

Residential block

Zollikerstrasse 211, Zürich

10.06.2025



The new building is based on a pure TS3 skeleton construction with point-supported flat slabs – completely without beams. The ceilings, made of continuous CLT panels, connect the interior and exterior spaces both visually and structurally. Balconies and living spaces merge seamlessly – a key quality of the TS3 system. The ribbon windows emphasise the openness and provide light, views and airiness – supported by the filigree supporting structure made of the TS3 cast resin composite system.

The project

The Riesbach neighbourhood above Tiefenbrunnen station is characterised by extensive gardens with mature trees. The project involves replacing the existing two-family house from the 1920s with a seven-unit apartment building. The building will be constructed using a column-slab system in pure timber construction. Continuous windows allow an unrestricted view of the green surroundings and provide sufficient comfort thanks to the closed balustrades. The exposed wooden ceilings reinforce the horizontality of the room structures. Solid, coarse-grained Nagelfluh stone floors 'ground' the rooms and provide an interesting contrast to the timber construction.

The construction method

The pure skeleton structure is constructed as a TS3 supporting structure, meaning that no beams are necessary. The flat ceilings allow the view from the interior to continue uninterrupted over the balconies to the exterior, enabling the surrounding ribbon windows to fulfil their function of merging the exterior and interior without obstruction.

The challenges

The sensitive environment of the densely populated Riesbach district places high demands on noise and traffic pollution, which are massively reduced thanks to the high degree of prefabrication and just-in-time assembly of the TS3 supporting structure. Kitchen islands, which are positioned away from the vertical riser zones, can also be implemented in accordance with the owners' wishes.

[Customer testimonials from Singer Baenziger Architekten](#)



Construction data

- Number of floors: 3 plus Attic floor
- Gross floor area: 1'060 m²
- Cross-laminated timber: 550 m² – 260 mm und 510 m² – 280 mm
- Column grid: 3.5 x 4.5 m

Architecture

Singer Baenziger Architekten, Zürich

Client

TBA

Timber engineer

Timbatec Holzbau Ingenieure Schweiz AG, Zürich

Timber construction

Burkart AG - trilegno

Construction management

Rémy Baenziger

CLT - Manufacturer: Schilliger Holz, Küsnacht

Owner: Private

