

RETHINKING INDUSTRIAL SITES

stručno-znanstvena analiza prostornih mogućnosti kompleksa nekadašnje Gradske klaonice i stočne tržnice u Zagrebu / professional and scientific analysis of the spatial possibilities for the former complex of the City's slaughterhouse and cattle market in Zagreb

naručitelj programa / program client

Grad Zagreb, Gradski ured za stratezijsko planiranje i razvoj Grada / City of Zagreb, City Office for the Strategic Planning and Development of the City

provoditelj programa / program implementer

Muzej grada Zagreba / Zagreb City Museum

partnerske institucije / partner institutions

Sveučilište u Ljubljani, Fakultet za arhitekturu / University of Ljubljana, Faculty of Architecture

Sveučilište u Novom Sadu, Fakultet tehničkih znanosti / University of Novi Sad, Faculty of Technical Sciences

Sveučilište u Sarajevu, Arhitektonski fakultet / University of Sarajevo, Faculty of Architecture

Sveučilište u Zagrebu, Arhitektonski fakultet / University of Zagreb, Faculty of Architecture

suradnička institucija / associate institution

Grad Zagreb, Gradski zavod za zaštitu spomenika kulture i prirode / City of Zagreb, City Institute for the Protection of Cultural and Natural Monuments

organizatori radionice za studente (23. i 24. listopada 2014.) / organizers of the student workshop (23 and 24 October 2014)

Sveučilište u Zagrebu, Arhitektonski fakultet / University of Zagreb, Faculty of Architecture

Grad Zagreb, Gradski ured za stratezijsko planiranje i razvoj Grada / City of Zagreb, City Office for the Strategic Planning and Development of the City

Muzej grada Zagreba / Zagreb City Museum

izlagači na radionici / workshop speakers

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svibanj 2014. – svibanj 2015. / May 2014 – May 2015

sponzor pohvaljenih radova / sponsorship of commended works
UPI2M BOOKS, Zagreb

Program Rethinking Industrial Sites realiziran je u sklopu projekta Muzeja grada Zagreba *Zagrebačka industrijska baština: povijest, stanje, perspektive* (2009. – 2015.) / Program Rethinking Industrial Sites was realized within the project of the Zagreb City Museum *Zagreb Industrial Heritage: History, State of Affairs, Outlook* (2009 - 2015)

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mr. sc. Goran Arčabić

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STRUČNO-ZNANSTVENA ANALIZA
PROSTORNIH MOGUĆNOSTI
KOMPLEKSA NEKADAŠNJE
GRADSKE KLAONICE I STOČNE
TRŽNICE U ZAGREBU /

PROFESSIONAL AND SCIENTIFIC
ANALYSIS OF THE SPATIAL
POSSIBILITIES FOR THE FORMER
COMPLEX OF THE CITY'S
SLAUGHTERHOUSE AND
CATTLE MARKET IN ZAGREB

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012 / Grega Cimperman, Jernej Lah
013 / Jasmina Kostadinović, Jovana Kovačević, Aleksandar Fisik
015 / Tamara Đorđević, Jelena Obradović, Marina Maksić
016 / Amina Kovačević, Belma Zvizdić, Mia Petričević
018 / Vlado Bandur, Marko Galić
020 / Adna Šarac, Mersiha Tabaković, Irma Jusufbašić

Rethinking Industrial Sites: stručno-znanstvena analiza prostornih mogućnosti kompleksa nekadašnje Gradske klaonice i stočne tržnice u Zagrebu

Gradski ured za stratezijsko planiranje i razvoj Grada pokrenuo je u svibnju 2014. u ime Grada Zagreba provedbu jednogodišnjeg programa Rethinking Industrial Sites. Provoditelj programa bio je Muzej grada Zagreba*, a partneri u provedbi Arhitektonski fakultet u Sarajevu, Arhitektonski fakultet u Zagrebu, Departman za arhitekturu i urbanizam Fakulteta tehničkih znanosti u Novom Sadu i Fakultet za arhitekturu u Ljubljani. [karta 01]

U kontekstu promicanja zaštite i prenamjene industrijskog naslijeđa namjera je bila programom Rethinking Industrial Sites analizirati stanje nekadašnje zagrebačke Gradske klaonice i stočne tržnice te u partnerstvu s obrazovnim institucijama na znanstvenom polju arhitekture i urbanizma istražiti i predstaviti mogućnosti transformacije. Tako se studentima arhitekture četiriju sveučilišta pružila prilika za izražavanje i predlaganje kreativnih ideja, poticala se izvrsnost te su uspostavljeni kontakti za buduću suradnju. Ideje proizašle iz programa Rethinking Industrial Sites poslužit će kao uporište i smjernice daljnjim aktivnostima koje će Grad Zagreb provoditi za spomenuti kompleks. [slike 01-02]

Participacija partnera u programu Rethinking Industrial Sites podrazumijevala je održavanje izborne nastave na četiri fakulteta u zimskom semestru akademske godine 2014./2015. tijekom koje su studenti pod nadzorom mentora u formi grupnih radova izradili idejna rješenja prenamjene kompleksa nekadašnje Gradske klaonice i stočne tržnice rukovodeći se uputama zagrebačkog Gradskog ureda za stratezijsko planiranje i razvoj Grada.

Obrazovna komponenta, ugrađena u program Rethinking Industrial Sites, a kojoj je cilj bio podići razinu svijesti o vrijednosti industrijskog naslijeđa, dolazila je do izražaja u uvodnim izlaganjima mentora o principima zaštite i prenamjene industrijske arhitekture, tijekom izlaganja i organiziranog stručnog vodstva po lokaciji, u sklopu dvodnevne radionice za sudionike programa sve do izrade studentskih radova pod mentorskim vodstvom. [slike 03-06]

Po završetku zimskog semestra spomenute radove ocijenilo je povjerenstvo sastavljeno od arhitekata različitih usmjerenja te predstavnika Grada Zagreba. U završnoj etapi programa uslijedila je dodjela priznanja te izložba radova s katalogom.

* Program Rethinking Industrial Sites odvijao se u sklopu projekta Muzeja grada Zagreba *Zagrebačka industrijska baština: povijest, stanje, perspektive* (2009. – 2015.) koji je fokusiran na istraživanje, prezentaciju i popularizaciju industrijskog naslijeđa. U kontekstu promicanja zaštite industrijskog naslijeđa grada Zagreba i istraživanja mogućnosti za održivi razvoj baštinski vrijednih industrijskih sklopova, od pokretanja Projekta jedan je od temeljnih ciljeva predstaviti moguća rješenja za kvalitetnu prenamjenu nekorisćenih prostora, objekata i infrastrukture, u partnerstvu s obrazovnim institucijama na znanstvenom polju arhitekture i urbanizma. Otuda i inicijativa za partnerstvom s arhitektonskim fakultetima u Ljubljani, Novom Sadu, Sarajevu i Zagrebu.

Rethinking Industrial Sites: professional and scientific analysis of the spatial possibilities for the former complex of the City's slaughterhouse and cattle market in Zagreb

In May 2014, the City Office for Strategic Planning and Development, on behalf of the City of Zagreb, started to implement a one-year program called Rethinking Industrial Sites. Implementer of the program was the Zagreb City Museum* and its partners were University of Sarajevo – Faculty of Architecture, University of Zagreb – Faculty of Architecture, University of Novi Sad – Faculty of Technical Sciences, Department of Architecture and Urban Planning and University of Ljubljana – Faculty of Architecture. [map 01]

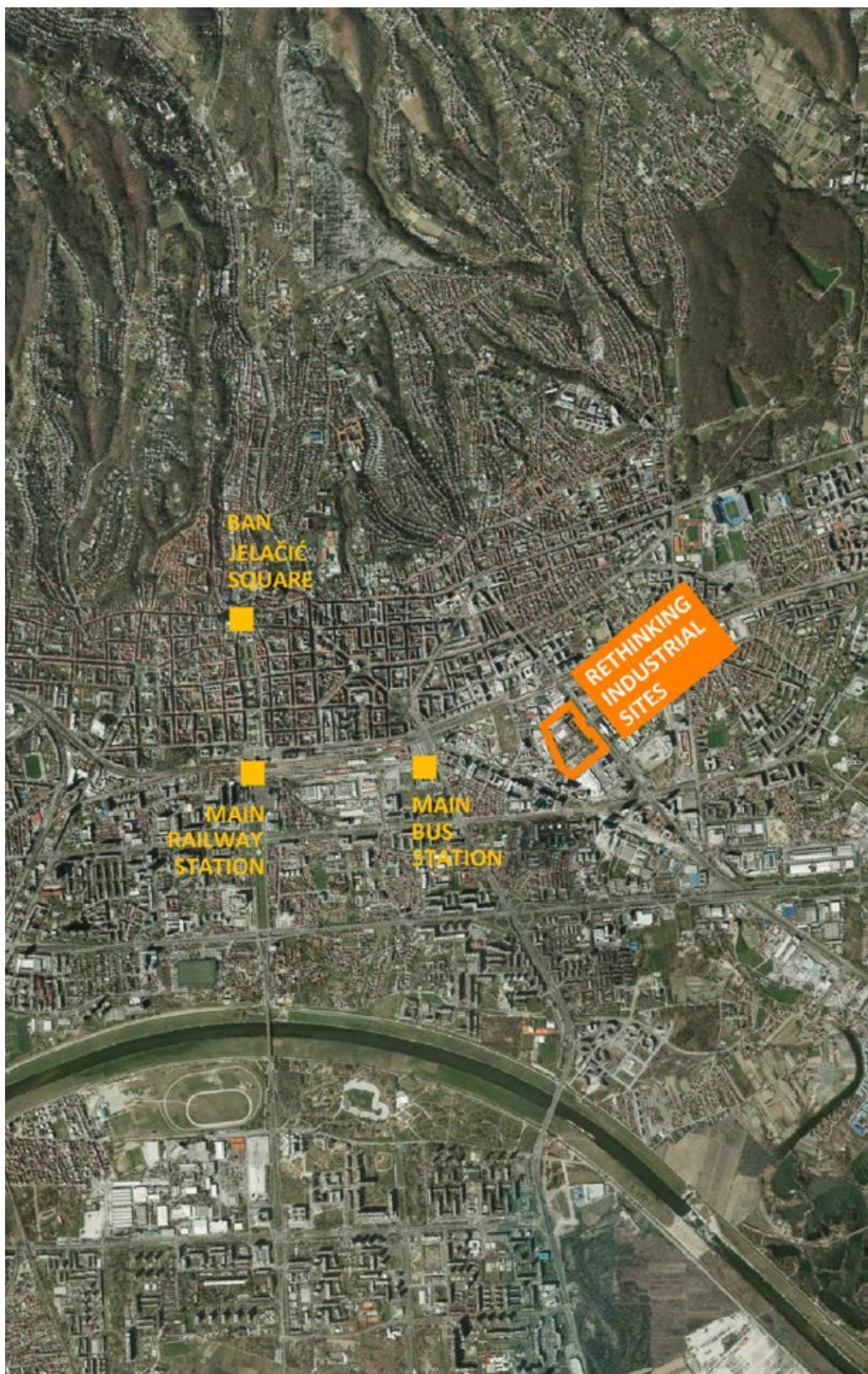
In the context of promoting the protection and reuse of industrial heritage, through the program Rethinking Industrial Sites the intention was to analyze the situation of the former Zagreb City's slaughterhouse and cattle market as well as to present the possibilities of its transformation in partnership with educational institutions in the scientific field of architecture and urban planning research. In this way, architecture students from the four mentioned faculties had the opportunity to express and propose creative ideas, to encourage excellence and establish contacts for future cooperation. Ideas arising from the program Rethinking Industrial Sites will serve as references and guidelines for future activities which are to be carried out by the City of Zagreb for the aforementioned complex. [images 01-02]

The participation of partners in the program Rethinking Industrial Sites involved attendance of elective courses at four faculties in the winter semester of the academic year 2014/2015 during which the students, under the supervision of their mentors, in the form of group works created conceptual designs for the conversion of the complex of former City's slaughterhouse and cattle market. They were guided by the instructions of the Zagreb City Office for Strategic Planning and Development.

The educational component, which was built into the program Rethinking Industrial Sites, aimed to raise awareness of the value of industrial heritage. It was prominent in the introductory lectures of the mentors on principles of protection and reuse of industrial architecture, in speeches and on guided tour through the location, which was a part of two days workshops for program's participants and throughout the mentored process of developing students' works. [images 03-06]

Upon completion of the winter semester works, which resulted from the simultaneous elective courses at four faculties, were rated by a committee comprised of the architects of various directions and representatives of the City of Zagreb. In the final stage of the program what followed was the award presentation and exhibition of works with the catalog.

* Program Rethinking Industrial Sites took place as part of the Zagreb City Museum project entitled *Zagreb Industrial Heritage: History, State of Affairs, Outlook* (2009-2015), which focused on research, presentation and popularization of industrial heritage. Since the launch of the project in the context of promoting the industrial heritage of the city of Zagreb and research opportunities for the sustainable development of valuable industrial heritage complexes, one of the fundamental objectives was to present possible solutions for the high-quality conversion of unused spaces, facilities and infrastructures, in partnership with educational institutions in the field of architecture and urbanism. Hence the initiative for the partnership with the faculties of architecture in Ljubljana, Novi Sad, Sarajevo and Zagreb.



KARTA 01 Lokacija nekadašnje Gradske klaonice i stočne tržnice u širem gradskom području / **MAP 01** Location of the former City's slaughterhouse and cattle market in the metropolitan area



SLIKE 01 - 02 Radni sastanak predstavnika naručitelja i provoditelja programa Rethinking Industrial Sites s predstavnicima partnera i suradničkih institucija, 2. srpnja 2014. / **IMAGES 01 - 02** Work meeting of the client representatives and program implementers Rethinking Industrial Sites with the representatives of partners and collaborating institutions, 2 July 2014.



SLIKE 03 - 04 Mentori i studenti četiriju fakulteta u stručno vođenom obilasku kompleksa Gradske klaonice i stočne tržnice koji je prethodio početku izrade radova, 23. listopada 2014. / **IMAGES 03 - 04** Mentors and students of the four faculties in the professional guided tour of the complex of the City's slaughterhouse and cattle market prior to the commencement of the development works, 23 October 2014.



SLIKE 05 - 06 Mentori i studenti četiriju fakulteta u stručno vođenom obilasku kompleksa Gradske klaonice i stočne tržnice koji je prethodio početku izrade radova, 23. listopada 2014. / **IMAGES 05 - 06** Mentors and students of the four faculties in the professional guided tour of the complex of the City's slaughterhouse and cattle market prior to the commencement of the development works, 23 October 2014.

Sklop Gradske klaonice i stočne tržnice: povijesni kontekst razvoja lokacije i važnost u graditeljskom (industrijskom) naslijeđu Zagreba

Početkom 20. stoljeća intenzivirana je izgradnja industrijske zone na jugoistočnoj periferiji, uz glavni odvodni kanal. U razdoblju između dva svjetska rata ondje su koncentrirani tvornički pogoni, skladišta, industrijske prometnice i socijalna stanogradnja. Sklop Gradske klaonice i stočne tržnice lociran je upravo u toj industrijskoj zoni koja se unatrag dvadeset godina transformira u stambenu i poslovnu zonu. [karta 02]

Kompleks klaonice i stočne tržnice bio je jedna od najvećih gradskih investicija između dva svjetska rata. Projektiran je i građen između 1928. i 1931. godine prema zamisli berlinskog arhitekta Waltera Fresea, specijaliziranog za izgradnju industrijskih sklopova slične namjene. Sklop Gradske klaonice i stočne tržnice preventivno je zaštićen 1999. Godine 2004. za povijesnu cjelinu industrijskog kompleksa utvrđeno je svojstvo kulturnog dobra te je ona upisana u Registar kulturnih dobara Republike Hrvatske (Z-1543). Kompleks Gradske klaonice i stočne tržnice ima istaknuto mjesto u graditeljskom naslijeđu Zagreba. Odlikuje ga očuvanost izvornih obilježja prostorne cjeline i građevina. [slike 07-010]

Vrijednost sklopa očituje se i u primjeni konstrukcijskih rješenja i materijala. Promišljeno je izveden spoj procesnih postrojenja, oblikovanih u skladu s načelima moderne funkcionalističke arhitekture, s tradicionalno uobličanim građevinama uz Heinzelovu ulicu. Očuvane su izvornost i prepoznatljivost procesnog postrojenja te dijela opreme. Spomenička obilježja imaju klaoničke hale, pogon za obradu crijeva krupne stoke, prostor za uzimanje uzoraka za trihineloskopsku analizu, sklop hladionica, ledane i vodotoranja, tržna hala, kotlovnica i strojarnica, radničke praonice, garderobe i ambulanta te zgrada Uprave i laboratorija, uredske prostorije i restoran. Preostale zgrade u sklopu zaštićene povijesne cjeline, na kojima su izvedene naknadne veće građevinske intervencije, imaju ambijentalnu vrijednost. [slike 011-014]

Od sredine 1980-ih godina postrojenja nekadašnje Gradske klaonice i stočne tržnice poslovala su u sastavu poduzeća *Zagrepčanka – mesna industrija*. Nad *Zagrepčankom* je 2000. godine pokrenut stečajni postupak, a Grad Zagreb kupio je 2001. zemljište i nekretnine poduzeća u Heinzelovoj ulici. Zbog neriješenih imovinsko-pravnih odnosa pokrenut je sudski postupak.

Kompleksom Gradske klaonice i stočne tržnice danas upravlja trgovačko društvo Zagrebački holding. Premda se pokazala kao pogodan koncertni prostor, poligon za aktivnosti civilnog društva te kao izložbeni prostor za povremenu prezentaciju kreativnih industrija, zaštićena povijesna cjelina industrijskog kompleksa u proteklih petnaest godina nema stalnu namjenu. [slike 015-024]

Complex of the City's slaughterhouse and cattle market: historical context of the site and its importance in the architectural (industrial) heritage of Zagreb

At the beginning of the 20th century the construction of the industrial zone on the southeast outskirts along the main sewer intensified. In the period between the two world wars many factory plants, warehouses, industrial roads and social housing was concentrated there. City's slaughterhouse and the cattle market site is located precisely in that industrial zone, which transformed itself in the past twenty years into a residential and commercial zone. [map 02]

The complex of the slaughterhouse and cattle market was one of the largest municipal investments between the two world wars. It was designed and built between 1928 and 1931 after the design of the Berlin architect Walter Frese, who specialized in the construction of industrial complexes of similar purposes. Complex of the City's slaughterhouse and cattle market was protected in 1999. In 2004, the whole historic industrial complex had been established as a cultural good and is listed in the Register of Croatian Cultural Monuments (Z-1543). The complex of the City's slaughterhouse and cattle market has a prominent place in the architectural heritage of Zagreb. It is characterized by the preservation of the original features of the spatial whole and buildings. [images 07-010]

The value of the complex is reflected in the implementation of structural solutions and materials. Combination of process plants is carefully designed in accordance with the principles of modern functionalist architecture, along with traditionally formulated buildings on Heinzelova Street. Authenticity and identity of the process plant and equipment parts are preserved. Slaughter halls, rendering plant for processing cattle intestines, space for sampling and analysis for *Trichinella*, complex for cold storage, icehouse and water tower, market hall, boiler room and engine room, workers' laundry room, dressing rooms, a clinic and the management building and laboratories, offices and restaurant – all share monumental features. The other buildings that are in the protected historic zone have ambiance value, although additional larger structural interventions were performed on them. [images 011-014]

Since the mid-1980s, the plants of the former City's slaughterhouse and cattle market operated within the company *Zagrepčanka - meat industry*. In 2000, *Zagrepčanka* declared bankruptcy, and in 2001 the City of Zagreb bought the land and real estates in Heinzelova Street. Due to unresolved property-legal relations court proceedings were initiated.

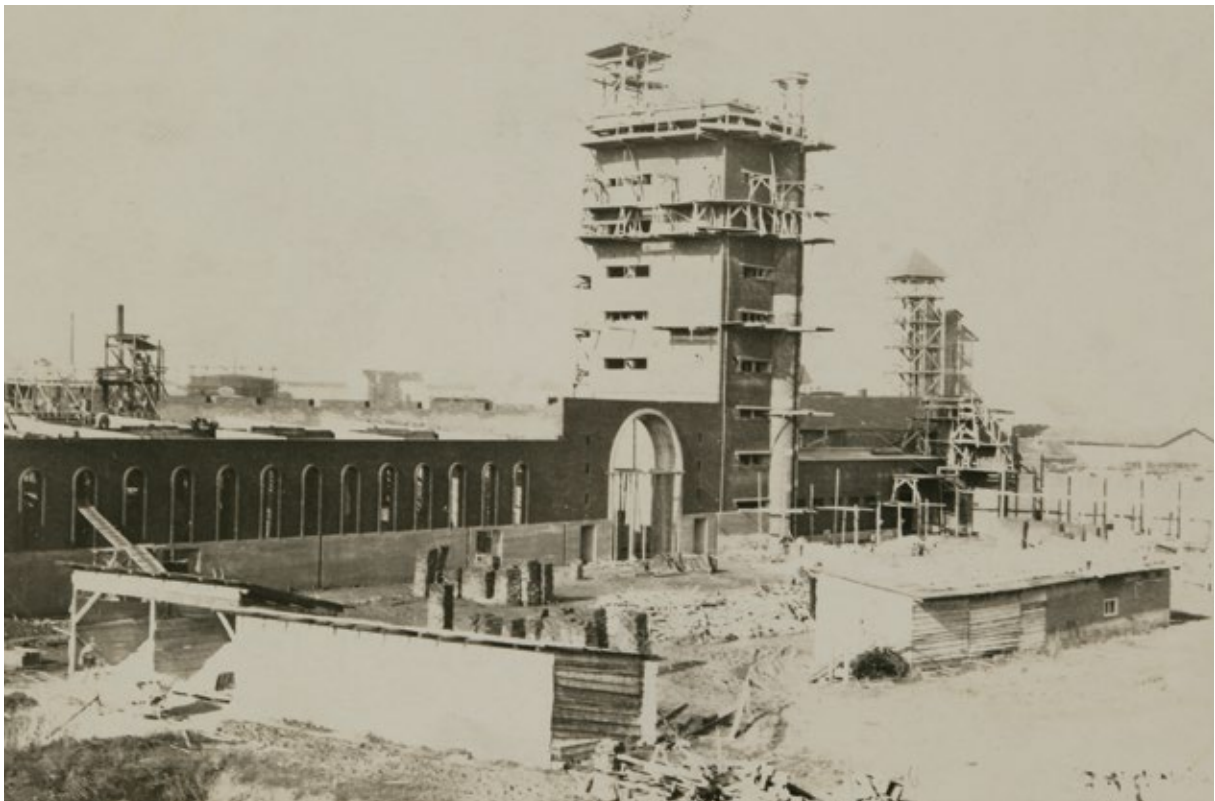
Today, complex of the City's slaughterhouse and cattle market is managed by the company Zagreb Holding. Although it proved to be a suitable concert hall, as well as an adequate ground for the activities of civil society and as an exhibition space for the occasional presentations of creative industries, in the past fifteen years this protected historical industrial complex has not found a permanent purpose. [images 015-024]



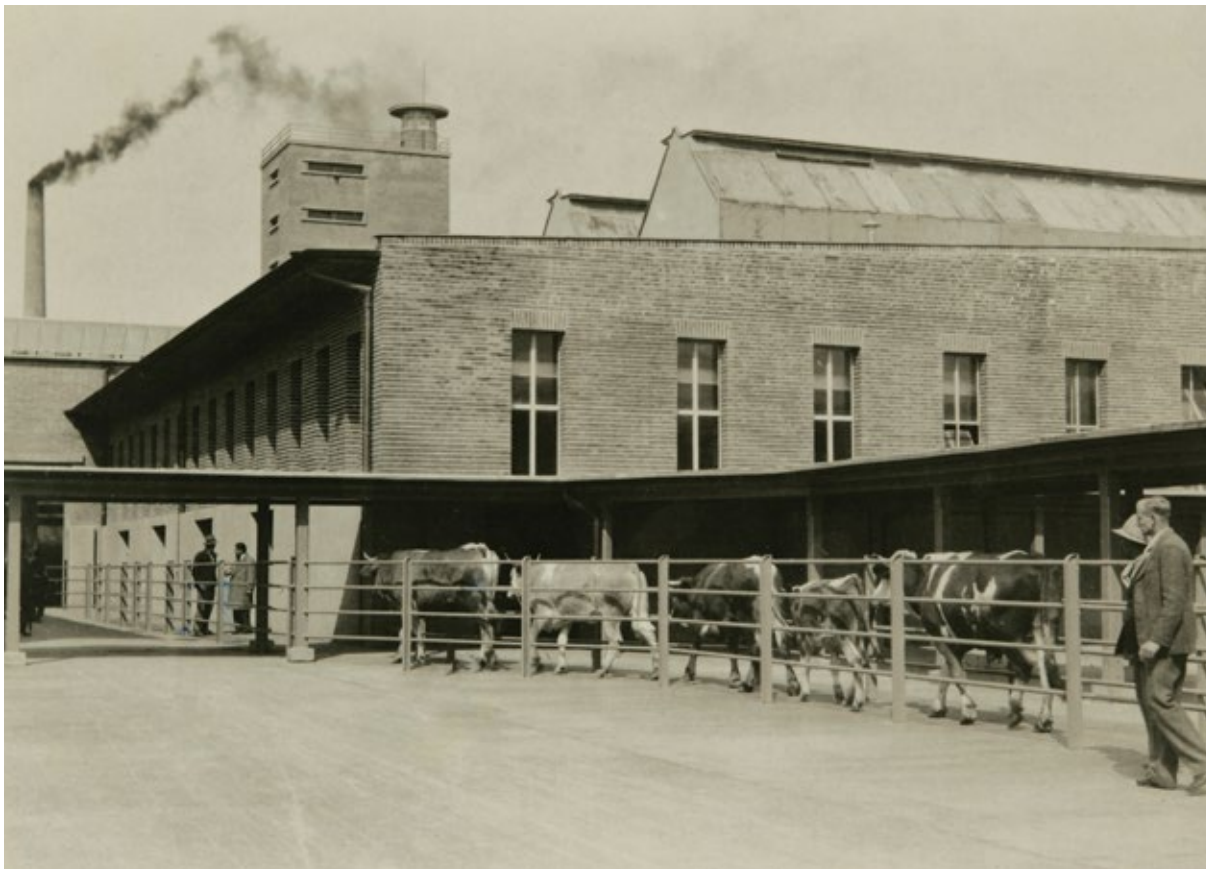
KARTA 02 Nacrt Zagreba, 1923. (označeno je područje planirano za izgradnju kompleksa Gradske klaonice i stočne tržnice) / **MAP 02** Map of Zagreb, 1923 (marked is the area intended for building a complex of the City's slaughterhouse and cattle market)



SLIKA 07 Izgradnja kompleksa Gradske klaonice i stočne tržnice u Zagrebu, oko 1929. / **IMAGE 07** Construction of the City's slaughterhouse and cattle market in Zagreb, around 1929



SLIKA 08 Izgradnja kompleksa Gradske klaonice i stočne tržnice u Zagrebu, oko 1930. / **IMAGE 08** Construction of the City's slaughterhouse and cattle market in Zagreb, around 1930



SLIKA 09 Doprema stoke, nakon 1931. / **IMAGE 09** Cattle delivery, after 1931



SLIKA 010 Interijer hladionice, nakon 1931. / **IMAGE 010** Interior of cold storage, after 1931



SLIKA 011 Pročelje Gradske klaonice, 2012. / **IMAGE 011** Front of the City's slaughterhouse, 2012



SLIKA 012 Prolazni hodnik između dviju klaonica, hladionice i tržnice za meso, 2012. / **IMAGE 012** Transient corridor between the two slaughterhouses, cold storage and meat market, 2012



SLIKA 013 Klaonica svinja, 2012. / **IMAGE 013** Pigs slaughterhouse, 2012



SLIKA 014 Pročelje Gradske klaonice, 2012. / **IMAGE 014** Front of the City's slaughterhouse, 2012



SLIKA 015 Detalj vodotornja, 2014. / IMAGE 015 Detail of water tower, 2014



SLIKA 016 Detalj krovne konstrukcije u klaonici za krupnu stoku, 2014. / **IMAGE 016** Detail of the roof structure on the cattle slaughterhouse, 2014



SLIKA 017 Detalj zida s oštećenim konstrukcijskim elementima, 2014. / **IMAGE 017** Detail of wall with damaged structural elements, 2014



SLIKA 018 Detalj zida, 2014. / **IMAGE 018** Detail of wall, 2014



SLIKA 019 Prolazni hodnik između dviju klaonica, hladionice i tržnice za meso, 2012. / **IMAGE 019** Transient corridor between the two slaughterhouses, cold storage and meat market, 2012



SLIKA 020 Detalj fasadne opne, 2014. / **IMAGE 020** Detail of front layer, 2014



SLIKA 021 Interijer klaoničke hale: dio sustava za transport mesa, 2014. / **IMAGE 021** Interior of slaughtering hall: part of the system for the transportation of meat, 2014



SLIKA 022 Detalj interijera klaoničke hale (rasvjetna tijela), 2014. / **IMAGE 022** Detail of the interior of slaughtering halls (lighting fixtures), 2014



SLIKA 023 Interijer tržne hale, 2014. / IMAGE 023 Interior of market hall, 2014



SLIKA 024 Metalna ploča s logotipom poduzeća *Sjeme*, 2014. / IMAGE 024 The metal plate with *Sjeme* company logo

Smjernice za stručno-znanstvenu analizu i izradu studentskih projekata

Područje nekadašnje Gradske klaonice i stočne tržnice u Zagrebu, odnosno područje gradskog projekta Zagrepčanka smješteno je na jugoistočnom dijelu kontaktne zone Donjeg grada (zagrebačkog gradskog središta), južno od pruge, omeđeno Heinzelovom ulicom i Ulicom Podaupskoga. Kako je područje zbog svojeg razvojnog potencijala od iznimnog značenja za Grad Zagreb, kompleks ima atribut strateškog gradskog projekta. [karta 03]

Prostor između Heinzelove ulice i Radničke ceste jedan je od značajnih poteza u planiranju razvoja Zagreba jer povezuje povijesnu jezgru / gradsko središte sa savskom ravnicom, odnosno rijekom Savom. Mogućnosti razvoja lokacije potencirane su izgradnjom Domovinskog mosta, čime se za Heinzelovu ulicu i Radničku cestu otvaraju dodatne pogodnosti izravne veze sa zračnom lukom. Dostupnosti lokacije doprinosi i blizina željezničke pruge. Naime, željeznica u Zagrebu sve više poprima obilježja javnog gradsko-prigradskog prijevoznog sredstva, a izgradnjom obilazne pruge te potpunim izmještanjem tranzitnog i teretnog prometa iz središta grada uloga gradske željeznice trebala bi doživjeti afirmaciju. U planovima je povećanje dostupnosti lokacije i javnim gradskim prijevozom (šinsko vozilo zamišljeno je u osi poteza). [slike 025-028]

Navedeni čimbenici utjecali su na već započetu transformaciju šireg područja uz Radničku cestu u novi zagrebački poslovni centar te u poželjno mjesto za lociranje poslovanja u Zagrebu. [karta 04] Nova namjena prostora u 21. stoljeću korespondira s njegovom funkcijom tijekom prve polovine 20. stoljeća, kada su ondje bili smješteni značajni gradski komunalni objekti (Gradska plinara, Gradska klaonica i stočna tržnica) i industrijski pogoni. [karta 07]

Generalnim urbanističkim planom grada Zagreba omogućuje se izrada gradskih projekata i određuje se postupak njihova provođenja, a osnovna polazišta za razradu tih projekata određuju se prema temama i područjima. Za područje gradskog projekta Zagrepčanka osnovno je polazište prenamjena stare industrije, koja je prepoznata kao značajan pokretač razvojnih projekata, nositelj prostorne transformacije i povezivanja širih urbanističkih cjelina. Zbog toga je nužno sačuvati istaknuta obilježja industrijske arhitekture i urbanizma (memoriju mjesta) da bi spoj novoga i staroga bio povod za jedinstvena ostvarenja.

Prostorno-planska dokumentacija grada Zagreba oslobodila je lokacije gradskih projekata od većine ograničavajućih parametara za gradnju, ostavljajući proceduri stručnog odabira najboljeg rješenja (putem javnog anketnog urbanističko-arhitektonskog natječaja) slobodu u odlučivanju o visini gradnje, tlocrtnoj izgrađenosti i koeficijentu iskoristivosti.

Ograničenja za urbanističke i arhitektonske intervencije na području gradskog projekta Zagrepčanka proizlaze iz obaveze sanacije i obnove graditeljske strukture spomeničke kao i ambijentalne vrijednosti u sklopu zaštićene povijesne cjeline, očuvanja zelenih površina te iz nužnosti čuvanja povijesnog identiteta prostora. [karte 05-06]

Područje na kojem se nalazi industrijski sklop Gradske klaonice i stočne tržnice u Zagrebu potrebno je sagledati u kontekstu postojećih prometnica te novonastalih sadržaja u neposrednoj

Guidelines for professional and scientific analysis and the development of student projects

The area of the former City's slaughterhouse and cattle market in Zagreb, that is the location of the Zagrepčanka City project, is located in the southeastern part of the contact zone of the Lower Town (Zagreb city center), south of the railway, and bounded by Heinzelova Street and Podaupskog Street. The entire complex has the attributes of a strategic city project because of its development potential, and is thus of great importance for the City of Zagreb. [map 03]

The space between Heinzelova Street and Radnička Street is one of the most important areas in planning the development of Zagreb, because it connects the historical center / city center to the Sava river plain i.e. the River Sava. Options for site development are underlined with the construction of the Homeland Bridge (Domovinski most), which for Heinzelova Street and Radnička Street opened additional benefits of direct connection to the airport. Availability of the site is enhanced by the proximity of the railway line. Trains in Zagreb are increasingly taking on the characteristics of urban and suburban public transport, and the role of urban railway should experience affirmation by building bypass tracks and moving the transit and freight traffic from the city center. The plan is to increase the availability of site through public transport as well (rail vehicle was conceived in the axis of area). [images 025-028]

These factors impacted the already initiated transformation of the wider area along Radnička Street in the new business center of Zagreb as well as making it a desirable place to locate a business in Zagreb. [map 04] The new use of the area in the 21st century corresponds with its function during the first half of the 20th century, when significant city utility facilities (City gasworks, City slaughterhouse and cattle market) and industrial plants were placed there. [map 07]

Zagreb Masterplan enables city projects and it determines the process of their implementation, and the basic starting points for the development of urban projects are determined according to topics and areas. In the area of urban project Zagrepčanka basic starting point is the conversion of the old industry, which is recognized as a significant generator of development projects, the holder of spatial transformation and interconnection of wider urban units. It is therefore necessary to preserve the prominent features of industrial architecture and urbanism (the memory of space) to blend new and old architecture as to make unique architectural creations.

Spatial planning documentation of the City of Zagreb liberated the locations of city projects from the most limiting parameters for construction, thus leaving to the procedure of expert selection freedom in deciding which solution is the best based on the height of construction, its layout and coefficient of efficiency (through a public survey urban-architectural competition).

Restrictions on urban and architectural interventions in the field of city project Zagrepčanka arise from the obligations to repair and renovate the architectural structures of cultural and environmental value into a protected historic property, preserve the green areas and from the necessity of preserving the historical identity of the area. [maps 05-06]



KARTA 03 Lokacija nekadašnje Gradske klaonice i stočne tržnice u odnosu na područje Donjeg grada / **MAP 03** Position of the former City's slaughterhouse and cattle market site in the lower town area



KARTA 04 Smještaj nekadašnje Gradske klaonice i stočne tržnice unutar područja omeđenog Heinzelovom ulicom, radničkom cestom i željezničkom prugom / **MAP 04** Position of the former City's slaughterhouse and cattle market area

blizini (poslovni objekti u Radničkoj cesti) i sadržaja predviđenih Urbanističkim planom uređenja Heinzelova – Radnička – željeznička pruga (pretežitost plana: mješovita namjena – poslovna i stambena). S druge strane potrebno je uvažiti blizinu Donjeg grada u kojem stanovanje predstavlja osnovnu namjenu, ali su zastupljeni i ostali sadržaji (javni, poslovni i dr.). Urbanističkim planom uređenja Heinzelova – Radnička – željeznička pruga na lokaciji sklopa stare klaonice i stočne tržnice propisana je mješovita – pretežito poslovna namjena (uredi, trgovine, ugostiteljstvo i sadržaji koji ne ometaju stanovanje).

Iz primjera dobre prakse proizlazi da se uspješnost rješenja često temelji na raznovrsnosti sadržaja i skladnom omjeru planiranog stanovanja i ostalih namjena. Stručno-znanstvena analiza otvara mogućnosti ispitivanja novih namjena postojećih građevnih struktura Gradske klaonice i stočne tržnice te smještaja novogradnje, što bi u sinergiji postalo nositeljem transformacije i razvoja te povezivanja širih urbanističkih cjelina. Očekivanja su usmjerena na javno korištenje dijela paleoindustrijskog kompleksa te na pažljivo promišljanje visine gradnje, tlocrtne izgrađenosti, koeficijenta iskoristivosti i okoliša. Naglasak je stavljen na definiranje održive namjene te na planiranje prostora na korist građana, kao i ispunjenje razvojnih interesa za razvoj grada. [karta 08]

The area on which the industrial complex of the City's slaughterhouse and cattle market in Zagreb should be seen in the context of the existing roads and the newly established facilities in the immediate vicinity (business premises in Radnička Street) and content outlined in the Urban plan Heinzelova – Radnička – rail line (the prevalence of the plan: mixed uses - commercial and residential). On the other hand it is necessary to take into account the proximity of the Lower city where housing is the basic purpose, but other facilities are also available (public, business, etc.). Through the Urban plan Heinzelova – Radnička – rail line the complex of the old slaughterhouse and cattle market should be regulated by the mixed - mostly business use (offices, shops, restaurants and facilities that do not interfere with housing).

Examples of good practice show that the success of the solution is often based on the diversity of content and harmonious proportion of the planned housing and other purposes. Professional and scientific analysis opens up the possibility of a new use of existing building structure of the City's slaughterhouse and cattle market, and the location for new buildings, which would in synergy become the carrier of transformation development and interconnection of broader urban units. Expectations are focused on the public use of part of the paleo-industrial complex and the careful consideration of the height of the construction, its layout, the coefficient of efficiency and the environment. Emphasis is placed on defining sustainable uses and the planning of space for the benefit of citizens, as well as the fulfillment of development interest in the evolution of the City. [map 08]



SLIKA 025 Pogled sa sjeverozapada na Heinzlovu ulicu i na kompleks nekadašnje Gradske klaonice i stočne tržnice, 2007. / **IMAGE 025** Northwest view on Heinzlova Street and the complex of the former City's slaughterhouse and cattle market, 2007



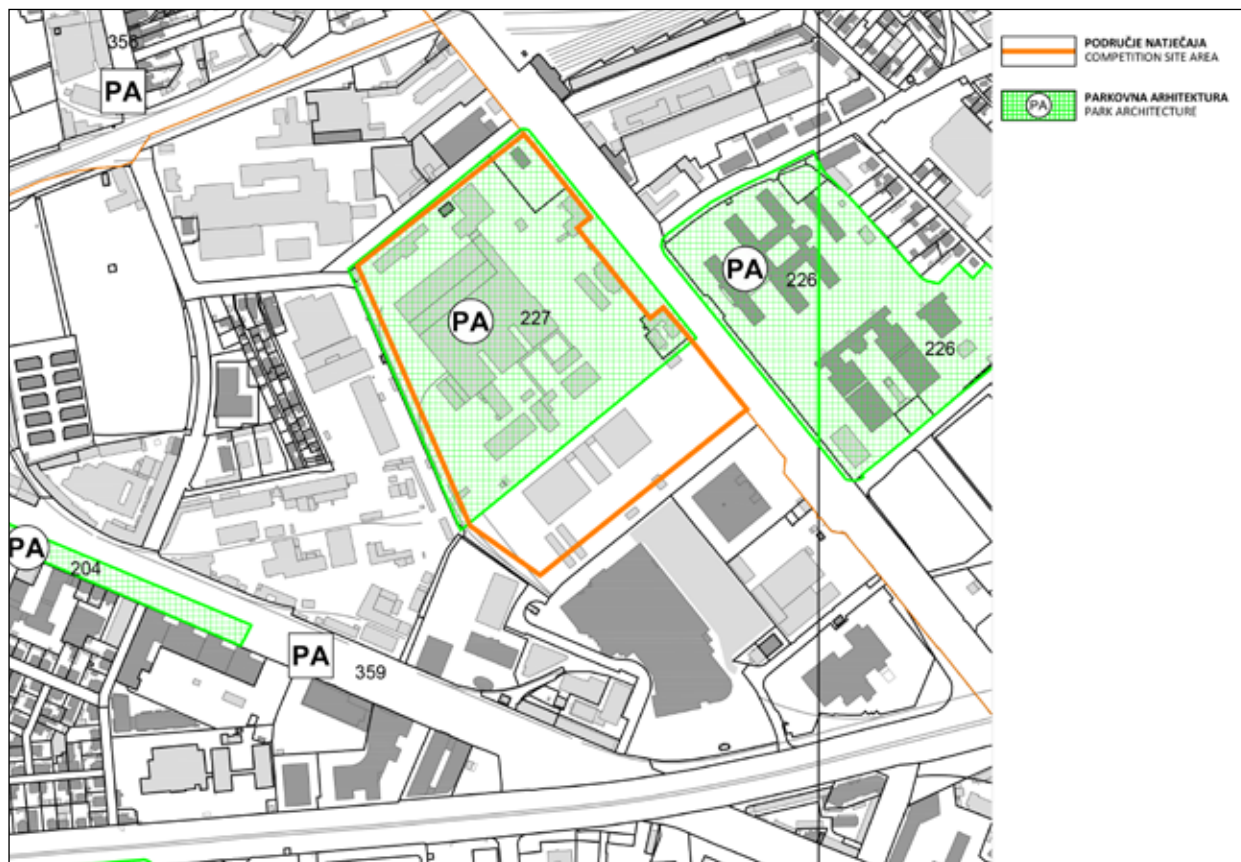
SLIKA 026 Pogled sa zapada na kompleks nekadašnje Gradske klaonice i stočne tržnice, 2007. / **IMAGE 026** View from the west onto the complex of the former City's slaughterhouse and cattle market, 2007



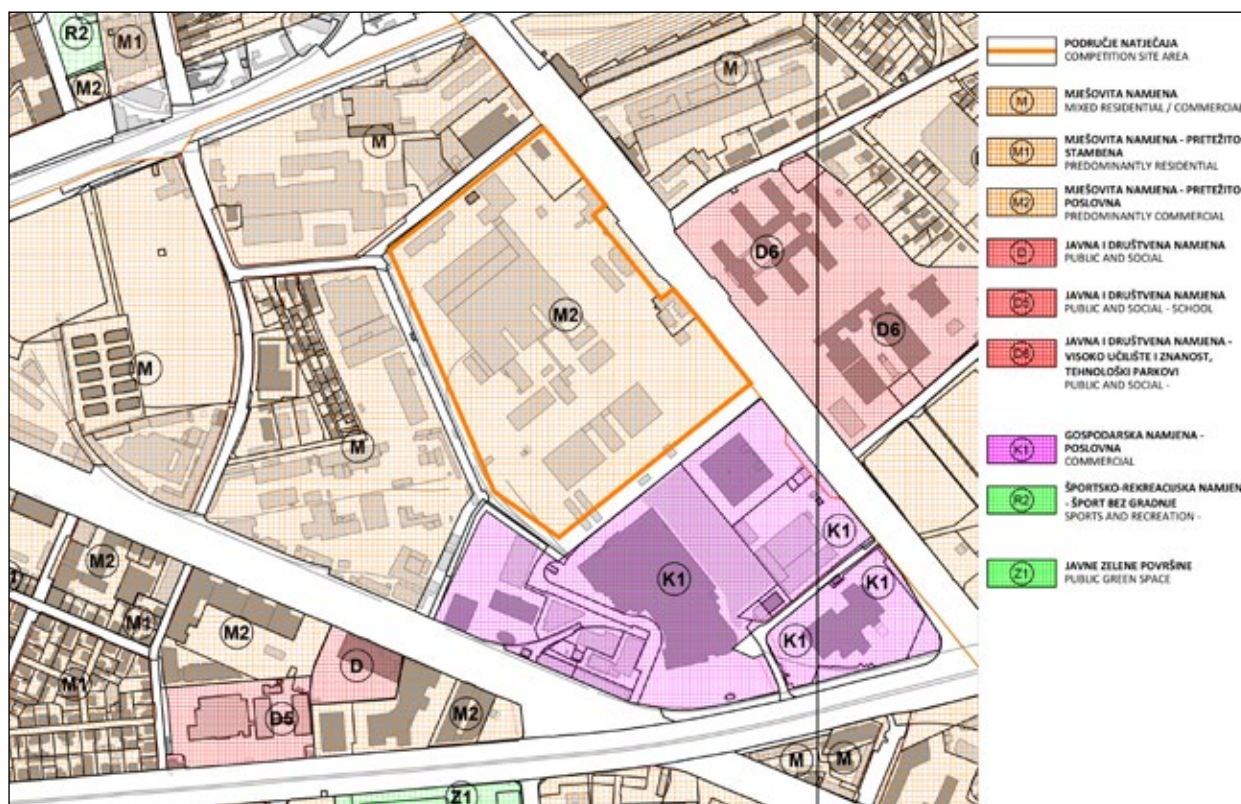
SLIKA 027 Pogled s jugoistoka na Heinzlovu ulicu i na kompleks nekadašnje Gradske klaonice i stočne tržnice, 2007. / **IMAGE 027** View from the southeast at Heinzlova Street and the complex of the former City's slaughterhouse and cattle market, 2007



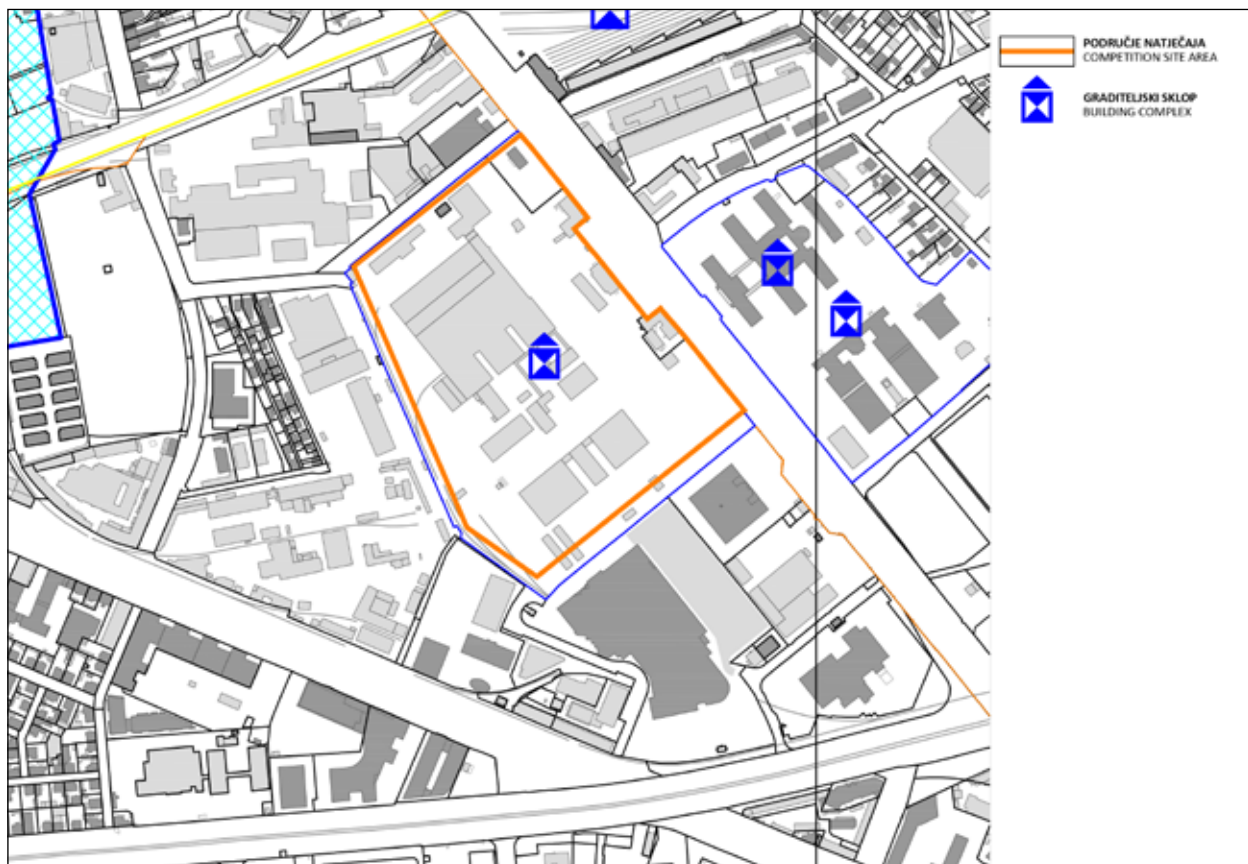
SLIKA 028 Zračni snimak kompleksa Gradske klaonice i stočne tržnice, 2007. / **IMAGE 028** Aerial photo of the complex of the City's slaughterhouse and cattle market, 2007



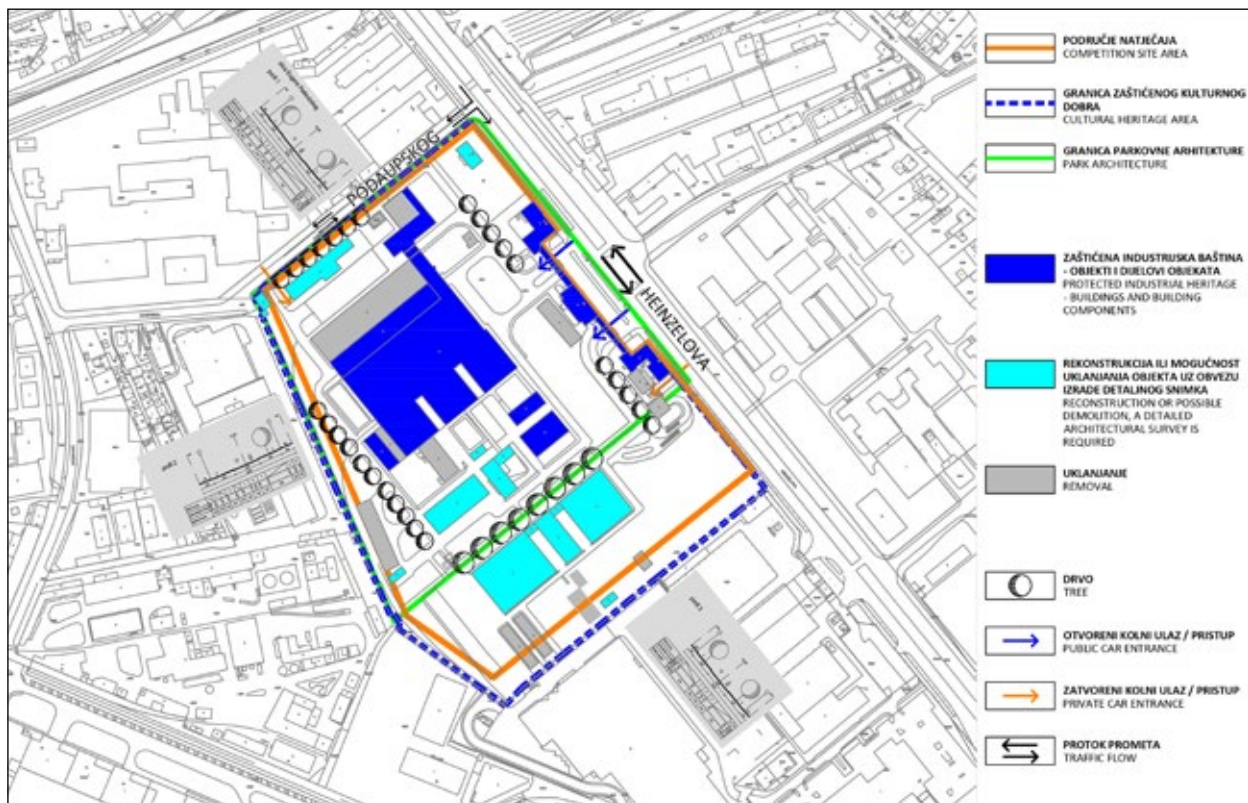
KARTA 05 Izvadak iz Generalnog urbanističkog plana Zagreba: nepokretna kulturna dobra / **MAP 05** Excerpt from the Zagreb Masterplan : immovable cultural property



KARTA 06 Izvadak iz Generalnog urbanističkog plana Zagreba: zaštićeni i evidentirani dijelovi prirode / **MAP 06** Excerpt from the Zagreb Masterplan : protected and registered natural areas



KARTA 07 Izvadak iz Generalnog urbanističkog plana Zagreba: namjena površina / **MAP 07** Excerpt from the Zagreb Masterplan : land use



KARTA 08 Program Rethinking Industrial Sites: područje natječaja s osnovnim zahtjevima / **MAP 08** Program Rethinking Industrial Sites : range borders with basic demands

Konzervatorska dokumentacija**

U prostornom rješenju kompleksa zagrebačke Gradske klaonice i stočne tržnice primijenjen je koncept integriranog procesnog industrijskog bloka – klaonica u užem smislu, smještena u sjevernom dijelu kompleksa, s izdvojenim zgradama uprave, laboratorija i pratećih sadržaja, te stočna tržnica – sajmište, u južnom dijelu kompleksa.

Arhitektura procesnih postrojenja je avangardnog funkcionalističkog oblikovnog izraza, visoke kvalitete kompozicije i detalja, te karakterističnog odabira trajnih materijala. Prateće zgrade uprave i socijalnog standarda, smještene oko glavnog ulaza uz gradsku prometnicu, oblikovane su uvažavajući kompozicijska pravila tradicionalnog oblikovnog govora. Spoj ove, ambijentu podređene, arhitekture s avangardnom arhitekturom procesnog bloka izveden je vrlo promišljeno i uspješno.

Izvorna građevna supstanca procesnog postrojenja u cijelosti je očuvana, budući da su kasnije intervencije izvedene dogradnjama i adaptacijama, bez znatnijeg zadiranja u integritet izvornog građevnog sloja.

Po zaokruženosti prostornog rješenja, arhitektonskom oblikovanju, te primjenjenoj konstrukciji i materijalima, povijesna cjelina Gradske klaonice bitno odskače iz korpusa suvremene, na samo zagrebačke, već i cjelokupne industrijske arhitekture u širem okruženju.

Svojstva kulturnog dobra povijesne cjeline kompleksa Gradske klaonice i stočne tržnice u Heinzelovoj ulici proizlaze iz kumulativnog vrednovanja tehnološko-tehničkih te prostorno-oblikovnih obilježja, u kontekstu razvitka grada Zagreba, kao i povijesnog razvitka zagrebačke moderne arhitekture.

Po cjelovitosti i očuvanosti autentične građevne strukture, kao i specifične tehnološke opreme, po prepoznatljivom kontinuitetu prostorno-organizacijskog funkcioniranja postrojenja, povijesna cjelina kompleksa Gradske klaonice i stočne tržnice kao dokument jednog značajnog povijesnog razdoblja u razvoju grada Zagreba, nedvojbeno ima svojstvo kulturnog dobra.

** Izvadak iz Rješenja Ministarstva kulture Republike Hrvatske o utvrđivanju svojstva kulturnog dobra za povijesnu cjelinu Gradske klaonice i stočne tržnice u Zagrebu (2004. godina). Rješenje se temelji na elaboratima Gradskog zavoda za zaštitu spomenika kulture i prirode Grada Zagreba, koji je Ministarstvu uputio prijedlog registracije industrijskog sklopa Gradske klaonice i stočne tržnice kao kulturnog dobra.

Documents on conservation**

The concept of an integrated process industrial block was used in the spatial layout of the complex of the Zagreb City's slaughterhouse and cattle market – slaughterhouse, in a narrower sense, is located in the northern part of the complex, with separate buildings for administration, laboratories and support facilities, whereas livestock market (trade fair) is located in the southern part of the complex.

Architecture of the processing plant follows avant-garde functionalist form, with high quality composition and details, and distinctive selection of durable materials. Accompanying buildings for administration and social standards, placed around the main entrance alongside the road, are designed by taking into account the compositional rules of traditional form. Combination of this architecture, subordinate to ambient, with the avant-garde architecture of the process block – is very thoughtfully and successfully designed.

The original building matter of the process plant has been completely preserved, since the later interventions were made through additions and adaptations, without significant interventions to the integrity of the original building layer.

According to completeness of spatial design, architectural design, and applied construction and materials, historical complex of the City's slaughterhouse significantly stands out from the body of contemporary, not only Zagreb, but also overall industrial architecture in the wider surroundings.

The characteristics of cultural property of the historical zone of the complex of City's slaughterhouse and cattle market in Heinzelova Street result from the cumulative valuation of technologically – technical and spatial characteristics of the design, in the context of development of the city of Zagreb, as well as the historical development of Zagreb's modern architecture.

Due to its wholeness and state of preservation of authentic building structures, as well as specific technological equipment, in a recognizable continuous of spatial – organizational functionality of the plant, the historical complex of the City's slaughterhouse and cattle market stands as a document of an important historical period in the development of Zagreb, and undoubtedly has the status of cultural property.

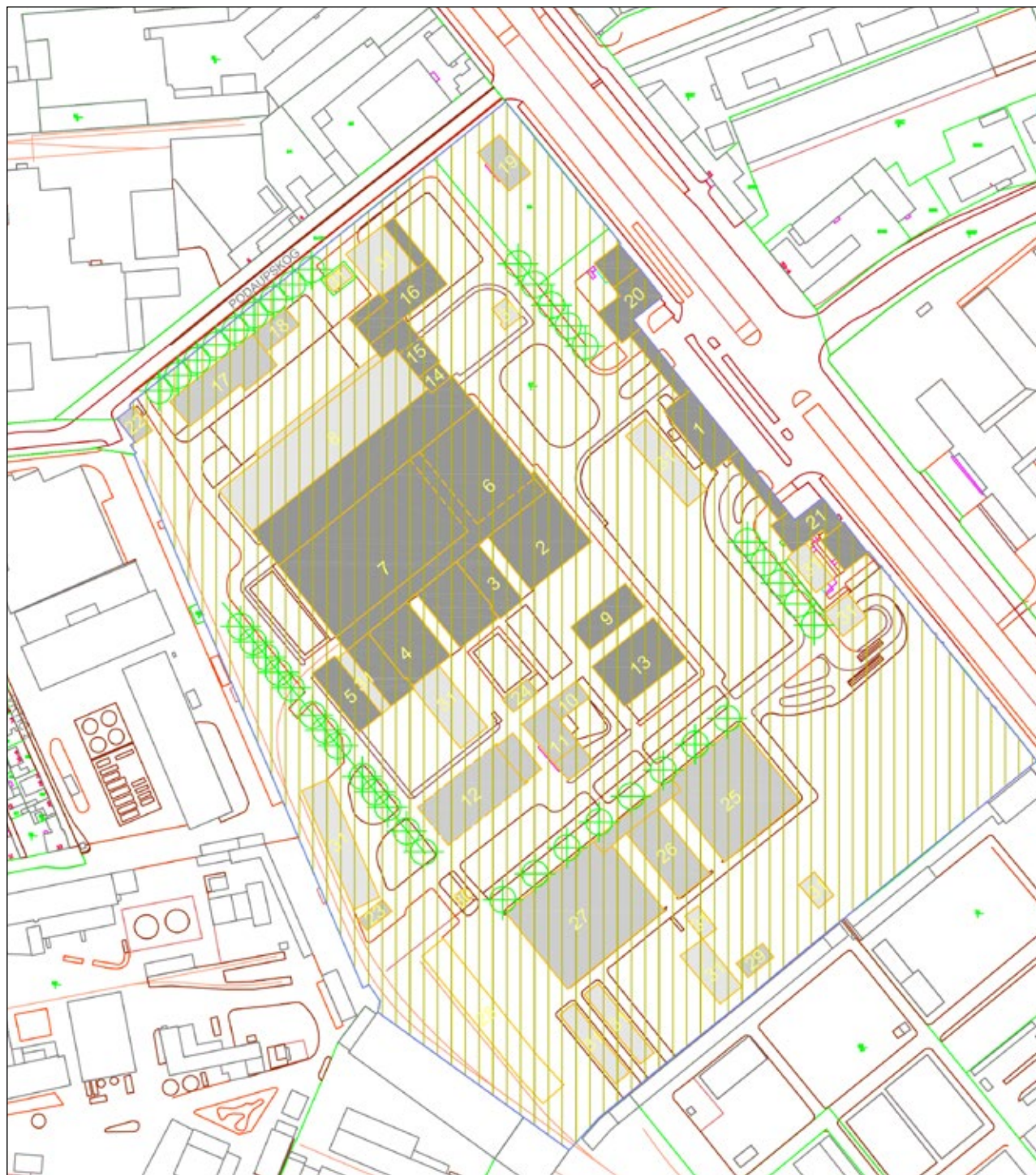
** Extract from the Decision of the Ministry of Culture of the Republic of Croatia on determining properties of cultural heritage for the historic complex of the City's slaughterhouse and cattle market in Zagreb (2004). The decision is based on the study of the City Institute for Protection of Cultural and Natural Heritage, which had sent to the Ministry a proposal of registration for the industrial complex of the City's slaughterhouse and cattle market as a cultural asset.

Očuvana izvorna građevna struktura procesnog postrojenja, zauzima istaknuto mjesto unutar korpusa industrijske arheologije zagrebačke i cjelokupne hrvatske graditeljske baštine, i kao takva cjelokupnom prostoru određuje svojstvo kulturnog dobra. [karta 09: objekti 1-7, 9, 13-16, 20-21] Građevna supstanca koja je adaptacijama i dogradnjama bitno izmjenila građevnu strukturu, iako posjeduje stanovitu vrijednost, izdvajanjem prostora stočne tržnice ostala je izvan konteksta, te kao i kasnije gradnje, nema obilježja kulturnog dobra. [karta 09: objekti 8, 10-12, 17-19, 22-31]

Mjere zaštite odnose se na potrebu očuvanja izvorne povijesne strukture procesnog postrojenja, koje svojim smještajem, volumenom i oblikovanjem, dokumentira jedno značajno razdoblje u razvoju grada i u bitnome određuje njegovu povijesnu urbanu matricu. Očuvanje povijesne građevne strukture podrazumijeva restituciju i sanaciju građevnog fonda spomeničke vrijednosti, uz mogućnost neinvazivne adaptacije i prenamjene, te mogućnost rekonstrukcije i uklanjanja objekata bez osobitih vrijednosti i gradnju prema detaljnim konzervatorskim uvjetima.

The preserved original building structure of the process plant occupies a prominent place within the body of industrial archeology in Zagreb and the entire Croatian architectural heritage, and as such, the entire space is determined by the status of cultural asset. [map 09 facilities 1-7, 9, 13-16, 20-21] Building matter that is essential for adaptations and additions changed the building structure, although it has a certain value, by allocating the space cattle market remained out of context, and as well as later constructions, it has no characteristics of cultural property. [map 09, objects 8, 10-12, 17-19, 22-31]

Protection measures relate to the need of preservation the original historic structure of the process plant, which with its location, volume and design documents an important period in the development of the city and essentially determines its historical urban matrix. Preserving the historical building structure includes restitution and restoration of the construction fund of historical value, with the possibility of non-invasive renovation and conversion, and the possibility of reconstruction and removal of buildings without special values and building according to the detailed conservation conditions.



KARTA 09 Izvadak iz elaborata Gradskog zavoda za zaštitu spomenika kulture i prirode Grada Zagreba o zaštiti povijesne cjeline Gradska klaonica i stočna tržnica
/ MAP 09 the Extract from the study of the City Institute for Protection of Cultural and Natural Heritage concerning the protection of the historic complex City's slaughterhouse and cattle market

**POVIJESNA CJELINA INDUSTRIJSKOG POSTROJENJA
GRADSKA KLAONICA I STOČNA TRŽNICA, HEINZLOVA 66 I 68**

LEGENDA

prostorne međe	valorizacija prostora i građevne strukture	mjere zaštite
sustav zaštite "A"		-potpuna konzervatorska zaštita vrijedne povijesne strukture i prostornog koncepta -uređenje prostora prema detaljnim konzervatorskim propozicijama
I.Građevni fond spomeničke vrijednosti		
Izvorna građevna supstanca s visokim stupnjem očuvanosti povijesne strukture		-restitucija i sanacija izvornog građevnog korpusa, prostornih, konstruktivnih, graditeljskih i oblikovnih svojstava
1 Uprava i laboratorij 2 Klaonička hala za krupnu stoku 3 Radničke praonice, garderobe i ambulanta 4 Klaonička hala za za telad, sitnu stoku i svinje 5 Trihinoskopija 6 Tržna hala za meso 7 Hladiona, smrzaona, eksportna hladiona 9 Crijevarnica za krupnu stoku 13 Klaonička staja za krupnu stoku 14 Vodotoranj 15 Ledana 16 Kotlovnica, strojamnica, spremište, radionica, itd. 20 Klaonička restauracija 21 Uredske prostorije		
II. Građevna supstanca bez osobitih vrijednosti		
II.a Izvorna građevna supstanca i uređaji s djelomično očuvanom obodnom i nosivom strukturom, izvan konteksta		-rekonstrukcija ili mogućnost uklanjanja objekata uz obvezu izrade detaljnog arhitektonskog snimka
10 Crijevarnica za sitnu stoku 11 Dvorana za kože i čišćenje 12 Spremnica i trijem za rasprezanje 17 Klaonica za zaraženu stoku 18 Klaonica za konje 19 Stanovi za veterinare 22 Javna mesnica 23 Spremište gnoja 24,29 Nužnici 25 Tržna hala za krupnu stoku 26 Staja za tov krupne stoke 27 Tržna hala za svinje i sitnu stoku 28 Prostor za istovar stoke 30 Kolna vaga		
II.b naknadne gradnje i pregradnje		-obvezno uklanjanje
8 Otpremna hala 31 Pomoćni objekti		
IV.Neizgrađene zelene površine		
postojeći drvoredi		-održavanje postojećih parkovnih površina i drvoreda te uređenje novih

Rezultati stručno-znanstvene analize i ocjena pristiglih radova

Pronalaženje kvalitetnog urbanističkog rješenja i povećanje vrijednosti šireg prostora postavljeni su kao opći ciljevi programa Rethinking Industrial Sites. Bilo je potrebno istražiti mogućnosti prilagodbe sklopa Klaonice novim namjenama, odnosno ispitati mogućnosti „ponovne upotrebe“ (eng. reuse) nekoristene zaštićene povijesne cjeline i okolnog prostora te prezentirati učinak urbanističkih i arhitektonskih intervencija koje bi iznjedrile sadržajnu transformaciju.

Povijesni identitet prostora, obaveza čuvanja značajnog dijela objekata unutar kompleksa te vrijedna parkovna arhitektura predstavljali su čvrsti okvir zadatka. Studentima je bilo omogućeno slobodno predlaganje namjena (u skladu s uputama koje proizlaze iz važećih planskih dokumenata), visine gradnje, tlocrtne izgrađenosti i koeficijenta iskoristivosti.

Najznačajnije problemske okosnice lokacije odnose se na tretiranje, interpretaciju i suvremenu prilagodbu postojeće industrijske arhitekture s njezinim specifičnostima, određenje prema okolnom prostoru i karakteru mjesta, odnosno usmjeravanju gustoće i namjene urbanog uzorka (eng. pattern) ovog dijela grada, te na formiranje istočne strane, važne no još nekoherentne meridijalne gradske osi – Heinzelove ulice kao ulične fronte s gradskim identitetom i dinamikom.

Ocjena radova provedena je u cilju vrednovanja stupnja ostvarenja općeg i posebnih ciljeva radionice. Opći cilj pretpostavio je dobivanje kvalitetnog urbanističkog rješenja novog gradskog središta i povećanje vrijednosti šireg prostora. Posebni ciljevi koje je rješenjem bilo potrebno ostvariti odnosili su se na postizanje nove urbane vrijednosti, očuvanje graditeljske baštine, dugoročnu održivost projekta (društvenu, ekonomsku, ekološku), funkcionalnost rješenja te oblikovno-estetsku vrijednost. [slike 029-032]

Iz izborne nastave na četiri arhitektonska fakulteta, koji su u programu Rethinking Industrial Sites sudjelovali kao partnerske institucije, proizišlo je dvadeset jedno idejno rješenje. Pored provjere usklađenosti s uvjetima raspisa u pogledu sadržaja, rokova i obaveznih priloga, ocjenjivačko povjerenstvo vrednovalo je radove uzimajući u obzir ostvarene nove urbane vrijednosti, odnos prema zaštićenim građevinama, održivost predloženog rješenja, oblikovno-estetske vrijednosti te funkciju i dispoziciju prostora.

Pristigle radove odlikuje različit pristup lokaciji. Zamjetna je skupina radova koji prednost daju određenim postavkama urbane intervencije: naglašenoj novogradnji, interpolaciji, stvaranju mikroambijenta koji računa s postojećim ozračjem ili stvaranju posve novog gradbenog okružja. U svim je radovima prepoznatljiva realizacija općih i posebnih ciljeva, pri čemu je određenom broju radova svojstven inventivan pristup zaštiti objekata spomeničke vrijednosti. Takvom prenamjenom, koja podrazumijeva uvažavanje urbane matrice i primijenjenih načela moderne funkcionalističke arhitekture na povijesnim građevinama, prostoru je osigurana izvornost i prepoznatljivost.

The results of professional and scientific analysis and assessment of submitted works

Finding a quality urban design and increasing the value of the wider area have been set as the general objectives of the program Rethinking Industrial Sites. It was necessary to explore the possibilities of adjusting the complex of the slaughterhouse to new uses and to explore opportunities of "re-use" for the unused protected historical zone and the surrounding area, as well as to present the impact of urban and architectural interventions that would generate content transformation.

Historical identity of the space, the obligation to preserve a substantial part of buildings within the complex and valuable landscape architecture presented a solid framework for the task. Students were allowed to freely propose purposes (in accordance with the instructions resulting from the valid planning documents), the height of the construction, layout construction and utilization coefficient.

The most problematic core issues of this site are related to the treatment, interpretation and contemporary adaptation of the existing industrial architecture with all its specific demands. These are the determination based on the wider urban construction as well as the character of the site itself i.e. direction of the density and purpose of the area's urban pattern and formation of the western side of the important, but still very incoherent, meridional urban axis – Heinzelova Street as a street front with the city's identity and dynamics.

Rating the competition entries was done in order to evaluate the degree of achieving the general and specific objectives of the workshop. The overall objective of the workshop assumed developing of high-quality urban design of the new city center and thus increasing the value of the wider area. The specific objectives which had to be resolved in the proposal were achieving the new urban values, preserving the architectural heritage, long-term sustainability of the project (social, economic, environmental), functionality of the solution and aesthetic value of design. [images 029-032]

Twenty-one architectural and urban design solutions were the result of the elective courses in four faculties of architecture, which participated as partner institutions in the program Rethinking Industrial Sites. In addition to their verification to compliance with conditions in terms of content, time limits and mandatory contributions, the evaluation committee also assessed the works by taking into account their realized urban values, sustainability of the proposed solutions, aesthetic value of design, their relation to protected structures, their function and disposition of space.

All submitted works are characterized by careful and very diverse approach to the site, and one can trace a group of those who prefer certain preconditions of urban intervention – emphasis on new buildings, interpolations, creation of micro-ambient that counts on the existing one or creating a completely new constructed environment. In each proposal we can recognize both the general and specific objectives set in the competition, where a number of works show inherent inventive approach to the protection of buildings of historical value. Through such



SLIKE 029 - 030 Rad ocjenjivačkog povjerenstva, ožujak 2015. / IMAGES 029 - 030 The evaluation committee's work, March 2015

Nagrađeni radovi znatno se razlikuju predloženim stupnjem intervencije, no zajedničko im je obilježje kvaliteta postignuta u skladu s postavljenim ciljevima i zadacima. Mišljenje je ocjenjivačkog povjerenstva da su upravo ti radovi pokazali najviše potencijala u analizi i oblikovanju zadane parcele te da predstavljaju značajan iskorak u njezinu razmatranju i konačnom definiranju.

Radovi autorskih timova prikazali su različit odnos prema konzervatorskim propozicijama za povijesnu cjelinu Gradske klaonice i stočne tržnice, s kojima su studenti i mentori bili detaljno upoznati. Dopuštene intervencije, uvjetovane važećim mjerama zaštite povijesne cjeline i kategorizacijom dijelova industrijskog sklopa, neki su radovi uključili u cijelosti, neki s određenim odstupanjima, a neki su ih posve zanemarili. Stoga je stav konzervatora – člana ocjenjivačkog povjerenstva bio prihvatiti većinu radova (uz određene napomene), osim rješenja koja su preporuke o zaštiti dijelova graditeljskog sklopa u cijelosti negirala. Pri ocjenama nagrađenih radova iznesen je kratki konzervatorski osvrt na kvalitetu ili nedostatke osmišljene prostorne koncepcije ili oblikovanja, koji ponegdje upućuje na potrebu dorada ili izmjena u daljnjem promišljanju oblikovanja prostora. Kako program Rethinking Industrial Sites podrazumijeva aktivan doprinos studenata u planiranju lokacije nekadašnje Gradske klaonice i stočne tržnice u Zagrebu, preporuke konzervatora donesene su s ciljem edukacije, usmjeravanja i izgradnje promišljenog i suptilnog odnosa spram graditeljskog naslijeđa kod budućih arhitekata.

Analizom stanja paleoindustrijskog kompleksa Gradske klaonice i stočne tržnice u Zagrebu te prijedlozima za njegovu „ponovnu upotrebu“ ispunjen je temeljni cilj programa Rethinking Industrial Sites. Velik broj radova, izrađenih pod mentorstvom profesora četiriju fakulteta, pokazuje osviještenost studenata arhitekture prema problematici zaštite i obnove industrijskog naslijeđa.

Rezultati programa međunarodne suradnje Rethinking Industrial Sites ukazuju na potrebu nastavka aktivnosti koje bi se odvijale u obliku redovitih specijaliziranih radionica s ciljem edukacije studenata urbanizma i arhitekture o industrijskom naslijeđu te izgradnje stava o potrebi vrednovanja i zaštite paleoindustrijskih objekata preko projekata njihove revitalizacije.

conversions, which imply respect for the urban matrix and apply the principles of modern functionalist architecture in historical buildings, the area will be marked with originality and distinctiveness.

The awarded works vary considerably in proposed level of intervention, but their common characteristic is quality achieved in accordance with the set goals and tasks. Opinion of the evaluation committee is that the prize winning works have demonstrated the most potential in the analysis and design of the given plot and represent a significant step forward in its consideration and final definition.

The works of authors' teams have demonstrated a different attitude toward conservation propositions for the historic whole of the City's slaughterhouse and cattle market, with which students and mentors were thoroughly introduced. All the permissible interventions, which were conditioned by categorization and established protective measures for parts of the protected complex, some works welcomed in their entirety, some with a few exceptions, whereas some completely ignored them. Therefore, the opinion of conservationist – a member of the evaluation committee was to accept almost all solutions with little or no remarks – except for those which entirely denied the protected site. The prize winning works are accompanied with a brief review of their conservation quality or comments on imperfections of the envisioned spatial conception or design, which sometimes refer to upgrades or changes in the further consideration of the shaping of the space. Since the program Rethinking industrial sites implies an active contribution of students in planning the location of the former City's slaughterhouse and cattle market in Zagreb, conservators recommendations were adopted with the aim of education, guidance and thoughtful construction as well as the subtle relation to the architectural heritage for future architects.

The fundamental objective of the program Rethinking Industrial Sites is achieved through the analysis of the paleo-industrial complex of the City's slaughterhouse and cattle market in Zagreb and proposals for its "re-use". A large number of works, created under the supervision of professors from four faculties, shows awareness of architecture students to the issues of protection and restoration of industrial heritage.

Results of the program of international cooperation Rethinking Industrial Sites indicate the need for continuation of the activities that would be conducted in the form of regular specialized workshops to educate students of urban planning and architecture about the industrial heritage as well as in developing the attitude towards the need to value and protect paleo-industrial projects through their revitalization.



SLIKE 031 - 032 Rad ocjenjivačkog povjerenstva, ožujak 2015. / IMAGES 029 - 030 The evaluation committee's work, March 2015

KATALOG CATALOG



RETHINKING
INDUSTRIAL
SITES

1. NAGRADA

1st PRIZE

017

SVEUČILIŠTE U ZAGREBU, ARHITEKTONSKI FAKULTET /
UNIVERSITY OF ZAGREB, FACULTY OF ARCHITECTURE
KATEDRA ZA TEORIJU I POVIJEST ARHITEKTURE,
KATEDRA ZA ARHITEKTONSKO PROJEKTIRANJE /
DEPARTMENT FOR THEORY AND HISTORY OF ARCHITECTURE,
DEPARTMENT FOR ARCHITECTURAL DESIGN
MENTORI / MENTORS ALAN BRAUN, SONJA TADEJ
STUDENTI / STUDENTS IVA GOTOVAC, MATIJA PAJIĆ



RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE NAGRADE

Megastruktura rada hrabar je i dobro dimenzioniran input koji kreira nove prostorne odnose. Uz stalnu prisutnost kao centar nove, suvremene ovojnice, u pojedinim gledištima kompleks postaje predmetom fokusiranih i nenametljivih vizura. Predložena izgradnja formira jaču urbanu strukturu koja je na ovom mjestu opravdana, uvodeći pritom i vertikalnu kao logičan odgovor na karakter lokacije oko raskrižja s Radničkom ulicom kao područja gdje je poslovna vertikala očekivana. Novostvorena arhitektonska struktura ima potencijala postati prepoznatljiv i značajan objekt šire zone istočnog dijela grada.

Očuvanjem zaštićenog sklopa, kao i "B" kategoriziranih volumena, iako uz iznimku istočnih uličnih dijelova, rad uvažava ključne konzervatorske propozicije. Osnovna je ideja obodne izgradnje uz rub parcele s iskazanom tolerancijom prema zaštićenim sadržajima također ocijenjena pozitivnom. Međutim rastvorenost koju je rješenje postiglo prema zapadu trebalo je planirati prema Heinzelovoj ulici kako bi najvrednija vizura na zaštićeni sklop iz upravo Heinzelove ulice ostala vidljiva, a ne prikrivena novom gradnjom. Rečeno bi, kao i pozicioniranje previsoke vertikale u jugozapadnom dijelu parcele, iziskivalo drukčije usmjerenu razradu.

KONCEPT RADA

Ovo rješenje prepoznaje lokaciju kao poslovni dio Zagreba te prije svega nudi poslovne prostore i veliki kongresni centar te hotel s vrhunskim sobama i luksuznim apartmanima. Kompleks nadopunjuju vrtić (s jaslicama), knjižnica, uredi, muzej, sportski centar s bazenom i trgovine. Sve je povezano šetnicama, parkovima i alejama drveća. Zgrada stare klaonice obnovljena je u skladu sa suvremenim teorijama kulturne baštine i preuzima neke od navedenih funkcija.

Nova zgrada smještena je uz rub parcele i tvori veliki gradski blok, koji se potom mijenja i prilagođava stanju u tom dijelu grada. Podignuti su uglovi bloka s Heinzelovom ulicom i ispod njih je sagrađen trg i ulaz u zgradu. Također je ostvaren vizualni kontakt s ulice na zgrade stare klaonice u sredini. Na zapadnoj strani parcele zgradu smo pretvorili u neboder, a na južnoj strani ukopali smo zgradu u teren kako ne bi zapriječila postojeći pogled iz obližnje Ulice grada Vukovara prema tornju stare klaonice.

1st PRIZE EXPLANATION

Mega structure of the work is a bold and well-dimensioned input that creates new spatial relations. With a constant presence as a center of a new, modern envelope, in certain views it has become the subject of focused and unobtrusive vistas. The proposed construction forms a stronger urban structure, which is at this point justified, thereby introducing a vertical as a logical response to the character of the place around the intersection with Radnička Street – an area where business vertical is expected. The newly formed architectural structure has characteristics to become a landmark of the wider area of the eastern part of the city.

The work takes into account the key conservation propositions with inclusion of the preservation of the protected complex, including "B" category structures, though with the exception of the eastern parts of the street. The basic idea of the peripheral building at the edge of the plot with the expressed tolerance toward the protected content is also evaluated positively. However, this disintegration which was achieved to the west should have been planned towards Heinzelova Street, as to keep the most valuable vista of the protected complex from Heinzelova street visible and not hidden by the new construction. With this said, excessive vertical positioning in the southwestern end of the plot would also require a different directional development.

CONCEPT

This solution recognizes the location as a business district of Zagreb, and primarily offers office spaces, these are supplemented with a large convention center, hotel offering high-end rooms, and luxury apartments. Complementing the complex there is a day care centre (with nursery), library, office hotel, Slaughterhouse museum, sports center with swimming pool and retail. Everything is interconnected with promenades, parks and tree alleys. Old slaughterhouse building is renewed in accordance with modern theories of cultural heritage and takes on some of the aforementioned functions.

We placed a new building along the edge of the plot, forming a large city block, which is then modified according to the local conditions. Corners of the block with Heinzelova street are raised and below them we form a square and entrance for the building, and more importantly, achieve visual contact from the streets with the old slaughterhouse building in the middle. On the west side of the plot we elevate the building into a skyscraper and on the southern side we dig the building into the terrain as to not block the existing view from a nearby Vukovarska street towards the old slaughterhouse tower.



BUILDING EVALUATION



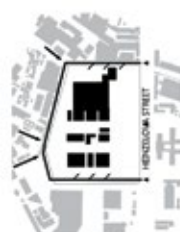
MAXIMUM ALLOWED 10g
(MULTI AREA)



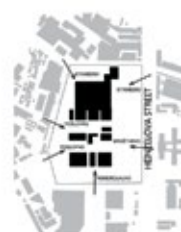
NEW AREA 10g
(COMPONENT OF UTILIZATION)



GREEN AREAS

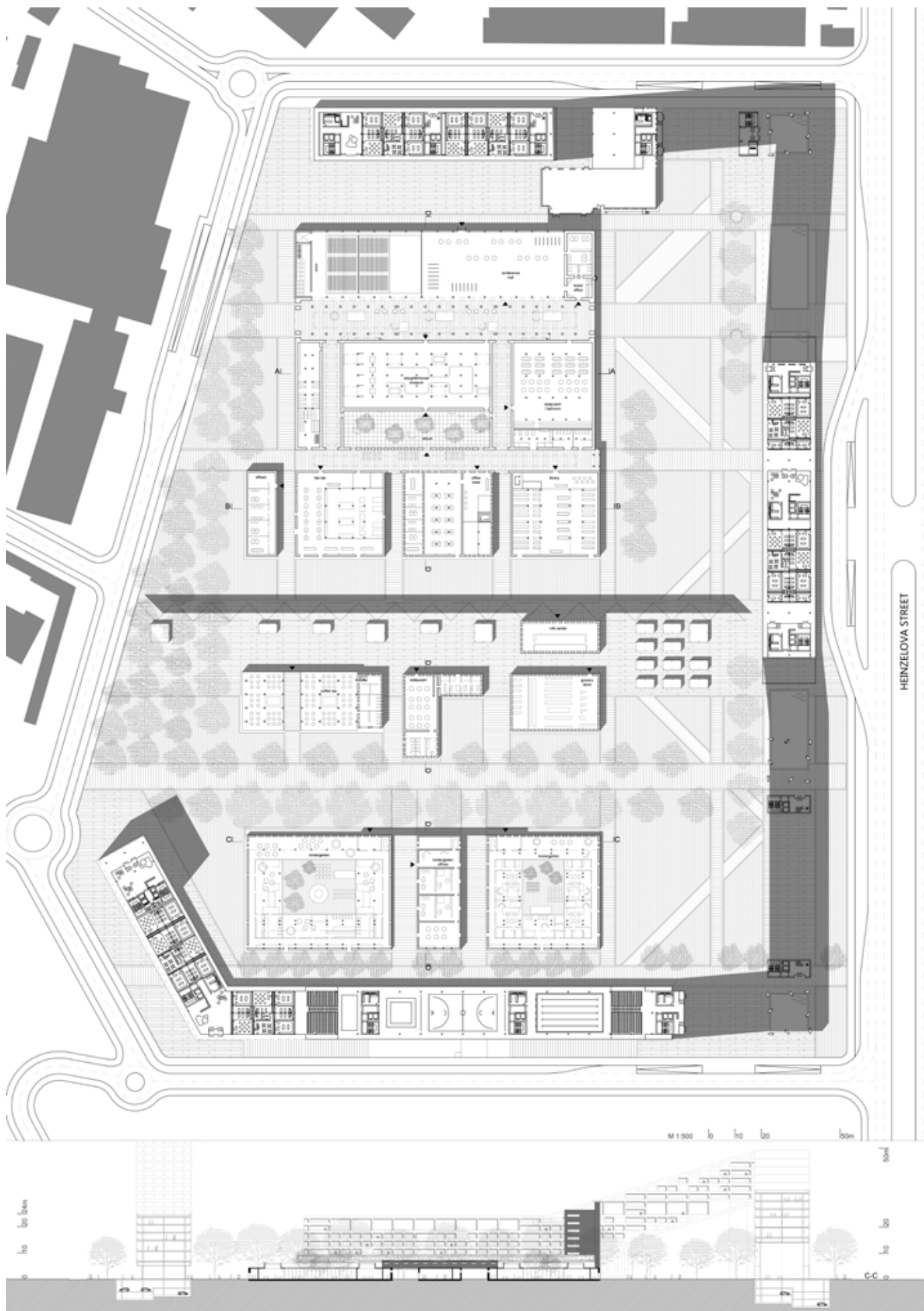


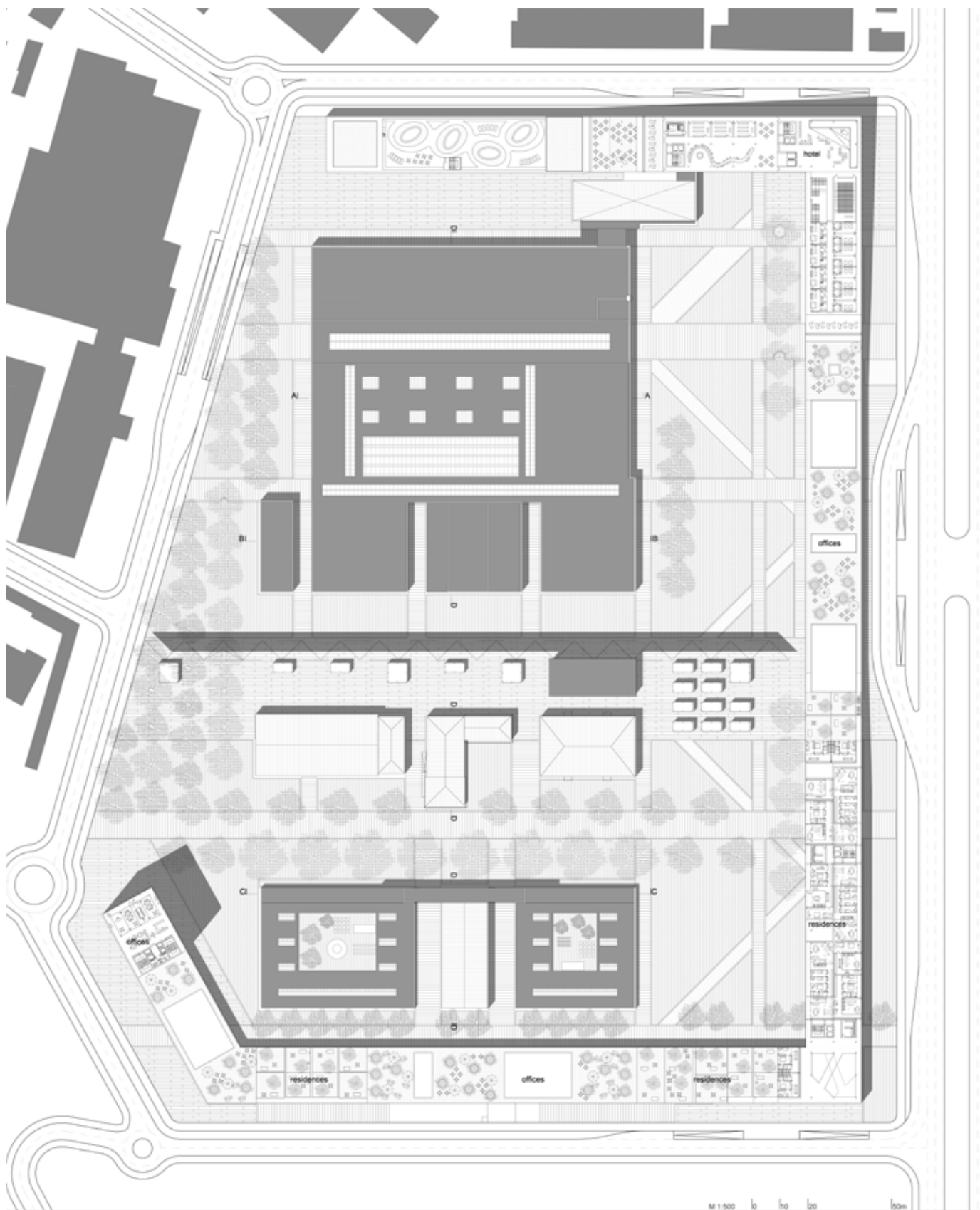
CAR ACCESS



ZONING OF THE
SURROUNDING AREA







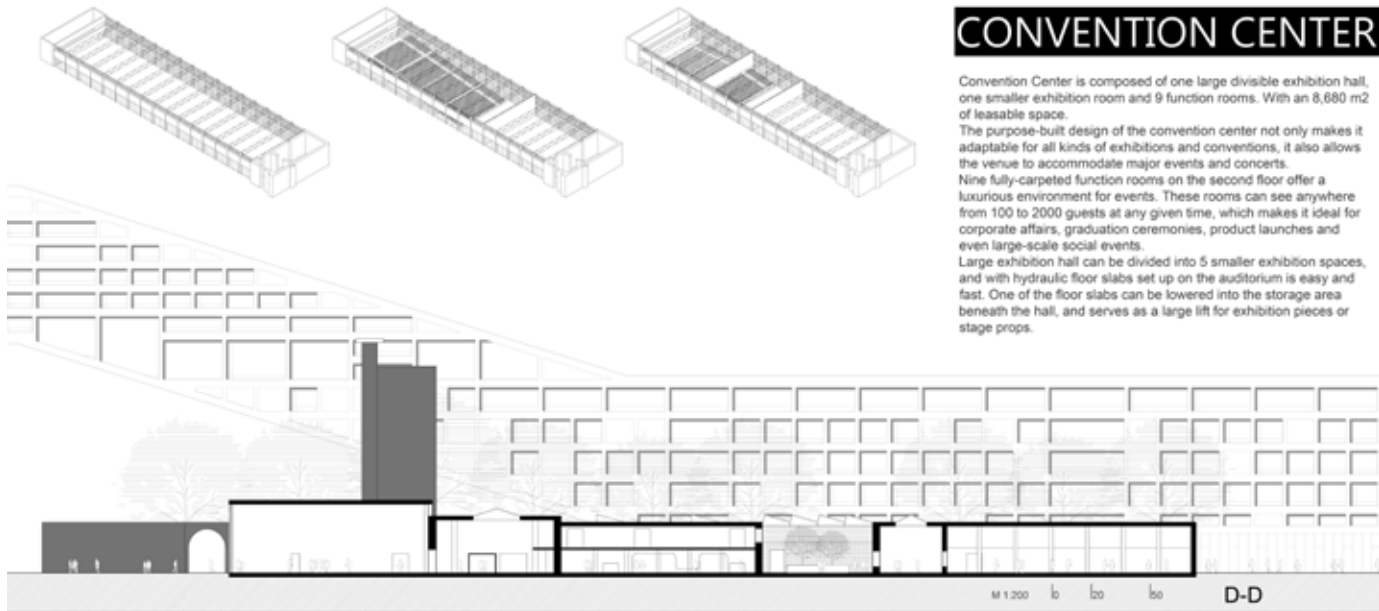
CONVENTION CENTER

Convention Center is composed of one large divisible exhibition hall, one smaller exhibition room and 9 function rooms. With an 8,680 m² of leasable space.

The purpose-built design of the convention center not only makes it adaptable for all kinds of exhibitions and conventions, it also allows the venue to accommodate major events and concerts.

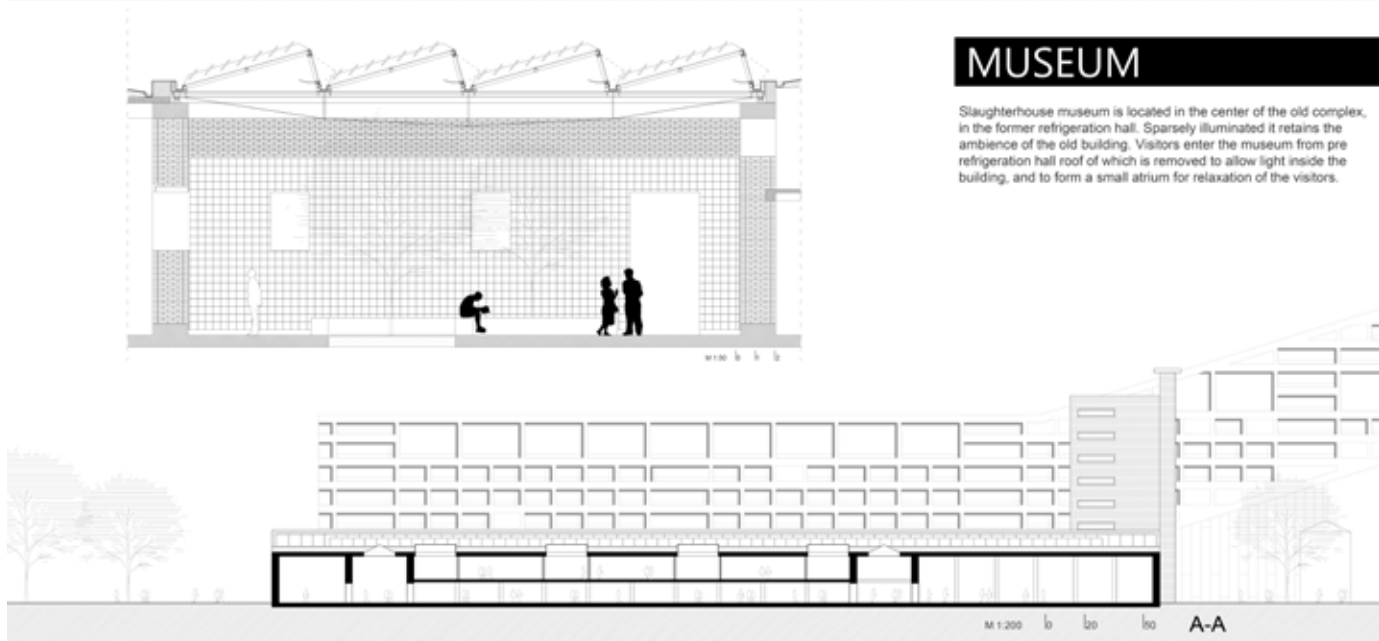
Nine fully-carpeted function rooms on the second floor offer a luxurious environment for events. These rooms can see anywhere from 100 to 2000 guests at any given time, which makes it ideal for corporate affairs, graduation ceremonies, product launches and even large-scale social events.

Large exhibition hall can be divided into 5 smaller exhibition spaces, and with hydraulic floor slabs set up on the auditorium is easy and fast. One of the floor slabs can be lowered into the storage area beneath the hall, and serves as a large lift for exhibition pieces or stage props.



MUSEUM

Slaughterhouse museum is located in the center of the old complex, in the former refrigeration hall. Sparsely illuminated it retains the ambience of the old building. Visitors enter the museum from pre refrigeration hall roof of which is removed to allow light inside the building, and to form a small atrium for relaxation of the visitors.

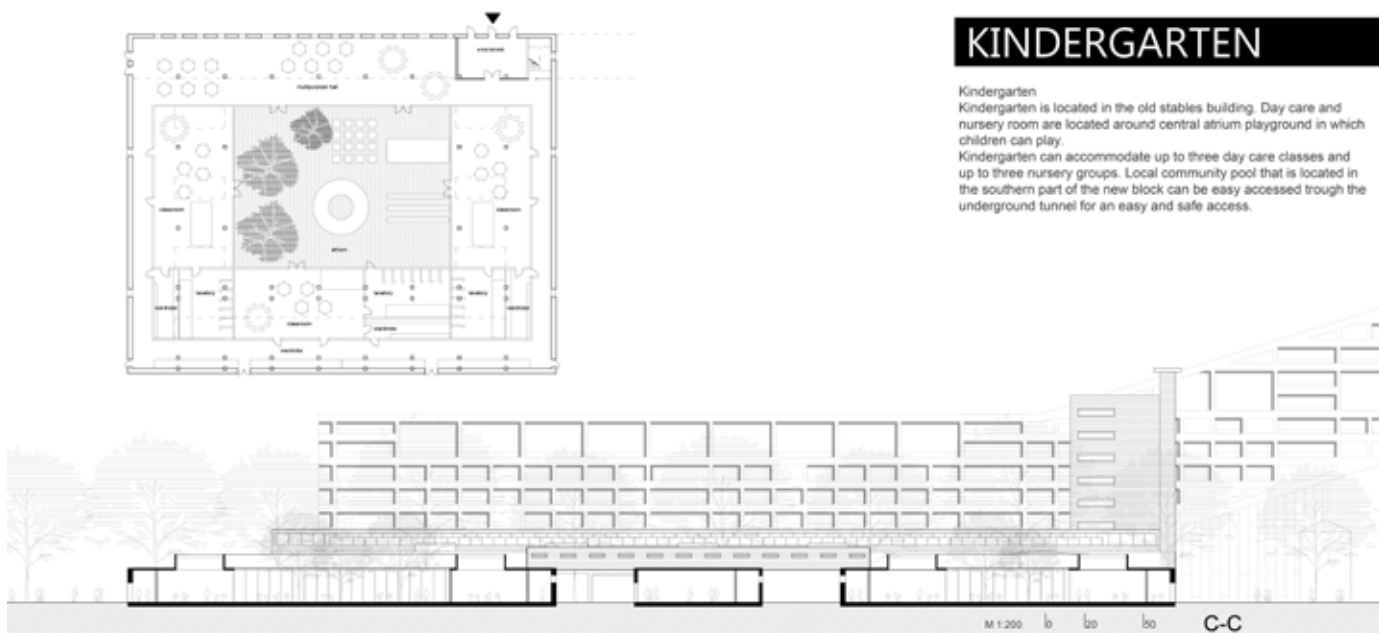


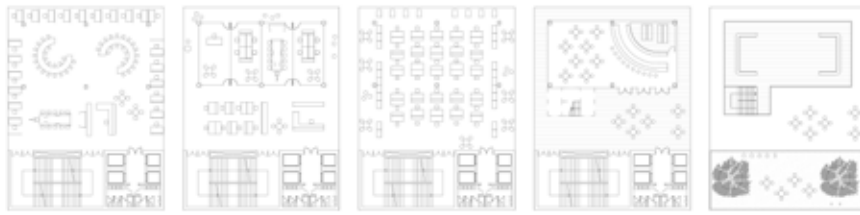
KINDERGARTEN

Kindergarten

Kindergarten is located in the old stables building. Day care and nursery room are located around central atrium playground in which children can play.

Kindergarten can accommodate up to three day care classes and up to three nursery groups. Local community pool that is located in the southern part of the new block can be easily accessed through the underground tunnel for an easy and safe access.

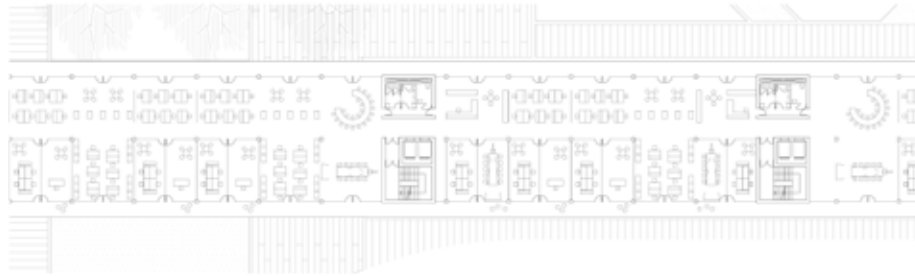
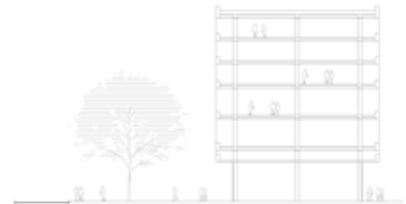




OFFICES



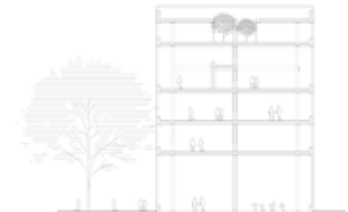
Office space is spread throughout the building, it consists of open space areas that can be easily divided into smaller offices. With of the space is 20m and the height of the ceiling is 3.25m which ensures well light work environment. Toilets and kitchenettes are located around the lift shafts and evacuation stairs. New building has a little over 29 000 square meters of office spaces.



RESIDENCES



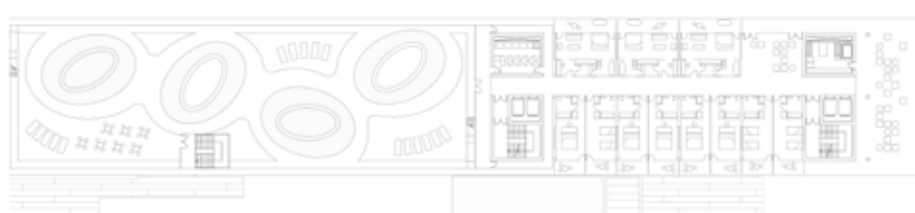
Residences are located throughout the block on the upper most floors. They consist of 34 luxuries apartments from 160 square meters up to 320 square meters. Apartments on the upper most floors are single story and there are 14 of that type. Twenty of the apartments are duplexes. Every apartment has a large open area with vegetation, a large open space living and dining area, and bedrooms with on suite bathrooms.



HOTEL



A luxury and business hotel is located in the northern part of the new block with stunning view of the heart of the city and Medvednica Mountain. It is in the easy reach of convention center, and Radnička street business district. It is well connected to the public transportation network for the commute into the city center and it has a fast and direct route towards the city airport. The hotel has 134 rooms and 66 suites. Additional 12 exclusive suites offer an experience of a private massage pool built in the room's terrace. All the rooms are suitable for all types of guests. Rooms with king-size beds, twin beds or connected rooms are suitable for families. The hotel has one restaurants, two bars, and a jazz club. Presidential suite is located on the top floor and can accommodate up to 6 people and 6 entourage personnel.



2. NAGRADA

2nd PRIZE

005

SVEUČILIŠTE U ZAGREBU, ARHITEKTONSKI FAKULTET /
UNIVERSITY OF ZAGREB, FACULTY OF ARCHITECTURE
KATEDRA ZA TEORIJU I POVIJEST ARHITEKTURE,
KATEDRA ZA ARHITEKTONSKO PROJEKTIRANJE /
DEPARTMENT FOR THEORY AND HISTORY OF ARCHITECTURE,
DEPARTMENT FOR ARCHITECTURAL DESIGN
MENTORI / MENTORS ALAN BRAUN, SONJA TADEJ
STUDENTI / STUDENTS MARIO KRALJ, MARIJA MEDOŠ



RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE NAGRADE

Rad s osnovnim sadržajem biblioteke kao i pratećim temama ujednačenim i racionalnim projektantskim pristupom pomno razrađuje pojedine odsječke parcele. Zahtjevan zadatak uklapanja ovog dobro odabranog, tj. gradu potrebnog i vrlo kompleksnog sadržaja uveden je u postojeću arhitekturu studiozno, suzdržanim izrazom i u konačnici uspješno. Novonastali ambijenti profitiraju od ove jasno definirane i detaljno promišljene simbioze. Rad se odlikuje finom i dosljednom grafikom te pokazuje kompetenciju uvjerljivim grafičkim izrazom.

Očuvanjem zaštićenog sklopa, kao i "B" kategoriziranih volumena, iako uz iznimku istočnih uličnih dijelova, rad uvažava ključne konzervatorske propozicije. Suptilna organizacija definiranih sadržaja s prikladno visinski uobičenom rahlom obodnom izgradnjom u južnoj polovici parcele te prostranom ozelenjenom zonom u sjeveroistočnom dijelu s konzervatorskog su stajališta ocijenjene kvalitetnima.

KONCEPT RADA

Zagrebačka Gradska knjižnica

Suočeni s problemom preispitivanja kompleksa Klaonice, došli smo do zaključka kako bi taj prostor trebao biti otvoren za javnost od koje je tako dugo bio odvojen. Lokacija ima potencijal razviti se kao moćni urbani katalizator. Sadržaj bi trebao biti toliko upečatljiv da bi mogao opstati u širokom prostoru klaonice, ali istodobno bi trebao postati i novi simbol grada.

Zagrebačka gradska knjižnica nema odgovarajući prostor više od stoljeća. Nedostaje joj prostor u kojem bi mogla neprestano rasti. Uz projekt koji ima više od 20 000 m², nova gradska knjižnica savršeno se uklapa u staru strukturu. Sama knjižnica ne bi ispunila cijelu lokaciju, već bi bila povezana različitim sadržajima kao što su restorani, kafići, knjižare...

Drugi dio lokacije bilo bi tkivo koje bi jamčilo opstanak ovog velikog hibrida, a sastoji se od strukture koja bi mogla biti pretvorena u poslovni prostor, veće ili manje stanove.

Dva snažna sadržaja – jedan prirodni suživot. Bogata krajobrazna arhitektura čini element koji istodobno dijeli i povezuje stanovnike i povremene korisnike.

2nd PRIZE EXPLANATION

This work carefully elaborates specific sequences of the plot in its basic content of the library and accompanying themes presented through a uniform and rational design approach. Challenging task of incorporation of this well-chosen content, i.e. very complex content needed by the city, was meticulously introduced into the existing architecture, with restrained expression and ultimately successful. Emerging environments benefit from this clearly defined and thoroughly thought-out symbiosis. The work is characterized by a fine and consistent graphics and demonstrates competence in convincing graphic expression.

The work takes into account the key conservation propositions with inclusion of the preservation of the protected complex, including "B" category structures, though with the exception of the eastern parts of the street. Subtle organization of defined contents with the appropriate height of peripheral structure in the southern half of the plot and vast area of greenery in the northeastern part are deemed of good quality from the conservation point of view.

CONCEPT

Zagreb Public Library

When faced with the problem of rethinking the former slaughterhouse site, we came to the conclusion that the space should be open to the general public, banned from the area for so long. The site indicates on a potential to develop as a powerful urban catalyst. The content should be so powerful it could survive in the vast area of the slaughterhouse, while at the same time become a new symbol of the city.

The Zagreb public library has been missing adequate space for over a century. It lacks a location that could live up to its never ending growth. With the program of more than 20,000 m² new City library fits perfectly with the old structure.

The library itself does not fill up the whole site, but it is always connected to different contents, such as restaurants, cafes, bookshops...

The second part of the site is a tissue that should guarantee the survival of this big hybrid. It is consisted of structure that could be transformed into an office space, larger or smaller flats.

Two strong contents, one natural cohabitation. The rich landscape architecture is an element that simultaneously divides and connects residents and the occasional users.



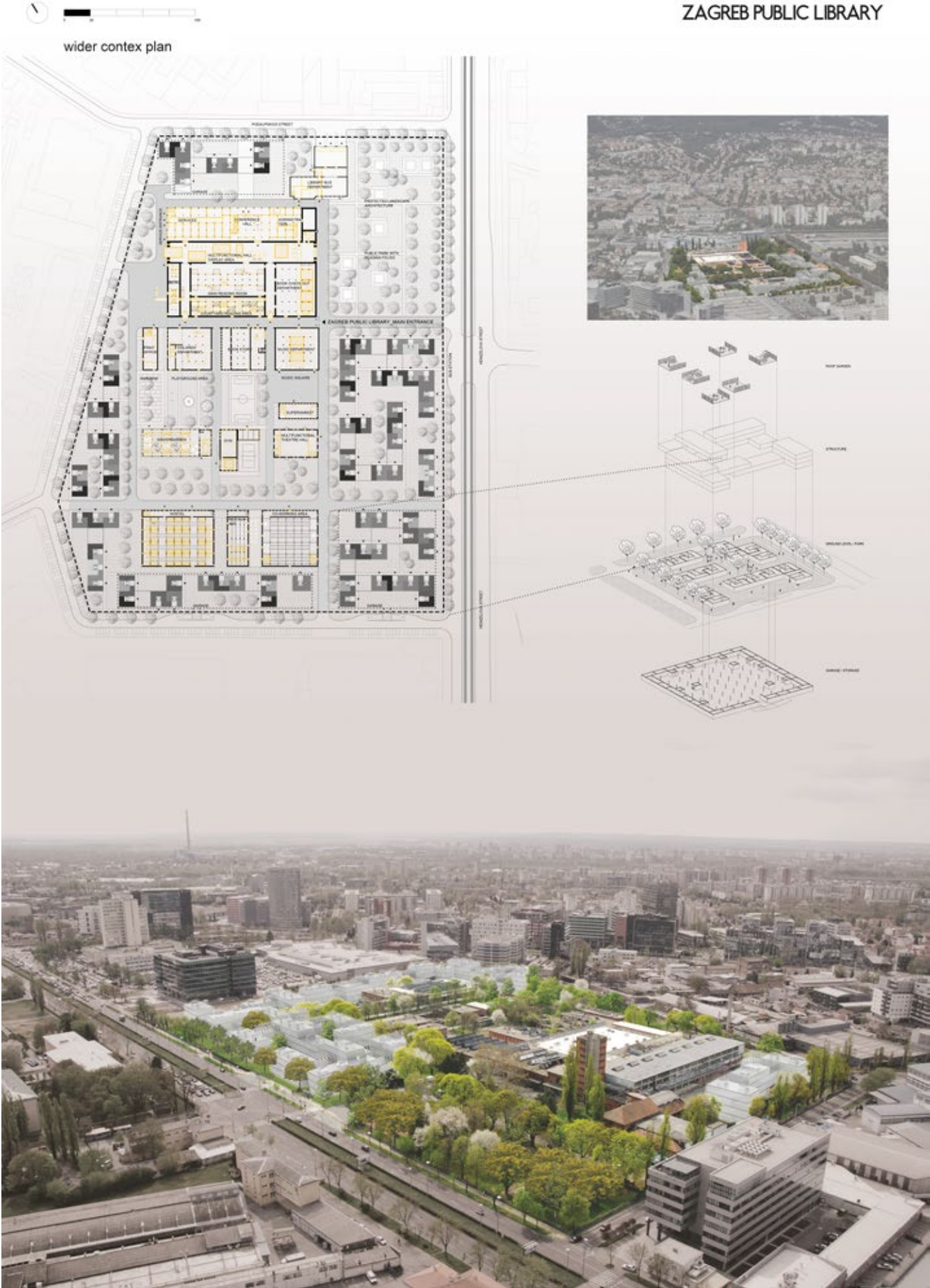
TRAFFIC



NEW STRUCTURE



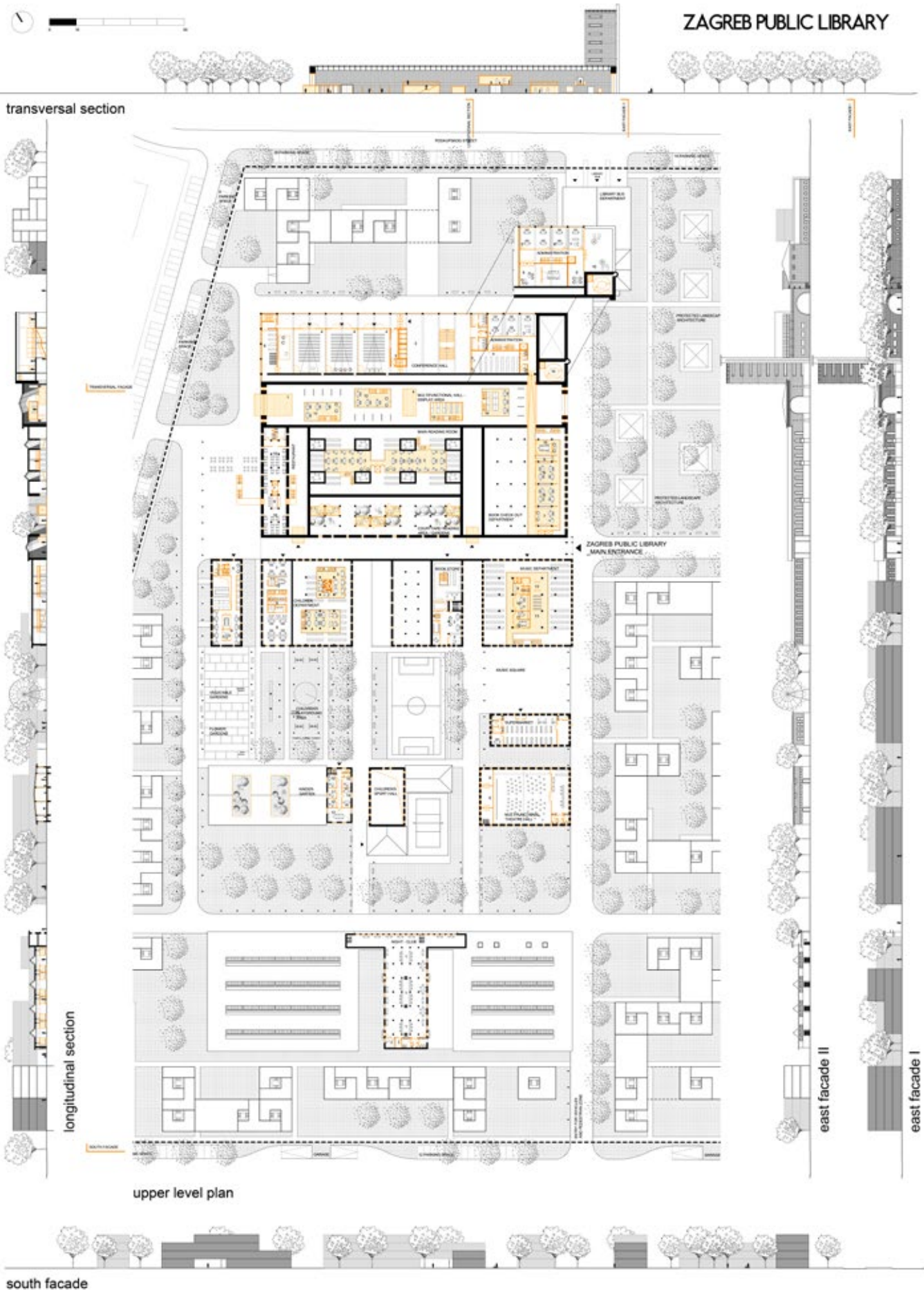
This architectural site plan illustrates the layout of the National Museum of Modern Art in Tokyo. The plan shows several interconnected building footprints, some of which are highlighted in yellow to indicate specific functional areas. The site is characterized by a series of courtyards and green spaces, interspersed with the buildings. Numerous trees are depicted throughout the site, particularly along the perimeter and within the courtyards. The plan also shows the building's relationship to the surrounding urban environment, including adjacent streets and other structures. Labels in Japanese and English identify various parts of the complex, such as the 'Main Building', 'East Building', and 'West Building'. The overall design emphasizes a blend of modern architecture with traditional Japanese courtyard aesthetics.



Abstract

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ZAGREB PUBLIC LIBRARY



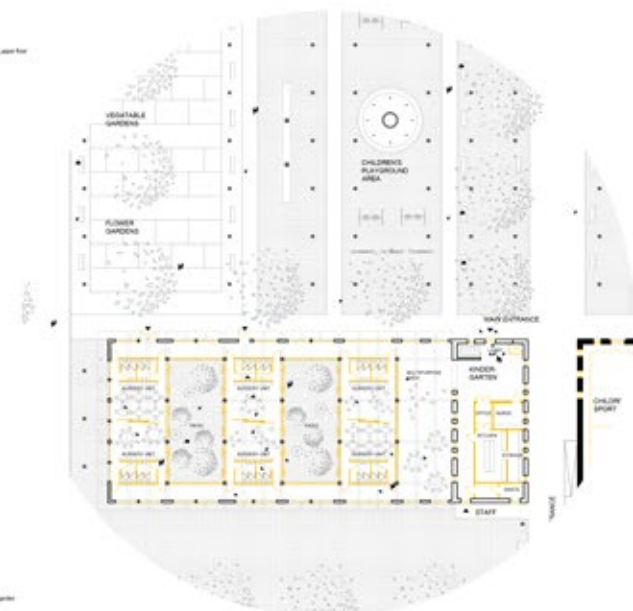
img_0001_ground floor



img_0002_1st floor



img_0003_garden



3. NAGRADA

3rd PRIZE

004

SVEUČILIŠTE U ZAGREBU, ARHITEKTONSKI FAKULTET /
UNIVERSITY OF ZAGREB, FACULTY OF ARCHITECTURE
KATEDRA ZA TEORIJU I POVIJEST ARHITEKTURE,
KATEDRA ZA ARHITEKTONSKO PROJEKTIRANJE /
DEPARTMENT FOR THEORY AND HISTORY OF ARCHITECTURE,
DEPARTMENT FOR ARCHITECTURAL DESIGN
MENTORI / MENTORS ALAN BRAUN, SONJA TADEJ
STUDENTI / STUDENTS IVANA IVIĆ, IVO ŽARKO



RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE NAGRADE

Rad uvodi izrazito obiman i studiozan analitički dio te rezultira kreativnom koncepcijom koja uz predviđene nove graditeljske istaknute zamisli poticajno propituje i ambijentalni potencijal mjesta. I ovaj rad odlikuje ujednačena, sugestivna razina grafičkog izražavanja u obrazlaganju autentičnog i legitimnog pristupa koji rezultira vrlo mogućim prostornim rješenjem izdvojenog identiteta.

Studiozna analiza potencijala predmetnog prostora s konzervatorskog bi stajališta udovoljavala ključnim propozicijama. Međutim, predimenzionirani volumen "tornja", planiranog upravo u dijelu zaštićenog sklopa s "A" kategoriziranim volumenima za koje nije predviđeno uklanjanje ili interveniranje na njihovoj oblikovnosti, to priječi. Visoki volumen mogao je biti isplaniran i na slobodnijem, južnom dijelu parcele, na koji bi bila usmjerena i daljnja promišljanja.

KONCEPT RADA

Suočeni sa složenošću lokacije, razvili smo jedinstveni dizajnerski pristup. Proces projektiranja podijeljen je u faze koje sežu od razmatranja cijele lokacije do manjih analiza pojedinih objekata. Međufaze ovog projekta čine preliminarna analiza, koncept i projekt. Svaka je pak međufaza podijeljena u podskupine koje se bave pitanjima kao što su značajke urbaniteta, održivost projekta, estetska vrijednost, pristup baštini te ukupna funkcionalnost i dispozicija plana. Predloženi raspored proizlazi iz mnoštva funkcija koje će se razviti u tom području. Imajući u vidu presudnu potrebu za ekonomskom evaluacijom i profitabilnosti vrednovanjem isplativosti, uspostavili smo koncept podržavanja strukture tvoreći gospodarski samoodrživu zajednicu. Ovakav će pristup rezultirati uređivanjem brojnih privatnih prostora, uključujući stanove i urede. Taj vanjski prsten okruživat će javne objekte, koji će pak činiti unutarnji prsten prostora. Razvojem će se kompleks transformirati u kohezivnu urbanu cjelinu koja će služiti kao društveni i gospodarski generator okolnog dijela grada.

3rd PRIZE EXPLANATION

The work introduces an extremely comprehensive and thoroughly analytical part which results in a creative concept that, along with projected new architectural accents, also poses stimulating questions about the environmental potential of the site. As well, this work is characterized by a uniform, suggestive level of graphic expression in explaining one authentic and legitimate approach that results in a very possible physical solution of the separated identity.

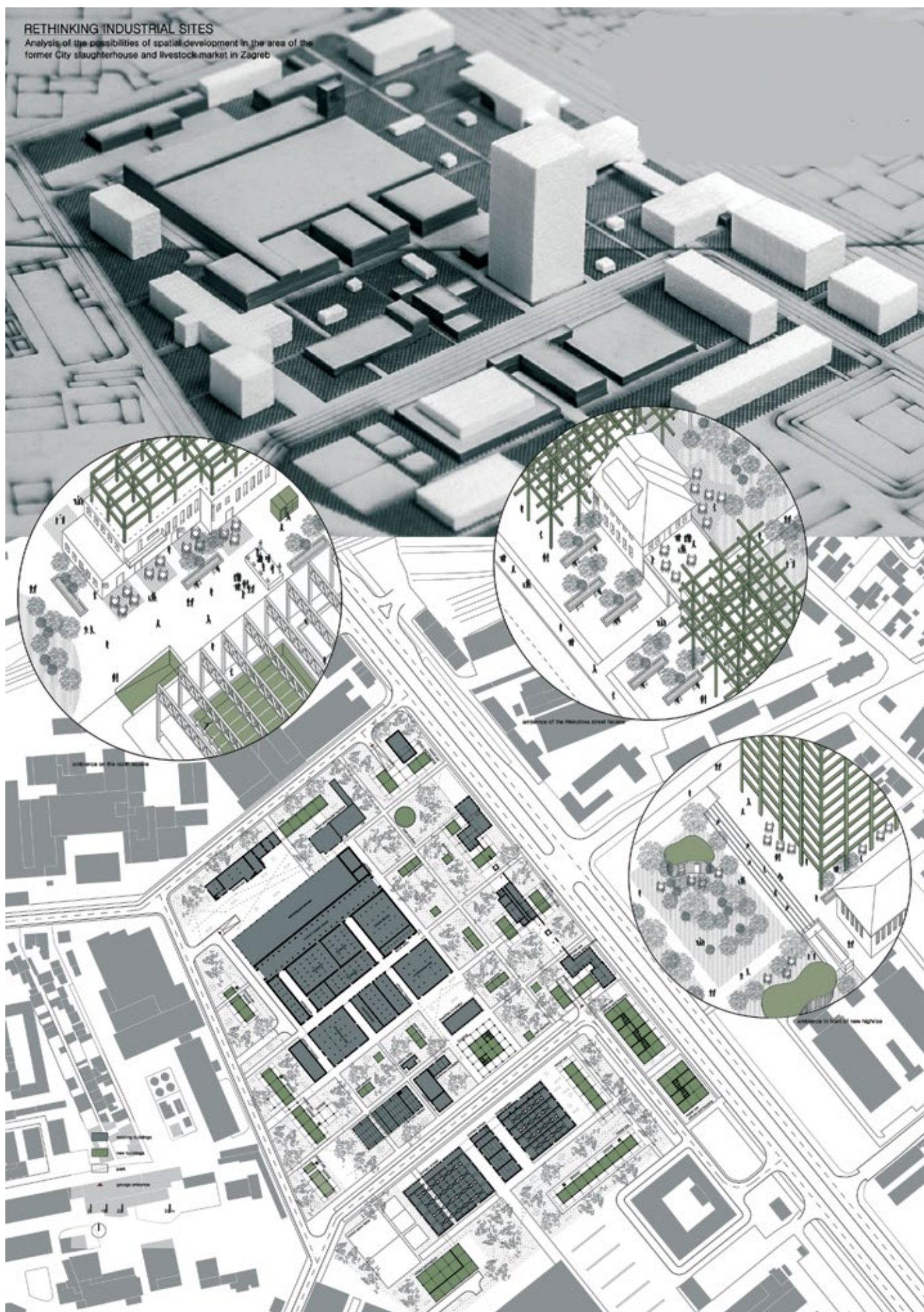
A detailed analysis of the potential of the area, from the conservation point of view, would be in compliance with the essential propositions. However, it is prevented since the oversized structure of the "tower" is planned in the segment of the protected complex where "A" category structures are and for which removal or intervention on their form is not planned. High structure could have been planned in more free southern part of the plot, in which case further considerations would be directed.

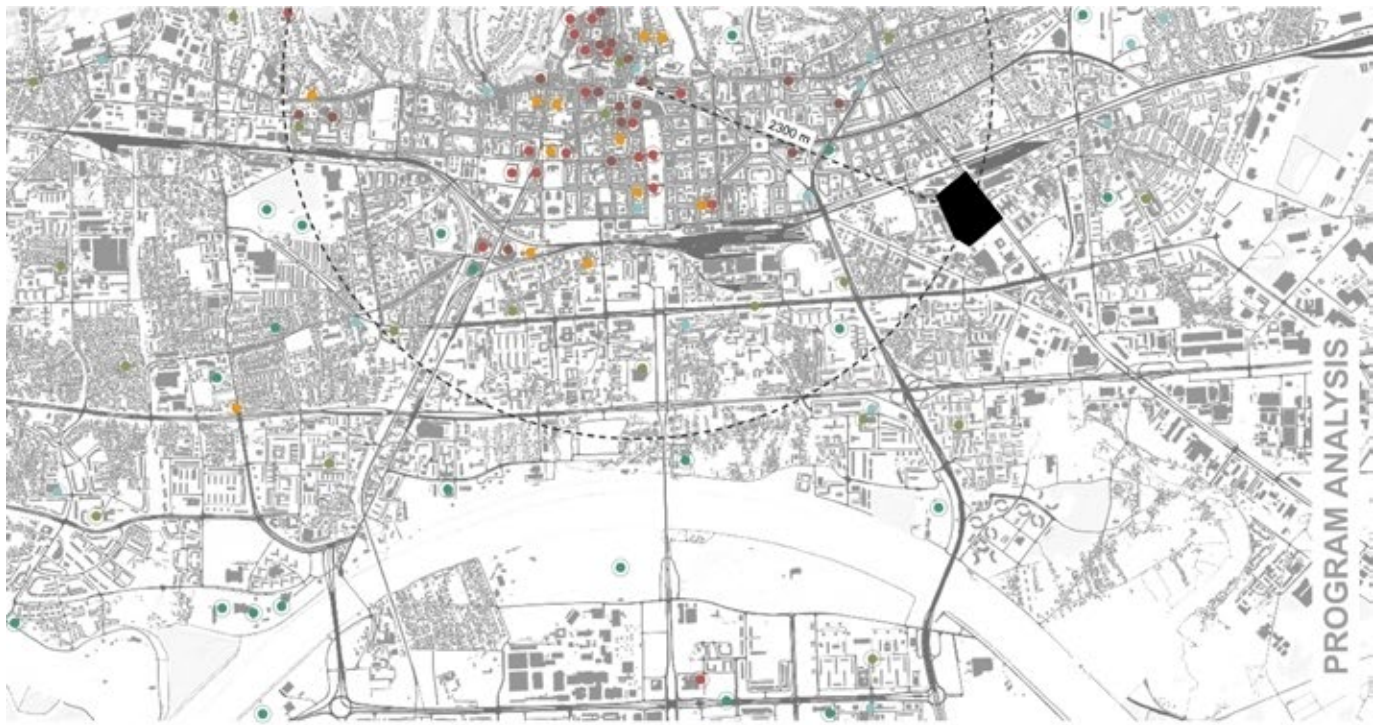
KONCEPT

Facing the complexity of the site we developed a unique design approach. The design process was divided into phases reaching from the analysis of the whole site to the small-scale analysis of buildings. Interphases of this project are: Preliminary analysis phase, Concept phase and Project phase. Each interphase is divided into subgroups dealing with issues such as Overall urbanity features, Sustainability of the design, Aesthetic value, Heritage-related approach and Overall functionality and layout disposition. The proposed layout solution is derived from the multiplicity of functions which are going to be developed in the area. Keeping in mind the crucial need for an economic evaluation and profitability we established a concept of supporting and supported structures thus forming an economically self-sustainable community. An approach like this will result in establishing a numerous private spaces including both apartments and offices which will form the outer ring inhabited by new users of the public facilities in the inner ring. The development will transform into cohesive urban complex serving as a social and economical generator for the rest of neighborhoods surrounding it.

RETHINKING INDUSTRIAL SITES

Analysis of the possibilities of spatial development in the area of the former City slaughterhouse and livestock market in Zagreb





MARKET

MUSEUM

GALLERIE

THEATRE

LIBRARY

SPORT

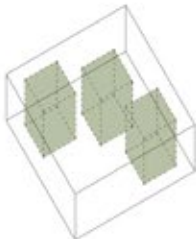
city needs

heritage
evaluation

profitability

PROGRAM

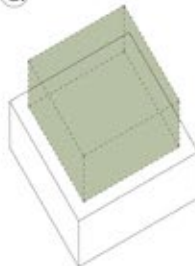
1.



INSERT

The model implies the insertion of new content within the footprint of the existing building

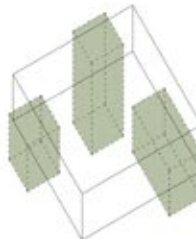
2.



TOP UP

The model implies a vertical upgrade of existing building

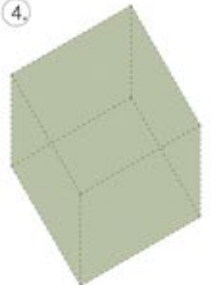
3.



CUT IN / OUT

The model implies partially insert content within existing construction, cut into the perimeter of the building

4.

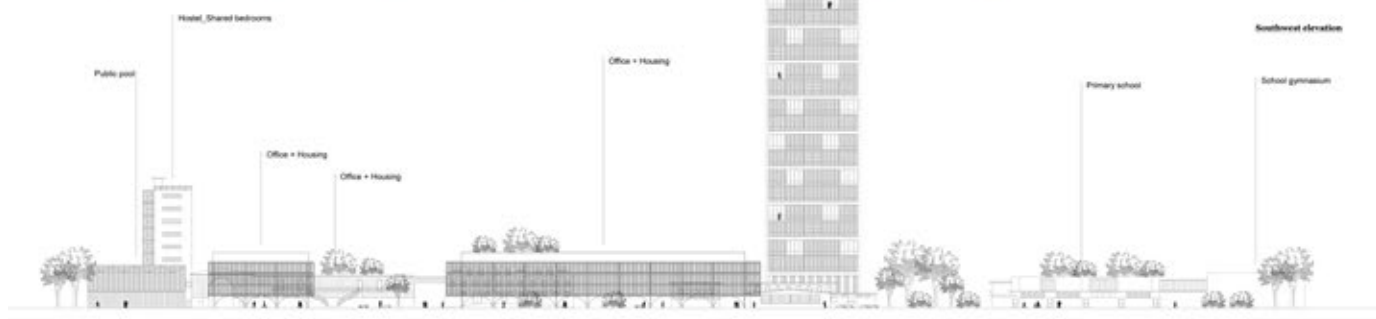
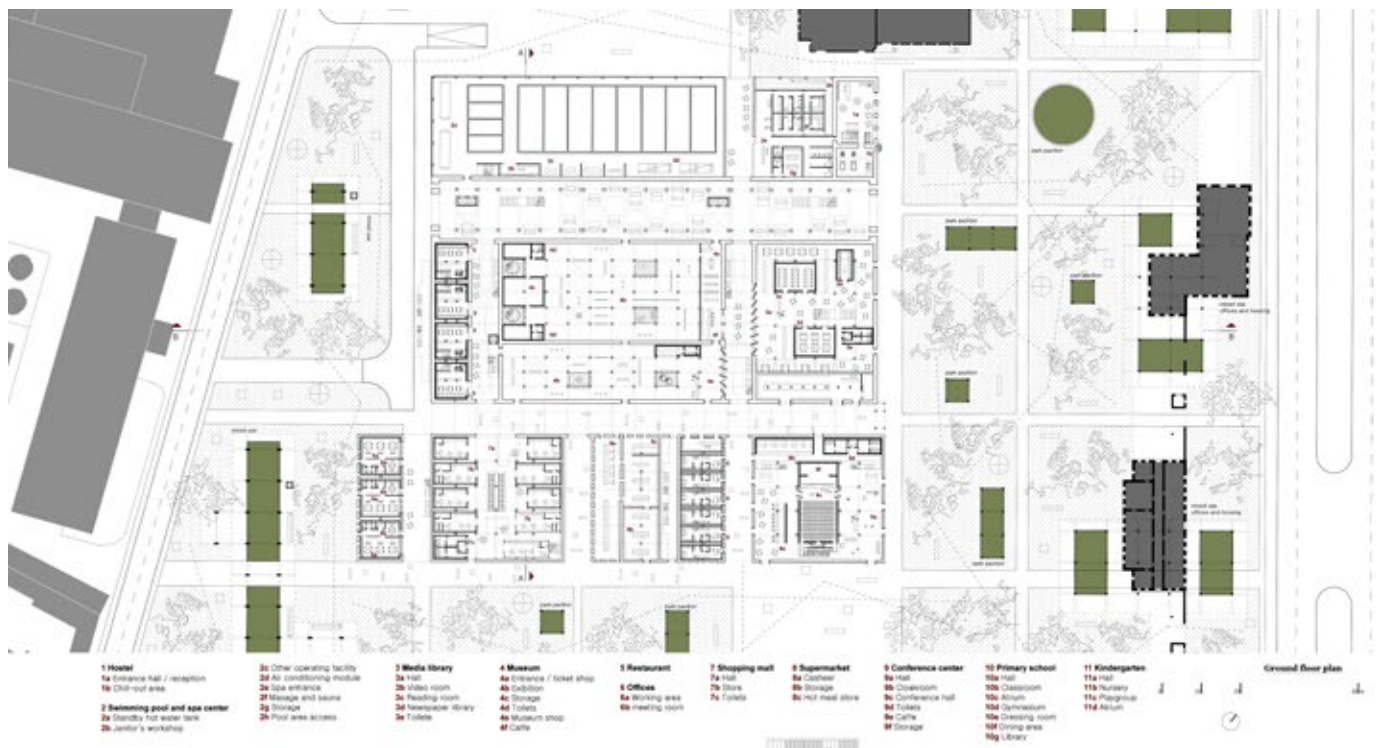


FRESH START

The model implies a completely new building structure on the site

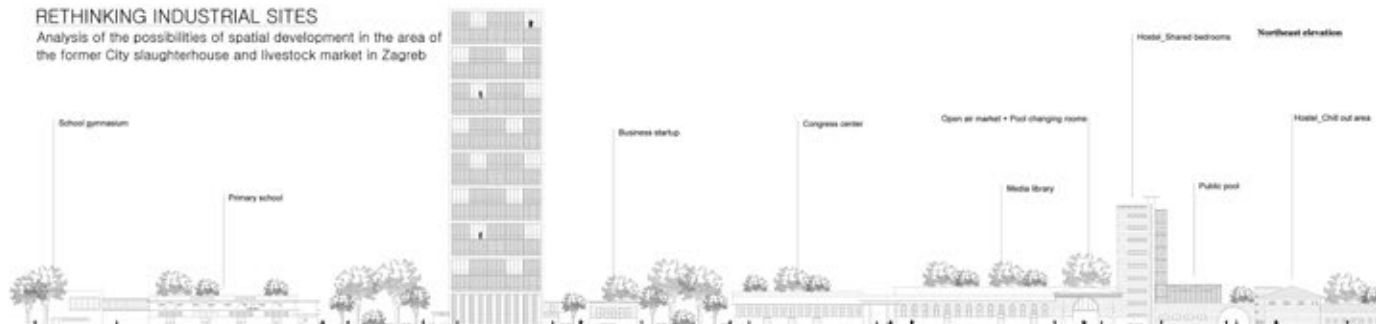
INTERVENTION MODEL





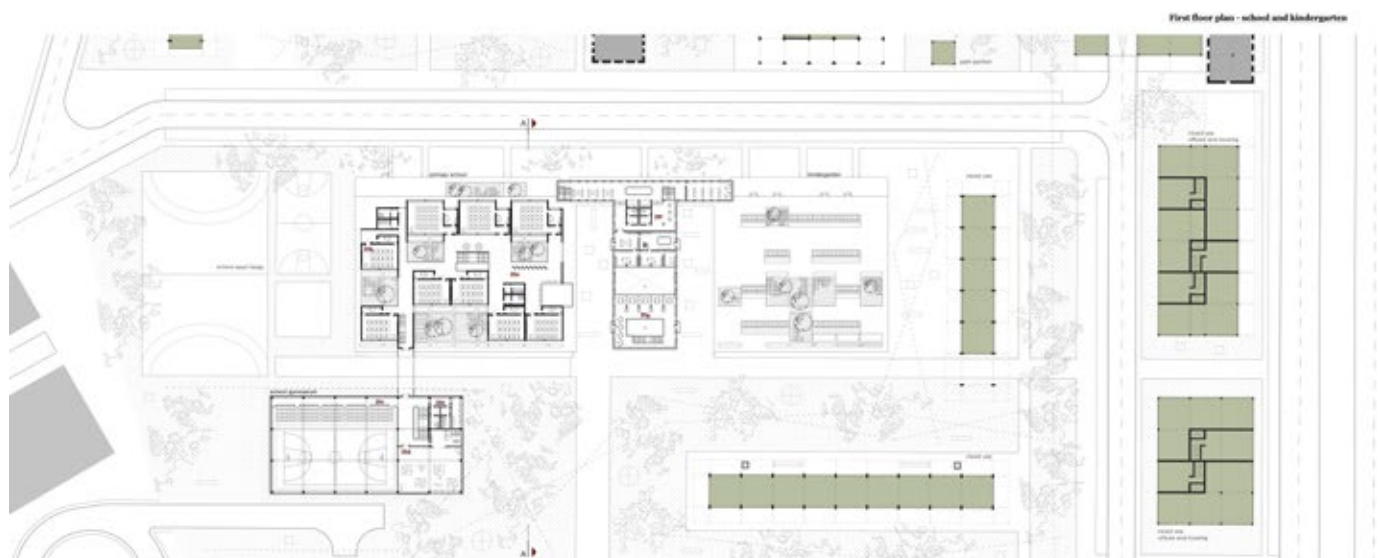
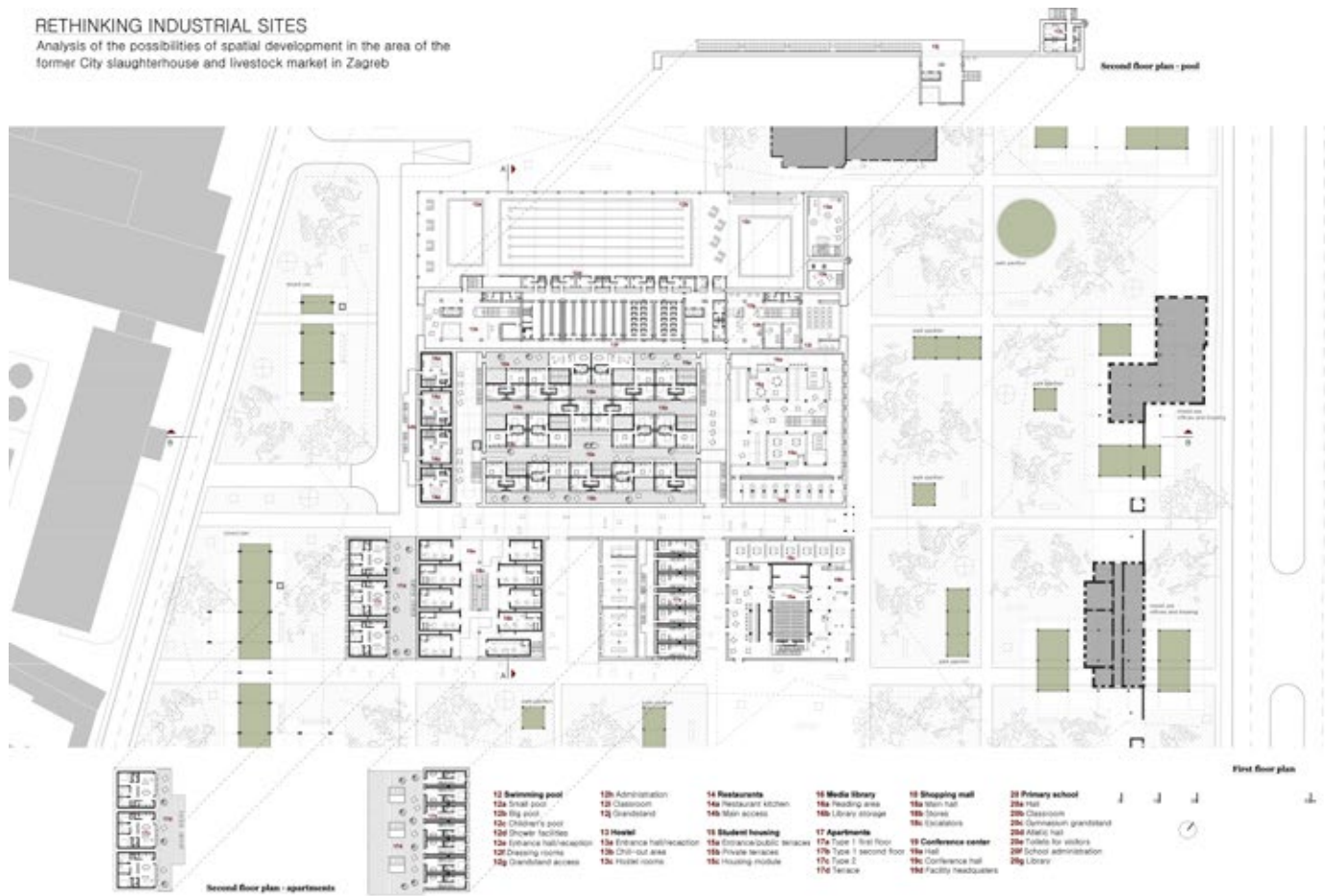
RETHINKING INDUSTRIAL SITES

Analysis of the possibilities of spatial development in the area of the former City slaughterhouse and livestock market in Zagreb



RETHINKING INDUSTRIAL SITES

Analysis of the possibilities of spatial development in the area of the former City slaughterhouse and livestock market in Zagreb



PRIZNANJE ACKNOWLEDGMENT

SVEUČILIŠTE U LJUBLJANI, FAKULTET ZA ARHITEKTURU /
UNIVERSITY OF LJUBLJANA, FACULTY OF ARCHITECTURE
KATEDRA ZA URBANIZAM / DEPARTMENT FOR URBANISM
MENTOR / MENTOR SONJA IFKO
STUDENTI / STUDENTS RAPHAËLLE GAURY, KATJA JAGLIČIĆ

007



RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE PRIZNANJA

Rješenje pokazuje kvalitetno oblikovanje cjeline urbanističko-prostorne kompozicije. Vrsnoća prostornih odnosa nove gradnje prema postojećim građevinama i neizgrađenim površinama unutar kompleksa dopunjena je istančanim oblikovanjem javnih prostora unutar kompleksa i njihovom dostupnošću.

KONCEPT RADA

Dizajnerska četvrt, koja se nalazi na mjestu stare klaonice u Zagrebu, novo je gradsko okupljalište koje povezuje ljude svih generacija preko glavne teme: kvalitetnog ostvarenja. Dizajneri, studenti, stanovnici, radno aktivno stanovništvo, djeca i starije osobe mogu pronaći programe koji odgovaraju njihovim potrebama. Vanjski prostori dizajnirani su kako bi potaknuli izgradnju zajednice, a čitavo područje s velikim parkom djeluje privlačno i živahno.

Cilj je stvoriti novo susjedstvo koje bi poboljšalo kvalitetu života stanovnika i posjetitelja te bi bilo velika zanimljivost u gradu Zagrebu.

U skladu s urbanističkim planovima, područje će sadržavati društvene, kulturne, obrazovne te poslovne i maloprodajne sadržaje. Zgrada Muzeja dizajna u srcu Dizajnerske četvrti upotpunjena je Akademijom dizajna i radionicama za profesionalce. Stambeni prostor također je osiguran spajanjem lokacije u multifunkcionalan prostor za život, rad i slobodno vrijeme.

Povijesne građevine očuvale bi se i obnovile gdje bi god bilo moguće. Sve intervencije u povijesne strukture imale bi minimalan utjecaj na postojeće stanje. Lokacija bi u najvećoj mjeri bila rezervirana za pješake. Stacionarni promet uglavnom bi bio skriven u podzemnim garažama.

ACKNOWLEDGMENT EXPLANATION

The proposal shows a good design of the whole urban spatial composition. The quality of the spatial relations of the new constructions, with regards to the existing buildings and undeveloped areas within the complex, is complemented by the careful articulation of public spaces within reach and their availability.

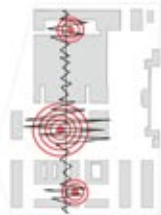
CONCEPT

Design District, situated on the site of the old Zagreb slaughterhouse, is a new gathering point of the city. Its aim is to connect people of all generations through the main theme of quality design. Designers, students, residents, working population, children and elderly – all find programs suited to their needs. Outside spaces are designed to encourage community building and the area, with its large park, seems inviting and vibrant.

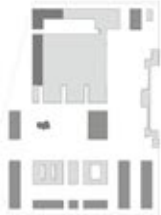
The aim is to create a new neighborhood, designed to improve the quality of life of its residents and visitors that will be an important asset to the city of Zagreb.

In keeping with urban development plans, the area will comprise social, cultural and educational programs as well as business and retail. The Design Museum building is at the heart of the Design District complemented by a Design Academy and workshops for professionals. Housing will also be provided, merging the area in a multi-functional space for living, working and leisure.

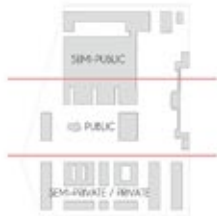
Historical structures were kept and restored wherever possible. All the interventions in the historical structures have minimal impact on the existing situation. The area is, as much as possible, reserved for pedestrians. Stationary traffic is for the most part hidden in underground garages.



NODES + NEW SQUARES
 In the area with most intensive flow of people the new squares are designed



OLD AND NEW
 The historical industrial buildings will be preserved and slowly removed



PUBLIC / PRIVATE
 Transition from public to private spaces is designed through arrangement of different programs like offices, school, public workshops and housing



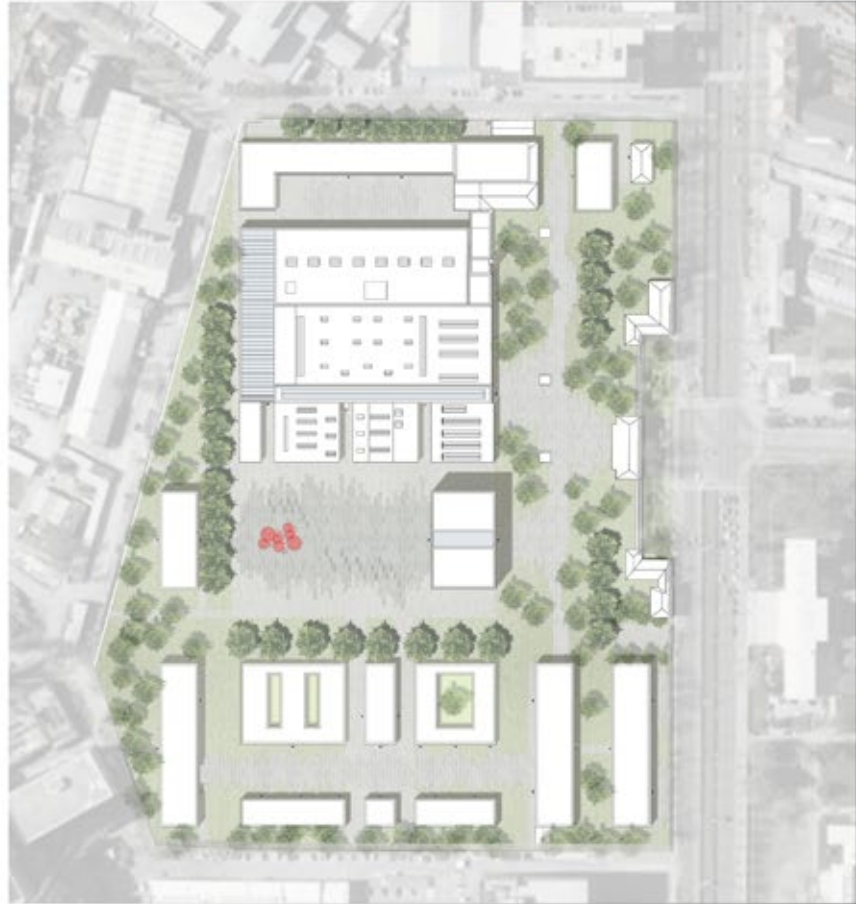
INTERCONNECTIONS
 A lot of pathways encourage the connection with the surroundings on all four sides of the area



PARKING / GARAGES
 Parking spaces are hidden underground to keep the area pedestrian friendly



GREEN STRUCTURE
 The old tree lines are preserved and large parks created along both sides of the building complex



DESIGN DISTRICT



PRIZNANJE ACKNOWLEDGMENT

011

SVEUČILIŠTE U LJUBLJANI, FAKULTET ZA ARHITEKTURU /
UNIVERSITY OF LJUBLJANA, FACULTY OF ARCHITECTURE
KATEDRA ZA URBANIZAM / DEPARTMENT FOR URBANISM
MENTOR / MENTOR SONJA IFKO
STUDENTI / STUDENTS BRINA BRITOVŠEK, MATEJ MIRT,
KAJA ŠTEPIC



RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE PRIZNANJA

Primjeren odnos novih volumena i okolnog gradskog tkiva uz atraktivnost predloženog programa u smislu osiguravanja isplativosti ulaganja i realizacije javnih sadržaja doprinos je ovog natječajnog rada.

KONCEPT RADA

Centar za građane Europe

Povodom ulaska Hrvatske u Europsku uniju želimo sagraditi europski centar na području napuštene klaonice. U tu svrhu izložbeni prostor za sve zemlje EU-a izgrađen je na mjestu koje bi promoviralo različite nove načine poslovanja. Ovaj centar bio bi dobra polazna točka za tvrtke iz jugoistočne Europe kako bi se pridružile zajedničkom europskom tržištu.

Europska unija prije svega je zajednica ljudi, a ne samo institucija, zato je naš program osmišljen tako da se politički, ekonomski i društveni predstavnici susreću na jednom mjestu. Projekt je svrsishodan s financijske točke gledišta te će povezati lokalne i šire javnosti. Stvorit će se nova radna mjesta za mlade ljude kao i nove mogućnosti za uspostavljene poslovne tokove. To se odnosi na širu regiju za promet i programiranje. Program za dizajn područja bio bi tako ekonomska razvojna os jugoistočne Europe, od Zagreba do zapada, Sjeverne Europe i svijeta.

Povezali smo zgrade i programe te tako stvorili "vjetrenjaču", koja je hibrid, raznolika je i stvara energiju za kretanje. Uspjeli smo spojiti vjetrenjaču sa starim zaštićenim dijelom zgrade i dobiti raznolik tlocrt, koji kombinira oba dijela: programski i prostorni.

ACKNOWLEDGMENT EXPLANATION

Appropriate relation between new structures and the surrounding urban fabric with the attractiveness of the proposed project, in terms of ensuring the viability of investments and realization of public facilities, is the contribution of this competition entry.

CONCEPT

European Citizen Centre

At the occasion of Croatia joining to the European Union we would like to build European center on area of abandoned slaughterhouse. For that purpose the exhibition area for all EU countries is built on site to promote different ways of new businesses. This center would be a good starting point for companies from Southeast Europe to join common European market.

European Union is first of all community of the people and not only institution, therefore our program is conceived in such way, that political, economic and social representatives are crossed in one place. The project is expedient from financial point of view and it will connect local and wider public. New jobs for young people will be generated and new opportunities for established business flows. It is related to wider region in transport and programming. Program design of the area would be economic developmental axis of Southeast Europe, from Zagreb to West, North Europe and worldwide.

We connected buildings and programs and created "windmill", which is hybrid, diversified and is creating energy for moving. We manage to merge the windmill with the old protected part of the building and got diverse ground plan, which is combining both parts, programmatically and spatially.

14495 TRADE CENTER
 12830 SHOW ROOM
 580 ADMINISTRATION
 1085 STAFF
1515 ART
 260 PUBLIC SPACE
 1130 DESIGN SPACE
 105 STAFF
750 INFO CENTER
 490 PUBLIC SPACE

8980 COMMUNITY CENTER
 1375 MARKET PLACE
 560 RESTAURANTS
 4235 SHOPS
 545 SERVICES

1140 LEASURE CENTER
 200 SPA
 450 FITNESS
 135 HEALTH CARE
 175 STAFF

4975 HOTEL
 3390 ROOMS
 155 STAFF
 115 ADMINISTRATION
 225 SERVICE

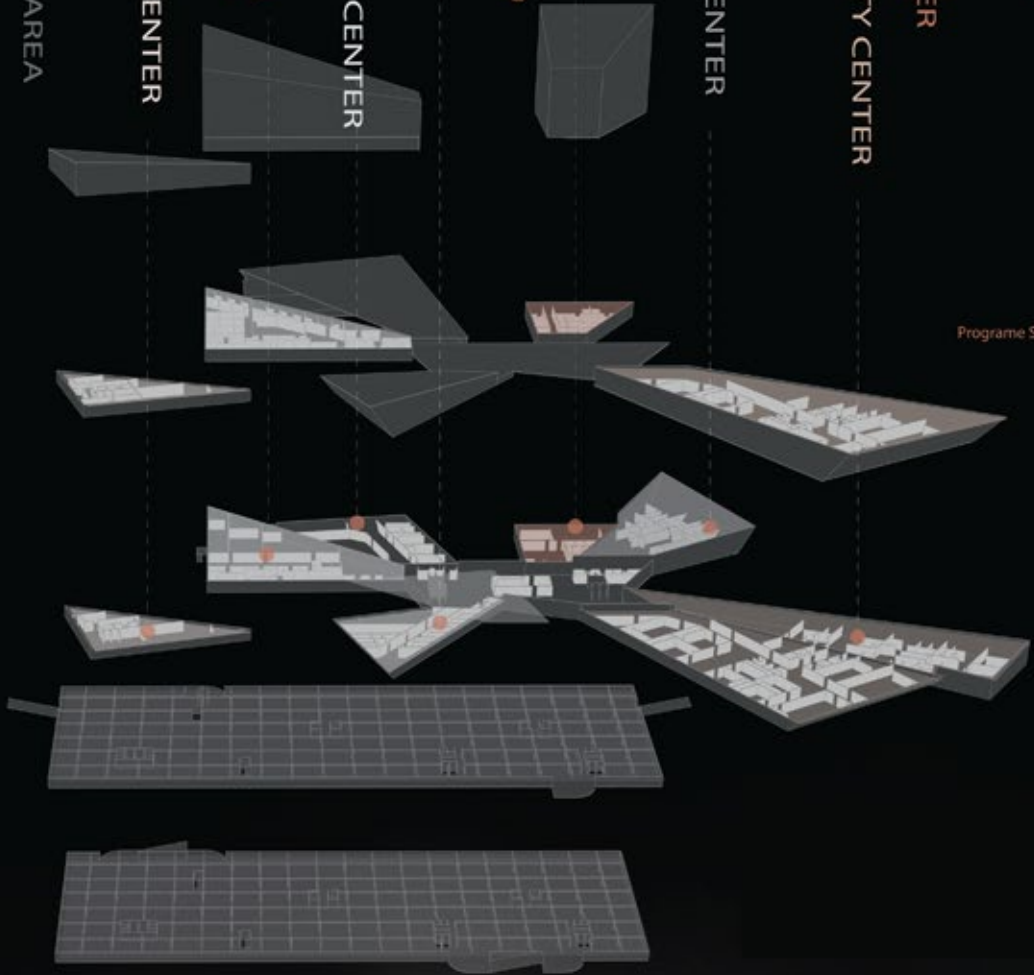
880 EU HOUSE
 380 OFFICE
 425 ADMINISTRATION
 75 PUBLIC SPACE
1155 CONGRESS CENTER
 175 CONGRESS HALL
 95 PUBLIC SPACE
 885 OFFICE

11790 EU CENTER
 6400 ADMINISTRATION
 4155 PUBLIC AREA
 1235 SERVICES

1695 STUDENT CENTER
 815 CLASSROOMS
 175 ADMINISTRATION
 635 PUBLIC AREA
 70 STAFF

77340 OUTDOOR AREA
 33550 PUBLIC SPACE
 38975 GREEN AREAS
 4875 PARKING

Programme Scheme



Concept





PRIZNANJE ACKNOWLEDGMENT

019

SVEUČILIŠTE U ZAGREBU, ARHITEKTONSKI FAKULTET /
UNIVERSITY OF ZAGREB, FACULTY OF ARCHITECTURE
KATEDRA ZA TEORIJU I POVIJEST ARHITEKTURE,
KATEDRA ZA ARHITEKTONSKO PROJEKTIRANJE /
DEPARTMENT FOR THEORY AND HISTORY OF ARCHITECTURE,
DEPARTMENT FOR ARCHITECTURAL DESIGN
MENTORI / MENTORS ALAN BRAUN, SONJA TADEJ
STUDENTI / STUDENTS BRUNA FURAČ, Marija Pavlović



RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE PRIZNANJA

Rad prepoznaje specifičnosti lokacije kao zelene oaze u gradu, koju želi zaštititi i naglasiti. Kvalitetno su oblikovani javni prostori unutar kompleksa (šetnice, trgovi i parkovi) koji su uz vrednovanje zelenih površina unutar obuhvata ostvarili kvalitetu prostornih odnosa zaštićenih građevina i odabranih oblika.

ACKNOWLEDGMENT EXPLANATION

The work recognizes the specific features of the location as a green oasis in the city one would like to protect and emphasize. Public spaces within the complex are well designed (walkways, plazas and parks), which have, along with the evaluation of green areas within the scope, achieved quality of spatial relations between protected buildings and selected morphology.

KONCEPT RADA

Uz industrijsku baštinu bivše klaonice nalazimo puno očuvanog zelenila. Upravo zbog tog zelenila i bogate industrijske baštine naša je ideja bila da ne pokušavamo narušiti izgled klaonice agresivnom izgradnjom te uklopiti što je više moguće novih zgrada. Shvaćamo novi centar kao veliki park uzimajući u obzir da je bio i trenutno je jedini veliki prostor zelenila u ovom dijelu grada s mnogo različitih sadržaja. Također mislimo da nova gradnja ne bi trebala biti agresivna i zapriječiti pogled na Klaonicu, stoga smo odlučili prekriti teren travnatom površinom oblikujući je postojećim objektima i stvaranjem nove strukture koja odgovara okolišu. Sve to pruža nov, atraktivan i prepoznatljiv identitet tom dijelu Zagreba. Cijelo mjesto podijeljeno je u zone: poslovni prostor, prostor za rekreaciju, turističku zonu i stambeni prostor. Središnji dio, u kojemu su glavne dvorane Klaonice, pretvorio bi se u medijski centar. Prostor Klaonice povezan je šetnicama koje uključuju zelenilo, proširenja unutarnjih objekata i popločane pješačke zone stvarajući tako mrežu komunikacija za pješake i bicikliste.

CONCEPT

With all industrial heritages in the former slaughterhouse, we find a lot of preserved greenery. Because of all this greenery and great industrial heritage, our idea was to try not to impair appearance of this slaughterhouse with aggressive construction and imbed new buildings as much as possible. We treat this new center as a big park, taking into account that it would be and currently is the only major area of greenery in this part of the city with many different contents. As we think that new construction should not be aggressive and block the view on the Slaughterhouse we decided to cover its terrain with the grass "sheet", shape it through the existing objects and create a new structure that fits the environment. This gives new, attractive and recognizable identity to this part of Zagreb. Whole place is divided into zones – business area, recreational places, tourist zone and residential zone. Middle part, where the main halls of slaughterhouse are, is converted into a media center. Site of the slaughterhouse is connected with promenades that include greenery, extensions of internal objects and paved pedestrian zone, creating an array of communications for pedestrians and bicycles.



POHVALA COMMENDATION

001

SVEUČILIŠTE U NOVOM SADU, FAKULTET TEHNIČKIH ZNANOSTI /
UNIVERSITY OF NOVI SAD, FACULTY OF TECHNICAL SCIENCES
KATEDRA ZA ARHITEKTURU I URBANIZAM / DEPARTMENT OF
ARCHITECTURE AND URBAN PLANNING
MENTOR / MENTOR ANICA TUFEGDŽIĆ
STUDENTI / STUDENTS DEJANA ARANICKI, MIROSLAV
DŽIGURSKI, RADIŠA KOSTADINOVIĆ

RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE POHVALE

Javni prostori vrsno su oblikovani (povezani trgovi) pa je tako ostvarena kvaliteta prostornih odnosa u smislu ostvarivanja mjesta različitih društvenih aktivnosti.

COMMENDATION EXPLANATION

Public spaces are well designed (connected squares) and thus the good quality of spatial relations is achieved in terms of the realization of various social activities.

KONCEPT RADA

Korisnici prostora prolaze, mijenjaju se i zaboravljaju, ali njihova prisutnost i dalje se osjeća ostavljajući trag i dajući prostoru jedinstveni karakter. Naše razumijevanje potreba ovog prostora vođeno je idejom njegova sjećanja.

Kompleks zgrada zamišljen je kao organizam koji odgovara potrebama različitih aspekata pojedinca i zajednice. Slične funkcije usmjerene su jedna prema drugoj kreirajući specifičan javni prostor. Trgovi su povezani u sustav u kojemu se različiti slojevi otvorenog prostora prelijevaju jedan u drugi.

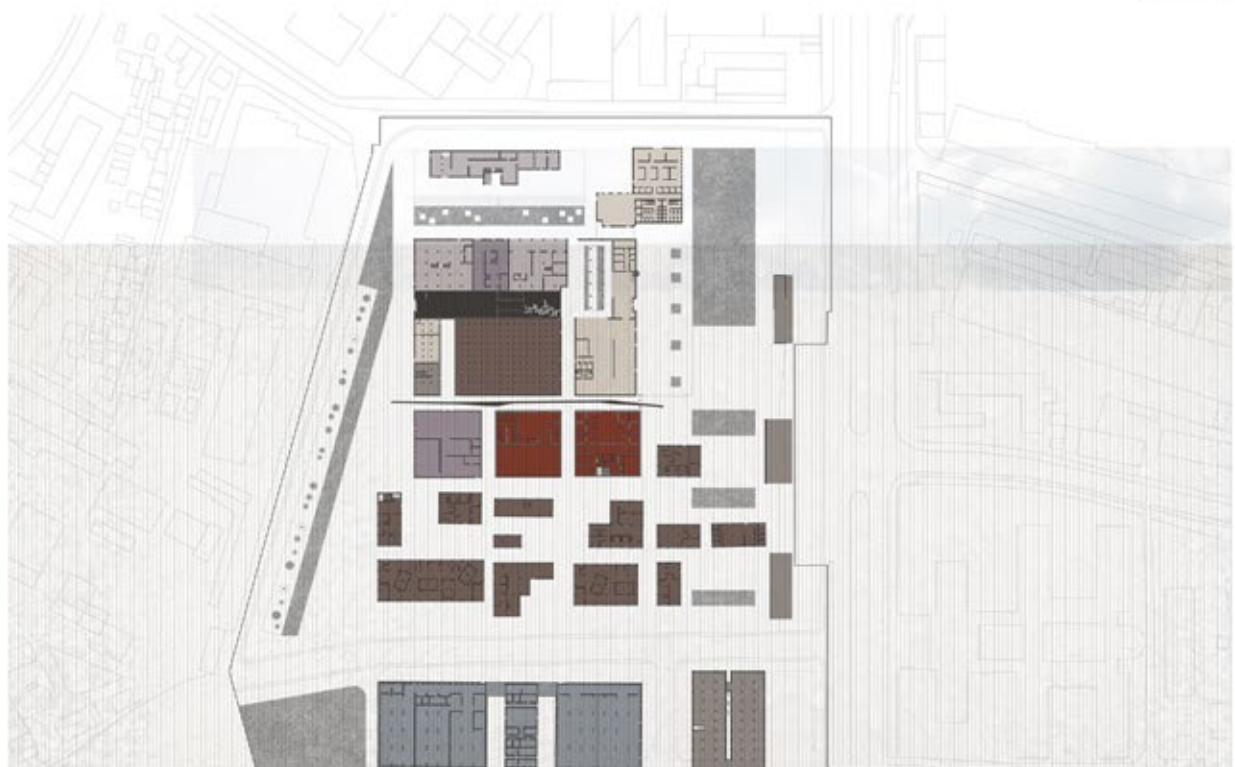
Vođeni idejom prostornog sjećanja uveli smo funkcije koje ne narušavaju postojeće oblike, već ih nadopunjuju i ističu. Cilj je bio pronaći takvu funkciju koja bi odgovarala praktičnom rasporedu prostora. Novi objekti i strukture oblikovani su tako da svjedoče o vremenu u kojem su se potrebe ljudi promijenile, ali i o vremenu u kojemu nije potrebno odmicati se od vlastite prošlosti radi izgradnje nove budućnosti. Prošlost treba promatrati s poštovanjem i pravim sustavom vrijednosti prilagođavajući se stalnoj promjeni potreba suvremenog čovjeka.

CONCEPT

Users of the space pass by, change and forget, but the presence of people continues to exist within the space, leaving their mark and giving it a unique character. Our understanding of the needs of this space is led by the idea of the memory it.

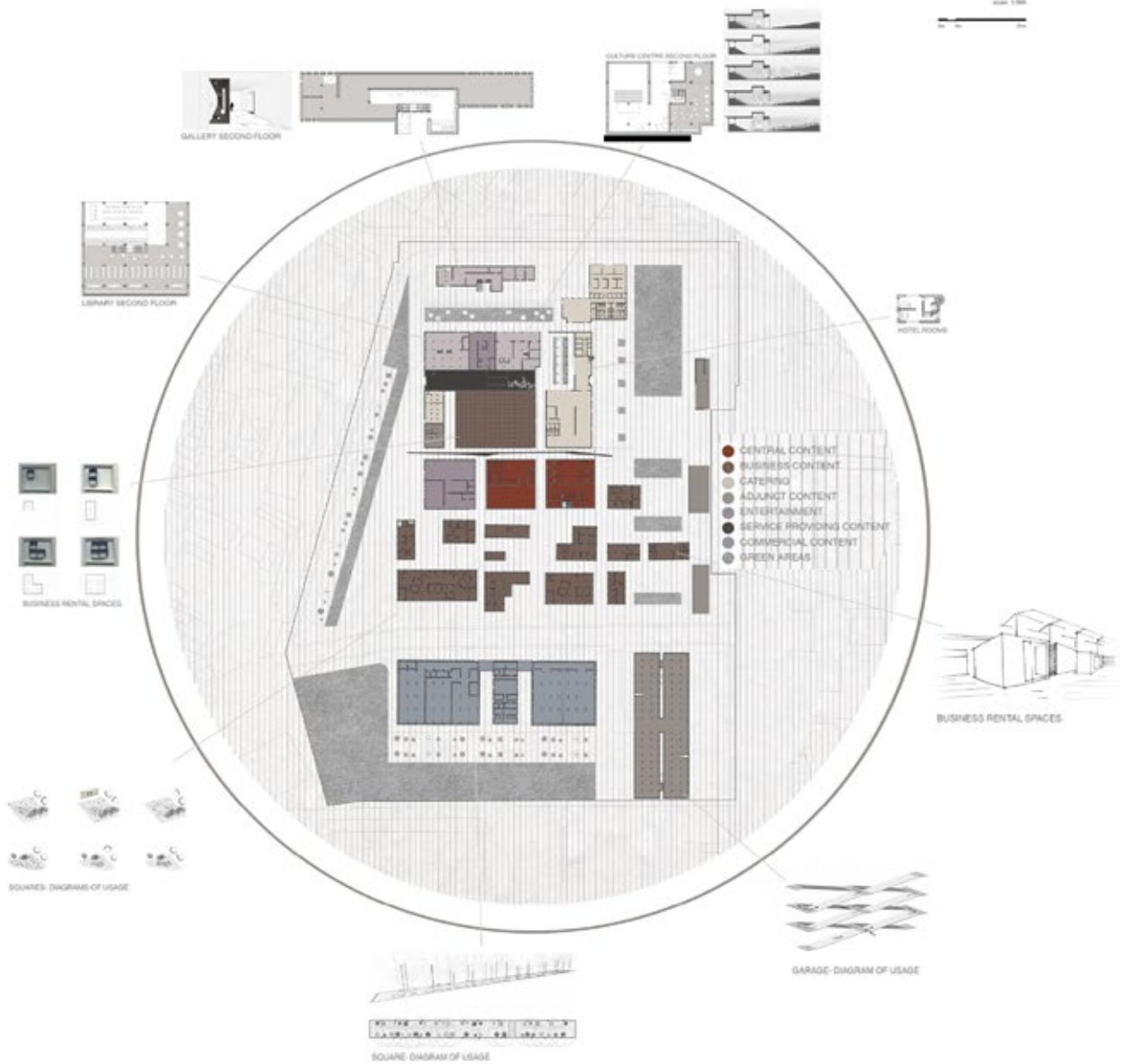
The building complex is envisioned as an organism which responds to the needs of different aspects of the individual and the community. Similar functions are oriented towards one another, shaping a specific public space. Squares are connected in a system, where different layers of open space overflow into one another.

Guided by the idea of spatial memory, we introduced functions which do not distort the existing morphology, but complement it, and make it stand out. The goal was to find such a function which responds well to the functional disposition of the space. New objects and structures are shaped in such a way to witness the time in which the needs of people are changing, but also the time which does not desolate its past to construct new future, but looks back on it with respect and rightful system of values, adjusting it to the constant change of the needs of the contemporary human.



- CENTRAL CONTENT
- BUSINESS CONTENT
- CATERING
- ADJUNCT CONTENT
- ENTERTAINMENT
- SERVICE PROVIDING CONTENT
- COMMERCIAL CONTENT
- GREEN AREAS





POHVALA COMMENDATION

006

SVEUČILIŠTE U SARAJEVU, ARHITEKTONSKI FAKULTET /
UNIVERSITY OF SARAJEVO, FACULTY OF ARCHITECTURE
KATEDRA ZA TEORIJU I POVIJEST ARHITEKTURE I ZAŠTITU
GRADITELJSKOG NASLIJEĐA / DEPARTMENT OF THEORY AND
HISTORY OF ARCHITECTURE AND PRESERVATION OF HERITAGE
MENTORI / MENTORS AIDA IDRIZBEGOVIĆ ZGONIĆ, AMIR PAŠIĆ
STUDENTI / STUDENTS NIHADA GADŽO, BERINA MALANOVIĆ,
REA ROZIĆ, AZRA TESKEREDŽIĆ

OBRAZLOŽENJE POHVALE

Rješenjem je postignuto iznimno vrednovanje uloge povijesnih građevina u definiranju identiteta urbanog prostora i uspješno ostvarivanje nove urbane vrijednosti.

COMMENDATION EXPLANATION

An extremely enhanced role of historical buildings is achieved in this work through defining the identity of urban space and successful realization of new urban value.

KONCEPT RADA

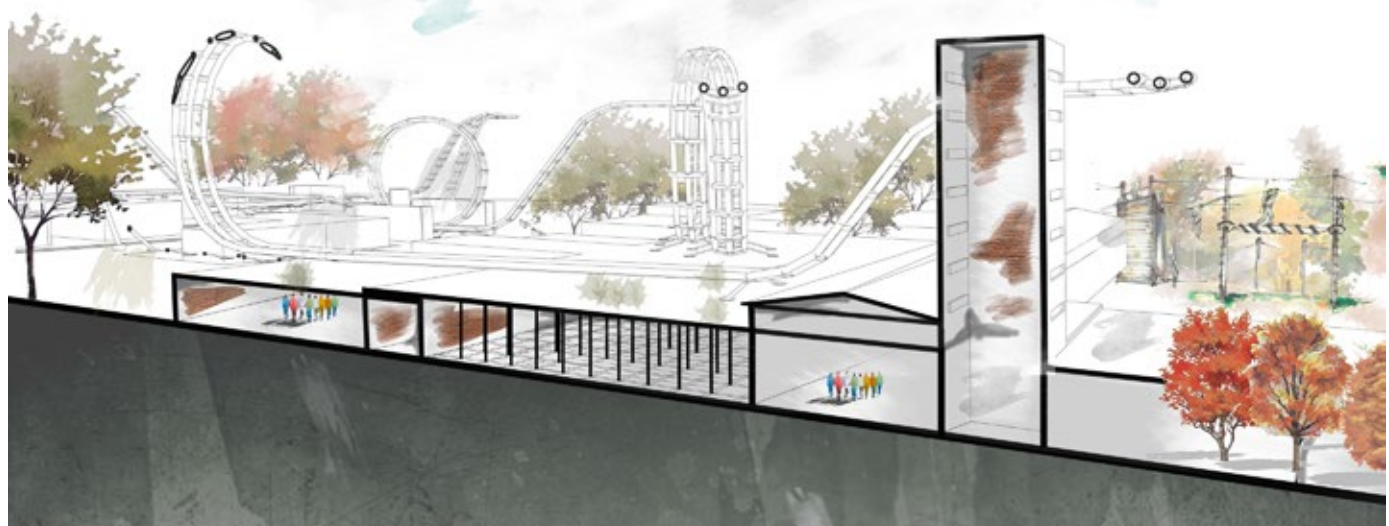
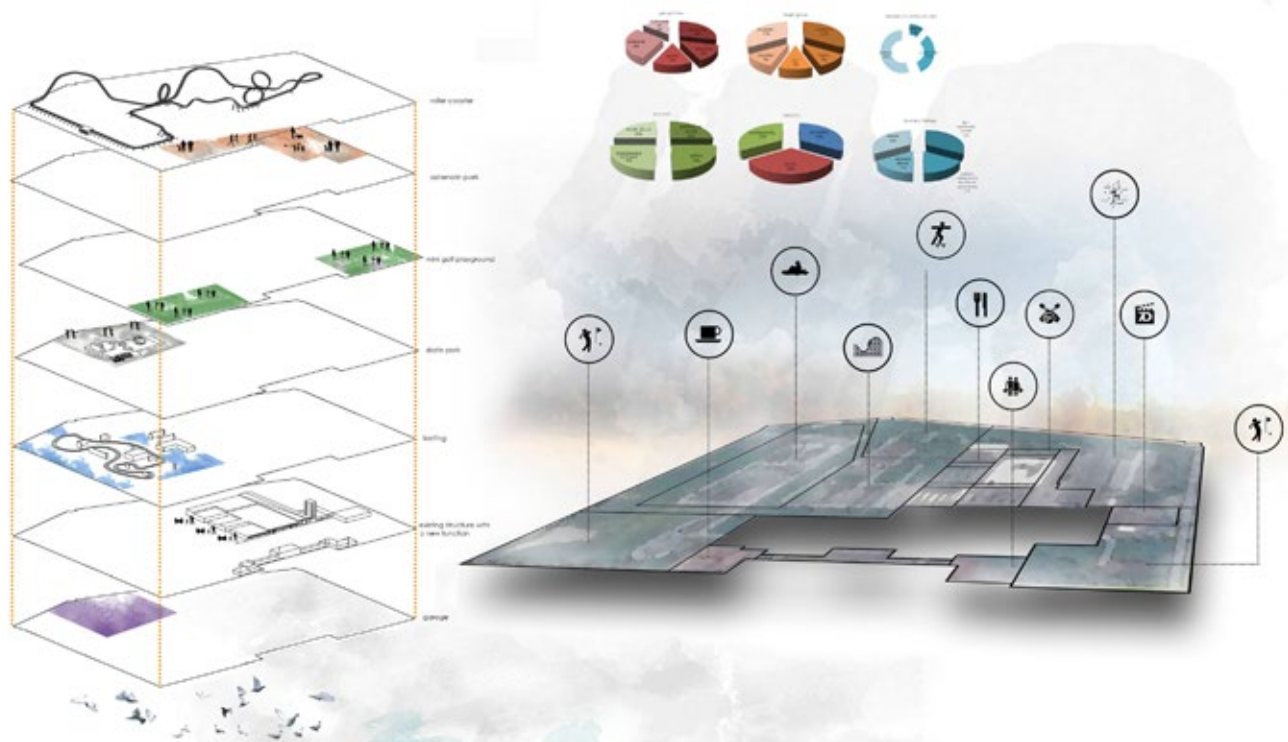
"FUN Park" (FUN = Family_indUstry_scieNce, / ZABAVA = obitelj, industrija, znanost), park na mjestu nekadašnje klaonice, predstavlja potpuno novo i neočekivano rješenje. Novi je sadržaj važan Zagrebu jer nudi novu dimenziju zabave, i za građane i za turiste. Za očekivati je da će "Fun Park" zaintrigirati turiste da produže boravak u gradu za još jedan dan. Naime, "Fun Park" čuva postojeću strukturu, koja je u "A" kategoriji zaštite, dok bi se ostali objekti uklonili. Na taj način stvorio bi se prostor za nove sadržaje i obogaćivanje zelene zone kao još jedne važne oaze u napućenom gradu.

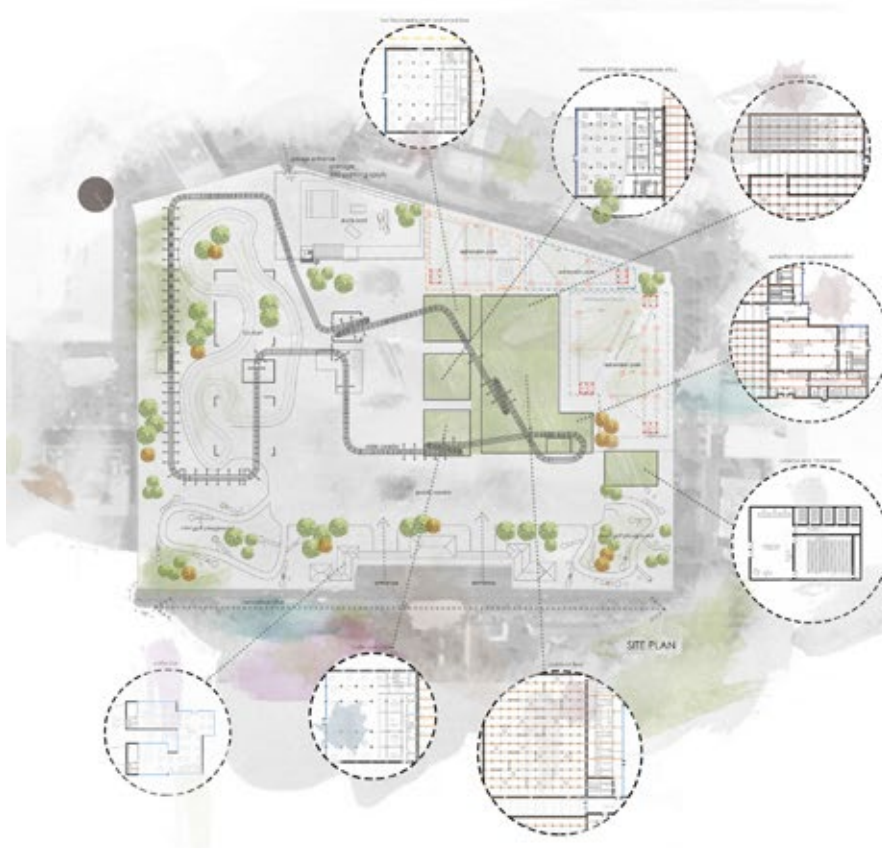
Novodizajnirano rješenje, koje se temelji na različitim sadržajima za sve uzraste, aktivira lokaciju tijekom čitavog dana, a ne isključivo tijekom očekivanog radnog vremena u poslovnoj zoni. Unatoč mnogim atraktivnim dijelovima kao što su adrenalinski park, golf, karting, vlakić (roller coaster) i skate-park, "Fun Park" nudi i prostor za tehnološki park. To je područje dizajnirano s ciljem promicanja inovacije i približavanja znanosti djeci i odraslima.

CONCEPT

"FUN park" (FUN = Family_indUstry_scieNce), a park on site of the former abattoir, represents a completely new and unexpected solution. The new content is an important for Zagreb because it offers a new dimension of entertainment, both for the citizens and tourists. It is expected that "Fun park" would attract tourists to extend their stay in the city for one more day. "Fun park" preserves the existing structure, which is under the protection zone "A", while other built structures are permitted to be removed from the site, to allow for new content and enrichment of the green zone, as another important oasis in the crowded city.

A newly designed solution, based on a variety of contents for all ages, activates the location not exclusively within the expected working hours in a business zone, but during the entire day. Despite many attractive parts such as adrenalin park, golf courses, karting, roller coaster and skate park, "Fun park" also offers a place for a technology park. It is area designed in a manner to promote innovations and make science interesting to the children and adults.





POHVALA COMMENDATION

008

SVEUČILIŠTE U LJUBLJANI, FAKULTET ZA ARHITEKTURU /
UNIVERSITY OF LJUBLJANA, FACULTY OF ARCHITECTURE
KATEDRA ZA URBANIZAM / DEPARTMENT FOR URBANISM
MENTOR / MENTOR SONJA IFKO
STUDENTI / STUDENTS LUCIE COLAS, SARA PIRJEVEC, NINA
TELBAN



RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE POHVALE

Rješenjem je postignuto iznimno vrednovanje uloge povijesnih građevina u definiranju identiteta urbanog prostora i uspješno ostvarivanje nove urbane vrijednosti.

COMMENDATION EXPLANATION

An extremely enhanced role of historical buildings is achieved in this work through defining the identity of urban space and successful realization of new urban value.

KONCEPT RADA

Osnovna je ideja projekta transformirati lokaciju u zelenu oazu u "urbanoj" šumi. Fokus je na "vodenom" programu koji obogaćuje moguće aktivnosti u ovom dijelu Zagreba i stvara novi osobiti prostor prepoznatljiv i u širim gradskim razmjerima.

Čuvanjem stare strukture klaonice stvaramo nove sportske bazene, koji su djelomično atrakcija za djecu, a djelomično su termalni bazeni sa saunama i sobama za masažu. Osim toga prostor uključuje raznolike rekreativne programe. Kako bismo bili sigurni da ljudi ne borave na lokaciji samo tijekom dana, na drugom dijelu kompleksa izgrađen je stambeni dio koji čine uglavnom dvoetažni stanovi s vrtovima i stambeni toranj. U tom dijelu nalazi se i multimedijaska knjižnica koja je zanimljiva studentima koji studiraju u blizini. Treći dio programa uključuje restorane i prodajne objekte koji privlače sve posjetitelje i prolaznike.

Visine većine novih zgrada prilagođene su postojećima. Osim malih intervencija, također smo izgradili tri "tornja" koji se uzdižu iznad drveća stvarajući vertikale koje dominiraju gradom.

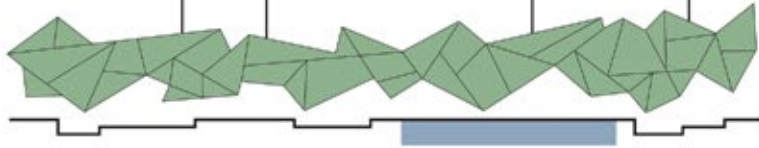
CONCEPT

The main idea for the project is to transform the location into a green oasis of "urban" forest. The focus is on water program that enriches possible activities in this part of Zagreb and create new specific space that is recognized also in bigger city scale.

By keeping the old structure of the slaughterhouse we create new swimming pools for sport, an attraction partly for children and partly for thermal pools with saunas and massage rooms. In the same context of program there is also fitness which encloses the variety of the recreation programs. To make sure that people do not stay on the location only during the day we place some housing on the opposite part of it. Those are mostly duplex with gardens and the housing tower. In this part there is also a multimedia library which is also interesting for students studying nearby. The third assembly of program is accompanied by restaurants and markets facilities which attract general users to this place.

Heights of the majority of new buildings are adapted to the existing ones. Besides all the small interventions we also created three "towers" which rise above the tree line and create big vertical dominants in the city.

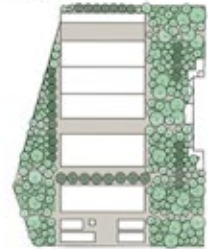
ESCAPE ISLAND



PATHS



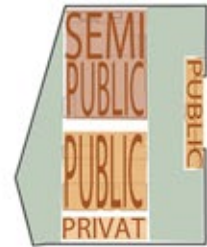
PROGRAM



GREEN CONCEPT



SECTIONS



PUBLIC/PRIVAT



TRAFFIC

The car can access the underground garage on location. Only the delivery vehicle can access the underground storage. There are 750 parking places.





POHVALA COMMENDATION

010

SVEUČILIŠTE U LJUBLJANI, FAKULTET ZA ARHITEKTURU /
UNIVERSITY OF LJUBLJANA, FACULTY OF ARCHITECTURE
KATEDRA ZA URBANIZAM / DEPARTMENT FOR URBANISM
MENTOR / MENTOR SONJA IFKO
STUDENTI / STUDENTS ANTONIO ŽAJA, VID VAUKAN, PASCAL
KUSTER



RETHINKING
INDUSTRIAL
SITES

OBRAZLOŽENJE POHVALE

Rješenjem je postignuto iznimno vrednovanje uloge povijesnih građevina u definiranju identiteta urbanog prostora i uspješno ostvarivanje nove urbane vrijednosti.

COMMENDATION EXPLANATION

An extremely enhanced role of historical buildings is achieved in this work through defining the identity of urban space and successful realization of new urban value.

KONCEPT RADA

Projekt se temelji na multidisciplinarnom pristupu koji povezuje znanost, promidžbu, obrazovanje i marketing. Koncept programa Zagrebačkog znanstvenog parka obuhvaća tri povezana sklopa: znanstveni centar kao vodeći promotor lokacije i nositelj ideje zauzima najveći prostor unutar stare strukture.

Drugi dio čini inovacijski centar koji povezuje suvremeni prostor za razvoj, poslovanje, marketing i znanost. Zajednički sadržaji nalaze se u središnjem dijelu lokacije kako bi privukli različite korisnike: posjetitelje, znanstvenike, gospodarstvenike, menadžere, studente itd.

Uvažavanje zaštićene graditeljske baštine odražava se u urbanom i arhitektonskom dizajnu. Naime, kako su novi objekti postavljeni dalje od stare zgrade, tako oni slijede drukčiju logiku oblikovanja istodobno poštujući smjernice arhitekture iz okolnih dijelova grada: asimetrično, ne pravokutno. Pročelja novih zgrada predviđena su svijetla, (gotovo) transparentna kako bi se stvorio kontrast sa starim, teškim ciglenim pročeljima.

Urbani dizajn predlaže integraciju novih oblika u širem gradskom kontekstu, s obzirom na linije okolnih zgrada. Osmišljen je kao urbani park za posjetitelje i zaposlenike, kao i za studente s obližnjeg fakulteta, stanovnike tog područja, posjetitelje trgovačkog centra i ljude koji rade u Radničkoj ulici te posjećuju okolne poslovne prostore.

CONCEPT

Project is based on a multidisciplinary approach connecting: science, promotion, education, and marketing. Program concept of Zagreb science park includes three connected assemblies. Center of science as a leading promotor of the site and a story holder, covering the largest area placed inside the old structure.

Second part is the Center of innovations which combines contemporary space for development, business, marketing and science. Shared common program is concentrated in the central part of the site to generate connections between different users: visitors, scientists, businessmen, managers, students, etc.

Respect towards the protected architectural heritage is expressed in urban as well as in architectural design. New objects are placed farther from the old building following a different design logic, which is supported by respecting design guidelines from the surrounding districts: asymmetrical, not orthogonal. Facades of new buildings are predicted light, (almost) transparent to create a contrast to the old, heavy brickwork.

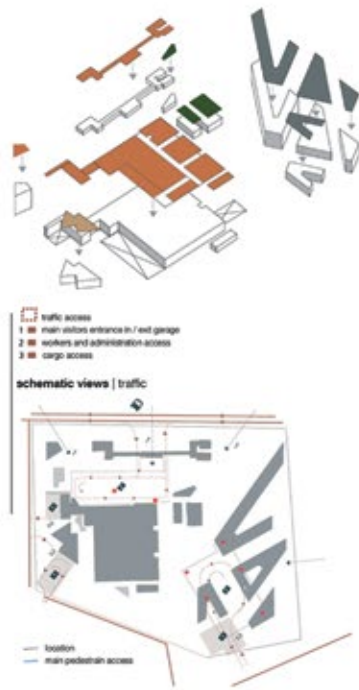
Urban design is proposed as an integration of new forms into a wider city context, with consideration of design lines of the surrounding buildings. It is designed as an urban park for visitors and employees, as well as the students from a nearby faculty, residents on the area, visitors of the shopping center and people working and visiting the business area by Radnička street.

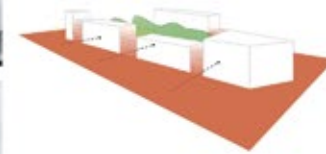


birds eye perspective | relation between architectural heritage and new buildings



concept | urban design





concept | design of public space



POHVALA COMMENDATION

014

SVEUČILIŠTE U NOVOM SADU, FAKULTET TEHNIČKIH ZNANOSTI /
UNIVERSITY OF NOVI SAD, FACULTY OF TECHNICAL SCIENCES
DEPARTMAN ZA ARHITEKTURU I URBANIZAM / DEPARTMENT OF
ARCHITECTURE AND URBAN PLANNING
MENTOR / MENTOR ANICA TUFEGDŽIĆ
STUDENTI / STUDENTS DUŠAN STEVANOVIĆ, NIKOLA KUSTUDIĆ,
MARK POPOV

OBRAZLOŽENJE POHVALE

Rješenjem je postignuto iznimno vrednovanje uloge povijesnih građevina u definiranju identiteta urbanog prostora i uspješno ostvarivanje nove urbane vrijednosti.

COMMENDATION EXPLANATION

An extremely enhanced role of historical buildings is achieved in this work through defining the identity of urban space and successful realization of new urban value.

KONCEPT RADA

Osnovne smjernice za transformaciju jesu održivost, fleksibilnost prostora i održavanje specifičnog industrijskog ambijenta ovog kompleksa koji ima veliki značaj za grad Zagreb.

Održivost je najvažniji čimbenik u transformaciji prostora, a obuhvaća ekonomsku, ekološku i društvenu održivost. Ekonomska održivost postigla bi se uključivanjem svih četiriju sektora ekonomije, uz pomoć kojih bi se različitim funkcijama stvorio gospodarski rast, uz profitabilnost, zaradu i uštede. Dakle, u tom smislu kompleks je uglavnom usmjeren na ekonomski održive funkcije kao što su trgovanje i ugostiteljstvo. Iznajmljivanjem unutarnjih modularnih jedinica umjetnicima i obrtnicima također bi se potaknula ekonomska dobit, ali najveći je značaj takvog pristupa što kompleks time dobiva prijeko potreban kulturni sadržaj. Fleksibilnost svih prostora bila je ipak najvažnija smjernica, jer se brzim tehnološkim i društvenim razvojem i trenutno vrlo važnim klimatskim promjenama budućnost (i ono što ona donosi) ne može predvidjeti. Mogućnost naknadne jednostavne i brze transformacije predstavlja veliku prednost projekta. Naime, fleksibilni dizajn može odgovoriti na raznovrsne događaje, čak i kada su nepredvidljivi.

Karakteristični veliki prostori klaonice i stočne tržnice sačuvani su sa svojim specifičnim industrijskim ambijentom, a dizajn interijera definiran je modularnim strukturama koje imaju ogroman potencijal fleksibilnosti za sve moguće buduće potrebe. Moduli odgovaraju unutarnjoj konstruktivnoj rešetci.

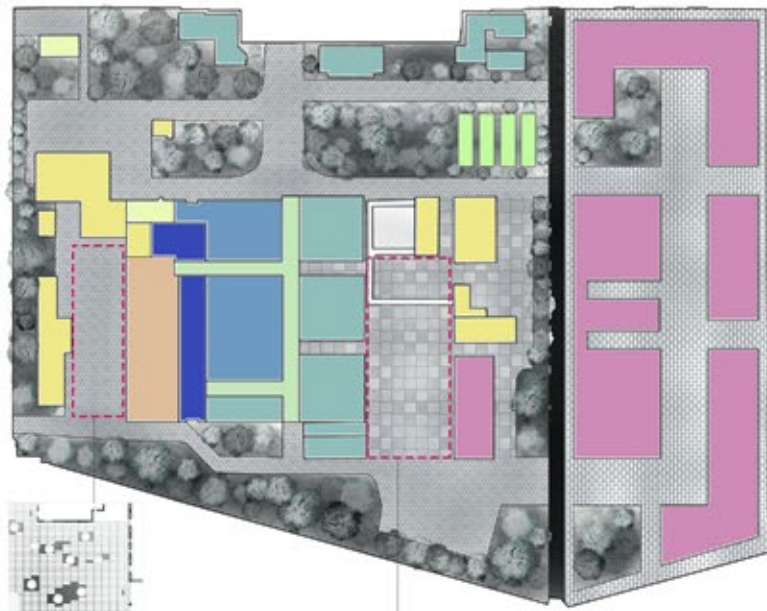
CONCEPT

The basic guidelines for the transformation were sustainability, flexibility of the space and keeping the specific industrial ambience of this complex, which has great significance for city of Zagreb.

Sustainability is the key factor in transforming space, which includes economical, ecological and social sustainability. The economical sustainability is achieved with including all four sectors of the economics, where with the variety of functions, economic growth is gained. In economic terms, key elements are profitability, economic growth and makings and savings. So in that sense, complex is mostly oriented to economically viable functions such as business, trade and catering. However, with renting of internal modular units to artists and craftsmen economic gain would also be encouraged and most significantly in that way complex would get a much-needed cultural side. Flexibility of all spaces was maybe the most important design guideline because with rapid technological and social development and currently very important climate changes, future and what it brings cannot be predicted. The possibility of simple and quick transformation in future represents a big advantage of design. A flexible design can respond to events, even when they unfold in unpredictable ways.

Characteristic large spaces of slaughterhouse and livestock market are preserved with their specific industrial ambience and interior design is defined with modular structures which have huge flexibility potential with every possible future need. Modules correspond to the inner constructive grid.

site plan 1:1000



- office spaces
- storage
- showrooms
- commerce
- arcade
- greenhouses
- hostel
- catering facilities
- hall with ateliers and workshops

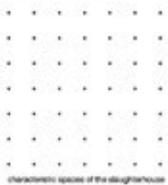
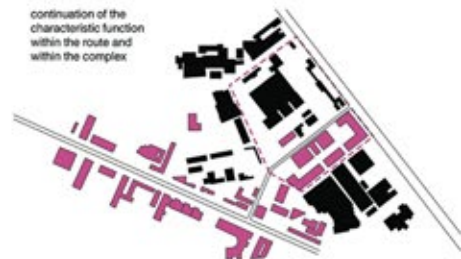
defining the characteristic new business centre of Zagreb in the proximity of the slaughterhouse and livestock market complex and spotting the potential of the location



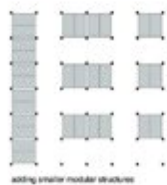
connecting Radnicka street (the new business center of Zagreb) with Heinrich street which represents the key route through the slaughterhouse complex.



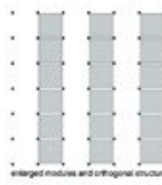
continuation of the characteristic function within the route and within the complex



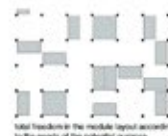
characteristic spaces of the slaughterhouse



adding smaller modular structures

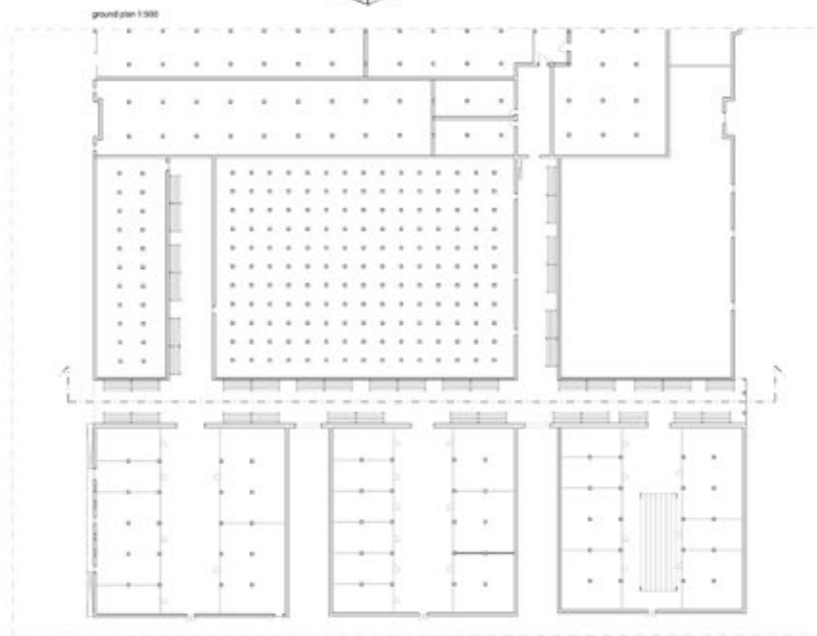
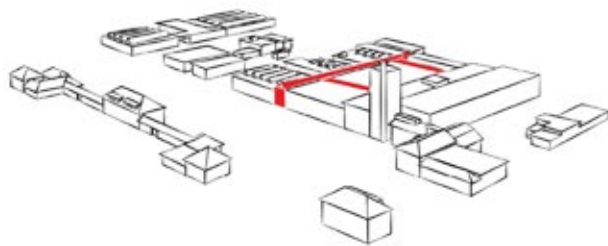


enlarged modules and orthogonal structure

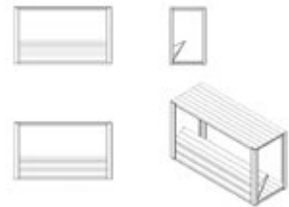


total freedom in the module layout according to the needs of the potential purpose

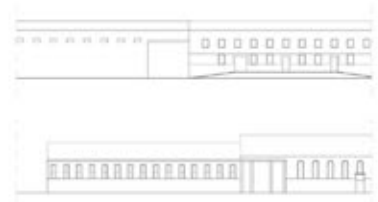




modul 1:100



elevation 1:500



POHVALA COMMENDATION

021

SVEUČILIŠTE U SARAJEVU, ARHITEKTONSKI FAKULTET /
UNIVERSITY OF SARAJEVO, FACULTY OF ARCHITECTURE
KATEDRA ZA TEORIJU I POVIJEST ARHITEKTURE I ZAŠTITU
GRADITELJSKOG NASLIJEĐA / DEPARTMENT OF THEORY AND
HISTORY OF ARCHITECTURE AND PRESERVATION OF HERITAGE
MENTORI / MENTORS AIDA IDRIZBEGOVIĆ ZGONIĆ, AMIR PAŠIĆ
STUDENTI / STUDENTS IRMA SOFTIĆ, MAJA IBRAHIMPAŠIĆ,
SABINA HODOVIĆ

OBRAZLOŽENJE POHVALE

Rješenjem je postignuto iznimno vrednovanje uloge povijesnih građevina u definiranju identiteta urbanog prostora i uspješno ostvarivanje nove urbane vrijednosti.

COMMENDATION EXPLANATION

An extremely enhanced role of historical buildings is achieved in this work through defining the identity of urban space and successful realization of new urban value.

KONCEPT RADA

Zagrebačka tvornica filma

Zagrebačka Klaonica simbol je industrijskog i gospodarskog razvoja grada 1930-ih. Prijedlog projekta prepoznaje važnost industrijskog karaktera lokacije i kao svoj glavni cilj postavlja njegovo očuvanje.

Idejno rješenje iziskuje odgovarajuću uporabnu funkciju koja bi se stopila s poslovnom zonom u okruženju, a u tom kontekstu mogu se ispuniti svi zahtjevi filmske industrije.

Sam je položaj pogodan za filmsku industriju zbog svoje veze sa središtem grada i glavnim prometnicama, a svojom veličinom dostatan je za potrebe filmske produkcije. Klaonica posjeduje velike prostore koje zahtijeva filmska industrija, a bez značajne intervencije u trenutnu infrastrukturu. Ona okuplja sve aspekte filmske industrije na jednom mjestu pružajući prostor za susrete profesionalaca i razmjenu ideja: nudi filmski studio, mjesto za održavanje filmskih festivala, kina, galerije i privremeno stanovanje. Prijedlog ima jaku socijalnu komponentu jer nastoji ponuditi širok spektar aktivnosti, od obrazovanja o audio-vizualnoj kulturi do zabave i slobodnog vremena za građane i posjetitelje Zagreba.

CONCEPT

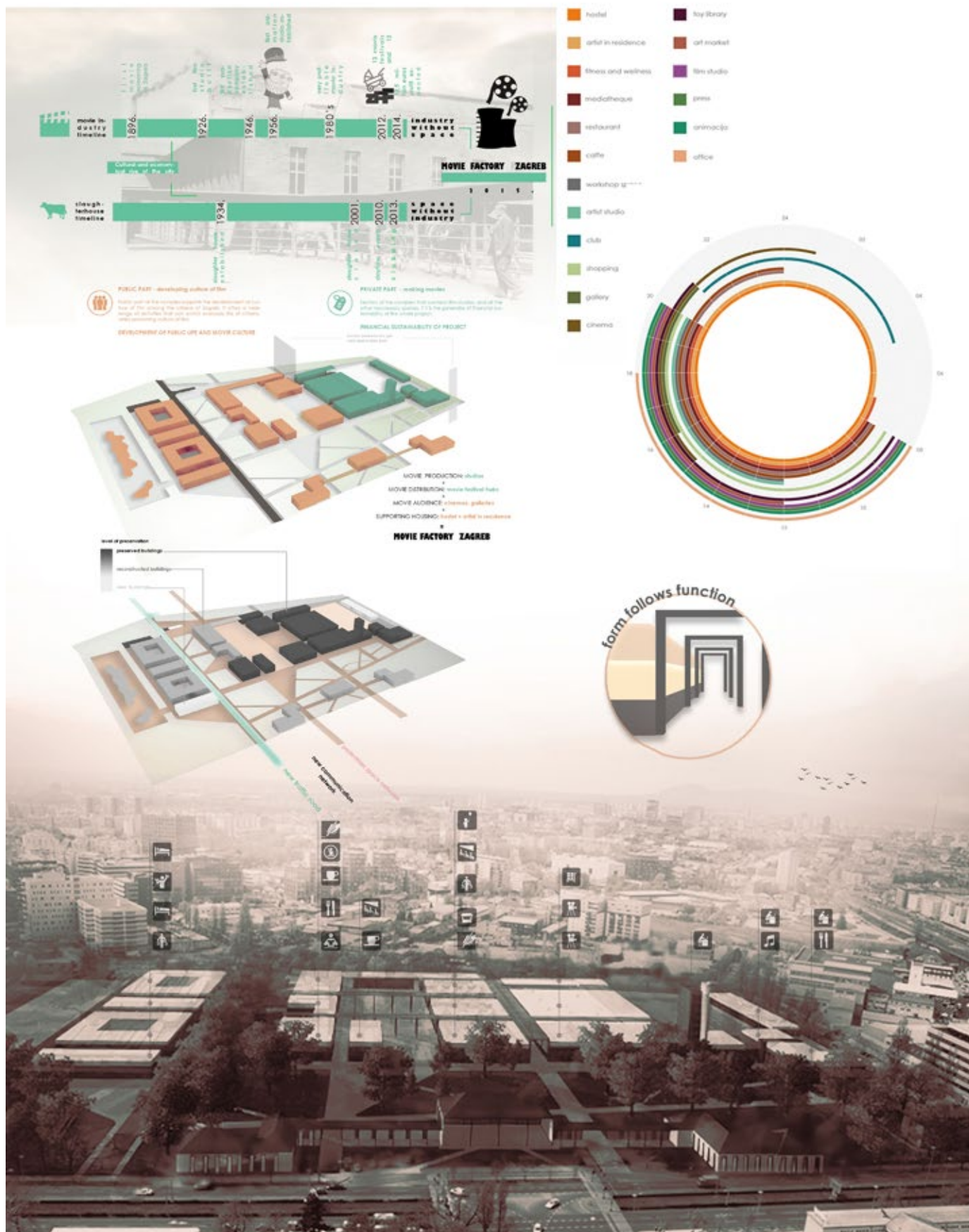
Movie Factory Zagreb

Zagreb Slaughterhouse was a symbol of industrial and economical development of Zagreb in 1930s. The project proposal recognizes the importance of the character of industrial site and sets industrial function preservation as a main project goal.

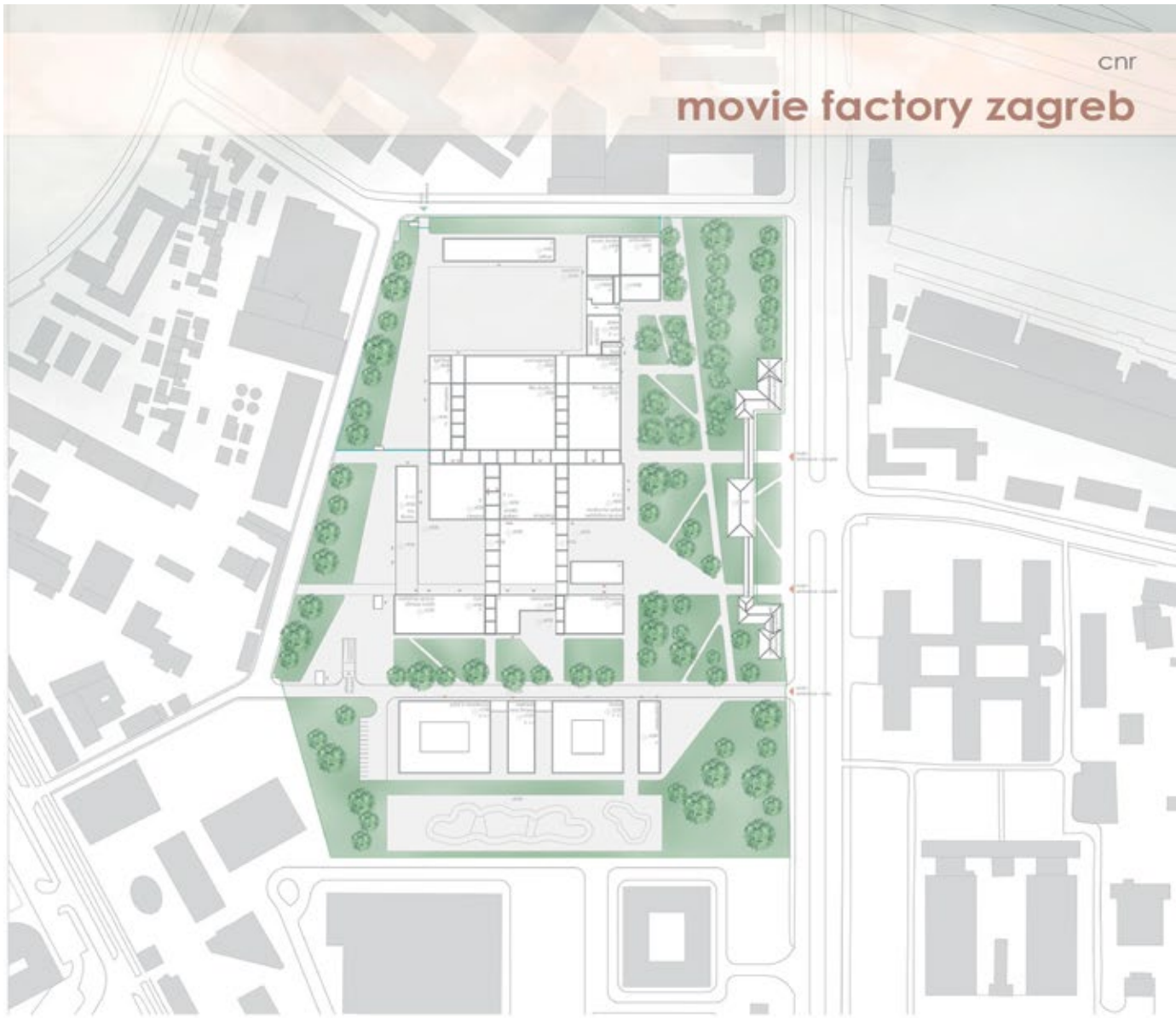
The proposal seeks for an adequate use that will have an industrial character, but that will still assimilate with the surrounding business zone. It recognizes all those requirements in the movie industry.

The location itself is suitable for the movie industry for both its position regarding city center and main roads, and its size that is sufficient for all movie industry activities. Slaughterhouse Zagreb can offer large spaces necessary for movie industry without significant change of the current infrastructure. It gathers all aspects of movie industry in one place, providing a space for the professionals to meet and share ideas. In its holistic approach, it offers movie studios, movie festivals hub, cinemas, galleries and supporting housing. The proposal has a strong social component, as it tries to offer a wide range of activities, from education about the audio visual culture to entertainment and leisure for the citizens and visitors of Zagreb.

movie factory zagreb



movie factory zagreb



situation 1:1000



elevation 1:500



KONCEPT RADA

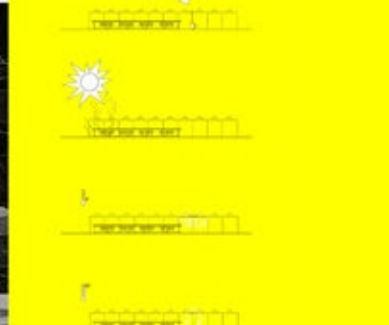
Koncept za kompleks Klaonice u Zagrebu prikazan je preko višestruke distribucije struktura i funkcija. Naime, gradnja novih zgrada nije planirana, nego će se adaptacijom i obnovom postojećih objekata, koji se smatraju gradskom baštinom, sačuvati njihova vrijednost u najvećoj mogućoj mjeri. Najstarije zgrade kompleksa koristile bi visokoškolske ustanove kojima nedostaje prostora. Osim toga tu bi bile knjižnica i zajednički prostor za dnevni boravak i predavanja. Prizemlje bi bilo iskorišteno za komercijalne sadržaje poput trgovina, gaming centra, kina, medija, spa centra i malog hostela.

Ekonomska održivost ove ideje prikazana je u mogućnosti postupne realizacije, adaptacije i revitalizacije. Konstrukcija na napuhavanje koja prekriva pješački prolaz zamišljena je kao privremena i njezina je glavna funkcija brzo i praktično postavljanje po potrebi. Unutrašnji prostori koriste se za različite prigode kao što su izložbe, predstave i razne manifestacije, dok otvoreni prostori mogu poslužiti kao prostori za okupljanje (na različitim koncertima i slično).

CONCEPT

Concept for complex of the slaughterhouse in Zagreb is presented through multiple distribution of structure and functions. Construction of new buildings is not planned, but their value will be preserved to the maximum extent through adaptation and restoration of existing facilities which are considered to be city's heritage. The oldest buildings of the complex are used by the higher education institutions which lack the space to perform certain functions. There is also a library and the common space for lounge and lectures. The ground floors are dedicated to commercial contents such as shops, gaming center, cinema, media, spa center and small hostel.

The economical sustainability of this idea is showed in the possibility of gradual realization, adaptation and revitalization. The inflatable structure which covers the pedestrian corridor is conceived as ephemeral, whose main function is fast and economical stacking when needed. Indoor spaces are used for number of activities such as exhibitions, performances and various manifestations, while outdoor spaces can as well be used as public spaces for the gathering of the people (at music concerts etc).



KONCEPT RADA

Novi elementi postavljaju se izravno na postojeću strukturu. Izabrana je metoda čitanja i prepričavanja priče o Klaonici. Naime, Klaonica je nekad bila dobro osmišljen projekt čija je funkcija bila međuovisnost i povezanost putovima, trijemovima i mostovima. Naš koncept želi vratiti te veze između prostora uz minimalne intervencije u postojeće strukture. Interijeri će biti popunjeni novim volumenima, sobama poput kutija koje će donijeti novu kvalitetu starim prostorima istodobno ih ostavljajući netaknutima. Zadržali smo sve zaštićene zelene površine i prilagodili novu strukturu između njih. Ukupna dispozicija funkcionalnosti i prostornih odnosa unutar lokacije raznolika je i mješovita. Nova stambena struktura smještena je u istočnom i zapadnom dijelu kompleksa. U prostoru između toga nalaze se zgrade povezane javnim galerijama i mostovima čineći atmosferu privatnom. Ista ideja koristi se u više slojeva projekta: ideje isprepletenog novog stambenog bloka i ideje svih interijera s umetnutim isprepletenim volumenima.

CONCEPT

New elements impose themselves directly upon the existing structure. The chosen method is reading and retelling the slaughterhouse's story. Slaughterhouse used to be a thoroughly designed project whose functions were codependent and connected by paths, porches and bridges. Our concept is to bring back those connections between spaces with minimum interventions to the existing structure. Interiors would be filled with new volumes, boxes as rooms that would bring new quality to the old spaces while keeping them intact. We have kept all of the protected green areas found on the location and adapted the new structure in between. The overall disposition, functional and spatial relations within the location are various and mixed. New housing structure places in the eastern and western areas of the complex. In the space between, buildings are connected with public galleries and bridges forming semi-private atmosphere. The same idea is used through more layers of the design. The idea of interlaced complex of slaughterhouse is connected in many ways between the volumes and negatives; idea of intertwined new housing block and the idea of all the interiors with inserted interlaced volumes.

KONCEPT RADA

Bilo je potrebno stvoriti dizajn koji će ujedniti nove funkcije sa starim identitetom stvarajući time novo sjećanje prostora.

U smislu sveobuhvatne atmosfere, prostor je davno izgubio svoju izvornu namjenu, no s vremenom je razvio sasvim novo ozračje. Ono predstavlja trenutno stanje lokacije i zato ga želimo zadržati. Ono što ostaje jesu konkretni oblici i strukture elemenata – bočne granice, ili zidovi. Dakle, odlučili smo unutar postojećih zidova organizirati nove strukture. Postoje dvije glavne vrste novih struktura unutar starih zidova – poslovni objekti (visoke zgrade) te zgrade javne namjene. U prizemlju su osmišljeni kulturni, umjetnički i drugi javni sadržaji, a smješteni su u staklene kutije. Poslovni prostori nalaze se iznad, a postojeći krov smo uklonili.

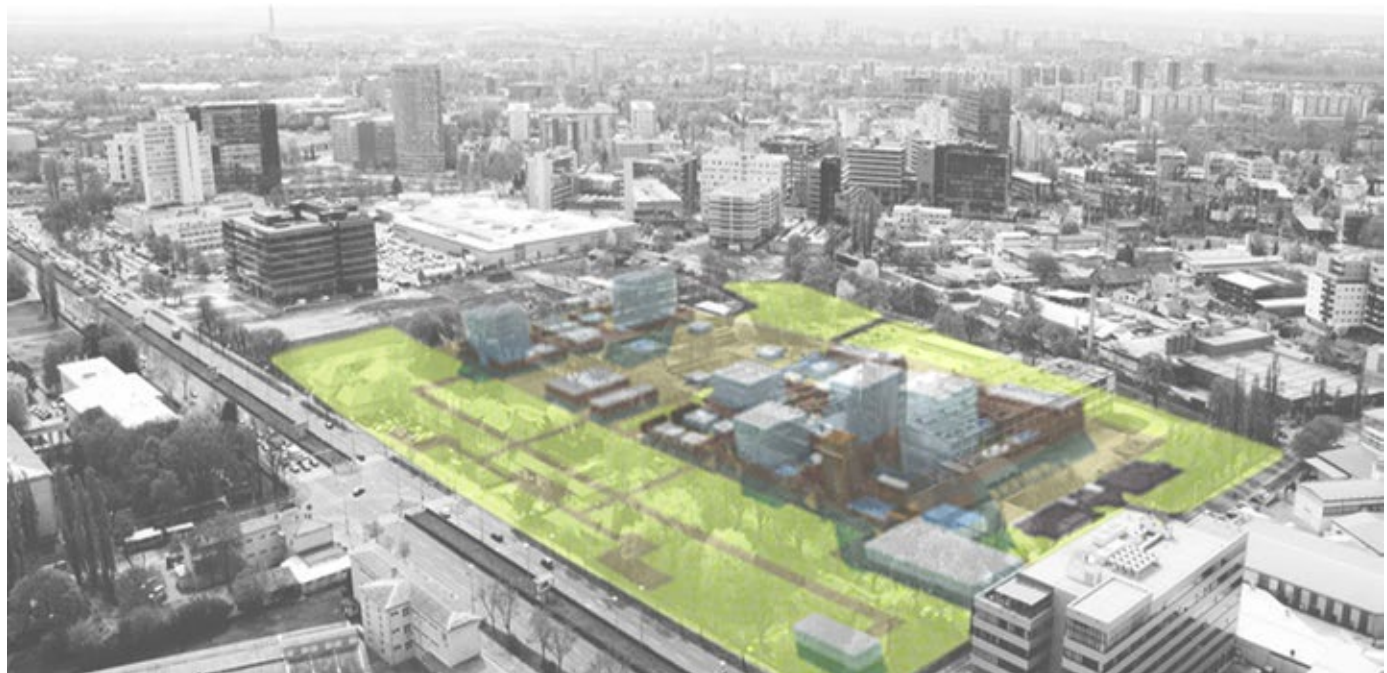
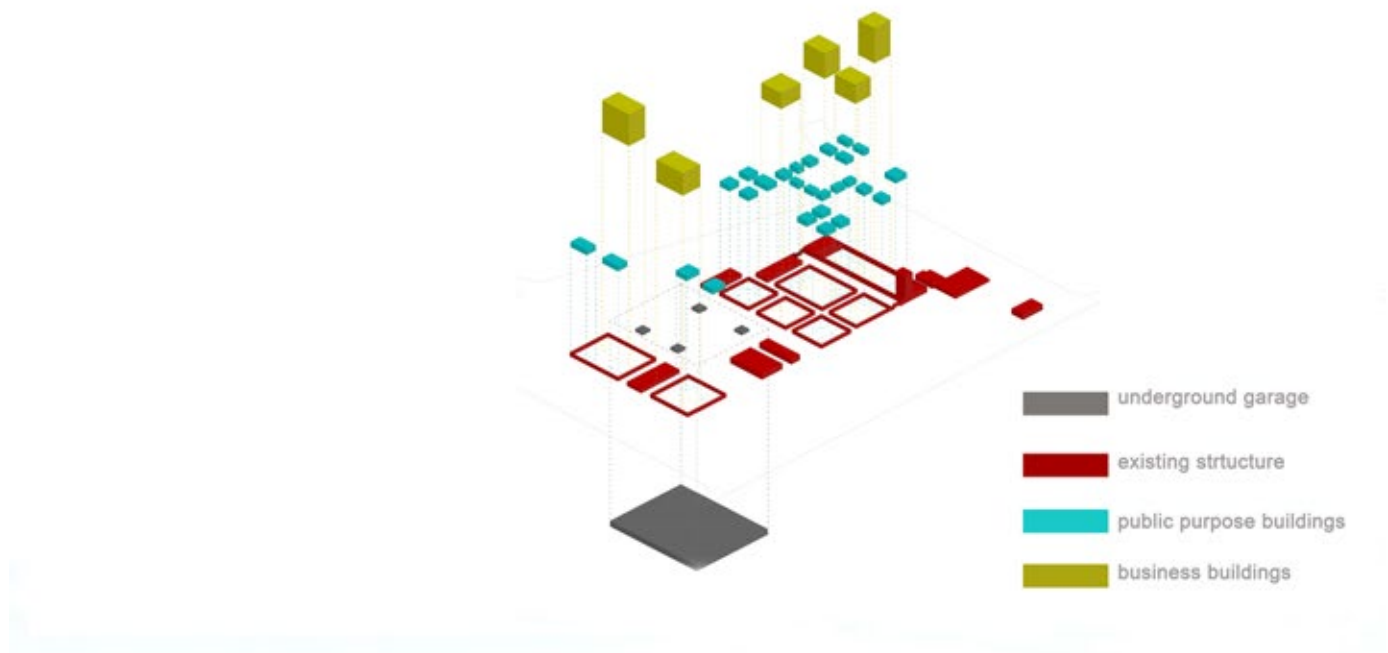
S obzirom na prethodno vodoravno sagledan i nedefiniran prostor, sada smo stvorili okomite naglaske koji zajedno s tornjem bivše klaonice stvaraju novu siluetu tvoreći prepoznatljiv prostor.

CONCEPT

It was necessary to find a design that would integrate new functions with old identity, creating a new memory of space.

In terms of overall atmosphere, the space had lost its original purpose long time ago, but has in turn developed a completely new atmosphere. It now represents the current state of location and we wish to keep it. What remains are concrete forms and structures of the elements-lateral boundaries, or walls. We decided within the existing walls, therefore, to organize the new structures. There are 2 general types of new structures within old walls – the business facilities (high rise buildings) and public purpose buildings. In the ground floor are organized cultural, artistic and other public facilities placed in typical glass boxes; businesses operate on levels above.

Given this previous horizontality and undefined space, now we get the vertical accents, which together with the tower of the former abattoir create a new silhouette and thus space becomes recognizable.



012

KONCEPT RADA

Bivša klaonica povezana je s prehrambenom industrijom od početka, a naš je projekt pod utjecajem suvremene ekološke i prehrambene filozofije. Budućnost svjetske proizvodnje hrane zahtijevat će pomak od tradicionalne prakse prema stvaranju resursa pod utjecajem ekološki optimiziranih urbanih rješenja proizvodnje hrane.

Stari program zamijenjen je novijim: proizvodnja povrća vrhunske kvalitete temeljena na hidroponici u postojećim objektima. Uz to popratni postupci omogućuju interakciju između industrije, potrošača i javnosti. Prateći programi pojavljuju se u odnosu na zaštićene zgrade kao nove programatski organizirane strukture. Namjena tih objekata jest proizvodnja, prodaja, propaganda i degustacija proizvoda. Najistaknutija je građevina poslovno-stambeni prostor uz južni rub, koja je u odnosu na Heinzelovu ulicu atrakcija cijele lokacije.

Očuvana struktura obnovljena je uz minimalne intervencije i sva zaštićena stabla uključena su u novi javni prostor. Klaonica je ugrađena u gradsko tkivo s krajobrazom koji povezuje nove i postojeće urbane strukture.

CONCEPT

Former slaughterhouse is connected with food industry from its beginning and our project is influenced by contemporary ecological and dietary philosophy. The future of global food production will mandate a paradigm shift from traditional practice to resource leveraged and environmentally optimized urban food growing solutions.

Old program is replaced with an updated one: production of highest in any way possible quality of vegetables, based on the hydroponic production placed in existing facilities. Supportive processes provide the interaction between the industry, consumers and general public. Attendant programs are appearing in relation to protected buildings as new programmatically organised structures. Purpose of those structures are sale, propaganda, production and tasting of produce. The most prominent structure is commercial-residential development on the southern edge which is in relation with Heinzelova street, acting as an attraction to whole location.

Preserved structure is renovated with minimal interventions and all protected trees are incorporated in new public space. Slaughterhouse is embedded in the city fabric with landscaping that connects new and existing urban structure.



Zagreb Cityfarm



KONCEPT RADA

Podjela rada bila je naša glavna smjernica u formiranju koncepta za ovaj projekt. Isplanirali smo dio grada u kojemu mogu biti zadovoljene sve potrebe. Također, stvorili smo organski sustav gdje ljudi s različitim vještinama – od niže kvalificiranih do visokoprofesionalnih – mogu naći priliku za rad.

Revitalizacija industrijskog nasljeđa treba biti u kontekstu suvremenog ekološkog grada koji promovira miran suživot s ostalim dijelovima Zagreba i koji može postati centar za ekologiju i održivost. Provedeni su različiti pristupi u planiranju radi postizanja ekološke održivosti okoliša, ekonomskog prosperiteta i stvaranja zelenih objekata.

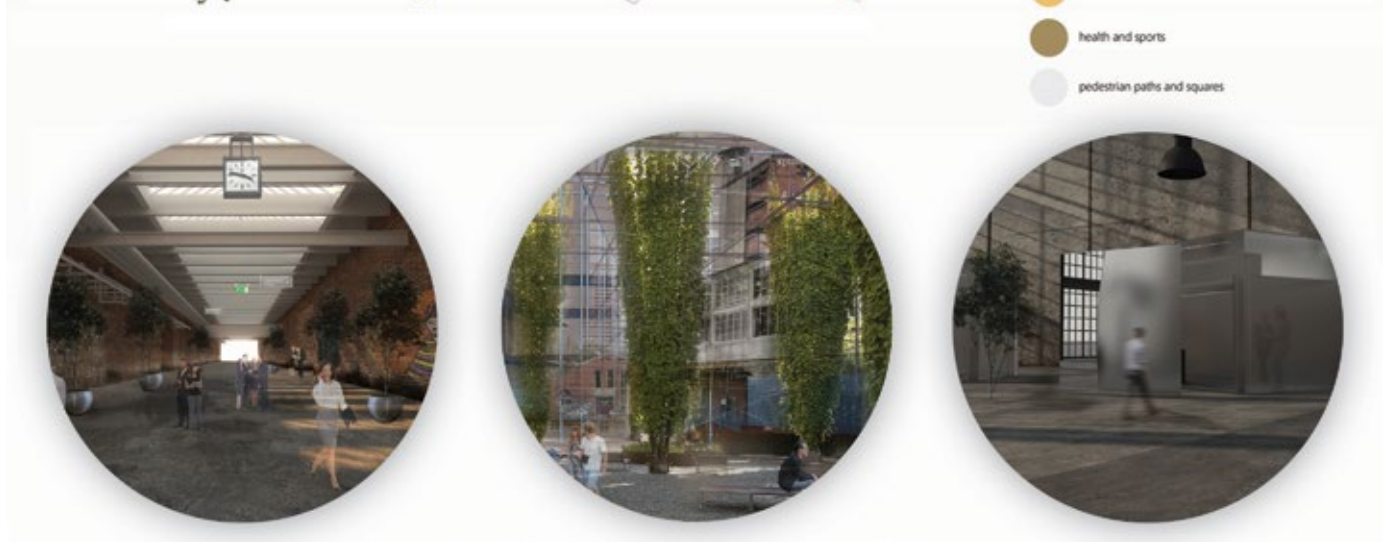
Nit vodilja dovela nas je do stvaranja ekopolisa u kombinaciji s razvojem računalne industrije. Vidimo to kao priliku za građane Zagreba da stvaraju i rade za velike tehnološke korporacije te da budu uključeni u istraživanja koja bi mogla biti korisna za generacije koje dolaze. Ovaj mali ekograd može se smatrati prototipom koji bi eventualno mogao poslužiti kao glavni ekološki kriterij u planiranju diljem regije.

CONCEPT

Division of labor was our guide line in forming the concept for this project. We planned a part of the city in which any need could be satisfied. Also, we created an organic system where people with varied skills - from low levels to highly professionals – could find opportunity to work.

Revitalization of this industrial site should be in the context of a contemporary ecological city which promotes peaceful coexistence with other parts of Zagreb and it could become a center for ecology and sustainability. Different approaches in planning were implemented to achieve environmental sustainability, economic prosperity and to create green buildings.

Leading guide line brought us to the creation of this eco-polis in a combination with computer development industry. We see this as an opportunity for citizens of Zagreb to create and work for big technology corporations and to be involved in researches that could be useful for generations to come. This small eco-city could be considered a prototype that would eventually serve as mainstream environmental criteria in planning across the region.



KONCEPT RADA

Blok 24 naziv je prostora koji se koristi 24 sata. Pokušali smo uvesti funkcije dovoljno slične kako bismo stvorili kompaktnu cjelinu, ali koje bi istodobno potaknule dinamičnu i stalnu uporabu bloka. Područja otvorenih prostora, visine jedne etaže idealni su za galerije i muzeje. Postojeću podjelu prostorija i hodnika moguće je potpuno iskoristiti i pružiti jasnu komunikaciju između njih. Izgrađeni su i studiji za različite oblike umjetnosti. Paviljoni s visokim stropovima namijenjeni su kiparima, a osmišljeni su i nesputani prostori za raznolike oblike manifestacija na otvorenom. Vodotoranj je dobio novu funkciju: dodavanjem nekoliko katova povećana je monumentalnost objekta čineći ga idealnim prostorom za neku veliku korporaciju. Na sjeverozapadnoj granici bloka nalazi se niz manjih objekata među kojima su kulturni centar za mlade, knjižnica, kafić, restoran, kino i skate-park. Manja projekcijska dvorana zamišljena je kao mjesto na kojem će se organizirati filmske večeri. Objekti na sjeveroistočnom rubu pogodni su za ugostiteljstvo i tu su planirana tri hostelska paviljona. Jugozapadni dio kompleksa čini veliki objekt koji bi se pretvorio u centar za starije. Pješačka ruta planirana je s ciljem odvajanja od ostatka bloka. Postojeća linija stabala daje osjećaj privatnosti, a moguće je izgraditi i veliko parkiralište za tristotinjak vozila s izlazom na Heinzelovu ulicu.

CONCEPT

Block 24 is a name for a space which is being used 24 hours. We have tried to introduce functions similar enough to make a compact whole, but at the same time to inspire the dynamic and constant usage of the block. Areas of open space and floor heights are ideal for gallery spaces and museums. The existing division of the rooms and hallways can be completely used and provide pure communication. Studios for different forms of art have been created. High ceiling pavilions designed for sculptors as well as undefined areas for all forms of open-air performances have been designed. The water tower has been given a new function. By adding a few floors the monumentality of the object has been increased, therefore making it the spot for a large corporation. On the N-W border of the block, lies a set of smaller objects among which are a youth cultural center, library, cafe, restaurant, cinema and a skate-park. A smaller projection hall has been designed where movie nights could be organized. Objects on the N-E border are suitable for catering. Three hostel pavilions have been planned at that place. The S-W part of the object is consisted of a large object. It would be turned into an elderly center. A pedestrian route is planned in order to separate the rest of the block. The existing tree line adds to the sense of privacy. With the exit to Heinzelova street a large parking with around 300 spaces could be built.



KONCEPT RADA

Povezivanje struktura

Industrijski kompleks Zagrepčanka nalazi se u širem središtu Zagreba, na području gdje se urbana matrica iznenada gubi i prekida slučajnim konstrukcijama različite namjene. Time se stvara sterilna poslovna zona koja je gotovo prazna u poslijepodnevnim satima. Prostorni koncept uključuje otvaranje i povezivanje prostora u formalnom i funkcionalnom smislu. Izvrnuta logika zatvorene arhitekture s unutarnjim dvorištem (prepoznatljiva urbana matrica središta Zagreba) posjeduje temelje i potencijal za izmjenu prostora kako bi se povezali unutarnji i vanjski dijelovi. Stara tvornica preuzima ulogu unutarnjeg dvorišta koje se otvara javnoj upotrebi nudeći razne sadržaje (hostel, restorani, obrazovanje, zabava, kultura, odmor i rekreacija). Planirani sadržaji stvaraju međusobne veze, ali mogu funkcionirati i odvojeno. Stambeno-poslovni hibridni objekt planira se u okviru i izvan granica parkovne arhitekture te omogućuje da gradski prostor živi neovisno o posjetiteljima iako veliki javni park privlači posjetitelje i potencijalne korisnike ponuđenih usluga unutar objekta.

CONCEPT

Joining Fabric

Industrial complex Zagrepčanka is situated in the wider center of Zagreb, the area where urban matrix is suddenly lost and interrupted by random structures with different purposes. It is thereby generating a sterile business zone that is almost empty after working hours. Spatial concept includes opening, connection and correspondence of spaces in the formal and functional terms. Inverted logic of block architecture with an inner courtyard (recognizable urban matrix of Zagreb center) possesses foundations and potential to change places in order to connect the inner and outer spaces. Old factory takes the role of an inner courtyard that opens for public use by offering various facilities (hostel, restaurants, education, entertainment, culture, leisure and recreation). Planned facilities generate mutual use and can also function separately. Residential and commercial hybrid object is planned in scope beyond the borders of the park architecture that helps the area to live independently of location visits. Large public park area attracts the visitors and potential users of inner facilities.

JOINING FABRIC

EXISTING SCHEME OF THE SITE



ALTERNATIVE THROUGHOUT THE



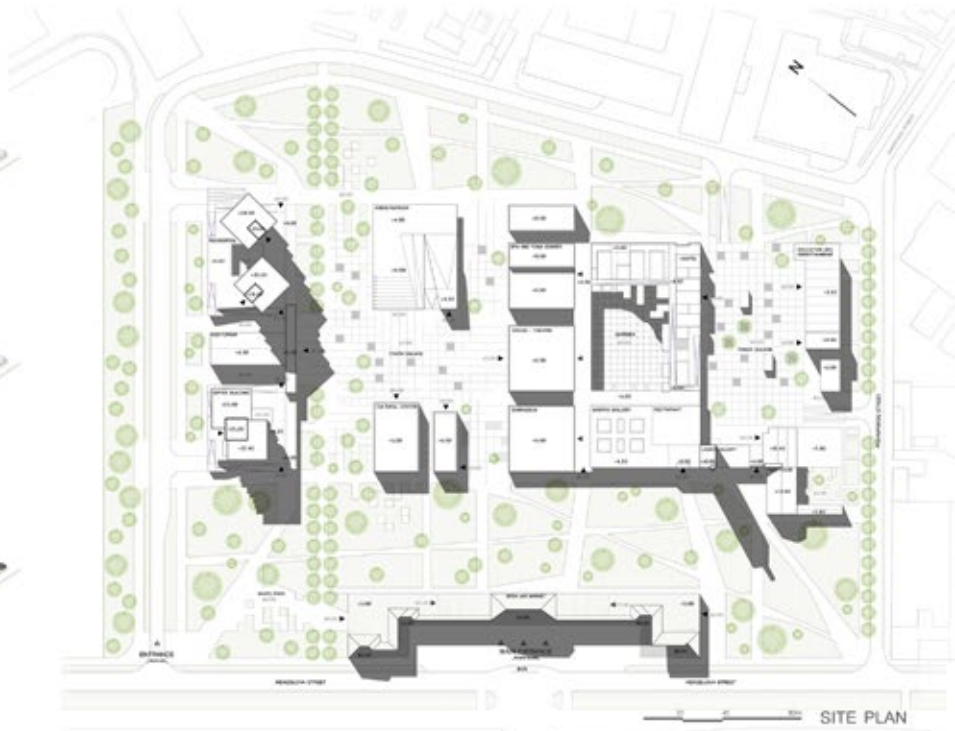
STRUCTURES TO BE DEMOLISHED



PRESERVED STRUCTURES



ADDITIONAL PRESERVATION
REQUIRES THE STRUCTURE PRESERVE ITS EXISTING
IDENTITY BY CONVERTING THE EXISTING BUILDING INTO
A PUBLIC SPACE, OFFICE, OR RESIDENTIAL SPACE.



SITE PLAN



NORTHEAST ELEVATION



SECTION 1



SOUTHEAST ELEVATION



SECTION 2



KONCEPT RADA

Nakon analiziranja prostora bivše gradske klaonice i stočne tržnice u Zagrebu ističemo proces proizvodnje kao osnovu našeg projekta i jedan od načina da očuvamo sjećanje na prostor.

Proizvodni proces ukupni je proces rada proizvodnog sustava te uključuje sve djelatnosti tijekom pretvorbe ulaznih vrijednosti (inputa) u projektirane izlazne vrijednosti (outpute) stvarajući tako nove vrijednosti. Industrija automobilskih dijelova jedan je od prijedloga za novu namjenu ovog kompleksa.

Hrvatske tvrtke koje proizvode automobilske dijelove mogu se pohvaliti preciznošću u radu, a glavna konkurentska prednost upravo je kvaliteta njihovih proizvoda. Argument našem prijedlogu prenamjene kompleksa Klaonice nalazimo u činjenici da je više od tri četvrtine dodane vrijednosti u automobilskoj industriji ostvareno u proizvodnji dijelova za ugradnju i aktivnosti vezanih za razvoj vozila i pratećih aktivnosti.

CONCEPT

After analyzing the former city slaughterhouse and cattle market in Zagreb we emphasize the manufacturing process as the basic of our project and one way we keep the memory of the space.

The production process is the total work process of the production system which means that it includes all activities during the conversion of input values (inputs) in the projected output values (outputs) of the production system on the way of creating new value. Automotive parts industry is one of the proposals for new use of this complex.

Croatian companies which manufacture automobile parts have a tradition of high precision manufacturing with low tolerance to defects and the main competitive advantage is the quality of their products. Over three quarters of the value added in the automotive industry is realized in the production of parts for installation and activities related to the development of vehicles and support activities.



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RESOURCES INDUSTRY FINAL PRODUCT EXHIBITION MANAGEMENT



KONCEPT RADA

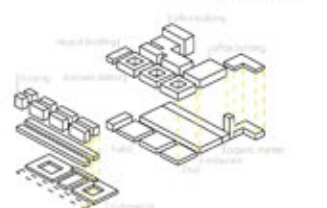
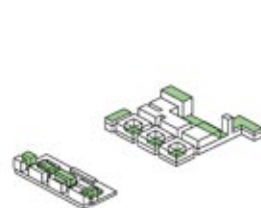
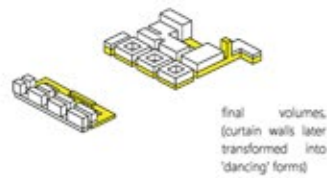
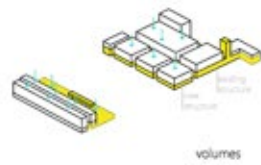
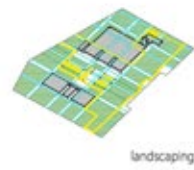
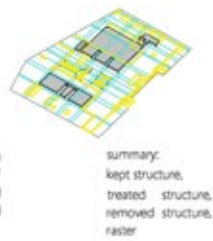
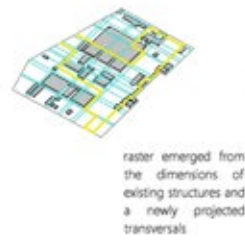
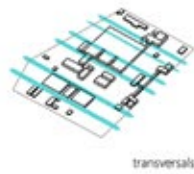
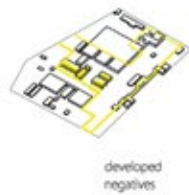
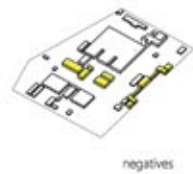
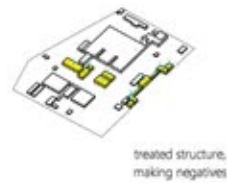
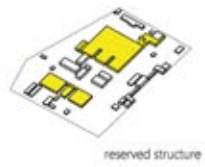
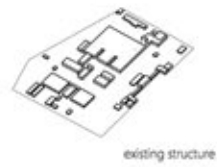
Sukladno prostornim međama i površini zemljišta, stvorili smo idejno rješenje temeljeno na sljedećim idejama:

- a) Očuvanje zelenih površina: s obzirom na to da je arhitektura krajolika razvijena zajedno s kompleksom, odlučili smo zadržati postojeću zelenu strukturu. Urbana džungla upravo je cilj našeg koncepta. Uz to, grad će dobiti još jednu zelenu površinu.
- b) Inverzija gradske četvrti: tipični urbani blok karakteriziraju zatvaranja, ali blok posjeduje unutarnje dvorište dostupno stanarima. Naše rješenje prikazuje se kao kontrast već utvrđenom izgledu gradske četvrti, koje se očituje tako što području daje karakter otvorenosti i dostupnosti.
- c) Nova struktura: nova struktura u kompleksu zapravo je nadogradnja stare uz koncept očuvanja postojećih objekata. Najvažnija su obilježja ove ideje igra volumena, materijalizacija svjetla koja će doći do izražaja u trenutnoj strukturi te dobro izolacijsko rješenje i infiltracija zelenila od prizemlja do razine krova.

CONCEPT

According the presented facts, we have created a conceptual solution based on:

- a) Preservation of green areas
 Given that this is a landscape architecture which developed together with complex, we decided to keep the existing green structure.
 Urban jungle is the goal of our concept. With this, the city will get one more green area.
- b) Inversion of city block
 Typical urban block is characterized by closure, but it owns inner courtyard available for tenants. Our solution appears as a contrast to the established appearance of the city block, where it is manifested by giving the area the character of openness and accessibility.
- c) The new structure
 The new structure in the complex is upgrading the existing, with the concept of keeping the old structure. What characterizes them is the play of the volumes, light materialization to come to the fore of the current structure, then good isolation solution and infiltrating the greenery from the ground floor on to the roof plane.



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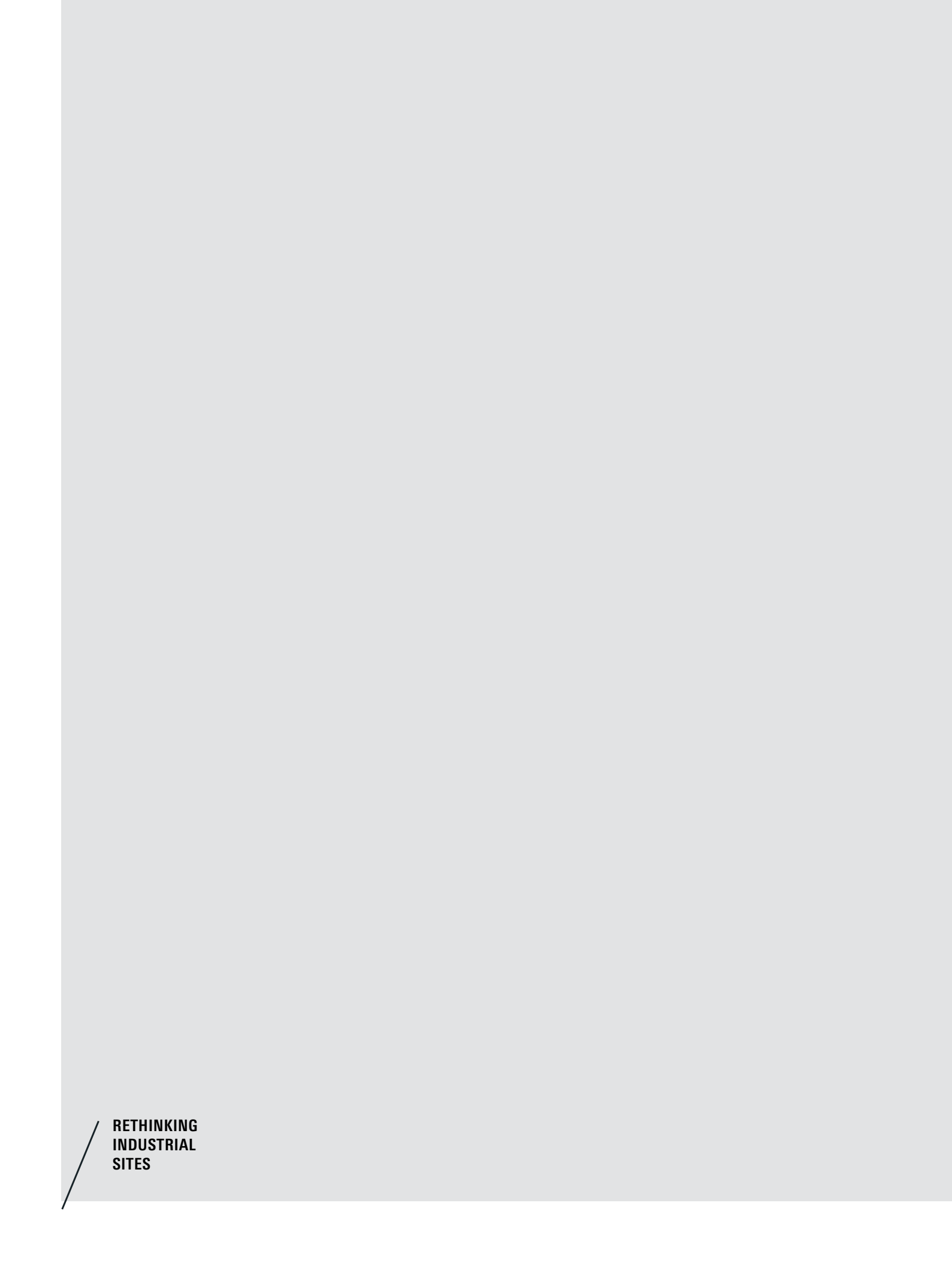
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