

Programme

Ersatzneubau Wohn- und Geschäftshaus;
 1 Gewerbe, 1 Atelier, 1 Geschosswohnung,
 1 Maisonnetwohnung

Concept

The new building in the St Mangel district replaces an old house destroyed by fire in 2002. The unobtrusive mixed-use building makes references to its neighbouring buildings, from different eras. In addition to Schwertgasse, the plot is bordered by the narrow Heidengässlein, which leads into Katharinengasse, where the former Dominican convent of St. Katharina is located.

The plan of the building takes up the winding course of the Heidengässlein and makes it tangible by means of narrow windows to the alley space. On the ground floor, a commercial space typical of the area has shop windows facing Schwertgasse. The first floor contains an apartment with a terrace to the rear. A duplex apartment extends over the second and third floors. This benefits from a roof terrace with evening sun and a breathtaking view over the roofs of the old town. A single-storey studio connects the house with the neighbouring building to the west.

With its simple main facade, the new building blends into the historic row of houses on the street. In the facade, the grey base, made of bush-hammered concrete stands out against the lightly plastered upper floors. The externally hinged bronze windows echo the flush front windows of the neighbouring timber-framed houses. Another common feature with the neighbouring houses are the striking, brown-painted wooden shutters. The studio is clad in a painted timber, which emphasises its character as a courtyard building.

