

**Rehabilitation of industrial buildings
From the House of the future to Zanza – Projects realised in
industrial buildings**

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Doctoral theses

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1. There is a beauty, which comes from both the result of the aspiration for function and its destruction.

Deserted factories. It was love at first sight. I have always thought about them as huge living creatures, each and every part of which seems to be irreplaceable from the aspect of the operation of the “whole”. They are huge, scary, dark, their dimension requests respect and admiration. They are beautiful, because their beauty is the result of the aspiration for function, and each and every part has a significant role. The metal eaten by the rust, the worn brick, the surface of broken glass windows, the concrete floor, soaked with thick oil and coloured black – the ragged memories of their once power – represent a different kind of beauty, characterised by destruction and the signs of time.

When I was travelling in Europe, it became quite obvious to me that I am not alone with this kind of attraction. The much-talked “mechanical aesthetics” moved many people’s fantasy in the last century – the reuse of old industrial buildings lives its renaissance. The reason why, although we have several deserted beautiful industrial buildings waiting for a new function, most of the time, their fate is to be demolished, made me curious.

2. Strength lies in unity – the rehabilitation of industrial buildings can only be realised on the basis of a programme, put together with joint forces

From the 1990’s – relatively late, in comparison with the Western-European countries – more and more interest was focused on the establishments of industrial heritage in Hungary. The cultural sphere has long discovered the possibilities in the buildings, contemporary arts however do not find the way to the wider audiences. Several domestic groups deal with the issue of rust areas, most of which are non-profit organisations, associations and enthusiast amateurs. The fact that the groups representing different interests and values, in connection with the domestic industrial heritage, can rarely reach a consensus as regards the future of the buildings, mostly meaning their demolition, is quite typical. During the course of the few realised domestic projects, it was proved that the solution could only be given by a programme worked out on the basis of complex economic, environment protection, town-planning, protection of historic buildings, architectural, tourism and educational

examinations, which would also enjoy the support of the society. There are numerous international examples available for us in connection with the revitalisation of industrial areas, which are all characterised by the development of a complex programme, which does not only affect the buildings, but also has a direct influence on their near and remote surrounding area.

3. It is not practical to burn all bridges – industrial heritage can be a bridge in between the past and the prospective future

The concept of industrial heritage and industrial ancient monument are not distinctively separated. The protection of ancient monuments primarily focuses on early industrial monuments, and developed its protection methods for the same. However, domestic industrial heritage covers a much larger spectrum – from the industrial buildings of the industrial revolution of the 19th century to the factory buildings of the socialist large-scale industry. However, they are the memories of a vanished ideology, they remind us of an era, which we have also been a part of. When we have a look at our own walk of life, leaving out the negative experiences, we could not consider the events of the past as ours – we became what we are with all these. So why would we demolish these buildings?

Either within the category of the protection of historic buildings, or completely independent from it, focusing on the non-historic buildings, a new regulation and protection method could be worked out, which would primarily promote the reuse of the buildings, and would be able to bring the buildings to the events of the present time, making them the integral part of everyday life.

The answer to the question of how viable an industrial area is for future existence is influenced by many factors, besides their – basic characteristics – physical location and history. I examined the methods, which would provide the most beneficial rehabilitation programme for the building primarily from the aspect of architecture and planning.

4. The determination of the most beneficial rehabilitation programme of an industrial building can be made by means of the examination of the significant factors on the basis of different aspects.

When developing the reuse programme, industrial buildings raise special planning problems. In spite of the fact that each and every case can be planned on the basis of individual aspects, I was trying to draft the most significant planning aspects.

Fundamental examination aspects for the development of the utilisation programme:

- Physical location, geographical condition, regional role, national, wider and regional, narrower local connections, tourism aspects
- Historical and ethical values
- Assessment of architectural and aesthetical values, technical values and present conditions
- Architectural milieu, the spirit of the location
- Social judgement

- Economicalness, market value, sustainability
- Local identity formation role, effect of the new function on the environment.

Aspects examined during the course of architectural planning:

- the character of the area, the dimension, the ground-plan and the internal area connections of the building;
- found architectural and technical values, as factors forming the area;
- ideological background, planning programme;
- function and area connections, the connection and proportion of old and new;
- usage of materials;

I present the issues I had to face during the design from the aspect of the interior designer by means of two realised project, presented in the essay.

The installation designed for the Jövő Háza (House of Future) in the Millenárís Park (Millennium Park) primarily highlights the ideological background, but the design method was followable, through the design of the Zanza Café in Sopron, however at small degree. The project realised under the scope of the reuse programme developed based on this.

5. Invisible towns with invisible walls. The responsibility of the education is to show future architects the things, in which they should find value.

Under the scope of architectural education, in spite of the often-occurring issue, there are only a few works, which actually deal with the rehabilitation of the industrial building, and handle the industrial building as a real site along with its every characteristic feature. The design programme developed in accordance with the listed conditions might be of help during even the education in finding the solution of the interior design planning responsibilities in connection with industrial buildings. The presented student designs are the examples solved in different qualities of the application of the design method.