



STEINENVORSTADT 27-29

RENOVATION OF AN APARTMENT BUILDING WHILE STILL OCCUPIED
BASEL – BS

N° 12051E

Principal
SIAT Immobilien AG
c/o Credit Suisse
Bahnhofstrasse 17
6301 Zug

represented by:
Wincasa AG
Reitergasse 9
8004 Zurich

General contractor
HRS Renovation AG
Hochbergerstrasse 60 C
4057 Basel

Architect
HOLBI 14 Architekten GmbH
Holbeinstrasse 14
4051 Basel

Electrical engineers
Schachenmann + Co. AG
Hochbergerstrasse 60 B
4057 Basel

Sanitary and heating engineers
Alltech Installationen AG
Hofackerstrasse 40 B
4132 Muttenz

Ventilation engineers
Ariatec Meier & Zanolin GmbH
Poststrasse 25 A
4123 Allschwil

Construction project location
Steinenvorstadt 27 – 29
4051 Basel

Planning
2015
Implementation
2016



LOCATION/HISTORY

The Steinenvorstadt is a popular pedestrian area and place to shop in the centre of Basel (BS). Since 1986, Steinenvorstadt 27 – 29 has been the site of a six-storey residential and commercial building. This includes the Rex cinema, Weltbild-Verlag, as well as other business premises, offices and apartments. From 1990 to 2005, the building underwent several minor conversions. In 2016, HRS Renovation AG completely renovated the apartments from the second to the sixth floor.

DESIGN/ARCHITECTURE

Renovation of the 15 apartments was carried out while they were fully occupied. In order to keep disruption to a minimum for residents, utilities were renovated in stages.

The kitchens were completely replaced and equipped with the latest appliances, including glass-ceramic hobs. The bathrooms were also given a makeover: all bathtubs were replaced with walk-in showers. The bathroom floors and walls were tiled with ceramic tiles and the plaster





walls were provided with a waterproof coating. Each apartment has a washer/dryer stack.

The project also included the installation of a new elevator and the cleaning of the façade. New parquet floors were also laid in vacant apartments. After this renovation, the 15 apartments now meet a slightly higher standard.

SPECIAL FEATURES

During the construction phase, a shared bathroom with shower and toilet was set up for residents on the vacant second floor. Dust partitions and covers were used in the apartments to protect the furnishings. While the kitchens were being renovated, tempo-

rary refrigerators and camping stoves were placed at the residents' disposal.

Being located in the city centre of Basel, the construction site required very well-coordinated logistics. Deliveries were only possible until 11 a.m. in the traffic-free city centre. And there was very little space available. On the second floor, which was partly vacant, a kind of «trans-shipment point» was set up for building materials. From the second floor, there was a façade goods hoist down to the Birsig car park. All the material was delivered from there, but one lane had to be kept clear at all times to enable traffic to circulate in the car park. Out of consideration for the Rex cinema, noisy work had to be limited to the morning, since films were shown every afternoon. Site management also had to take into

account a hairdressing salon and a funeral parlour, located on the second floor next to the «trans-shipment centre», which remained operational.

PROJECT DATA

Total cost:	CHF 2 million
Total gross floor area:	2,204 m ²
Commercial floor area:	310 m ² (excl. cinema)
Total usable space (apartments):	1,040 m ²
1½-room apartments:	1
2½-room apartments:	13
3½-room apartments:	1

