

HORTUS

House Of Research Technology Utopia and Sustainability

ШНО

WHO?



WHO?



Liebe zum Ort –
Entwicklung, Planung und
Realisierung von Immobilien



B-Hive 
Zürich

BLOG



SENN sucht Land

Ein Kloster für Kulinarik



ALL für ALL



Ein Hochhaus wacht am Triemliplatz



Pionierbau an der Piccardstrasse



NE WS



SENN in den Medien.



WHO?

A SENN development with Herzog & de Meuron architects

SENN was founded in 1965, is privately held and has previously gained a reputation for developing commercially viable real estate projects with particularly high standards in architecture.

In 2018 SENN management decided this was not enough

Commercial viability and ambitious architecture got a fierce little sister: radical sustainability.

Starting with HORTUS, every SENN project is kicked off with rigorous sustainability requirements which are given the exact same importance as its economical and architectural requirements.

sia Umsicht Award 2013:
NOERD

Gute Bauten Stadt Zürich
2011-2015: NOERD

sia Umsicht Award 2017:
Zwicky Süd

Architekturpreis des
Kantons Zürich 2016:
Zwicky Süd

Hochparterre «Die Besten»
2016: Zwicky Süd

Label des Deutschen
Werkbunds 2018:
Gesamtschau

Gute Bauten BL/BS 2018:
HELSINKI DREISPITZ



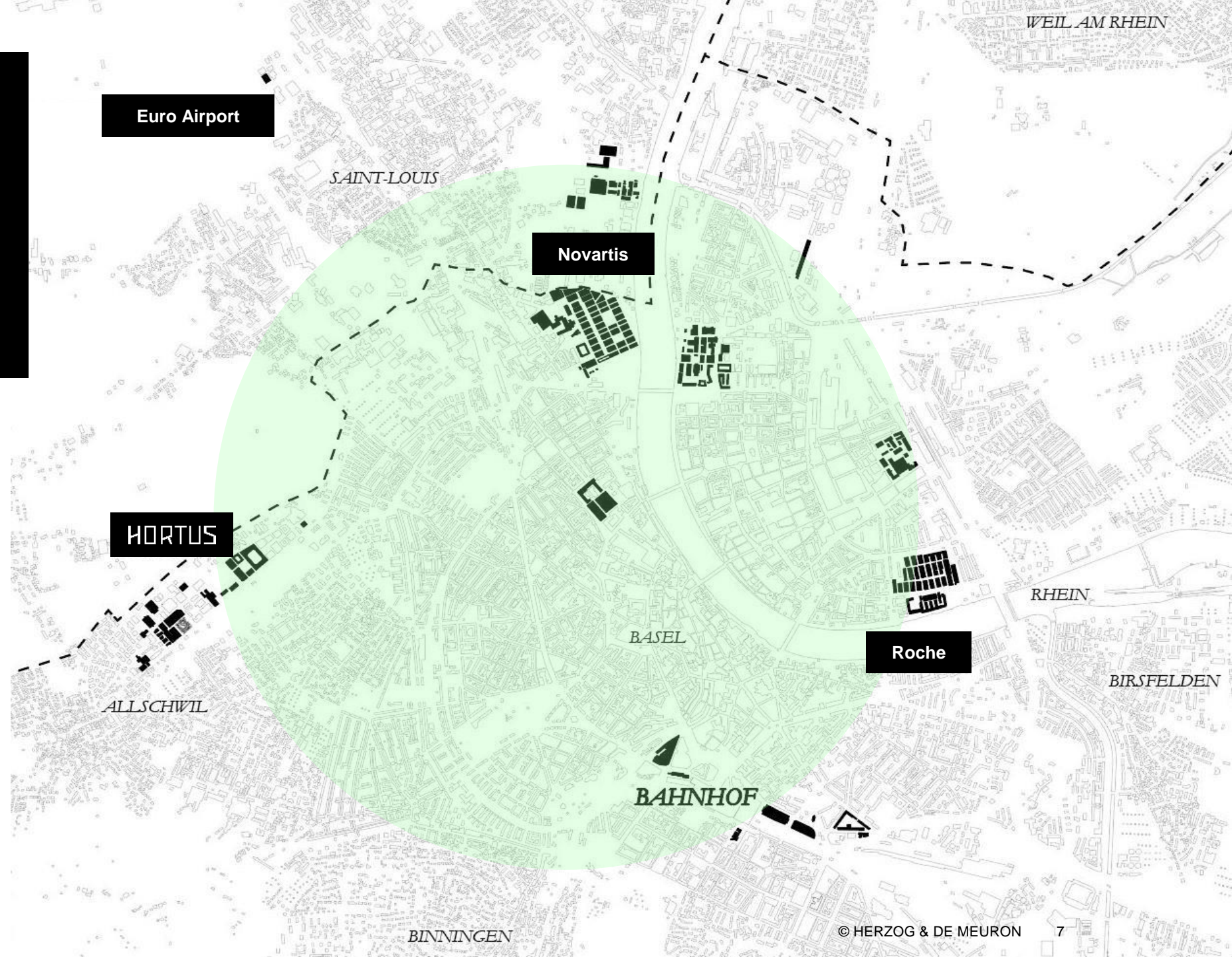
werk bund
label 2018



WHERE

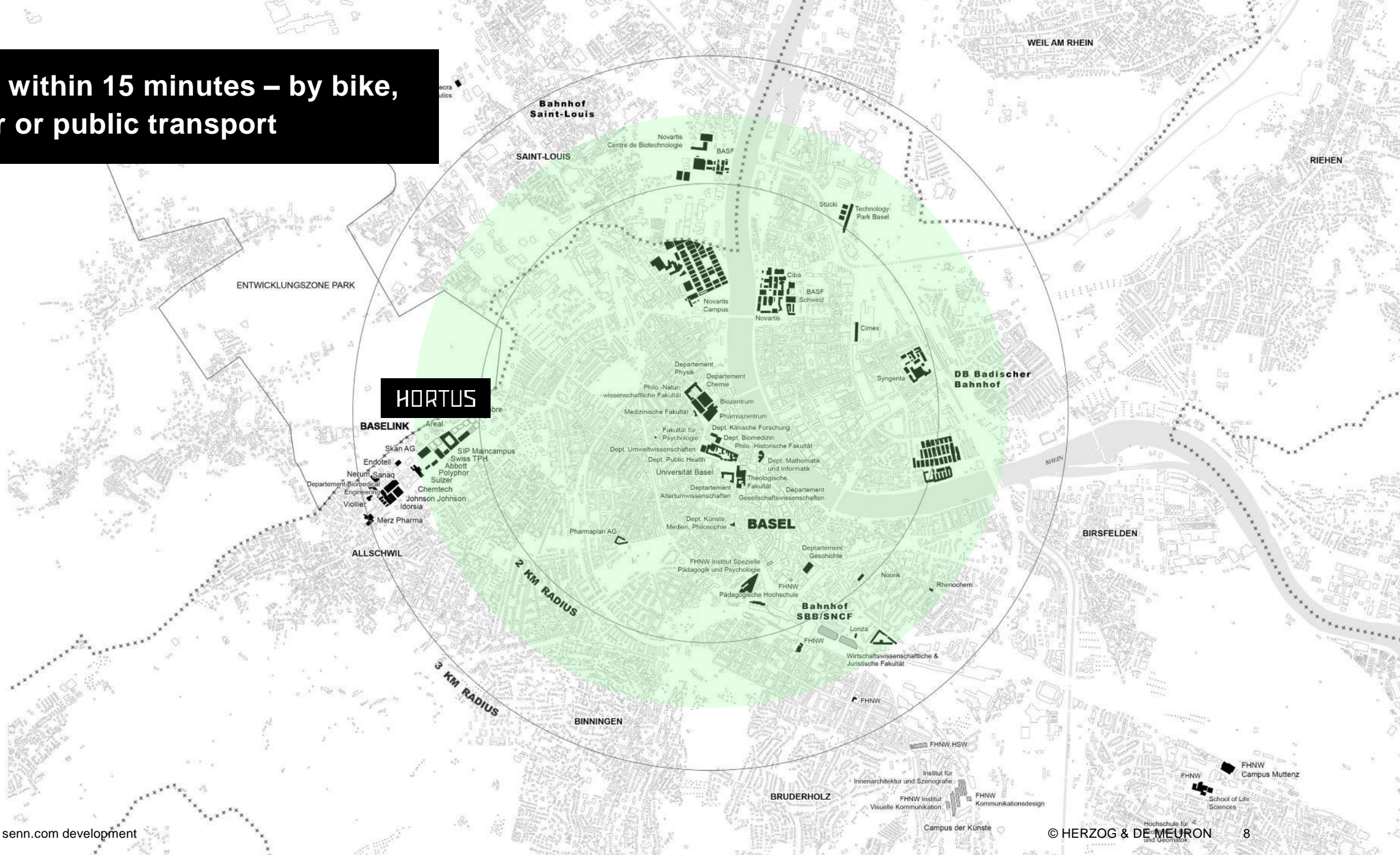
**HORTUS is mid-way
between Euro Airport
and Basel Train station**

**In a triangle with Roche
and Novartis campus**



All within 15 minutes – by bike,
car or public transport

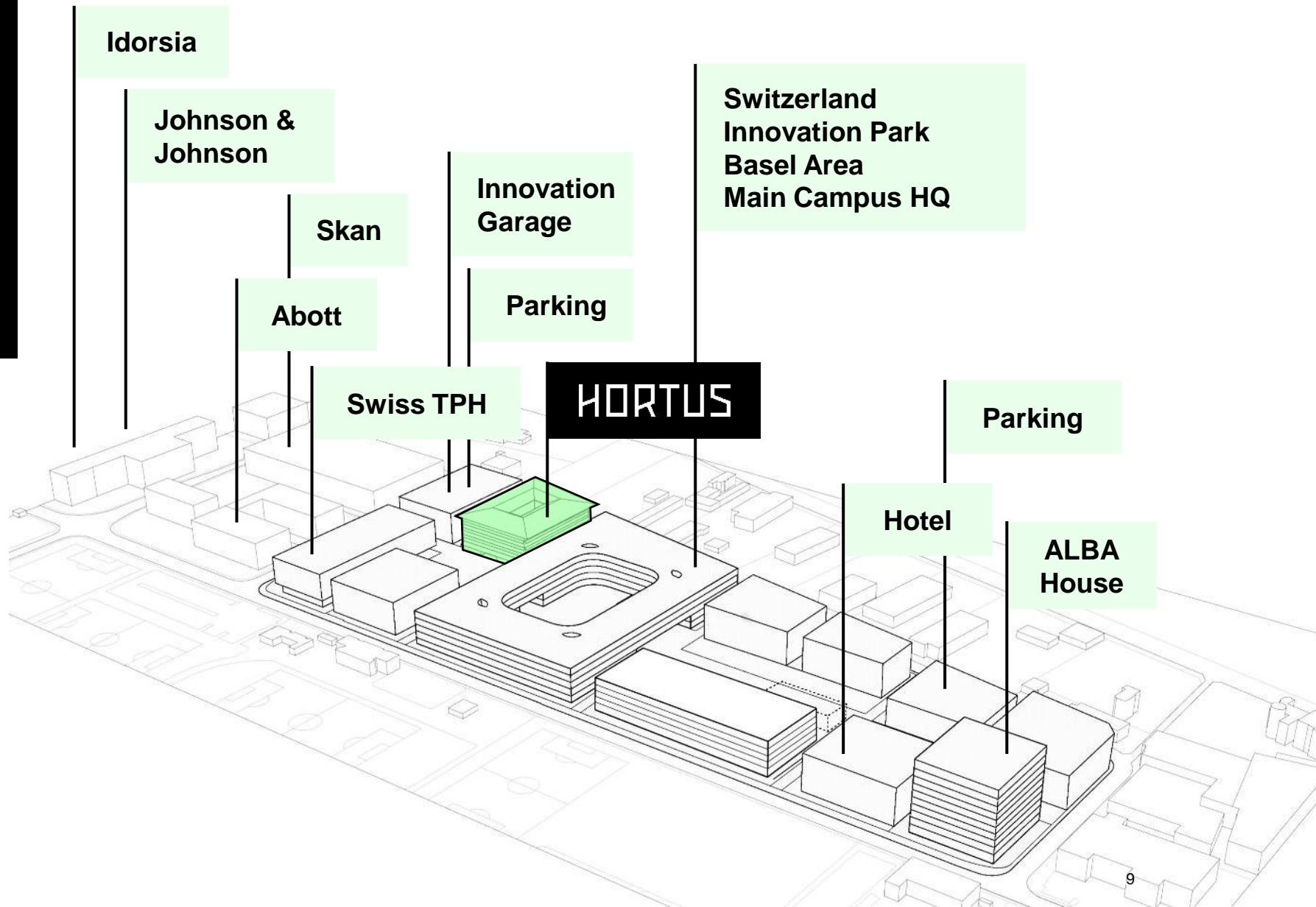
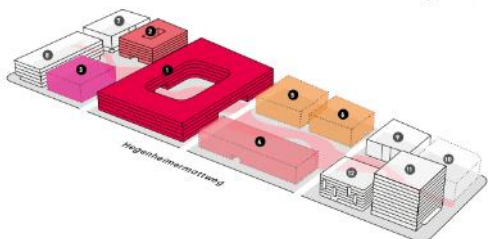
HORTUS



HORTUS is part of the Main Campus of Switzerland Innovation Park Basel Area.



- 1 Main Campus HQ
Hegenheimermatweg 167 A-D
- 2 HORTUS
Rudolf Geigy Str. 3
- 3 Bauprojekt «HOPE»
- 4 Bauprojekt «ALL»
- 5 Baufeld C1
- 6 Baufeld C2
- 7 Parkhaus West
Innovation Garage
Kreuzstrasse 4
- 8 Swiss TPH
Kreuzstrasse 2
- 9 Parkhaus Ost
Kiesstrasse 4
- 10 Baufeld D2
- 11 ALBA HAUS
Lachenstrasse 1
- 12 Hotel Holiday Inn Express
Hegenheimermatweg 179



2022–2027

2021 – SENN:
INNOVATION GARAGE
> 600 parking spaces
> 500m² innovation space



2025 – SENN:
HORTUS
> 10'000m² office space by
Herzog & de Meuron



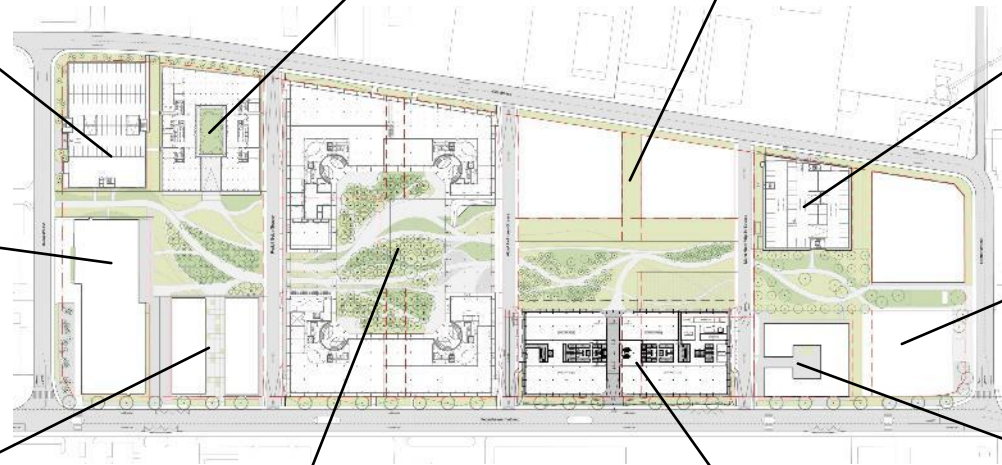
2028 – SENN:
CLOUD*
Open Opportunity
> 15'000m² lab-, office- or
production space



2022 – Fortimo:
Parkhaus Ost
> 600 Parking Spaces



2021 – Swiss TPH:
Swiss TPH Headquarters
> 700 employees



2023 – JP Bachgraben:
ALBA HAUS
Office Building by Herzog & de
Meuron



2027 – SENN:
HOPE
> 8'000m² office space by
Felippi Wyssen



2022/23 – SENN:
MAIN CAMPUS HQ
> 40'000m² labs-/office by
Herzog & de Meuron



2026 – SENN:
ALL
> 15'000m² labs/offices by
Herzog & de Meuron



2023 – INA Invest:
Holiday Inn Express
Hotel



ШНЧ

WHY?

The built environment contributes significantly

- to the functionality and aesthetics of our cities
- to individual, corporate and public budgets
- to the energy and carbon footprint of society
- to quality of life today and in the future

Radical sustainability requires us to look all these challenges in the eye, with a vector of minimum 60 years from today's decision.

A vector that long had better be pointing in the right direction

HOW

6+

- + Liebe zum Ort
- + Empowerment & Control
- + Zonierung und Aneignung

- + Licht, Luft, Liebe
- + Kollaborative Verfahren
- + Öffentlicher Beitrag und Belebung
- + Gesundheit
- + Nutzwert
- + Städtebauliche und architektonische Qualität
- + Biodiversität
- + Verdichtung und Suffizienz
- + Anbindung und Mobilität
- + Wohlbefinden und Behaglichkeit
- + Sozial u. programmatische Durchmischung
- + Nutzer Ökosystem und Partizipation



**The new new: 5 Years
between Main Campus
and HORTUS**



The new new: 5 Years
between Main Campus
and HORTUS

Sustainability Goals



CONSTRUCTION



Concept



Project

Program



Concept



Project



CONSTRUCTION

ШНЯТ

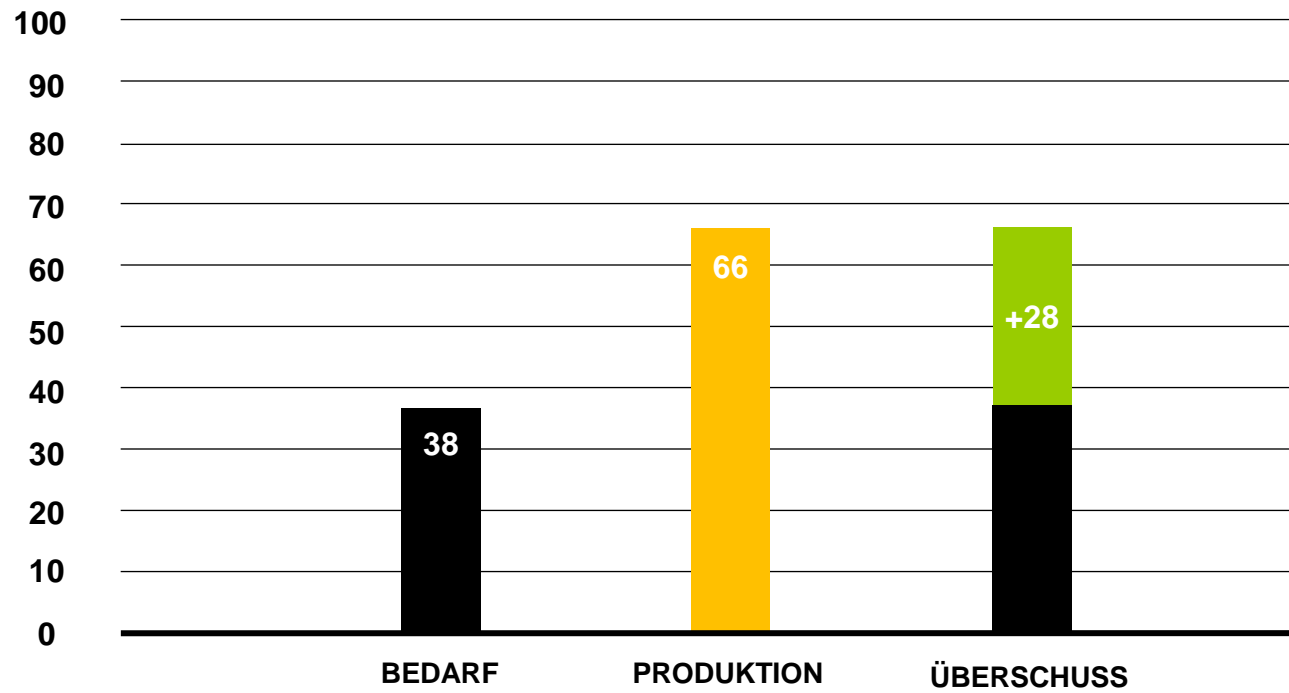


PHOTOVOLTAIK

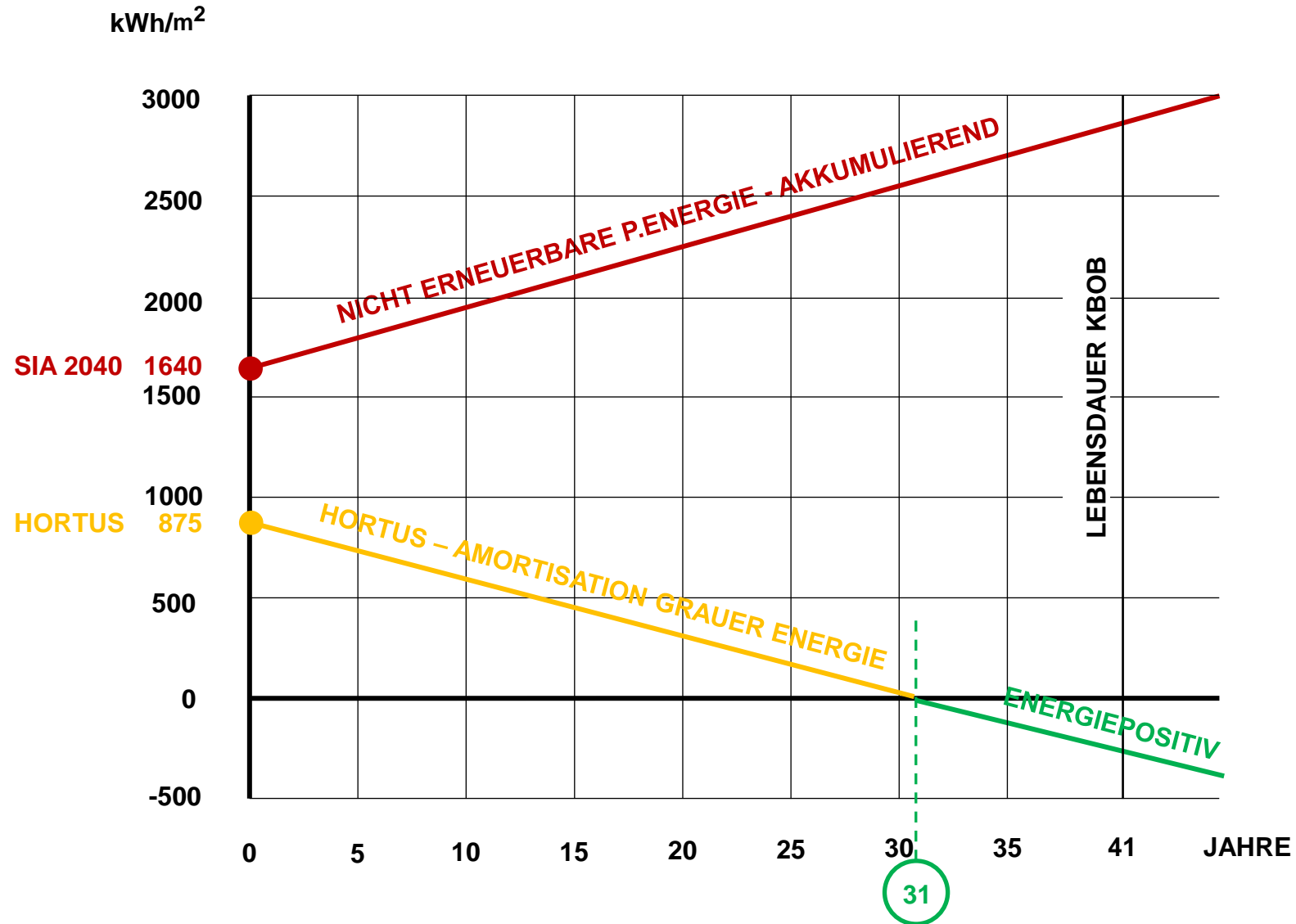


ENERGIEPRODUKTION

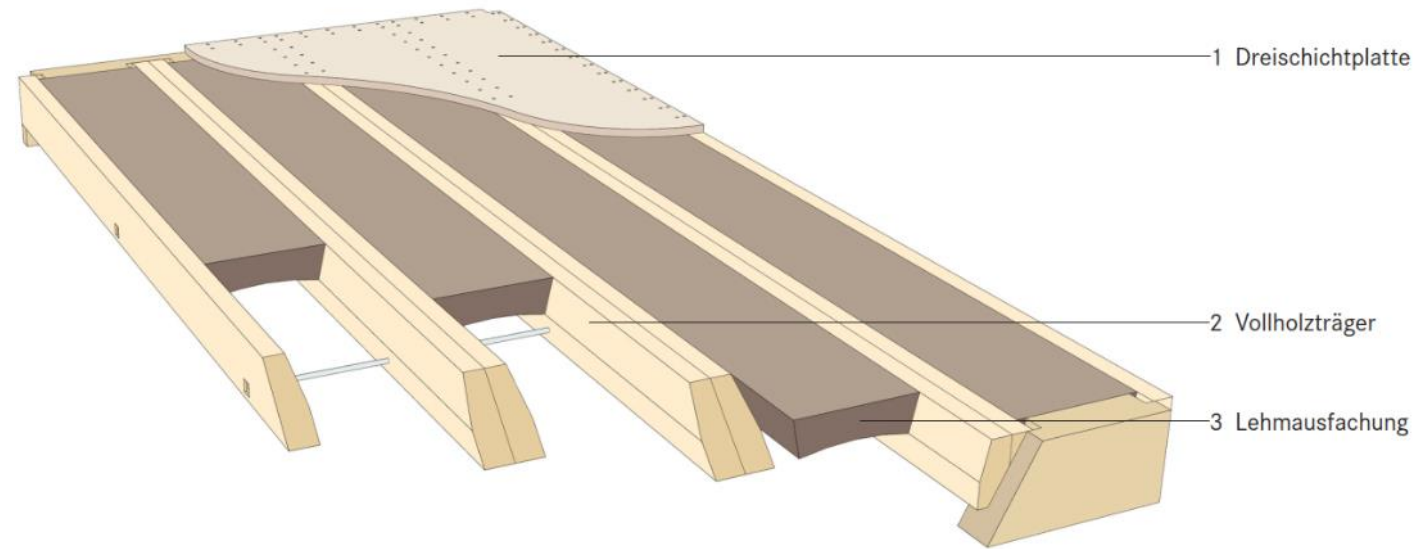
kWh/m²a

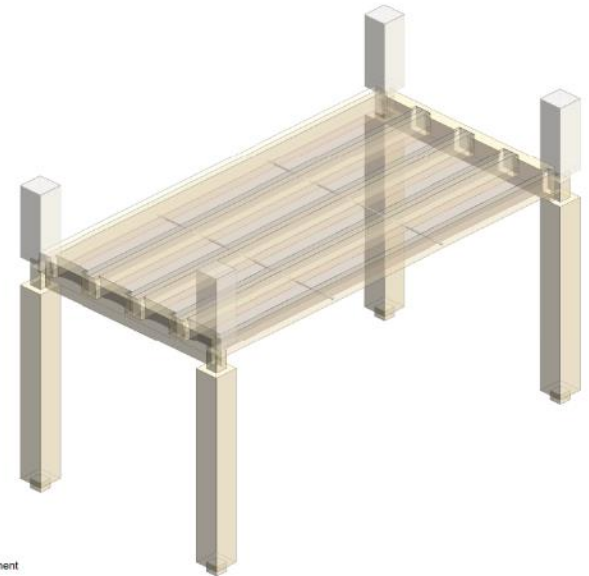
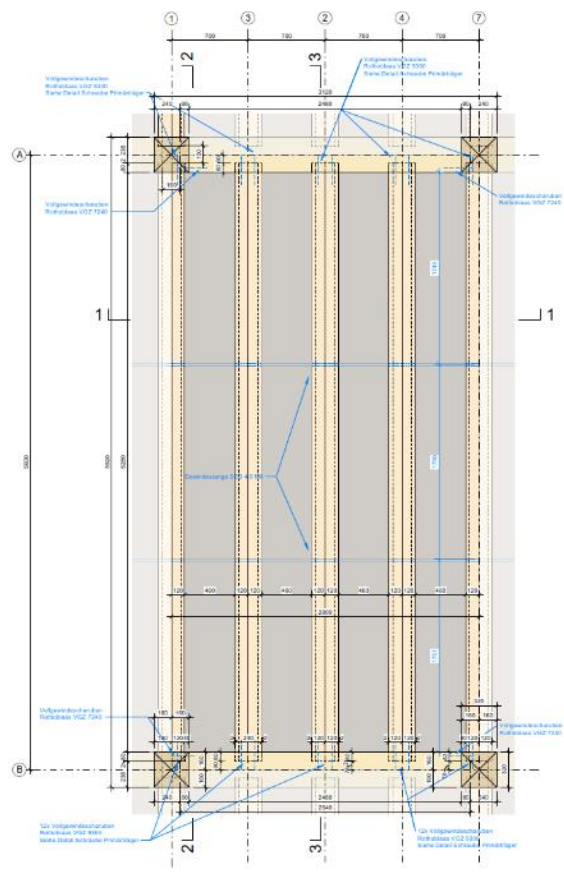


ENERGIEPOSITIV IN EINER GENERATION

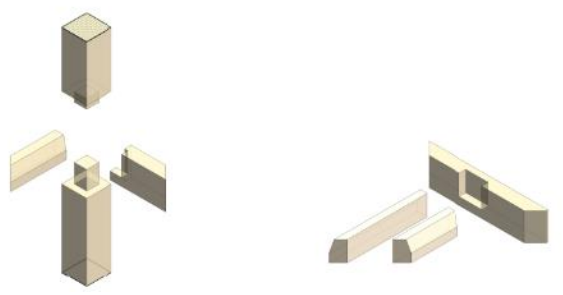






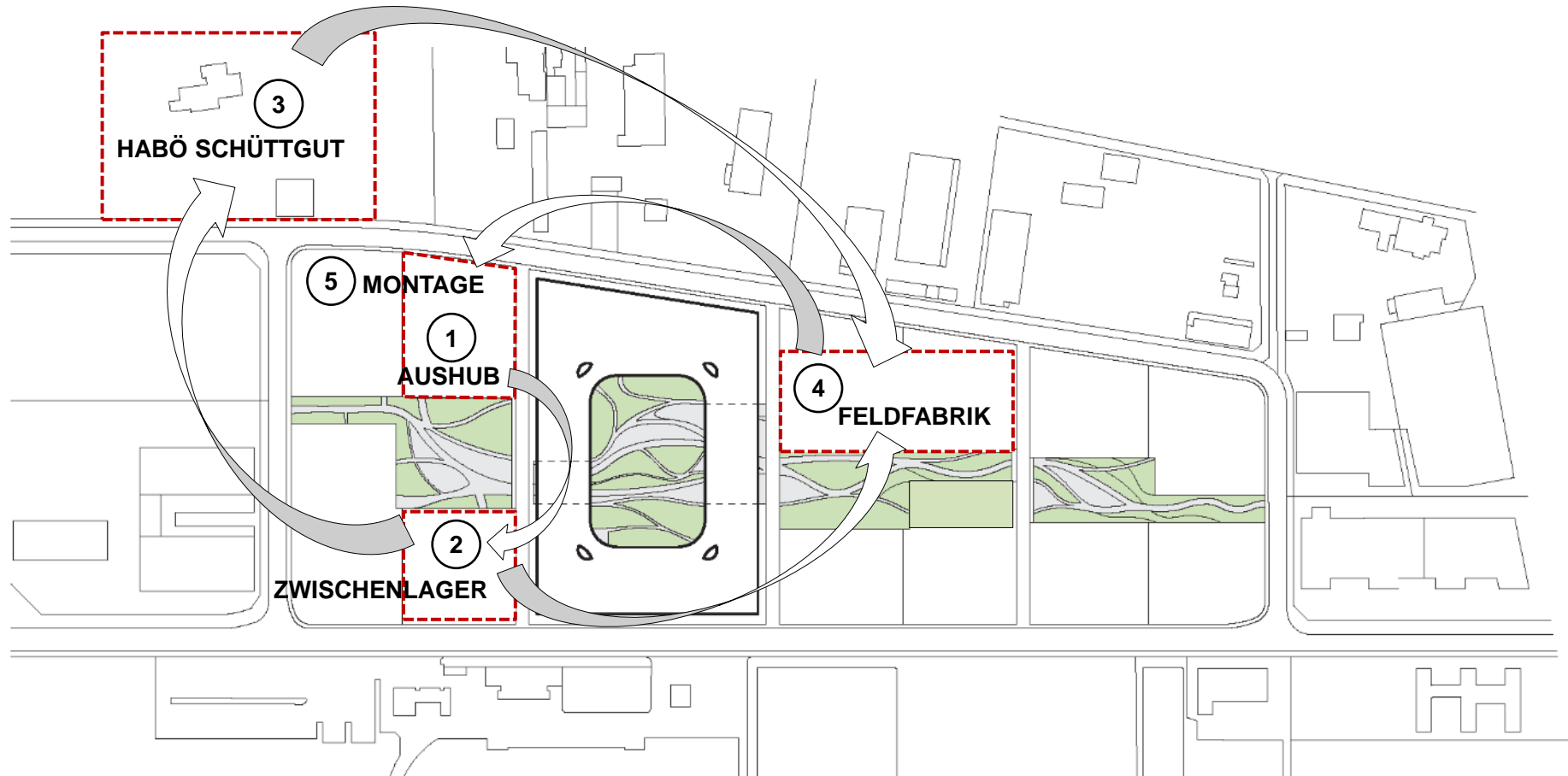


3D Element





VOR-ORT-FERTIGUNG



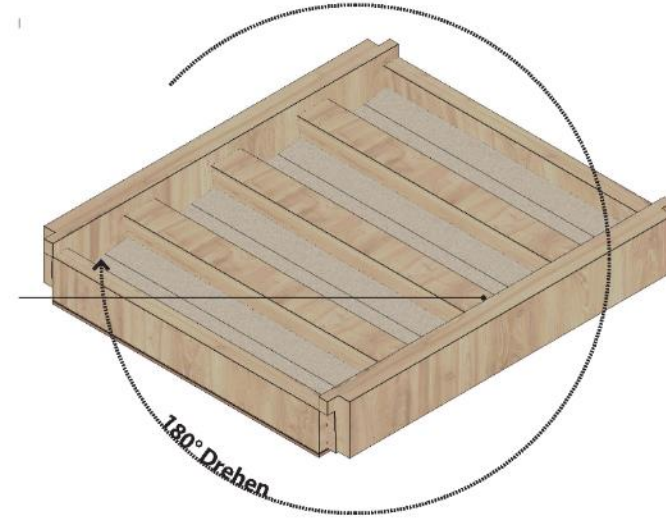
SYSTEM 02

Lehm in **Holzrahmen** gestampft.



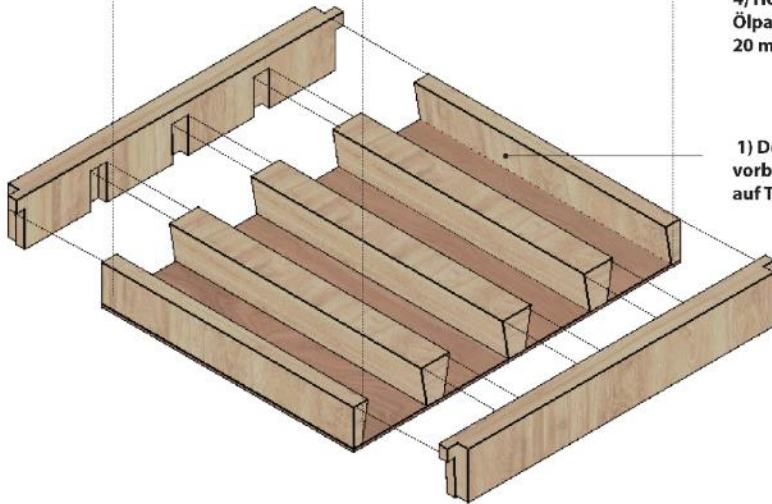
2) Lehm in Decken - Rahmen
"Schalung" schütten und
stampfen.

3) Decken-Rahmenelement
180 ° drehen.



4) Holzfaserplatte 40 mm +
Ölpapier+ Sandschüttung 30 mm +
20 mm Eichendielen

1) Decken-Rahmenelement
vorbereiten. 3 - Schichtplatten
auf Träger vernagelt.







**REI 60
ZULASSUNG ERTEILT**



800 DECKENELEMENTE, 1400 STÜTZEN















Your offices XXXm² – with 1'000m² of expansion space

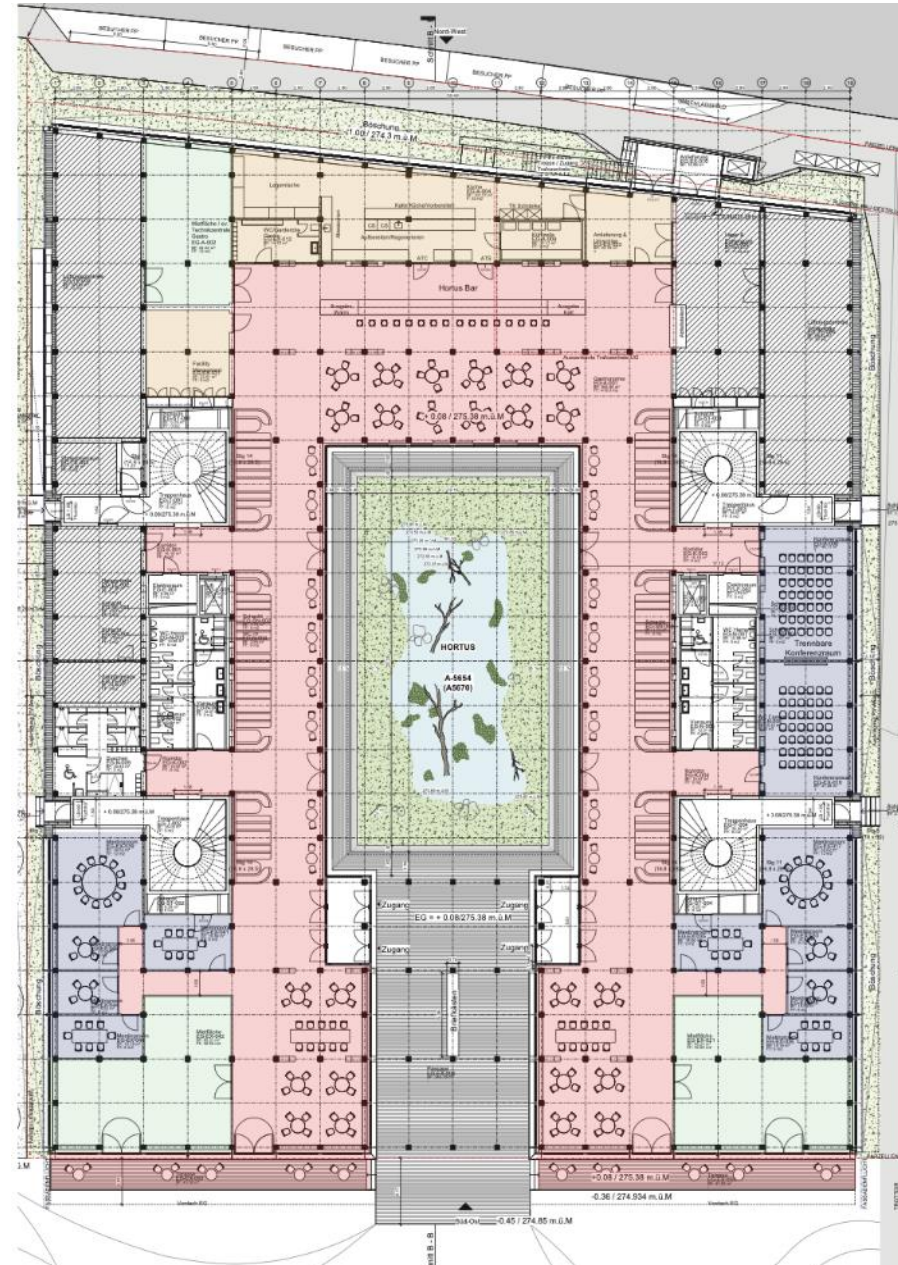


Business Positive

Public ground floor
working lounge (pink)
with meeting center (purple)
and services (green),
furnished, catered and operated.

For tenants an integral part
of their working environment.
Maybe more important
than the office itself.

Ground Floor



The use of the ground floor is factored in the tenant's lease agreement per quota, at around 20% of their rented space.

The entire working lounge (pink) is at the disposal of tenants' employees – to work, meet and eat (if they choose to). Rooms at the meeting center (purple) can be booked/rented per use.

The host has a management contract and is at the service of HORTUS tenants.

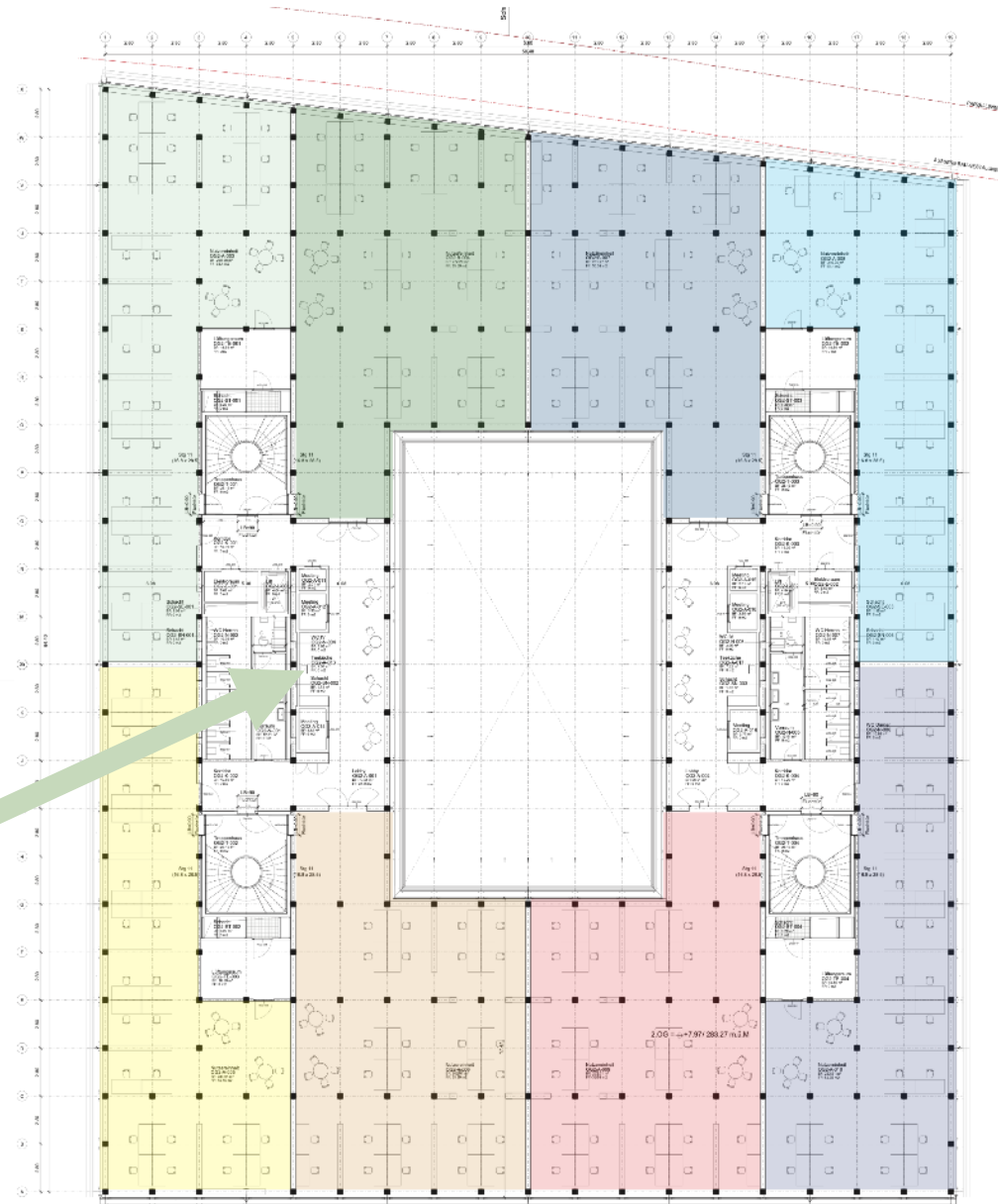
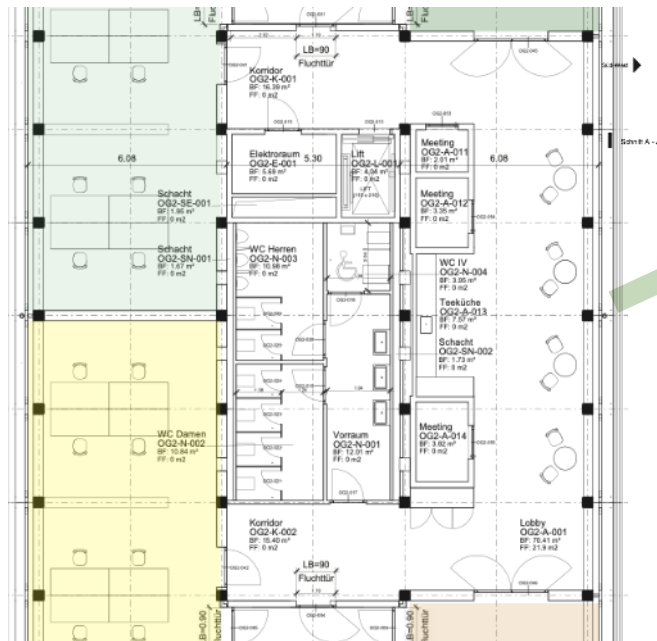
Your offices: X^m with 1'000m² of furnished space on top.



Business Positive

On the floors, fully furnished and operated common spaces are shared by adjoining tenants.

For functions, where proximity counts: Coffee, phone calls, chitchat.



The use of the furnished common spaces is factored in the tenant's lease agreements per quota, at around 10% of their rented space.

Together with the ground floor quota of 20%, each lease agreement roughly combines 70% exclusive company space and 30% shared spaces.

The actual value of access being significantly higher.

Upper Floors

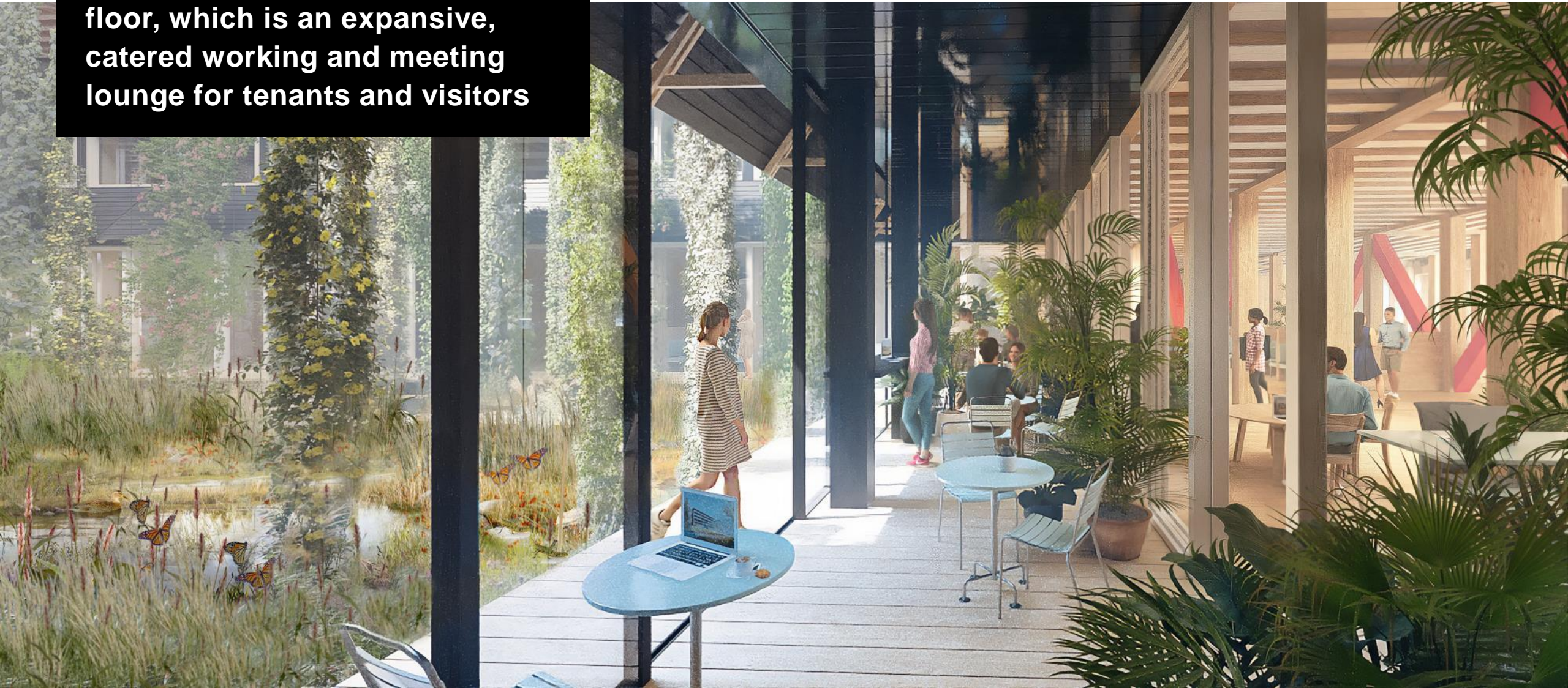


Business Positive



Human Positive

Your space includes the ground floor, which is an expansive, catered working and meeting lounge for tenants and visitors



Thank you.



ej@senn.com

