Sulzer Area City Center I&II and Storage Place Area, Winterthur
Two ways of developing an industrial area

Fakulteta za arhitekturo Univerze v Ljubljani, 6th of December 2022
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
Swiss Midlands
> from Lake Zurich to Lake Constance
> number 6 in Switzerland with 110‘000 inhabitants
Tössfeld vor 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
1992
Testplanung Stadtmitte
1992
Concept of Boulevards
Testplanung Stadtmitte

1992
New town - old town
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.

Erste Nutzungsstudien (10)

Nutzungskonzept WINTI - NOVA für freizustellende Parzellen

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.

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 ans 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.


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.

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
Big compromise

2003

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

Sieb 10, MOKA
2005-07
Superblock
Courtyard AXA Insurance
Krischanitz & Frank
2011-15
City Halle
vor 2010
Kranbahn von der Zürcherstrasse

2004
Kranbahn & Katarina Sulzer-Platz
no public use on groundfloor
2004
Halle 52/53 und Katarina Sulzer-Platz
Halle 52/53
Diener+Diener Architekten. Testplanung 2005
Haus Adeline Favre
ZHAW / Pool Architekten
2017-2020
Haus Adeline Favre
ZHAW / Pool Architekten
2017-2020
Haus Adeline Favre
ZHAW / Pool Architekten
2017-2020
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 Bauteile und Gebäude tragen Namen von bekannten Loks. Ein Großteil von ihnen wurde auf dem Areal der heutigen Lokstadt gebaut.
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 Company. The fall of the Iron Curtain led 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 models - 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
Lagerplatz & „Portier
Gestaltungskonzept (19)

Fassade mit und ohne Hochhaus
Skillspark Restaurant
2015
Halle 118 Kopfbau
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 protectet, why?
It took 17 years to establish the school in the three halls 180, 189, 191
(acoustic, fire protection, energy)
Temporay 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“
Lagerplatz & School of Architecture
First re-use 1991
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
Windows: Glass 4 mm
Wall: Brick 12 cm
Roof: Wood 2.5 cm
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
... next steps
Our aim is to make the School of Architecture the only or the best in the eastern region of Switzerland.
New entry
from south
2003
Salle bleu
2003
nevergiveupdreaming
Hallen 180 189 191
1990
Halle 189 & 180
von Storchenbrücke
Halle 189 & 180 – from the rails 2017
Halle 191 – entry hall
Halle 191 - Institutes Urban Landscape / Constructive Design
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
It is worth a visit. Go there.
It is worth a visit. Go there.
There is nothing to be invented, everything has to be found again.
... finding the position of the station
Winterthur > one programme at one site (eastern region>1 BA/1 MA)
Testplanung Stadtmitte 1992
Testplanung Stadtmitte
1992
.. 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
Stadtmodell
Station Square
Rails and Zurich Street
... and the areas inbetween

Fischli Weiss