



# NEUALTWIL RESIDENTIAL COMPLEX (STAGE 1)

## WIL – SG

### PRINCIPAL

Ed. Vetter AG  
Matzingerstrasse 2  
9506 Lommis

HRS Investment AG  
Walzmühlestrasse 48  
8501 Frauenfeld

### TOTAL CONTRACTOR

HRS Real Estate AG  
St. Leonhardstrasse 76  
9000 St. Gallen

### ARCHITECT

Diagonal Architekten AG  
Katharina-Sulzer-Platz 10  
8400 Winterthur

Beat Oberhänsli  
Architektur AG  
Mittlere Dorfstrasse 3  
8598 Bottighofen

### CIVIL ENGINEER

Kielholz + Partner AG  
Säntisstrasse 2A  
9500 Wil

### TECHNICAL OFFICES

ELECTRICAL PLANNER  
Elektro Design + Partner AG  
Albert-Einstein-Strasse 15  
8404 Winterthur

### ELECTRICAL ENGINEER

PS Prieto Stüdi  
Engineering GmbH  
Bahnhofstrasse 57  
9320 Arbon

### HVS ENGINEER

Eisenbart + Partner AG  
Bahnhofstrasse 34a  
8360 Eschlikon

### BUILDING PHYSICS

Kopitsis Bauphysik AG  
Zentralstrasse 52a  
5610 Wohlen

### LANDSCAPE ARCHITECT

PR Landschaftsarchitektur  
GmbH  
Zum See 2  
9320 Arbon

raderschallpartner ag  
landschaftsarchitekten  
bsla sia  
Bruechstrasse 12  
8706 Meilen



## APARTMENT BUILDINGS AND OWNER-OCCUPIED FLATS

**HISTORY/LOCATION** > Neualtwil is located on the southern-facing slope of the Hofberg hill, approximately 700 metres north-east of Wil's historic old town. The origins and name of the district date back to the early 1970s, when an undeveloped area measuring 106,000 square metres was put out to tender in a competition for ideas. The winning proposal envisaged a high density of houses on winding streets, enabling a neighbourhood community feel – similar to in the old town. In line with this proposal, a design plan was drawn up in 1976. Moving into the 21<sup>st</sup> century, a third of the planning area remained undeveloped.

Today's residential complex is the result of another competition. This is aligned with the more than 40-year-old design plan and closes the northern, upper section of a

gap between the eastern and western parts of Neualtwil. The first stage involves the construction of eight apartment buildings. This completes the previously discontinuous road, Grundweg. The second stage, slightly lower down, aims to complete the vision of the design plan and its network of roads and paths in the near future.

**CONCEPT / ARCHITECTURE** > This residential complex offers a higher housing density than the older parts of Neualtwil. The first stage provides eight five-storey apartment buildings with a total of 101 two-and-a-half-room to five-and-a-half-room owner-occupied flats. With ground plans featuring many corners and oblique angles, the buildings are spread along Grundweg, which slopes gently down towards the south-west. Above this, the houses on both the hillside and the valley side are being developed.

### BUILDING LOCATION

Grundweg 10-17  
9500 Wil

Planning 2018 – 2019  
Execution 2019 – 2022

Produced in Switzerland







As they are arranged in a staggered fashion following the course of the road, a car-free promenade is formed, divided into recesses, squares and planted islands. Beneath Grundweg, there is a continuous underground car park, which is accessed using a ramp at the eastern end of the complex. The entryways of the buildings on Grundweg feature large bicycle storage rooms. In terms of layout, each floor of the apartment buildings accommodates three flats; on standard floors, they are accessed by means of a central stairwell with triangular windows. The flats offer generous spaces, wide window frontages, modern, high-end interior design and loggia-type outdoor seating areas or terraces on the top floors. Each flat has its own cellar and

## SUSTAINABILITY

Comfort ventilation  
Brine-water heat pump  
Photovoltaic installation

## PROJECT DATA

Total costs (CHF)	75 million
Site area	22,304 m <sup>2</sup>
Building volumes SIA 416	
- Residential buildings	133,711 m <sup>3</sup>
- Underground car park	33,545 m <sup>3</sup>
Gross floor area	
- Apartments	15,752 m <sup>2</sup>
Floors	
- Underground	1
- Above ground	5
Owner-occupied flats	101
- 2.5 room	15
- 3.5 room	29
- 4.5 room	54
- 5.5 room	3
Parking spaces	
- Above ground	34
- Underground car park	156



laundry room. The solid constructions have compact facades with rendered external thermal insulation. Thanks to a watertight building envelope, permanent comfort ventilation and environmentally friendly heating (geothermal/ground source), the complex meets the Minergie standard. It also features photovoltaic installations on the roofs, which contribute to the energy supply.

During the project implementation process, there were various building contractors and property owners to satisfy. Complex excavation and foundation work was required on the large hillside site due to differing ground conditions. Care had to be taken to ensure the neighbouring houses on the hillside remained undamaged. Connecting the new section of Grundweg to the existing road network necessitated meticulous consultation with all stakeholders. Another challenge was ensuring safe water discharge in the case of heavy rainfall, with water coming from the entire Ölberg district. Using earth walls, channels, surrounding walls, pipes, etc., it was possible to take appropriate precautions against this potential extreme case.

