

Conversion Alte Dorfstr. 22, Affoltern a. A.

2021



In the village center of Affoltern am Albis, the residential and commercial building with the former old Schmitte on the first floor is to be preserved. Timbatec was responsible for the timber construction planning and fire protection supervision and supported the building physics with the sound insulation.

The project

Formerly, on the first floor was the old village center, and on the upper floor lived the family that ran the Schmitte. The attic was used only as a storage room. The Schmitte became a café with the ambience of the old Schmitte, the forge is now used as a buffet, the hooks for the horseshoes are used to hang decorations. The surrounding quarry stone walls give the cafe its cozy charm. The interior of the upper floor and attic were completely renovated. The top floor now houses an apartment, where the new roof elements unite with the old support structure. On the upper floor there are four new offices, which could be converted into an apartment at a later date.

The construction

The attic was completely renewed with an element construction. The old supporting structure of the gallery was dismantled in advance, cleaned and brushed and reinstalled in the interior. The ceiling structure above the first floor was structurally strengthened and given a new floor structure to improve sound insulation.

The challenge

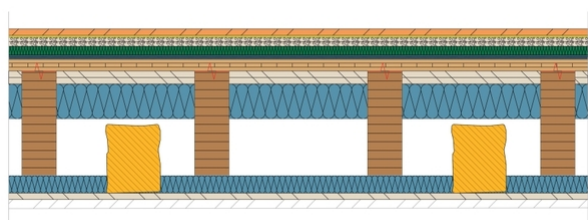
The property is a listed building, which required some compromises and challenging detail solutions in the planning and conversion. Likewise, achieving a good impact sound without a large increase in the floor structure was a non-trivial task due to the small room height as well as the weight due to the static properties.



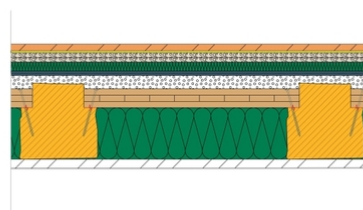
Room with kitchen



Room (with ascent)



Ceiling construction attic



Reinforcement of old beams

Construction Data

- Building volume: 450 m³
- Useful area: 250 m²

Construction costs

- Total construction BKP 1-9: 1.6 Mio
- Wood construction BKP 214: 350'000

Services of Timbatec

- SIA Phase 11 Condition analysis
- SIA Phase 21 Structural analysis
- SIA Phase 31 Preliminary design
- SIA Phase 32 Construction project
- SIA Phase 41 Tendering and comparison of offers
- SIA Phase 52 Execution
- SIA Phase 51 Execution project
- Statics and construction
- Planning of building physics
- Fire protection planning
- cost estimation
- Technical site supervision and site inspections

Client

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