

A PLAN FOR ZURICH (3)

Studio Sergison
Autumn Semester 2018

A Plan for Zurich, 3
Riesbach, Hirslanden and Hottingen

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Tram line 15 to Klusplatz



Introduction

Over the course of the semester we will continue to work in Zurich, the largest city in Switzerland. This is the third part of a six-semester research project that aims to produce an urban plan for Zurich as the cumulative result of six separate area studies. In this instance we will focus on the Riesbach, Hirslanden and Hottingen areas of Zurich.

Several years ago the Department of Urbanism and Architecture for the municipality of Zurich announced that the future development of the city would prioritise densification within the existing urban area and limit the expansion of building on agricultural land. This was endorsed by a public vote. The result of this strategy will ensure that denser, more compact urban growth is promoted. For a city that is well served by public transport, has a refined public realm and has generally experienced well planned urban growth, this ambition seems a logical response to the need to absorb a growing population and deal with the pressures it exerts on housing and other public services.

This is the context we will be operating in. Concrete proposals should be developed for sites designated for future densification and development. Projects should offer credible options and will take the form of realistic proposals based on current building regulations.

A commission of experts has been assembled to support you in developing project proposals, and your work will contribute to a wider discussion on the future of Zurich.

p 4
Aerial view of Riesbach,
Hirslanden and Hottingen

Our ambition to develop a plan for the city of Zurich is an academic exercise in the sense that it will have no legally enforceable planning status, but is nevertheless intended to generate realistic design proposals as a form of propositional planning and to demonstrate that the largest city in Switzerland can absorb the growing pressure on housing without resorting to an expansion of its current territorial limits.

Our work will address questions relating to the evolving image of the city and the strategies it might adopt for densification.

Each semester will focus on a specific neighbourhood, and situations where it is realistic to consider densification and re-building. Naturally, this leaves out the historical centre and nineteenth century neighbourhoods that are already reasonably dense and protected by planning regulations.

At the beginning of the semester a 1:1000 model of the area under study will be constructed and used as a tool for assessing urban strategies.

As in previous semesters, we will survey existing buildings carefully. We hope that, by accurately recording older existing examples, it will be possible to offer contemporary solutions rooted in place and in local building culture.

In addition to a study trip to Zurich, which will take place at the beginning of the semester, we will travel to Palermo, a European city that has a similar urban and architectural character to the district of Zurich we will be focusing on.

We will rely on a panel of experts – architects, planners and people with experience of building and commissioning buildings in Zurich – to assist us in our work. Irina Davidovici will give a lecture on themes connected to the work of the semester.

In addition to the studio reviews and programmed critical appraisal of projects, a number of lectures will be organised to address relevant themes.

On completion of the six-semester programme, the studio will organise an exhibition in Zurich and produce a book documenting the range of proposals developed.



p 7
Villas in Hottingen

Riesbach

Of all Zurich city districts, Riesbach, together with Seefeld, is the most urban. A young population sets the tone, working people between the ages of twenty and forty are particularly numerous here, while families with children are in the minority.

The architectural density and the types of houses in Seefeld differ little from Aussersihl or Wiedikon, but due to its large parks, lakefront and proximity to the city centre, the quarter is one of the most sought-after residential areas in the city. Next to dense Seefeld, Riesbach also includes the hillsides along the Zollikerstrasse to Rehalp, lined with villas and parks.

Around 1870, the community of Riesbach began planning and developing the Seefeld quarter. They thus laid the foundations for the construction and quay facilities, which came to a provisional conclusion in 1884 with extensive embankments, promenades and roads.

The regular grid of streets in the Seefeld quarter was in keeping with the spirit of the times and made it possible for a very mixed population to settle here: crafts businesses and small factories can still be found right next to simple rented houses, luxurious residences and massive office buildings.

Numerous shops and restaurants enliven the quarter.

Hirslanden

Well before World War I, Hirslanden had developed into a residential quarter on the edge of the Zürichberg. The built fabric is quite dense on the lower part of the slope and looser uphill. Witikon and Eierbrecht, separated from the craggy Stöckentobel, were only drawn into the maelstrom of urbanisation after incorporation in 1934.

Depending on the location, villas and spacious residential developments from the post-war period dominate here. In 2006, Witikon had the highest proportion of retired people, 27.9%, and also the lowest proportion of foreigners of all Zurich city districts (17.3 %).

Around 1910, two small but highly innovative housing estates were built on the Hirslandener Bergheim-Weg and the neighbouring Kapfstrasse. For the first



1
Kreuzplatz around 1905,
from the historical archive of the
City of Zurich

2
Hottingerstrasse around 1910,
from the historical archive of the
City of Zurich

3
Universitätsstrasse around 1950,
from the historical archive of the
City of Zurich

time, with the city administration's encouragement, young architects tested the small single-family house as a form of urban living - as an alternative to both upper-middle-class villas and rented apartments in urban housing blocks.

The houses were sold to their residents and, at the end of the twentieth century, the construction of expensive single-family houses drove the Liberal Construction Cooperative to ruin and caused the city financial losses.

Hottingen

As early as 1870, the suburb of Hottingen developed into an affluent middle-class residential area, with many independent professionals, intellectuals and artists living alongside craftsmen.

Detached three-family houses, so-called urban villas, are the predominant building type in the area. Neighbouring Fluntern which lies further uphill was only built after World War I: here private villas and spacious apartment buildings predominate.

The Zürichberg, which comprises both areas, is still the most prestigious part of Zurich, where the most affluent inhabitants live. Social housing has left only a few traces here.

City planning also ensured that the advantages of clean air and of a unique view have remained accessible to all Zürichberg's residents. Around 1900, the city systematically bought up the forests of the Zürichberg in order to protect them. Between 1910 and 1930, the strips of land along the forest edges were also acquired to preserve unimpeded views from the mountain paths.

With its zoo and extensive sports facilities, Zürichberg is one of the city's most important recreational areas.

Altstadt

When the Städtische Wohnbauförderung (the City Housing Department) was founded in 1907, the poor living conditions in the old town gave particular cause for concern. The buildings along the narrow alleys had become increasingly dense in the nineteenth century. In order to accommodate more people, houses were raised and apartments divided.

As newcomers, poor families and lodgers crowded into the narrow apartments and garrets, the traditional inhabitants moved away.

After World War I, the squalor of the alleyways in the old town became a political



1

1
Schools Ilgen A (1875) and
B (1890),
from 'Baukultur in Zürich,
Hottingen und Witikon'



issue. The city authorities planned a radical regeneration: wide roadways were to be built in order to bring light and air into the maze of alleys. After World War II, instead of radical redevelopment projects the city focused on gentle improvements in the residential environment. Within the framework of targeted courtyard house coring, they bought back buildings, demolished them and created public open spaces in their place, such as the Rosenhof or the green area on Leuen- und Spiegelgasse.

From the time of the major redevelopment projects, in Altstadt there is still a high proportion of social housing: one in five apartments in District 1 is owned by the city as a so-called Fiskalliegenschaft (fiscal property).

The often very low rents ensure that families can live in Altstadt and that nurseries, businesses and grocery stores can still find affordable premises here.

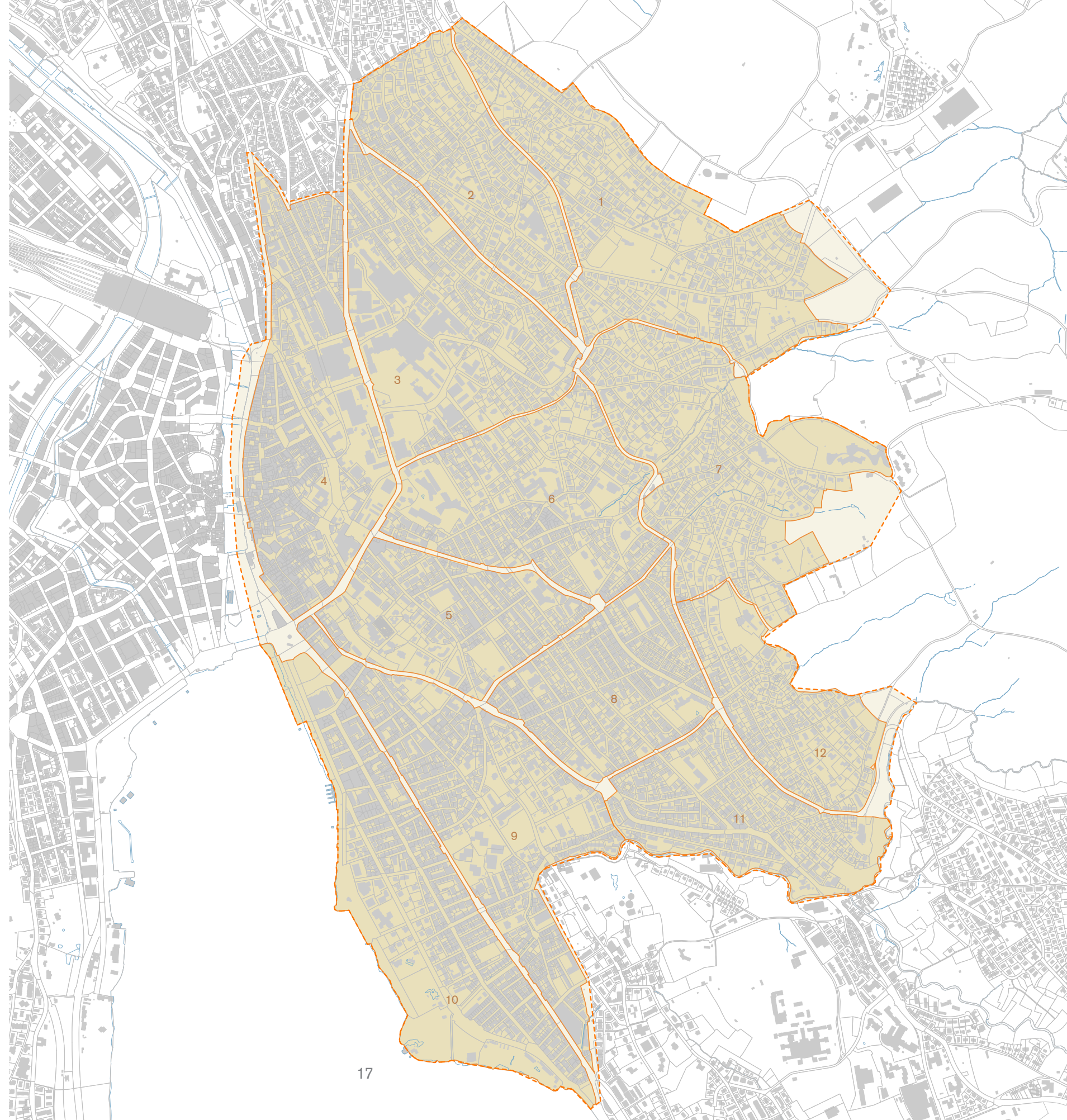
p 12
Römerhof, 28th June 2018

p 14-15
High-income apartment block,
Hottingen
ca. 1899,
from BAZ (Baugeschichtliches
Archiv Zürich)



Project sites

- 1 Fluntern
- 2 Universität
- 3 Niederdorf
- 4 Hochschulen
- 5 Bergstrasse
- 6 Hottingen
- 7 Sihlhölzli
- 8 Hegibach
- 9 Bleuler
- 10 Mühlebach
- 11 Hofacker
- 12 Hirslanden







p 21
Villa in Hottingen

p 22-23
View of Riesbach, Hirslanden and
Hottingen from Uetliberg



First exercise: Survey

We believe that invention is a necessary ambition in architecture, but that it rarely emerges by spontaneous intuition. Generally, architects succeed in developing truly original proposals only after many years of study and reflection. Indeed, it is questionable whether true originality can actually be achieved, given the wealth of precedents in the history of architecture.

To assist you in understanding the task you are attending to this semester we would like you to make a survey of a significant building in Zurich.

Your work should consider the organisation of the plan of the building and particular attention should be given to the facade, describing it clearly and analytically, with diagrams where necessary. The facade of the building should be drawn at 1:100.

This exercise requires you to look carefully and communicate your observations in a clear and understandable manner. The work you are undertaking at this stage should inform the projects you develop later in the semester and will contribute to a collective piece of research that will inspire and inform the development of other students' projects.

A lecture will be offered to introduce this exercise.



2

1
Villa Wesendonck
Museum Rietberg
1850
Leonhard Zeugheer

2
Villa Wesendonck
Museum Rietberg
2018
Charlotte Decollogny



1

Buildings to be surveyed



1



2



3



4



5



6



7



8



9



10



11



12

1
Plattenstrasse 78
ca. 1850
Architect unknown

2
Plattenstrasse 32
1874
Albert Rosenmund

3
Villa Bleuler
1885-1888
Alfred F. Bluntschli

4
Steinwiesstrasse 80
1863
Architect unknown

5
Plattenstrasse 34
1878
Johan Rudolf Roth

6
Villa Höhenbühl
1885-1887
Alfred F. Bluntschli

7
Wohnbauten Steinwiesstrasse
2011-2015
EMI Architekten

8
Plattenstrasse 68
1875
Heinrich Bosshart

9
Hotel Plattenhof
2010-2014
Bächi Steiner Architekten

10
Mühlebachstrasse 65
1887
J. Friedrich Zuppiger-Spitzer

11
Villa Tobler
1853
Gustav Wegmann

12
Plattenstrasse 70
1869
Gottlieb Baumann-Hotz



13



14



15



19



20



21



16



17



22



23

13
Wohnhäuser Asylstrasse 64-70
1894-1895
Louis Hauser-Binder

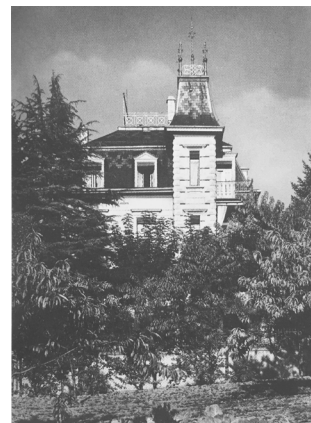
16
Seestrasse 328
1893-1894
Adolph Aster

14
Wohnhaus Aurorastrasse 50
1913-1924
R. Bischoff, H. Weideli

17
Villa und Gartenhaus Doldertal 7
1915-1917
R. Bischoff, H. Weideli

15
Wohnhaus Bergstrasse 135-139
1896-1897
Bützberger & Burkhard

18
Villa Carmen, Carmenstrasse 27
1894
Jacques Gasser-Koch



18



24

19
Wohnhaus Streulstrasse 17
1898
Richard Schuster

22
Wohnhaus Carmenstrasse 47-51
1905-1906
August E. Veith, Heinrich H. Haller

20
Familienhaus Eidmattstrasse 49
1896
J. Bryner, A. Oswald-Giesker

23
Wohnhaus Freiestrasse 27-29
1890-1892
Albert Meyerhofen

21
Wohnhaus Gemeindestrasse 27
1898
Georg Lasius

24
Baschligplatz 1
ca. 1800
architect unknown

Second exercise: Study of an apartment

We all have experience of what it means to live in an apartment. Many of you probably started the day in an apartment – a horizontally arranged dwelling with a number of rooms serving various purposes: sleeping, cooking, and so on. We would like you to explore in greater depth what it means to live in an apartment and how the structure and atmosphere of a dwelling affect the way we inhabit a space or a collection of spaces.

We ask you to choose an apartment, preferably not your own, but one you can gain access to. Once you have selected it, you are asked to study a space within it, or a collection of rooms and find a good angle for photographing it, being careful with the light level and composition of the photograph.

You will then be asked to make a model of the room(s) at a scale of 1:10 based on a print of the photograph you took. The model should accurately recreate everything that can be seen in the print.

Having done this, you are asked to photograph the model you have made. Care should be taken to recreate the light level and atmosphere you observed in the room you selected, as illustrated in the photograph you took.

You will then need to take a photograph of the model and print it at the same size as the original print.

An introductory talk will explain how to carry out this first assignment.

1
Photograph of interior room
Conrad Paul Kersting

2
Model photograph of interior room
Conrad Paul Kersting



The third component of the work to be undertaken this semester requires you to develop a strategy plan. This can be understood as an urban planning exercise and should result in a clear and appropriate strategy for developing the site you have been invited to study. The principal tool to assist you in this exercise will be a 1:1000 model. This will be produced collectively and will encompass the area of Zurich under study. Plans and other drawings should be produced to represent and communicate this work.

To begin with, you will be invited to develop a collectively produced strategy plan for the entire area under study. This should consider heritage and building preservation, and include a strategy for the public realm. You should consider movement, and the distribution of non-residential uses, educational needs, medical facilities and other public functions, as well as work spaces. This exercise should also take into account neighbouring site conditions and the place Riesbach, Hirslanden and Hottingen area occupy within the city as a whole.

This is an iterative process and the collectively developed research should inform the studies of the specific site or urban block you have been allocated.

We ask you to begin by exploring various options for the location of new buildings and develop a strategy for building use that takes into account the wider needs of the neighbourhood. This should take the form of an appraisal that begins to develop an idea of the project you will be working on throughout the semester. Once this task is completed you should be able to argue the case for how the site should be developed.

It is important that you take into account the various planning codes that affect the site you are working on. This includes density and height restrictions, permitted uses and any protected buildings on the site.

Your work should also be sensitive to the ideas and proposals of colleagues working in neighbouring sites and should be developed in parallel with their own proposals.

A lecture will be offered to introduce this exercise.



p 31
Project model
from 'A Plan for Zurich 2'
Spring Semester 2018

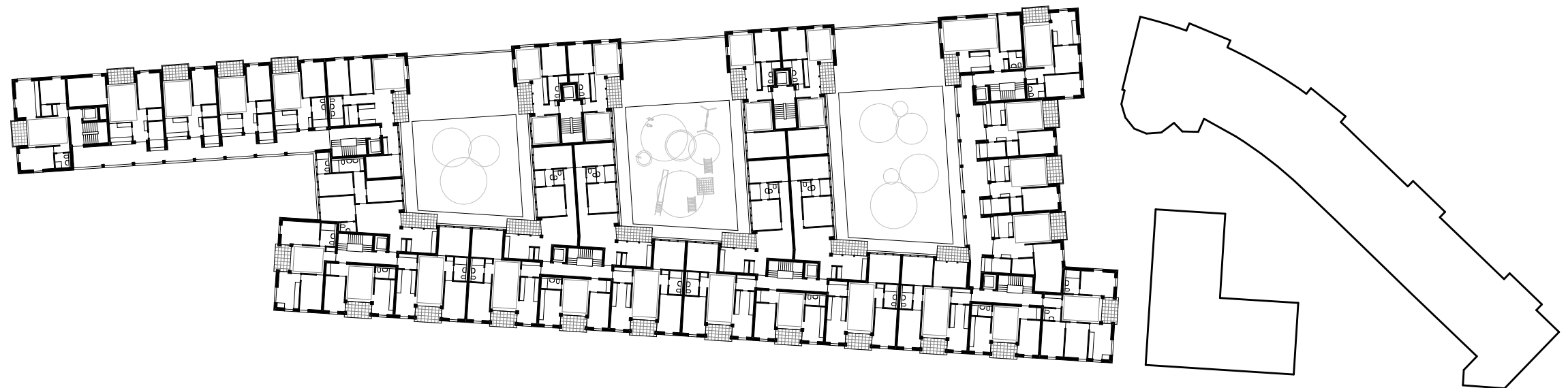
The next exercise requires you to develop a clearer concept for the new buildings you are proposing for the site. This should be understood as a typological exercise.

You should be able to explain how your buildings address the planning codes and conform to the wider strategy the studio has developed for the neighbourhood. It is important to consider how any new building would sit in relation to existing buildings and what relationships are being proposed.

At this stage the presentation of your ideas should prioritise the study of plans and the organisation of the different uses or building programmes. When working on this, it is helpful to ask yourself what the organisational role of a building should be, how it might be inhabited and how flexible it might be. Also consider how a building might serve a variety of uses and functions.

You are expected to produce drawings and models at different scales, depending on what aspects of a project they are exploring, and while priority should be given to the plan, you will also need to produce sections, elevations and sketch models. You should build on the lessons learnt in the first exercise and draw upon the precedents visited in our study trip to Zurich.

A lecture will be offered to introduce this exercise. At this stage in the semester your work will be subject to an intermediate review.



1
Thomas Koch, Patrik Honegger,
Hürlimann Areal,
Typical plan, from
'A Plan for Zurich 2'
Spring Semester 2018

You will now need to focus on the overall appearance of the building. The plans you have developed will need to be adjusted to include a clear volumetric idea and the organisation of the facades.

You need to explain why your project appears as it does in the manner that you propose it, and what it says about adjacent buildings and local building traditions.

Priority will be given to model making to assist this stage of the work. Models should be produced quickly to explore options and then adjusted and remade as necessary. We are interested in using models as a way of describing the atmosphere of streets and spaces, and photography will be used to explore their atmospheric potential

A lecture will be offered to introduce this exercise.



1
Pablo Brenas, Alessandro
Iannello, Bäckeranlage,
Project model from
'A Plan for Zurich 2'
Spring Semester 2018

As a convincing set of ideas for your building emerges, you will need to produce a careful set of drawings at appropriate scales.

A landscape plan at scale 1:200 should describe landscape surfaces, hard and soft elements and a general approach to the public realm. This should be complemented by the 1:1000 model revised to include your project.

The main piece of work will be the final version of an exterior and an interior image, as well as a plaster model. This should be accompanied by plans, sections and elevations produced at a scale of 1:200 or 1:100.

Finally you should produce a pdf or powerpoint presentation. This is an important tool for presenting your project and should explain the development of your work and the strategy you propose, drawing upon references where appropriate.



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Final reviews,
Spring Semester 2018
with Martina Bischof, Francesco
Buzzi and Anna Schindler

Date	Event	Details	Assignments
20 September	Studio introduction		
21-23 September	Symposium in Zurich	An introduction to Zurich, with David Ganzoni, Amt für Städtebau Spring semester studio presentation by Jonathan Sergison (JS) Introduction to facade and room survey exercise (JS) Individual site visit, 22-23 September	Survey and site visit
27-28 September	Review	Review of photographs and survey drawings Presentation on chosen apartment Lecture on surveying a room and making an interior model by Maria Seline Aejmelaeus-Lindström and Jeanne Wellinger (MSA and JW) Lecture "Zurich Cooperatives I: 1890-1960" by Irina Davidovici	Interior photograph and model of chosen apartment
4-5 October	Tutorial	Review of chosen apartment interior photograph Lecture "Baumeisterhäuser" (JS) Discussions on strategy plan work Introduction to the 1:1000 site model (MSA and JW)	1:1000 site model Strategy plan
11-12 October	Review	Strategy plan presentation Urban concepts 1:1000 Models 1:1000	1:1000 site model 1:500 plans, sections, elevations 1:200 model studies
18-19 October	Tutorial	Building concepts Review of model 1:500 plans, sections and elevations	1:1000 site model 1:500 plan of whole site 1:200 plans, sections, elevations 1:100 model studies
25-26 October	Tutorial	Building concepts Review of 1:1000 model 1:500 plans, sections and elevations	1:500 site model 1:200 site model 1:200 plans, sections, elevations 1:100 models in plaster
1-2 November	Intermediate review	Project reviews with guest critics	All previously produced material PDF 1:1000 model 1:200 plans, sections, elevations 1:100 models in plaster
8-9 November	Study trip	Detailed programme to be issued	
15-16 November	Review	Revisions to material produced for intermediate reviews Lecture on representation and images (MSA and JW)	1:200 site model 1:200 plans, sections and elevations

Date	Event	Details	Assignments
22-23 November	Review	Review of facades	1:100 / 1:50 facades 1:100 plans, sections, elevations
29-30 November	Tutorial	Revisions to all plans, sections elevations	1:100 / 1:50 facades 1:100 / 1:50 plans, sections, elevations
6-7 December	Review	Revisions to all plans, sections elevations	1:100 / 1:50 facades 1:100 / 1:50 plans, sections, elevations 1:50 model exterior image interior image from model
13-14 December	Tutorial	Revisions to images and models	1:50 model exterior image interior image from model photograph or drawing
19-20 December	Final review		PDF presentation 1:1000 site model 1:100 ground floor plan 1:100 / 1:50 plans, sections and facades exterior image interior image Other materials as appropriate

L'Architettura della città

Aldo Rossi, Marsilio, Padova 1966

Das Haus und die Stadt / The House and the City

Diener & Diener, Städtebauliche Arbeiten / Urban Studies

Roger Diener, Martin Steinmann, Birkhäuser, 1995

Dichte / Density

Archithese, Niggli Verlag, 2011

Forme forte

Martin Steinmann, Birkhäuser, 2003

The seduction of place: the city in the twenty-first century

Joseph Rykwert, Weidenfeld & Nicholson, 2004

Papers 3

Jonathan Sergison and Stephen Bates, Luzern: Quart Verlag, 2016

Critical Regionalism: modern architecture and cultural identity

Kenneth Frampton in Modern architecture. A critical history, Thames & Hudson (1980) 2007

Die Stadt im 20. Jahrhundert: Visionen, Entwürfe, Gebautes

Vittorio Magnago Lampugnani, Wagenbach Verlag, Berlin, 2010

Mehr als Wohnen, Genossenschaftlich Planen. Ein Modellfall aus Zürich

Margrit Hugentobler, Andreas Hofer, Pia Simmendinger (Hrsg.), Birkhäuser Verlag, Basel, 2016

Mehr als Wohnen - Gemeinnütziger Wohnungsbau in Zürich 1907-2007

gta Verlag, Zürich, 2007

Bauen und Wohnen in Gemeinschaft

Annette Becker, Laura Kienbaum, Kristien Ring, Peter Cachola Schmal (Hg. / Eds.), Birkhäuser Verlag, Basel, 2015

Zürich - für eine neue Planungspraxis

Archithese, Niggli Verlag, 2015

Wohnen in Zürich - Reflexionen & Beispiele 1998-2006

Axel Simon (Hrsg.), Niggli AG, 2006

Building Zurich: Conceptual Urbanism

Angelus Eisinger, Iris Reuther, Franz Eberhard, Regula Lüscher, Birkhäuser Verlag, Zürich, 2007

Urbanity and Density in 20th-century Urban Design

Wolfgang Sonne, Berlin: Dom 2017

Zürich Als Industriestadt

Hans-Peter Bärtschi, Zürich: Schweizerische Verkehrszentrale, 1980

INSA Inventar der neueren Schweizer Architektur 1850–1920

Nr. 10, Winterthur, Zürich, Zug. Hg. von der Gesellschaft für Schweizerische Kunstgeschichte, Orell Füssli, Bern 1992

Zurich Housing Development 1995–2015

Heinz Wirz, Christoph Wieser, Quart Verlag, Luzern 2017

Wohngenossenschaften in Zürich

Dominique Boudet, Park Books, Zürich 2017

Baukultur in Zürich: schutzwürdige Bauten und gute Architektur der letzten Jahren

Hochbaudepartement der Stadt Zürichm Amt für Städtebau, Neue Zürcher Zeitung Verlag, Zürich, 2013

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