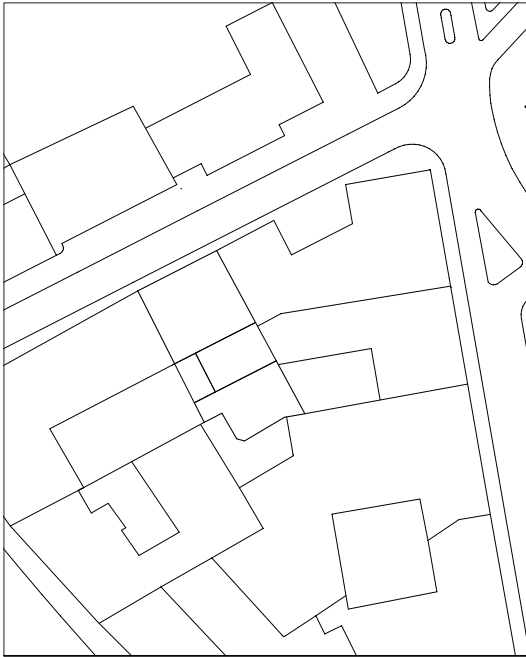




The inconspicuousness of the original building from the 1950s had an architectural potential that the present hotel-building carefully tries to convey – like the fine relief-structure of the facade and the generous spaciousness in the basement. The facade gains a concise appearance as it returns to the concrete and as large windows are framed with aluminium. The interior focuses on a clear, open spatiality. A carefully balanced triad dominates the materiality of the space: it consists of rough concrete, warm oak wood and sparsely applied metallic elements. This materiality develops a strong sensual presence. In the lobby and in the restaurant light floods through the sculptural skylights, artful views unfold themselves through graceful metallic lamellas.



<b>Project planning</b>	2009-2013
<b>Realisation</b>	2014-2015
<b>Architecture</b>	Buchner Bründler Architekten
<b>Partners</b>	Daniel Buchner, Andreas Bründler
<b>Associates</b>	Nick Waldmeier, Stefan Oehy
<b>Project management</b>	
<b>Planning</b>	Thomas Klement, Ewa Misiewicz
<b>Project management</b>	
<b>Execution</b>	Dominik Aegerter
<b>Staff</b>	Norma Tollmann, Beda Klein, Stefan Mangold, Yvonne Grunwald, Benjamin Hofmann, Ananda Berger, Claudia Furer, Rino Buess, Henrik Månsson, Tünde Gati, Rebecca Borer
<b>Client</b>	UBS Immobilienfonds „Swissreal“ c/o UBS Fund Management (Switzerland) AG
<b>Client tenant's renovation</b>	Krafft AG
<b>Fotograf</b>	Ruedi Walti, Mark Niedermann

## Background

The Brunngässlein lies in the shadows of the highly frequented streets of Basel's city centre. The property, created by architects Bräuning, Leu and Düring figures in the inventory of listed buildings and shows characteristic features of their creation time in the 1950s. The two-piece ensemble consists of a seven-storey front and a five-storey rear building, connected by a common ground floor. The building was used as an apartment house since its inception. It will now be converted into an upscale, four-star city hotel.

## Concept

Through the revitalisation of individual parts and structural additions, the atmospheric qualities of the 1950s will be brought to the present. To take advantage of the neighbouring, spacious side street with its imposing plane trees, the hotel's bar, its adjacent lounge and the restaurant express themselves through an inviting opening towards the street. The 65 hotel rooms, of differing types, are situated on the upper floors of the front and rear houses. From their spatial disposition and orientation, aligned with the constraints of the original building, and the possibilities of the new building, a spatial duality is developed in the courtyard.

## Implementation

The facade of the original building has been preserved and restored, returning it to its original raw concrete surface. The street facade is divided by a concrete relief and is topped off by a new build attic, combining with the precisely formulated aluminium windows to create an exciting relationship between old and new. The extensive glazing of the ground floor, which can be opened up in the summer, shares insights into the bright and open-plan restaurant area. An elongated counter provides an elegant connection between the areas of bar and restaurant. The ceiling structure, consisting of joists and new supporting elements, directs visitors into the depths of the space. A large skylight brings natural light to the rear echelons of the elevated lounge area.

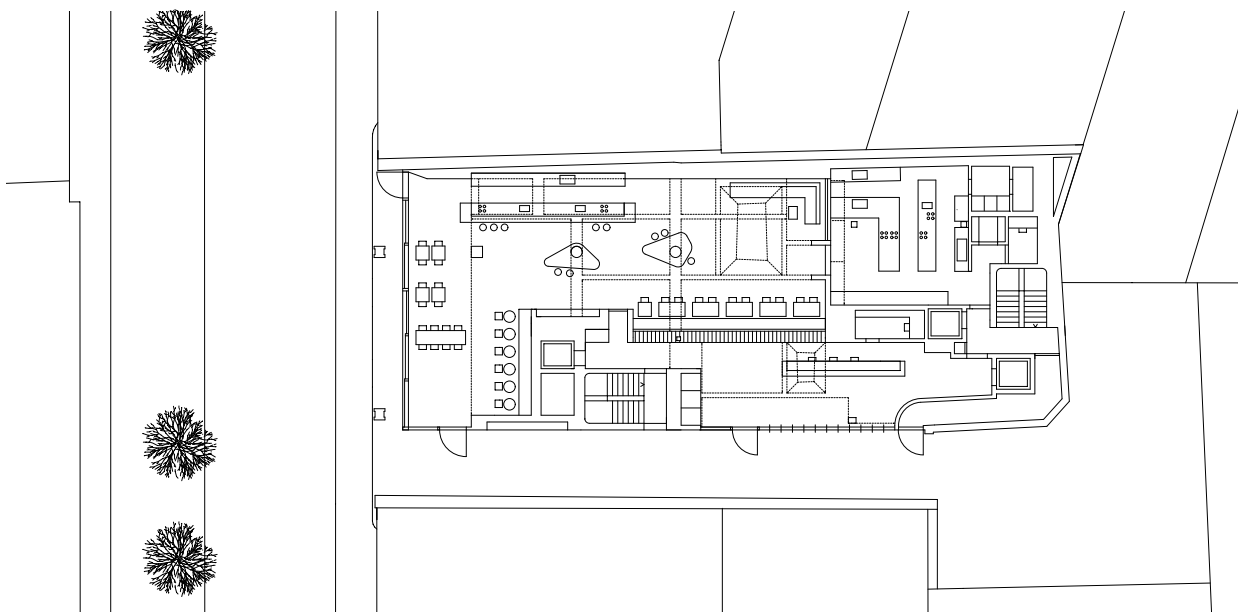
The space is additionally zoned via the asymmetric setting of the centre. The building's preserved courtyard entrance serves as the new main entrance to the hotel. All rooms in the front building are accessible by a centre aisle with the furniture arranged freely along the periphery of the room. The existing façade's openings were also taken into consideration. The generous glazing of the attic rooms in the front building offer a novel experience for the house. The room concept of the rear building, through its spatial dramaturgy, consists of a circular motion from the entrance, over the façade, to the bathroom. In the centre of the rooms is the bed, with the large windows affording views of the facade of the original building.

**Project data**

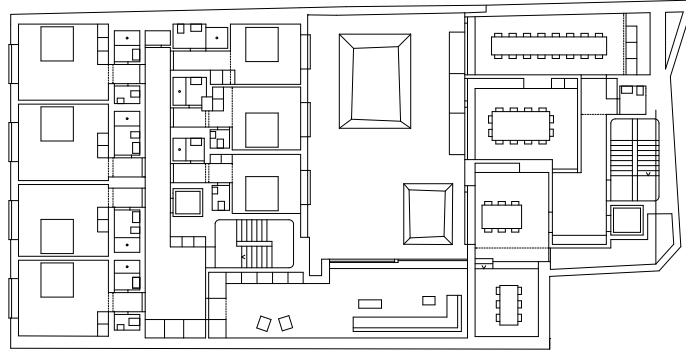
Lot size	650 m <sup>2</sup>
Developed area	520 m <sup>2</sup>
Building volume	14'300 m <sup>3</sup>
Floor area	4'760 m <sup>2</sup>



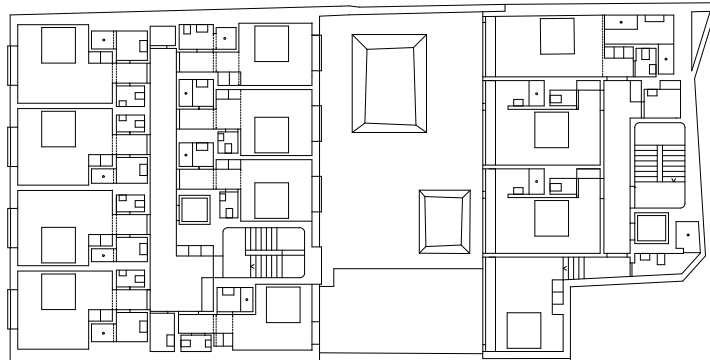
Section 1:400



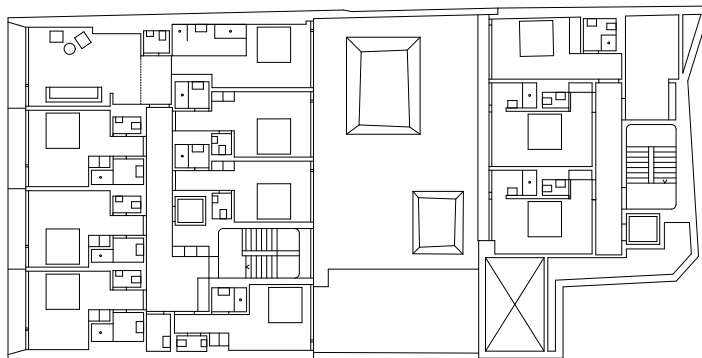
Floor plan, ground floor, 1:400



Floor Plan, 1. floor, 1:400



Floor Plan, 2. - 5. floor 1:400



Floor Plan, 6. floor, 1:400



**Press contact**

**Buchner Bründler Architekten AG**

Phone: 061 306 30 00

E-mail: [mail@bbarc.ch](mailto:mail@bbarc.ch)

BUCHNER	BRÜNDLER	ARCHITEKTEN	AG	
UTENGASSE	19	CH-4058	BASEL	
TEL: +41 ' 61 ' 306 ' 30 ' 00	FAX: +41 ' 61 ' 306 ' 30 ' 01			
MAIL@BBARC.CH	WWW.BBARC.CH			

## Office Portrait

Outstanding architecture with precise relation to the existing building fabric: constructions by Buchner Bründler Architects, founded in Basel in 1997, are characterised by clear design and material contrasts in combination with solid craftsmanship, spatial ingenuity and distinctive shapes. Their work frequently serves to initiate developments, both in a town planning context and through single individual structures. The search for innovative and customised solutions is context- and programme-based, while also taking into account construction and materialisation issues. The harmony and elementary vigour of their structures is largely attributable to direct, haptically attractive and project-specific materialisation.

Daniel Buchner and Andreas Bründler are personally involved in all the firm's numerous projects handled in parallel in Switzerland and abroad. They possess broad experience in a great variety of building tasks and all customary contract models. The range of activities also includes smaller projects such as interior design, conversions and single-family houses. Interior design of the UN headquarters GA-200 in New York and the Swiss pavilion for the World Expo 2010 in Shanghai are two of the best-known projects. A number of their buildings are located in Basel: a residential building called Lofthaus, a residential and commercial building known as Volta Zentrum, a youth hostel in St. Alban (conversion and extension) and a residential building called Bläsiring. Buchner Bründler Architects were responsible for the conversion of the Crédit Suisse headquarters in Geneva. In Linescio, a side valley in the Canton Ticino, they turned a vacant old agricultural building into a Casa d'Estate (summer house). The firm has been successful in recent national and international competitions including the Kunsthaus Baselland, conversion of the WDR Filmhaus in Cologne and extension of the Academy of Architecture in Mendrisio.

Daniel Buchner and Andreas Bründler run the firm as a corporation limited by share ownership (Aktiengesellschaft – AG) with five associates and a team of currently 35 employees. Their work has appeared in many publications and received numerous awards. An insight of their activities may be gained from the prize-winning monograph "Buchner Bründler Buildings", issued in 2012 on the occasion of an exhibition held in the main building of the Swiss Federal Institute of Technology (Eidgenössische Technische Hochschule – ETH) in Zurich.