



Project Information

Builder-Owner

Neue Heimat Tirol, Gemeinnützige
Wohnungs GmbH, Tirol

Location

Absam, Tirol

Completion

2016

Projectfacts

AB 18:

NGF 2286.60 m², BGF 3099.79 m²,
BRI 9746.43 m³

AB 17:

NGF 1326.50 m², BGF 1733.91 m²,
BRI 5328.97 m³

AB 22:

NGF 1925.66 m², BGF 2320.70 m²,
BRI 7253.67 m³

underground car park:

NGF 1825.54 m², BGF 1888.5 m²,
BRI 5287.8 m³

Symbiosis on the sunny side.

To design a cost-effective, innovative and sustainable residential project for multiple generations in which single people, families and older people feel all equally at home. This task was tackled by an interdisciplinary team of architects and employees from the University of Innsbruck. In the INTENSYS project, multiple aspects from the areas of urban planning, traffic planning, building physics and sociology were researched and combined.

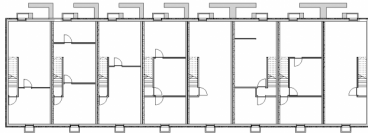
In this way, three compact structures were developed, which are staggered towards the south on the gently sloping slope of the Eichat district. The top volume is partly based on the underground car park for the entire area. The senior care rooms are located on its ground floor and are aligned to a sunny green space. The children also use it as a playground. On the three floors above, 23 rental apartments are arranged in a ring around a bright access hall. A dozen 2-room apartments were designed to be fully accessible to offer the possibly of assisted living. To the south of the building, a striking unit connects to the parking level, which contains 18 condominiums over four floors. In front of it are eight precisely executed terraced houses with small private gardens.

»The new complex creates a symbiosis of affordable living space with future-oriented technical and sociological requirements.«

Managing Director of Neue Heimat Tirol Hannes Gschwentner

All buildings are designed to the passive house standard and are equipped with controlled ventilation for heat recovery. The heat load peaks are covered by a central system that is powered by pellets and gas. There are solar collectors on the roof surfaces for hot water preparation and support for thermal energy generation. While the two southern buildings are constructed as solid structures, the multi-generation house could be built entirely in timber and achieved the klimaaktiv Gold Standard Award.





Project Stakeholders

Project Leader

DI Michael Pflieger

Colleague

Martin Rümmele

DI Corinna Bader

Building Site Manager

NHT Dietmar Leiter

Project Stakeholders

Structural Engineering Timber

Construction

merz kley partner ZT GmbH,

Dornbirn

Structural Engineering

Concrete Construction

ZSZ Ingenieure ZT GesmbH,

Innsbruck

Heating Ventilation and

Sanitary Planning

Klimatherm GmbH, Zirl

Electronics Planning

Obwieser, Absam

Building Physics

DI Fiby Peter, Innsbruck

Rights

Text Tina Mott

