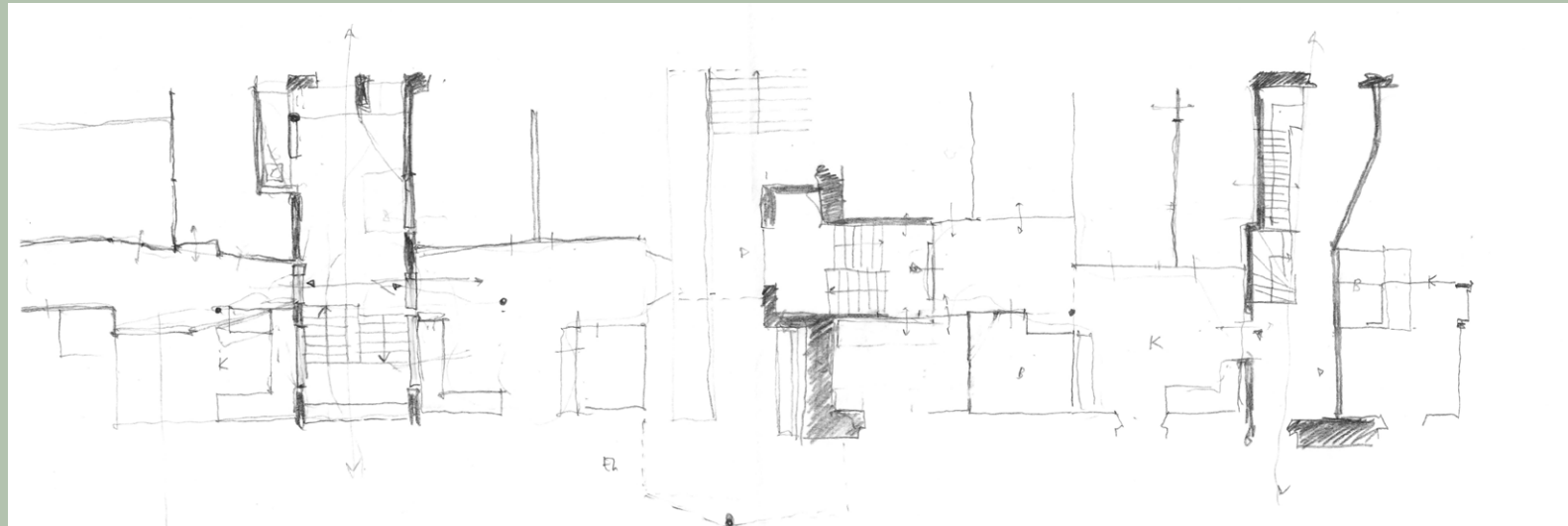


Dazwischen

Outcasts

The Highest Bidder

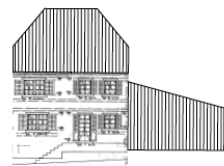


One in muted green, the other a faded lavender-green
colors have probably lightened over time
the buildings seem to have grown into place
adjusting to needs
responding to circumstances
the roofline fold over them like a protective gesture
sheltering the miles of change
openings that were closed, walls shifted, entrances added
each adaption speaks of the lives unfolding within

exceptions in the neighborhood
too close to the street, as if the road had widened around
during a time when proximity was natural, not a compromise
too close - or maybe just right?
I walk past, the buildings so close, I can touch the facade
a glimpse inside - shadowed rooms, a flicker of movement

they are not alone
further up, more facades press against the street
not solitary structures, but groups, forming ensembles
many entered
spaces in the back accessible without a fence
no borders, no clear line between private and public
the contrast is sharp
villas sitting deep in their gardens, behind hedges, trees and walls
more space, more separation, more silence

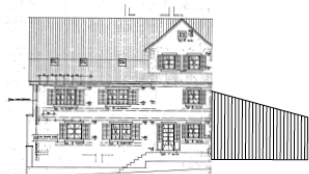




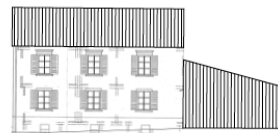
1696
House with cellar (10x8 meters)

Owner and Use

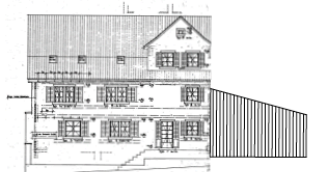
Jacob Rinderknecht
Lehenshof from the hospital Zürich



1715
Extension residential building + 5 m



Owner and Use



1812
New eaves-standing building (dt. traufständig) replaces existing ridge-standing building (dt. firstständig)

Owner and Use

Sackelmeister Heinrich Rinderknecht
from 1840: Pension Rinderknecht



1858
Conversion from stable to residential building

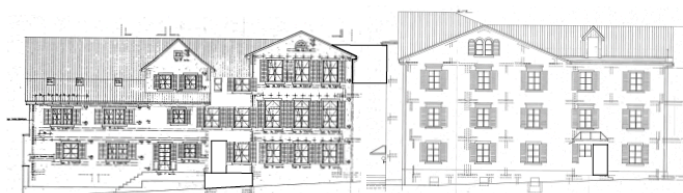


1858
Conversion of residential building

1863
Extension of the residential building with additional entrance (originally a barn with stable and shed)

Owner and Use

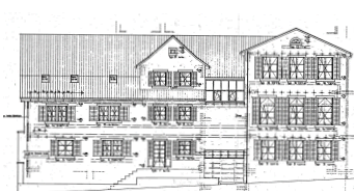
Heirs of Jakob Rinderknecht
Pension Rinderknecht, from 1884: Pension Beau Séjour



1864
Connecting corridor between Hochstrasse 56 and 58

Owner and Use

Heirs of Jakob Rinderknecht
Pension Rinderknecht, from 1884: Pension Beau Séjour



1960s
Refurbishment (ETH Zurich)

Hochstrasse 56 + 58

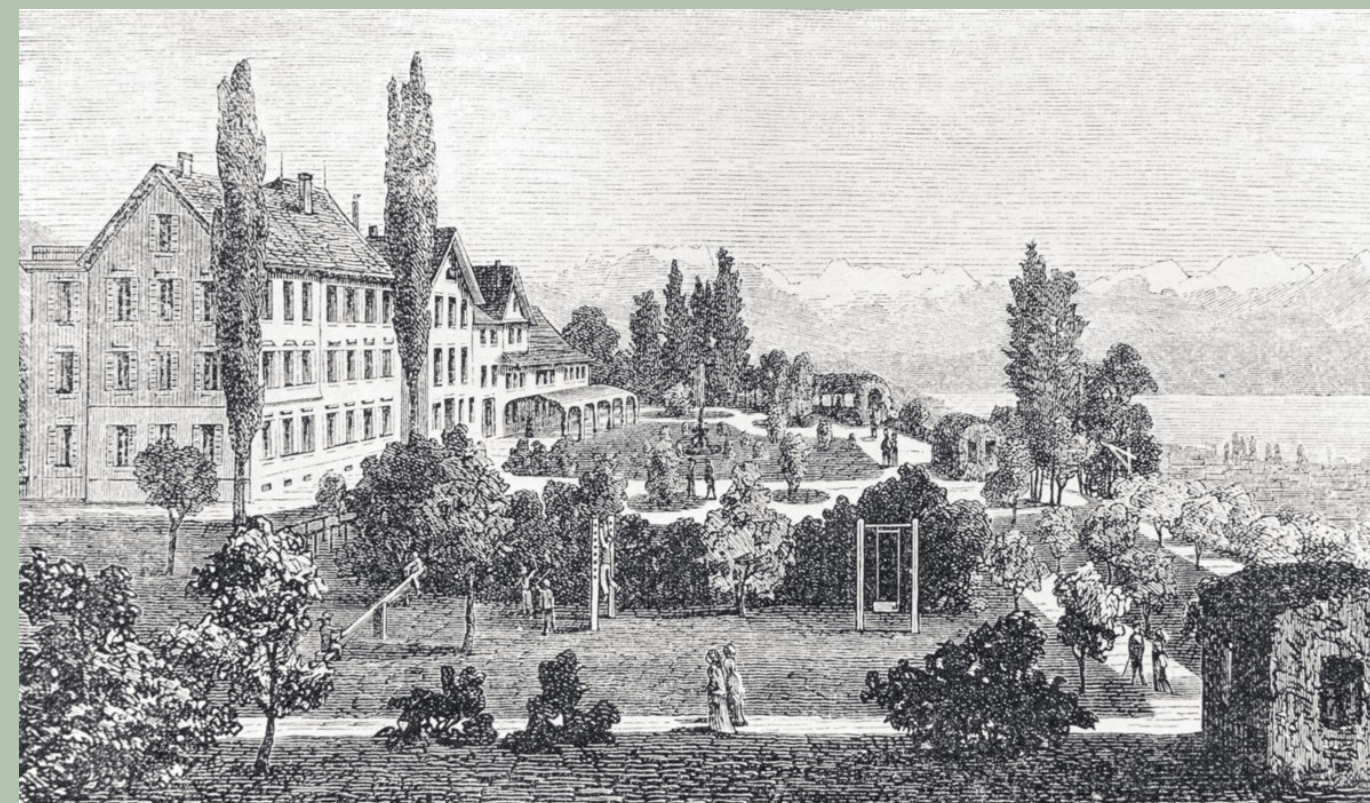
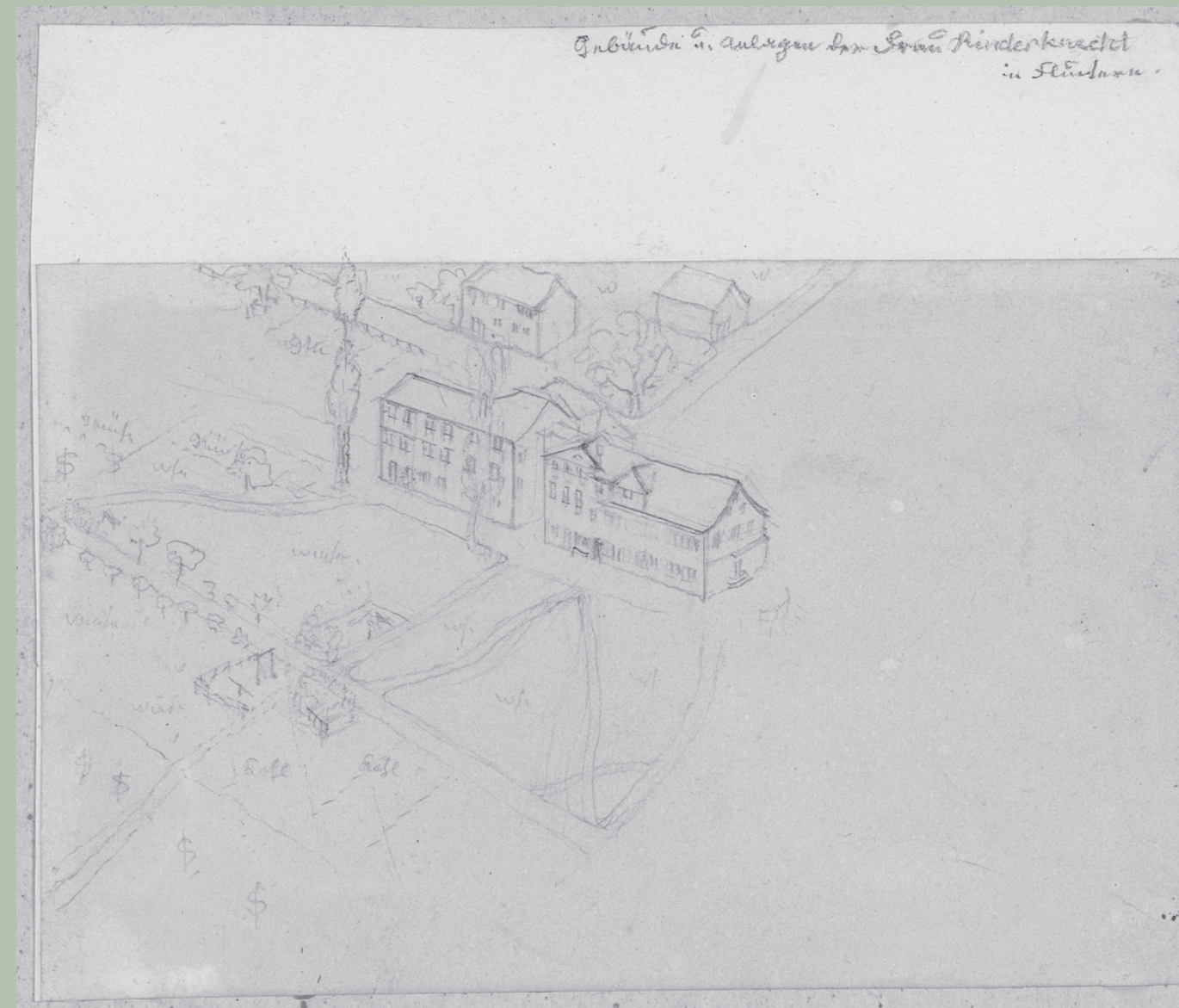
1874, 1884-1895 C.W. Schläpfer-Escher (Pension Beau Séjour)
1878-84 Heinrich Brunner-Nüssli
1895 Gebr. Rothschild

Hochstrasse 56

1908 Joh. Konrad Schweizer
...
1955 ETH Zurich

Hochstrasse 58

1896 Otto Lehmann-Huber
1901 Pauline Deus-Keller
...
1954 Immo-Terra AG
1957 ETH Zurich





First Floor



Ground Floor

still existing	demolished	Year
1676		
1715		
1812		
1858		
1863/64		
1987		

1715
Extension residential building + 5 m

1696
House with cellar (10x8 meters)

1858
Conversion from stable to
residential building

1864
Connecting corridor between
Hochstrasse 56 and 58

1812
New eaves-standing building (dt. traufständig) replaces existing
ridge-standing building (dt. firstständig)
1858
Conversion of residential building

1863
Extension of the residential building with
additional entrance
(originally a barn with stable and shed)



1864



1910



1981



1947



IN-BETWEEN THE TWO BUILDINGS

Original photo with
standing close together, small remaining
gap in-between is clearly a shadow
a natural gap

THE SPACE BEHIND

from automatic changes (part of the partition boundary) to public meeting space with vegetated building, including the space beside the vegetated garden which they exchange to form (re)landscapes.

WINDOW SPACE

[illegible]CIRCULATION SPACE $\Lambda_{\cdot 1}$

(1) *Interpretation of the term "conspicuous"*
 part of the notice
 (2) *Interpretation of the term "conspicuous"*
 (3) *Interpretation of the term "conspicuous"*
 (4) *Interpretation of the term "conspicuous"*
 (5) *Interpretation of the term "conspicuous"*

CIRCULATION SPACE $\Lambda_{1,2}$

THE TRAILER WAS EQUIPPED AS THE TRUCK POSITION
WAS BEING LOCATED OUT OF THE SCRAMBLER WHEN
THE TRUCK WAS LOCATED
A SMALL MOTOR VEHICLE WAS SEEN IN THE TRAILER
IT WAS SEEN BY A PERSONAL VIEW

CIRCULATION SPACE _{B.1}

I teach the old sailors as I teach the garden peas
and get within the clearing their open space

THE SPACE IN FRONT

a CIVIL Strip between building and street
for (Road is close
for (can reach it
and (change the way walking)
just place a set of lights to set (can clearly



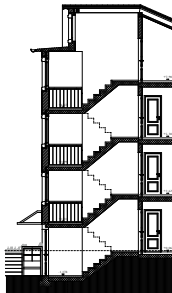
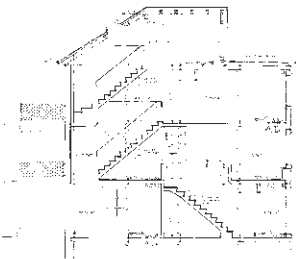
Pension Rinderknecht 1850



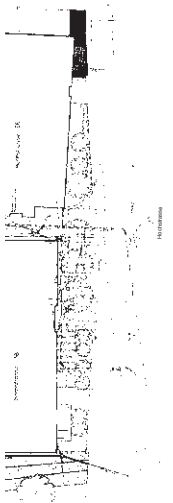
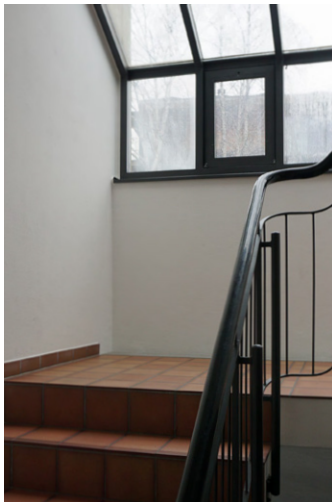
Bricked up windows 1963



Adaptability: additional windows for insulation in winter (left), or shading elements in summer (right)

Plans from before renovation in 1980 (ground floor and first floor)
small toilet niche in circulation space

lay the niche is a void, connecting all floors



1930



+

+

The In-Between

A Collection

+

Masterthesis FS 2025

Lara Marie Blessner

+

+

+

social
climatical
urban
transitional

In-between spaces mediate between urban structures, climatic conditions, social interactions, and transitional movements. They define thresholds between public and private, shaping circulation and encounter. As climatic regulators, they moderate temperature, ventilation, and light, creating comfort and adaptability. Socially, they foster interaction, appropriation, and moments of pause, allowing for both gathering and retreat. In their transitional nature, they balance movement and stillness, linking spaces while maintaining distinct identities. Through their openness and enclosure, they can enhance spatial experience and invite engagement.

+

+

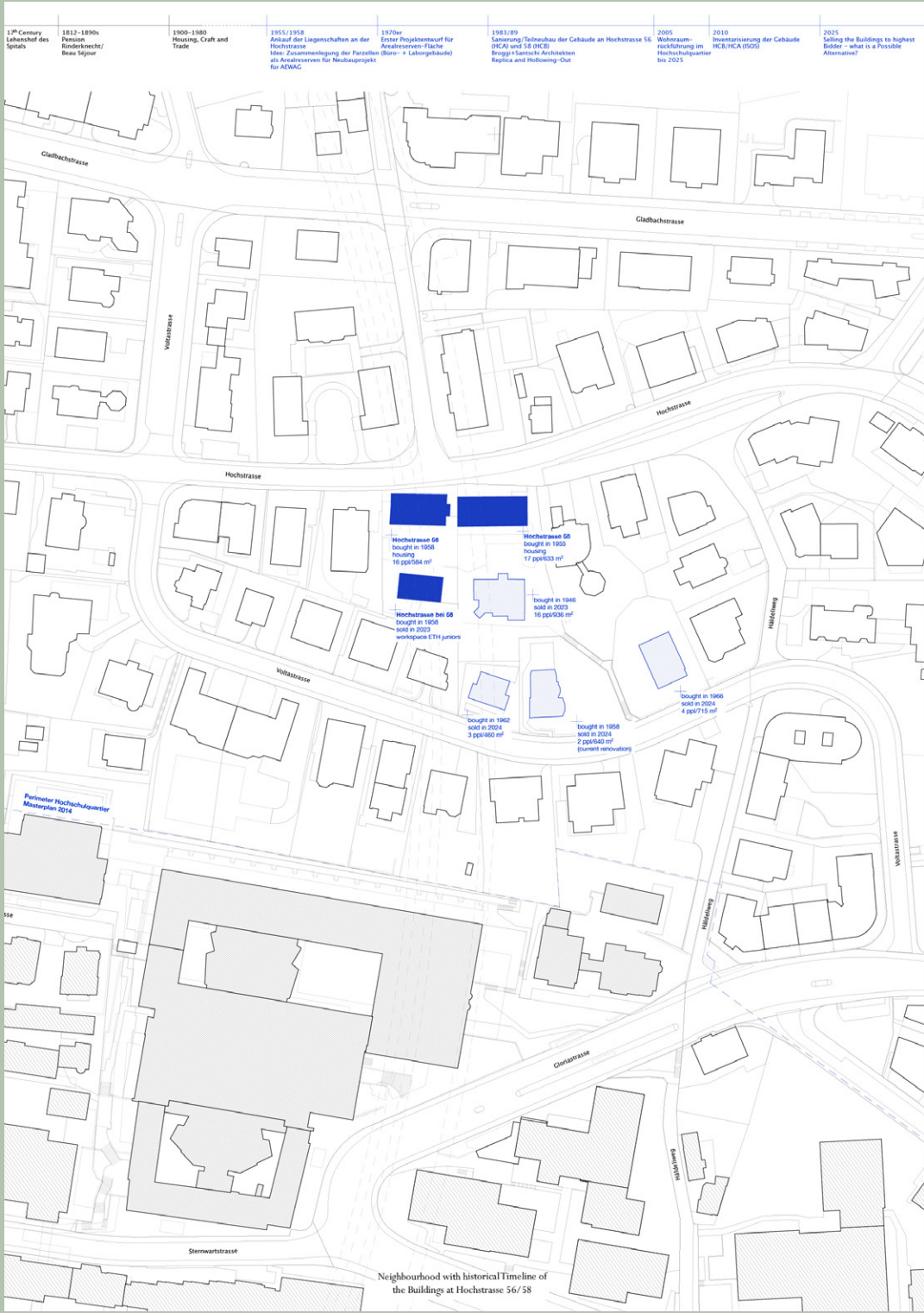
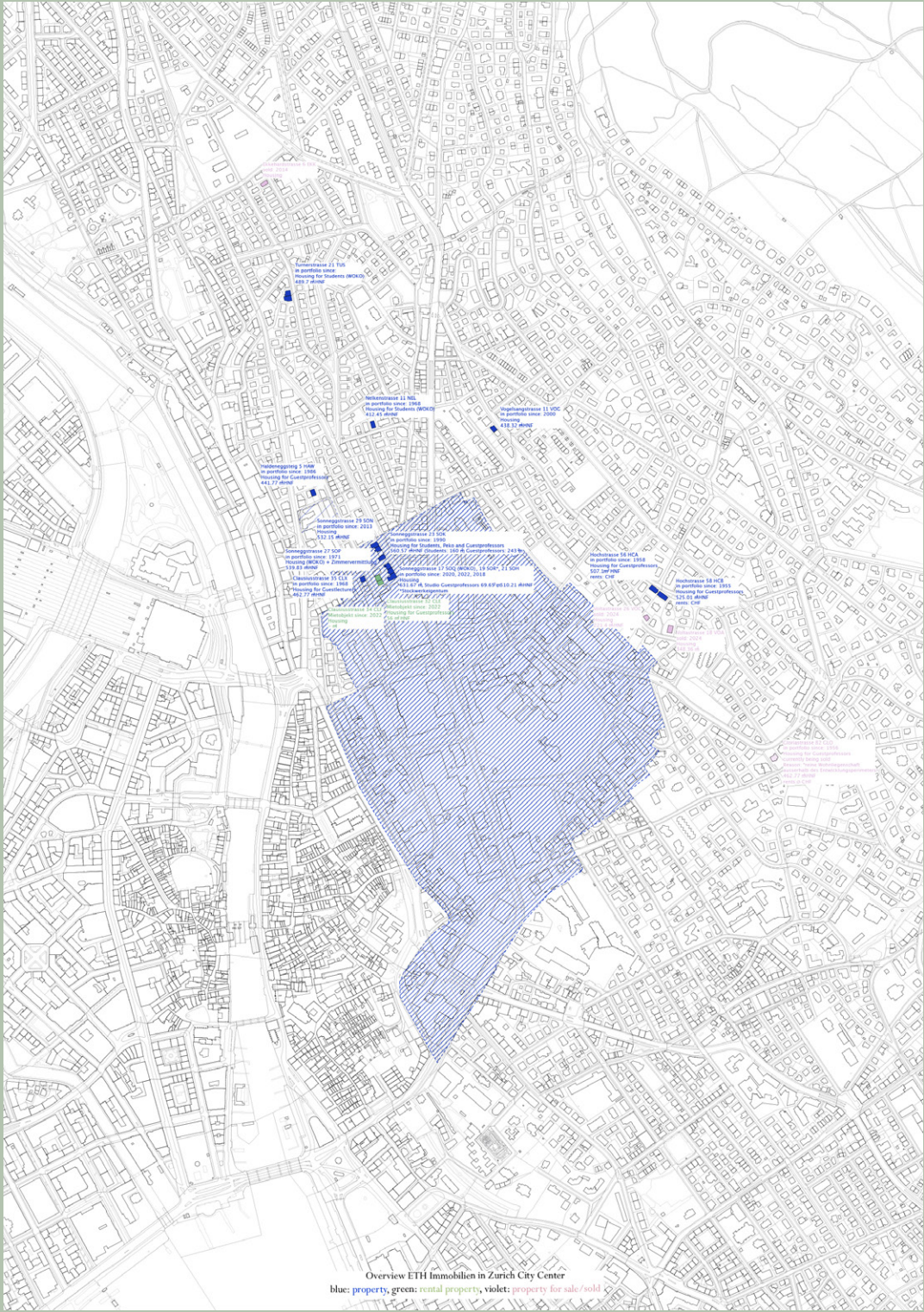
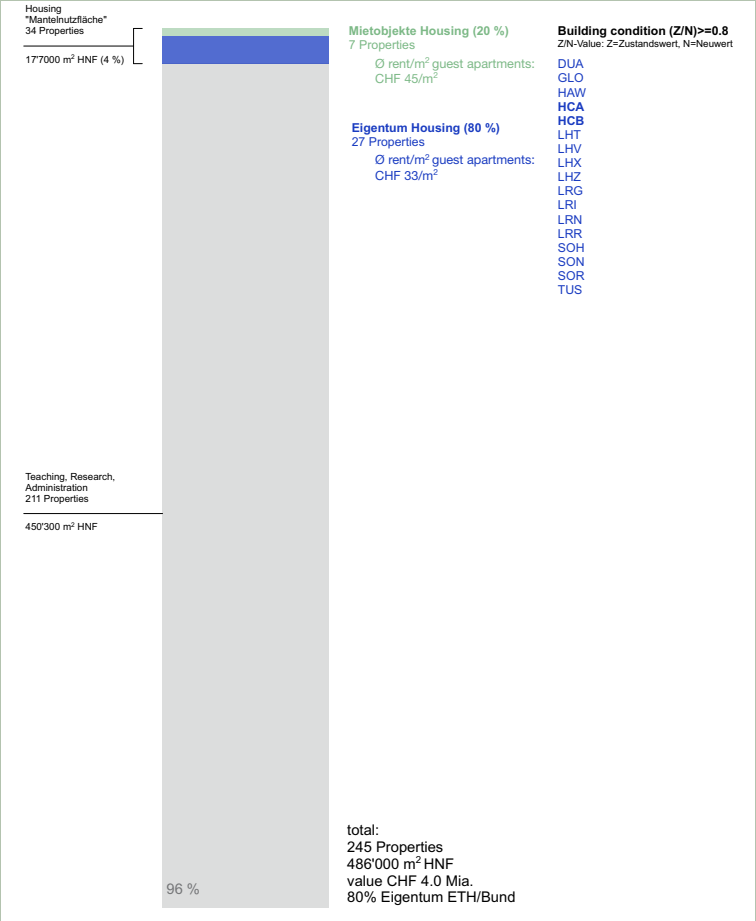
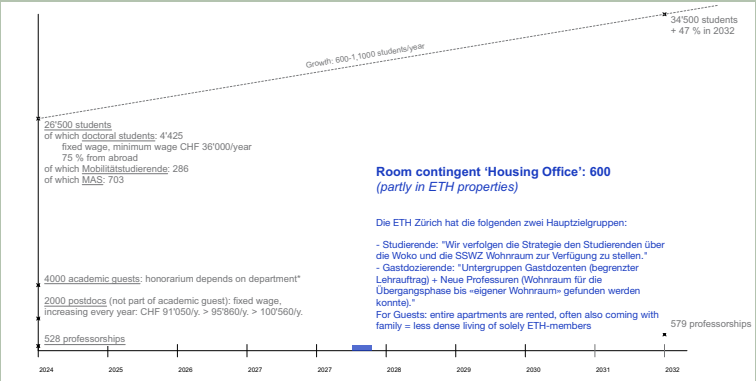
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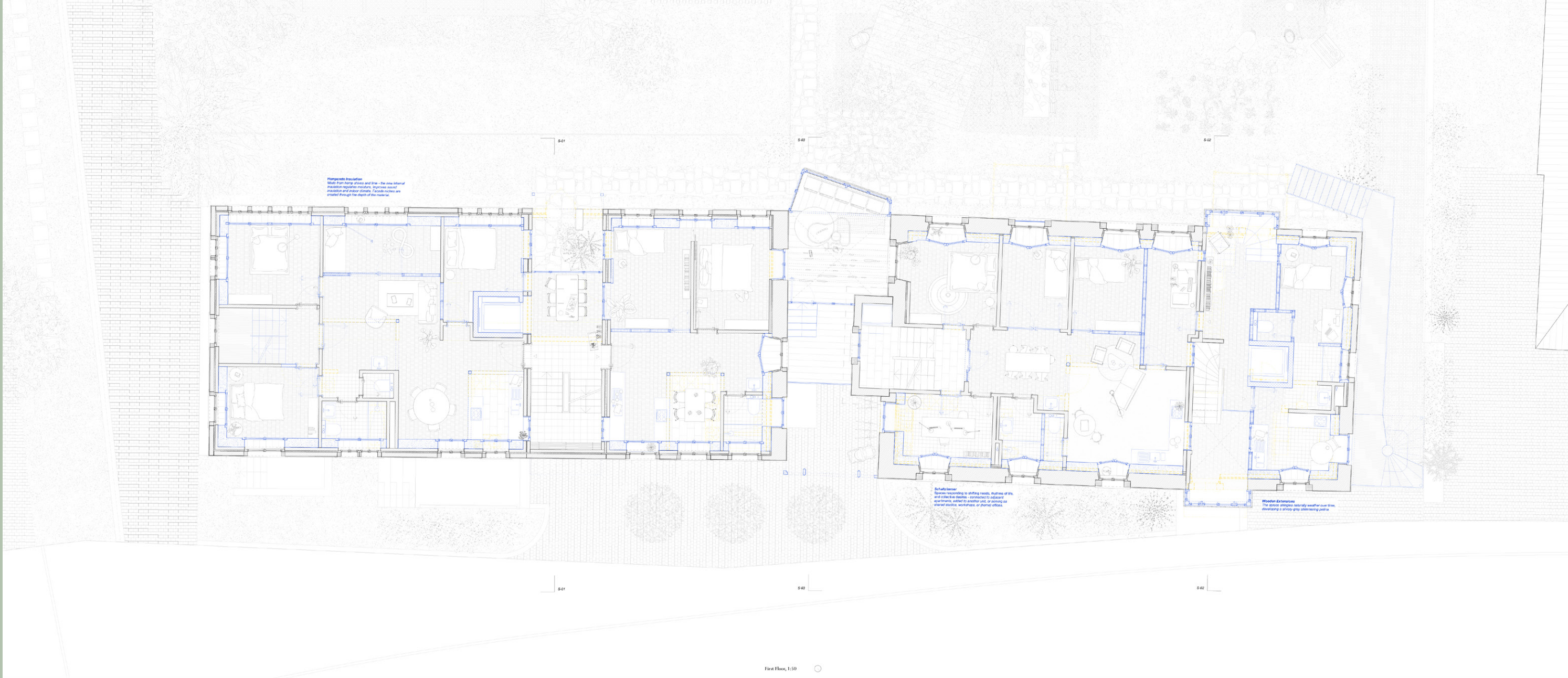
Access
Ambiguity
Appropriation
(Micro)Climate
Interaction
Light
Movement and Pause
Proportion
Proximity
Regulations
Thermal Storage
Transition
Urban Thresholds
Ventilation

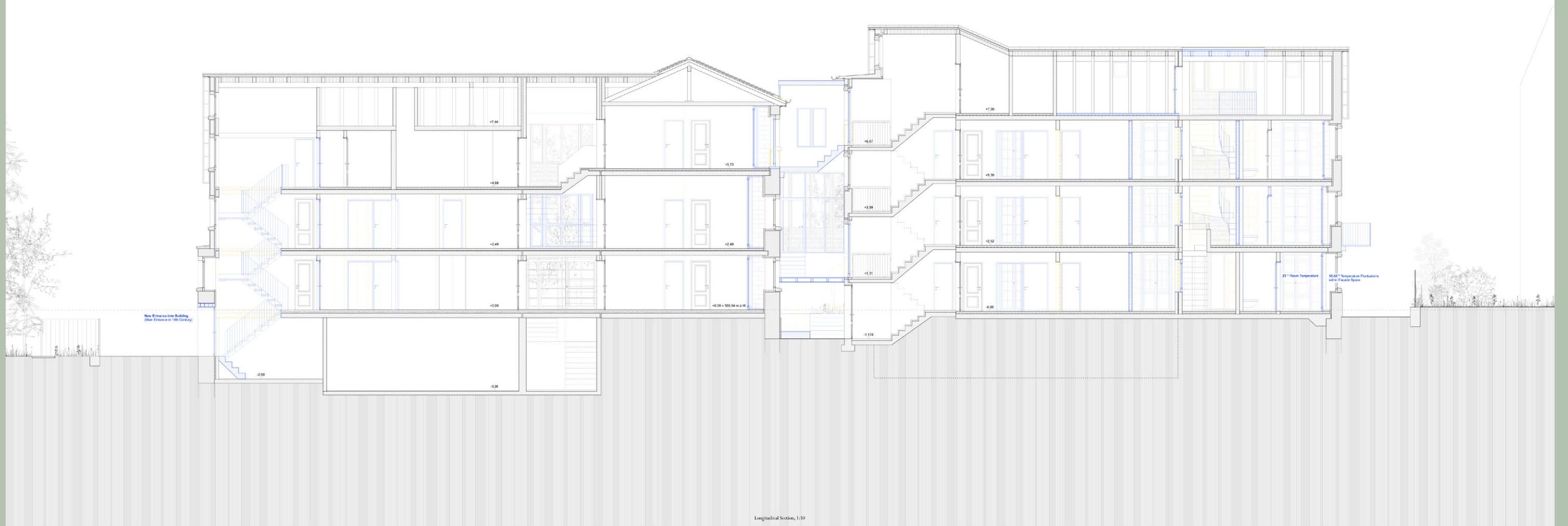
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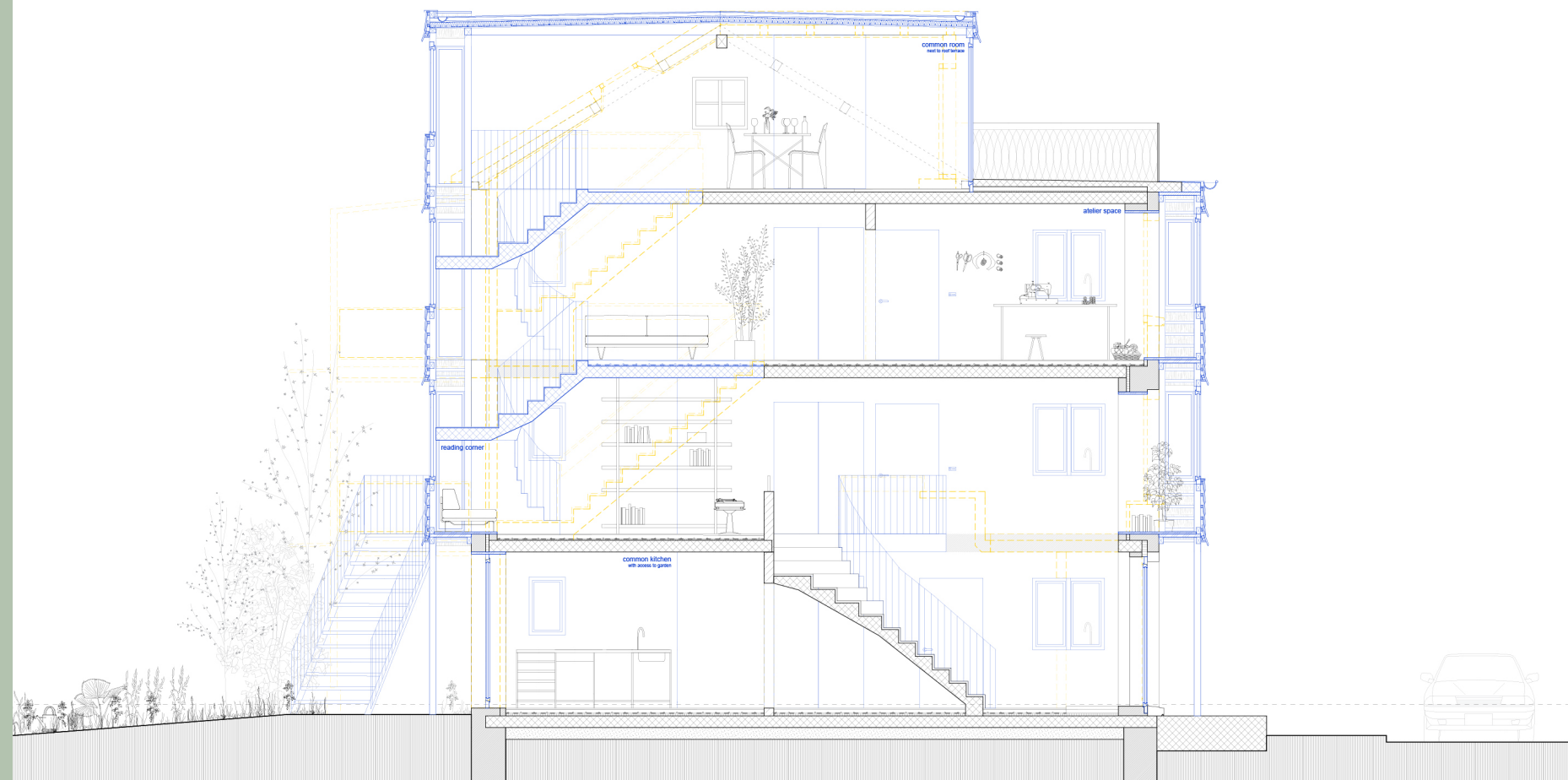




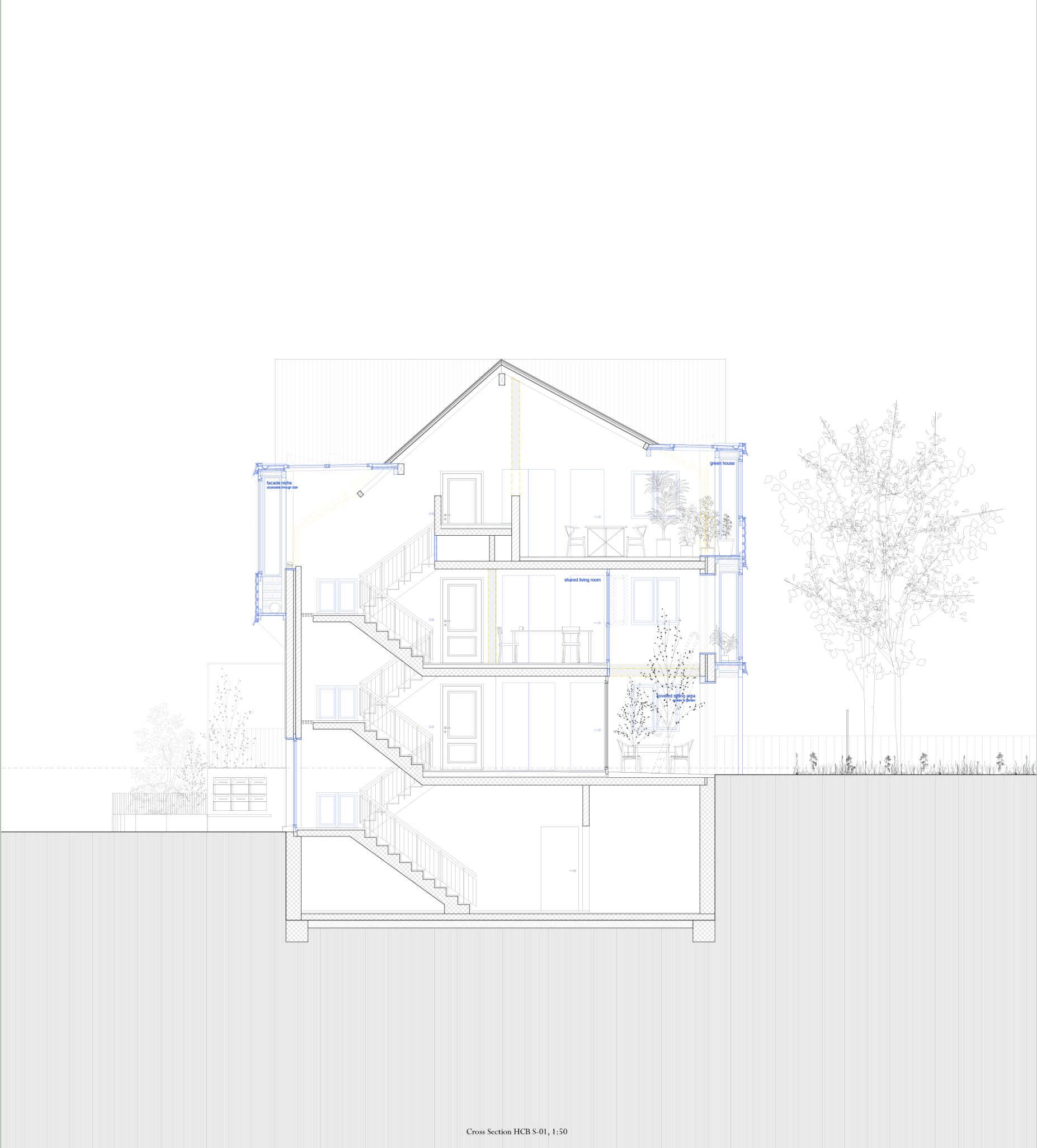








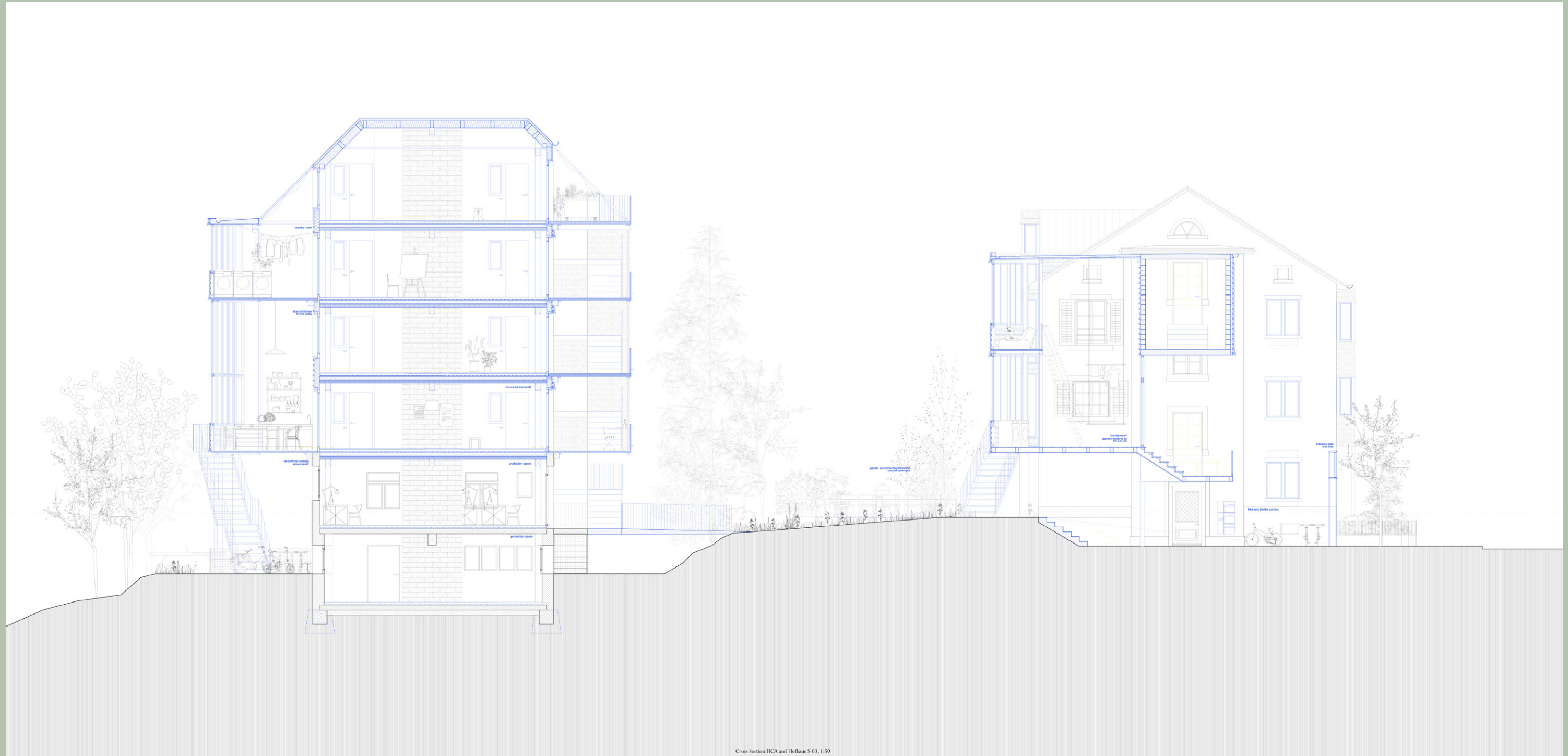
Cross Section HCA S-02, 1:50



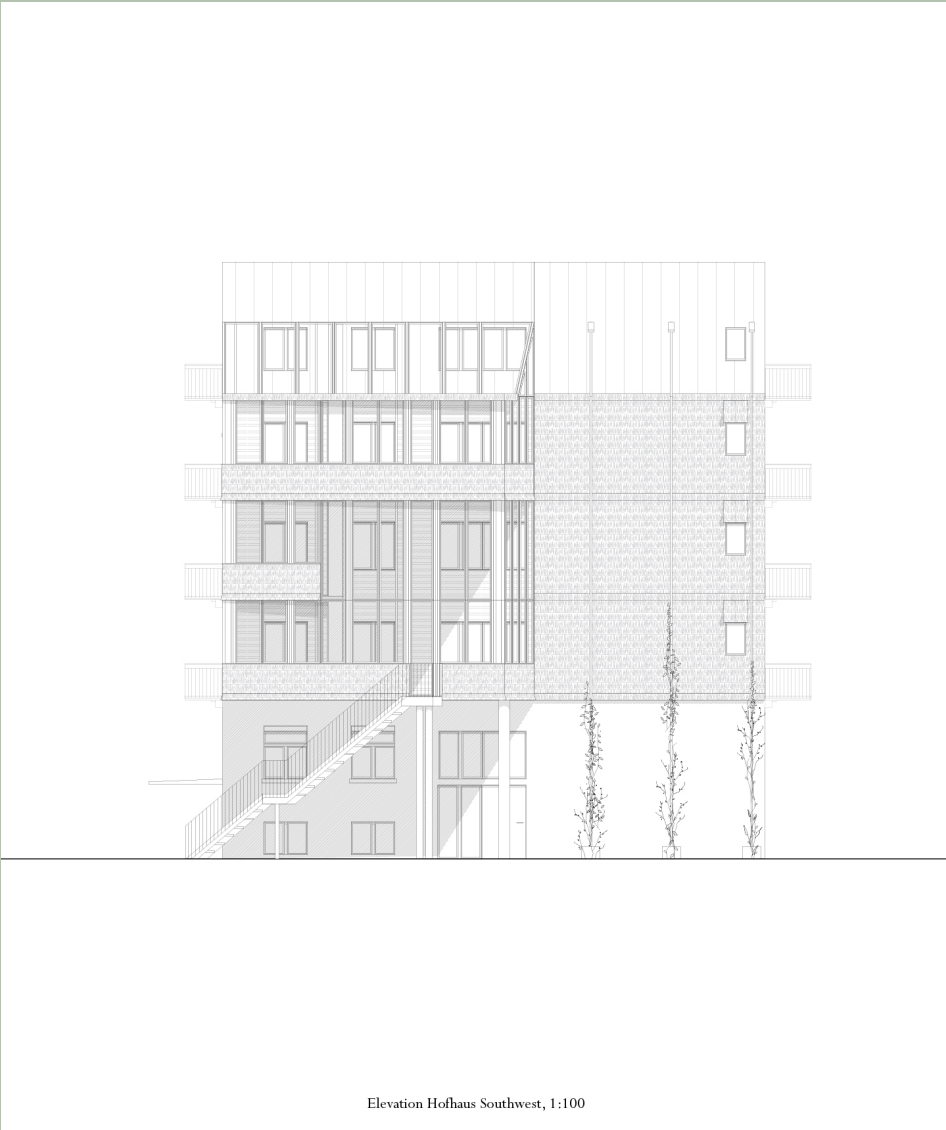
Cross Section HCB S-01, 1:50











Areal Hochstrasse

Plot area (FL221, FL1362, FL1363)	1'470 m²
aGF	1'777 m²
naGF*	200 m²
Ausnützungsziffer (AZ)	1.2
Wohnzone / max AZ	W4 / 1.2
Number of apartments	13 + 12 (Hofhaus)
Number of rooms	112
Max number of persons	65
Residential area	
in apartment	27 m² / person
shared in-between	418 m²

Ankleide	Mansarde
Anrichte	Museum
Ausstellung	Musikzimmer
Bastelraum	Office
Behandlung	Postraum
Besprechungsraum	Praxis
Bibliothek	Produktion
Chill-Out	Röntgen
Empfang	Ruheraum (zu Sauna)
Entrée	Salon
Fitnessraum	Sauna (privat+öffentlich)
Garderobe	Schalterhalle
Gastzimmer	Sitzungszimmer
Gebetsraum	Studierzimmer
Gewerbe	Studio
Gruppenraum	Sporthalle
Halle	Take-Away
Hallenbad	Tankstellenshop
Hauswirtschaftsraum	Übungsraum (Musik)
Hobbyraum	Umkleideraum
Kiosk	Vereinslokal
Kopierraum	Vinothek
Küche	Vorbereitung
Kunstgalerie	Wartezimmer
Labor	Werkstatt
Lagerist (Büro)	Windfang
Lagerverkauf	Wintergarten (beheizt)
Lift	
Loft	

an

Anrechenbare Räume

Abstellraum*	Luftschutzraum
Archiv*	Magazin
Autowaschstrasse	Maschinenraum
Containerraum*	Mofaraum
Einstellraum	offenes Erdgeschoss
Estrich	Parkhaus
Garage	Reduit*
Geräteraum	Serverraum
Gewächshaus	Steigschacht*
Heizmaterialraum	Tankraum
Heizung	Tankstelle (Aussenbereich)
Installationsraum*	Technikraum
Keller	Telefonzentrale (unbedient)
Klimazentrale	Trockenraum
Kühlraum,-zelle*	Veloraum
Lagerraum	Vorratsraum*
Liftmotorenraum*	Waschküche
Loggia	Weinkeller
Luftraum*	Winde*

(*Mindestgrösse für Abzüge = 3 m²) na

Nicht anrechenbare Räume*

III. Die Nutzungsziffern (§§ 254 ff. PBG)

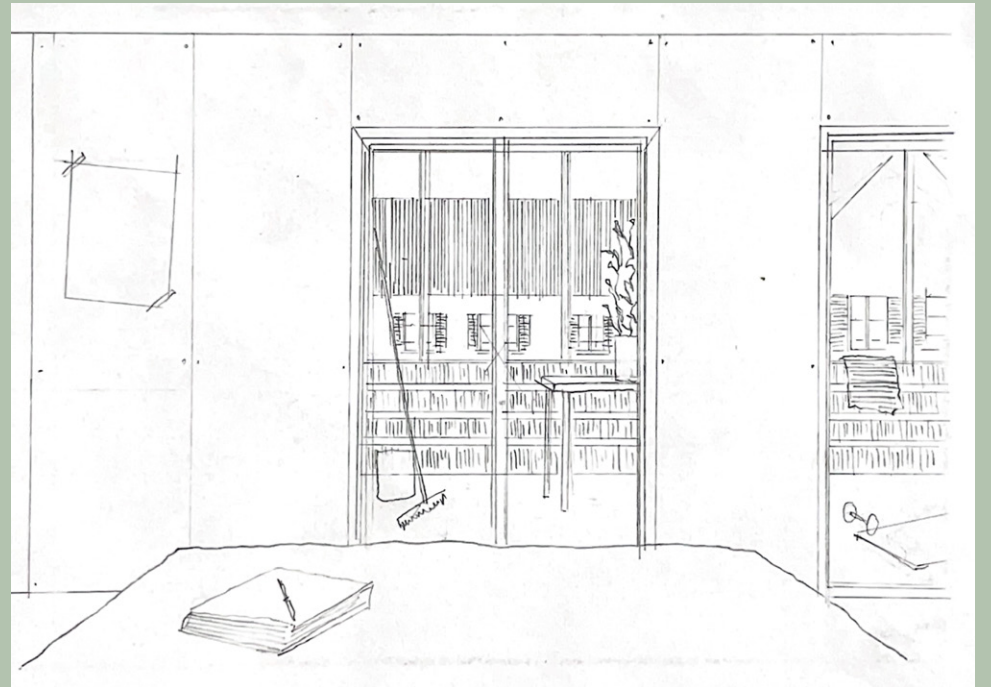
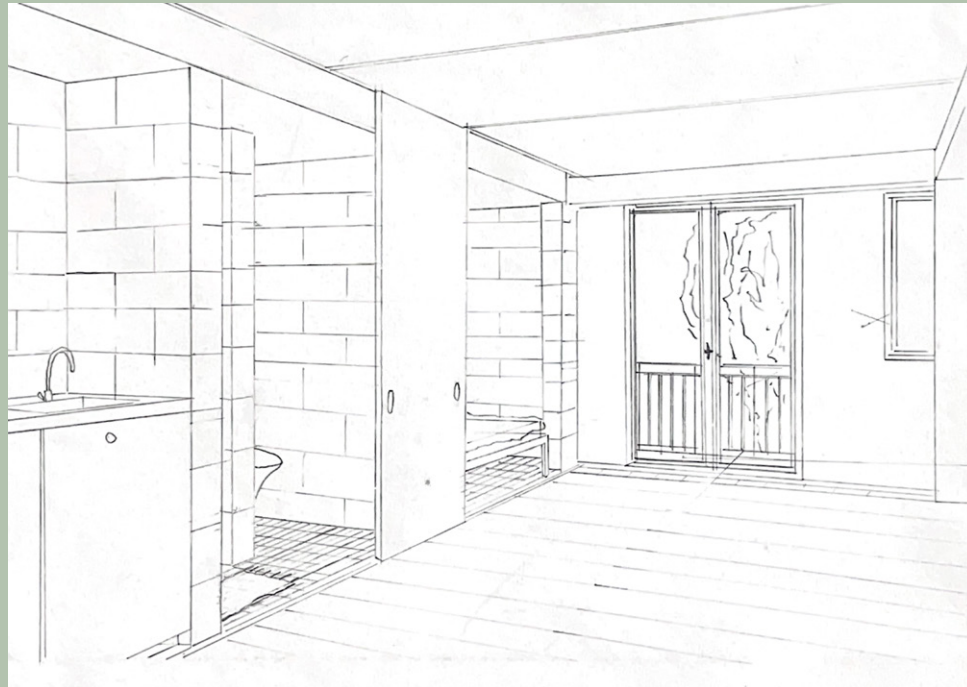
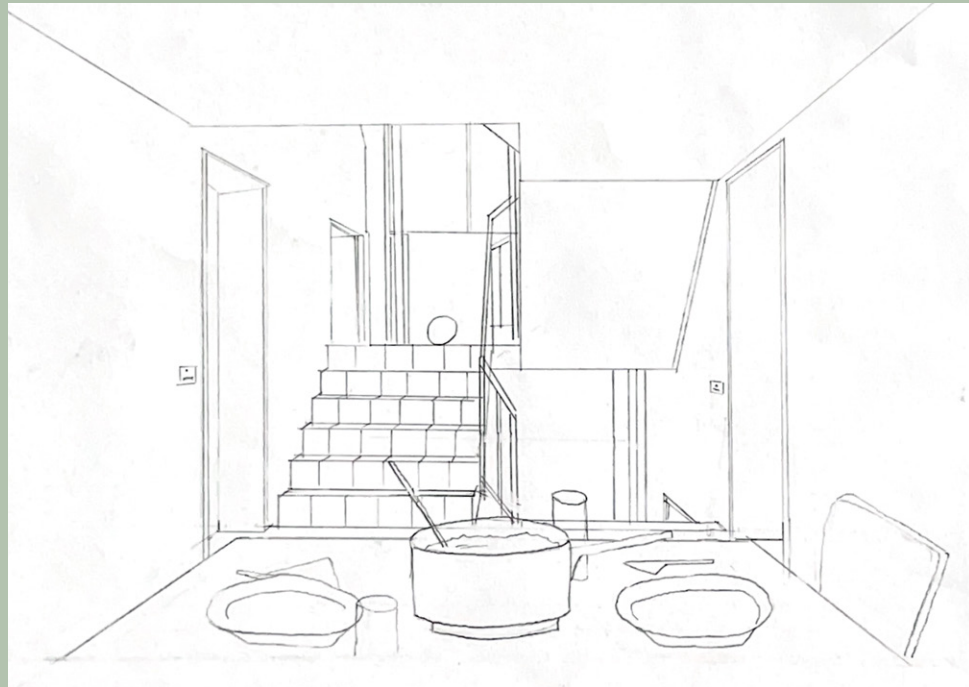
1. Die Ausnützungsziffer (§ 255 Abs. 4 PBG)¹⁴

§ 9.^{14, 16} Dach-, Attika- und Untergeschosse, die im Sinne von § 276 Abs. 2 PBG² ein Vollgeschoss ersetzen, gelten für die Berechnung der Ausnützungsziffer als Vollgeschosse.

Dach-, Attika- und Untergeschosse

- § 10.^{8, 16} Als nicht anrechenbar gelten:
- a. der Freizeit dienende Gemeinschaftsmehrweckräume von Mehrfamilienhäusern und Einfamilienhaussiedlungen, soweit sie mindestens 20 m² erreichen und bei grösserem Ausmass 2% der anrechenbaren Geschossfläche nicht übersteigen,
 - b. der Arbeitsplatzgestaltung dienende Nebenräume bis zu 2% der anrechenbaren Geschossfläche,
 - c.¹⁴ verglaste Balkone, Veranden und Loggien sowie Wintergärten und Windfänge ohne heiztechnische Installationen, soweit sie dem Energiesparen dienen, bis zu 20% der Summe aller anrechenbaren Geschossflächen.

Nicht anrechenbare Nebenräume





Elevation Southwest, 1:100



Elevation Northeast, 1:100

