



36.5°

NEW DEVELOPMENT MULTI-FAMILY HOMES / COMMERCIAL PREMISES
HEERBRUGG – SG

N° 12042E

Principal

St.Galler Pensionskasse
Davidstrasse 35
9001 St.Gallen

Total services contractor

RLC Immojekt AG
Thalerstrasse 10
9424 Rheineck

General contractor

HRS Real Estate AG
St. Leonhard-Strasse 76
9000 St.Gallen

Architect

RLC Architekten AG
Thalerstrasse 10
9424 Rheineck

Civil engineers – statics

Wälli AG
Schuppisstrasse 7
9016 St.Gallen

Civil engineers – foundations

Bänziger Partner AG
Bahnhofstrasse 18
9470 Buchs

Technical consultants

Electrical engineers:
Projekt AG
Auerstrasse 31
9435 Heerbrugg

HVACS engineers:

Hälg & Co. AG
Lukasstrasse 90
9008 St.Gallen

Location of the construction project

Nefenstrasse / Widnauerstrasse
9435 Heerbrugg

Planning

February 2014 – April 2015

Implementation

May 2014 – June 2016



LOCATION / HISTORY

The "36.5°" residential complex is centrally located in the Heerbrugg village district of the municipality Au (SG). After the demolition of the old properties, the general contractor HRS Real Estate AG has built a new complex with a total of 80 rental apartments and 1,000 m² of commercial space on the corner of Nefenstrasse / Widnauerstrasse; at the "Nüesch roundabout" as it is known. The building complex is located in the immediate vicinity of

Heerbrugg railway station. The A13 motorway can be reached in a few minutes by the Au and Widnau junctions.

DESIGN / ARCHITECTURE

In line with the principle of compact construction and to exploit the site to the full, the three buildings are arranged like a horseshoe around the plot. This clever arrangement has created a park-like green courtyard.





Shrubs, trees, lawns and a pavilion were added and it now serves as a meeting and recreation area.

The new building with differently designed 2½-, 3½- and 4½-room apartments combines modern living with open space, style and service. Inspired by this, the architects chose the name "36.5°", in reference to the human body's normal temperature.

The architects see the apartments as "Life warmers", offering the ideal living space for every generation. This includes security, service, open space, etc. as well as access free of any obstacles: none of the thresholds throughout the building exceeds a maximum of 2.5 cm; there is bright lighting and generously dimensioned paths in the outdoor area. Services such as nursing care or house-keeping can be booked via a private Spitex (out-patient) organization as needed.

The buildings consist of a supporting structure with internal walls of masonry or light-weight construction. The compact façade was partially supplemented with Swisspearl elements made of fibre cement boards. Around 1,000 m² of commercial space is located on the ground floor of the complex. A recessed arcade protects pedestrians from the rain.

SPECIAL FEATURES

Because of the unstable ground, it was necessary to lower the groundwater level. Along the Kantonsstrasse, ridge walls were also used to stabilize the excavation sides. Due to spatial constraints in the centre of the village, building logistics had to be precisely planned. A further challenge was to meet the requirements imposed by adjacent buildings, the canton and the municipality.

For example, a public footpath traverses the complex and the balconies overlooking the inner courtyard are fitted with sliders located in front of the railings. The interplay between balcony connections, railings and sliding panels demanded a great deal of design precision.

ENERGY CONCEPT/SUSTAINABILITY

The complex was built according to the Minergie Standard. Heat energy is generated centrally with natural gas and solar collectors while the hot water supply is provided according to the principle of cascading over three fresh water stations. Underfloor heating systems are installed in the apartments and radiators are installed in the commercial buildings. Each apartment has controlled ventilation. The roofs have been extensively greened.



PROJECT DATA

Total cost:	approx. CHF 24.2 million
Plot size:	6,250 m ²
SIA volume:	45,420 m ³
Total gross floor area:	15,270 m ²
Project details	
2½-room apartments:	37
3½-room apartments:	34
4½-room apartments:	9
Commercial premises:	1,000 m ²
Parking spaces	
Outdoor:	6
Indoor:	110