

Storybook

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architect	Steiger Partner AG, Zürich Franz Amrhein Walter Maria Förderer
developper*	Ernst Göhner AG
place	Geneva, Vernier
construction	1971-1977
building heritage	Federal inventory of built sites to be protected in Switzerland (ISOS)
inhabitants	5'730
plot area	182'765,54 m ²
program	dwelling parking garage commercial center schools schools church medical center sauna swimming pool
number of appartements	2'129
dwelling blocs area**	298'233,22 m ²
volume	844'000 m ³
number of parking slots	1'797
garage area***	49'000 m ²
volume	122'500 m ³
commercial center area****	5'820m ²
garage area	5'280 m ²
volume	46'800 m ³

* bauherrschaft

** approx. area : volume/2.83 m (apartment height)

*** approx. area : volume/2.50 m (garage height)

**** retail 3'500 m² + dépôts 1'550 m²





List of selected qualities

Argument published: 26 may 2021

1. Ensemble

The last « ensemble » built in Geneva. The complex forms a coherent unit (with similar architectural and chromatic characteristics architecturales et chromatiques) and is autonomous, it brings together 2,000 dwellings and various public utility facilities. The disposition of the volumes is irregular, in the shape of a star.

2. Streets

The overall vision is reinforced by the quality of the design of the particular traffic system. On two levels, cars circulate at a lower level than pedestrians.

3. Parc

The outdoor spaces are generously planted with trees between the buildings. Ponds, terraces and concrete flower boxes create a cohesive whole. The conservation of the original landscaping is good.

4. Blocs

Despite the expressive coherence, there are differences according to the orientation, the play of projections and set-backs of the facades, the size of the flats, and the orientation.

The dynamic composition is made by the movement of the façade. The numerous irregular height offsets (one offset for every two entrances or so) give the bar a serpentine form. The irregular alternation of the south-western façade according to the size of the flats reinforces the irregularity: the rows of windows are superimposed in an irregular manner. Although the surface of the block is slightly undulating, it is flatter on the northeast side due to its solar orientation. It is almost entirely windowed, so there are fewer volumetric irregularities associated with balconies. The side facades are blind.

5. Groundfloor

Passages through the blocs constitute the « entrance or exit doors » of the complex, which rise to the height of the first floor. On the park side (south-west), the ground floor is set back in a non-habitable way, forming a gallery animated by cylindrical pillars that support the cantilever of the façade and the balconies. The metal entrance doors are original. Entrance halls are underlined by two brick pillars. On the car side (north-east) is the access to the garages located in the basement.

Observations: 21 march 2023

1. Les Avanchets: between Cité, Ensemble and Parc, not everyone agrees on the history of this place. Who are we protecting for? Do we want it to become a monument ?

2. To be adapted: Do we need as much car infrastructure ?

3. To be adapted: Could it be even more planted ?

4. List: Form and Cladding

To be adapted: The performance of the envelope needs to be improved.

5. To be adapted: The passages are dark, the ceilings are often low and half of the room-surfaces are not in use.

6. Appartements

The surface areas of the flats are larger than what can be found on the market. The kitchens are fully equipped with fridge, cooking hob, oven, etc. The balconies, with their concrete structure and metal railings, are arranged in a shifted manner. They are more or less spacious.

7. Centre Commercial

Located on the main artery of Les Avanchets is the shopping mall. The shops are placed on one side and on the other side the main street is reserved for pedestrians, and to increase comfort a roof covers this segment of the road. The shops are there to avoid too much migration of inhabitants to the centre. The shopping centre has undergone significant changes in recent years.

8. Göhner

The concrete structure, cladding and sanitary blocks are all prefabricated in the factory. The construction system, the widespread use of concrete and other materials in all the housing blocks creates a coherence between the different blocks.

9. Couleurs/Matérialité

The facade cladding consists of asbestos cement (eternit) panels coloured in shades of beige, brown, ochre and white, forming a variety of decorations. The chromatic treatment aims at an overall effect through the harmony of the colour combinations, differentiated according to the motifs (each block has a different motif). The wooden window frames have been replaced by PVC.

10. Conservation

The housing blocks, park and infrastructure are in good condition.

6. To be adapted: Room arrangement was constrained by the heavy prefabricated construction system, can we leave a gap for adaptability?

7. To be adapted : Located in the heart of the complex, this block functions as an inner streetm (dark) where inhabitants can buy basic necessities. Doesn't this place have more to offer?

8. List: Envelop

To be adapted: The prefabricated construction system has a potential for adaptability; an interior renovation could be established quickly and economically, as was the construction.

9. List (detailing: without PVC window and aluminium ceilings)

10. To be adapted: Well-preserved but underused spaces.

Vernier

is the second most populated commune in Geneva. With below average rents, it is inhabited by a diverse population, ranging from single-family homes to large housing complexes such as Les Avanchets or Le Lignon.

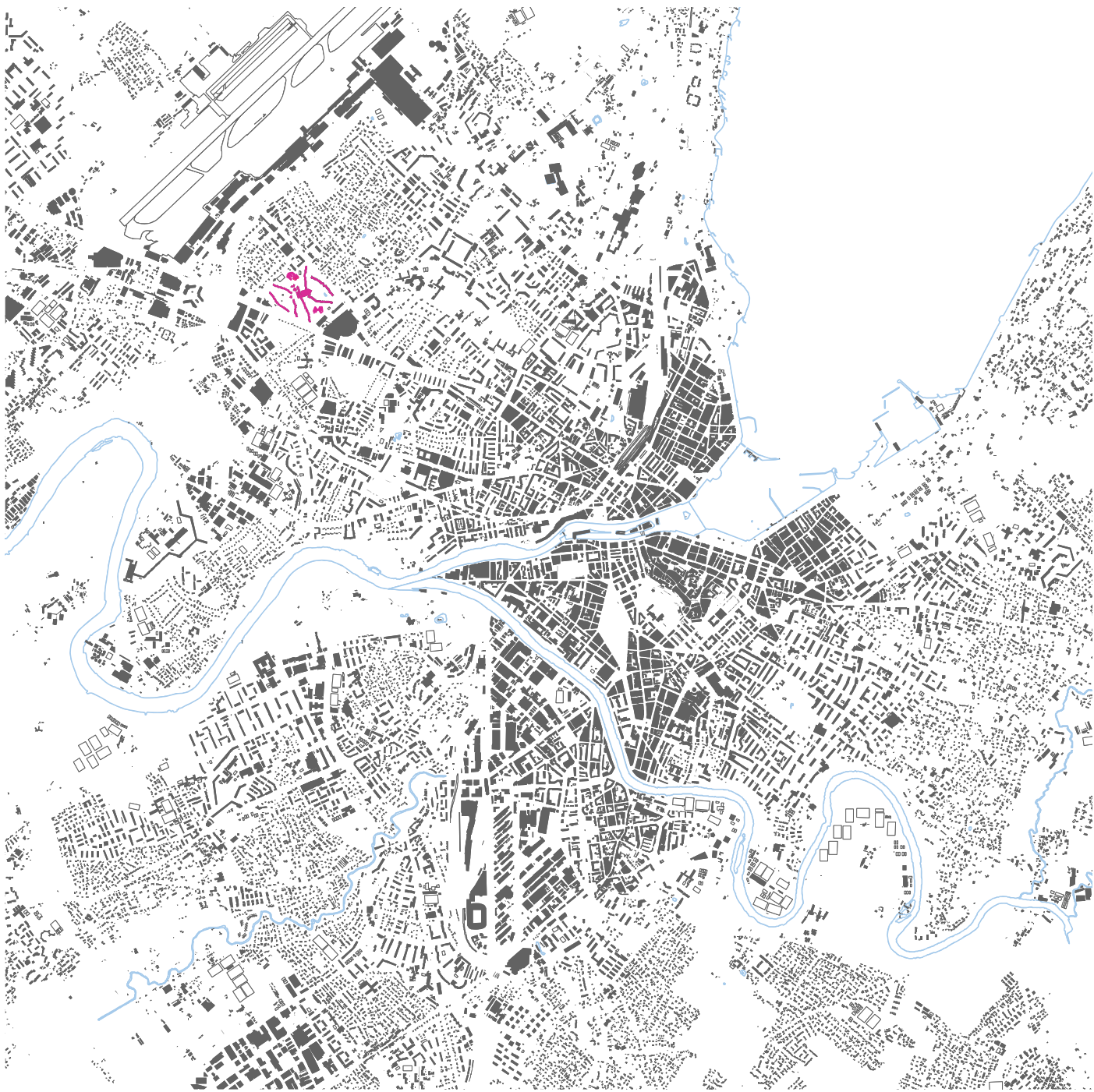
With 5'730 inhabitants (planned for 7'460), Les Avanchets contains about 20% of the population of the commune of Vernier. Le Lignon, designed for 10,000 inhabitants, has never exceeded the 8,000 inhabitants and today has dropped to 6,800, which correspond to a little less than 20 % of total Vernier's population. The two complexes represent 40 % of the inhabitants of the commune of Vernier.

The SIG, which distributes energy to the households of Geneva, is inscribed in the commune of Vernier. It is through the same decentralised energy production station that Lignon and Avanchets are supplied. This energy comes partly from natural gas and the heat produced by the waste processing plant.

When the Avanchets was built, the plot was surrounded by family houses with gardens, two large and very noisy arteries and the airport, which accentuated the noise pollution. The airport side is still made up of small buildings, while the opposite side is becoming denser.

Le Lignon has already gone through the stage of registering listed buildings, just before or at the same time as the issue of energy renovation appeared. History is repeating: Les Avanchets is in the same situation today.

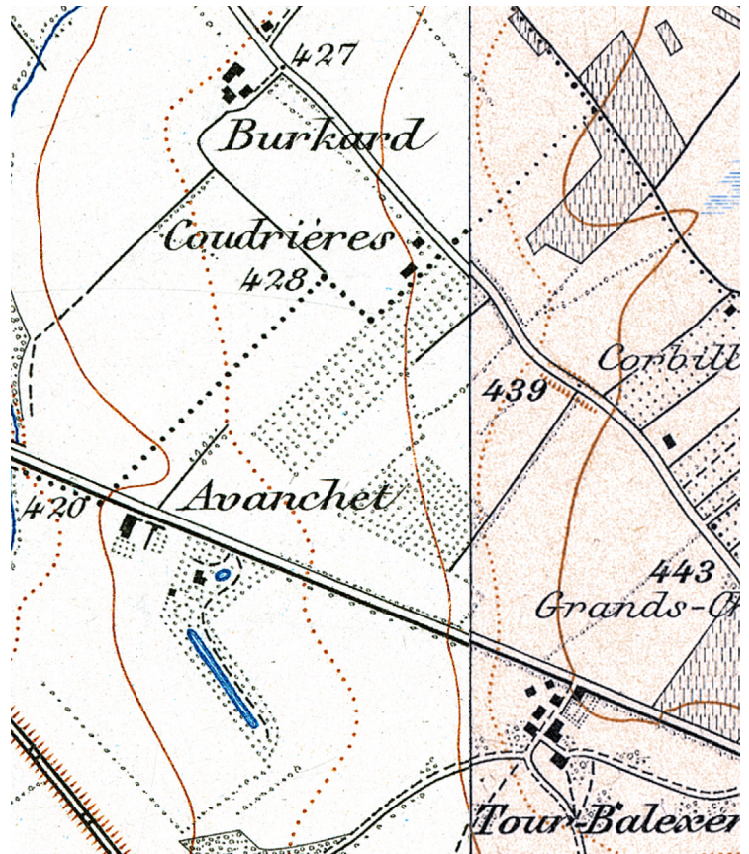




From a garden single-family houses

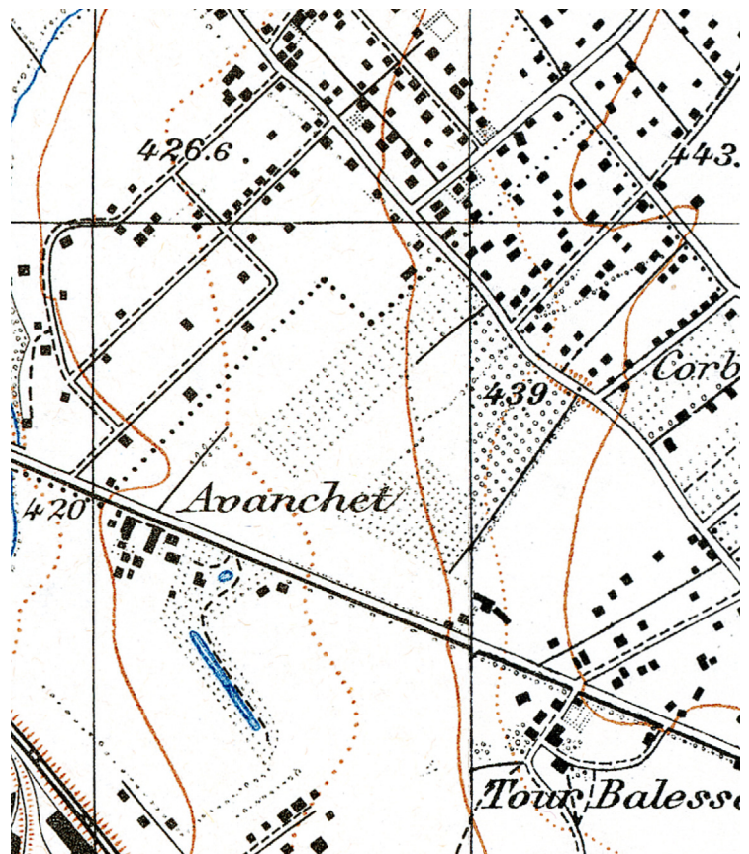
1900

The filed



1950

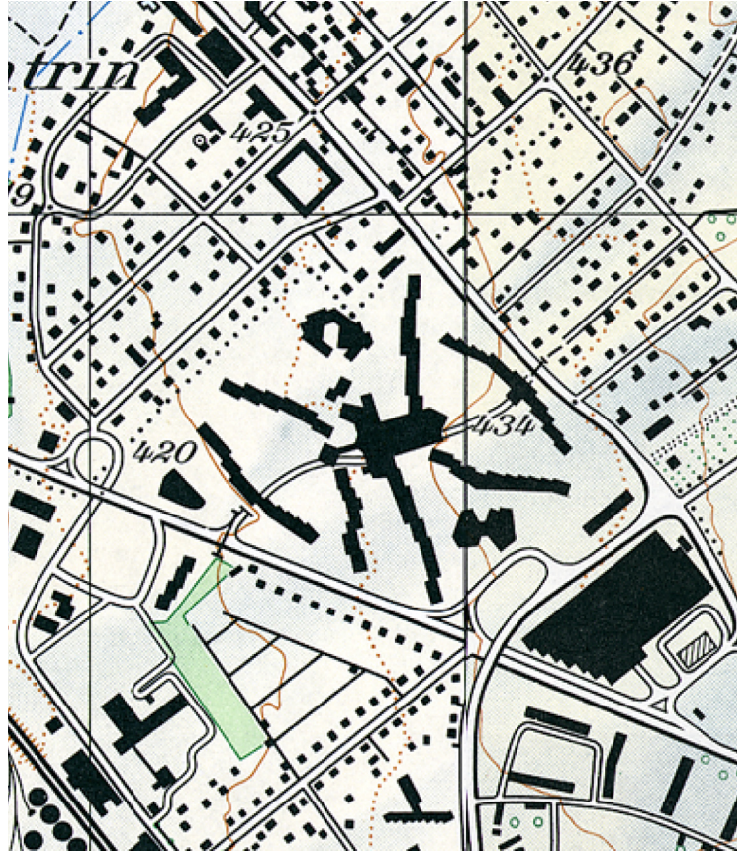
Suburban single-family houses



To a suburban cité Avanchet-parc

1980

Built since 1977. The bloc ensemble is built on top of a parc with a car infrastructure to access the underground-parking.



present

« La cité des Avanchets » or « Avanchets-Parc » or « L'ensemble des Avanchets », depending whom talk about it the naming is not the same.

The surrounding area is densifying as the « L'Etang » district is being built.





Distances

to city (Cornavin)	by car	12'	to Le Lignon	by car	12'
	by public transport	17'		by public transport	20'
	by bike	15'		by bike	15'
	by foot	47'		by foot	38'
to aeroport	by car	5'	to Grand-Sac.	by car	5'
	by public transport	13'		by public transport	40'
	by bike	9'		by bike	8'
	by foot	29'		by foot	33'

Cars Traffic System (Left)

The route de Meyrin and Avenue Louis-Casaï were fundamental constraints in the planning of the project due to noise pollution. A passageway crosses Les Avanchets for access to the garage.



Speed division (top)

passageway crossing Les Avanchets



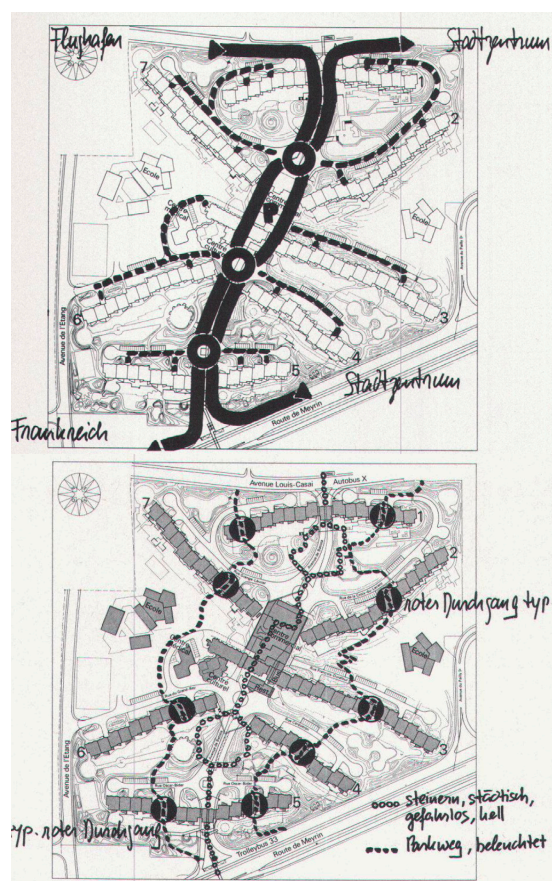
Route de Meyrin

Main artery which produce a lot of noise pollution, now the tram crosses it.



Parc (Left)

Trees are densely arranged around the perimeter to insulate against car noise. Between the flat blocks are parks.



Car access

Central artery with these transversals running through the back of the blocks.

Pedestrian access

Superimposed and two axes running through the housing blocks.

**Before the trees has grown (1977)**

The pedestrian and car routes cross each other on different levels.



Maintenance

Interview with the caretaker Block 3, n° 11 to 16

C.C.L: How long have you been working as a caretaker in Les Avanchets?

J.V : 27 years.

C.C.L: You must have seen and heard stories! Have you been working on the maintenance of the same blocks during the past 27 years?

J.V : Indeed, there is a lot going on in Les Avanchets, it's a very nice place where people like to live. And yes, I even live in one of them.

C.C.L: What does your work consist of? Do you also take care of the exteriors?

J.V : Absolutely. I take care of the n° 16 to 11, block 3. The building goes up to 13 floors, so I clean the entrance halls, stairwells, basement laundry rooms and a little bit of the outside, right up to the tarmac line, then it's the gardeners's job.

C.C.L: Do you take care of the rubbish part, I saw that there were containers and storage rooms, do you have to take the containers out?

J.V : No, not any more, for some years now they have buried containers outside that comioners come to empty them.

C.C.L: As far as the roof is concerned, do you have any maintenance tasks to perform?

J.V : No, the roof of this block in any case is not accessible. The owner of this block and other parts in the Avanchets has installed solar panels for electricity. But in other alleys it's different, the roof is accessible and sometimes young people climb up and land on the ledge and that's very dangerous because there's no railing.

C.C.L: Have there been any renovations undertaken in recent years? On the common areas or ground floor spaces?

J.V : Yes, they have changed the ceiling cladding as you can see here in the outside passageway on the ground floor. The work has not been carried out properly, it's probably panels that are supposed to be used indoors, they are not resistant and fall down all the time. Not long ago they undertook changes in the room where the heating installations are located, they changed the pipes.

C.C.L: You mentioned just before that the containers are no longer inside (in the ground floor premises) how are these spaces used now?

J.V : Some are rented out to companies to store their work equipment, such as painters, while others are now used as bike and motorbike storage.



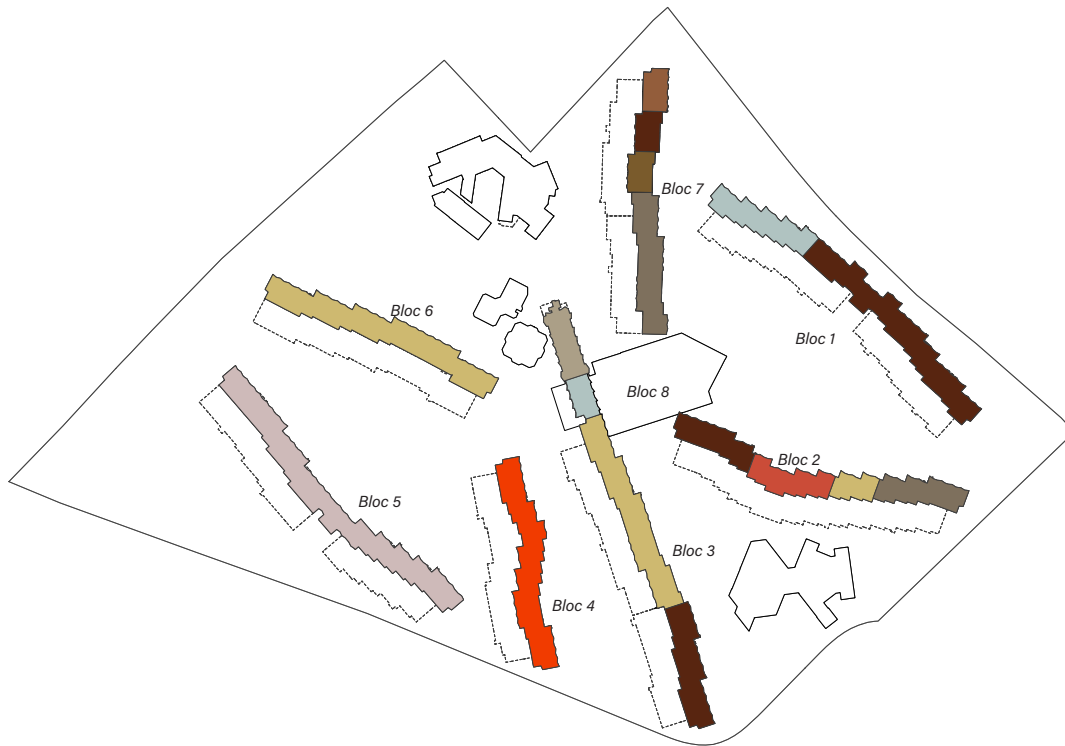
Diapo « We must act on the way we make the image of the man who looks »

Sociological driving idea of the project



Tags and abandoned shopping trolley

Clichés that have contributed to the negative complex's image through the press



Owners

- Shopping Mall (8) : SFP Retail AG, ZH
- Etat de Genève, GE
- Patrimonium Assset Managment AG, BAAR
- Patrimonium Invest Foundation, BAAR
- ARC EN CIEL Foundation, GE
- HBM Camille Martin Foundation, GE
- Elderly House (3) : Rene and Kate Block Foundation, GE
- HIG Immonilien Anlage Stiftung, ZH
- Caisse de Prévoyance Suisse Group, ZH
- Pensionkasse der Credit Suisse Group, ZH
- Private (PPE)

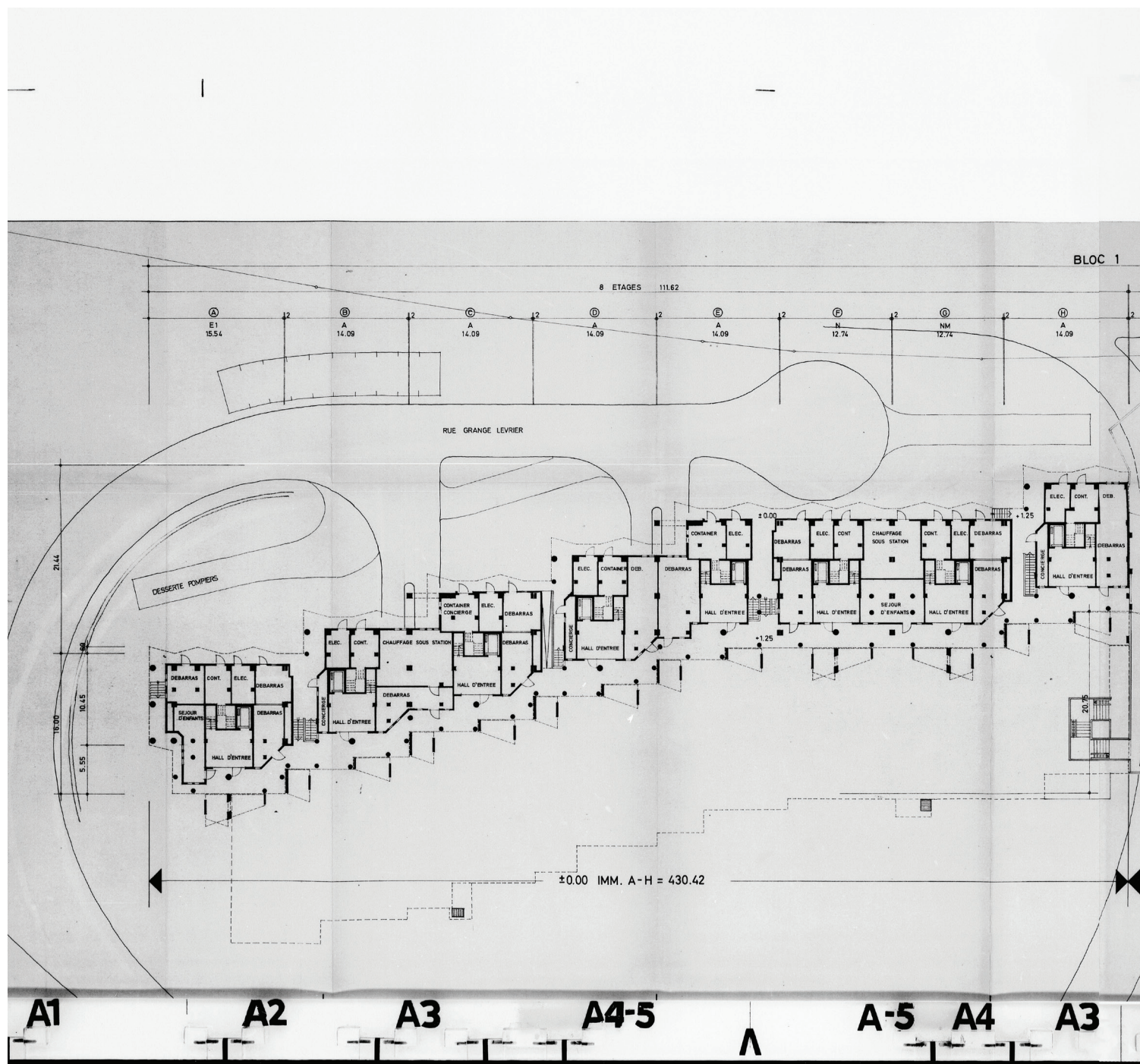
« Göhner's reputation for targeting the middle classes raises questions. Although the powerful contractor is probably the only one to give sufficient guarantees - in terms of feasibility and speed of execution, but also of quality - for an operation of this magnitude, it must nevertheless be ensured that the proportion of HLM and HCM housing remains acceptable and that the rents are within the reach of the greatest number. » (1960)

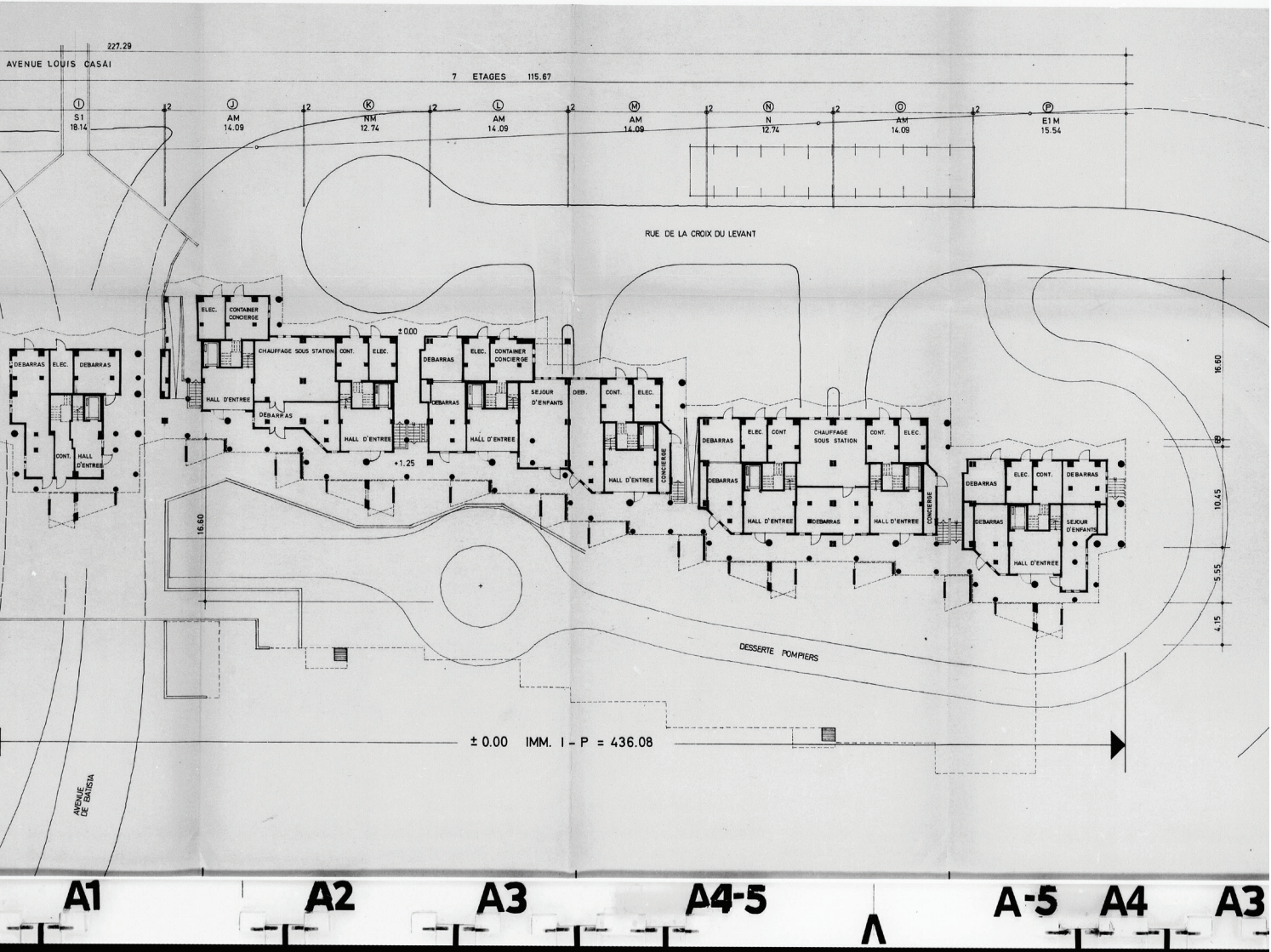
Economical Performance*

	1970	1990	2023
dwelling rent by m ² + parking slots rent	CHF 58,48.-/year CHF 720.-/year	CHF 77,78.-/year	CHF 326,81.-/year
dwelling rent for 2,5-rooms appartement (65 m ²)			CHF 20'520.-/year
dwelling rent for 3,5-rooms appartement (87 m ²) + parking slots rent	CHF 4'779.-/year	CHF 7'956.-/year	CHF 29'400.-/year CHF 1'800.-/year
average rent for a 3,5-rooms appartement			CHF 16'524.-/year**
dwelling rent for 5,5-rooms appartement (125 m ²) + provision heating + parking slots rent	CHF 7'704.-/year CHF 1'080.-/year CHF 960.-/year	CHF 8'016.-/year CHF 1'440.-/year	
average rent for a 5,5-rooms appartement			CHF 27'540.-/year**
shop rent (74 m ²)			CHF 31'776.-/year

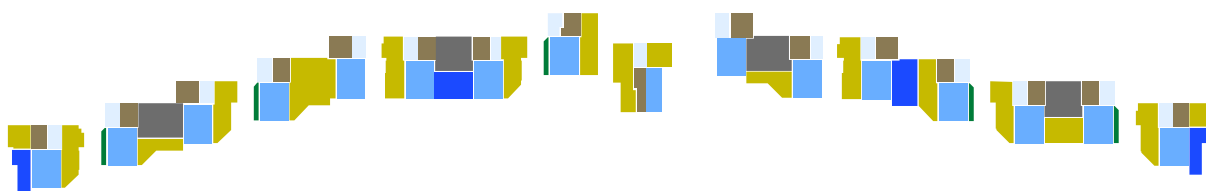
* the data comes from people or documents in the archives, it is important to note that rents vary considerably on the whole depending on the level of fluctuation of entries/ departures in the flats.

** data published in a report by the Canton of Geneva in 2019, the amount does not include charges. The amount is the average of CHF 14'892.- to 18'156.-/year.












Groundfloor Block 1



Groundfloor Equipment

			1977	in use	available
	entrance hall	29,78 %	569,48 m ²	569,48 m ²	-
	electricity room	8,83 %	168,80 m ²	168,80 m ²	-
	heating room	10,04 %	192,08 m ²	192,08 m ²	-
	debarras*	31,33 %	599,17 m ²	-	599,17 m ²
	caretaker's room	1,58 %	30,20 m ²	30,20 m ²	-
	containers* room	12,02 %	229,81 m ²	-	229,81 m ²
	local children's room	6,41 %	122,61 m ²	-	122,61 m ²
		99,99 %	1'912,15 m ²	1'083,17 m ²	951,59 m ²

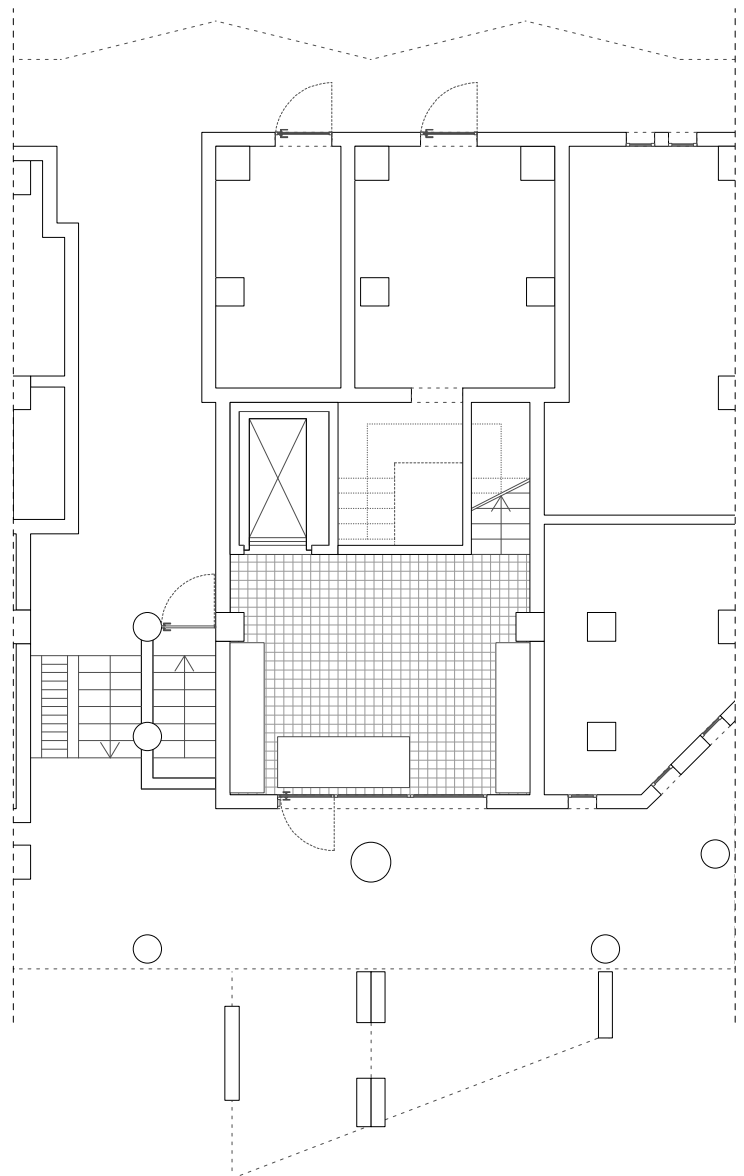
Undergroundfloor

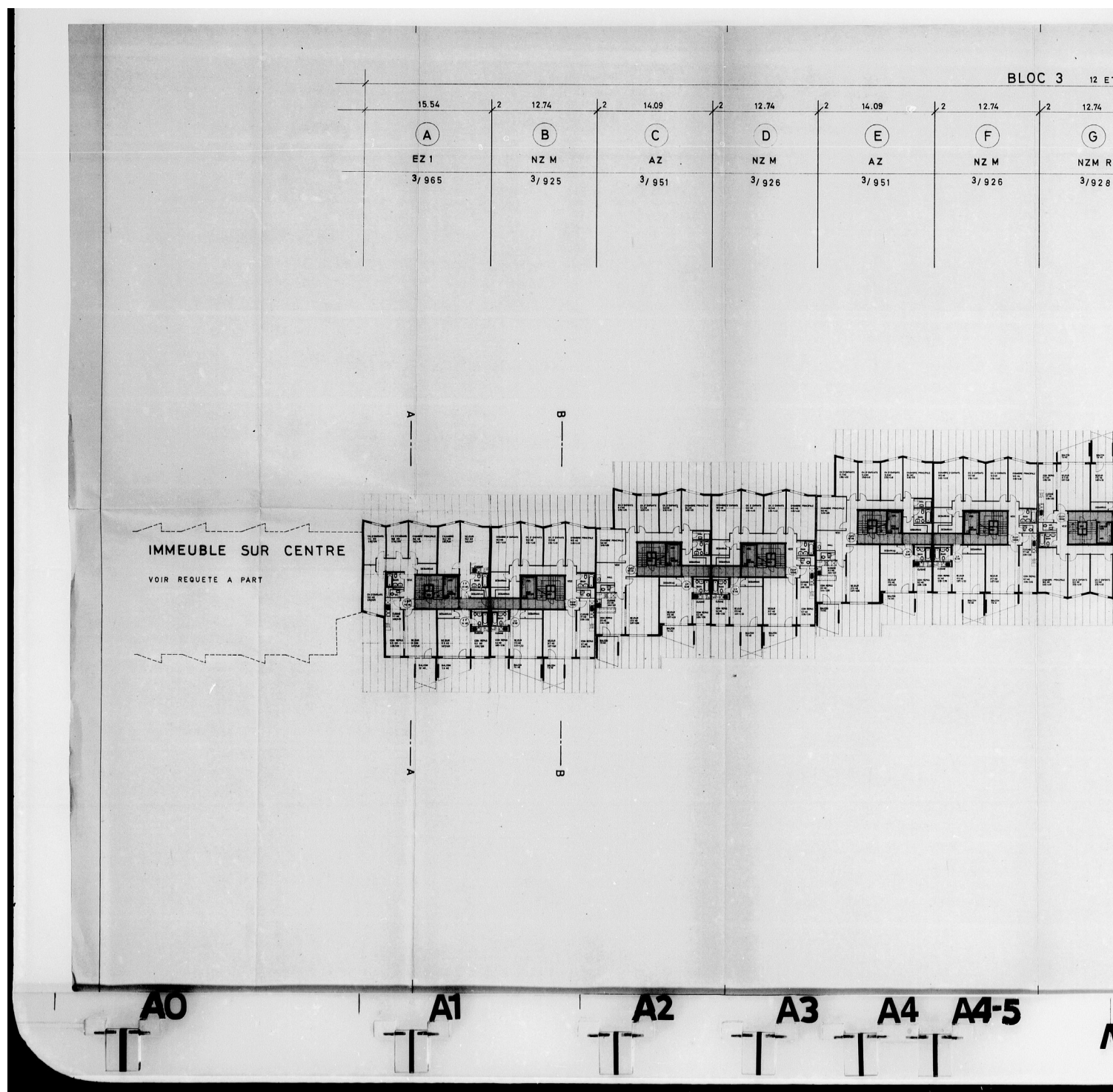
parking
 cellars
 air protection shelters
 2 laundry rooms
 5 dryers

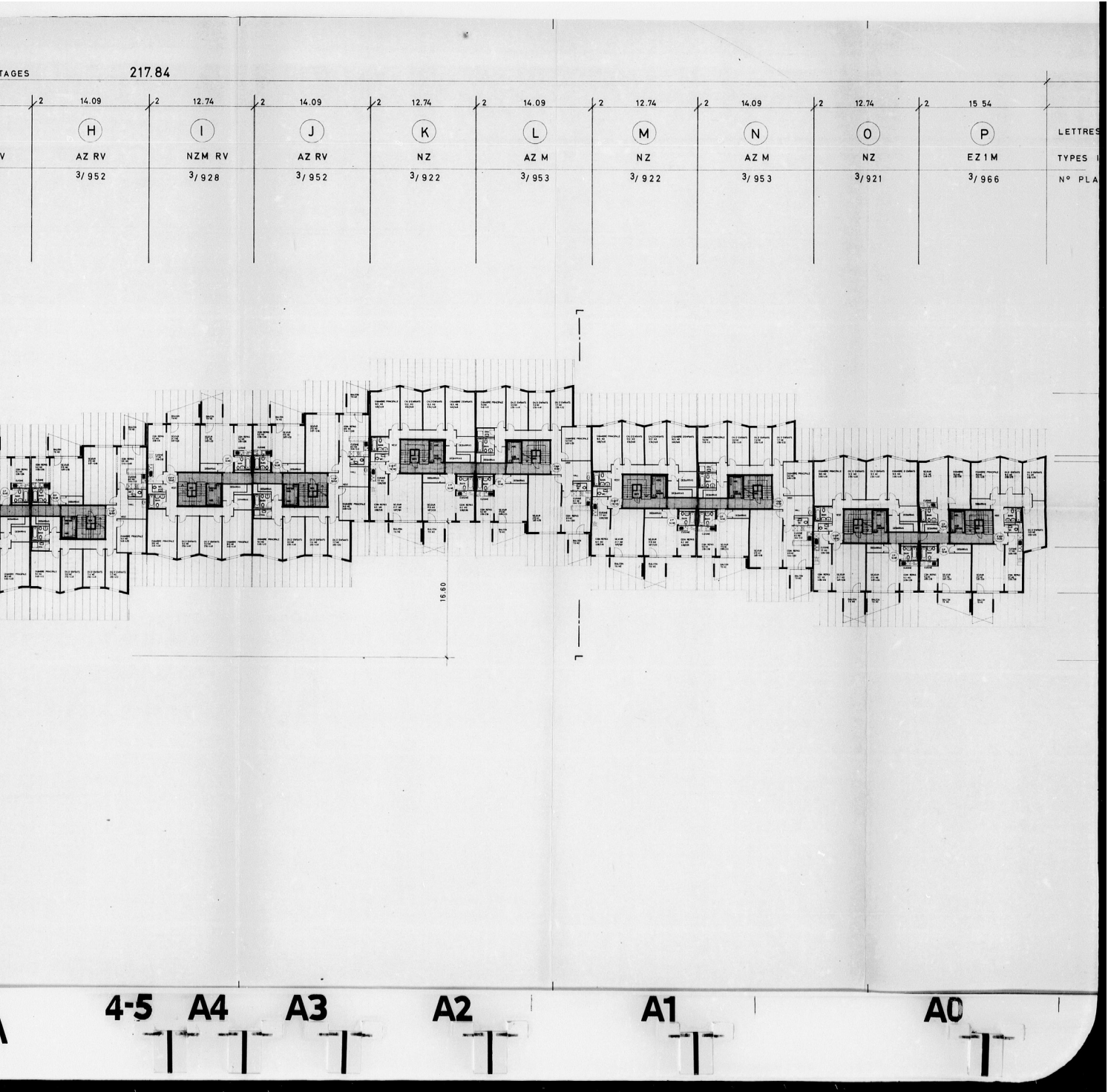
* 40% of the space has undergone a change of programme: it has become a room for bicycles and motorbikes storage or has been rented out for other storing.

Type

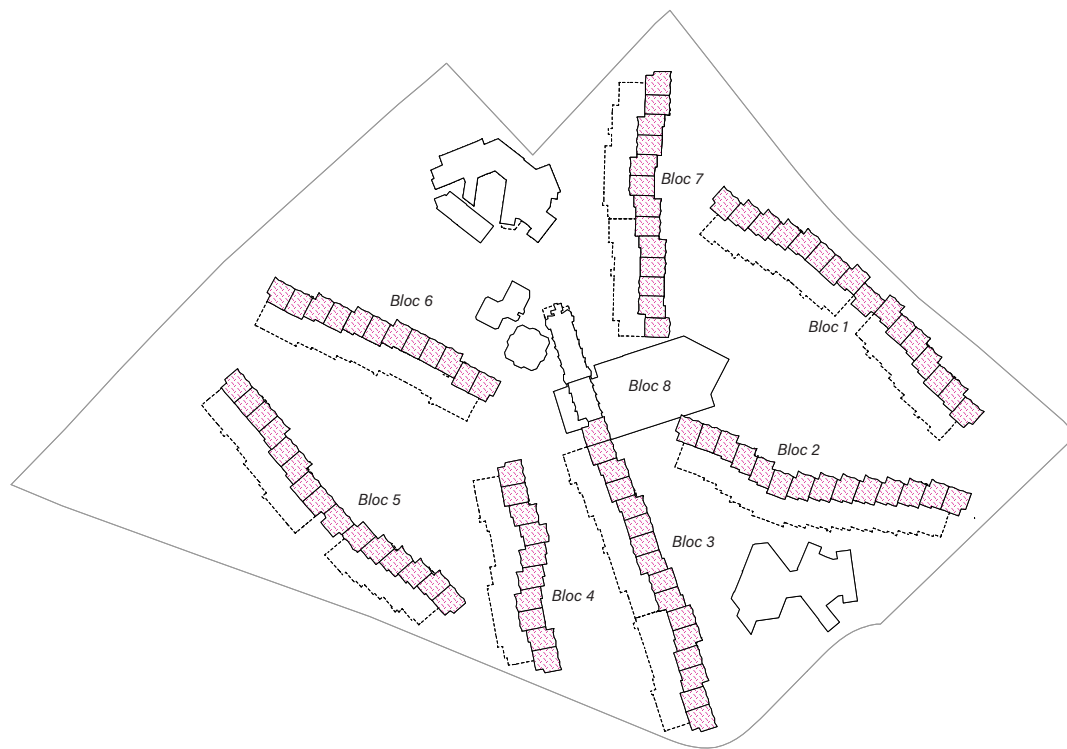
entrance Hall	22,28 m ²
electricity room	9,42 m ²
previous container room	15,06 m ²
previous debarras (left)	41,65 m ²

**Groundfloor Type 1**
Fragment Block 1





Floorplan Appartments Block 3
with connecting corridor



Bloc 1

Type	Amount	%	Flat size
Studio	2	1 %	49-54 m ²
2,5 Rooms App.*	25	12,1 %	70 m ²
3,5 Rooms App.	73	35,3 %	85 m ²
4,5 Rooms App.	84	40,6 %	102 - 106 m ²
5,5 Rooms App.	23	11,1 %	115 m ²
6,5 Rooms App.	-	0 %	-
	207	100,1 %	

Bloc 2

Type	Amount	%	Flat size
Studio	-	0 %	-
2,5 Rooms App.	18	7,1 %	70 m ²
3,5 Rooms App.	108	42,9 %	85 - 86 m ²
4,5 Rooms App.	108	42,9 %	102 - 106 m ²
5,5 Rooms App.	18	7,1 %	115 - 116 m ²
6.5 Rooms App.	-	0 %	-
	252	100 %	

Bloc 3

Type	Amount	%	Flat size
Studio	50	13 %	34 - 43 m ²
2,5 Rooms App.	72	18,7 %	70 m ²
3,5 Rooms App.	72	18,7 %	85 - 86 m ²
4.5 Rooms App.	126	32,6 %	102 - 106 m ²
5,5 Rooms App.	48	12,4 %	115 - 134 m ²
6,5 Rooms App.	18	4,7 %	151 - 153 m ²
	386	100,1 %	

* one bedroom, living room and kitchen

Bloc 4*

Type	Amount	%	Flat size
Studio	-	0 %	-
2,5 Rooms App.	18	10 %	70 m ²
3,5 Rooms App.	72	40 %	86 m ²
4,5 Rooms App.	72	40 %	103 - 106 m ²
5,5 Rooms App.	18	10 %	116 m ²
6,5 Rooms App.	-	0 %	-
	180	100 %	

Bloc 5

Type	Amount	%	Flat size
Studio	1	0,3 %	41-56 m ²
2,5 Rooms App.	52	15,7 %	86 m ²
3,5 Rooms App.	106	32 %	102 m ²
4,5 Rooms App.	114	34,4 %	118-125 m ²
5,5 Rooms App.	58	17,5 %	130-154 m ²
6,5 Rooms App.	-	0 %	-
	331	99,9 %	

Bloc 6

Type	Amount	%	Flat size
Studio	56	17 %	34 - 44 m ²
2,5 Rooms App.	62	18,9 %	70 m ²
3,5 Rooms App.	54	16,5 %	86 m ²
4,5 Rooms App.	82	25 %	103 - 106 m ²
5,5 Rooms App.	54	16,5 %	116 - 135 m ²
6,5 Rooms App.	20	6,1 %	152 m ²
	328	100 %	

* number of rooms may have changed as this housing bar is a PPE.

Bloc 7

Type	Amount	%	Flat size
Studio	42	14,5 %	34 - 43 m ²
2,5 Rooms App.	56	19,4 %	70 m ²
3,5 Rooms App.	40	13,8 %	85 - 86 m ²
4,5 Rooms App.	96	33,2 %	102 - 106 m ²
5,5 Rooms App.	40	13,8 %	115 - 134 m ²
6,5 Rooms App.	15	5,2 %	151 m ²
	289	99,9 %	

Total

Type	Amount	%	Flat size
Studio	151	7,7 %	34-54 m²
2,5 Rooms App.	303	15,4 %	70-86 m²
3,5 Rooms App.	525	26,6 %	85-86 m²
4,5 Rooms App.	682	34,6 %	102-106 m²
5,5 Rooms App.	259	13,1 %	115-135 m²
6,5 Rooms App.	53	2,7 %	151-153 m²
	1'973*	100,1 %	

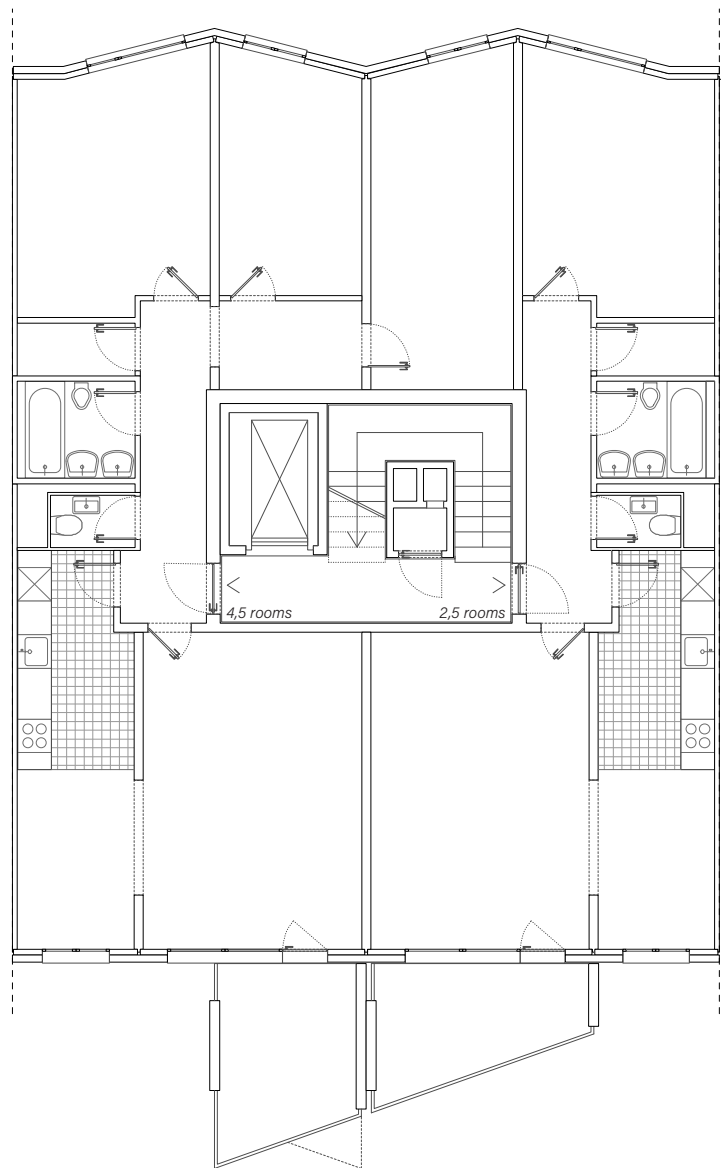
* 2,129 is the total number at the time of the building permit, the elderly and centre-based dwellings are not included in the calculation as they have a different typology.

4,5-rooms app.

bedroom 1	14,9 m ²
bedroom 2	10,3 m ²
bedroom 3	15 m ²
kitchen	6,6 m ²
eating(-room)	7,8 m ²
living-room	21,7 m ²
	102 m ²

2,5-rooms app.

bedroom 1	14,8 m ²
kitchen	6,6 m ²
eating(-room)	7,8 m ²
living-room	21,7 m ²
	70 m ²

**Type 1**

Linear Form

3,5-rooms app.

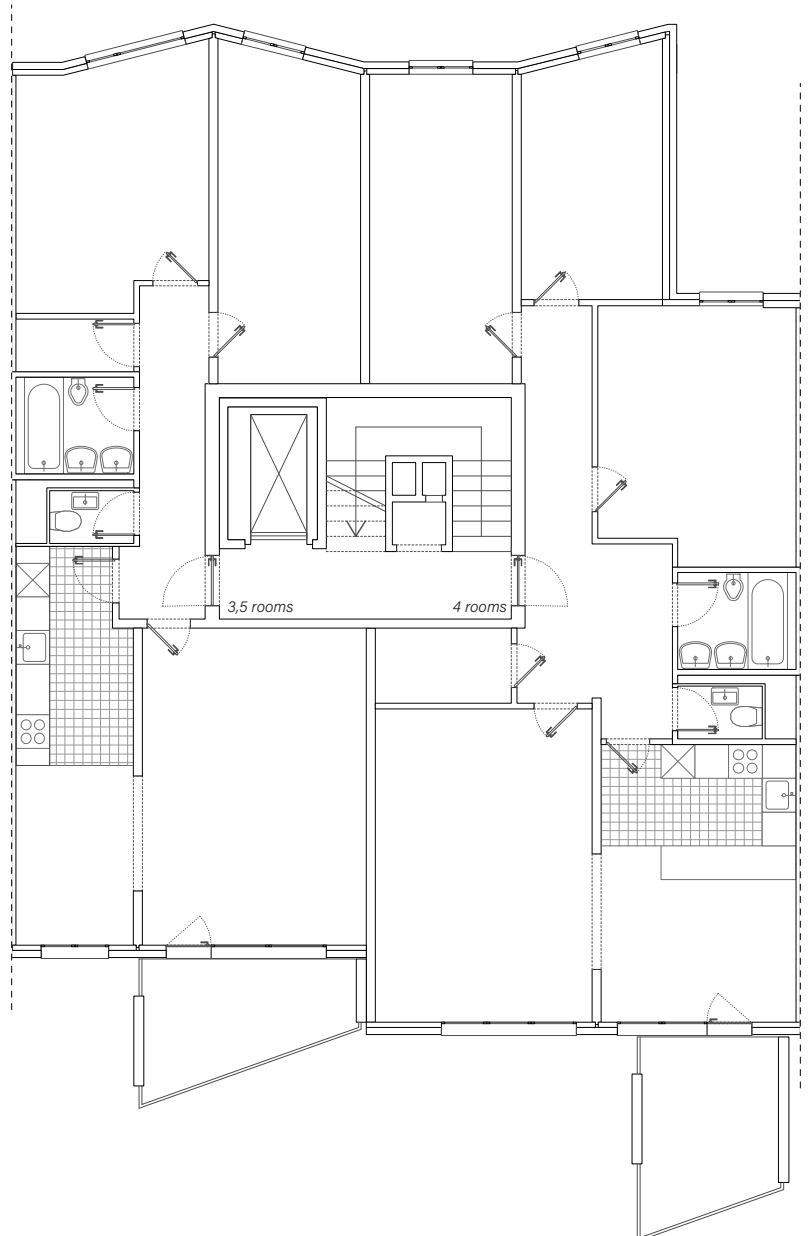
bedroom 1	14,9 m ²
bedroom 2	15 m ²
kitchen	6,6 m ²
eating(-room)	7,8 m ²
living-room	21,7 m ²
	85 m ²

4,5-rooms app.

bedroom 1	14, m ²
bedroom 2	11,1 m ²
bedroom 3	15,2 m ²
kitchen	8,3 m ²
eating(-room)	8,9 m ²
living-room	21,7 m ²
	106 m ²

Type 2

Shifted Form





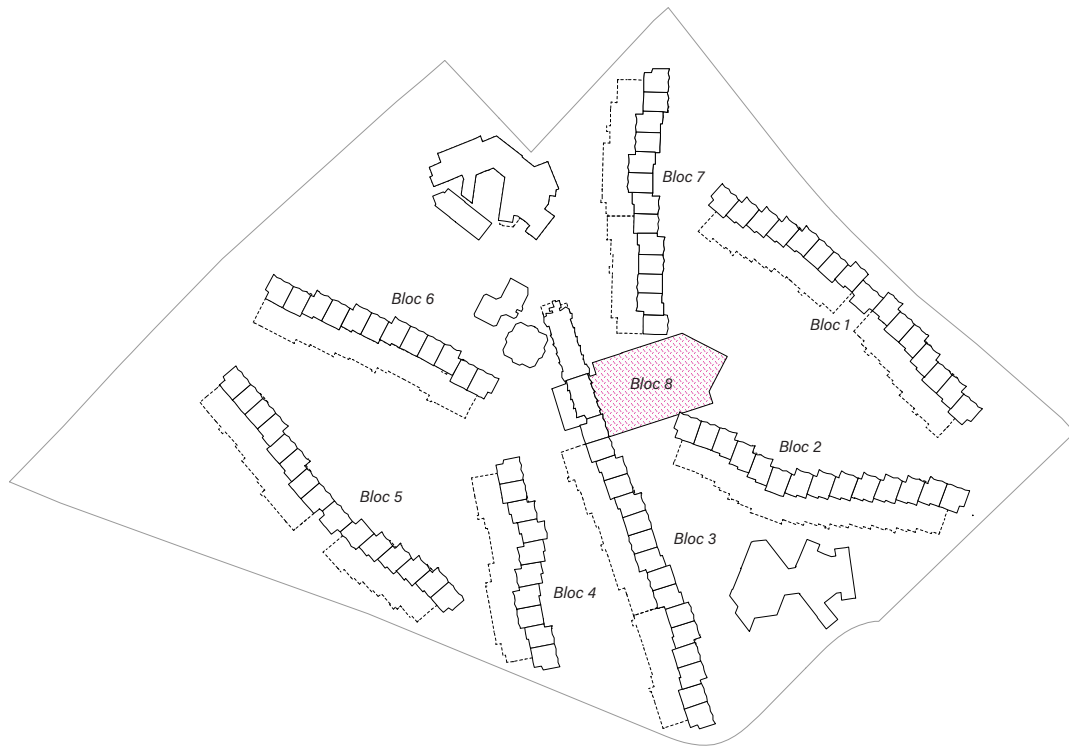
**After transformation
« rue intérieur »
shopping mall, 2023**

Aldi is the main shop, the mall is used as a covered passage.

**Original « rue intérieur »
shopping mall, 1980**

The covered passage was implemented by tables and places you could sit.



**Bloc 8**

The shopping mall is at the center of the ensemble. It works as a covered street, but not really as a place where you buy products.

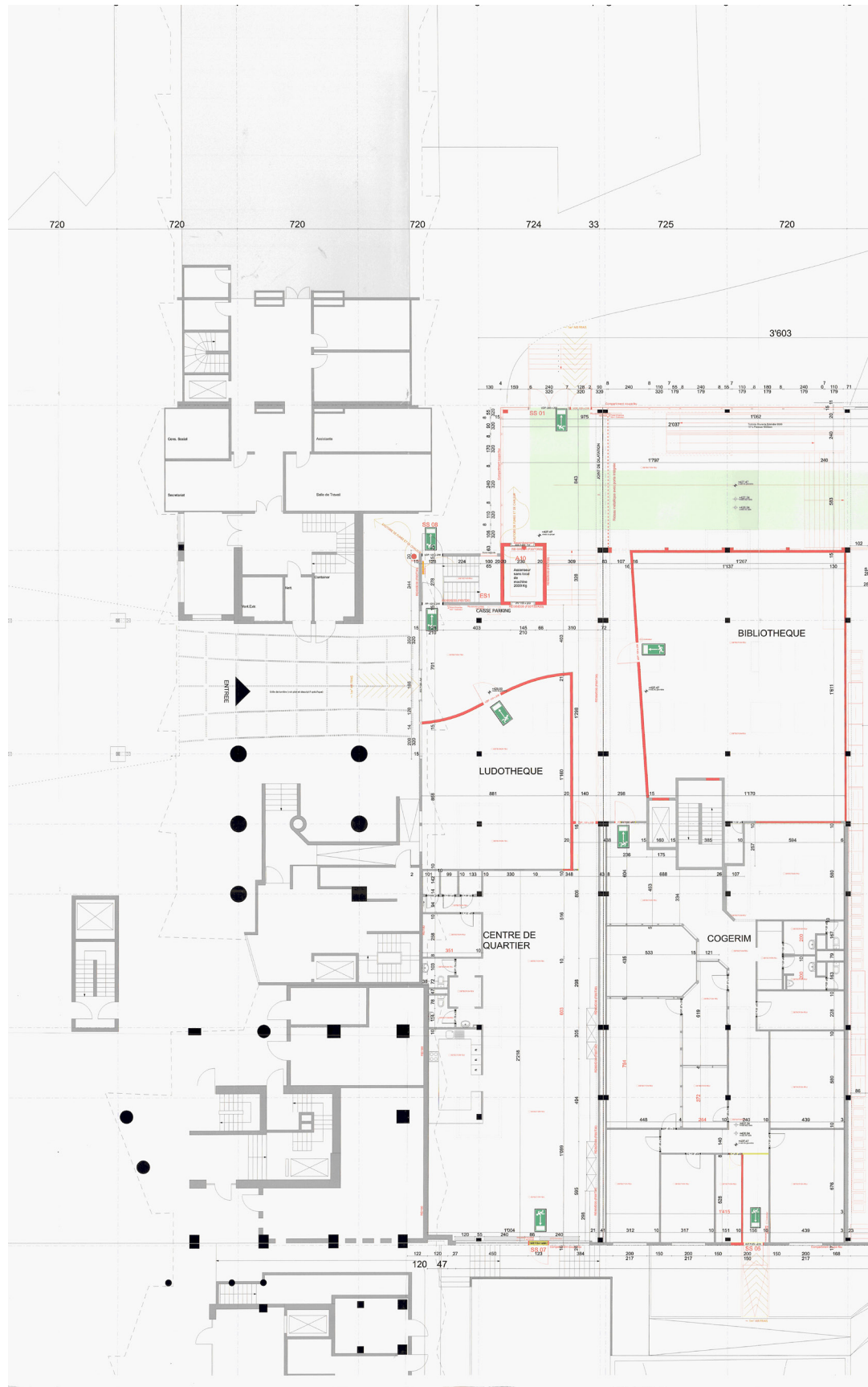
Shopping Mall

Groundfloor	Amount	%	Size*
Ludothèque	1	3,19 %	91,43 m ²
Bibliothèque	1	6,53 %	187,26 m ²
Centre de Quartier	1	8,09 %	231,74 m ²
Office**	1	12,09 %	346,36 m ²
Shops***	7	59,14 %	1'694,76 m ²
Restaurant	1	6,97 %	199,74 m ²
Municipal Security	1	3,99 %	114,25 m ²
		100 %	2'865,53 m ²

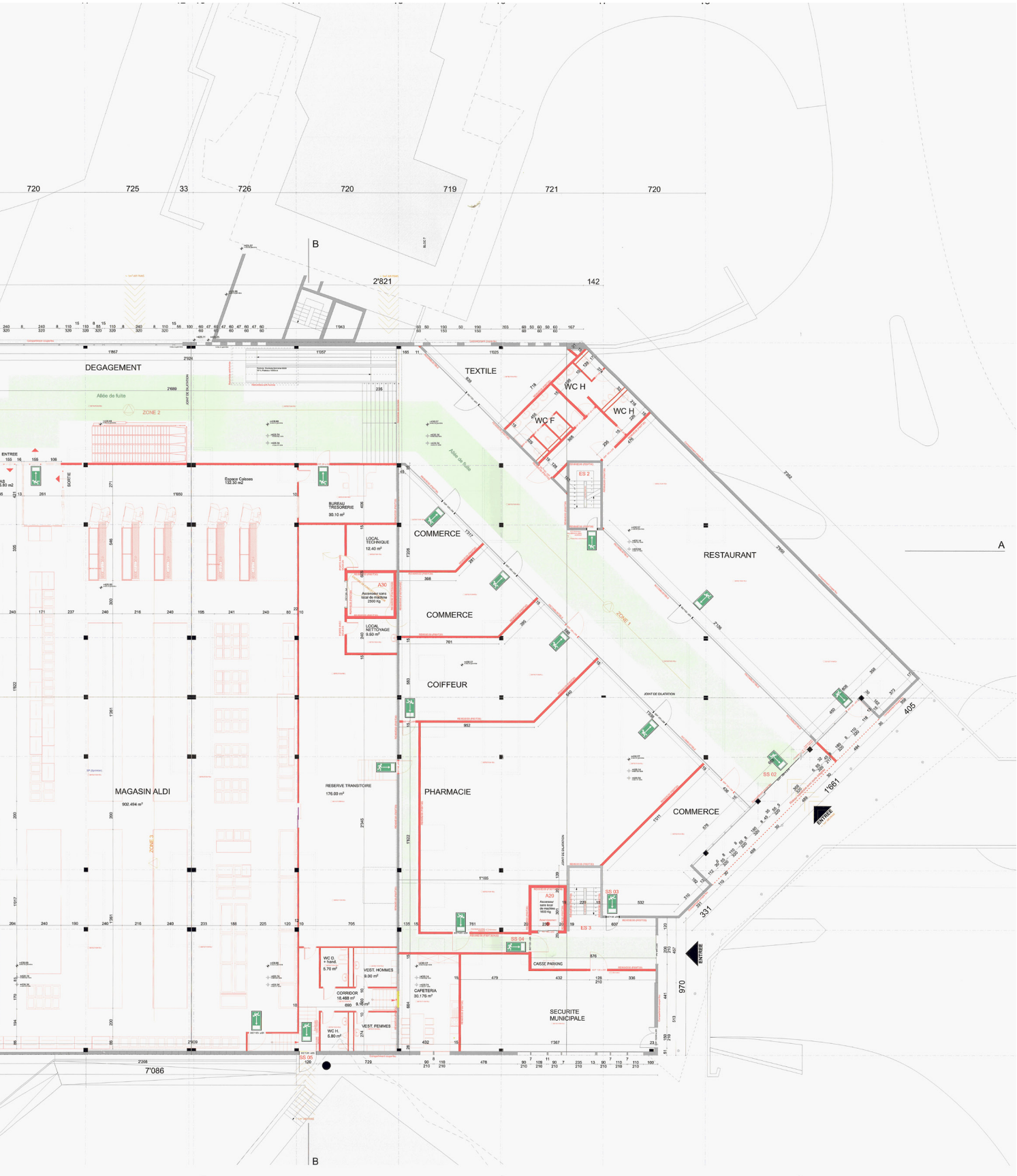
* estimated

** Cogirim : Gérance Immobilière

*** Aldi (1'220,68 m²), hairdresser (80,03 m²), pharmacy (232,03 m²), textile (32,90 m²), other shops (129,12 m²)



Transformation 2010
done by the office Processus
Immobilier.



« For years, the 6,500 inhabitants of Les Avanchets have been watching with sadness the decline of the heart of their town. Printers, naturopaths, aestheticians, cobblers, travel agents, butchers, kioskers and finally Denner's retailers in 2006, all ended up closing their doors... depressed by the slow death of the place. The result: the centre has become a desert with poor security.»

« A bunch of young people took advantage of this ghostly place to set up their headquarters and deal drugs. »

« The opening of the library and the games library has already given character to this important transformation, which will encourage exchanges and strengthen the social link: people have the feeling that they have finally been heard. »

Interviews in the Newspaper « La Tribune de Genève »

11 april 2010, published just after the submission of the transformation by Processus Immobilier.

SAMEDI-DIMANCHE
10-11 AVRIL 2010
TRIBUNE DE GENÈVE



Ravie de son arcade! Chantal s'est beaucoup amusée à travailler. La couturière s'apprête aussi à vendre des hautes

Un centre redonne

VERNIER Le cœur de la cité renaît enfin. Un retour en grâce pour ce quartier délaissé?

LAURENCE BÉZAGUET

«C'est superbe. Je n'aurais jamais imaginé quelque chose d'aussi réussi!» Adelina Ronchi vit aux Avanchets depuis bientôt trente ans et elle n'en revient pas de la résurrection de son centre commercial: «C'était sinistre et vraiment très déprimant; on revit.»

Comme on la comprend. Cela fait des années que les 6500 habitants des Avanchets observent avec tristesse le déclin du cœur de leur cité. Imprimeur,

naturopathe, donnier, agencier, aussi boucher, crier italien, quier et fin 2006, tous la clé sous le pied, més par la ville. Résultat: le commercial s'est peu sécurisé. «On avait peur de transformer ce long vide, sale et bre», ne ca

Adelina (Laurent Gu

Lifting sp

«Une bar fitted de ce pour établir un ral et faire un habitant, n optimiste g mations en

GenèveActualité

17



o dépensée pour sauver les commerces de proximité.
bits pour enfants: «Ça va donner de la vie.» (L. GUIRAUD)



De la chaleur se dégage déjà du centre commercial; une vraie renaissance. De l'éclairage, des murs colorés et des passants. En se réappropriant l'espace public, on le sécurise. (L. GUIRAUD)

re commercial tout neuf e vie aux Avanchets

e, esthéticienne, cor-
ent de voyages, mais
her, charcutier, épi-
n, boulanger, kios-
nalement Denner en
ont fini par mettre
e paillasson... dépri-
a lente agonie des
t: le centre com-
st mué en un désert
urisant.
presque
raverser
couloir
et som-
che pas
(photos:
iraud).



ectaculaire

nde de jeunes a pro-
t endroit fantôme
r son quartier géné-
du deal», déplore un
redevu à présent
grâce aux transfor-
ours. Du rouge, du

jaune, une touche métallique,
un carrelage qu'on confondrait
presque avec du parquet, tout a
été pensé pour transmettre de
la chaleur au centre. Visible-
ment apprécié de tous, ce lif-
ting spectaculaire est l'œuvre
du bureau d'architectes Proces-
sus Immobilier, mandaté par le
propriétaire des murs, le zuri-
chois HIG Immobilien Anlage
Stiftung. Une réussite esthéti-
que qui valorise l'image des
Avanchets, si souvent décriée.
«Super, on dirait un Praille
miniature. On aime déjà notre
centre», s'emballe un groupe
d'ados pas peu fiers de leur
futur lieu de rencontre.

Le conseiller administratif de
Vernier Thierry Apothéloz es-
time que l'ouverture de la bi-
bliothèque et de la ludothèque
a déjà «donné du caractère» à
cette importante transforma-
tion qui va favoriser les échan-
ges et renforcer le lien social:

«Les gens ont le sentiment
d'avoir enfin été entendus. Une
nouvelle dynamique est en
train de se créer dans la cité.»

«On revient de loin»

Chantal Yerly partage l'en-
thousiasme général, et la popu-
laire couturière mérite tout
particulièrement cette belle re-
naissance... elle qui a tant lutté
contre la mort des commerces
dans le quartier. Car la tenace
Chantal a toujours refusé d'ab-
diquer. Tout comme, d'ailleurs,
la brasserie, la pharmacie et le
salon de coiffure. «On se sen-
tait toutefois un peu esseulé.
On revient de loin, se félicite la
dernière véritable artisanne des
Avanchets, ravie de sa nouvelle
arcade. Je me rends compte
aujourd'hui que j'ai travaillé
dans un cagibi pendant vingt
ans.»

Il est vrai que le centre man-
quait cruellement de lumière et

ne cessait de se dégrader. Arri-
vée au début des années 70 aux
Avanchets, **Chantal Salz-**
mann, venue découvrir le nou-
veau cœur flambant neuf de la



cité avec trois de
ses petits-enfants,
se déclare, elle
aussi, séduite par
ce «vrai succès vi-
suel». Reste à voir
à l'usage: «J'espère
à l'avenir trouver de la con-
vivialité et pouvoir faire mes pe-
tites emplettes sur place.»

La fin d'Avanch'Epicierie?

Mais il faudra encore un peu
patienter avant l'inauguration
d'Aldi, ce magasin de proximité
tant désiré depuis le départ de
Denner: le discounter allemand
devrait investir le centre d'ici à
l'été. «Aldi correspond exacte-
ment aux moyens de la popula-
tion locale et en plus ils ont de
bons produits», relève **Thomas**

Bläsi, responsable



de la pharmacie.
Un vrai potentiel
qui va, selon lui,
tout changer: «La
semaine, les gens
s'approvisionneront dans le
quartier. Le samedi, ils iront
faire leur tour hebdomadaire à
Balaxert. Un renouveau qui va
aussi transformer l'activité de
la pharmacie.»

Cette revitalisation s'annonce
tout particulièrement précieuse
pour les personnes âgées. «Les
commerces de proximité faci-
litent les déplacements et sont
bons pour le moral», témoigne
une aînée.

Pour combler le vide, les
autorités verniolanes avaient
mis sur pied, il y a un an, une
épicierie volante de dépannage
provisoire. Les ados du quartier
ne devraient ainsi bientôt plus
avoir besoin d'aller remplir les
frigos des seniors.

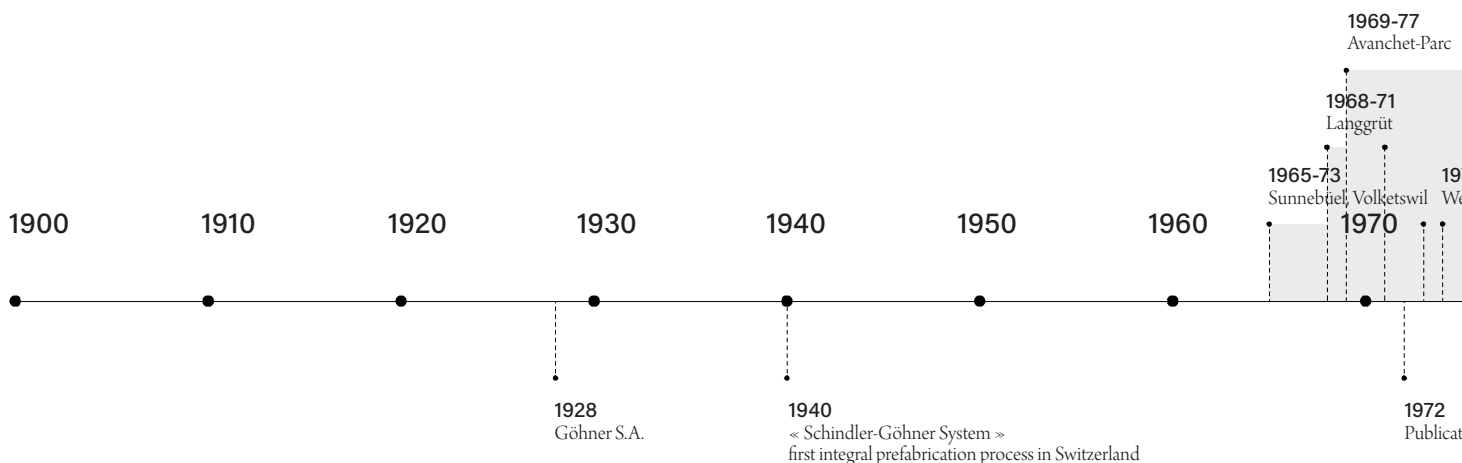
**Autorenkollektiv
an der Architekturabteilung
der ETH Zürich**

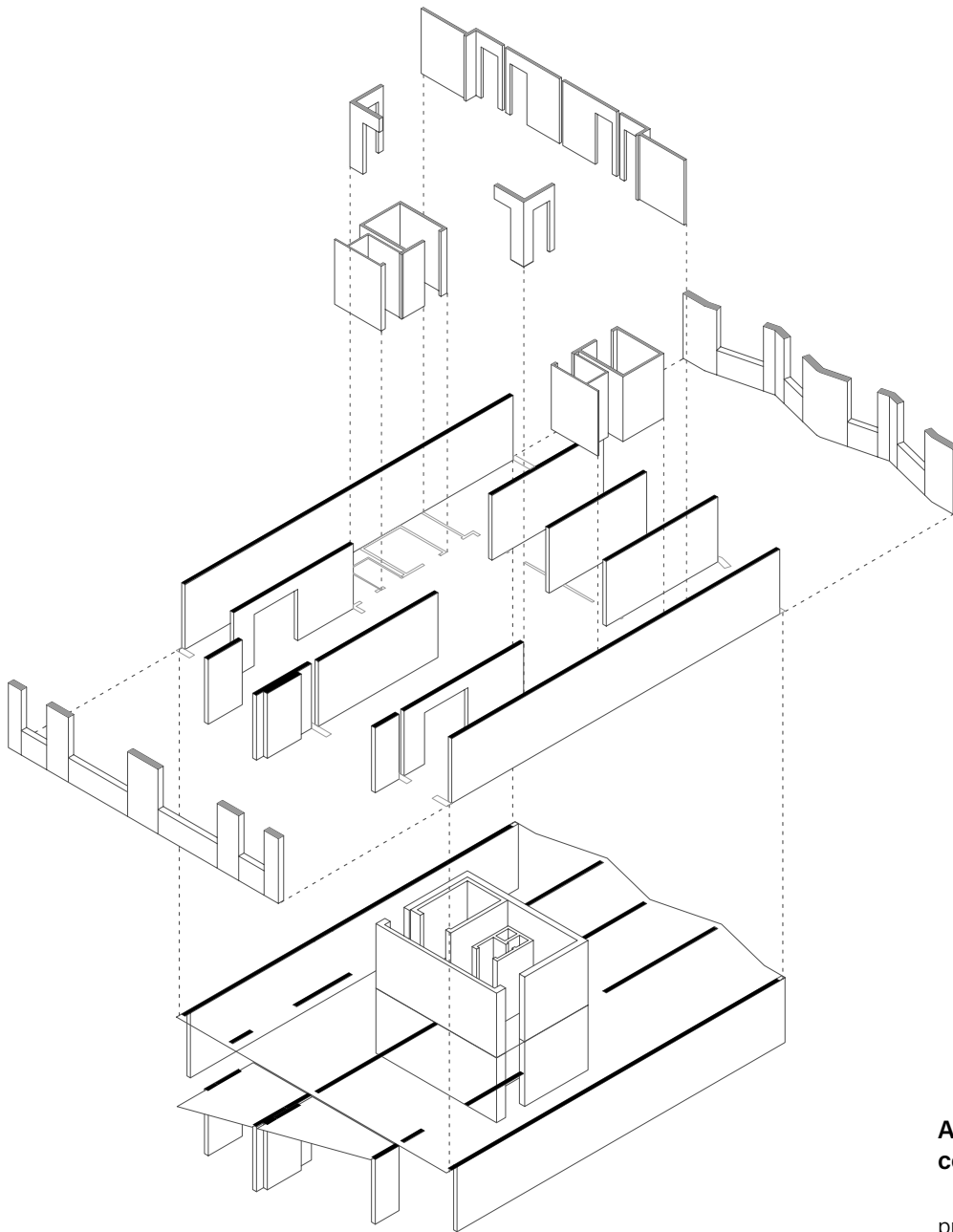
„Göhnerswil“ Wohnungsbau im Kapitalismus

**Eine Untersuchung über die
Bedingungen und Auswirkungen
der privatwirtschaftlichen
Wohnungsproduktion am Beispiel
der Vorstadtsiedlung „Sunnebüel“
in Volketswil bei Zürich
und der Generalunternehmung
Ernst Göhner AG**

Nachwort von Jörn Janssen

Verlagsgenossenschaft

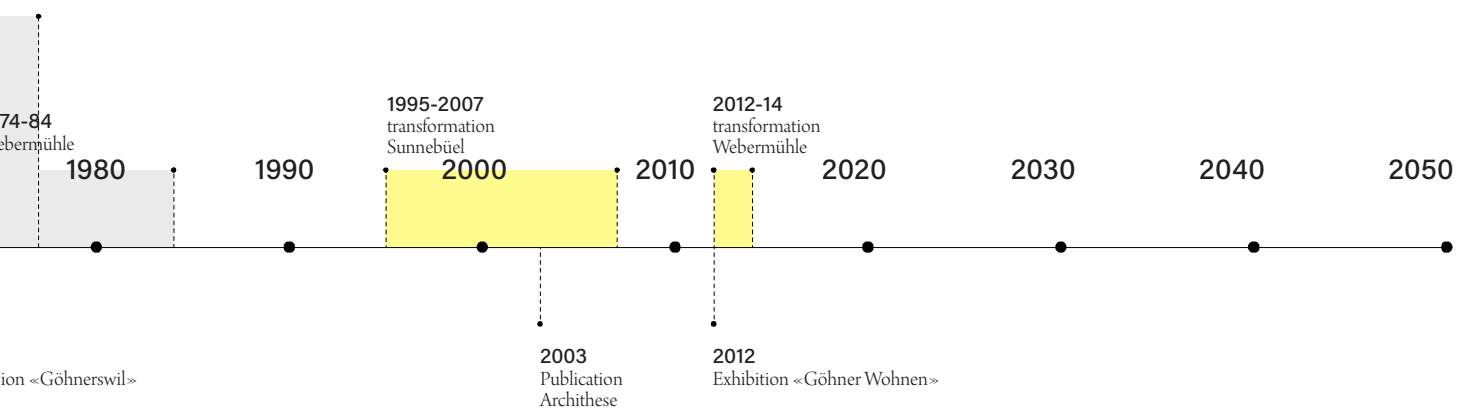




Axonometry of the « Göhner » construction system (right)

Cf. illustrations sur les prochaines pages

Timeline of constructions made with the Göhner system and reception (bottom)





1. Groundfloor on-site
steel frame

2. Groundfloor on-site
framework concrete basement

3. Groundfloor prefab
staircase cast on-site and placing of the first prefabricated slab

4. Regularfloors prefab

heavy concrete prefabricated construction system: placing staircase blocks, transversal structural walls, toilet blocs, partition walls and finally concrete bloc for the façade with the balconies.

5. Regularfloors prefab
placing first transversal prefab walls

6. Regularfloors prefab
they wanted it to be a very easy and quick system to be



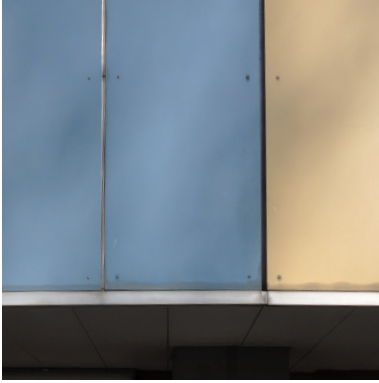
7. prefabricated toilet blocks delivery
quickness of producing 5 toilets/day

8. placing prefabricated toilet blocks
the toilet blocs had the pipes included

9. Regularfloors prefab
placing the concrete element for the façade

5. Regularfloors assembling
once the outter walls and balconies were mounted, they were placing the windows

6. Regularfloors coating
placing the outter isolation, steel sub-structure and eternit cladding

Façade

envelop: « pelichrom » eternit



envelop: anodizing aluminium



columns: concrete

Entrance and Staircase

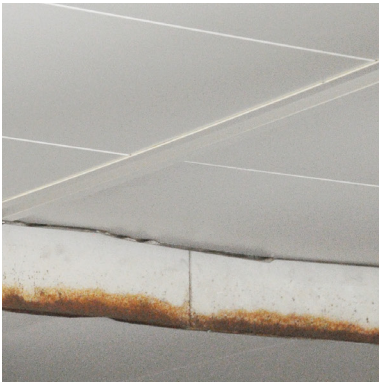
stairs and flooring: lino



entrance flooring: terracotta tiles



entrance pillars : bricks painted white

Outer Spaces

ceilling: aluminium



walls: colored plaster



grounf : tar

Appartement



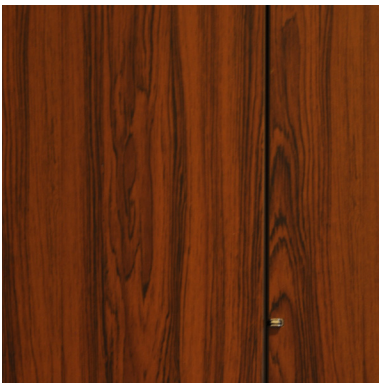
walls: white plaster



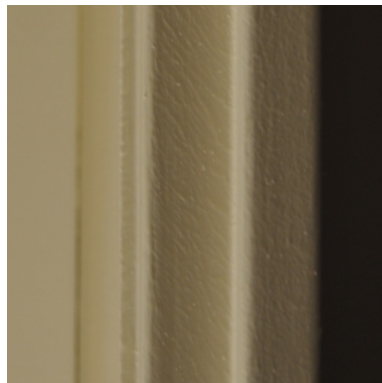
flooring : parquet



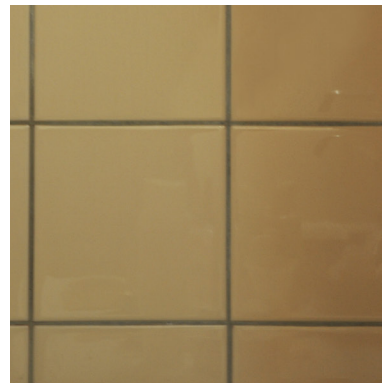
kitchen walls: ceramic



kitchen furniture: wood veneered



door frames: wood



bathroom walls: glossy ceramic

Balcony



sun shading: textil



window sill: inox



railing : painted inox

Heritage

« The heritage of the architecture of the 1970s is recent, even very recent. The tools – both scientific and cultural – for identifying the qualities of the architecture of this period, even to place these objects in a given context, in a crucial phase of contemporary history, are being put in place. Avanchet-Parc, which perfectly meets these criteria, deserves to be viewed in the necessary perspective. Multicultural and the bearer of a great social and generational mix, Les Avanchets is an exemplary experience. At the present, at a time when the planning challenges of the canton of Geneva are giving rise to a passionate and fascinating public debate, we should look with renewed interest at the Avanchet-Parc housing estate, bring out its qualities and learn from it. »

Maintenance

« The use of the most innovative construction techniques – and not necessarily the cheapest – was considered a guarantee of success. This far-sighted strategy is confirmed today, fifty years later, by the excellent state of preservation of Avanchet-Parc, an otherwise perfectly maintained housing complex.

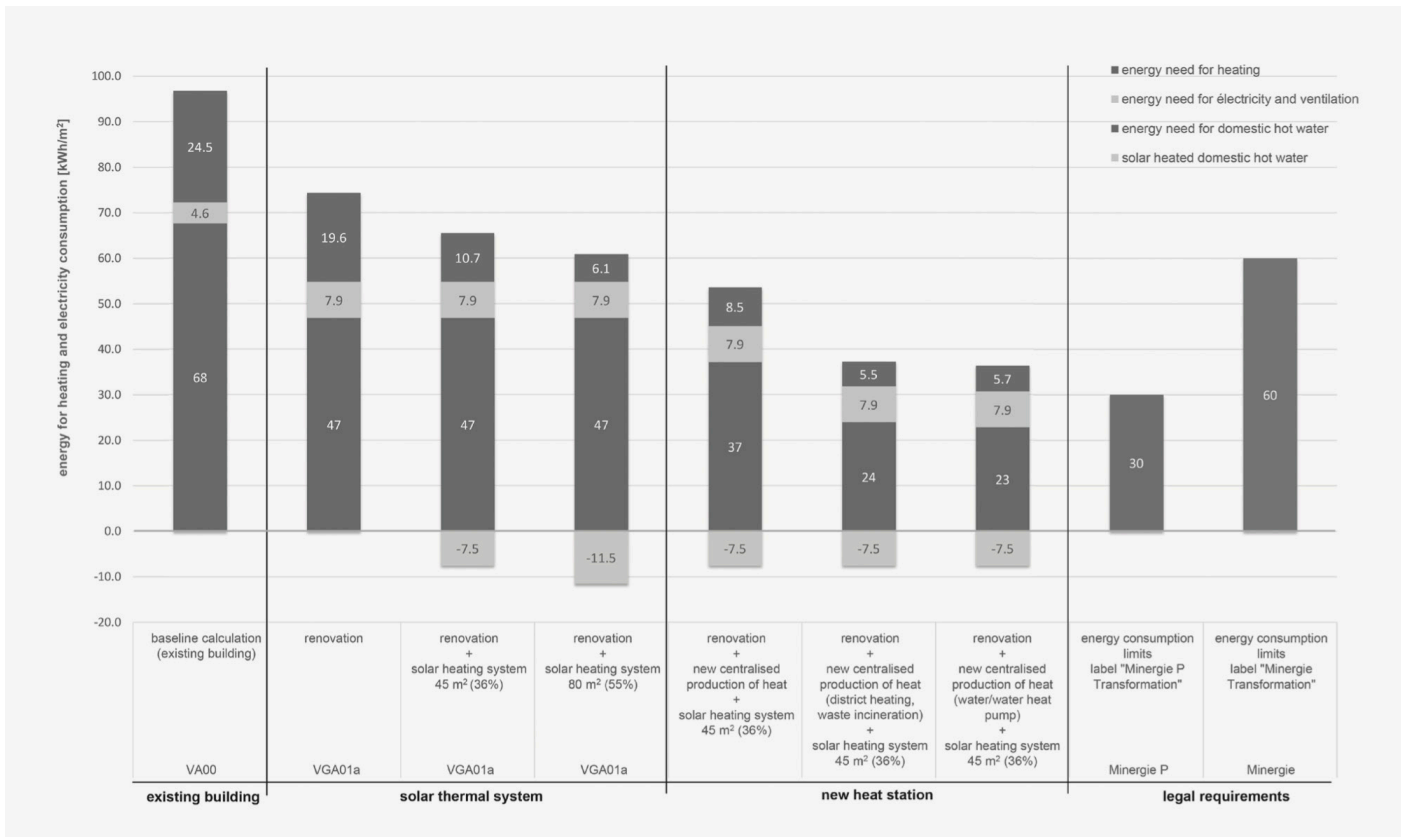
Despite some unfortunate alterations – the renovation of the ground floors and the almost systematic change of the beautiful original wooden double windows with more banal PVC (polyvinyl chloride) elements – the whole has indeed benefited from regular maintenance, both in the buildings and the outdoor spaces, profiting from the outset by the services of a central management commissioned by the cooperative of home-owners, which acts in concert with the municipal services. »

Technical Innovation

« The energy performance of the whole. This is due to the ventilated facades, thanks to which the buildings are insulated from the outside and so achieve a thermal and acoustic performance well above the average of the time.

[...] The material design of the envelopes of the buildings at Avanchet-Parc, therefore, represents a pioneering approach, heralding the paradigm shift that would take place in construction following the oil shocks of 1973 and 1979 through the generalization of peripheral insulation. Economical operation and lower maintenance costs were featured as a major asset, which is indeed the case. Recent research conducted by the Laboratory of Techniques and Preservation of Modern Architecture (TSAM) of the Federal Polytechnic in Lausanne (EPFL) have shown, with supporting calculations, that with its annual consumption, Avanchet-Parc is particularly efficient in terms of energy use. »

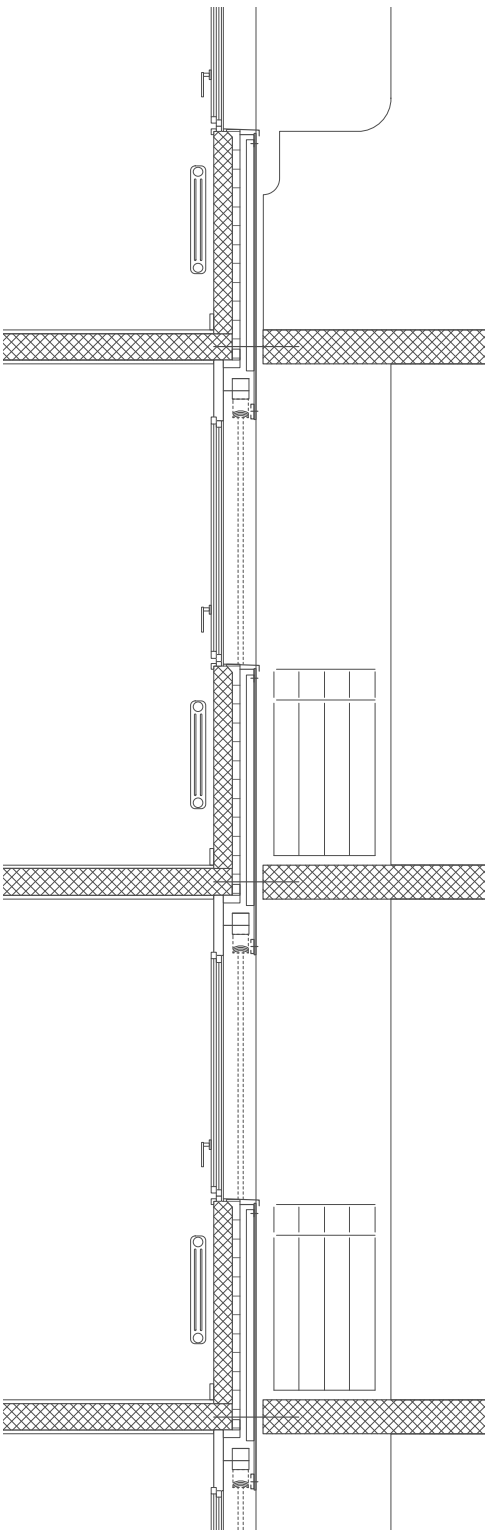
« This is a sign of skillful construction, undoubtedly pioneering in the context of the 1970s and which is still today, half a century later, the essence of its relevance to the present. »



« Avanchet-Parc is particularly efficient in terms of energy use, with punctual interventions, carried out from the inside and respectful of materiality, the city easily falls within the legal limits of the law on energy. »

Graf, Franz and Marino, Giulia.
Graphic in the publication:
Avanchet-Parc, Cité de
Conception Nouvelle et
Originiale. (Lausanne: Infolio
Editions, 2020).

Energy scénarios for renovation,
solar heating system implementation
and new centralised production of heat.

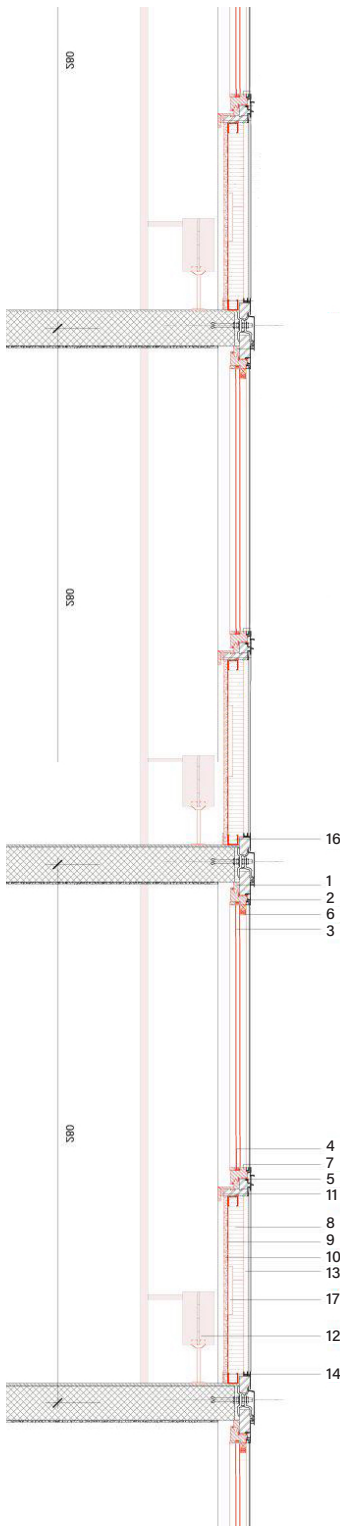


Facade

Eternit plate « Polichrom »	8 mm
Aluminium grid substructure Ickler type	40 mm
Air gap	35 mm
Glass wool insulation Vétroflex PB 220	40 mm
Prefabricated reinforced concrete element	100 mm

Box window

Anodised aluminium shelf	
« Light metal » frame	
Wooden frames	
Wooden outer frame (changed: PVC)	
Simple glazing	0,3 mm
Wooden inner frame (changed: PVC)	
Simple glazing	0,3 mm
Marble shelf	



Internal

Existing heater units moved approx. 10 cm

Renovation Facade

Oak skirting board (14)	60 mm
Painted plasterboard facing panel (10) (conductivity: 0,40 W/mK)	15 mm
Vapor barrier (9)	
Heater unit support frame (17)	
Steel profile U form (16)	50 x 50 mm
Rockwool insulation (Isover PB F 030) (8) (conductivity: 0,03 W/mK)	80 mm
Air gap (13)	

Box window

- Spruce wood window frame fixed to retained existing timber subframe (1)
- Ventilation holes drilled at 45 deg. in timber frame (7)
- Spacer element ACS (4)
(conductivity: 0,06 W/mK)
- Original sinfle glazing replaced with double glazed unit 4/20/4 (3)
(U=1,0 W/m2K)
- New EPDM joints (5)
- Outer aluminium layer of opening elements retained and cleaned (2)
- New DVKL venetian blinds, powder coated aluminium fixed between the timber and aluminium layers (6)
- Painted timber window sill (11)

« Le Lignon was listed in May 2009, when the Geneva State Council classified the Cité as a historical monument with a «site plan». The site was preceded by long negotiations with the commune of Vernier and with the owners of the various houses, who feared that the protection of the heritage would make any modification impossible. But it is above all the external aspect that is protected: the characteristic facades, the green spaces and public squares as well as other buildings in the Cité, with different degrees of protection. »

