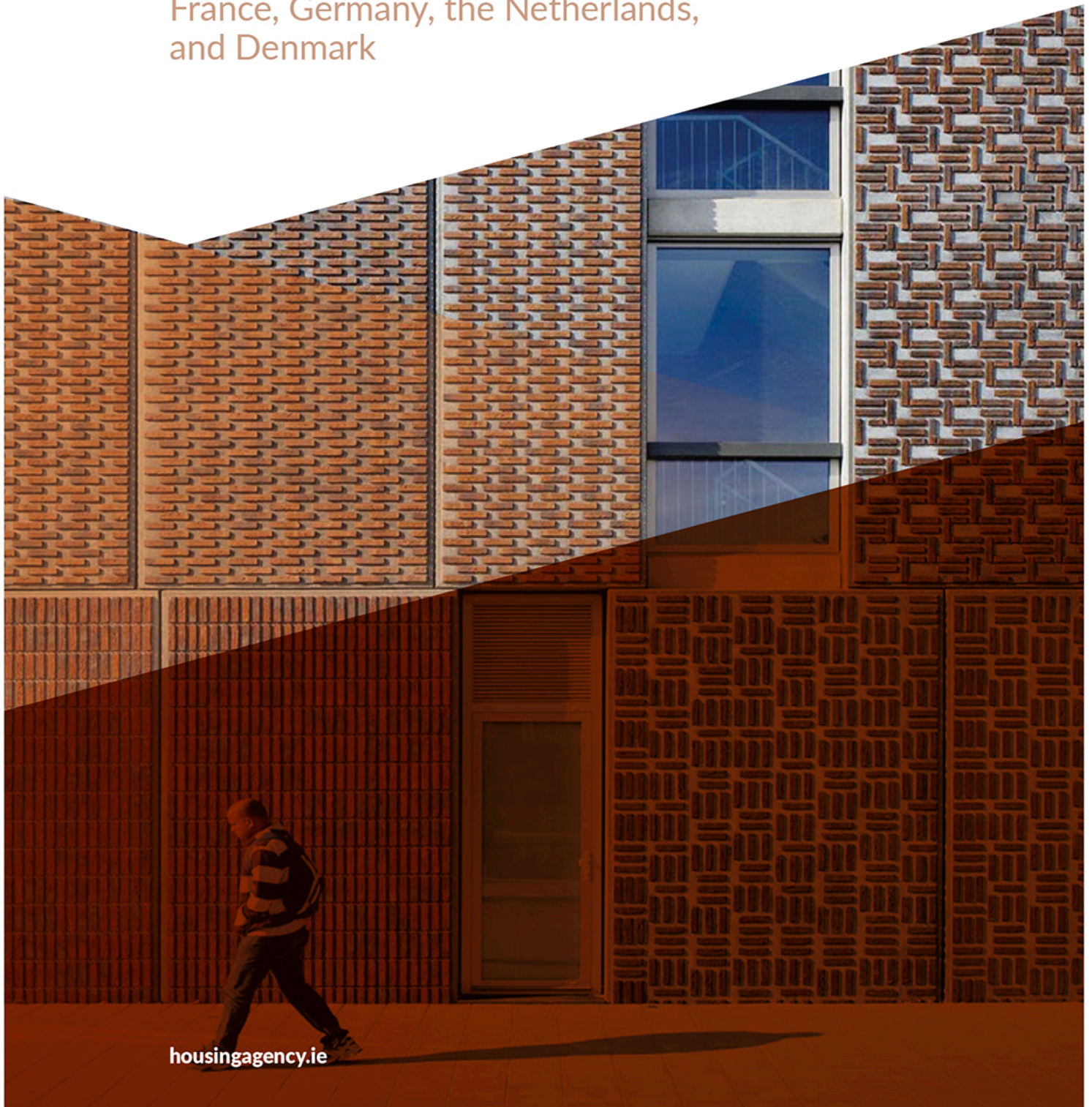




An Ghníomhaireacht
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The Housing Agency

Social, affordable, and co-operative housing in Europe

Case studies from Switzerland, Austria,
France, Germany, the Netherlands,
and Denmark



housingagency.ie

Case study 8: Green City plot B3, Zurich

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Collective/social housing



Location

Maneggstrasse 73, 8041 Zurich



Architect

Adrian Streich Architekten AG



Client

Genossenschaft Hofgarten,
Zurich

Links

www.adrianstreich.ch/

archello.com/project/greencity-baufeld-b3-sud

www.archdaily.com/915854/green-city-residential-building-adrian-streich-architekten-ag?ad_medium=gallery

Project details

No. of dwellings: 44

Area: 8,331 sqm (87% residential)

Mix: Families, older people, immigrants

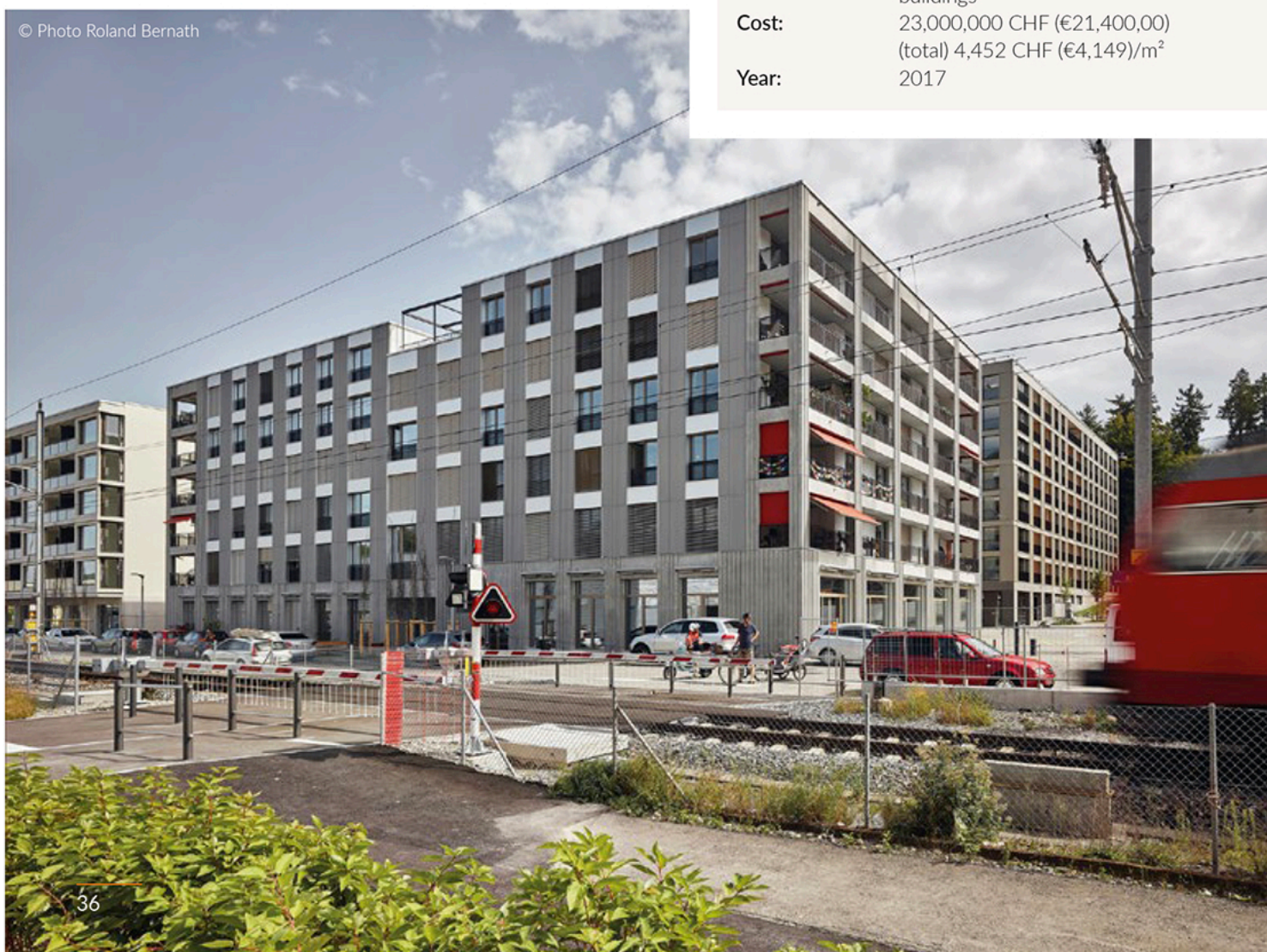
Energy

performance: The building is certified to the standard Minergie ECO for ecological and energy saving buildings

Cost: 23,000,000 CHF (€21,400,00)
(total) 4,452 CHF (€4,149)/m²

Year: 2017

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Description¹¹

On the southern outskirts of Zurich, the Green City Manegg development forms an island between the Sihl river and the highway. Following centuries of industrial encroachments into city space, Green City Manegg is becoming one of Zurich's last large urban expansions close to the city itself. Plot B3 south is one of the smaller housing complexes.

From a generously proportioned, shared lobby, two stairwells each provide access to four residential units per storey. A half-storey offset between the two halves of the building results in different room heights on the ground floor. The ground floor has a room height of 4.3 m facing towards Spinnereiplatz. It is home to a bakery cum café and the common room for all non-profit housing co-operatives on the site. Smaller studios are located in the northern section of the ground floor with a room height of 3.6 m.

The 10 m x 8 m courtyard creates a shared centre for the building. A ring of balconies arranged on the split level serves as a private outdoor space and

simultaneously facilitates visits between neighbours. This ring of balconies has no escape route function and can be furnished as desired. Shared conservatories and rooftop terraces on the first upper storey and attic storey are accessible to all residents.

The flats in the centre are grouped around the courtyard. Living and dining rooms of these flats meander around this interior open space.

In addition to the areas facing the shared courtyard, all flats have more private living room areas oriented to the outside.

On the ground floor there are common rooms to rent for the residents, and for other residents of the neighbourhood. There is also a bakery and cafe which has an important impact on the newly built neighbourhood. The offices of the co-operative are also based on the ground floor. There are 4 apartments with additional height in the ground floor to allow living and working in the same spaces.

Common spaces and shared living: the big common spaces on the ground floor are open to everyone. The internal common room on the first floor, the workshop, the courtyard, the roof terraces and the laundrette provide a wide range of community spaces for the residents to meet.

Since the rent in co-operative housing in Zurich is directly related to the total costs of construction, the construction costs have to be as low as possible to match with the previously established rents. Nevertheless, the co-operative wanted a high standard of building and long-lasting materials.

Since the co-operative is a non-profit institution the rents are based only on the total costs of construction and maintenance costs. This leads to a reduction of circa 33% compared to market prices.

Note

- Successful use of internal circulation as a social space, facilitated by separating the internal circulation from the fire escape routes.
- The layout provides for both private and shared spaces.

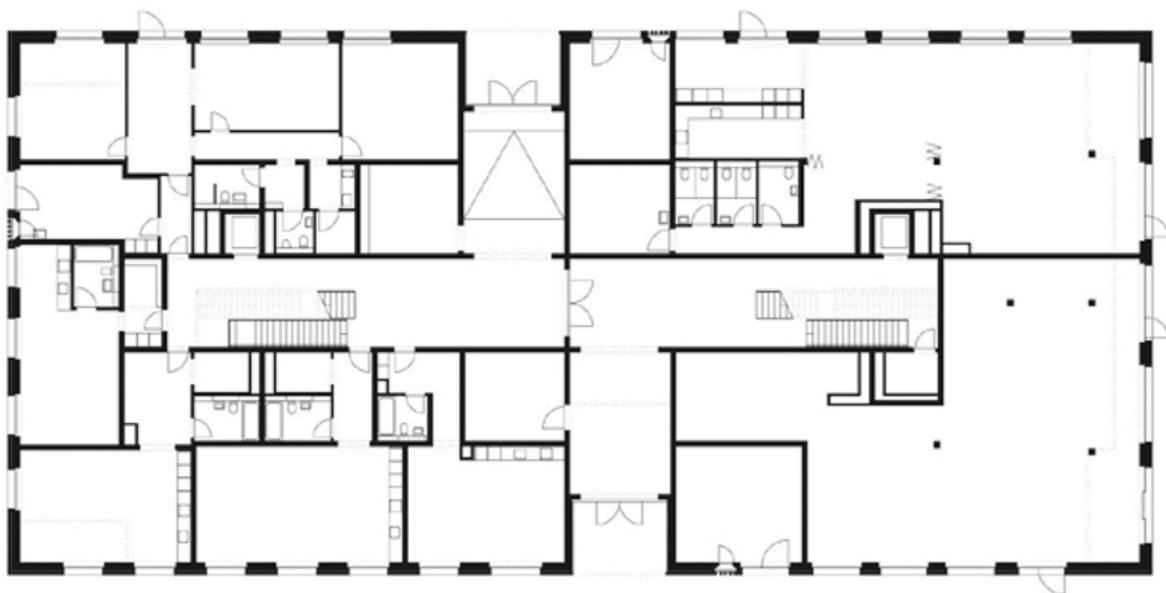


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11 Edited version of architect's description provided in [archdaily.com](https://www.archdaily.com).

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Ground floor plan



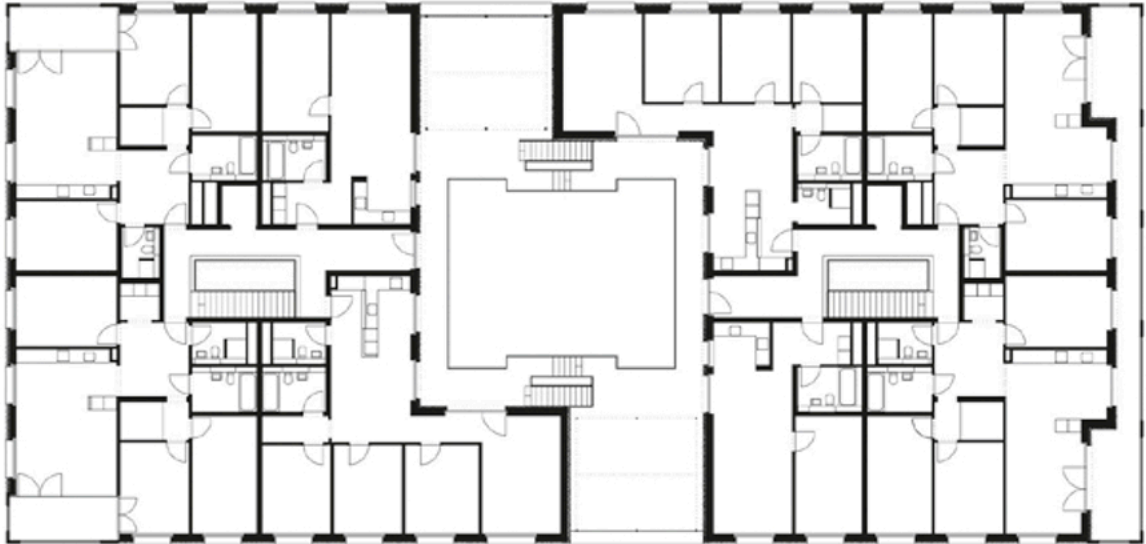
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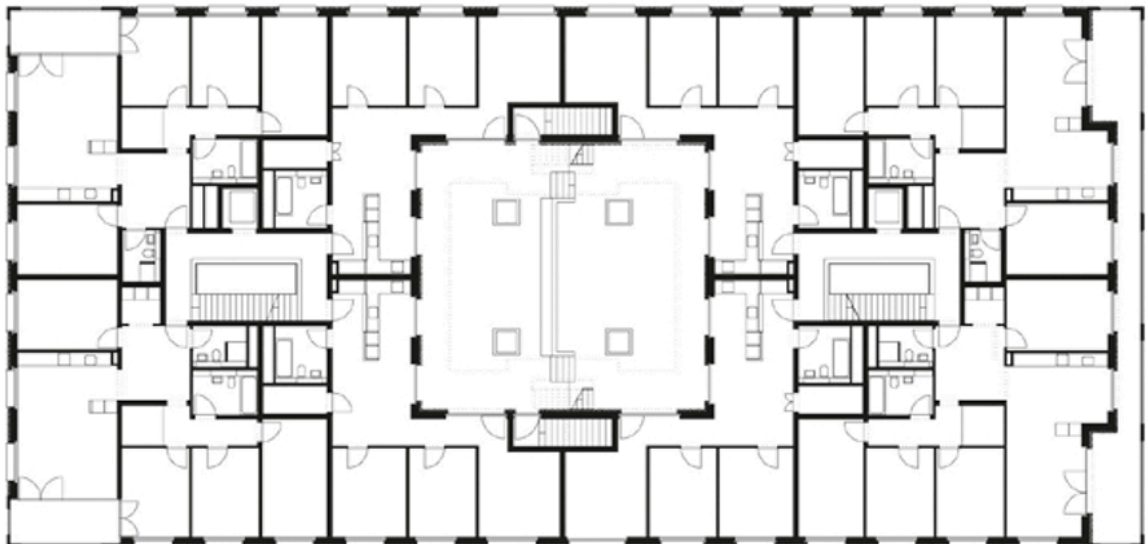
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First floor plan



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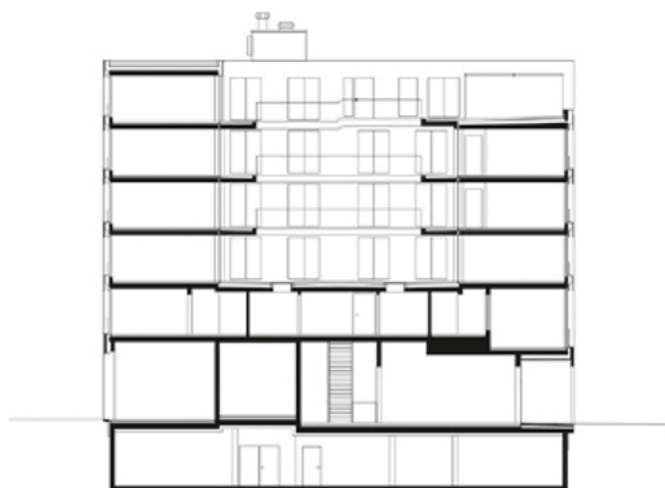
Fifth floor plan



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Section



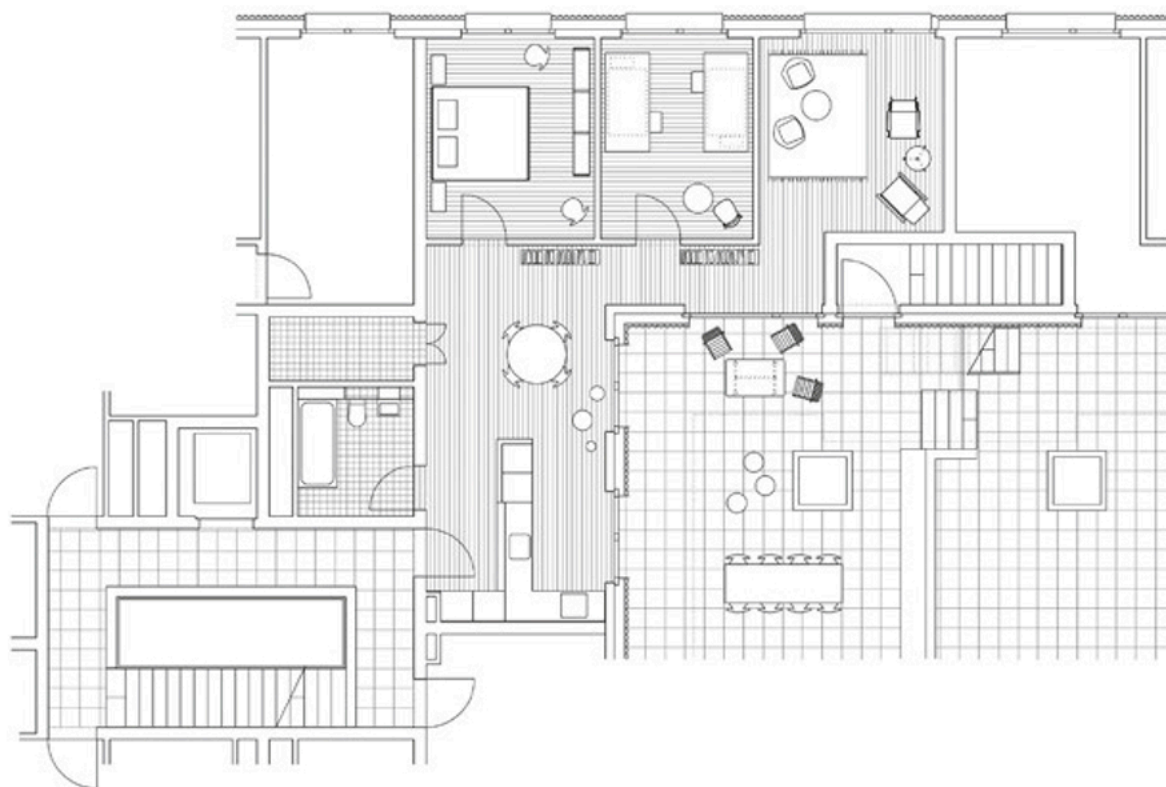
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Apartment plan



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Part floor plan



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