



Sulzer Area City Center I&I and Storage Place Area, Winterthur

Two ways of developing an industrial area

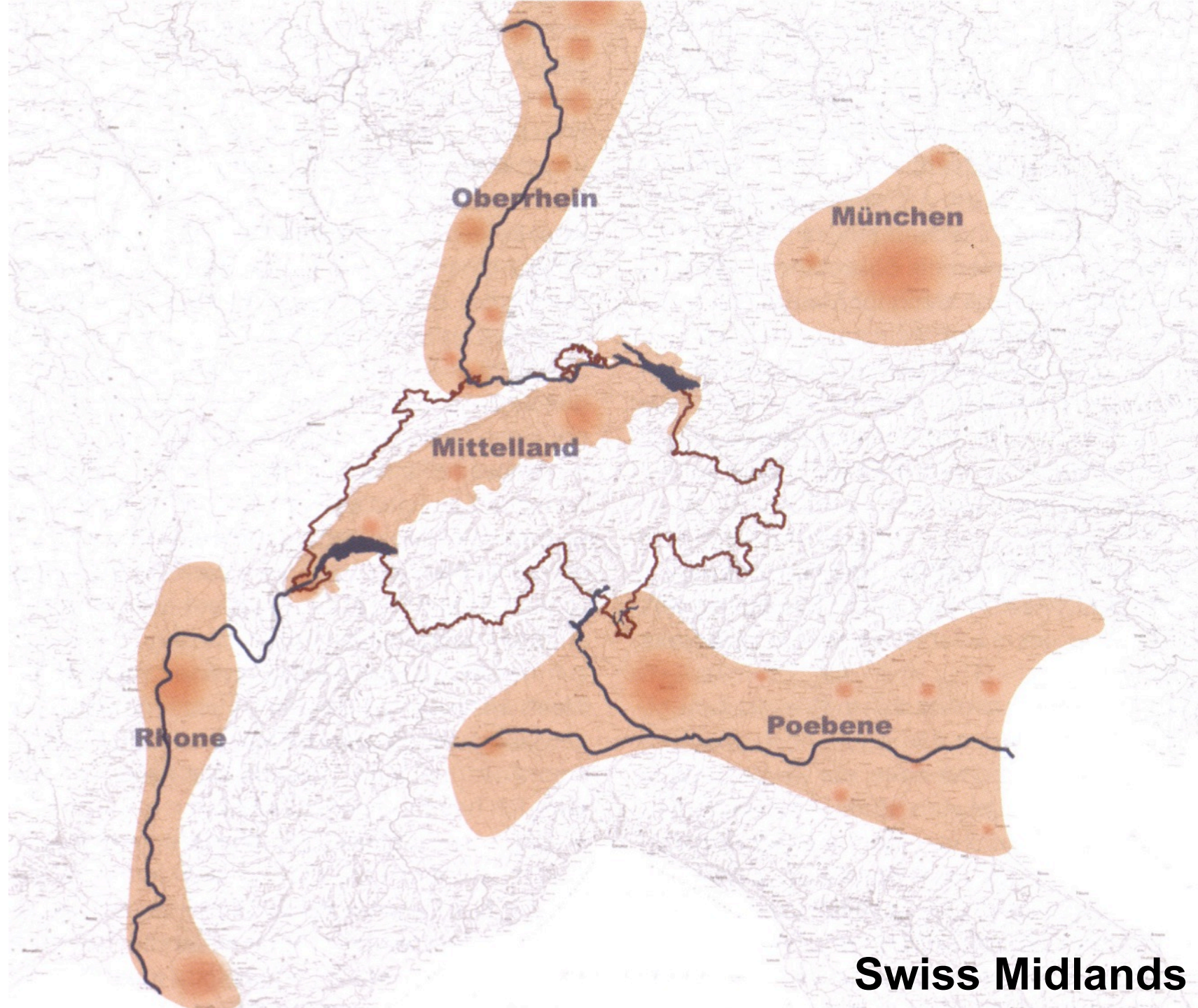


Sulzer-Areal, Winterthur ZH

Two ways of developing an industrial area

- 1. Zoom-In (Old Town, industrial areas, areas in between)**
- 2. Sulzer-Areal Werk Stadtmitte / Conclusion**
- 3. Lagerplatzareal / Conclusion**
- 4. Halle 180, year 1991**
- 5. Hallen 180/189/191, year 2017**





Oberrhein

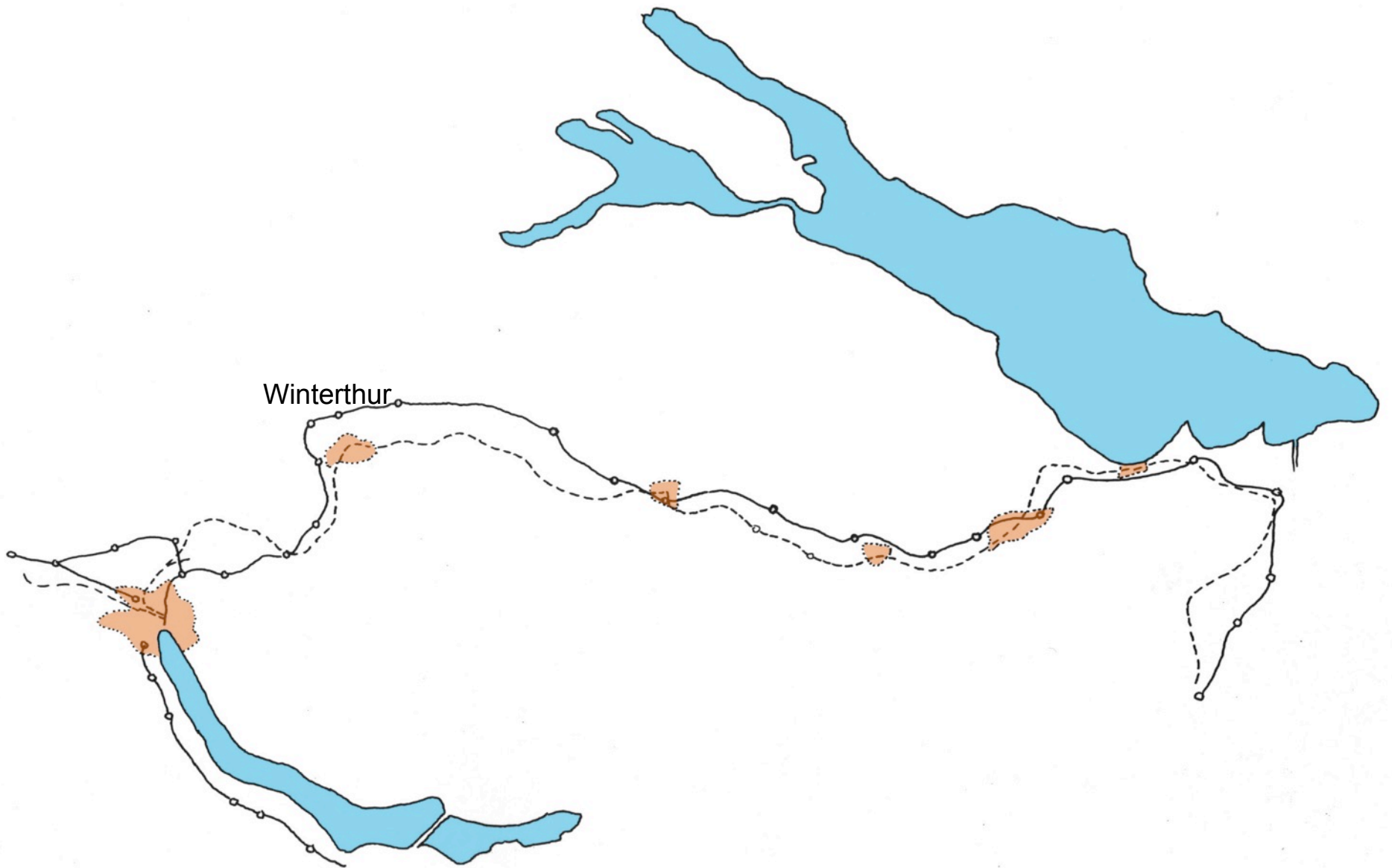
München

Mittelland

Rhone

Poebene

Swiss Midlands



> from Lake Zurich to Lake Constance
> number 6 in Switzerland with 110'000 inhabitants



WINTERTHUR

Winterthur

1:25'000



Wülflingen

Asp

Limberg

Veltheim

Ober Winterthur

WINTERTHUR

Töss

Sehen

Eschenberg

Old Town

1850

Dufourkarte

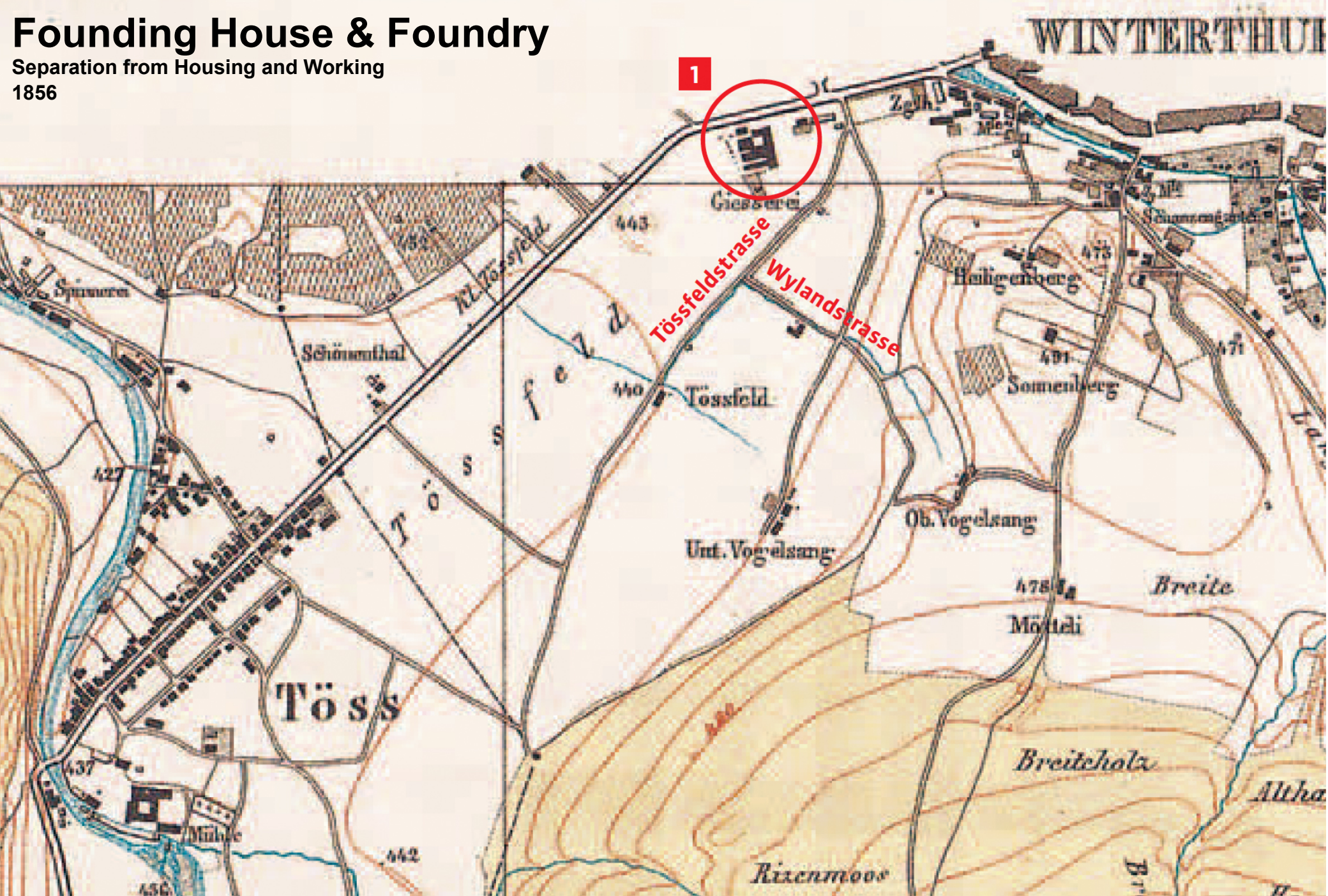


SULZER
30725

Foundry
1834

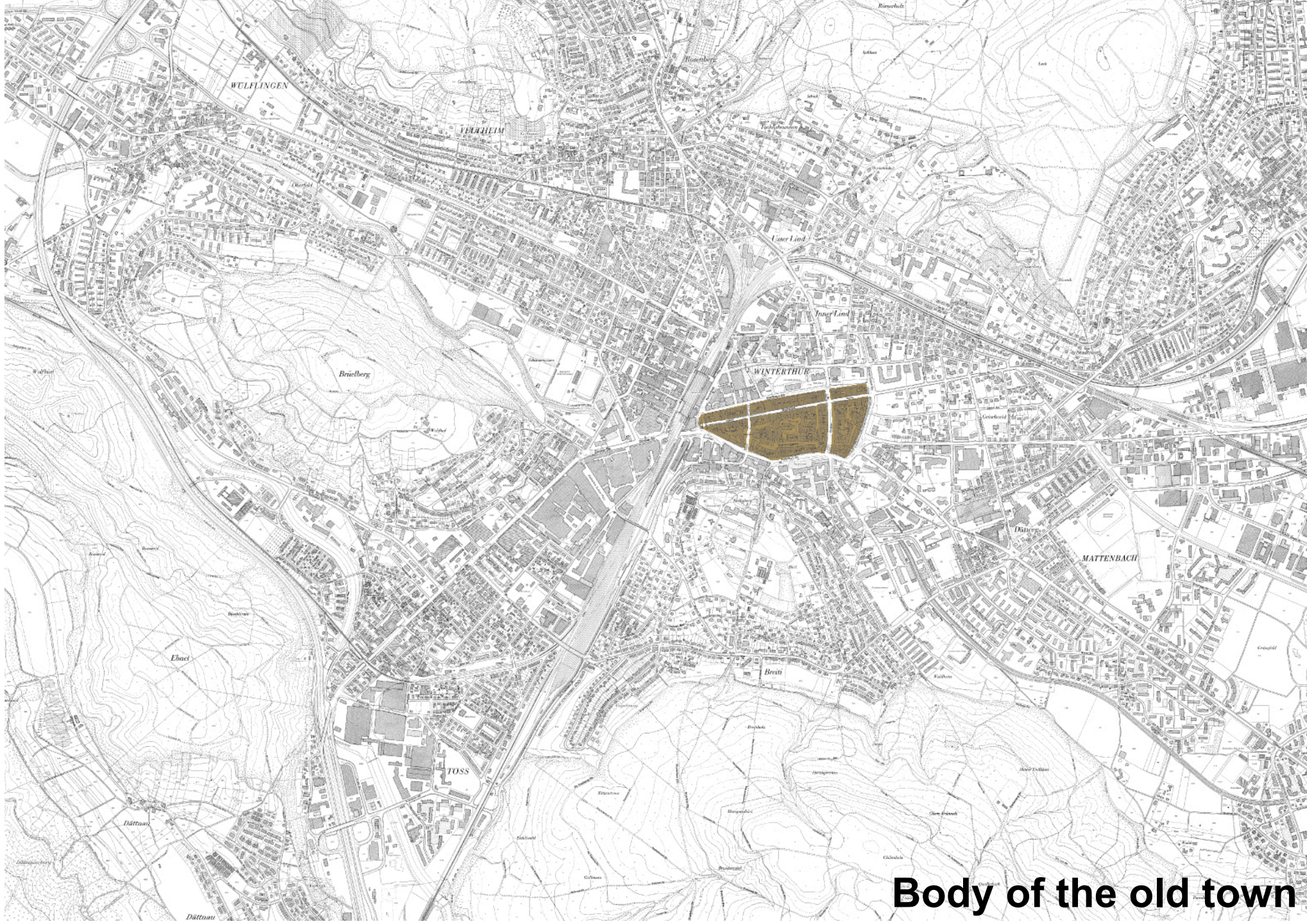
Founding House & Foundry

Separation from Housing and Working
1856





Tössfeld
vor 1850

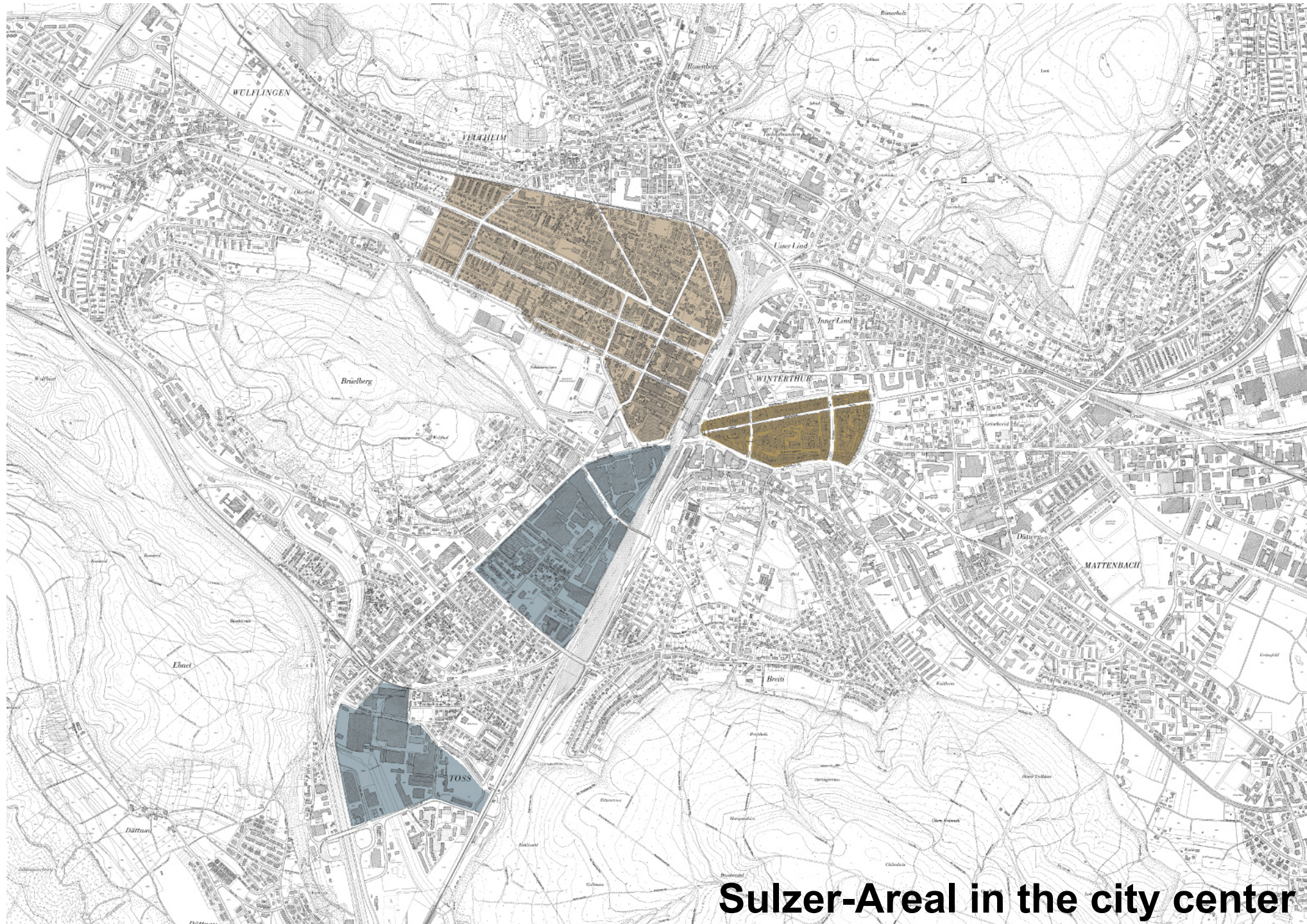


Body of the old town

Winterthur

1850





Sulzer-Areal in the city center

**Old town and
Sulzer area I&II and Lagerplatz**



Sulzer area I&II and Lagerplatz

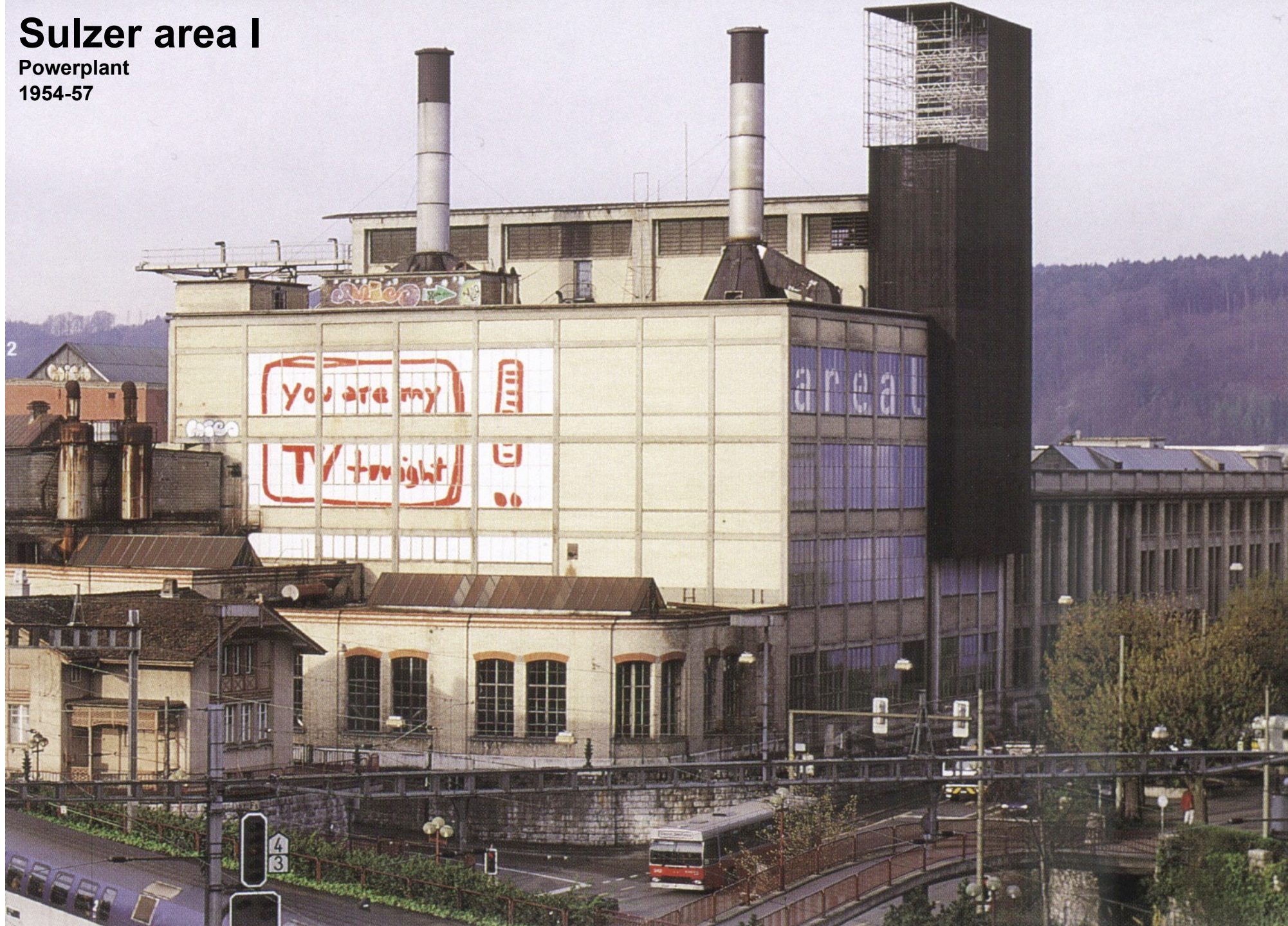




**Sulzer area I
on the other side of the rails**

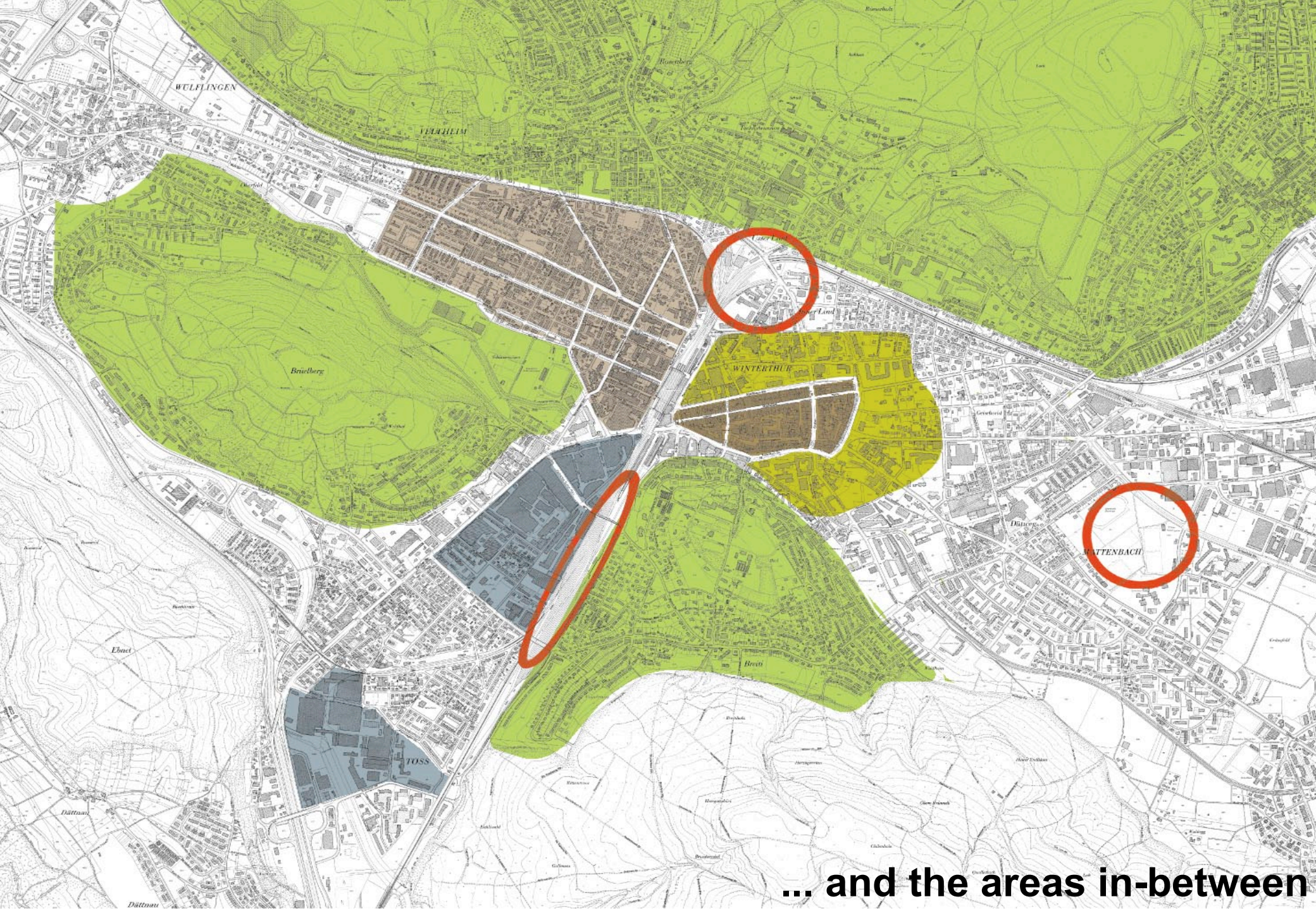
Sulzer area I

Powerplant
1954-57



Diesel engines hall in the second row

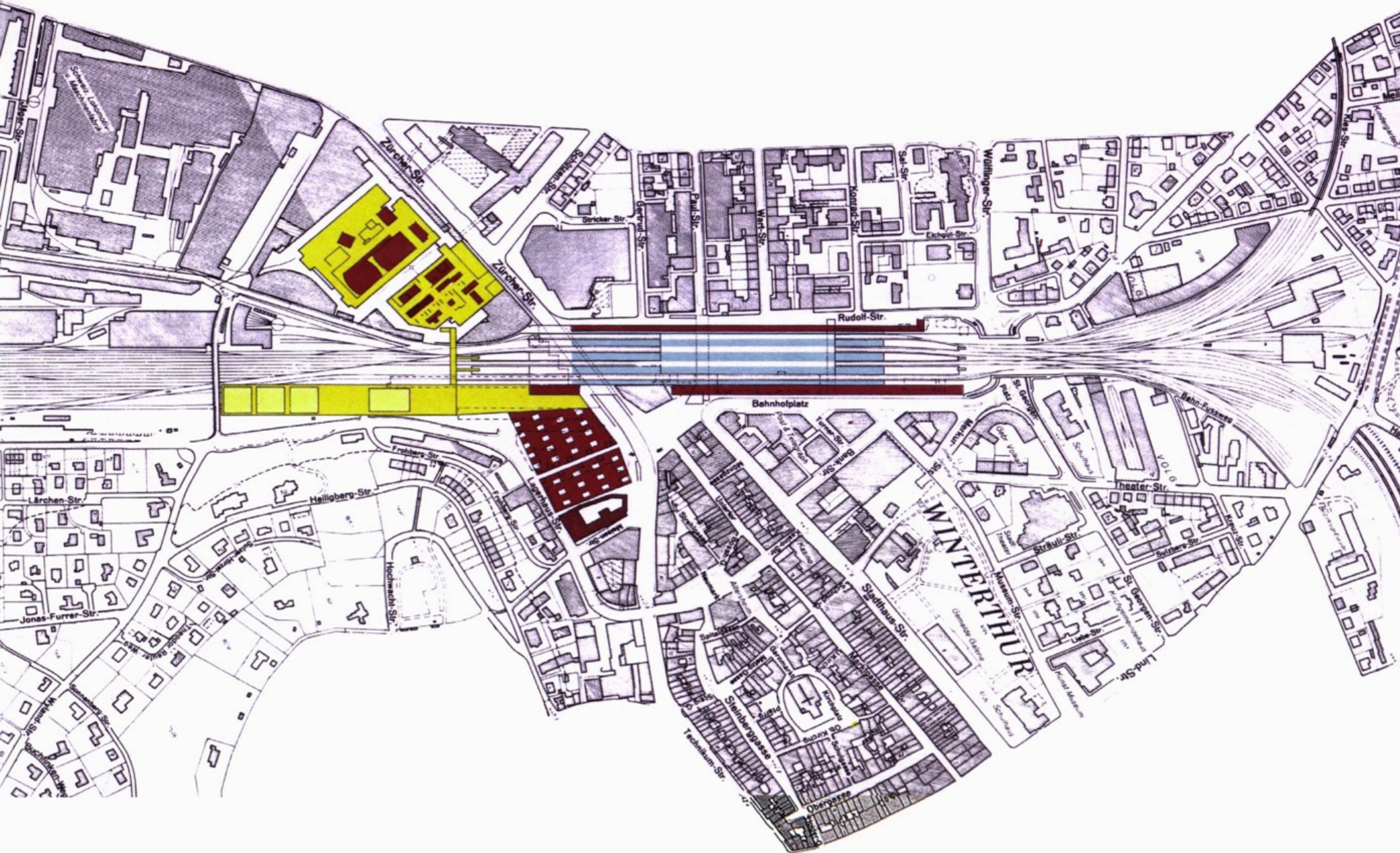




... and the areas in-between



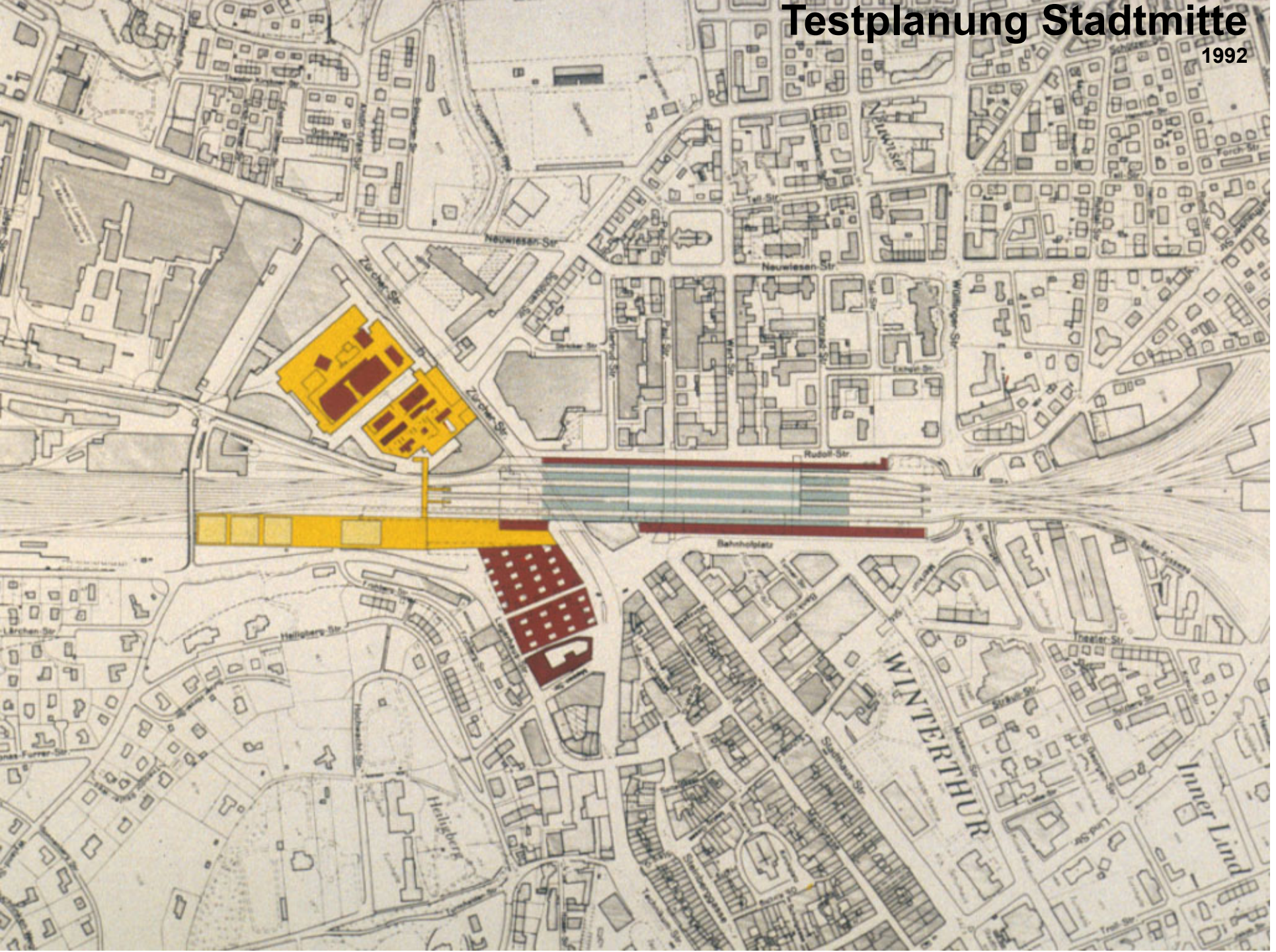
... New connections



Testplanung Stadtmitte

Testplanung Stadtmitte

1992



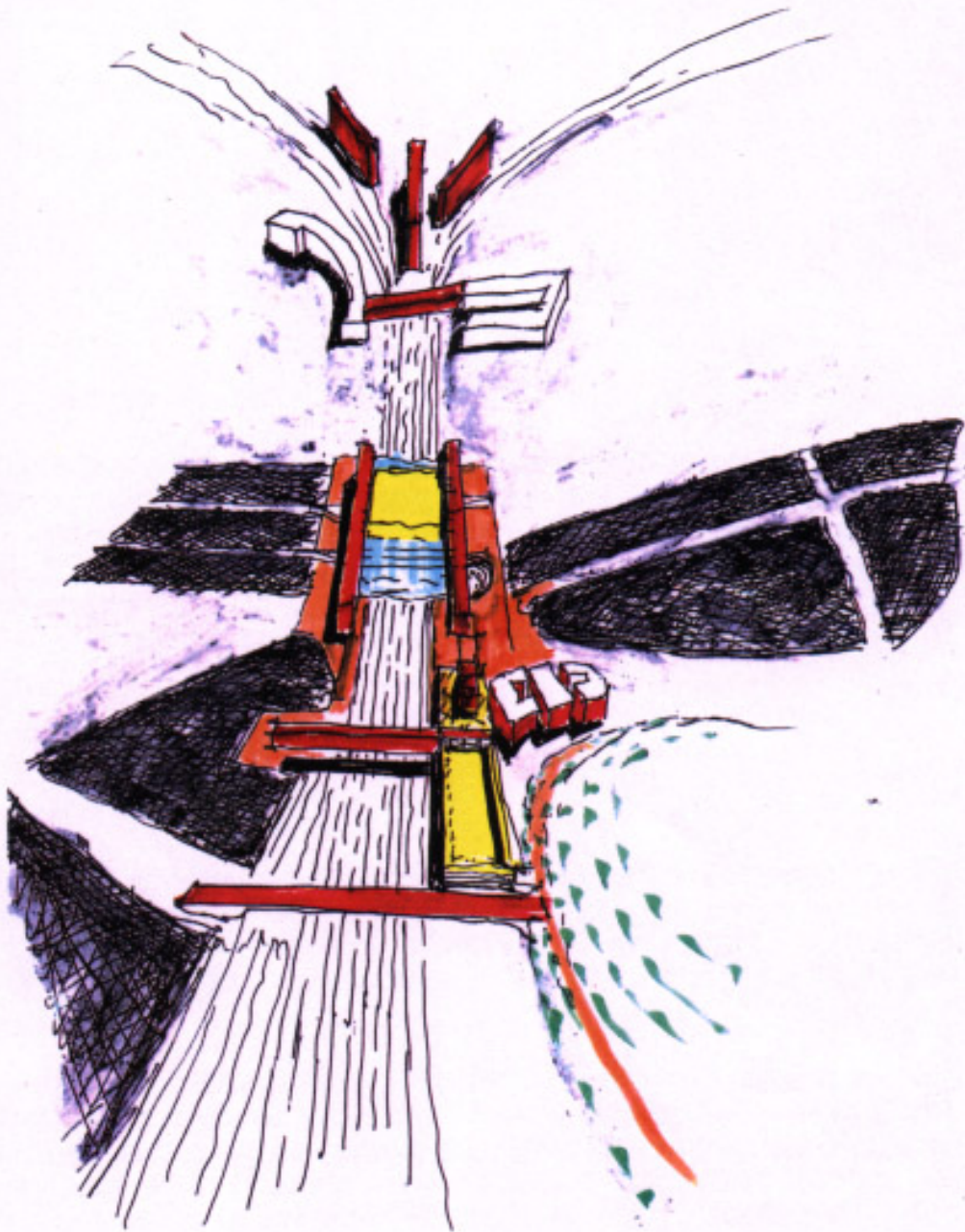


Testplanung Stadtmitte

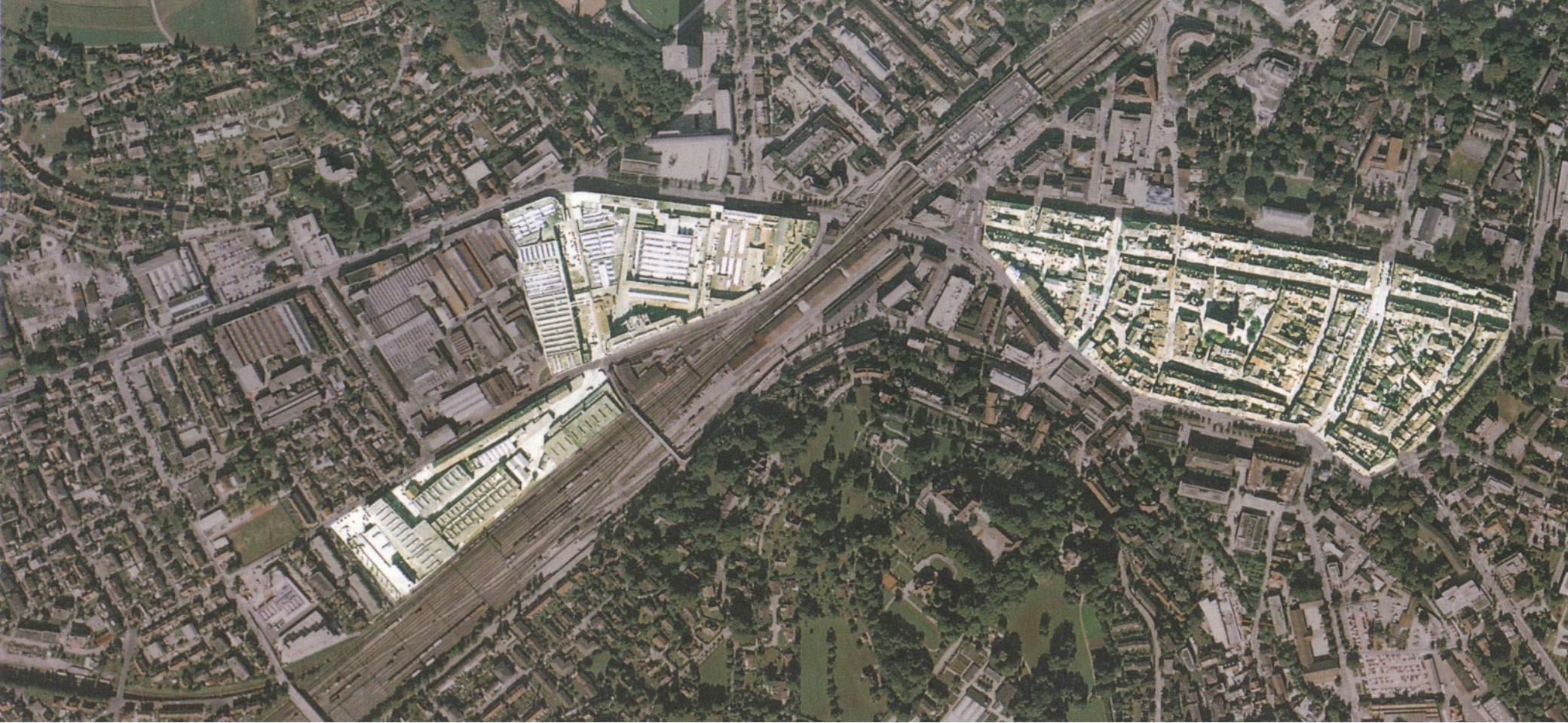
1992



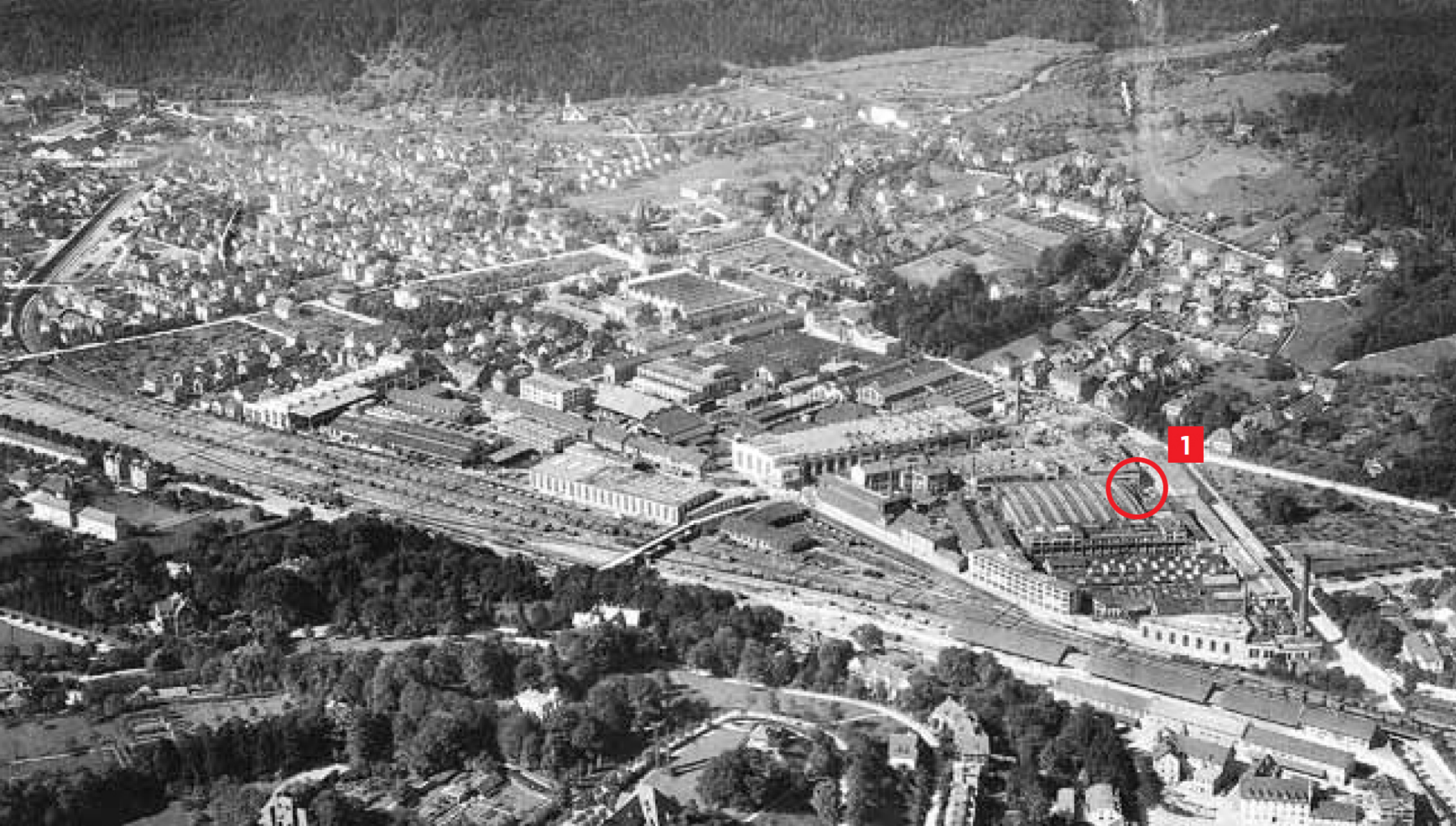
Concept of Boulevards



Testplanung Stadtmitte



New town - old town



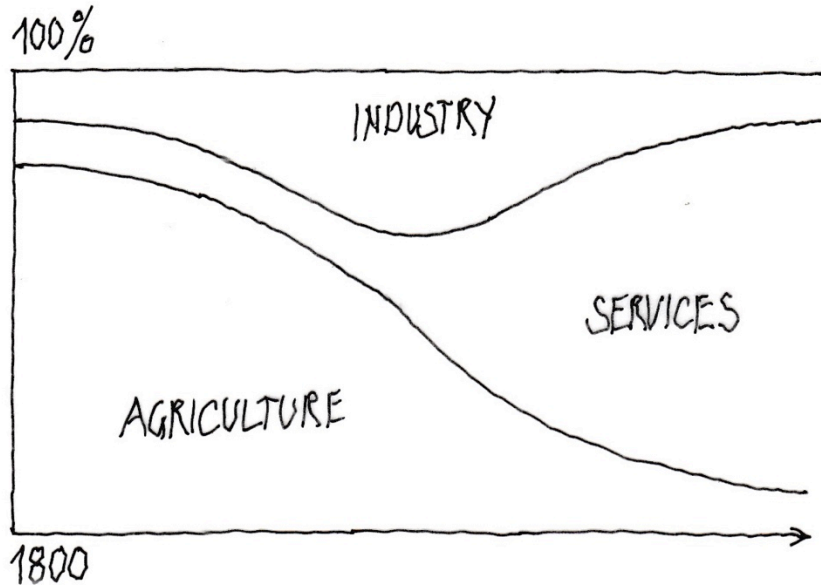
Sulzerareal Werk Stadtmitte

Halle 87, 1931

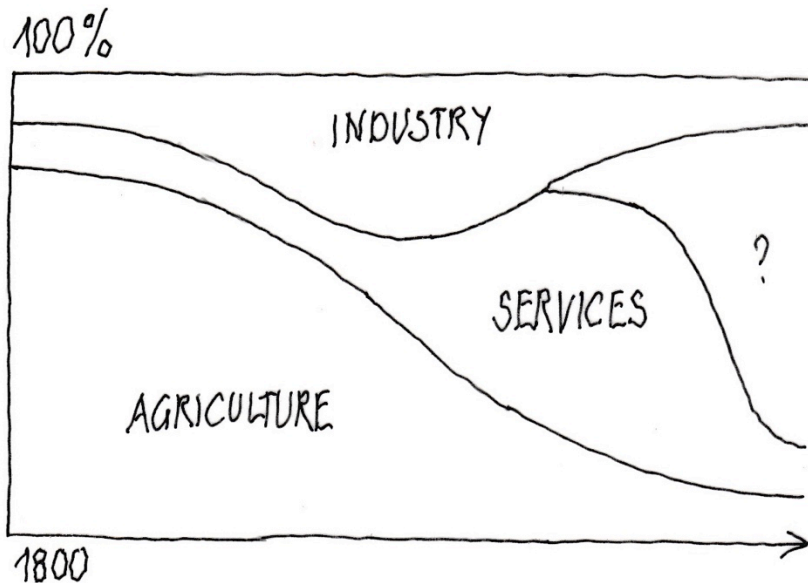




Diesel engine



„Number of employees is not rationalizable“
Jean Fourastié



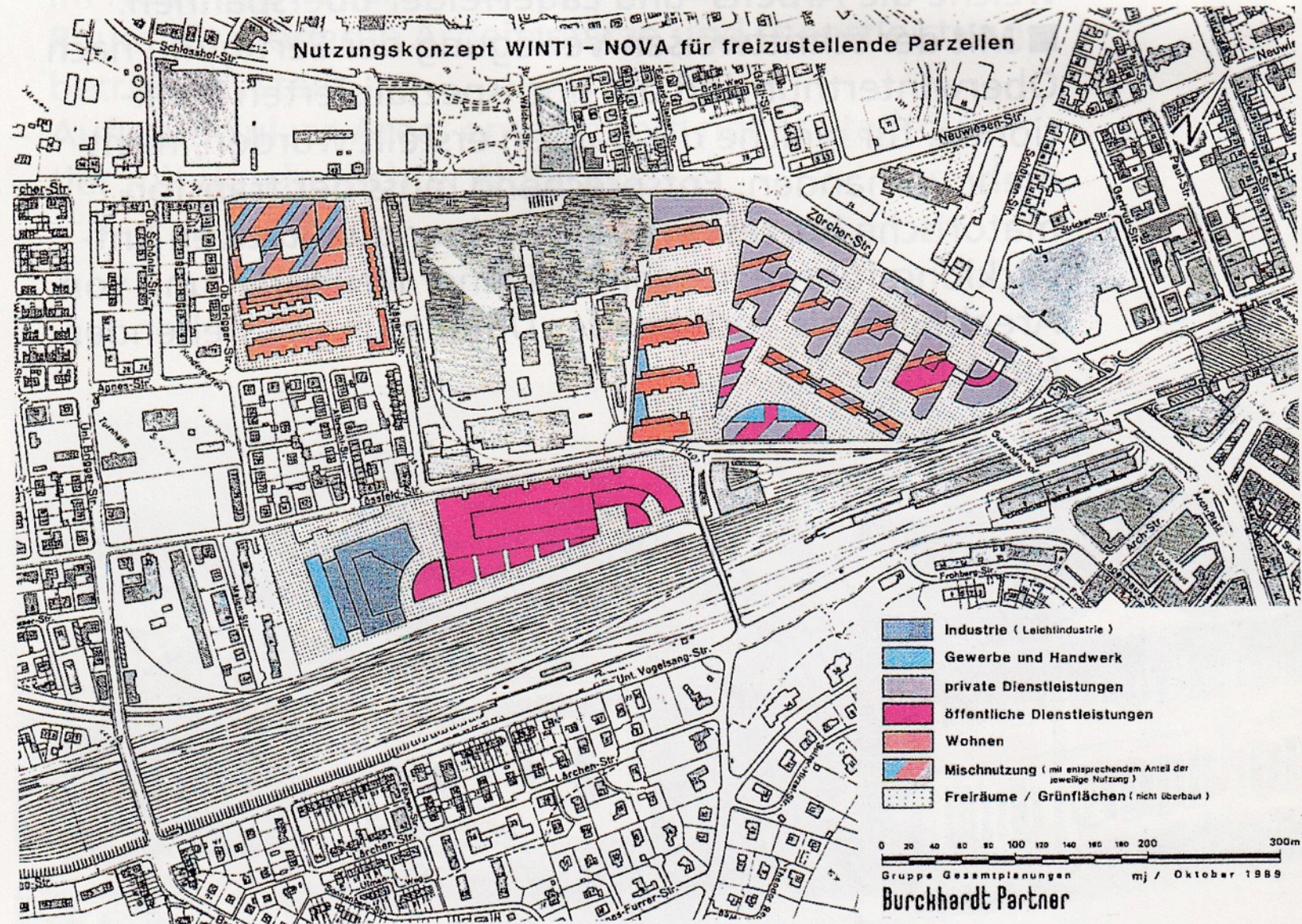
Through IT also services are rationalizable
A new space (?) is emerging
Unemployed, leisure, guaranteed income
or New Trade

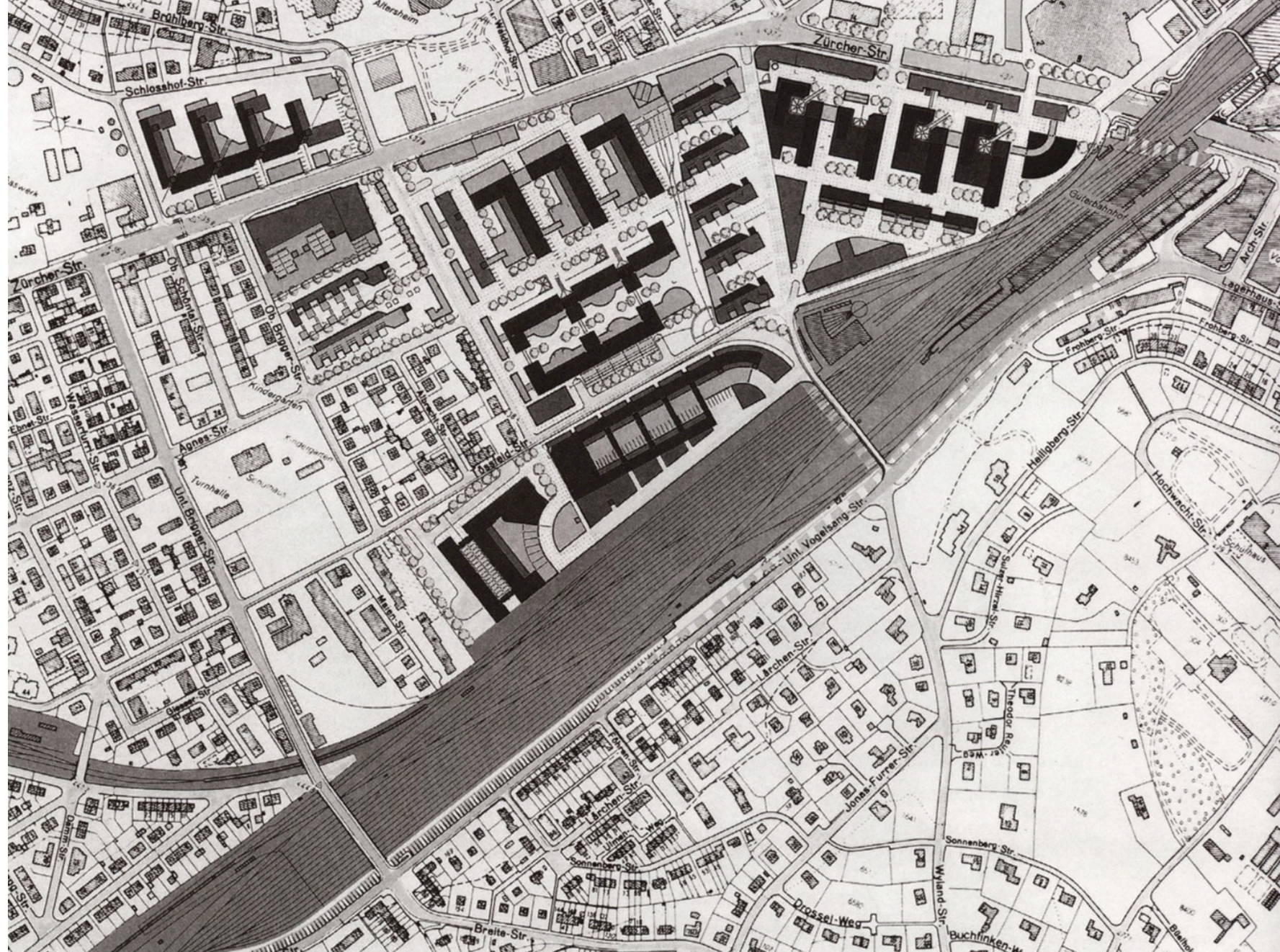
1989 - Winti-Nova

Sulzer's initial intention was to create a new urban quarter on the plant site. In June 1998, a study called "Winti-Nova" Chance for Winterthur was presented to the public. As a reaction to the „Winti-Nova“ project, which would have made a central part of Winterthur's industrial history disappear forever, a public discussion on urban development **arose**, driven primarily by local architects with lecture events and discussion forums. The Winterthur architectural community was of the opinion that the development of such a large area should not take place without the involvement of the Winterthur public. In June 1990, the SIA architects presented a site-wide program for urban development. This also included the demand that the city of Winterthur should announce an ideas competition for the redesign of the area.

Source: The Sulzer site , European Heritage Day, September 11, 2004, page 5

Erste Nutzungsstudien (10)





Winti Nova

Burckhardt Partner, Basel, 1989

Workshop 1990: Urban Development Winterthur

From November 1990 to March 1991, the City of Winterthur conducted the "Workshop 90: Urban Development Winterthur". Here the ideas of the parties, associations and interest groups on urban development were presented and discussed. Based on the very generally formulated results of the workshop, Sulzer, as the landowner, continued the site planning in cooperation with the Winterthur city authorities and adapted it to the framework conditions of urban development. The long-term goal was still the design of a new city quarter where life pulsates and many people can work, live and spend their leisure time.

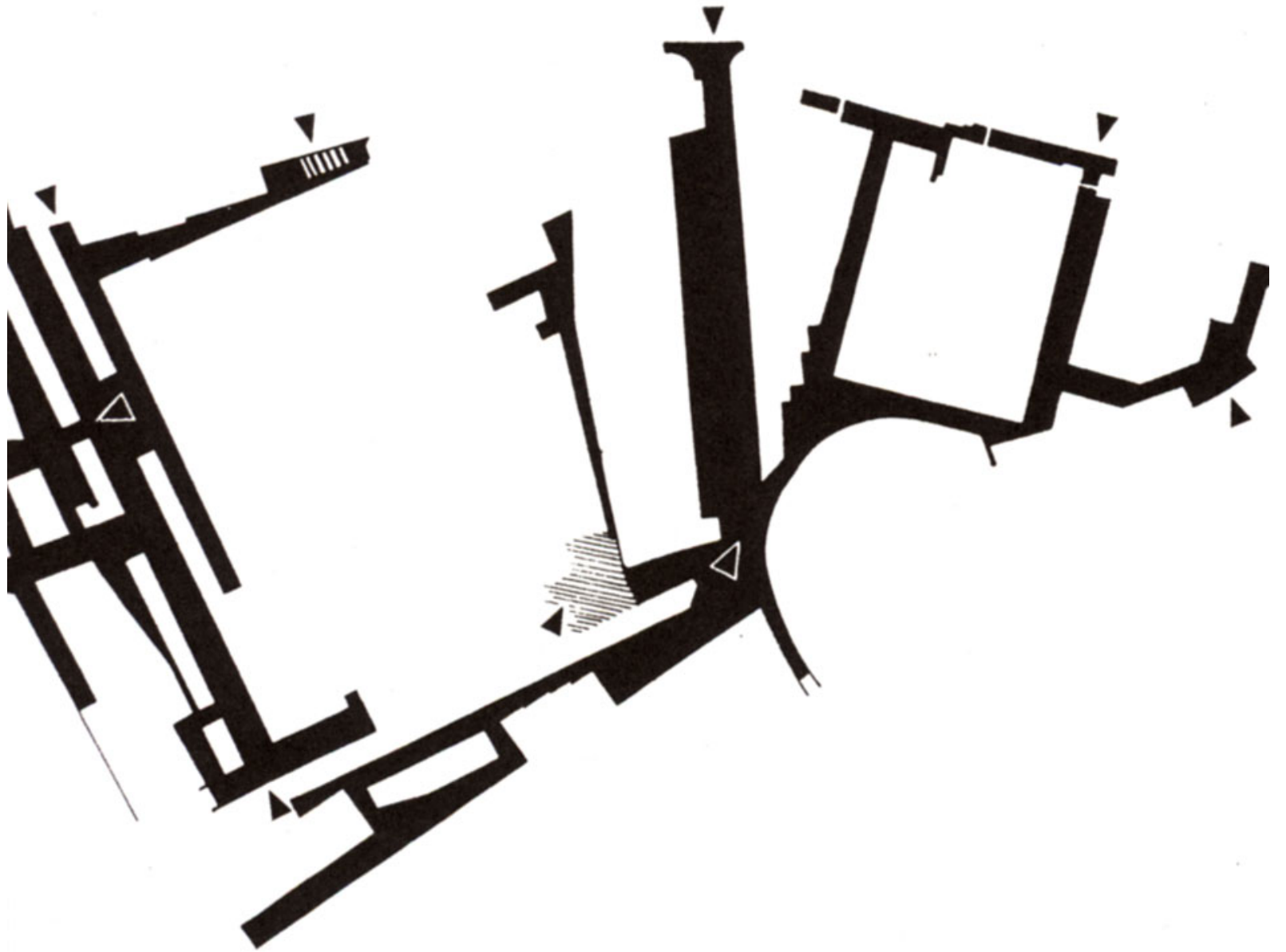
Source: The Sulzer site , European Heritage Day, September 11, 2004, page 6

1990s - the city council refrains from protection orders

In this context, however, the city council rejected in December 1990 the complete protection of the Sulzer site proposed by the cantonal office for the preservation of historical monuments. The city council also refrained from setting up inventories and from protecting individual objects. According to the city council, the concerns of monument preservation should be taken into account within the framework of the spatial planning procedures required for the conversion of the site, such as guideline and utilisation planning as well as building permit procedures. The city council wanted to understand monument preservation as a process and avoid the preservation of buildings that cannot be used, except in individual cases for objects of outstanding importance. Many buildings and halls have offered themselves for conversion, so that their preservation is the result of a process in which the preservation of historical monuments was not even directly involved: for example, the architecture department of the Zurich University of Applied Sciences and Arts, which was suffering from a lack of space, has been located in the former Kesselschmiede since 1991, and the round building no. 87, the former workshop, is now home to the Musical Theatre.

Source: The Sulzer site, European Heritage Day, September 11, 2004, page 6

These last sentences are very euphemistic.

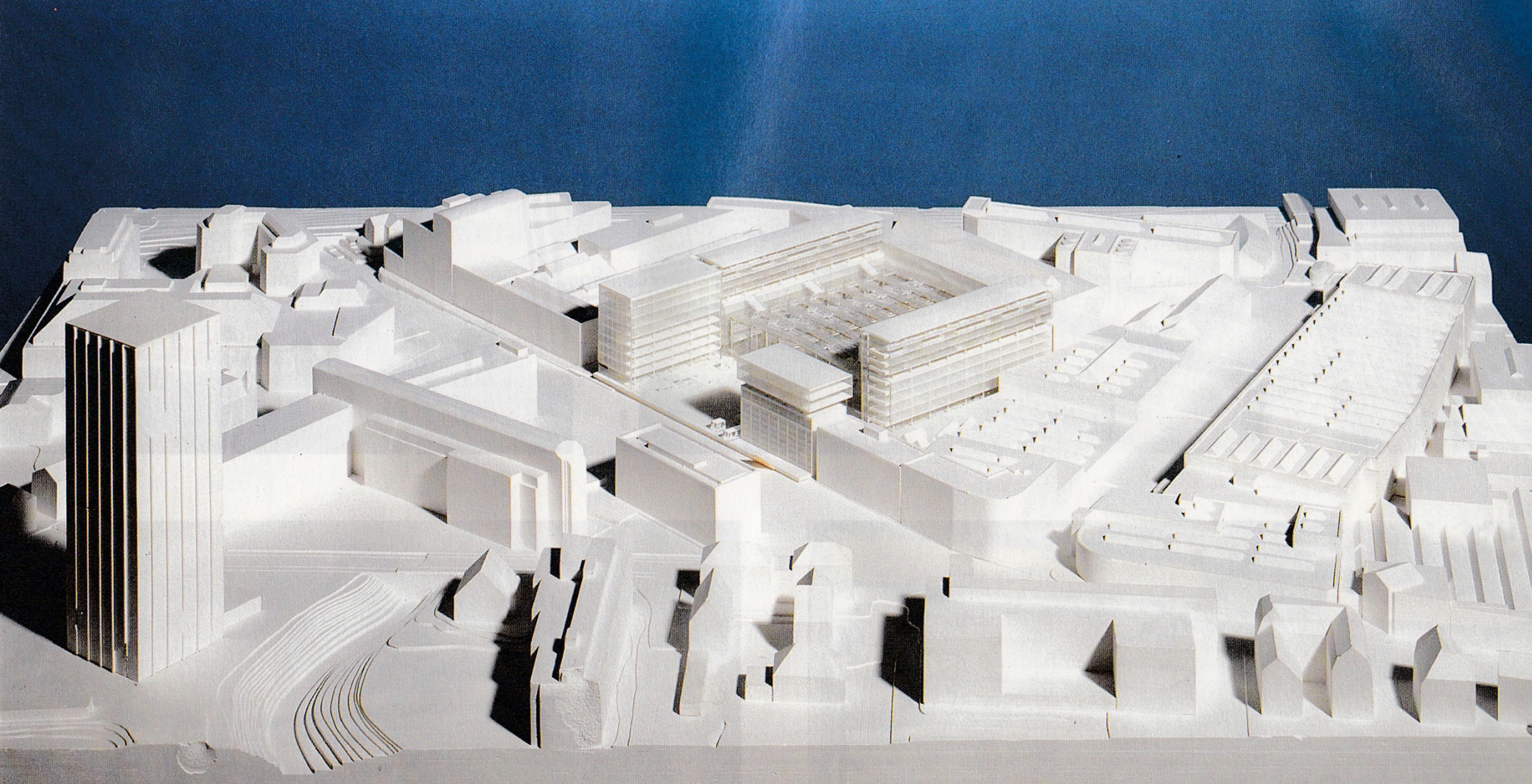


Quality of existing outdoor spaces

Jean Nouvel and "Megalou

On the other hand, new building projects have also been created, such as the large-scale project by Parisian architects Jean Nouvel and Emmanuel Cattani, which emerged as the best proposal from an international study commission by the company Sulzer AG. However, their idea of realising a new, modern city within the existing structures failed to find investors.

Source: The Sulzer site , European Heritage Day, September 11, 2004, page 6



Megalou 1. Etappe

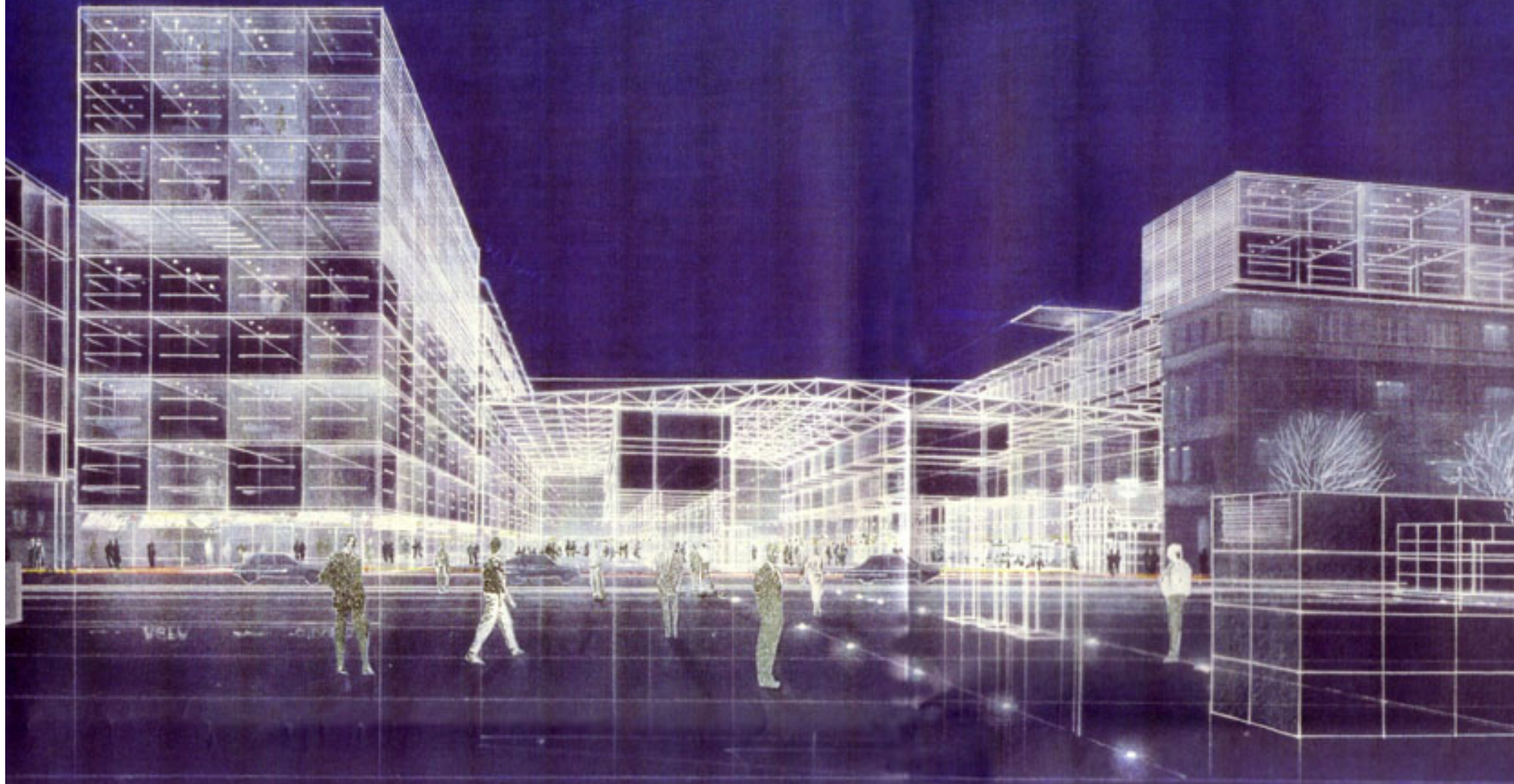
J. Nouvel & E. Cattani

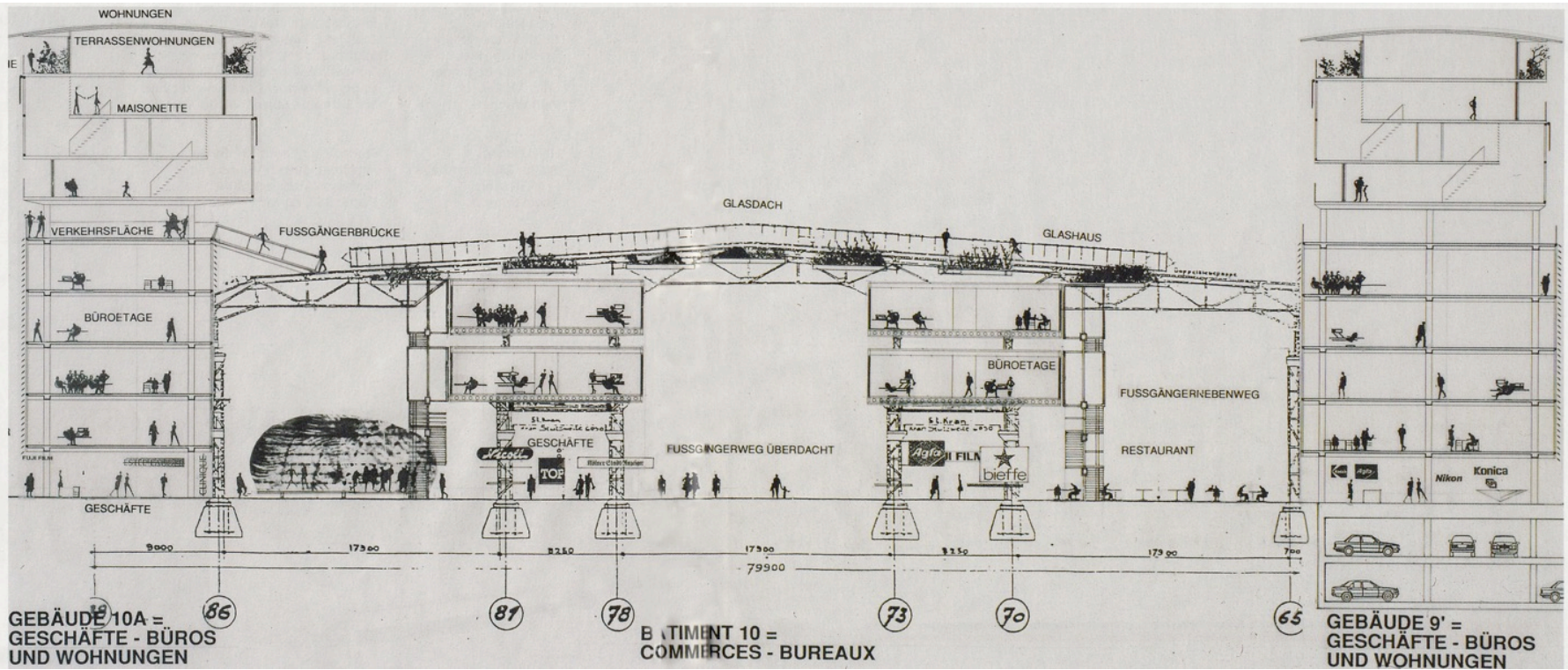
1992

Megalou Gesamtkonzept

J. Nouvel & E. Cattani

1992

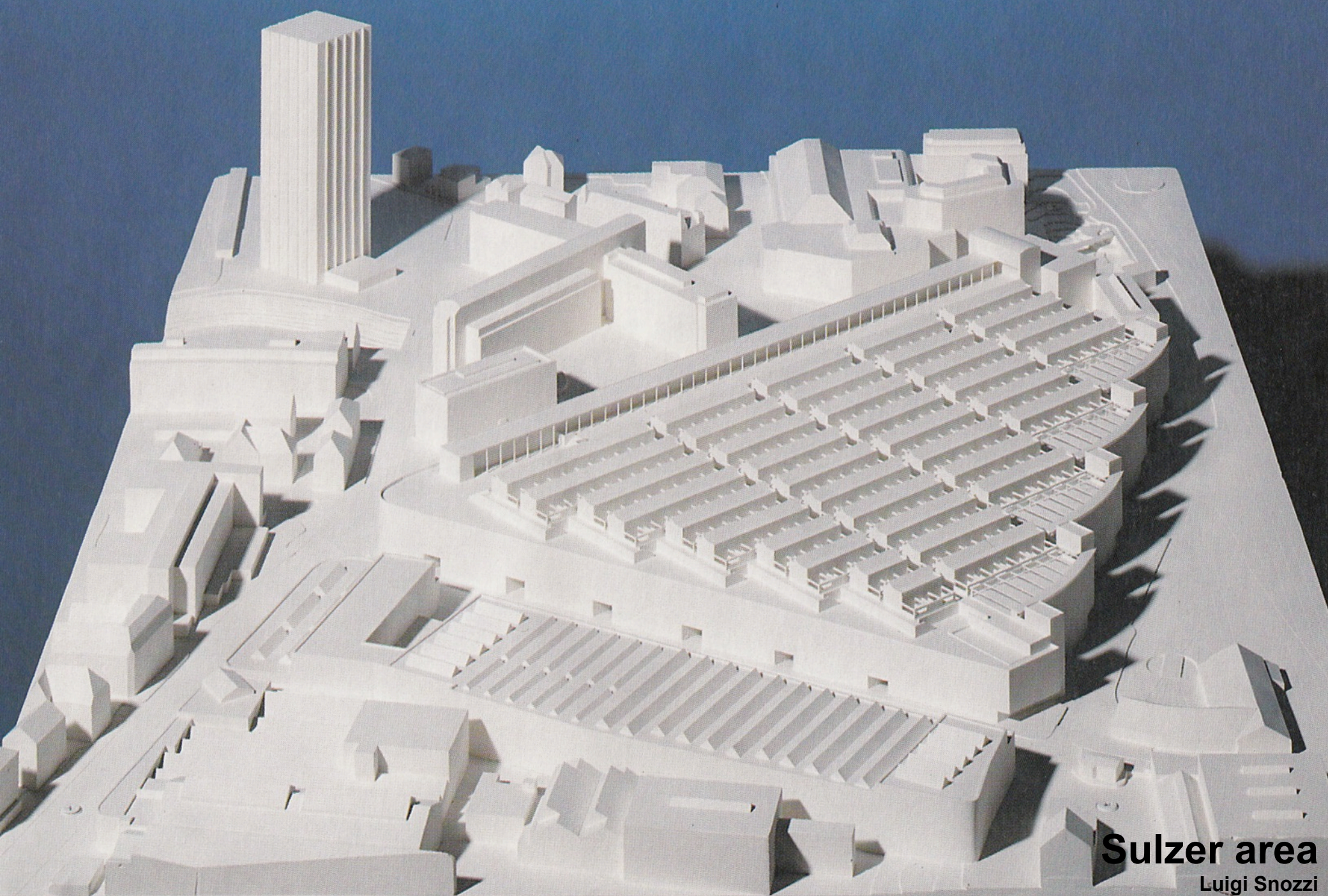




Megalou old & new

J. Nouvel & E. Cattani

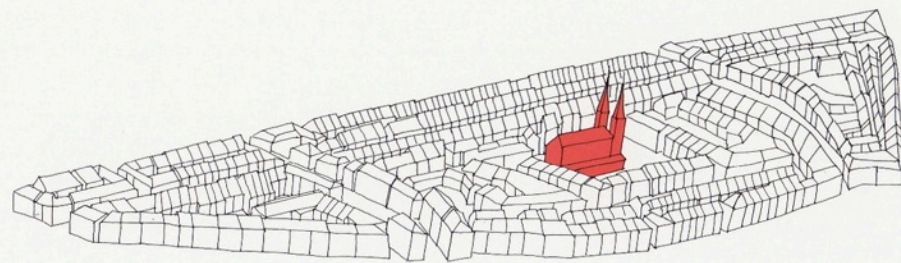
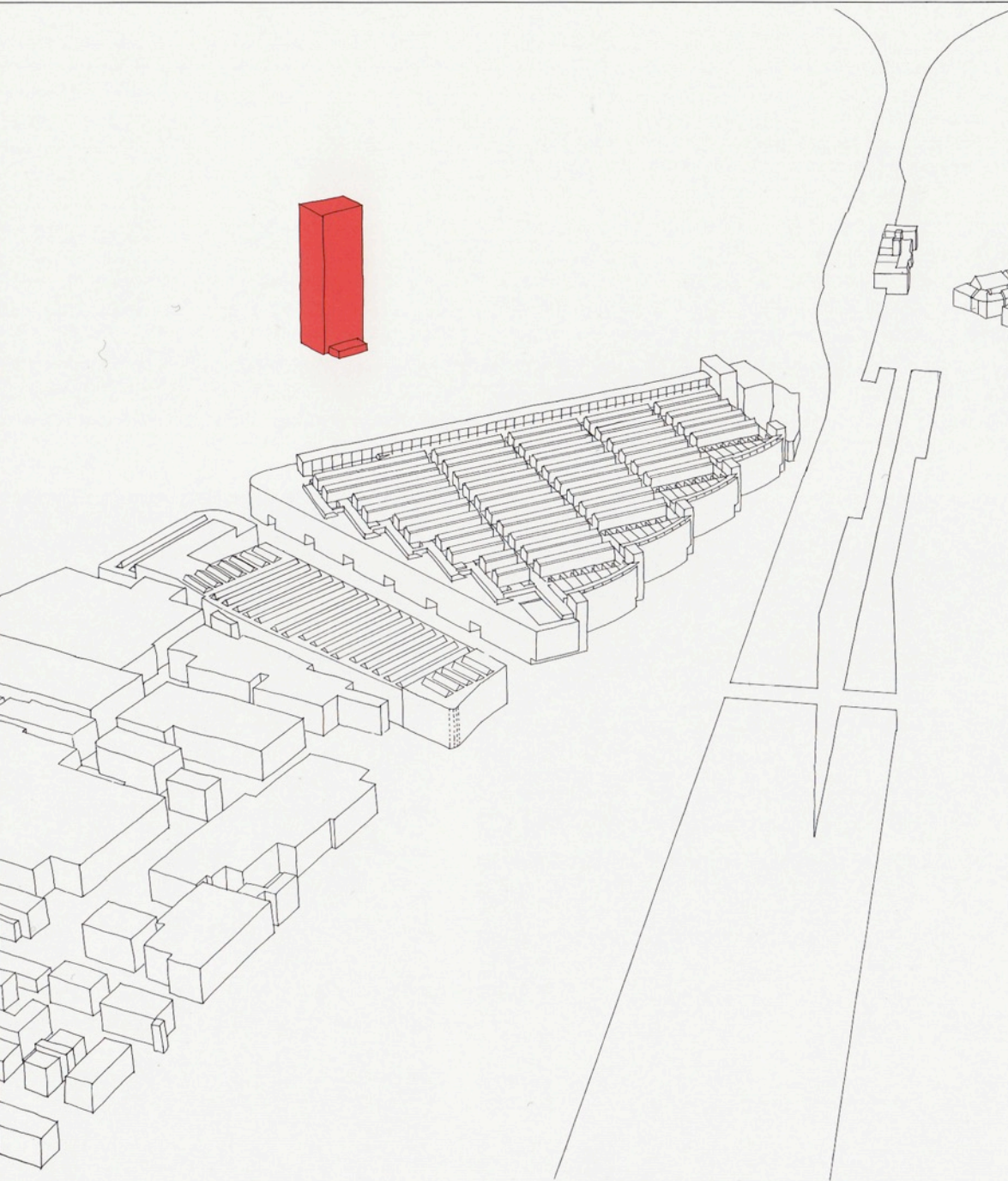
1992



Sulzer area

Luigi Snozzi

1992



Sulzer area

Luigi Snozzi

1992

2003 - Agreement on the industrial buildings worth preserving

Since neither Sulzer nor the City of Winterthur were satisfied with the lack of clarity that had existed since the 1990s regarding the protection of individual buildings, the landowner, the City of Winterthur, the Canton of Zurich and the Zurich Heritage Society sat down to agree on which industrial buildings should be preserved. In September 2003, an agreement was reached to preserve a total of 15 buildings integrally and 8 others only as façades. Two buildings were included in the contract as possibly requiring protection.

First and foremost, the conversion of the Sulzer site is a question of economics and profitability. Secondly, it is a question of urban development and overriding political interests. The buildings and facilities that can be preserved as cultural monuments at the end of this process are often an "accidental or residual product". On the other hand, with the public law agreement in 2003, it was possible to save historically important buildings for the future. One of the greatest difficulties is the preservation of historic machinery on the Sulzer site. In most cases, only the building shell can be preserved, while the entire production plant has to make way for new uses. This naturally leads to a strong reduction of the cultural-historical significance of a factory.

(Dampfmaschinenzentrum)

ce: The Sulzer site , European Heritage Day, September 11, 2004, page 6

Big compromise

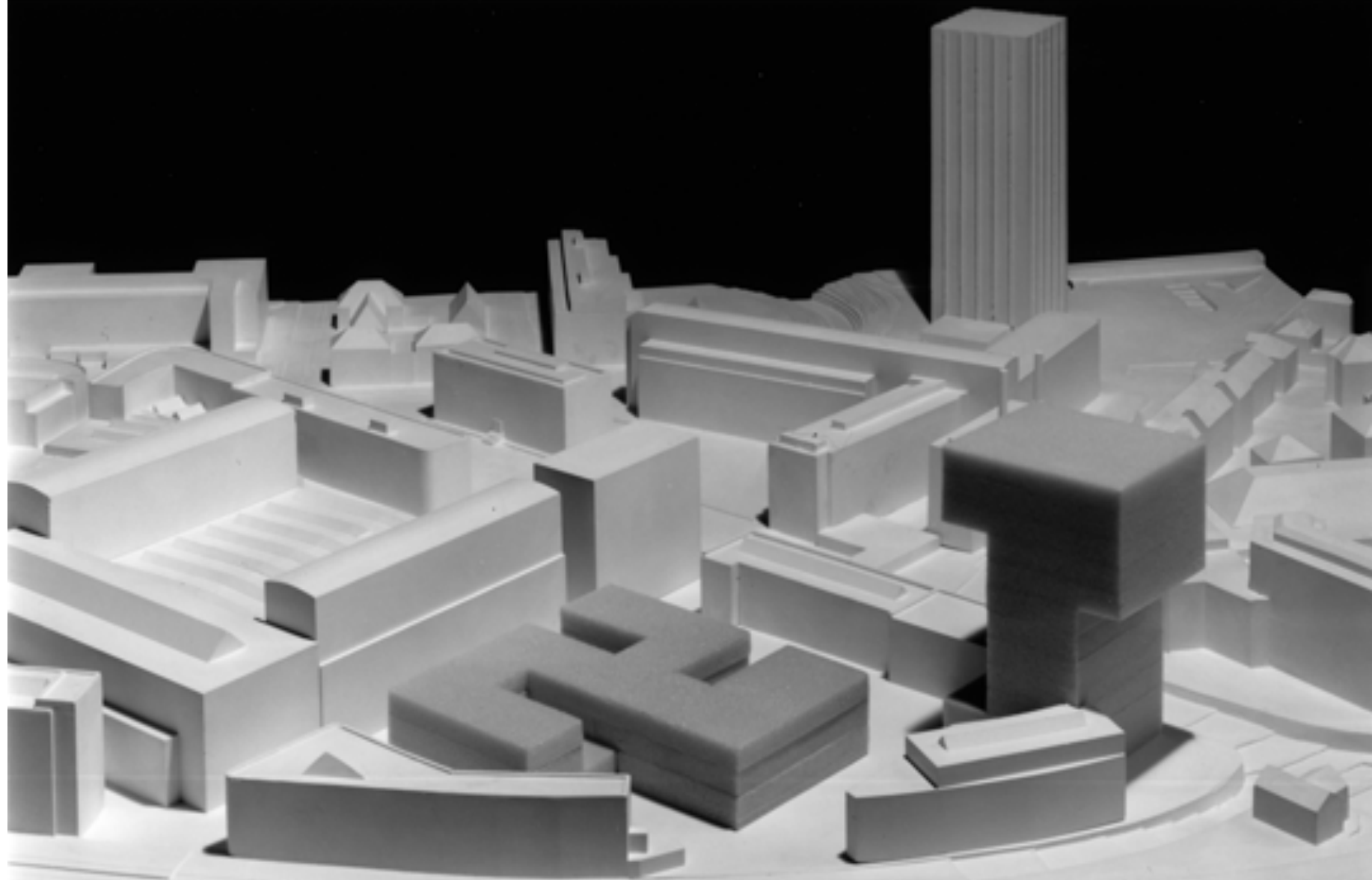
2003

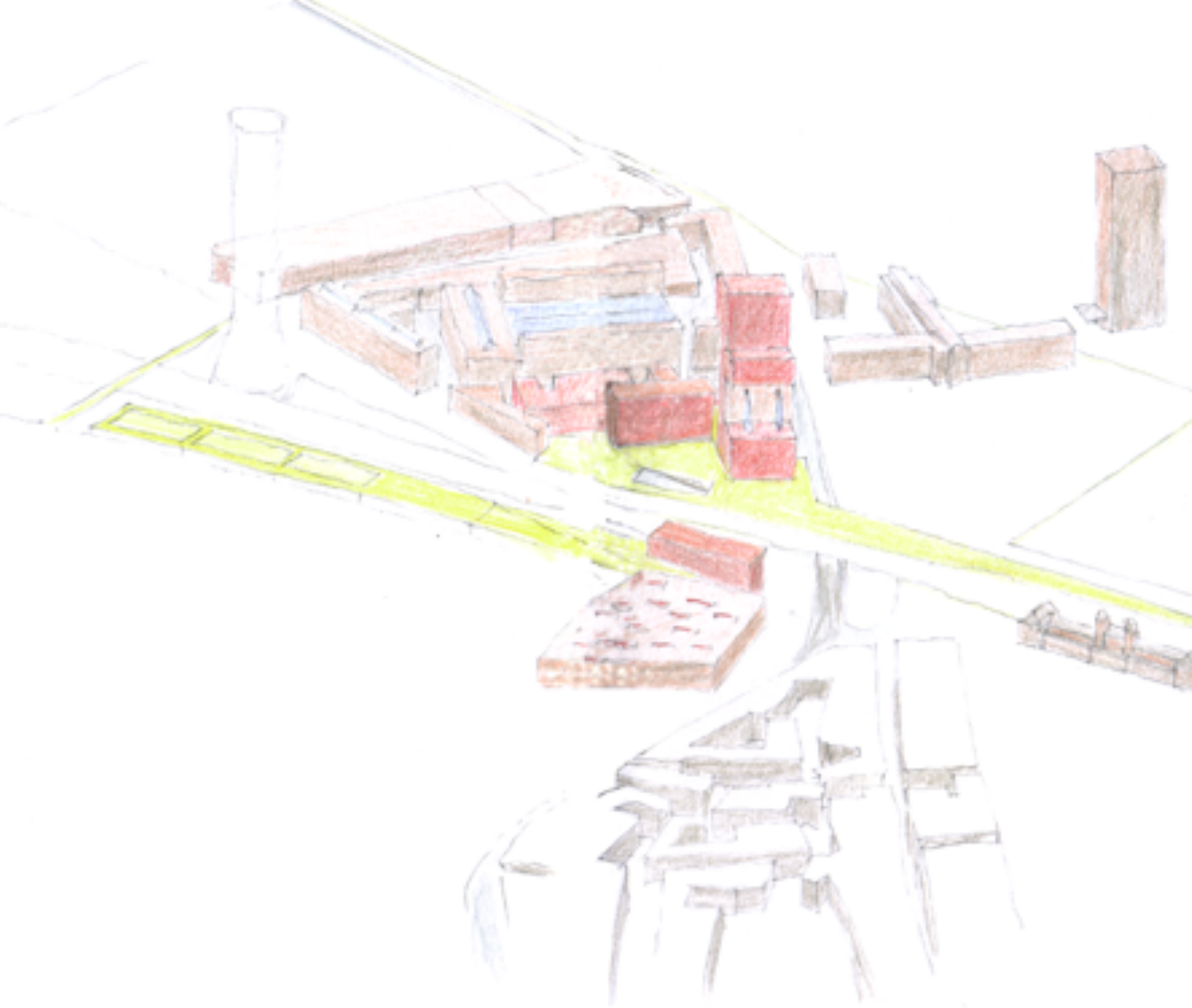
15 buildings entirely, 8 building facades, 2 buildings possibly protected

Infill Werk I

Mäder&Mächler

1999



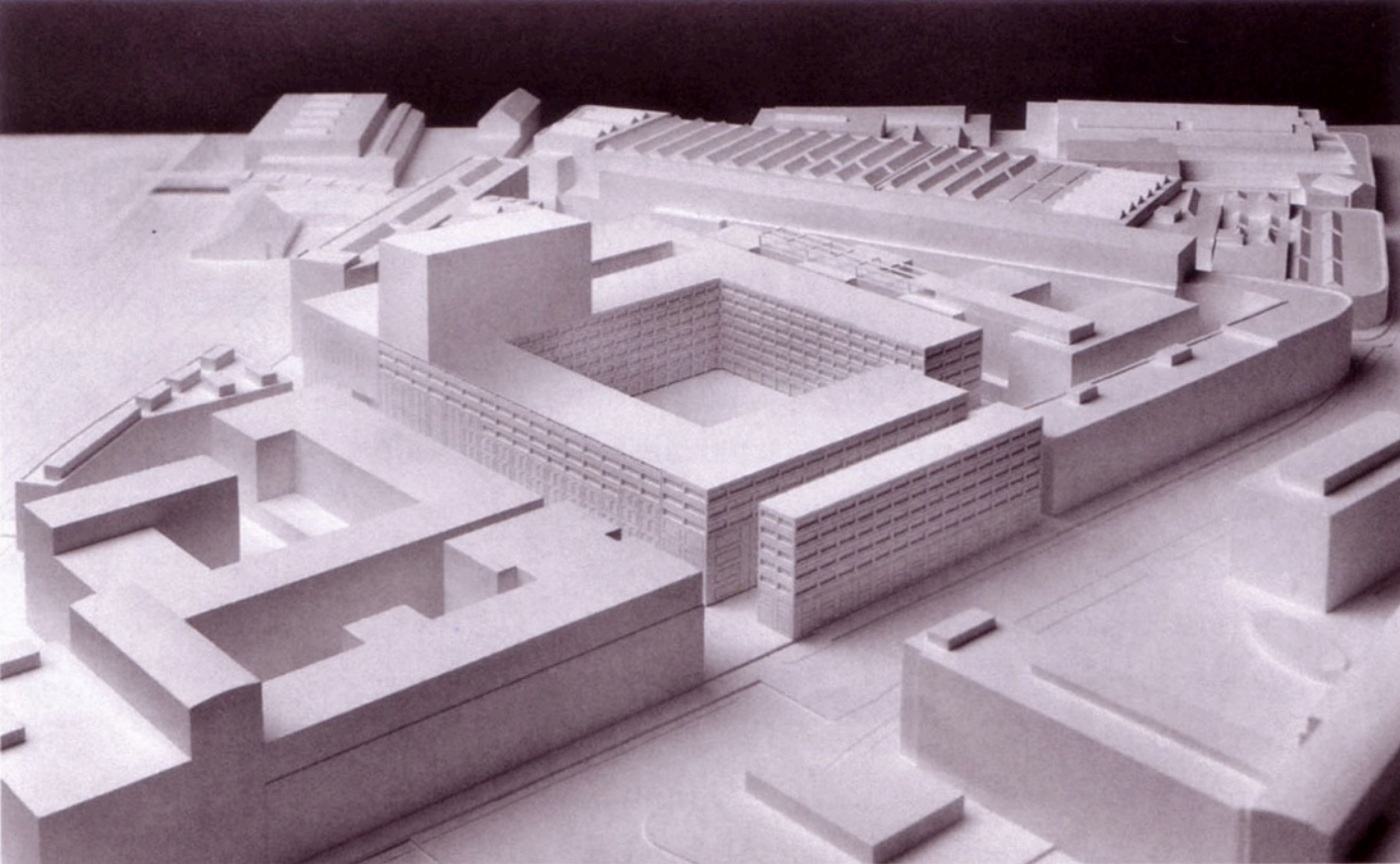




Sieb 10, MOKA
2005-07

WERKVERZEICHNIS





Superblock
Krischanitz & Frank
2011-15

Superblock

Krischanitz & Frank

2011-15





Superblock
Courtyard City Administration
Krischanitz & Frank
2011-15

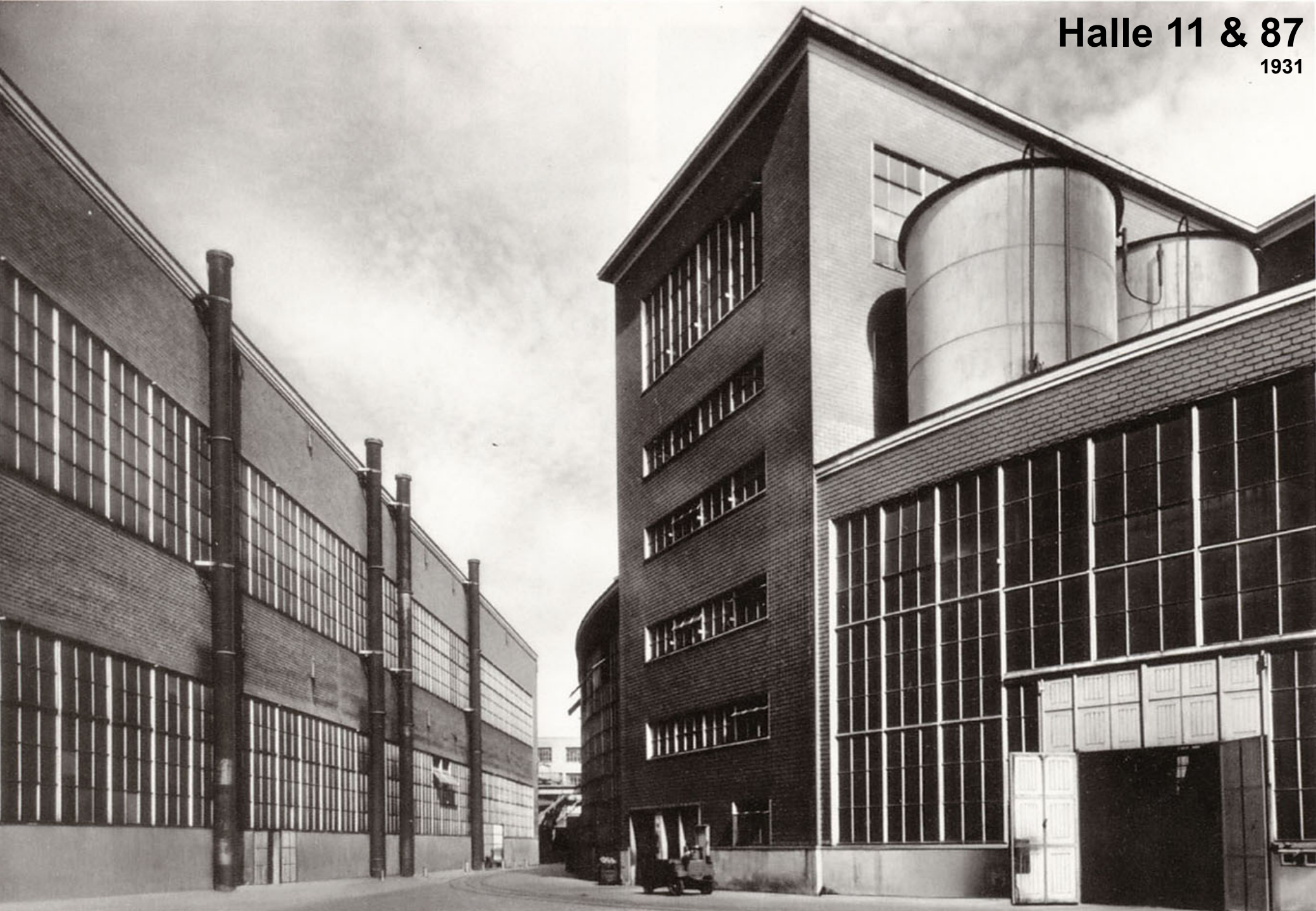
Superblock

Courtyard AXA Insurance
Krischanitz & Frank
2011-15



Halle 11 & 87

1931





City Halle
vor 2010



ZHAW Library

Piotrowski & Bovet
2015



ZHAW Library

Piotrowski & Bovet
2015

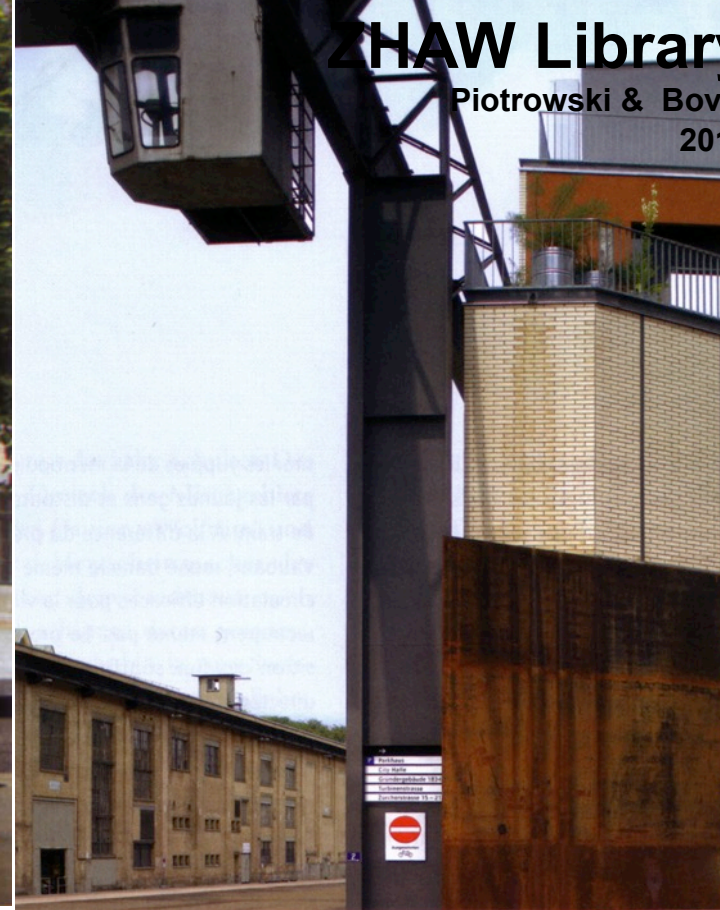




Kranbahn von der Zürcherstrasse



Kranbahn & Katarina Sulzer-Platz
no public use on groundfloor
2004



ZHAW Library
Piotrowski & Bov
20

Kranbahn & Katarina Sulzer-Platz

2004

KRANBAHN

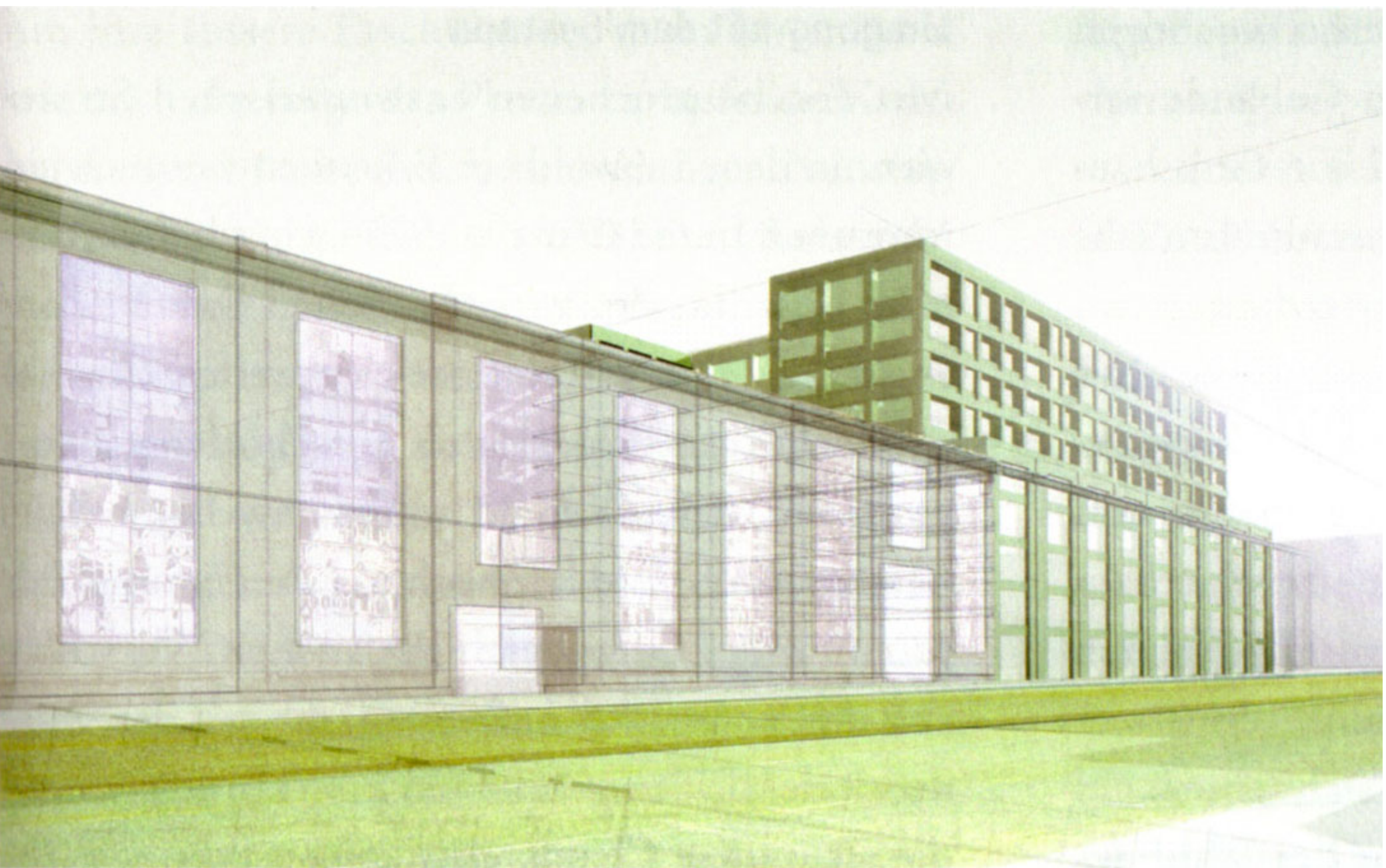


Kranbahn & Katarina Sulzer-Platz

before & after
2004



Halle 52/53 und Katarina Sulzer-Platz



Halle 52/53

Diener+Diener Architekten. Testplanung 2005



Halle 52/53

Haus Adeline Favre

ZHAW / Pool Architekten

2017-2020



Haus Adeline Favre
ZHAW / Pool Architekten
2017-2020





Haus Adeline Favre

ZHAW / Pool Architekten

2017-2020

Werk I&II
red: new
grey: protected



Lagerplatz

Masterplan
2009



Elefant

An der Ecke Zürcherstrasse/Katharina-Sulzer-Platz gelegen, werden hinter denkmalgeschützten Fassaden neue, attraktive Dienstleistungsflächen entstehen. Dazu gehört auch die Halle «Rapide», in der ein Hotel vorgesehen ist.

Habersack

Das Tor zur Lokstadt: Die öffentliche, denkmalgeschützte Halle soll eine Vielfalt von Gastronomie- und Einkaufsangeboten bieten und das neue Herzstück der Lokstadt werden.

Rocket

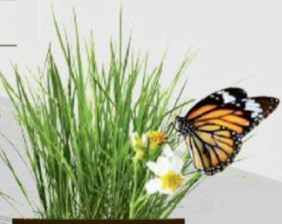
Das bis zu 100 Meter hohe Wahrzeichen der Lokstadt ist nicht nach einer Winterthurer Lok, sondern nach der weltweit ersten gebauten Lokomotive benannt. Das Wohngebäude verfügt über ein öffentlich zugängliches Dachgeschoss.

Dialogplatz

Das grüne Herz der Lokstadt: Der zentrale, verkehrsfreie Stadtplatz wird mit seinem dichten, grünen Baumdach zum Schliedern und Verweilen einladen.

Grüne Oase

Das Haus Krokodil ist um einen grünen Innenhof gebaut. Bäume, Sträucher, Waldboden und verschönernde Pfade machen den Hof zum Erholungsraum.



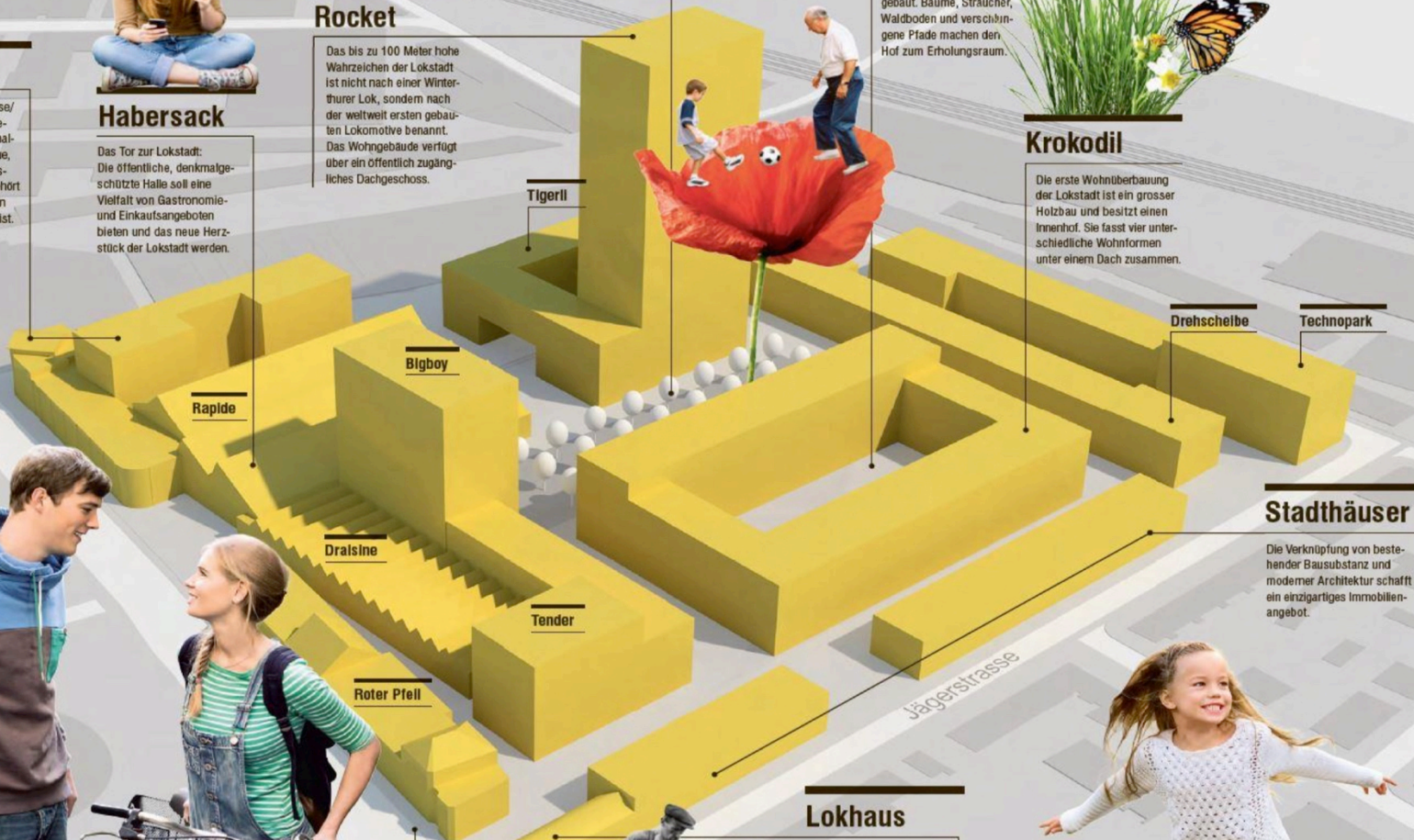
Krokodil

Die erste Wohnüberbauung der Lokstadt ist ein grosser Holzbau und besitzt einen Innenhof. Sie fasst vier unterschiedliche Wohnformen unter einem Dach zusammen.

Ein neuer Stadtteil auf rund 120'000 m²

Die neue Lokstadt bietet Platz für rund 750 Wohnungen. Sie umfasst unter anderem rund 70'000 m² Wohnfläche und über 20'000 m² öffentlichen Raum.

Die einzelnen Baufelder und Gebäude tragen Namen von bekannten Loks. Ein Grossteil von ihnen wurde auf dem Areal der heutigen Lokstadt gebaut.



Stadthäuser

Die Verknüpfung von bestehender Bausubstanz und moderner Architektur schafft ein einzigartiges Immobilienangebot.





Halle 53
protected



Masterplan
Modell towards south
2009

Skyscraper „Rocket & Tigerli“

in Wood

Schmidt Hammer Lassen. DK
Cometti Truffer Hodel, CH



1975 was the peak of production of the Sulzer Compagny
The fall of the Iron Curtain lead to a stop of production of heavy industry in Switzerland
1990 the value of the site was far more than the value of the industrial production
Investors came from outside - High pressure of the investors
The city and the Sulzer company have not been ready to handle the problem
Negotiation processes started - Private interest versus common interest
Conflict of interest: Profit for the Private - Expenses for the Public
Tabula Rasa (new buildings) versus slow further development (re-use)
Urban Masterplan Mission, Sulzerareal Werk 1, 2013 (compromise)
Urban Masterplan Mission, Sulzerareal Werk 1, 2022 (a lot of red)
Deal Halle 53 and Skyscraper in wood (Price 1 CHF for 100 m)
Two modells - Werk 1: top-down, Lagerplatz: bottom-up
Monofunction: Mainly housing, city administration and services (AXA), little diversity
Money is more important than ideas

„The day the building is finished, the program is already outdated“
Philippe Koch, ZHAW

Conclusion /Werk I&II

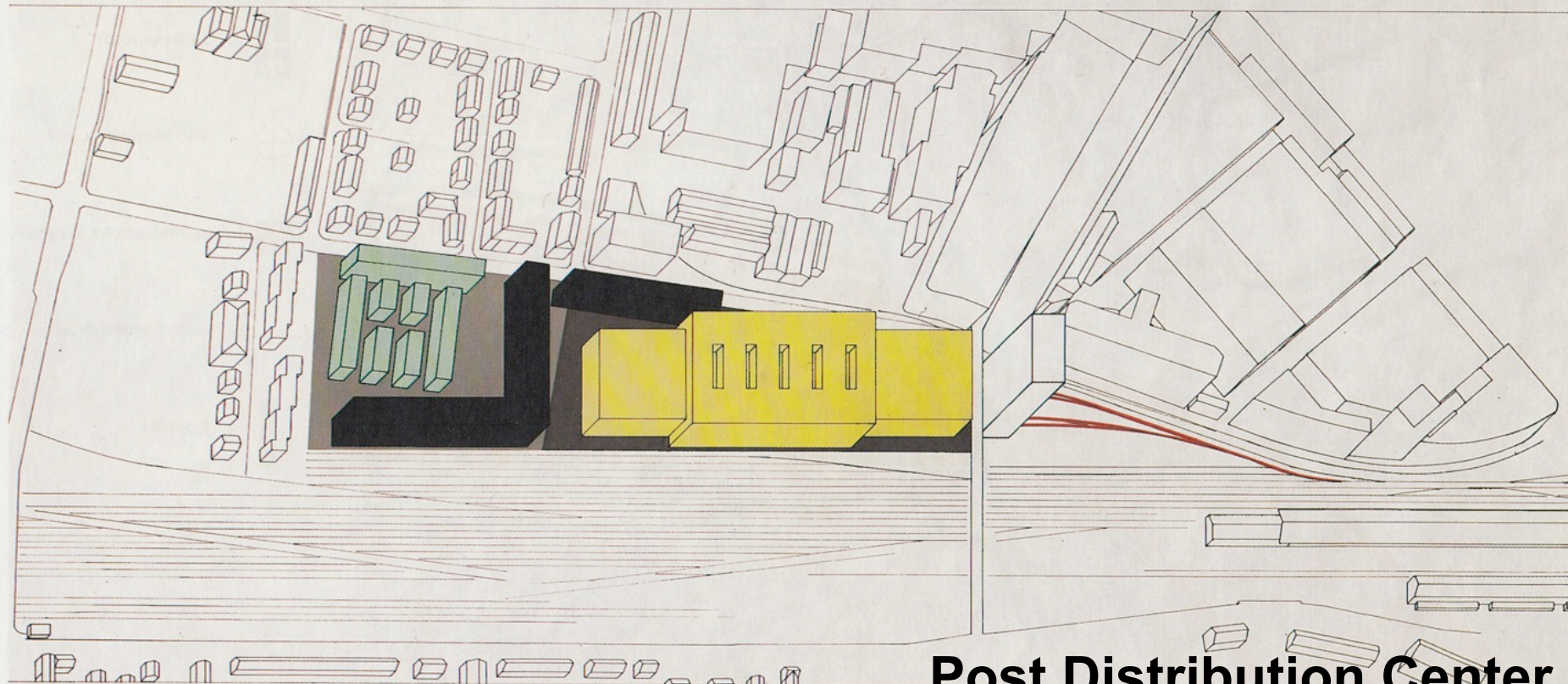
Lagerplatz & „Portier“



Gestaltungskonzept (19)

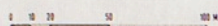


Fassade mit und ohne Hochhaus



Post Distribution Center

MASSSTAB



UNVERBINDLICHE BAUMASSENVERTEILUNG (m³)

ZONE	
I 1	240'000
I 2	240'000
I 1 + I 2	240'000

PBG	
	240'000
	240'000

BÜROS / DIENSTLEISTUNGSBETRIEBE	
	68'000
	16'000
	84'000

WOHNEN	
	36'000
	36'000

TOTAL	
	104'000
	256'000
	360'000

MÖGLICHE BAUMASSE	
	153'200
	246'500
	399'700

Black Box
SAM Architekten



Hostel Depot 195
2015





Skillspark upper floor

2015



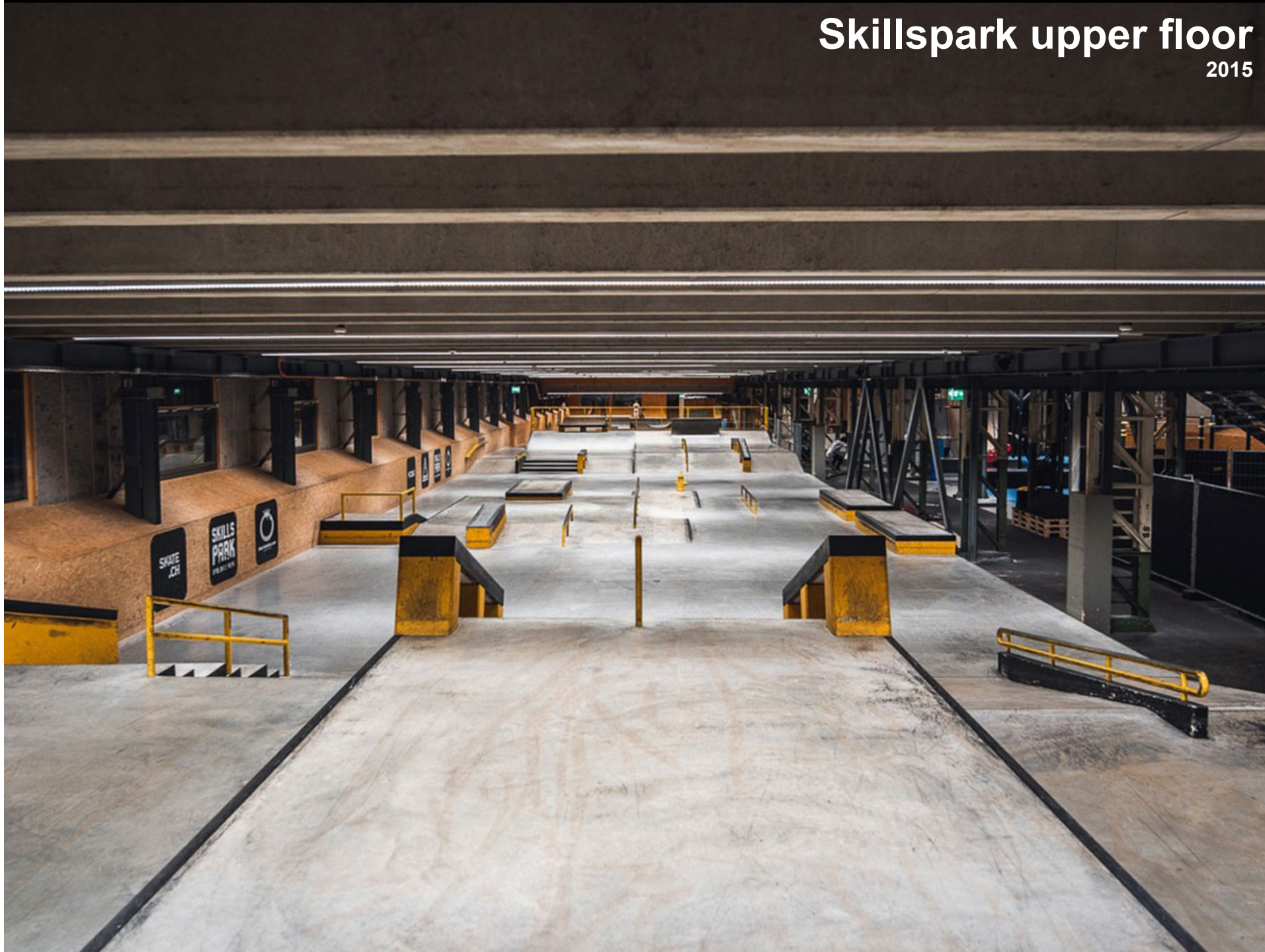


Skillspark upper floor

2015

Skillspark upper floor

2015



Skillspark upper floor

2015





Skillspark Restaurant
2015



Cinema Cameo

2015



Halle 181
Vertical extension
Kilga&Popp
2011-14

Halle 181

Vertical extension
Kilga&Popp
2011-14





Halle 118 Kopfbaue

Halle 118

Kopfbau
Insitu
2021



Halle 118

Harvesting material

Insitu

2021





Halle 118

Kopfbau

Insitu

2021





Halle 118
Collected material
Insitu
2021



The „Lagerplatz“ was not in the focus of investors and the city

The location was only second choice

Interim use was allowed only after some years.

Slow further development (re-use)

Two models Werk 1: top-down, Lagerplatz: bottom-up

Development with renters

Interest of the new owner Stiftung Abendrot (Pension fund)

No Conflict of interest

Multifunctional: little Housing, bars, shops, restaurants, start-up. Rich diversity

Ideas by small locals groups supported by the foundation Abendrot

In the area with no regulations for the buildings, they are better protected, why?

It took 17 years to establish the school in the three halls 180, 189, 191

(acoustic, fire protection, energy)

Temporary use, circular construction, re-use, new interventions

I'm my own monument conservator

The formerly closed industrial area is becoming a piece of the city: lively, mixed, with a patina that tells of a long and eventful history.

The partly small-scale building structures on the Lagerplatz site are ideally suited for the settlement of workrooms and studios of various kinds.

"Ideas are worth more than money here"

Conclusion / Lagerplatz



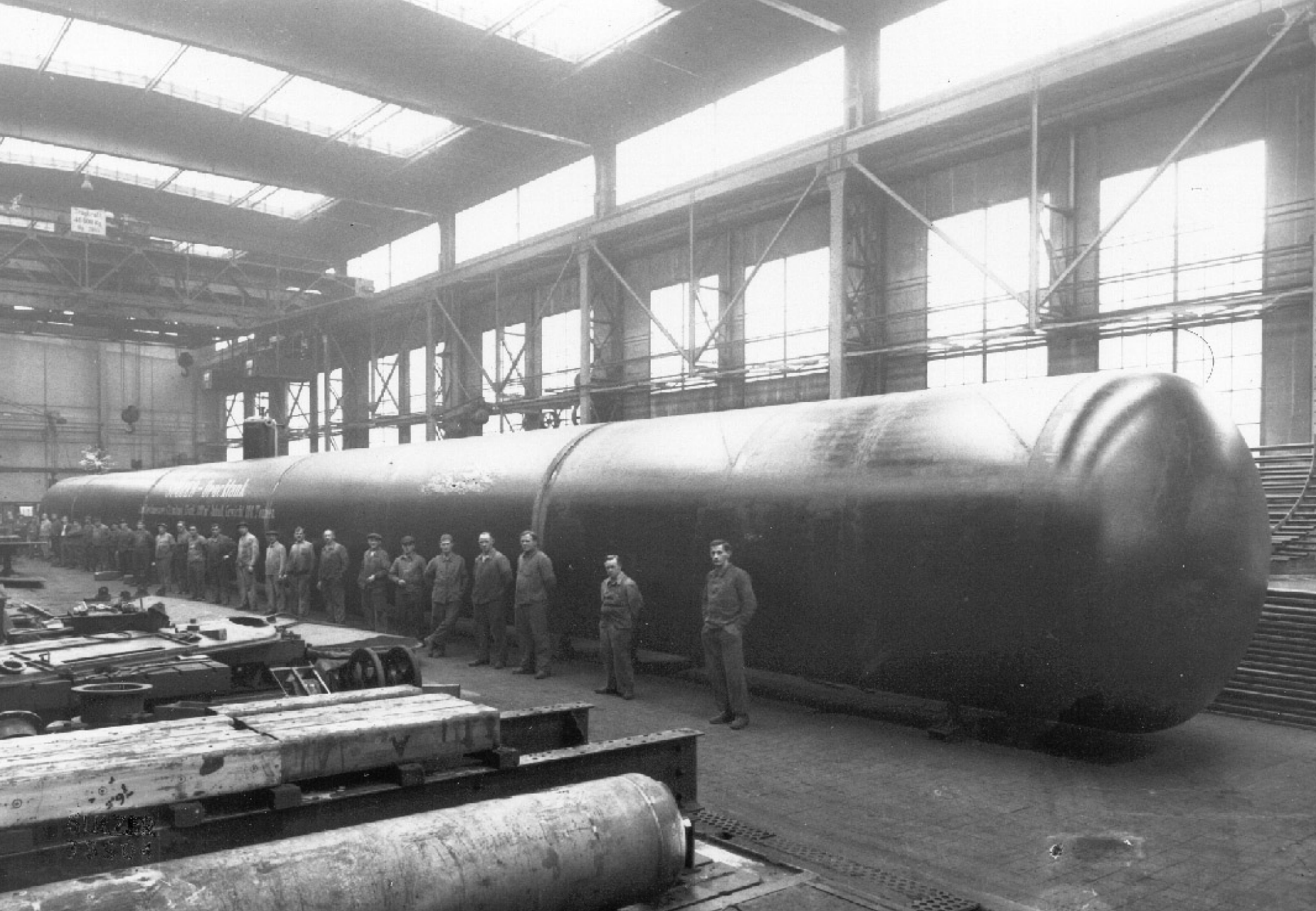
Lagerplatz & School of Architecture
First re-use 1991





SULZER

33130





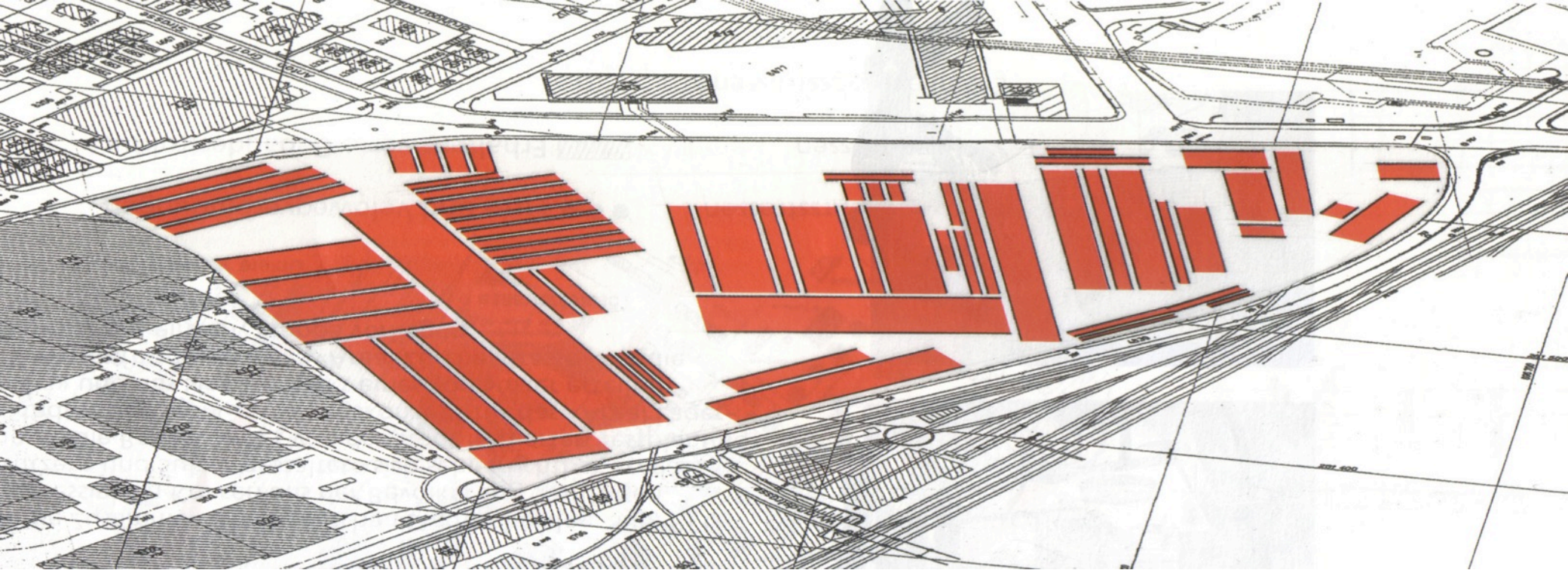
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40.000 Kg
No. 7105

SCHWENEN

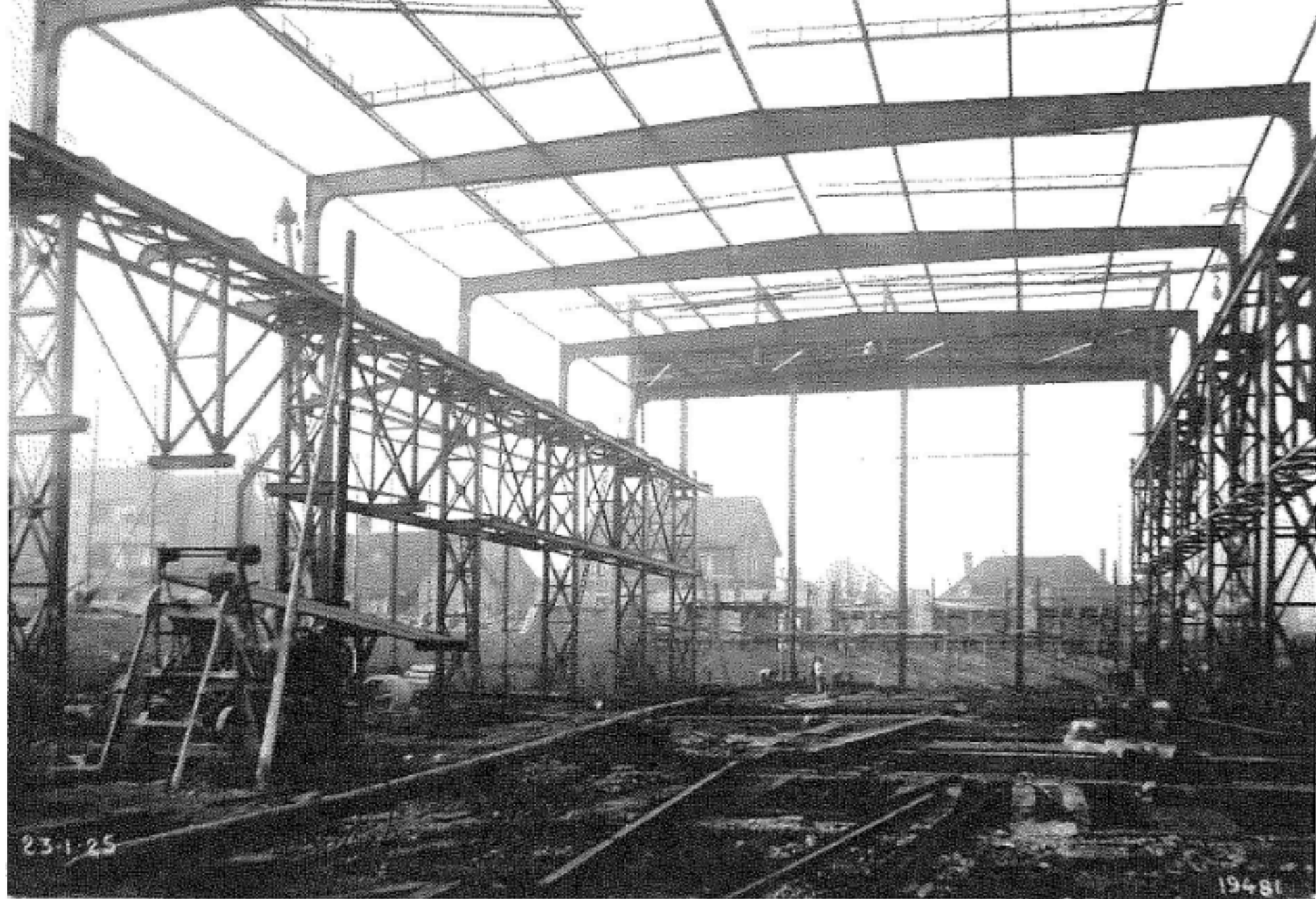
SULZER

SULZ
397

.. other people have been working here before since 1925



System of Crane & Tracks



23.1.1925 Hauptstruktur des Stahlbaus ist fertiggestellt / Archiv Sulzer, Negativnr. 19481

Halle 180 Structure
1925

Halle 180





From South-East

1931



A

TECHNIKUM WINTERTHUR INGENIEURSCHULE ARCHITEKTURABTEILUNG HALLE 100

MAERSK

MAERSK

P&O



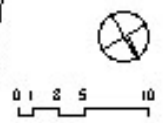
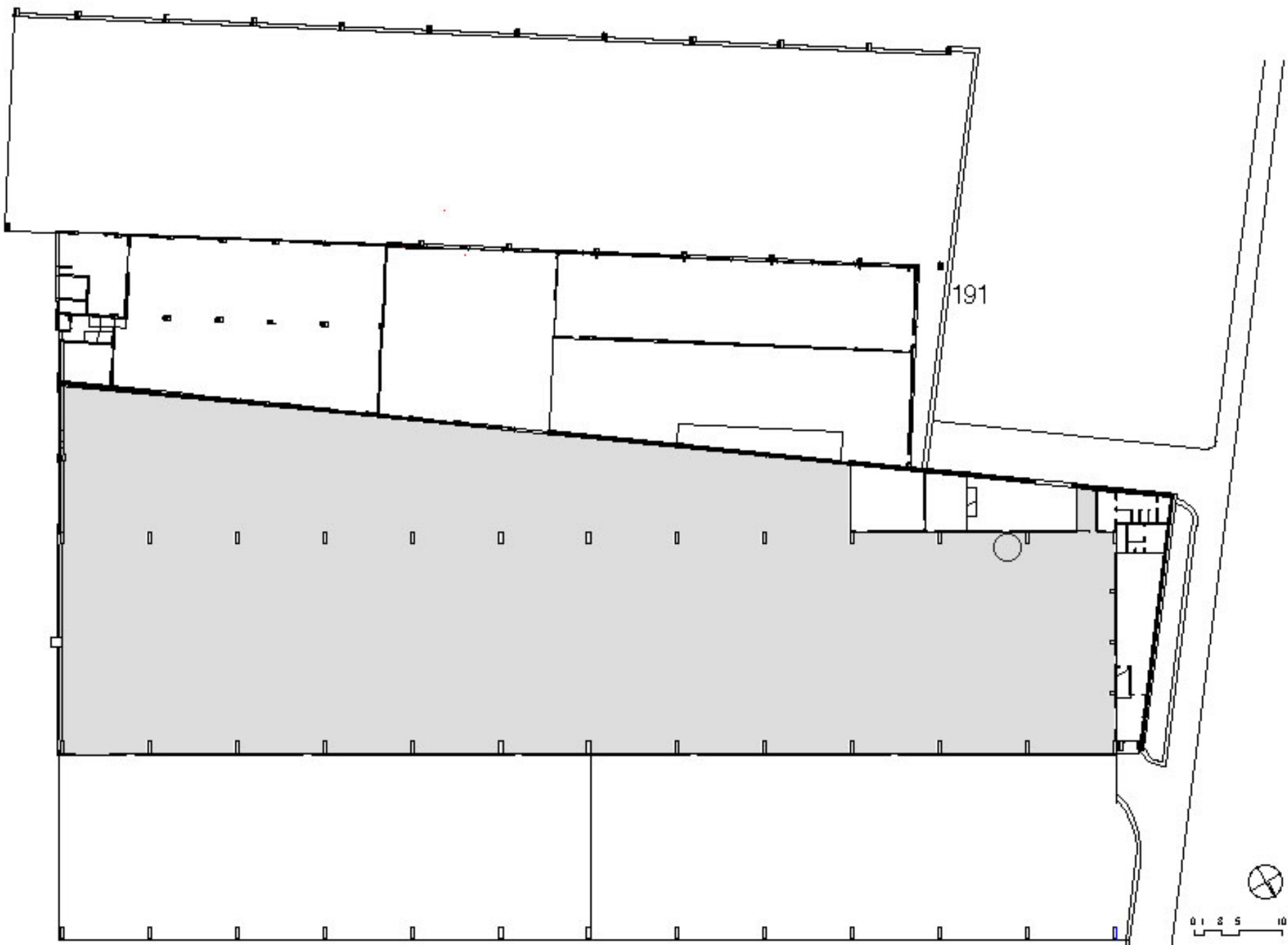
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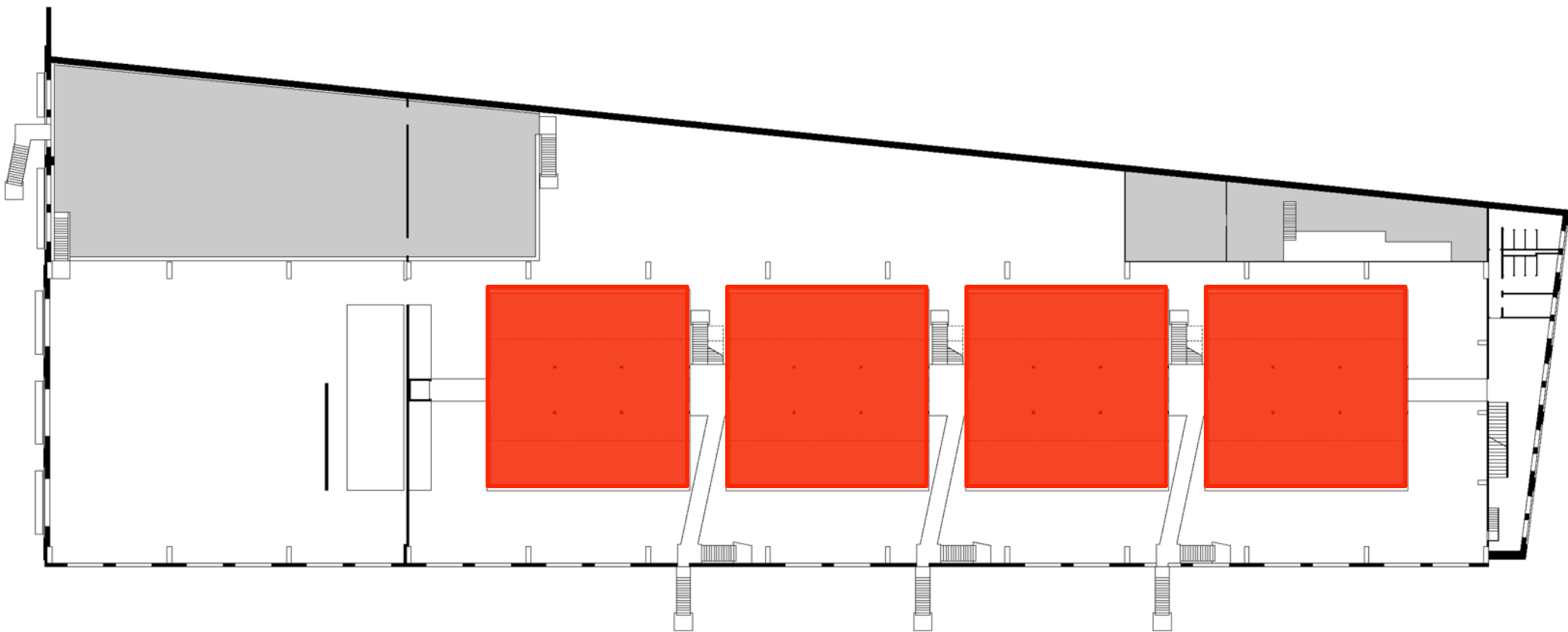
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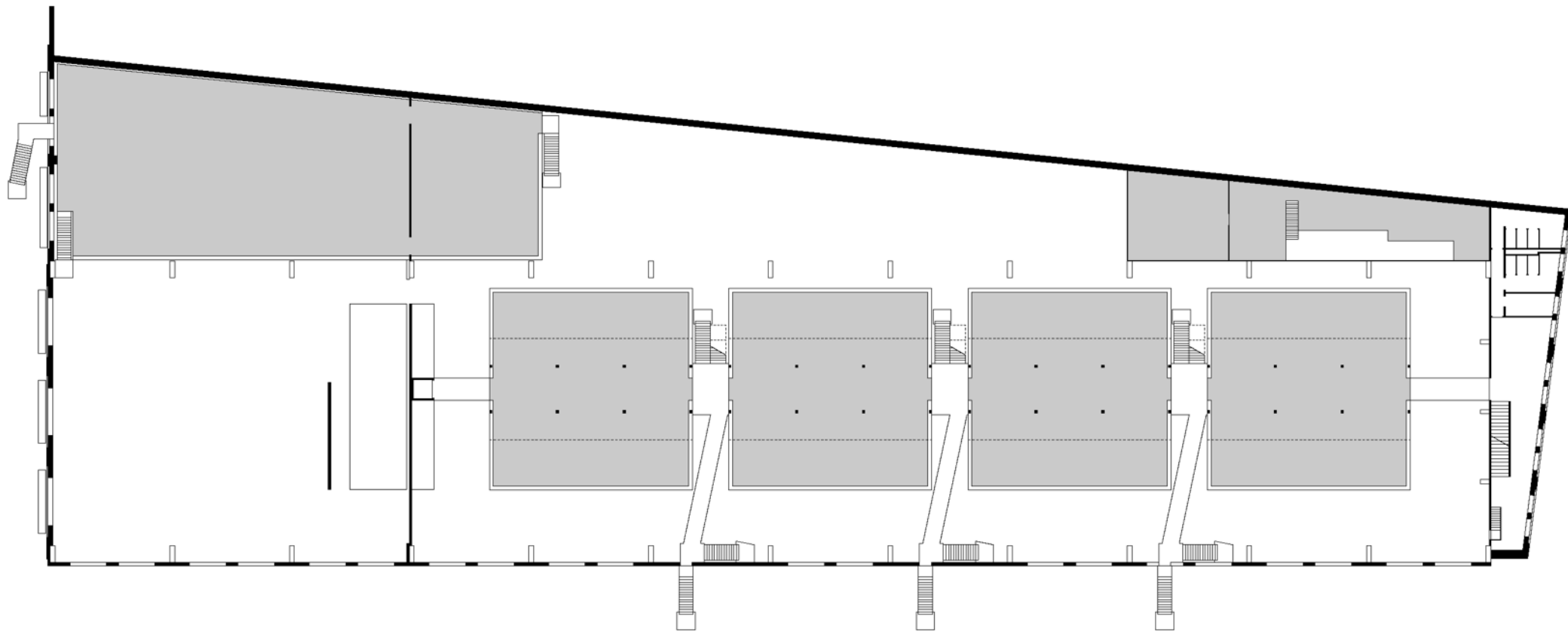
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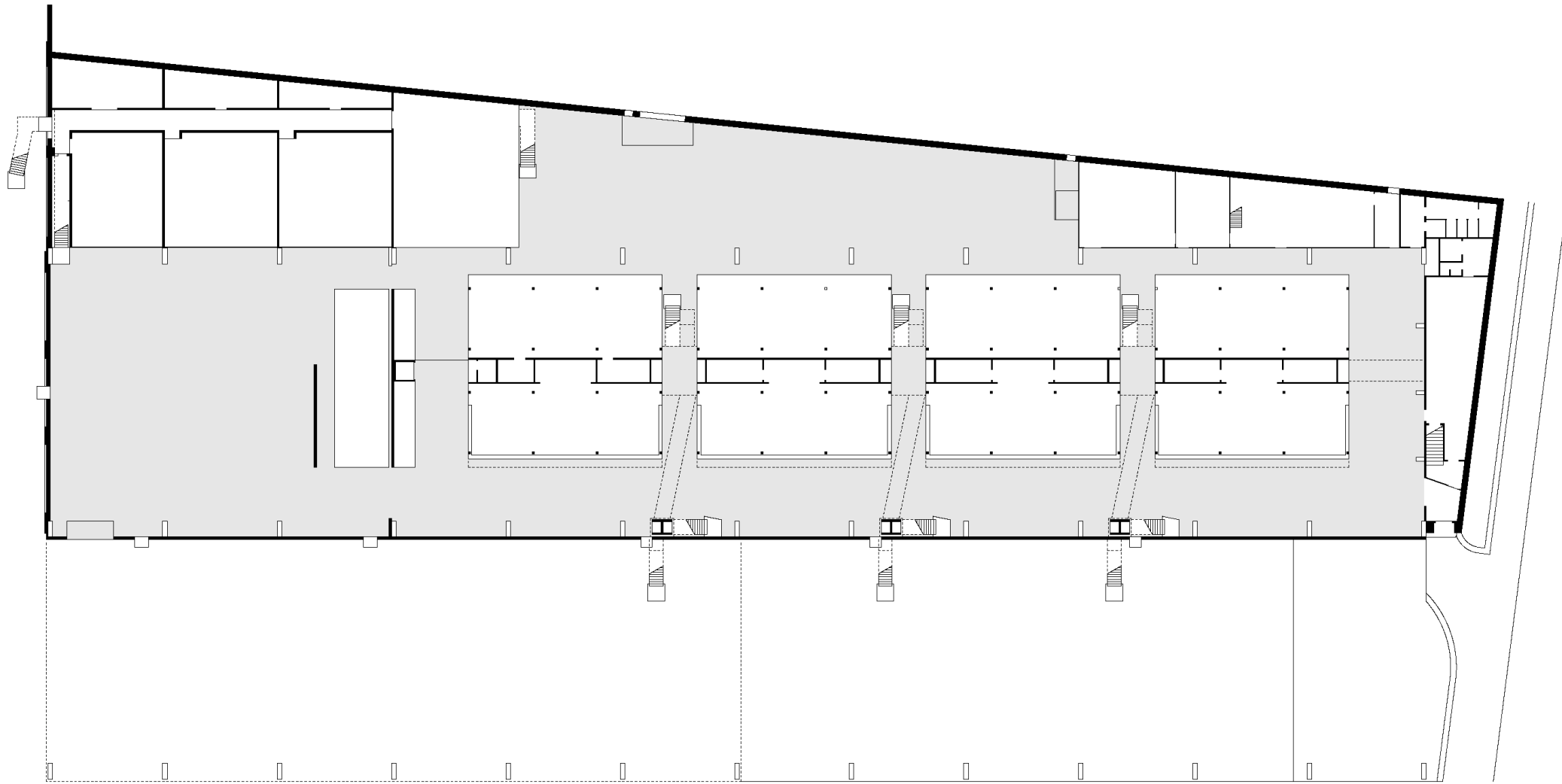
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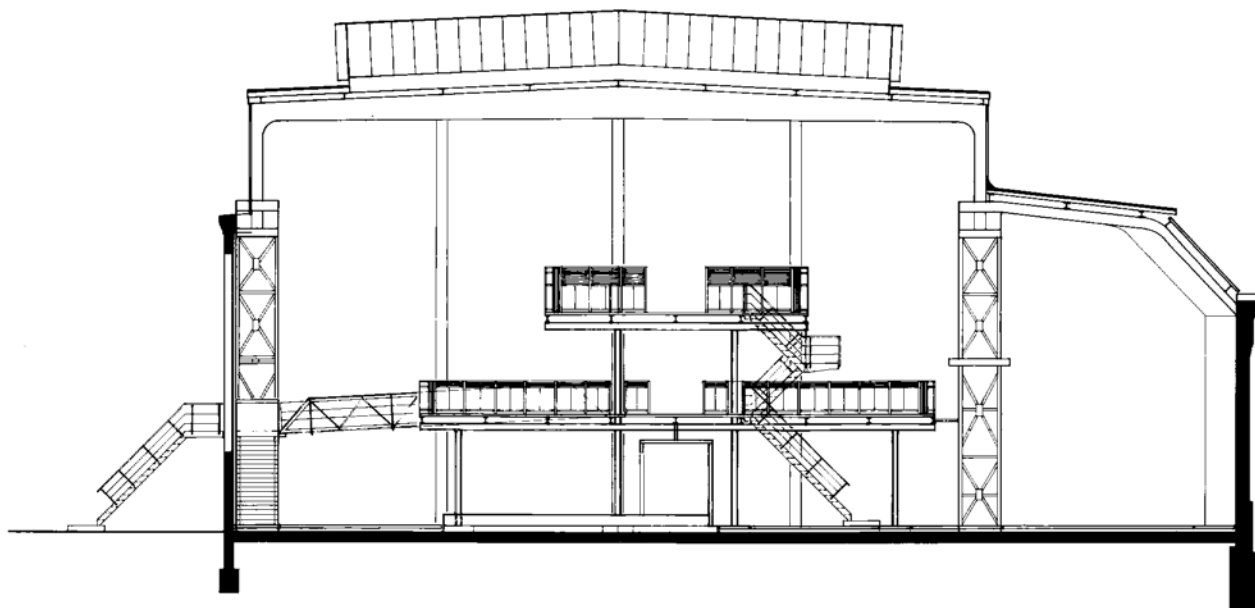
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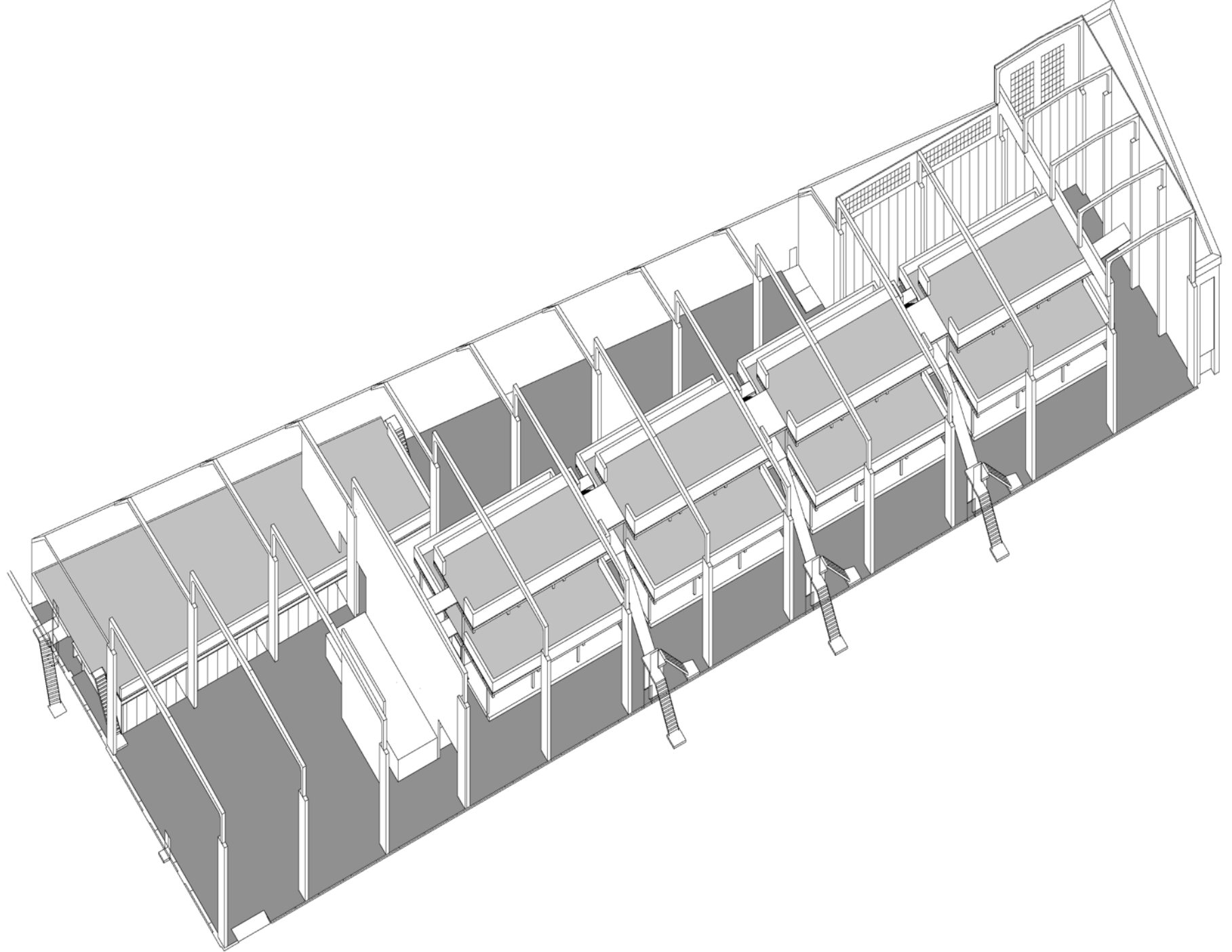












HÄLLE - 180











The school was planned and built in 1991
for 5 years,
the budget was around 4 Mio €,
the rent was about 134'000 € per month.

After five years the state has just to pay the rent of the ground,
20'000 € per month

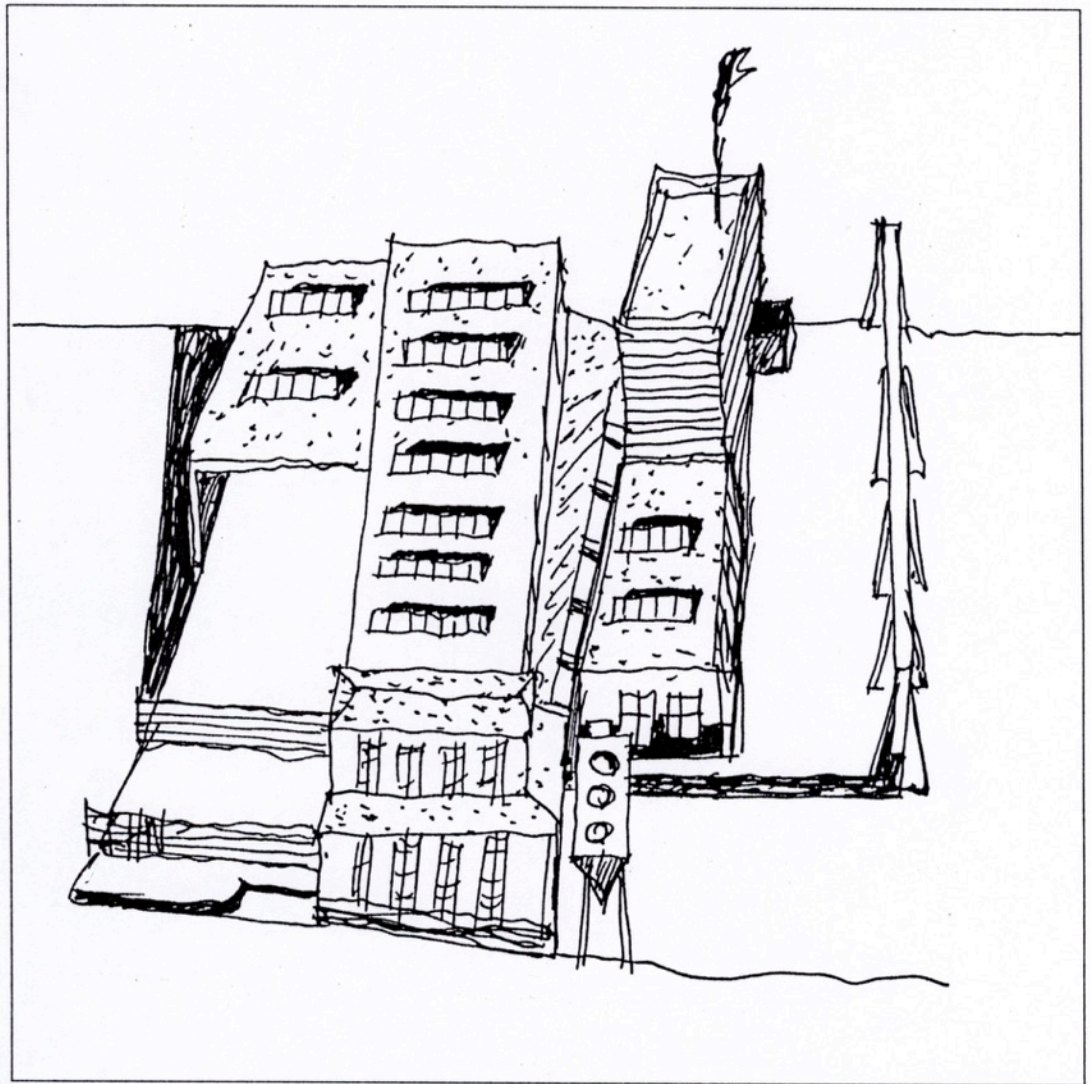
1996, the contract was renewed for five years,
2001, the contract was renewed for ten years,
2012, the contract is renewed for another ten years.

A new school would coast between 45 and 55 Mio €

The level of comfort is far below other buildings of the university
The real luxury in architecture is LIGHT and SPACE, that allows
students to work together.

Every student has a working space

Every student has access to the building 365 days and 24 hours

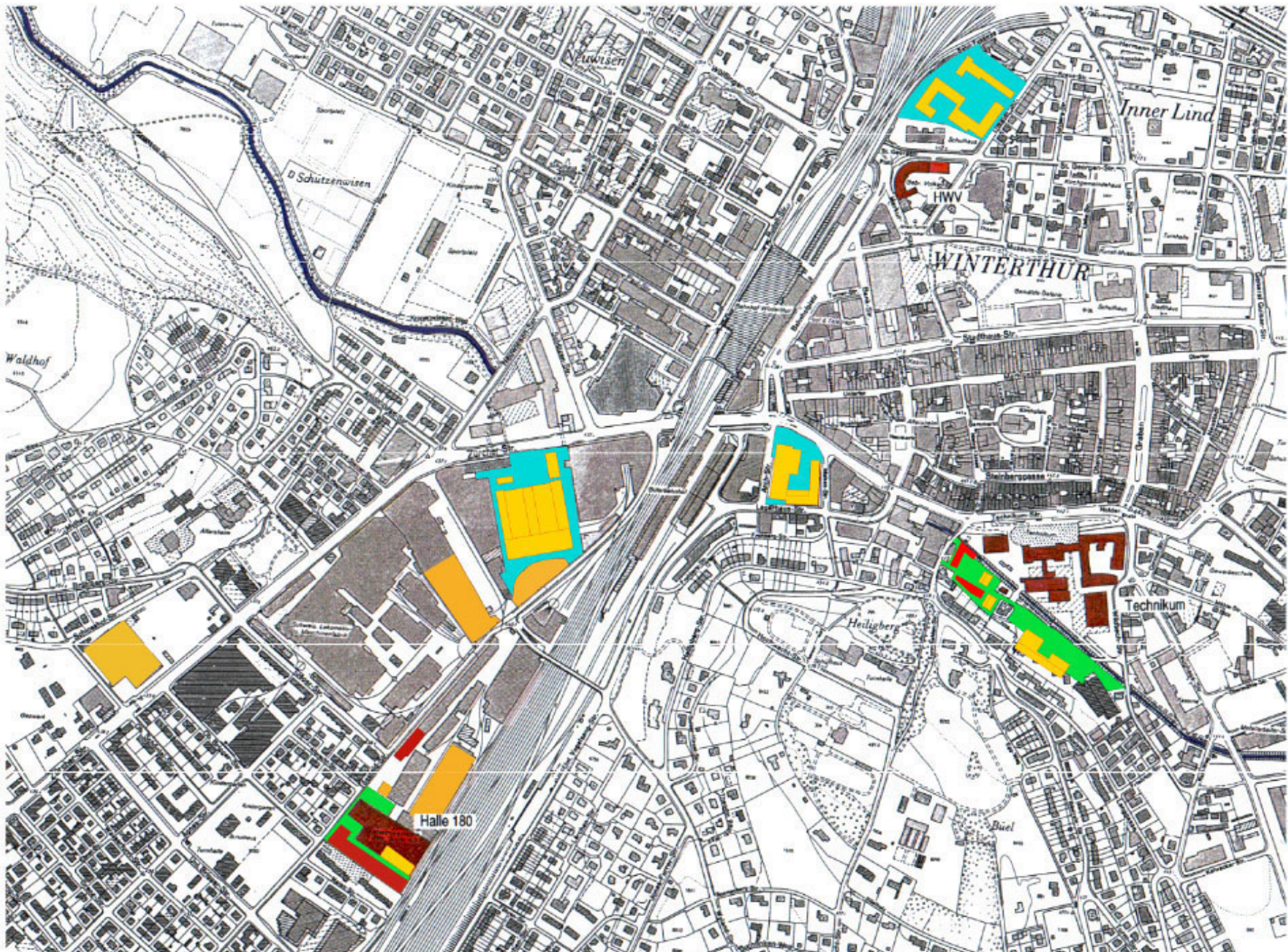


ZHW BAUSCHULE
HALLE 180/189/191
WINTERTHUR

PROJEKT
2000

... next steps





Waldhof

Schützenwiesen

Schützenwiesen

HWV

WINTERTHUR

Inner Lind

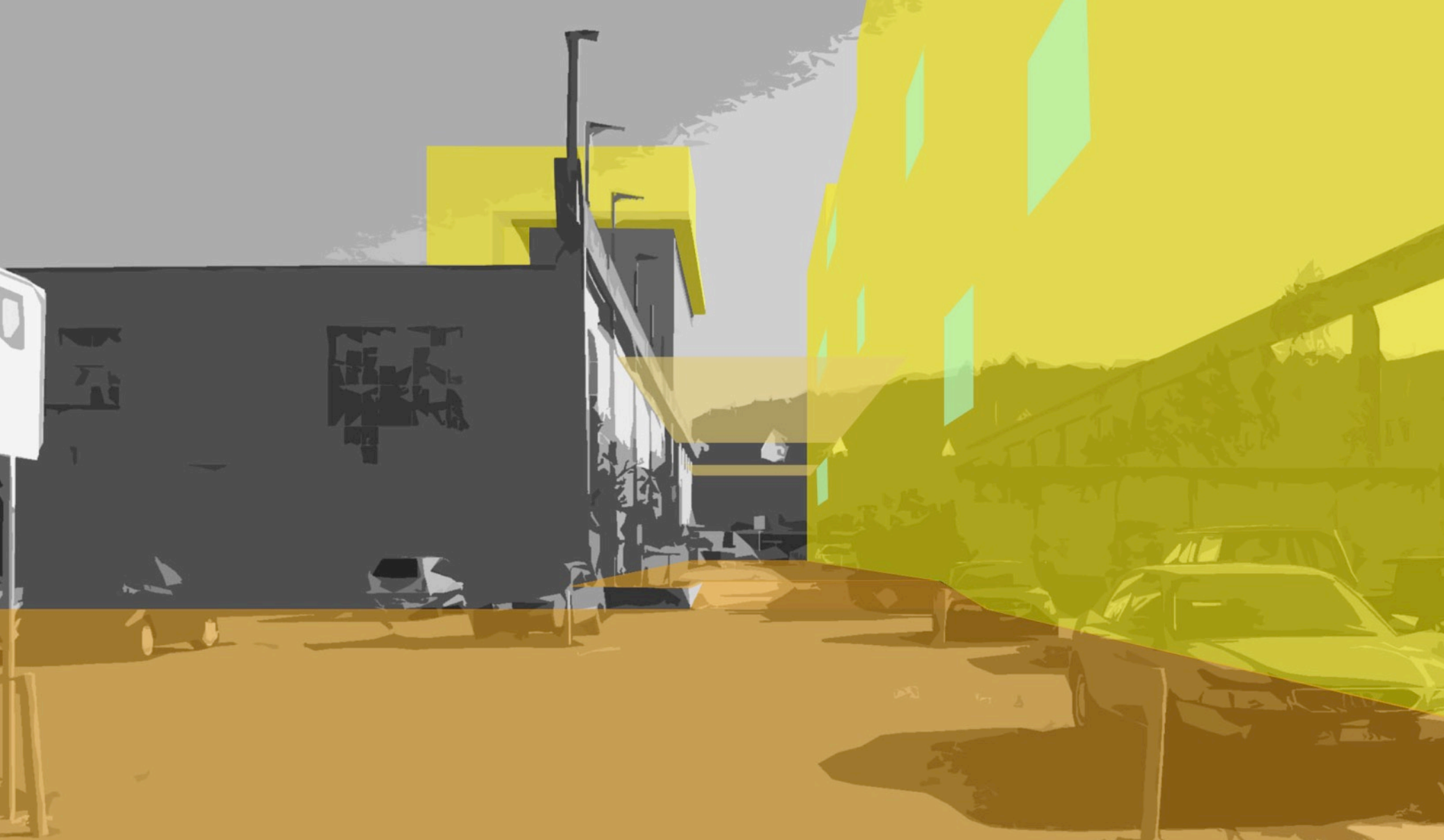
Halle 180

Heiligberg

Bühl

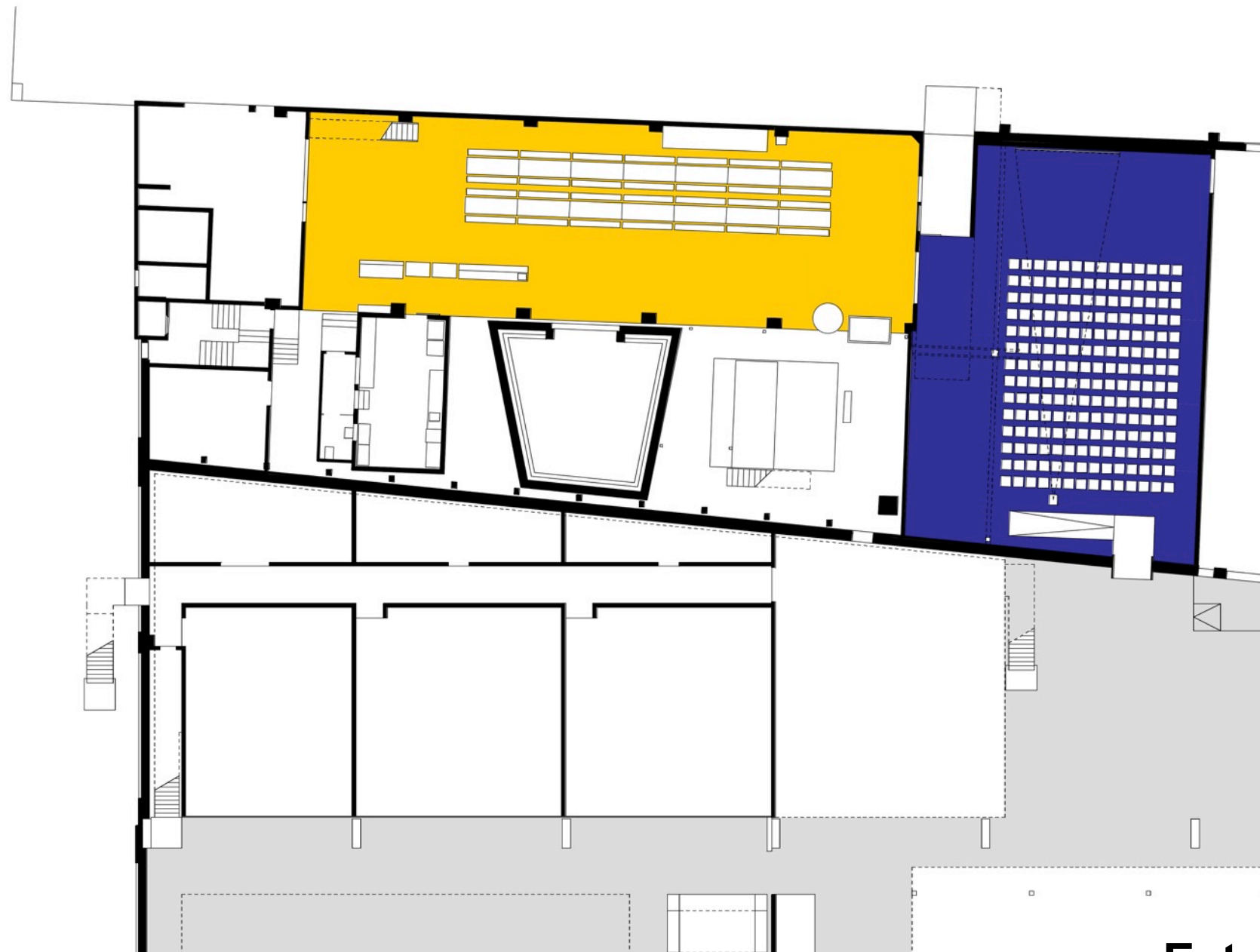
Technikum





Our aim is to make the School of Architecture the only or the best in the eastern region of Switzerland





Extension
Mensa & Salle bleu
2003




Sail Mensa

New entry
from south
2003

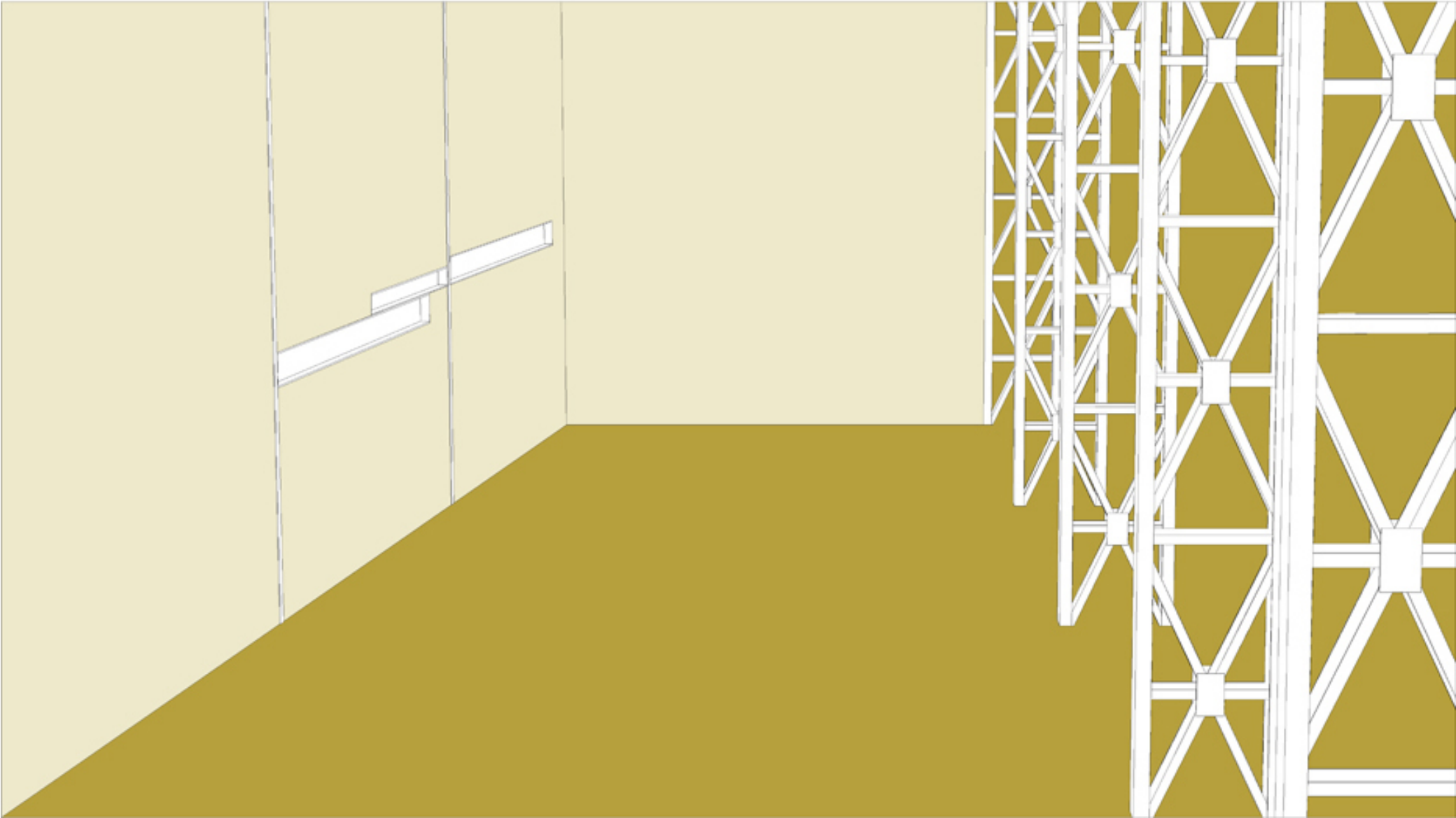


Mensa
2003



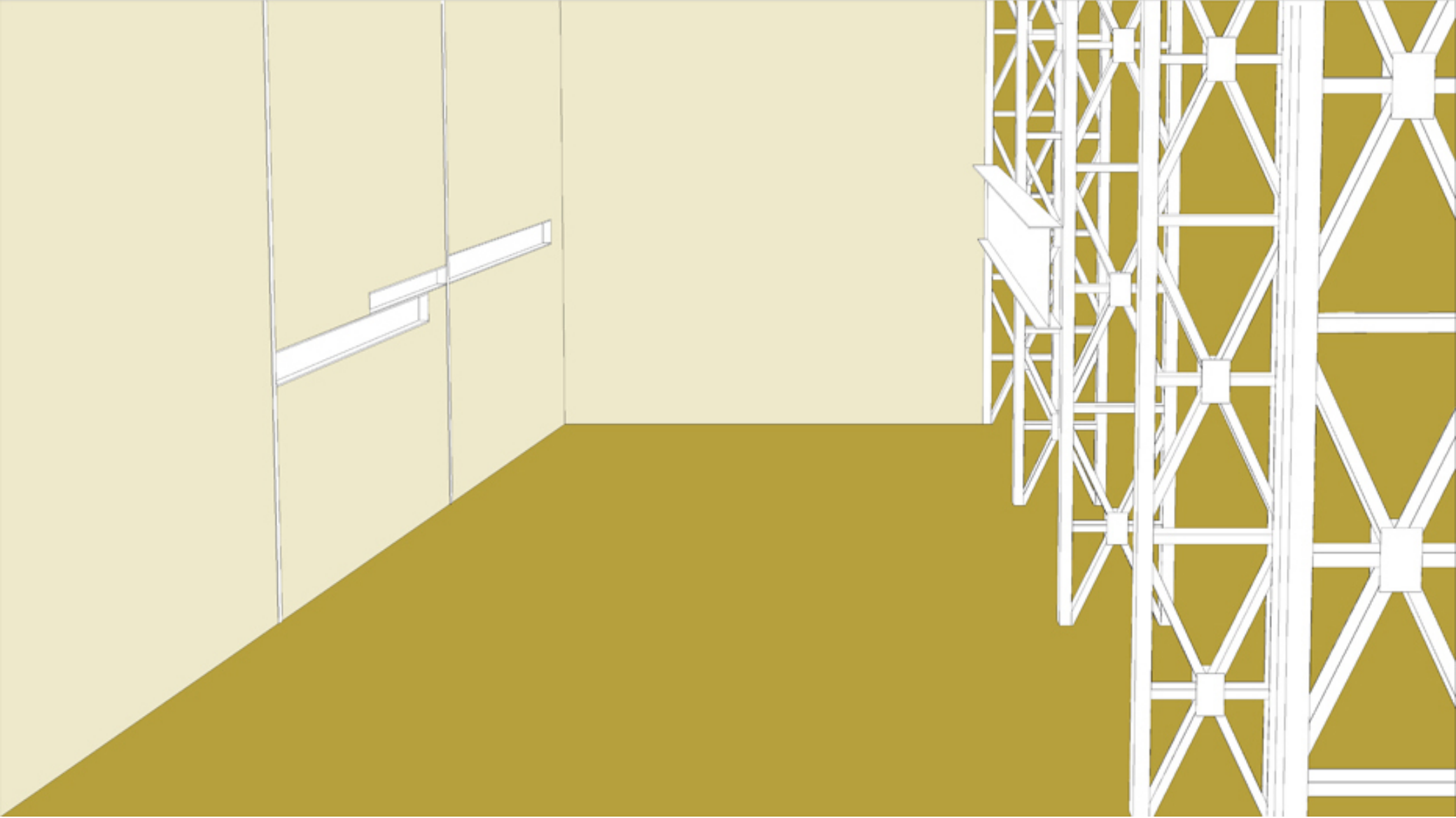
Salle bleu
2003





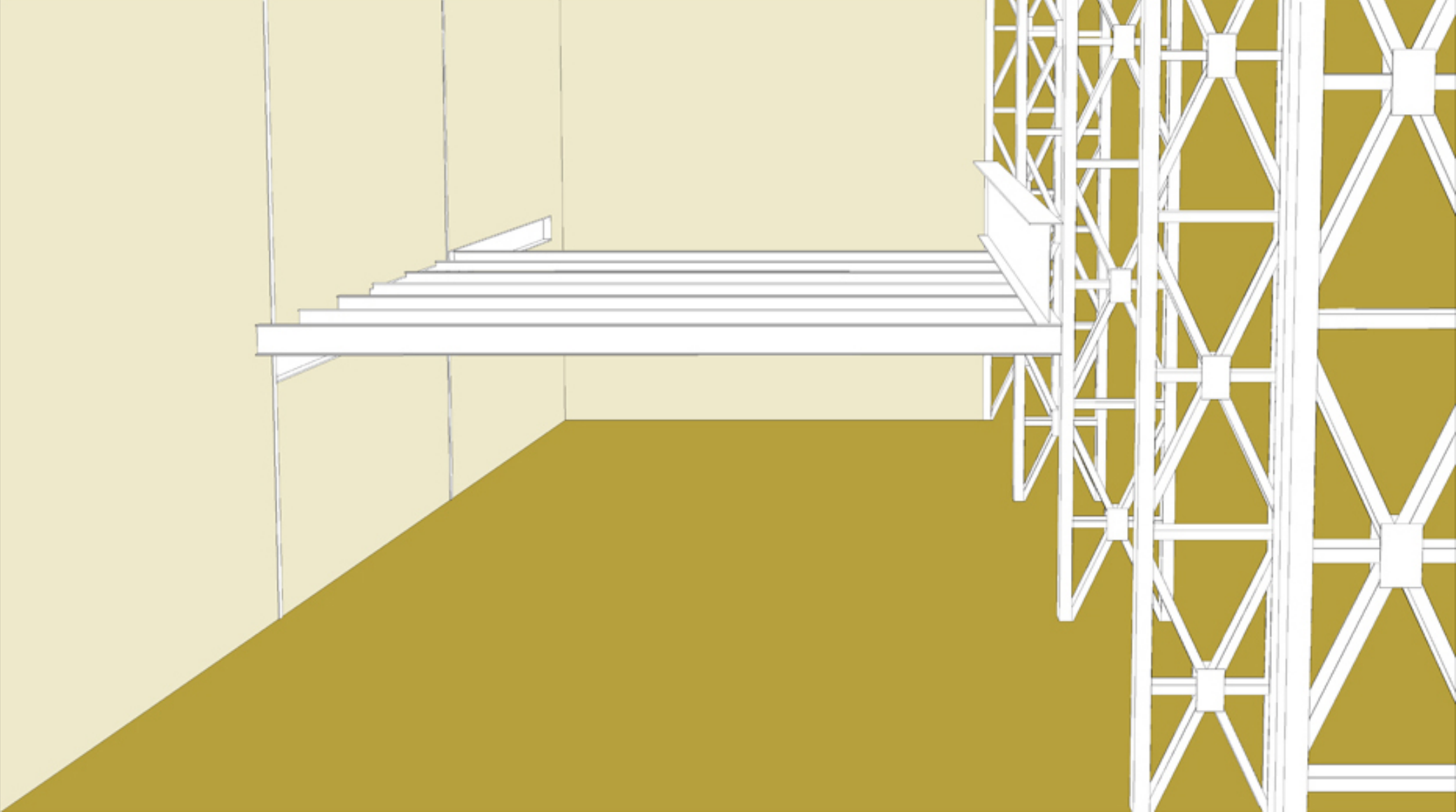
Aquarium

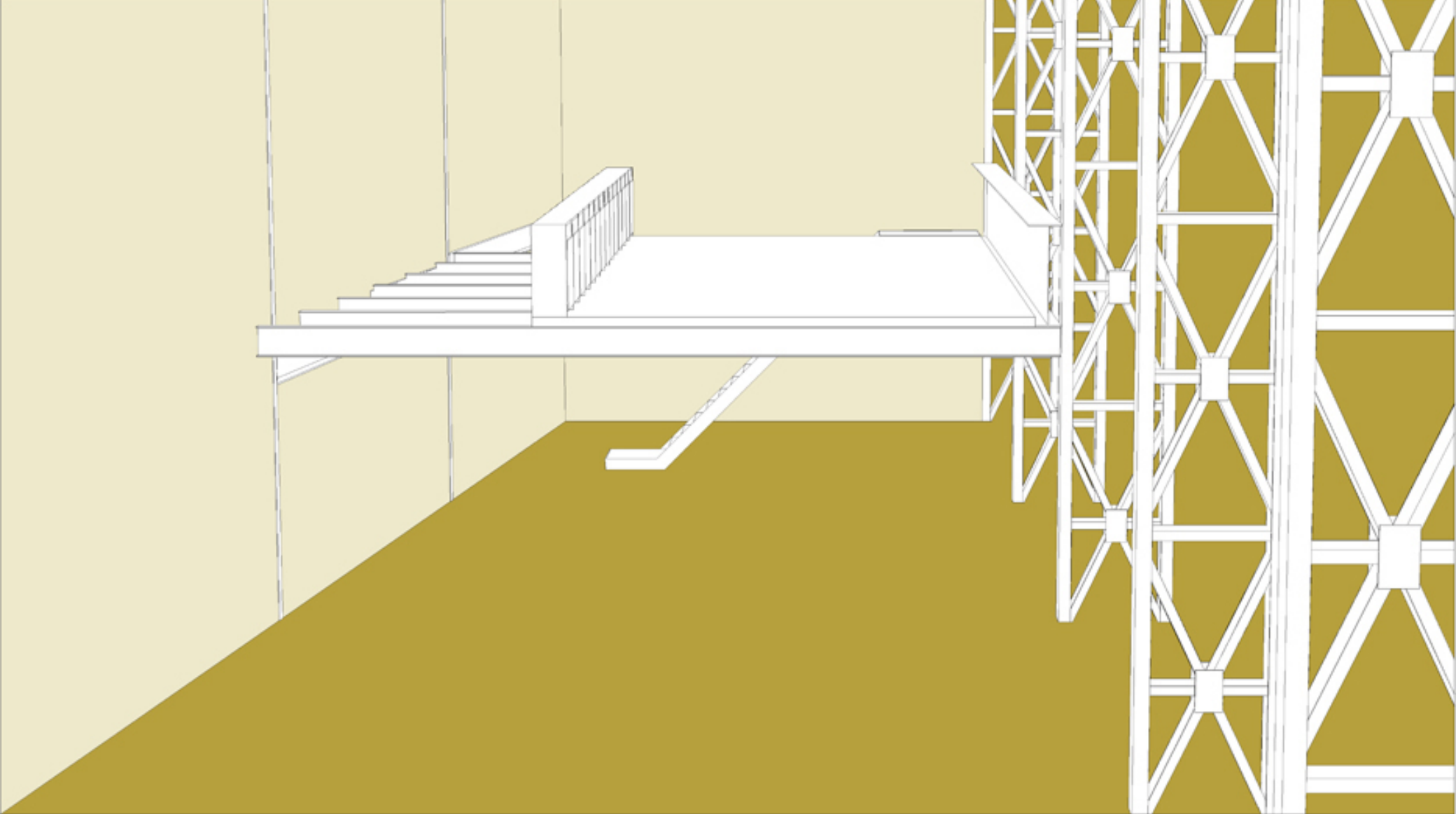
2006

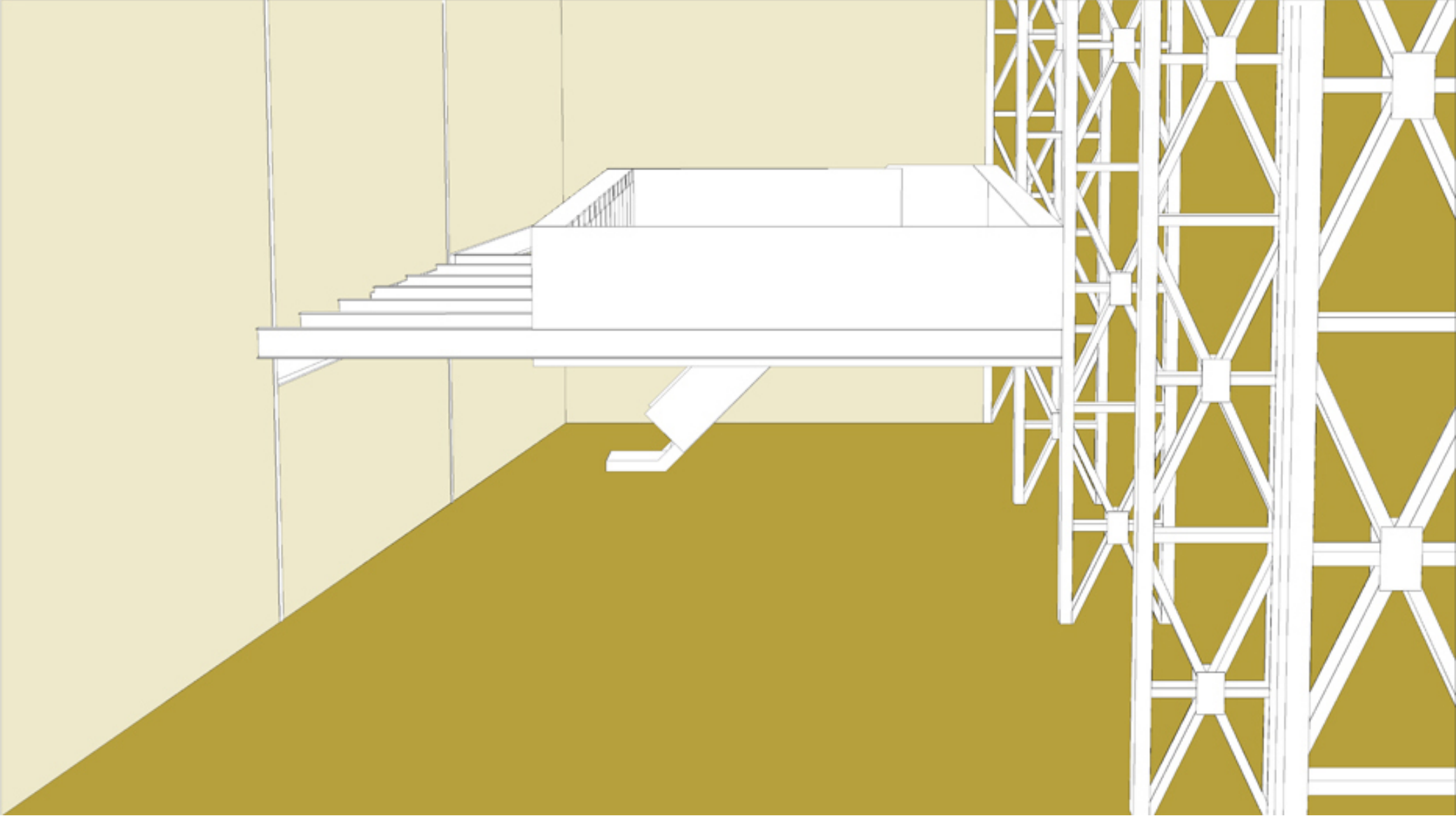


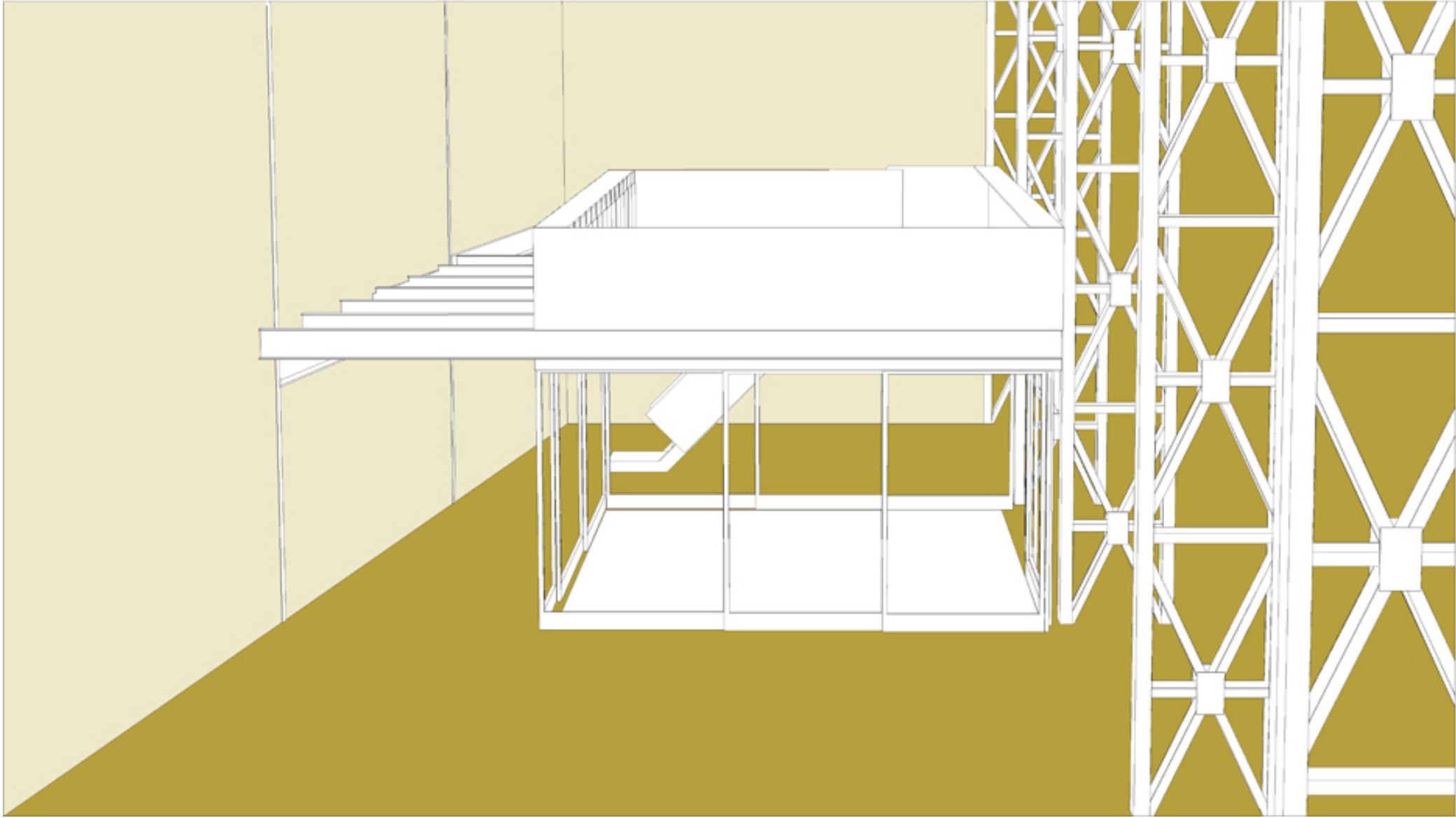
Aquarium

2006









Aquarium

2006

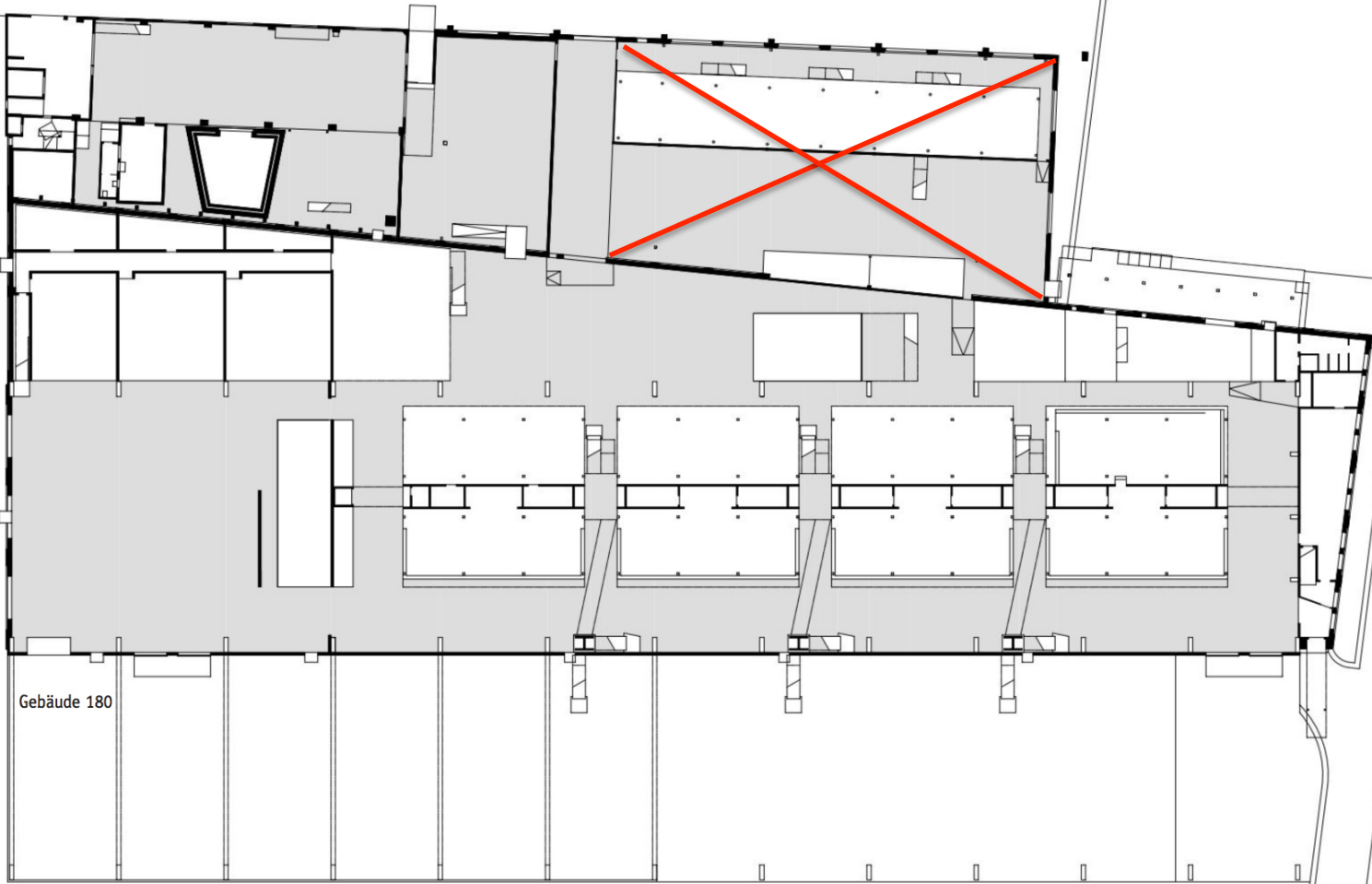
nevergiveupdreaming

和

Schaulager
2007

Gebäude 189

Gebäude 191



Tössfeldstrasse 11

Gebäude 180



0 1 3 5 10

Erdgeschoss

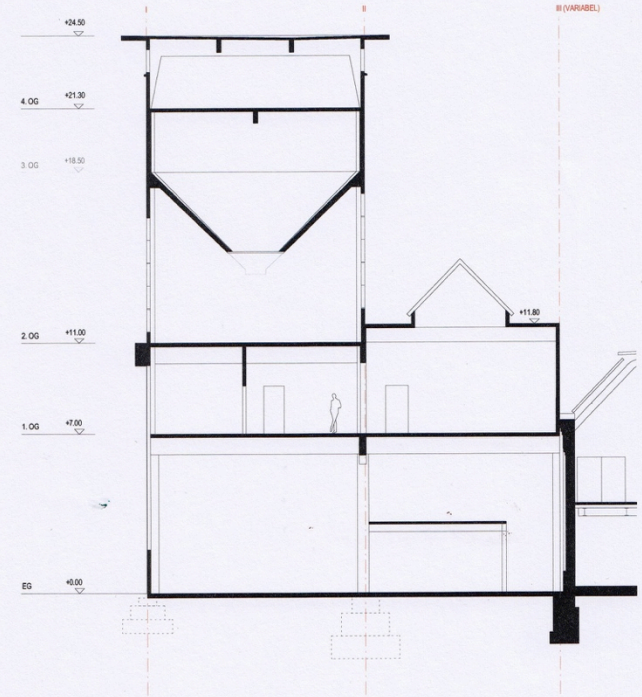
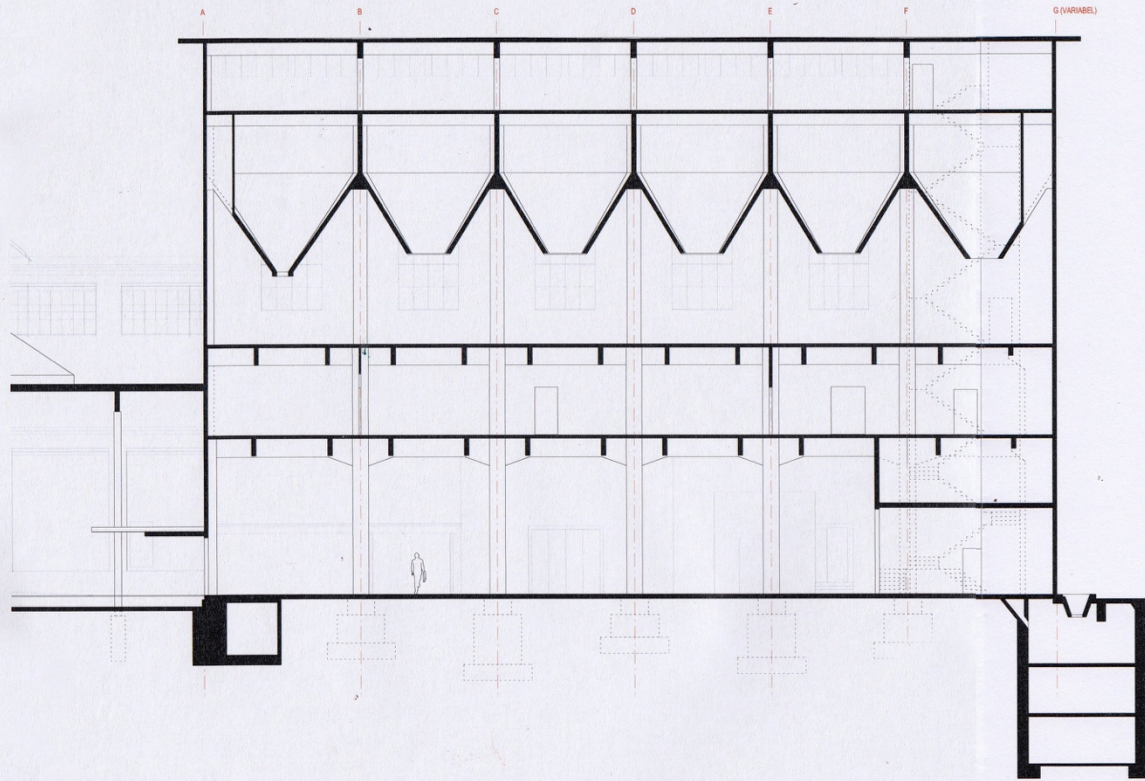
Halle 189 189 191

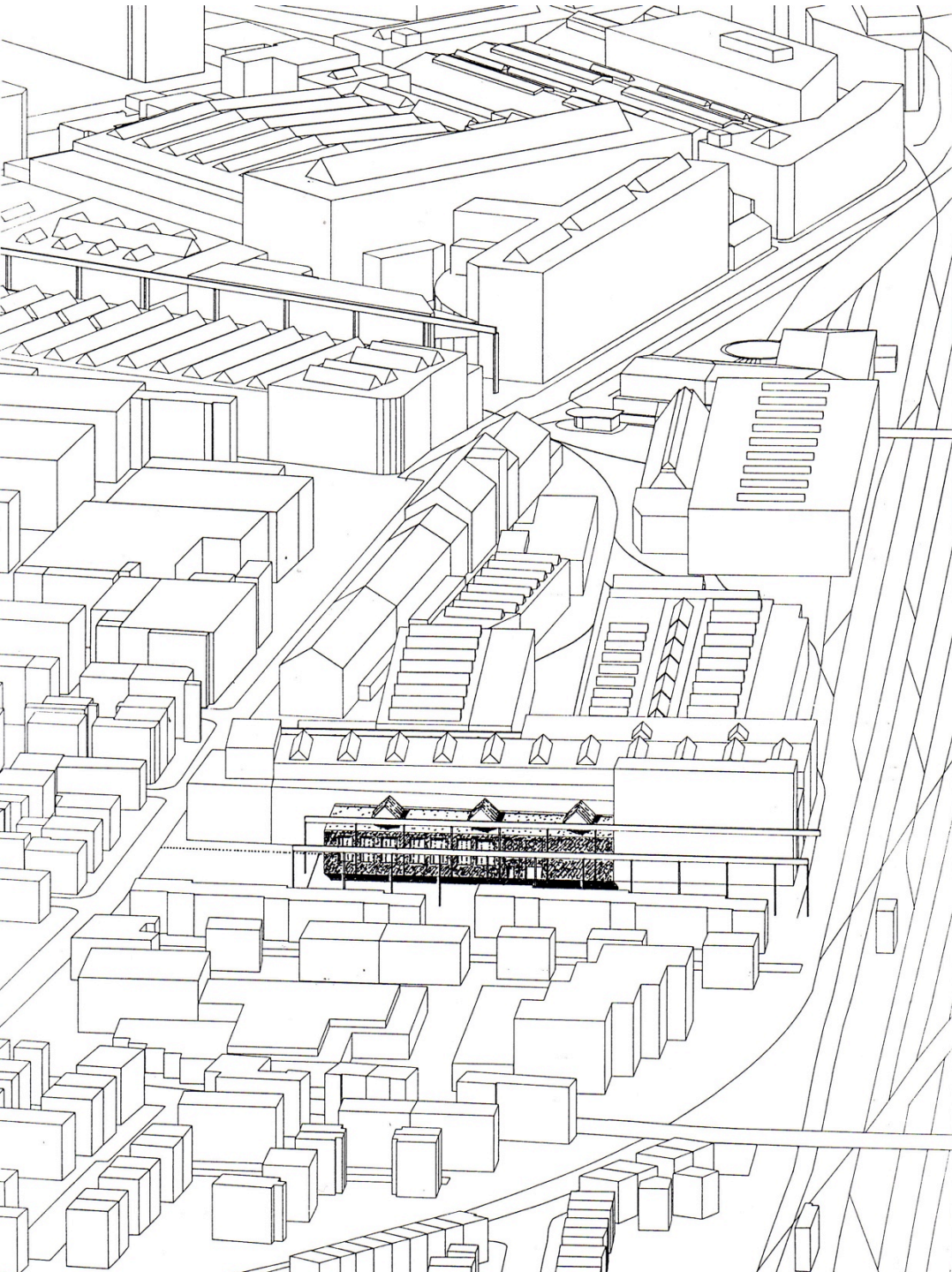
October 2012



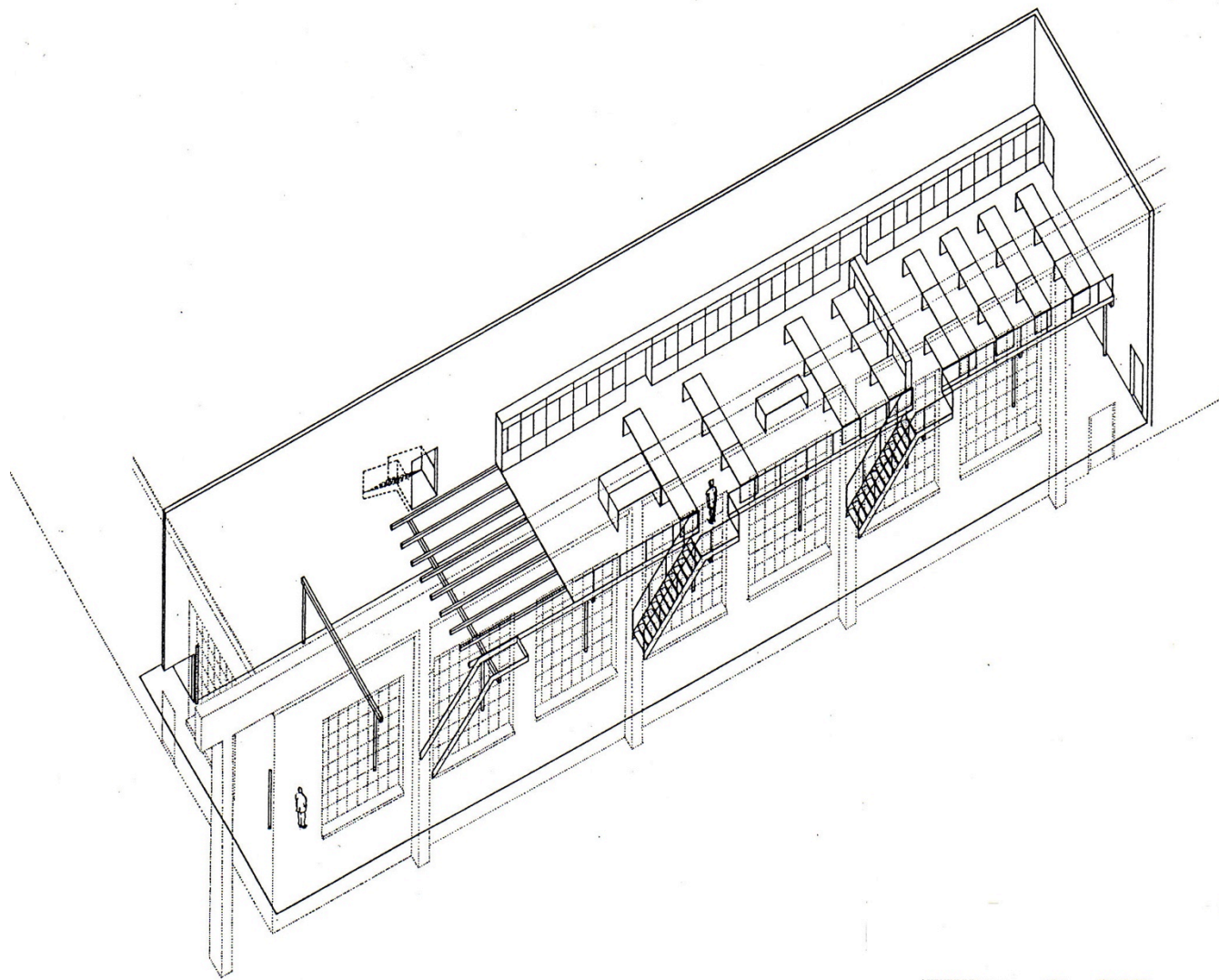
Hallen 189 191

2012

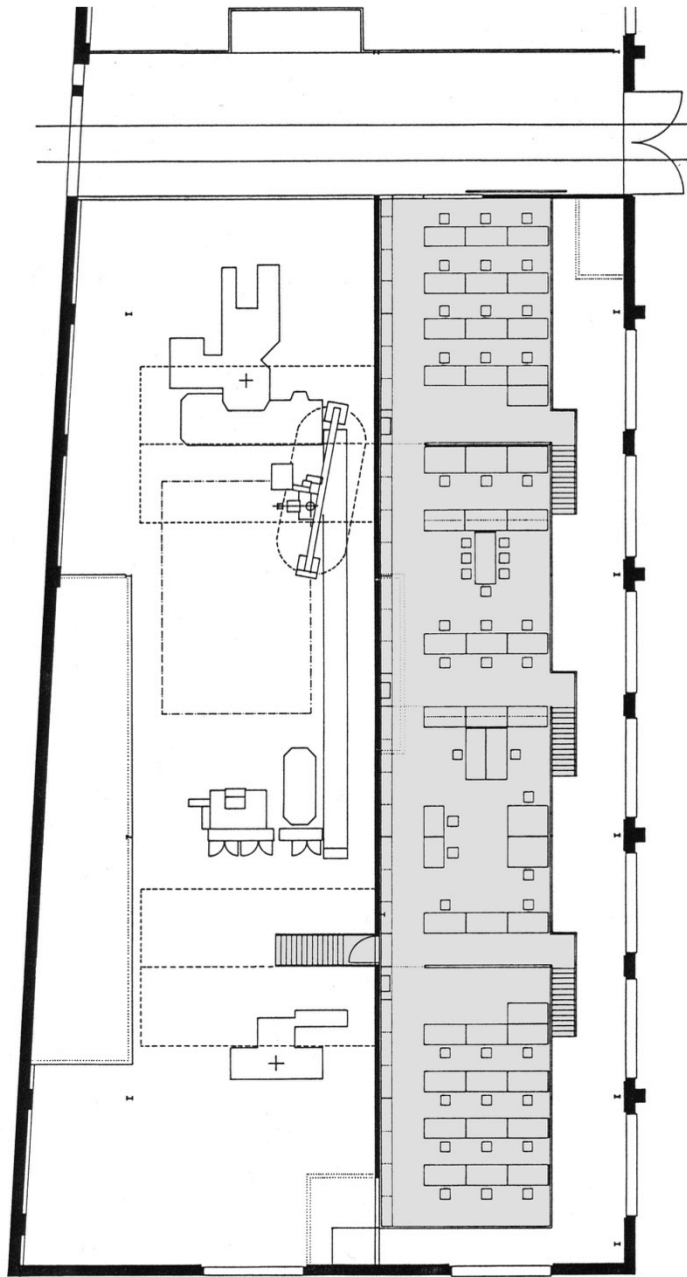




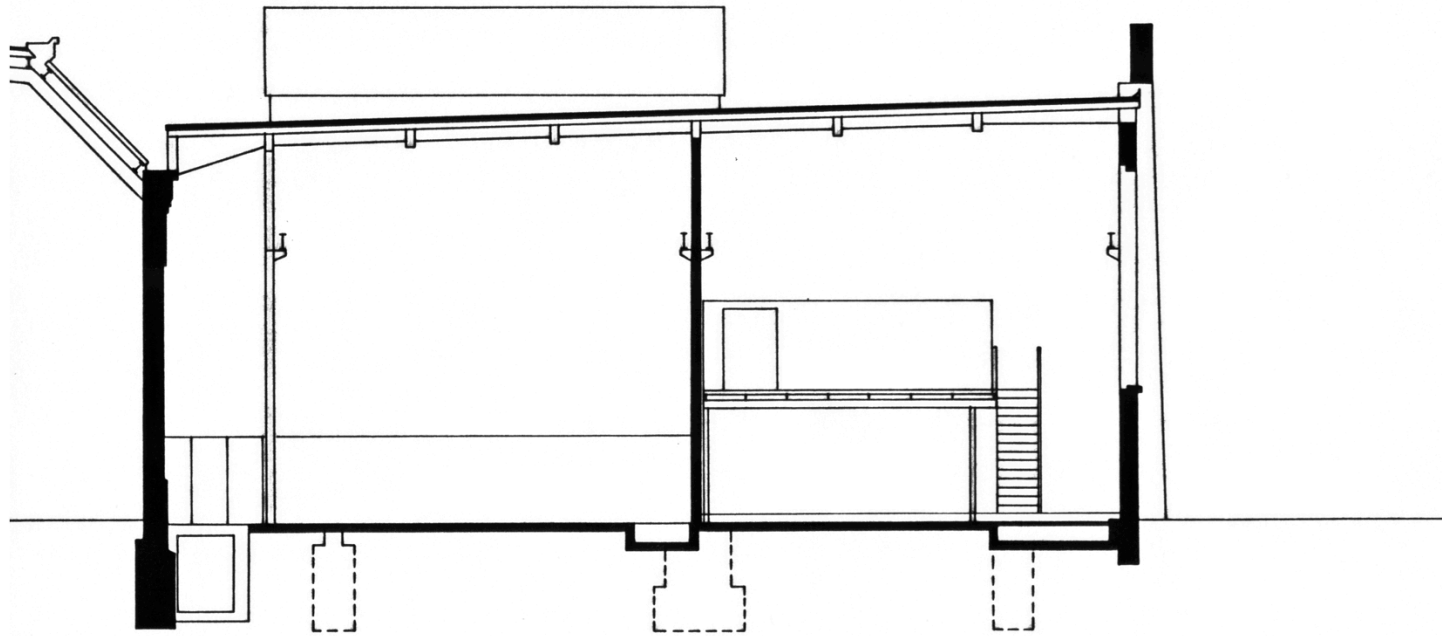
Hallen 180 189 191
1990



Halle 191
Axonometry 1990



Halle 191
1st Floor Plan 1990



Halle 191
Section 1990



Halle 191
1990



HALLE
191

CIM TWI

COMPUTER · INTEGRATED · MANUFACTURING
TECHNIKUM WINTERTHUR · ING · SCHULE

Halle 191
1990



Halle 191
2017

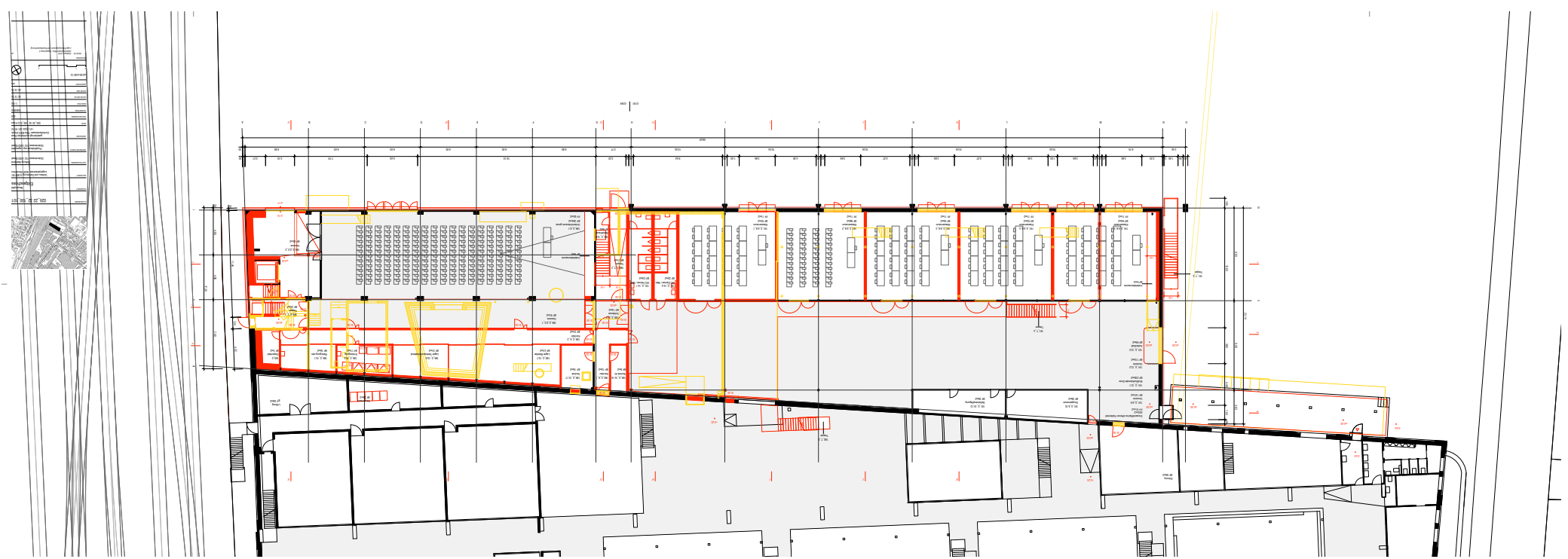
Halle 189 & 180

von Storchenbrücke





Halle 189 & 191



Halle 189 & 191



Halle 189 & 180 – from the rails 2017



Halle 191 – entry hall



Halle 189 - Blue Room



Halle 191 - Gallery



Halle 191 - Institutes Urban Landscape / Constructive Design



Halle 189 - Olymp

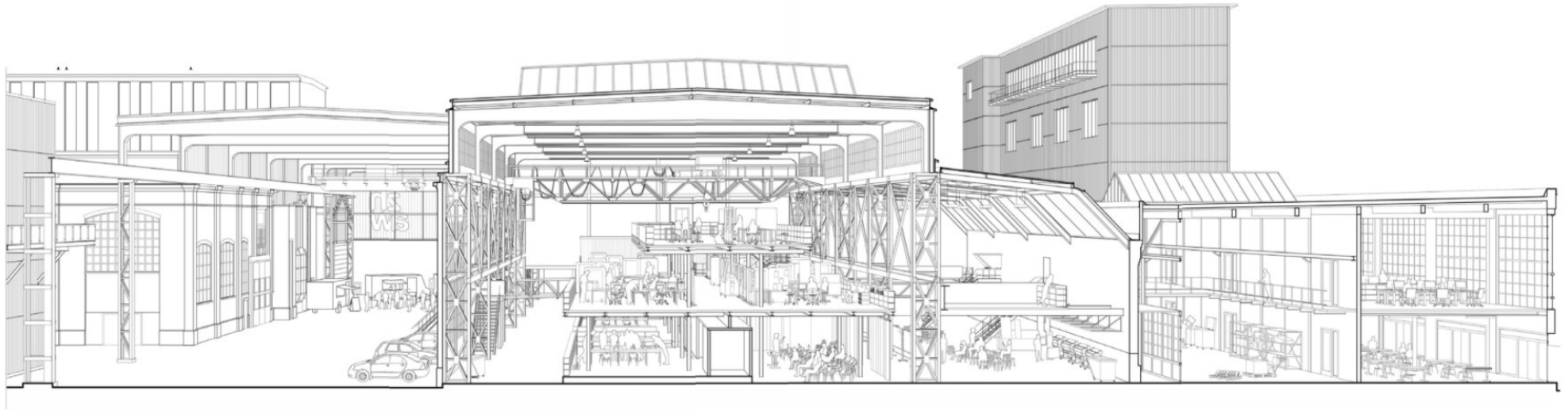


Halle 189 – A room with a view



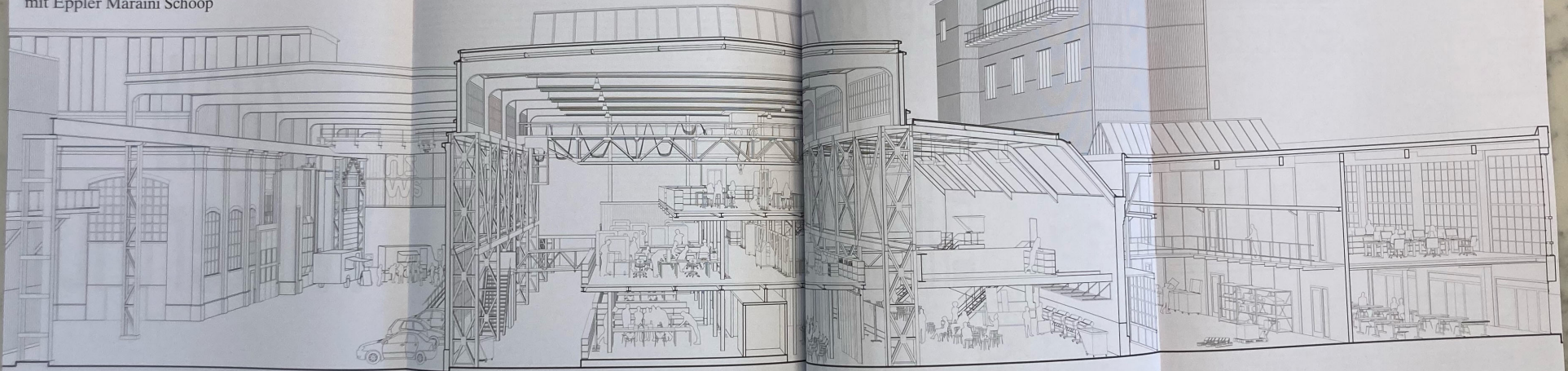
Halle 189 – Terrace to the city

- 1925 Construction of Hall 180**
- 1989 Student projects various halls on Sulzer site Stadtmitte**
- 1990 Installation of Hall 191**
- 1991 Installation of Hall 180**
- 1997 Extension**
- 2000 Project Hall 180/189/191 (18 years)**
- 2003 Extension and renovation**
- 2006 Installation of aquarium**
- 2007 Installation of showroom**
- 2009 New owner Foundation Abendrot**
- 2010 Summer Workshop Future of Hall 180**
- 2012 Renovation of windows on north side**
- 2012 Start of planning for Hall 180/189/191 (?)**
- 2016 Start of conversion of Hall 180/189/191**
- 2018 Move into conversion of Hall 180/189/191**



Zeichnung: Rodrigo Mendoza Diaz; Lehrstuhl für Architectural Behaviorology der ETH Zürich (Prof. Momoyo Kaijima, Grégoire Farquet), Future Learning Initiative – Physical Spaces, 2021 / © Rodrigo Mendoza Diaz

Halle 180, 1991
 Zürcher Hochschule für Angewandte
 Wissenschaften (ZHAW), Winterthur
 Mäder+Mächler in Zusammenarbeit
 mit Eppler Maraini Schoop



Zeichnung:
 Rodrigo Mendosa Diaz: Lehrstuhl für Architectural Behaviorology der ETH Zürich
 (Prof. Momoyo Kajima, Grégoire Farquet), Future Learning Initiative - Physical Spaces, 2021

It is worth a visit. Go there.

Resten

There is nothing to be invented,
everything has to be found again.



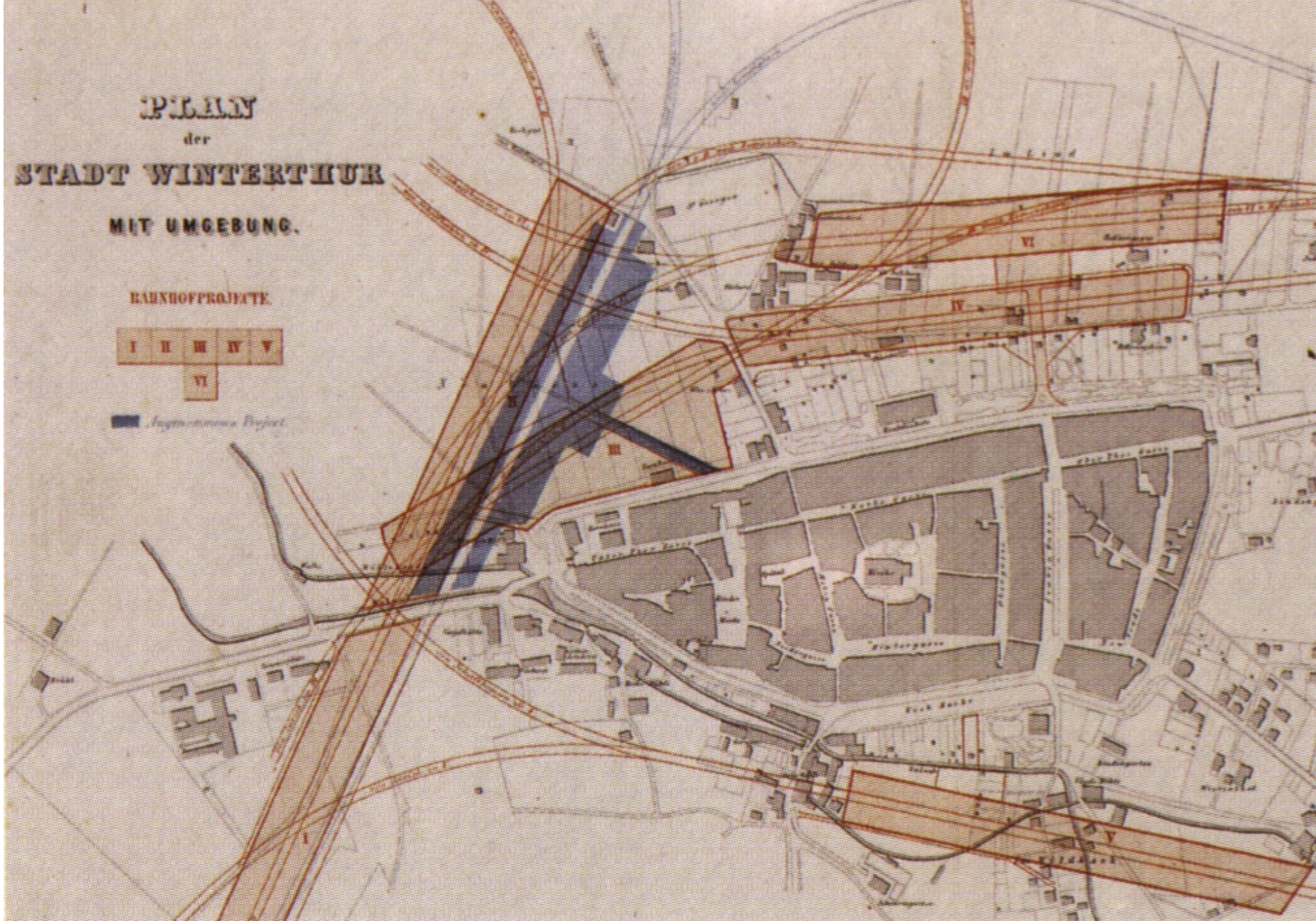
Winterthur
1648

PLAN
der
STADT WINTERTHUR
MIT UMGEBUNG.

RAHNHOFPROJECTE.



Angenommenes Project.

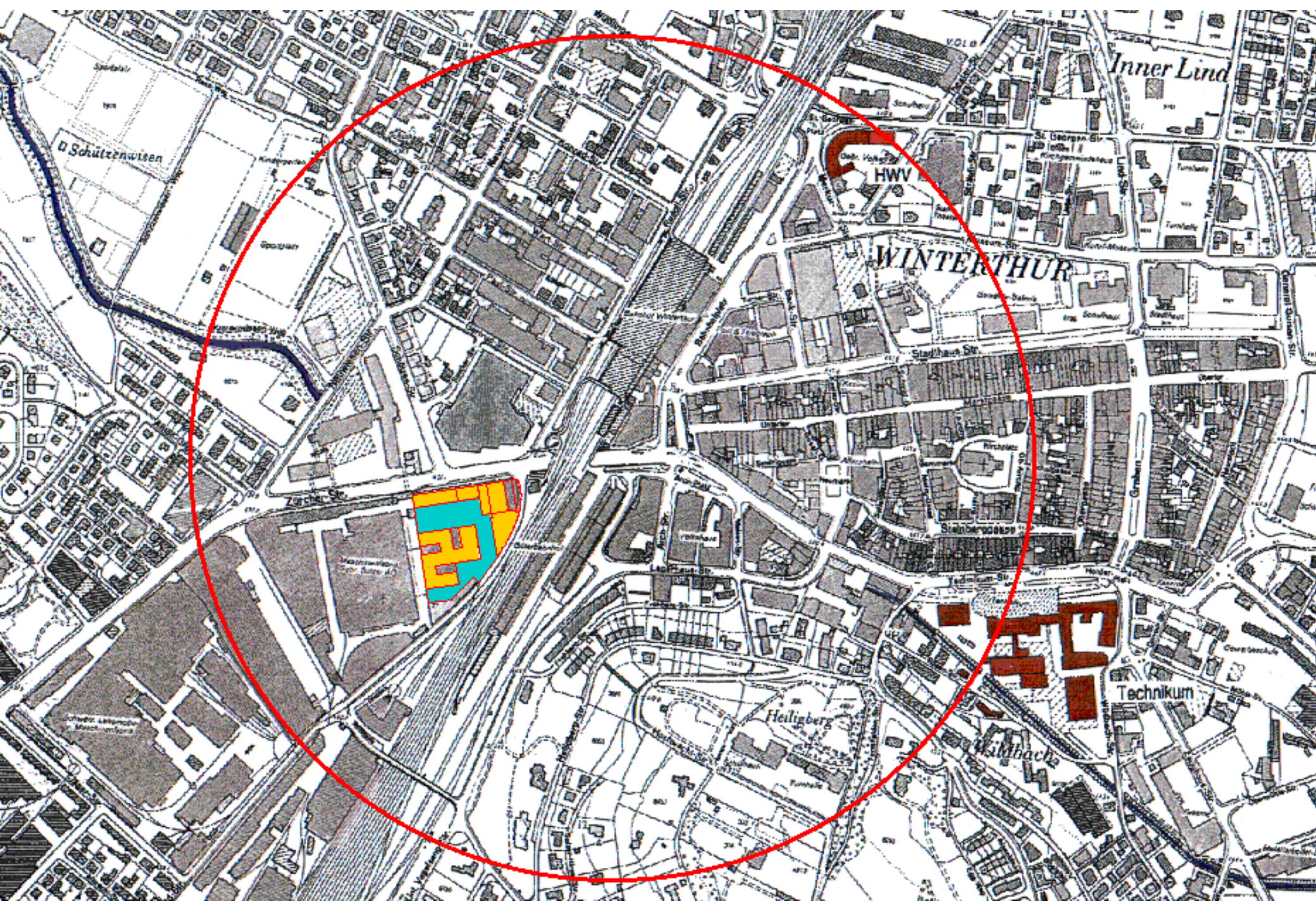


.. finding the position of the station

Ziel > 1 Standort



Winterthur > one programme at one site (eastern region > 1 BA/1 MA)



Schützenwiesen

Inner Lind

HWV

WINTERTHUR

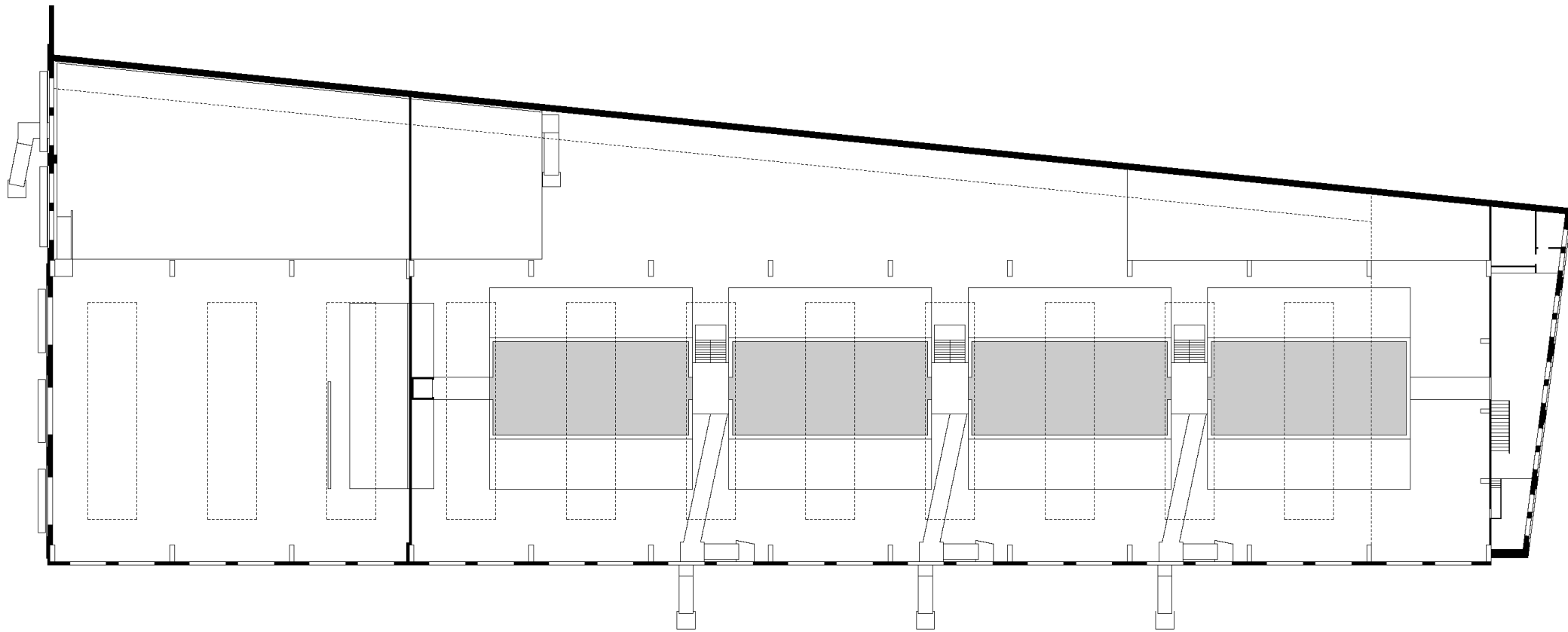
Technikum

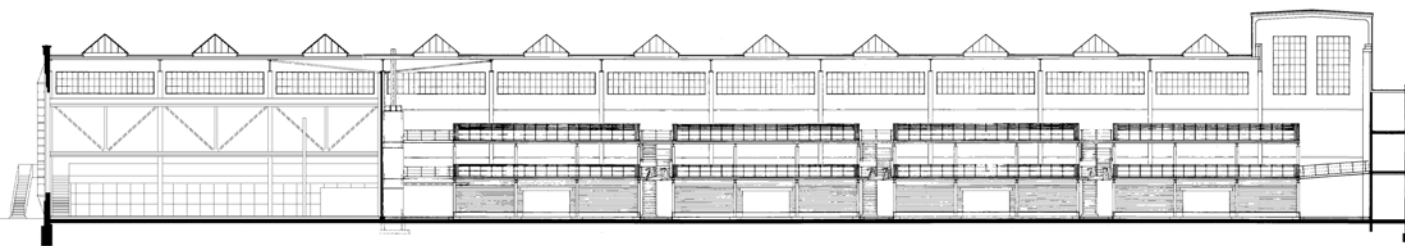
Heiligberg

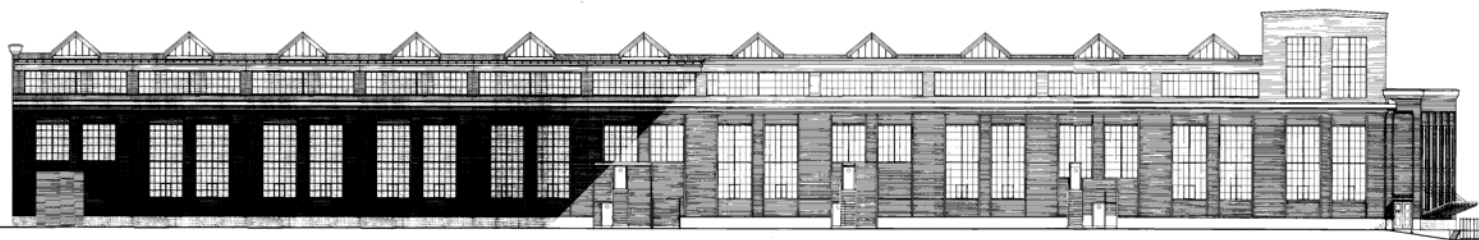
Wildbach



Testplanung Stadtmitte 1992







Superblock

Krischanitz & Frank
2011-15

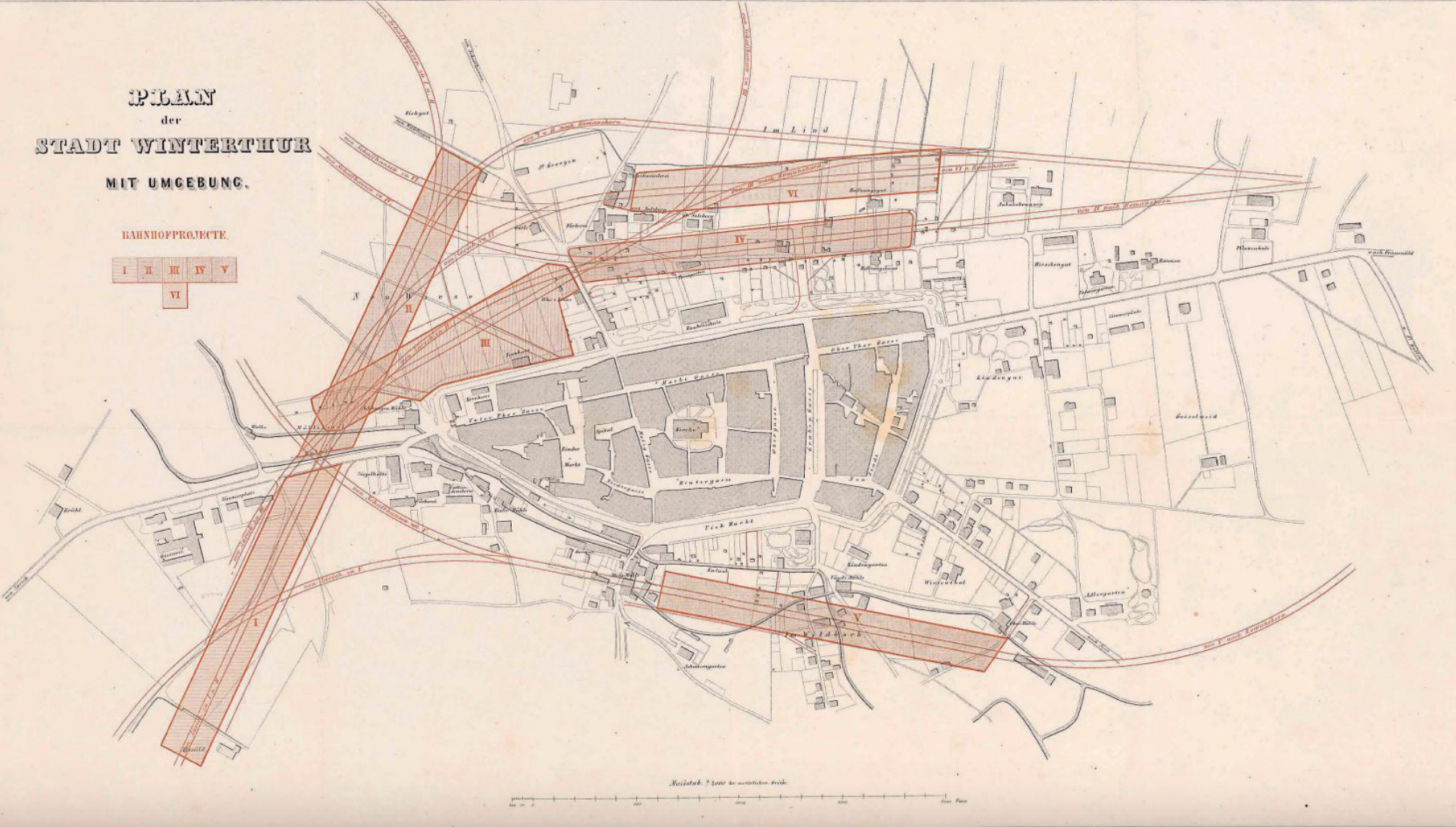




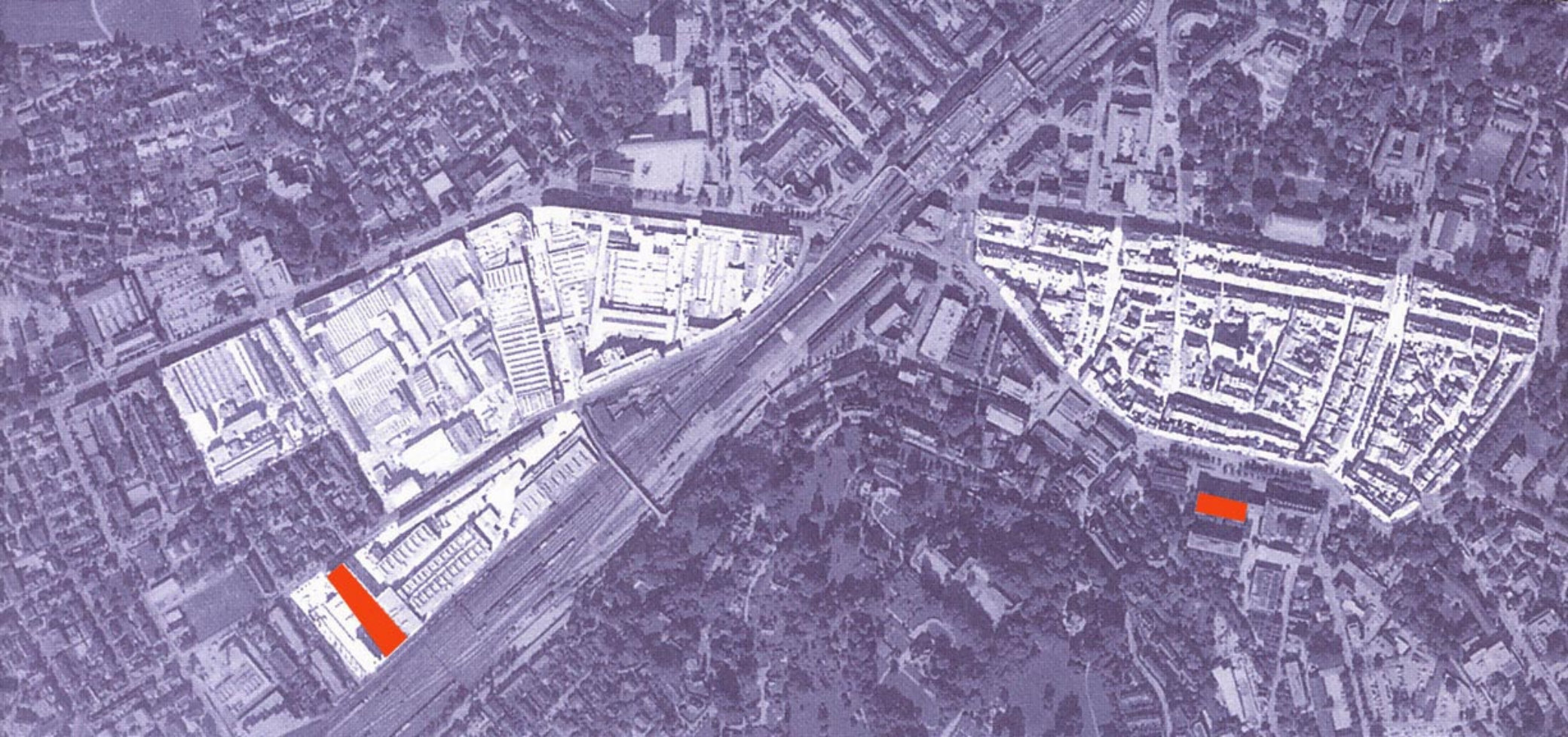


PLAN
der
STADT WINTERTHUR
MIT UMGEBUNG.

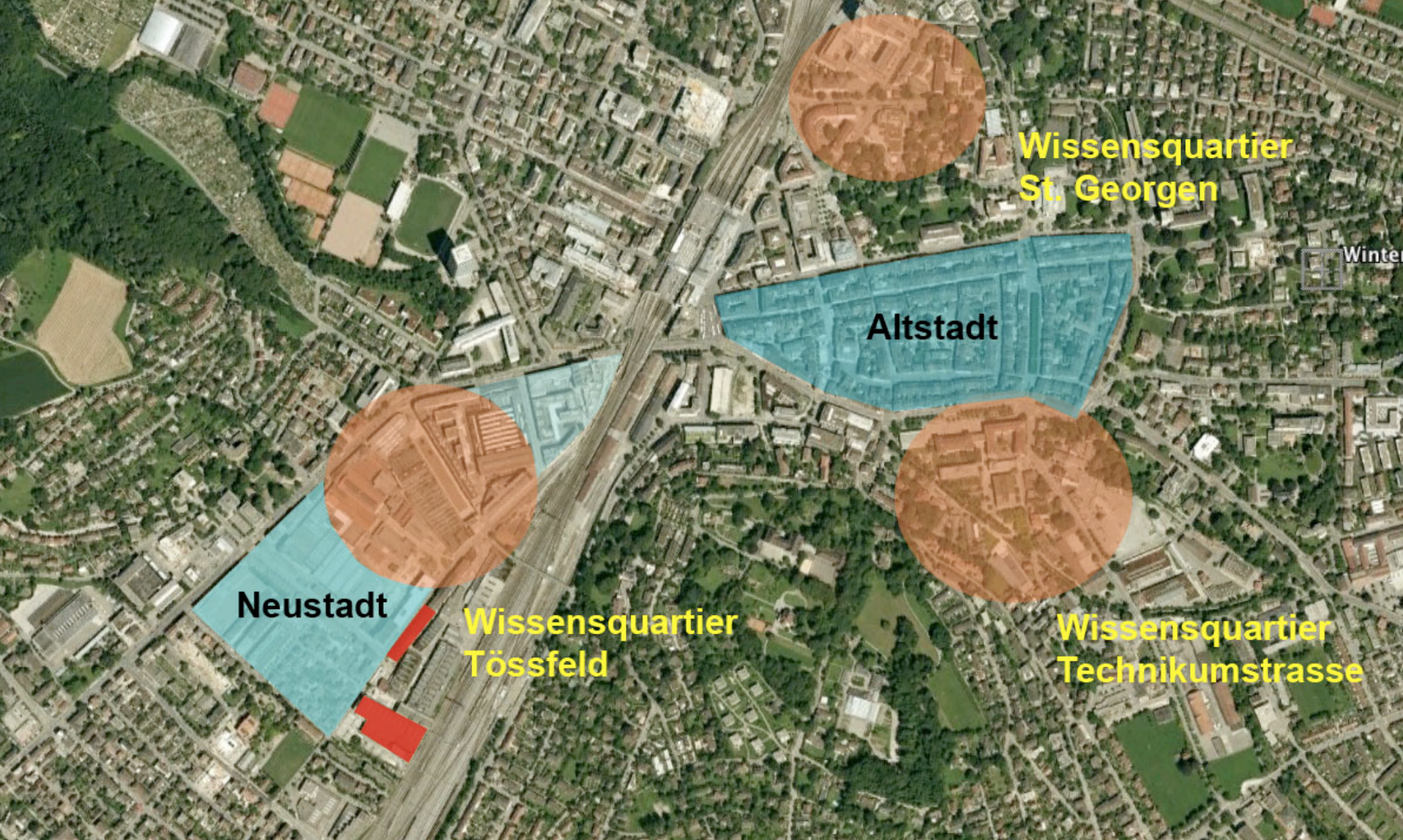
BAHNHOFFPROJECTE



.. finding the position of the station



- 1992** 4 year degree course following EU-directive 85/384/EEC
- 2003** degree course prepared for Bologna (modules/ECTS)
- 2005** bachelors- and masters degree courses (3+2) have started
- 2005** accreditation of the bachelors degree course
- 2007** accreditation of the masters degree course



Neustadt

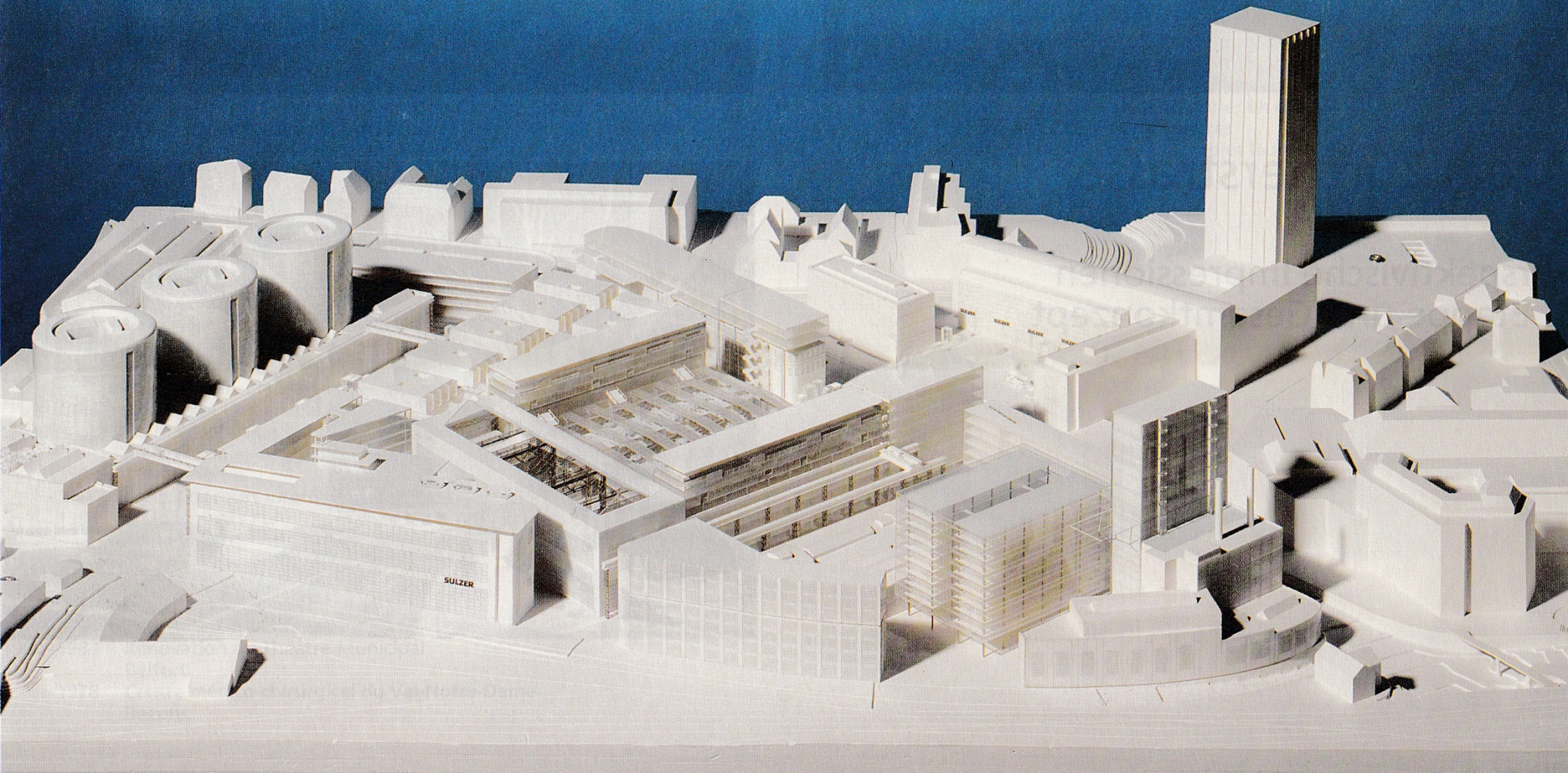
**Wissensquartier
Tössfeld**

Altstadt

**Wissensquartier
St. Georgen**

**Wissensquartier
Technikumstrasse**

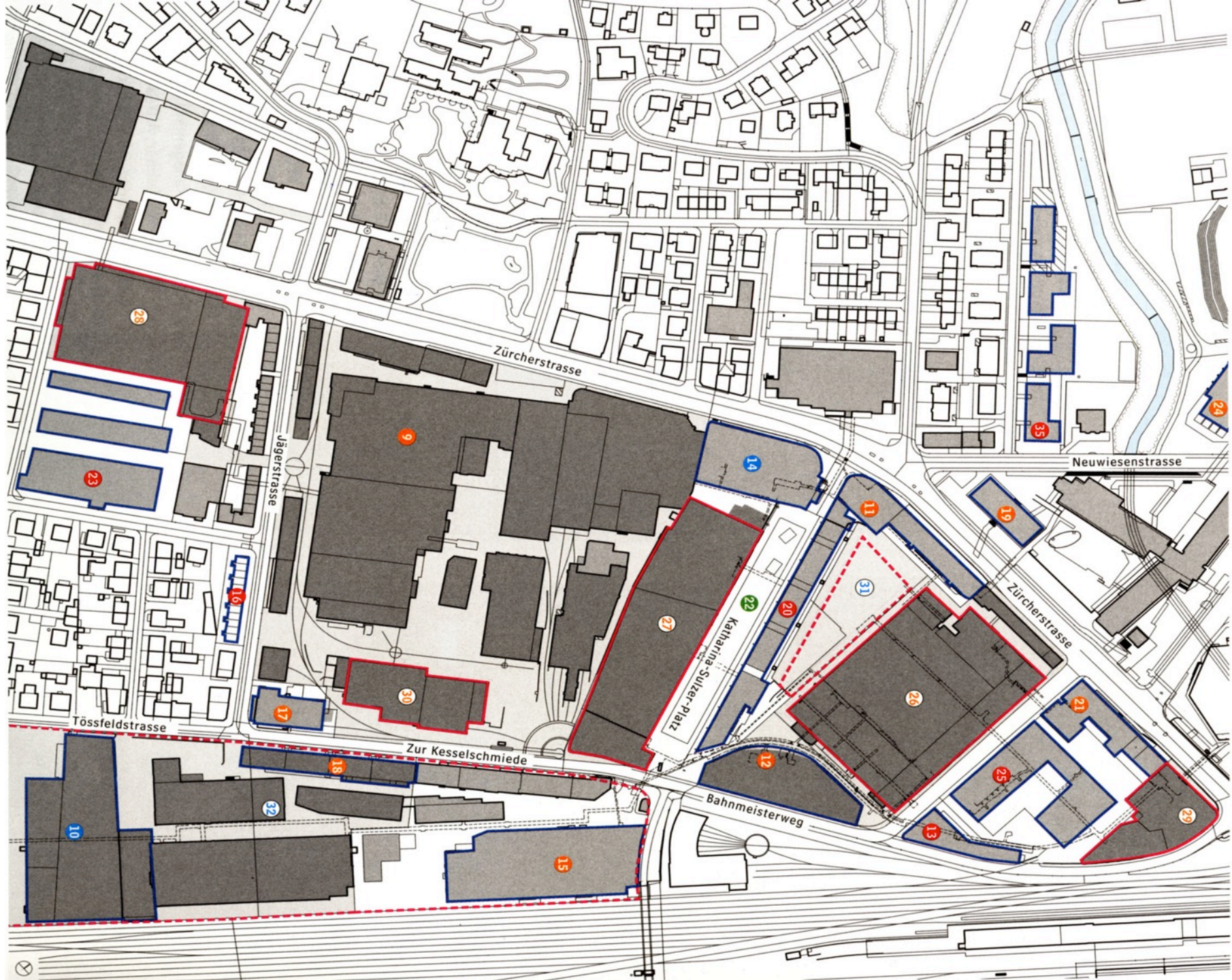
Winter

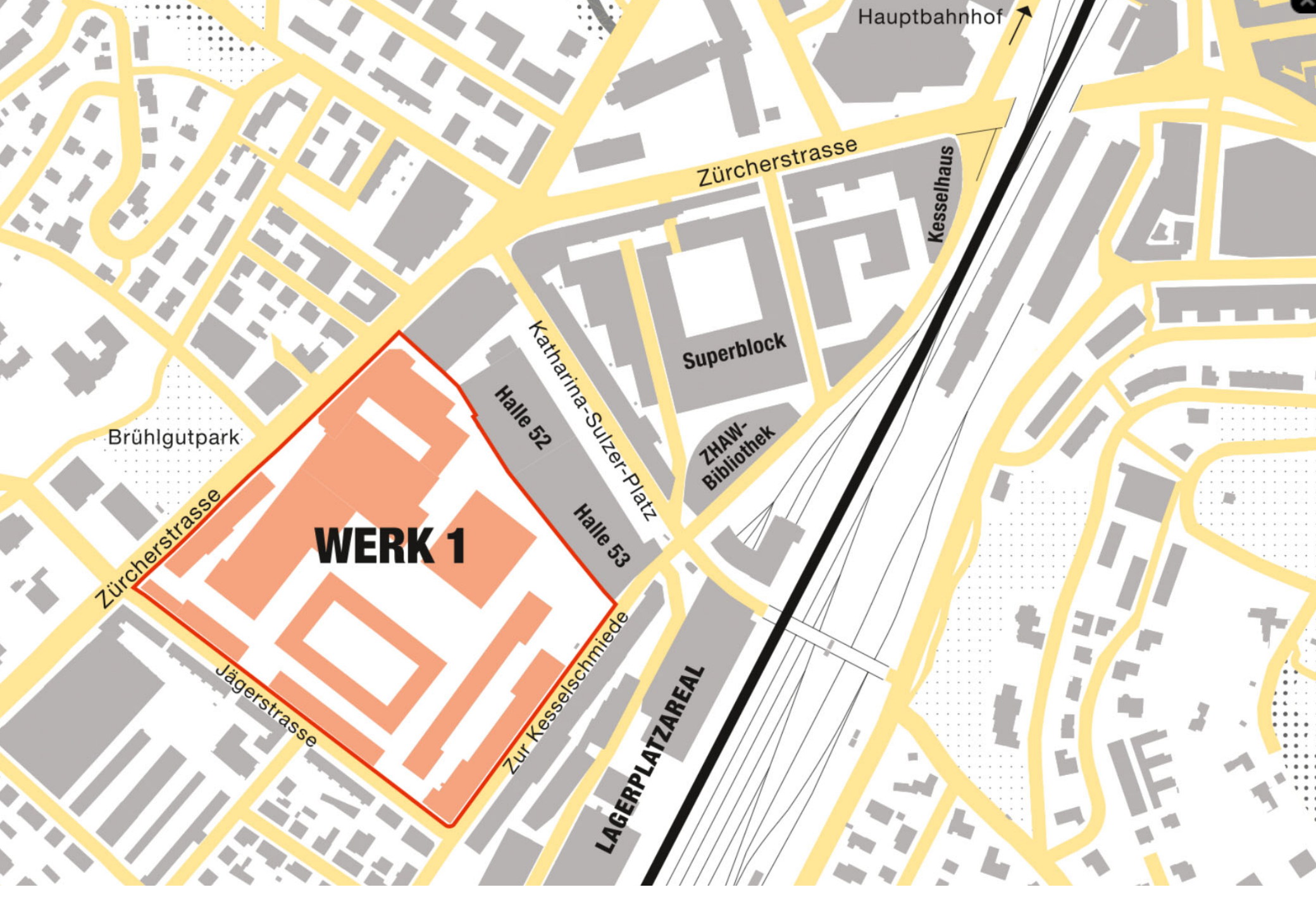


Megalou Gesamtkonzept

J. Nouvel & E. Cattani

1992





Hauptbahnhof

Zürcherstrasse

Kesselhaus

Superblock

ZHAW-Bibliothek

Katharina-Sulzer-Platz

Halle 52

Halle 53

WERK 1

Brühlgutpark

Zürcherstrasse

Jägerstrasse

Zur Kesselschmiede

LAGERPLATZAREAL



Halle 189
Mensa
2003



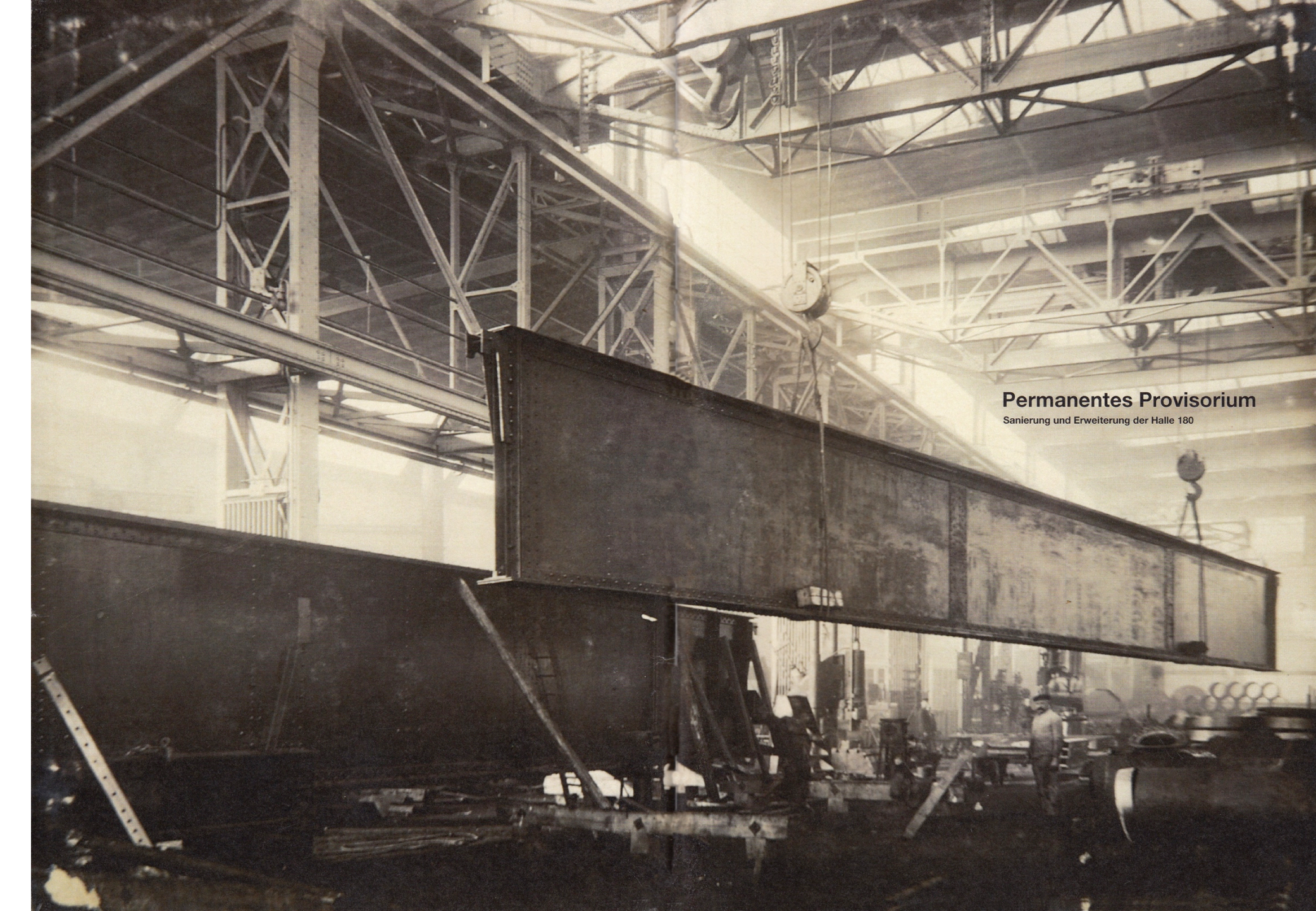
Stadtmodell

Skillspark upper floor

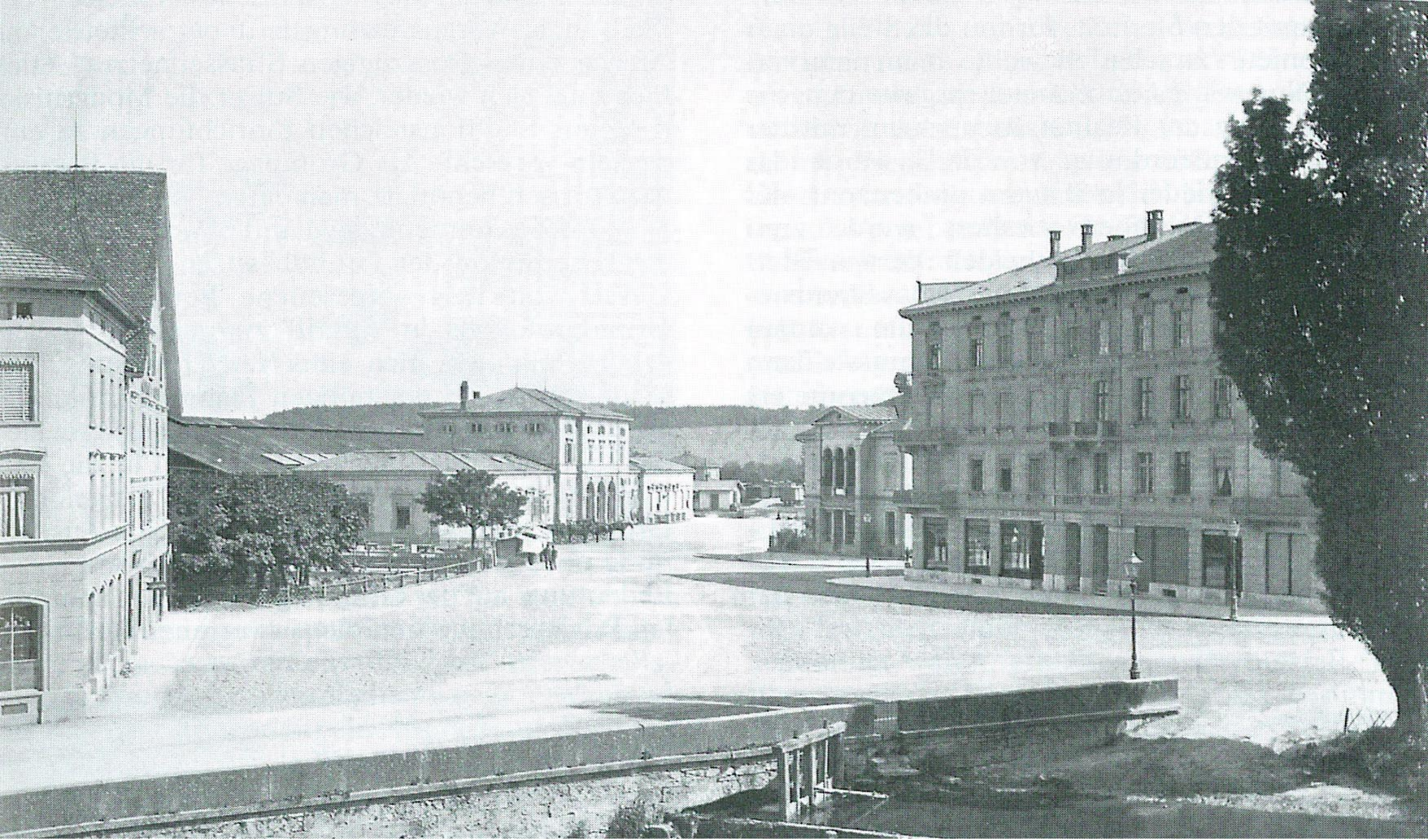
2015







Permanentes Provisorium
Sanierung und Erweiterung der Halle 180





Station Square



Rails and Zurich Street



... and the areas inbetween

HALLE 191
90



Halle 191
1990



Halle 191
1990



Halle 191
2017



Halle 191
2017



Halle 191
2017