



BACHSPITZ

TOTAL RENOVATION OF A RESIDENTIAL AND COMMERCIAL BUILDING KREUZLINGEN – TG

N° 12045E

Principal

Helvetia Swiss Life Insurance
Company Ltd.
St.Alban-Anlage 26
4002 Basel

General contractor

HRS Renovation AG
St.Leonhard-Strasse 76
9000 St.Gallen

Architect

Huggenbergerfries
Architekten AG ETH SIA BSA
Badenerstrasse 156
8004 Zurich

Civil engineers

Synaxis AG
Thurgauerstrasse 56
8050 Zurich

Technical consultants

Electrical engineers:
R+B engineering AG
Breitfeldstrasse 13
9015 St.Gallen

HVACS engineers:

Huustechnik Rechberger AG
Leutschenbachstrasse 45
8050 Zurich

Location of the
construction project
Bachstrasse 17
8280 Kreuzlingen

Planning
2012 – 2016

Implementation
2015 – 2016



LOCATION/HISTORY

Formerly known locally as the «Patria high-rise», this 10-storey residential and commercial building is located at Bachstrasse 17 in the centre of Kreuzlingen (TG), a ten-minute walk from the railway station. The owner, Helvetia Insurance, placed the order with HRS Renovation AG to totally renovate and convert the high-rise building, which was built in 1971. After more than 45 years, work needed to be carried out on the utility equipment and interiors,

surfaces, and upgrades had to be made in order to meet current regulations such as energy efficiency, earthquake-proof measures, security, etc. Since the renovation, the building has been renamed «Bachspitz».

DESIGN/ARCHITECTURE

The 29.8-meter-high building was reduced to its shell. This allowed contemporary floor plans to be implemented and fixtures adapted to technical requirements. The



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penthouse apartments on the top floor were increased from two to four units.

The architects consciously made use of the existing, intact structure and supplemented it perfectly with new elements. The façade became an eye-catching feature. Asymmetrical, yet regularly arranged jagged serrations and inwardly-offset balconies enliven its look. The prominent, triangular balcony slabs are separated from the existing supporting structure.

The façade consists of suspended, ventilated concrete and metal elements with mineral wool insulation. On the upper floors, dark blue metal sections were used; brown anodized aluminium sheeting was used on the ground floor. The artistic concrete relief on the ground floor dates from the original period and has been integrated into the new façade design.

SPECIAL FEATURES

During the renovation, various challenges had to be overcome by the general contractor, HRS Renovation AG. For example, fitting the façade panels proved to be tricky. All



the elements had to be made individually for each floor level.

Although the concrete elements and façade panels are evenly spaced, the interior floors are of different heights. This demanded a very high degree of accuracy when fitting the windows, because nothing could be measured from the inside.

The renovation also placed special demands on the scaffolding. Due to the concrete façade elements having to be moved between the building and the scaffolding, the anchoring of the scaffolding had to be repositioned several times.

The «Fust» retail outlet branch in the building was moved twice during the construction period; however, business continued throughout. In addition, complex asbestos removal was essential for the entire building. Despite delays, the renovation was completed on time.

ENERGY CONCEPT / SUSTAINABILITY

The old oil-fired heating system was removed and replaced by a gas-fired heating

system to supply both heating and hot water. The apartments have underfloor heating with individual room regulation and radiators are installed in the commercial areas.

PROJECT DATA

Total cost:	approx. CHF 15 million
Total floor space – apartments:	3,922 m ²
1½-room apartments:	8
2½-room apartments:	9
3½-room apartments:	26
4½-room apartments:	9
Commercial/office space:	947 m ²
Gross floor area:	9,095 m ²
Parking spaces	
Outside:	41
Inside:	37

