

Kesselhaus Retail Space West

General Building Information

Planning and construction of the building follow the guidelines of the 2000-Watt Society

www.local-energy.swiss

The additional requirements for primary energy demand and greenhouse gas emissions during construction and operation are met. Increased soundproofing requirements according to SIA 181 are aimed for all building components. Standard soundproofing requirements are guaranteed. The Kesselhaus is a listed historical monument of regional significance and is protected under cantonal heritage regulations. The protection scope includes the location, exterior appearance, and load-bearing structure. The heritage conservation authority must be consulted for approval of tenant fit-out modifications.

Construction

Entire building in solid construction, existing ceilings in reinforced concrete.

Flat Roof/Terrace

Flat roofs built according to SIA standards. Non-walkable flat roofs with extensive green roofing. Lightning protection system installed.

Facade

Existing structure in concrete skeleton construction with cement stone infill (cleaned, re-profiled, and retouched). Prefabricated steel structure installed to support a seating bench and canopies made of sinusoidal sheet metal, which serve as sun protection. No additional sun shading or black-out features.

Windows

New hot-dip galvanized steel windows in historic style with transom lights, featuring black spacer bars and mullions.

Glass: Triple insulating glazing (clear white glass), transom lights with cathedral glass, Sound insulation: $R_w + C_{tr} > 25$ dB (measured on site); Window sills (interior and exterior): Hot-dip galvanized steel sheet.

Side sections are operable tilt-and-turn wings.

Exterior Doors

Main entrance: Double-leaf door with glazed insert, side fixed glazing and transom lights (cathedral glass), hot-dip galvanized, in historic style with black mullions, push handle and door lever on both sides.

Secondary entrance (staircase): Double-leaf steel frame door with glazed insert, hot-dip galvanized, in historic style with black mullions, door handle on the active leaf.

Intercom/Mailbox

Simple intercom system at the main entrance.

Mailbox system in the entrance vestibule of the staircase, standard size, with an intercom system.

Indoor intercom station (via app) must be installed as part of the tenant fit-out.

Locking System

Electronic access control system included in the base building setup.

Alternative access system possible by the tenant.

Signage/Facade Labeling

Common areas (secondary entrance, staircase, lift) according to the signage concept (in progress).

Facade: According to the signage concept (in progress) and subject to regulatory approval. Tenant-specific adaptations as part of the tenant fit-out.

Staircase

Outside the insulation perimeter.

Stair flights and landings exposed concrete, walls and ceiling: Existing structure (cleaned, re-profiled, retouched).

Stair railing: Painted metal (reddish-brown) with wire mesh, handrail in black.

Windows: Reinforcement of the existing windows with cathedral glass.

Lighting: Design tube lights mounted on ceiling and walls, emergency exit signage.

Lift Systems

Passenger Lift East (Basement to 6th floor) with cabin dimensions 120/200/230 cm (doors 90/210 cm), 1050 kg, 1.6 m/s, with high-quality interior finish (walls red, ceiling black, mirror, floor polished hard concrete), wheelchair-accessible, with a capacity of 14 people.

Freight Lift connects delivery area on the ground floor with the basement; access to rental space via underground corridor to Passenger Lift East. Cabin dimensions 130/240/210 cm, 1600 kg, 1 m/s.

Walls, ceiling and cabin doors in galvanized steel, protective bumpers in two rows of wood, floor in checker plate.

Shaft doors: 130/210 cm, primed; lighting color: 2700 Kelvin.

Surroundings

Shared use of the Papieri-Areal outdoor areas with paved surfaces, green spaces, plantings, underground waste container systems, children's playgrounds, etc.

Trees in front of the rental space.

Underground Parking

Parking spaces in Underground Garages A/B, directly connected to the building.

Visitor parking available above ground on the Papieri-Areal (including directly opposite the rental space) or in the publicly accessible section of the underground garage (pooling system).

Bicycle Parking

Bicycle racks along the facade, partially covered by canopies, with additional spaces east of the building.

Rental Space

SIA 500

The space is barrier-free accessible.

Fully equipped wheelchair-accessible WC on the ground floor for shared use.

Room Height

4.29 m (partially lower due to beams).

Load Capacity

500 kg/m²

Materials

Floor: Existing concrete floor, cleaned, re-profiled, sealed; new concrete additions matched to existing surfaces.

Walls: Existing columns: Cleaned, re-profiled, retouched.

Exterior walls/staircase walls: Insulated, plastered.

Rear interior wall: New exposed concrete with board formwork.

Any interior partitions in rental space: Tenant fit-out.

Interior doors within rental space: Tenant fit-out.

Ceiling: Existing concrete ceiling with beams, cleaned, re-profiled, retouched

Electrical Installations

Electrical supply 40A connection to tenant sub-distribution (expansion of sub-distribution and distribution within rental space by tenant); metering at the main distribution (ANB measurement).

Fiber optic connection from BEP to OTO socket at sub-distribution in the riser zone of the rental space.

Emergency exit signage within rental space is the responsibility of the tenant.

All commercial rental units equipped with KNX for shade control and intercom.

Video intercom via app (indoor intercom station can be installed in the tenant fit-out).

Lighting control and temperature regulation (heating/cooling) can be integrated as part of the tenant fit-out.

Heating and Cooling

Heat and cooling generation within the site-wide energy system (100% CO₂-neutral).

Spiral radiators installed along the facade for heat distribution.

Cooling supply lines extend to the outer shaft edge (distribution within the rental space by the tenant).

Cooling consumption metered, while heat consumption is billed at a flat rate based on heated floor area (m²).

Ventilation Systems/Climate Control

Ventilation system with heat recovery, filtration, change-over, and optional humidification (tenant fit-out).

Supply air in summer: Cooled to 21°C (room temperature may be higher; at 30°C outdoor temperature, max. 26°C room temperature). Supply air in winter: Heated to 21°C. Additional recirculating air coolers can be installed as part of the tenant fit-out. Connection via ventilation lines up to the outer shaft edge; fire dampers installed.

Distribution within rental space by the tenant.

Air volume: 370 m³/h.

Sanitary Facilities

Fully equipped wheelchair-accessible WC on the ground floor for shared use.

Fully equipped employee WC and showers in the basement for shared use.

Rental space connected to cold and hot water, with a wastewater connection (DN 100) up to the outer shaft edge for tenant-installed sanitary facilities.

Separate meter for cold and hot water.

Construction Cleaning

The rental unit will be handed over broom-clean for the tenant fit-out.

Disclaimer

This short construction description is based on the current state of planning and outlines only key aspects of the project. Changes remain expressly reserved.