of which the project is very successful in doing justice to its target groups. It is recommended that this project is developed further.

central idea of plots b and c

The partial demolition of the former HERO AG factory building creates a new urban opportunity. After the removal of the dilapidated eastern part of the building, the proposed new volume will ensure that the building is no longer focussed on a small courtyard.

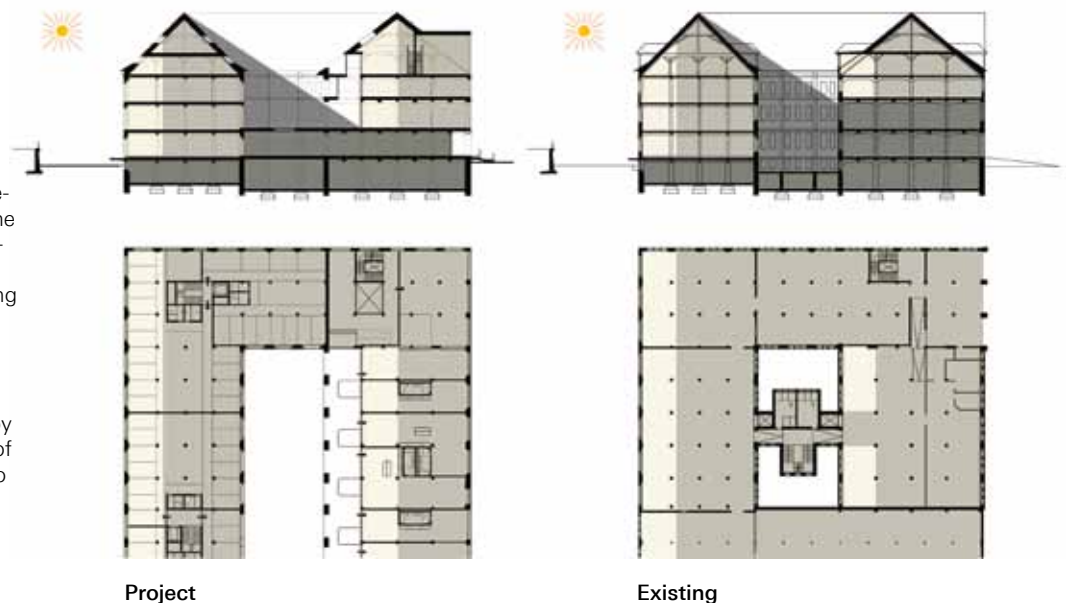
Text: Corinne Bader, ATP kfp Zurich

Our objective is, in contrast, to open up the building and to improve the proportions of the courtyard with the aim of increasing the amount of light reaching the interior of the building.

The stair tower will be removed from the courtyard and the building extended on both sides into a u-shape. The line of the façade to the north side of the courtyard steps back by an entire building bay as a way of creating attractive external areas.

Both new buildings on building plot C are seen as continuations of the u-shaped building and enjoy a north-south orientation.

In order to draw more light into the interior of the building the proportions of the courtyard are improved by it being opened up on one side and by the removal of the stair-tower. The result of extending the ground floor across the whole area of the building is that the courtyard will be reduced to a depth of just two and a half storeys. In addition to this, the reduction of the depth of the building by the stepping back of the south façade of the north wing will allow more light into the interior. The large new openings in the slabs will also increase the amount of light in the building.



façade

The external expression and the vertical structure of the existing factory building are to be retained. The windows will be replaced and opened up to full storey height in order to allow more light into the building.

The interface with the new building will be clearly legible and yet harmoniously treated. The rhythm and colours of the existing façade will be incorporated into the new, but both the constructional approach and architectural expression of the new façade will be contemporary. The roofing material is to be completely removed and then replaced in line with the latest thermal insulation requirements for the external envelope of the building.

The roof form of the existing building will be preserved and, in the new building, this roof form will be reinterpreted in the form of an “Urban Eye”. This “Urban Eye” establishes a dialogue across the railway tracks between the gleis|nord area and the town centre.

Everybody who has taken the train to Lenzburg will still be reminded of the Hero factory building and yet the harmonious new ensemble lined up alongside the tracks will draw attention to the new use of the site.



Façade concept: from left: existing, refurbishment, addition



South Façade with the “Urban Eye”

USES

Residential

The north wing of the u-shaped building contains the loft apartments. It is intended that the industrial character of the complex should remain apparent for those inside the building. By minimal intervention, an open and generously-sized kitchen has been generated. Prefabricated kitchen and bathroom blocks whose form and materials are reminiscent of the former HERO silos are inserted into the existing structure. The roof-space is developed in order to create generous maisonettes. The CA building contains the single apartments. The entrances to the apartments are situated to the northwest – on the most prominent corner of the building. A generous entrance space leads to the open, south-facing living and dining area.



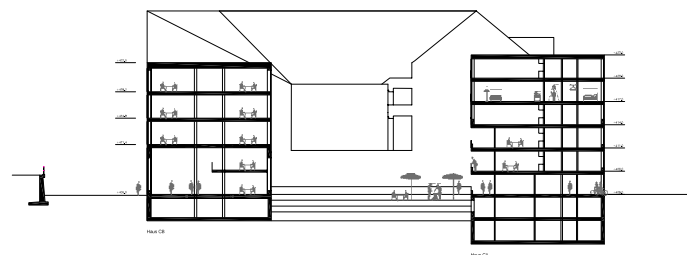
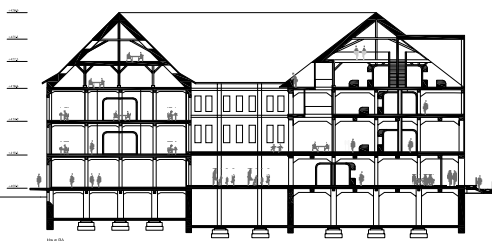
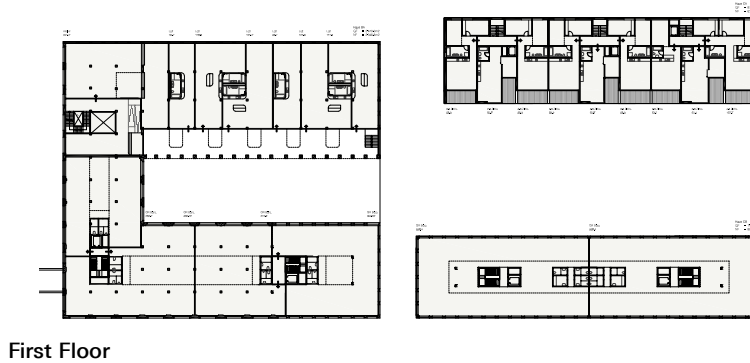
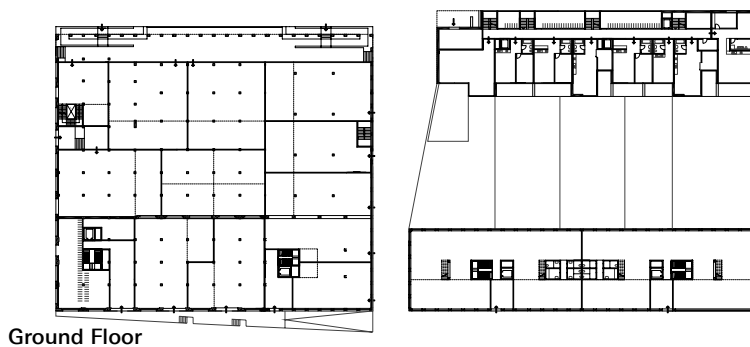
Organisation of uses



USES

Offices

The depth of the CB office building is optimal for an organisation into three zones, with such ancillary functions as toilets, archives, print rooms and circulation space being arranged in the central zone. The façade remains free for the positioning of workspaces, meeting rooms and rest areas. The creation of cellular or open-plan offices is equally possible. The ground floor facing the railway is raised, with a mezzanine gallery being created at the rear of the space. The large ground floor openings permit the establishment of a relationship between the office building and the railway tracks. A canteen is created at ground floor level for office users and the space behind the "Urban Eye" could function as an after-work bar, where workers enjoy the view over the town at the end of the day's activities.



project information

Organisers:

Losinger Construction AG, Zürich

Logo and images can be downloaded from the website
www.gleisnord.ch: Medien/News.

Competition Team (ATP kfp, ATP sphere):

Alfred Wegmann, Xavier Temme, Matthias Wehrle
Marc Eutebach, Corinne Bader, Caroline Winkler
Paul Ohnmacht, Stefan Bossard, Stefan Fuchs
Tanja Bernet, Anja Peter

Renderings: Linus Stolz, Gerhard Schmid
Mechanical Engineering: Gernot Haslinger

Landscape Architecture: asp Landschaftsarchitekten,
Zurich, Kaspar Hartmann

Project Information, Building Plots B, C:

73 Apartments

Gross Floor Area: Offices: 10,000m²

Gross Floor Area: Studios: 2,000m²

Gross Floor Area: Entertainment: 1,000m²

Gross Volume: approx. 95,000m³

Participants:

Projects were submitted by the following ten architectural teams:

Perimeter West (Plot A):

- Burkard Meyer Architekten BSA, Baden

Perimeter South (Plots B, C):

- Burkhalter Sumi Architekten, Zurich
- **ATP kfp Architekten und Ingenieure AG, Zurich**
- Itten + Brechbühl AG, Architekten und Planer, Zurich

Perimeter Centre (Plots D, E, F):

- Frei Architekten, Aarau
- **Züst Gübeli Gambetti Architektur und Städtebau AG, Zurich**
- Steinmann & Schmid, Basle

Perimeter North (Plots G, H):

- Schneider & Schneider Architekten AG, Aarau
- **Dachtler Partner AG, Architekten, Zurich**
- Duplex Architekten GmbH, Zurich

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