

# THE PROJECT DOLDER WALDHAUS INFORMATION KIT

# THE DOLDER WALDHAUS – BETWEEN CITY AND NATURE

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**The Dolder Waldhaus has been part of Zurich’s cityscape for over 100 years. However, the present building – which dates from the 1970s – no longer meets the operational or architectural requirements of our well-travelled guests. Therefore, the building will be replaced with a brand new construction following an interim period, which will see it made available for temporary use until January 2021.**

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Rendering  
Nightnurse, Zurich

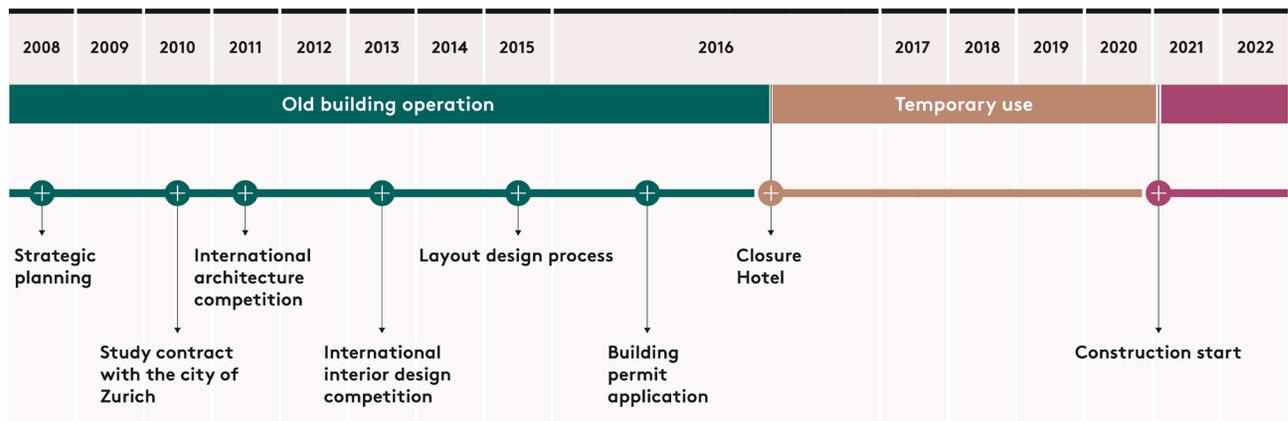
The planned 4-star superior hotel will occupy different levels and feature 97 generously proportioned hotel rooms and suites, each of which will have its own balcony and views of Zurich, the lake and the Alps. With its versatile accommodation options, the hotel will be able to meet the needs of a variety of guest segments. On the sixth floor, you will find nine serviced apartments with 2.5 to 4.5 rooms and an exceptional panoramic view.

The restaurant planned for the lobby floor of the new Dolder Waldhaus will also offer spectacular views over the city and lake, while the raised terrace and outdoor lounge will provide a smooth transition to the lobby and bar.

The 800 m<sup>2</sup> hotel spa – boasting a pool, sauna, children’s water play area and gym – will provide a pleasant space for activities and relaxing rejuvenation. Spa-goers will enjoy beauty and body treatments in dedicated rooms. In addition, the spa will not only be open to hotel guests; members and day guests will also be able to use its services and facilities.

Finally, a villa will be built containing four luxury rental apartments. This building features expressive volumes and fantastic outdoor spaces – in an architectural style first used in an urban context in 1925 by the Casa della Meridiana in Milan. The designs of the individual floor plans are organised in a variety of ways around extra-high living areas, versatile spaces and captivating views. The building will be managed separately by the hotel management and will have its own entrance on Dolderstrasse.

### PROJECT TIMELINE



# ARCHITECTS WITH BROAD HORIZONS

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## GROUND-BREAKING PROJECTS IN SWITZERLAND AND ABROAD

The architectural firm Meili, Peter & Partner Architekten AG has been setting standards in Zurich since 1987. Alongside buildings like the Park Hyatt Hotel and the Swiss Re Centre for Global Dialogue, its work includes a number of experimental projects such as bridges, movable information boxes, theatre sets and even a film. Marcel Meili and Markus Peter win most of these projects through national and international competitions.




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**Photo**  
Tibor Nad

**Markus Peter (left) and Patrick Rinderknecht**

Meili, Peter & Partner Architekten AG is now responsible for the Dolder Waldhaus project.

The secret to the company's success is excellent teamwork with other architects, allowing it to provide outstanding architectural quality even when subject to complex requirements. Its work also benefits from a keen interest in the history of architecture and the city.

The firm's current projects include the Sprengel Museum in Hannover, Zurich's Zoelly high-rise residential building, the Zurich-Freilager shopping area, the Toggenburg Klanghaus and the Max Felchlin AG customer service centre in Schwyz.

# ARCHITECTURE CONCEPT DOLDER WALDHAUS WITH VILLA MEILI, PETER & PARTNER ARCHITEKTEN

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The horizontal lines of the silhouette of the new Dolder Waldhaus confidently embed themselves as a large form into this residential area rich in villas and, at the same time, nestle into the landscape in a string of beads formed of large buildings along Adlisberg. From the city, one sees them together with the Dolder Grand as a single ensemble. The proximity to the town centre, the lake, and the city are just as much part of this small and yet large town as the inspiring landscape in which the park in the foreground and the panorama lines of the high mountains in the background overlap.

As a separate building, the villa structures and frames the composition of hotel, landscape, and Dolderbahn. With its terraced design and a maximum of four apartments, the villa building assumes the dimensions and lines of the existing development. The villa building is organized independently from the hotel operation, has a private entrance on Dolderstrasse and is characterized by projecting volumes with private outdoor spaces. The individual floor plans are organized in a variety of forms around the extra high living areas, recessed parts, and the diagonal view across.

With the principle of layering the horizontal arrangement of utilizations, resulting from the disentangling of the various groups of guests, the hotel is divided into a public podium level with reception, restaurant, bar, lobby, cigar lounge, and terrace, the meeting rooms, and the spa on the garden floor as well as the rooms and serviced apartments on the six upper floors.

The arrival of the guests by cab or the Dolderbahn is staged by the canopy and the sweeping gesture of an open porch, which directs the flow of movements to the reception or the restaurant, bar, lobby, and cigar lounge. When visitors enter the hotel, they can remain on this level for a while, orient themselves and settle down, enjoy a view of the town, meet other guests in the bar or directly enter the restaurant with its terrace in front. This concave platform can also be directly accessed from the railway station.

The garden floor offers additional hotel functions: the entire organization of the meeting area and spa turns towards the light and a view of the garden. The spa is open to hotel guests and members; the meeting area may be rented by external guests as well. A Kids Room complements the offer. The offices of Dolder Hotel AG are also on the garden level.

Additionally, there are technical rooms, storage rooms, and a basement garage on the 2nd basement floor.

The upper floors are clearly structured into a single-loaded system, so that hotel guests can easily orient themselves. The rooms are accessed by a high-quality design corridor with references to the green outdoor space on the north of the site – and all have a balcony with an outstanding view of the town, the lake, and the mountains. On the outside, this internal structure is reflected by two differently treated façades. Horizontal structuring lines, attic and base, materialization as well as the curved walls that cannot be seen at a single glance once again combine the façades into a single building complex.

### STATICS

The garden floor projecting on the south side is architecturally designed as a supporting base with prominent pillars in the pool area, which are continued inside the restaurant. The large, sculpted columns on the lobby floor with its curved beam structure manifest the holding ceiling, which collects the loads of the upper floors. On the hillside, they are complemented by three continuous cores. On the upper floors, they are connected by a slowly curving wall: the architectural element organizing all areas with the internal access.

### TRAFFIC

The disentanglement of the individual flows of villa, hotel, driveway, and delivery traffic allows the greatest possible embedding into the neighbourhood. The villa is independently accessible from the hotel from Pilatusstrasse and Dolderstrasse. The parkgarage of the hotel is accessed from Dolderstrasse, whereas the delivery is handled by way of the public driveway on the level of the lobby floor on the northern, rear side of the forecourt.

Pedestrian traffic is accessible via the public stop of the Dolderbahn, which is designed as an actual belvedere on the podium of the building, from which the flows connect with the soft serpentines of the path to the facilities of the Dolder Sports facilities and the hiking trails on Adlisberg or lead down to the surrounding neighbourhood via a steep flight of stairs along the railroad bed and through the hotel garden.

# INTERIOR DESIGN CONCEPT

## DOLDER WALDHAUS

### STUDIO 3LHD

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The Dolder Waldhaus is located in a unique place: embedded between the city and nature, it is connected to both by the Dolderbahn, a rack railway. Its elevated position offers wonderful views of the city of Zurich, the lake, and the mountains. The sensual, yet simple architecture of the new building is based on the link between urban and natural features, which reflect the very characteristics of the hotel. The interior of the hotel continues this concept, combining its architecture with its particularly open and natural aspects, and thus creates a "living room above Zurich". Based on the way nature creates spaces and different units merge into a whole, the project adopts the natural curves of its surroundings and the hillside linking it to the valley. Because of this design concept, the public floors of the hotel are divided into several slightly terraced platforms, thereby forming recognizable units with few vertical boundaries. On every floor, an open view of the surroundings combines with the quiet and more intimate atmosphere of the interiors.

Instead of uniform and standardized spaces, the different areas are designed to create unique atmospheres corresponding to their uses. To achieve this, the hotel is furnished in various ways, adapted to the modern styles of the 1950s and 1960s that, today, are considered to be classics. Its subtle, abstract and yet frequently sensual forms ideally fit progressive contemporary architecture. This creates a cosy roomscape uniting comfort, relaxation, and naturalness.

The choice of materials and their architectural use relate to the design concepts of each individual area. Throughout the hotel, alternating materials create different but interlocking atmospheres. At the Reception, the light is subdued and dominated by the reddish hues of teak wood. This creates an elegant, yet welcoming environment, which is even further enhanced in the restaurant. Thanks to its curved glass façade, there is a flowing transition to the spacious terrace. The vertical garden of the open staircase quite naturally invites you to explore the garden level. Here, the atmosphere is livelier, while at the spa, the lighter colours of natural, merely oiled oak and beige stone tiles dominate. Large glass elements open the rooms everywhere towards the surrounding nature. On the upper floors, with their somewhat reduced visual references to the woods, the corridor forms a protective backing, while the rooms and serviced apartments generously open towards the south and offer an uninterrupted view of the city, lake, and mountains. Within the rooms, light, mustard-coloured and beige nuances combined with oak dominate. The materials are natural, the forms plain.

The rooms of the serviced apartments radiate a quiet and cosy atmosphere, created by muted and subtle colours, enhanced by floors made of oak. Open, flowing floor plans allow an individual and flexible use and enhance the feeling of spaciousness and wide-open spaces.

# FACTSHEET

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## TIMING

Closing: September 2016

Temporary use: until January 2021

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## PROJECT

### Hotel

- 4-star superior hotel
- 97 hotel rooms, suites and apartment suites plus nine serviced apartments on six floors
- Lobby floor with reception area, restaurant, bar, lobby, cigar lounge and terrace
- Garden floor with spa (pool, whirlpool, children's water play area, wellness area, relax room, gym, lawn, treatment rooms)
- Two meeting rooms
- Basement with parking

### Villa Waldhaus

- Four rented flats measuring approximatel 200 m<sup>2</sup> each

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## CONTACT

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