


Project description Leben am Tivoli

Leben am Tivoli – Bau 4

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Contractors:	
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Glazing	Foidl Bau- u Kunstglas GesmbH St. Margarethen 152a 6200 Buch bei Jenbach
Glass analysis	FS 1 Fiedler – Stöffler Ziviltechniker GmbH Framsweg 16 6020 Innsbruck

 Project description Leben am Tivoli**Leben am Tivoli (Living at Tivoli)**

The redevelopment of the 70,000 m² site of the old Tivoli Stadium is currently one of the largest developments in the capital city of Tyrol.

Following their success in the architectural competition in September 2004, Architekturhalle began the design of Building 4 with a total of 163 residences at a total construction cost of 19 Mio €.

Completion was in November 2007.

City planning

The natural undulations in the landscape allowed a new interpretation of the city planning concept of block-edge building. The use of a podium zone lifted the complete circular building with the residential levels off the ground and allows it to float. The city block nevertheless remains clearly obvious.

The podium zone incorporates the foundations and ancillary areas. To the West it is cut into the landscape and opens up with the undulations towards North East.

Funnel-shaped recesses in the podium zone allow the interior of the block to join the exterior. They give passers-by an interesting glimpse of the buildings core, simultaneously providing residents in the courtyards with a distinct view of the open spaces.

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The balconies of the apartments are oriented south in the courtyards and west on the city block. The balconies extend away from the main structure and create a secondary outer ring. On the upper floors these cut through the block building once on the West and once on the South elevation. The street-oriented South façade is complimented by the use of open spaces with loggia made of pre-cast reinforced concrete.


Podium zone - Courtyard

Die Nutzungen der Sockelzone sind im eingeschnittenen Bereich im Westen dicht angeordnet und lösen sich nach Osten hin zu einzelnen, frei stehenden Körpern auf. Die Körper werden durch die in Scheiben und Stützen aufgelöste Statik und eine transluzente Hülle definiert. Die Lichtdurchlässigkeit verstärkt die Spannung zu der großen, abgehobenen Masse der Wohngeschosse.

The podium zone is accessible from the street at the North-East corner. The ground incline on the North side is sloped towards the courtyard and has a ramp which bridges the North-West corner of the courtyard. In accordance with the town square design, there is also courtyard access via steps at the South-East corner.

On the South the podium zone cuts into the hillside heading west. To the East of the apex there is a cutting with shallow steps giving access to the courtyard. A further cutting provides a glimpse between courtyard and street.

The underground parking access is found in the North-East corner of the block.

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The slimmest, structural columns and wall panels are made of finished concrete. They have been clad in translucent materials which provide a climatic separation between the inner and outer spaces.

The green-planted areas of the courtyard have been left to match the natural fall of the landscape. A tree-pit with plenty of root-space in the southern half also allows the planting of large trees.

A playground has been placed in the well-sunned North-East part of the courtyard. A covered general communication area has been created in the extensive recess of the podium zone to the North which faces the playground..

City block

The five and seven-storey blocks are distinctly lifted from the ground by the podium zone. The continuous ring follows the city-planning concept. The two recesses on the South and West sides of the building compliment the apex and gives the building an element of plasticity.

The facades are split by storey-height windows into three standard widths (living, rooms and bath).

To provide guarding against falling and to incorporate the requirements of fire-resistance, frameless G30 glass spandrel panels have been used. They offer the interior the greatest possible transparency whilst retaining the clarity and simplicity of the facade. Reflections from the surroundings and the sky give a continually changing life to the glass.

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Point-fixed external fins with orange STADIP COLOR laminated glass decorate the city block on its North and West elevations and are also used to provide privacy to the loggia on the South elevation. They give some geometry to the facade and create playful light expressions with changing sun angles.

Apartments - Envelope

The five to seven storey apartment complex incorporates a total of 163 apartments (ZIMA 70; NHT 93).

The apartments have open spaces in the form of gardens, balconies or loggia on their South or West sides.


The stair cores are centrally located and envelope three or six apartments. The complete exterior façade can therefore be used to provide optimum lighting and ventilation to the living areas.

The stair cores are lit through openings in the roof and the glazed podium as well as via the recesses in the facades on the North and East elevations.

Balconies - Surfaces

The south and west-facing facade surfaces have an outer-lying skin which is formed by the balconies. These create a filter between private and public areas.

They give the open areas the necessary intimacy whilst still retaining visual contact to the surroundings. The interaction of the transparent SERALIT LITEX Design 562 screen-printed

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balustrades of differing lengths, anthracite grey plant pots and storey-spanning stainless steel cables gives a diversified translucent layer. Depending on the season, the surrounding foliage compliments the soft colour of the screen-print and simultaneously provides a quiet but visually lively atmosphere in the courtyard. On the West side which faces the banks of the river Sill, sycamores growing in the balcony zone are reflected in the river promenade and increase the light and playful character of the city.