

Location: Cadonastrasse, 7000 Chur  
 Type of contract: Competition, 1st Prize 2019  
 Construction phase: 2021-2023  
 Awarding authority: Canton of Graubünden, Building, Transport and Forestry Department (BVFD)  
 Client: Asga Pensionskasse Genossenschaft  
 Construction volume: CHF 51.5 Mio. (BKP 1-9)  
 Provided service: 100% TL SIA 102  
 Landscape architecture: Sima Breer Landschaftsarchitektur

### Programme

4 buildings with 106 apartments.

### Concept

The new residential development on the Cadonau-Areal in Chur pays great attention to integration into the structure of the existing building and open spaces. The irregularly shaped new buildings contrast with the strict geometry of the clinic complex and acquire their own character. With their narrow sides, the buildings relate to the small-scale buildings in the neighbourhood. The large volumes enable, despite the high density of the new development, generous, contiguous green spaces. This preserves one of the main ideas of the existing workers' housing: The ideal of living in a park-like environment.

The development consists of 106 apartments with 1.5 to 5.5 rooms. Thus, it offers a home to people in different stages of life. The buildings each have 6 or 7 apartments per floor, and have generous staircases. Meeting zones are created, culminating in the communal terraces on the top floors. Most of the flats are dual aspect. Embedded loggias define the dining and living areas, and all the apartments have a strong connection to the outdoors. A careful staggering of the heights of the buildings is responsible for both the embedding in the topography and the optimal sunlight for the apartments.

The facades consist of vertical wooden slats with a silver-grey glaze, in which distinctive oxblood-red window frames are set. The parapets of the attic storeys form a kind of crown that closes off the building at the top. As a material, the wood stands for a rural style of building, while the portrait-format windows have an urban character. The development thus reflects its location on the outskirts of the city, at the transition to the open landscape.

