

# Usterstrasse Development, Illnau

2020



The new single-family houses are located directly in the historic center of Illnau. Due to the modern wooden construction as well as the wooden roofing, contemporary comfort and historical charm were optimally combined.

## The project

The double family house is located on Usterstrasse in the middle of the historic center of Illnau. Due to the location of the object, high demands were placed on the external appearance of the building by the local conservation authorities. The specially developed facades and roof cladding made of wood were able to meet the local requirements. Timbatec developed solutions for the special cladding in wood in close cooperation with the architecture. Due to the close cooperation, we were able to make a significant contribution to the fact that the ideas of the architecture could be implemented without major concessions.

## The construction

The facade as well as the roof were built in timber frame construction. Here, special attention must be paid to the facades and roof cladding. The facade cladding of vertical wooden pilaster strips (spruce/fir) was continued uniformly onto the roof surface due to consideration for the local appearance. On the one hand, this adds to the historical charm of the building, but on the other hand, it required various technically demanding detailed solutions.

## The challenge

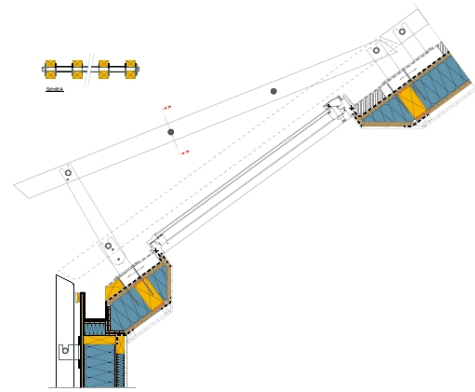
For the wooden roof cladding, the Timbatec engineers developed special anchoring points and countless details, which guarantee a functional building envelope despite the complex roof structure.



Staircase



Exterior view



Skylight 2nd floor

### Construction Data

- Floor area per 331 m<sup>2</sup>

### Services of Timbatec

- SIA Phase 31 Preliminary design
- SIA Phase 32 Construction project
- SIA Phase 41 Tendering and comparison of offers
- SIA Phase 51 Implementation project
- SIA Phase 52 Execution

### Client

Baukonsortium Usterstrasse Illnau  
8126 Zumikon

### Architect

Fuchs Architekten AG ETH/SIA  
8045 Zurich

### Timber construction engineer

Timbatec Holzbauingenieure (Schweiz) AG Zurich  
8005 Zurich

### Photography

Hannes Henz Architectural Photographer  
8057 Zurich