

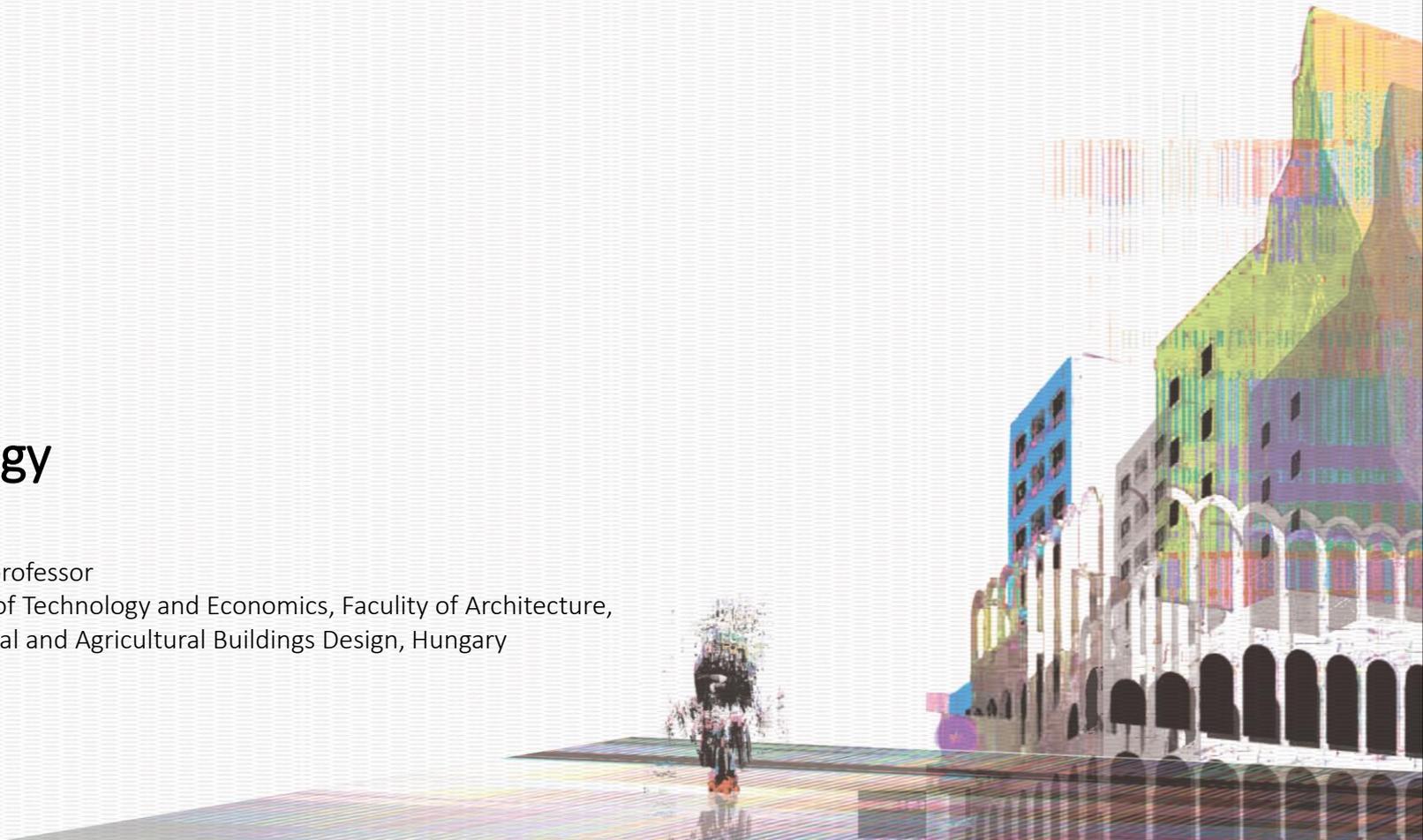
# BEYOND MULTIFUNCIONANLITY

– CHANCES CREATED BY COMPLEX PROGRAMS ( HYBRID ) STRATEGIES –

8th International Conference on Industrial Heritage / Rijeka, Croatia, 25th-26th May 2018.

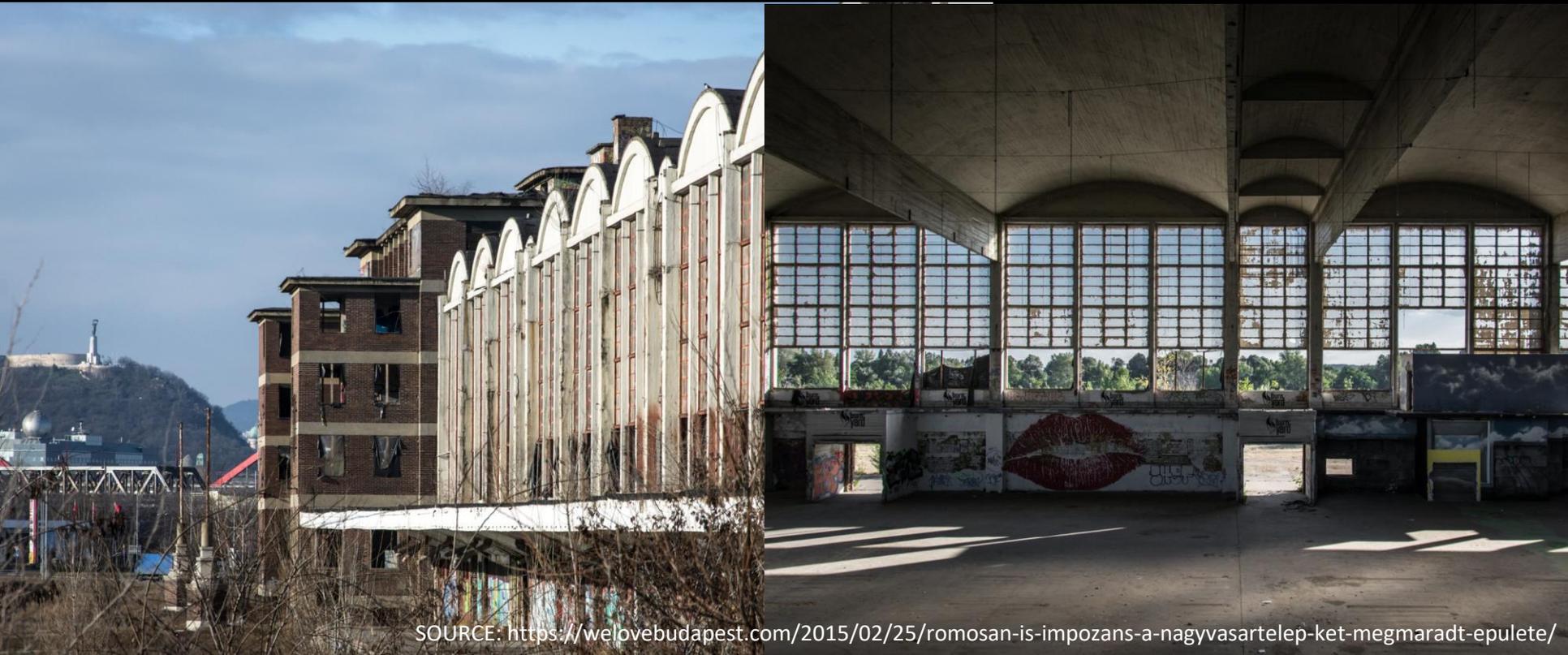
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The Budapest Brownfield Cadastre listed 3863 different lots and 2804.6 hectare area altogether when published in 2015. Surprisingly vast amount although Budapest was not an outstanding industrial centre at European level.

The size of those former industrial buildings are often enormous, we could utilize millions of m<sup>3</sup> if we could fill in that vast amount of space. **Nevertheless, do we have the necessary means, functions that need to be placed and sufficient budget, to do it?**



Prestige developments like the Zollverein in Germany are rare.

The Zollverein Coal Mine Industrial Complex



SOURCE: <https://www.hamedphotography.com/album/impressions-zeche-zollverein-in-essen/>

Bigger educational or cultural institutions can settle complete former industrial estates as it happened with the Matadero in Madrid, or with the Zsolnay-quarter in Pécs (Hungary), however that does not occur too frequently either. Most of the time only limited resources are available, so a lot depends on how and with what sort of strategy the problem of industrial heritage revitalization is approached.

Zsolnay Negyed, Hungary

Matadero Madrid



SOURCE: [https://commons.wikimedia.org/wiki/File:Nave\\_16.3\\_Matadero\\_Madrid\\_\(11\).jpg](https://commons.wikimedia.org/wiki/File:Nave_16.3_Matadero_Madrid_(11).jpg)  
<http://hazai.kozep.bme.hu/hu/zsolnay-kulturalis-negyed-pecs/>

## **V.U.C.A**

(volatility, uncertainty, complexity, ambiguity)

-the continuously higher and higher degree of complexity is the only constant-

No surprise that the multifunctional premises came to the fore again and were rediscovered. They exist long ago but they contain the different functions simply next to each other without any interaction or mix-up (like the shopping malls or the serviced residential and retirement homes).

Experience centre, Berlin - J. Mayer H.



SOURCE: <https://www.archdaily.com/505983/j-mayer-h-wins-competition-to-design-berlin-experience-center>

It is interesting to see that the multifunctional buildings of the last few years have become more complex as their predecessors. Strange, so far unimaginable cocktails turned up thanks partly to public initiatives that we could indicate as „hybrids”.



One could observe that the interaction between the separate functions strengthened, the inner boundaries started to blur within those buildings.

Basketbar, Utrecht - NL Architects



„Lieu de Vie” Paris - Saclay, Studio Muoto



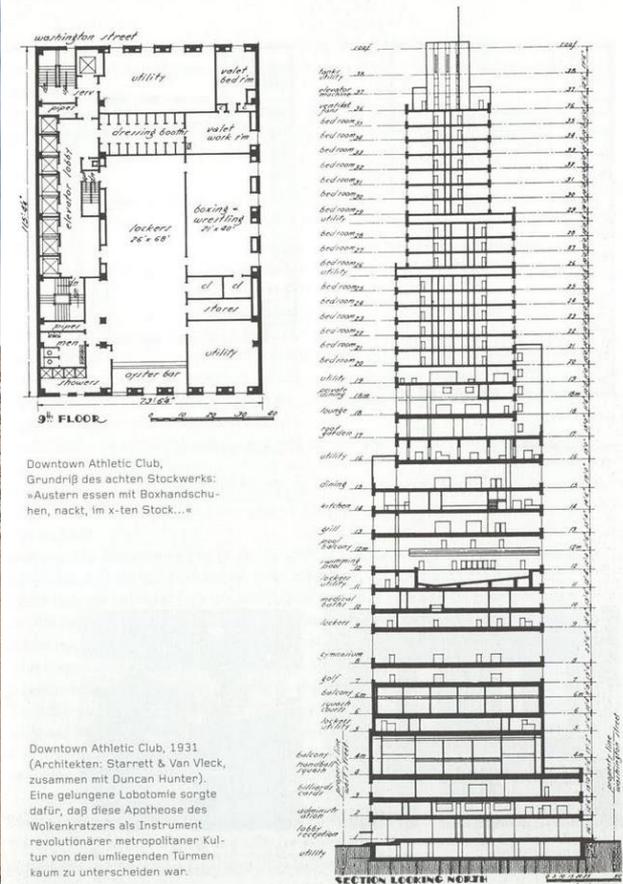
However, what makes a building hybrid? What is the difference compared to the multifunctional? It is not sure that we will find an unequivocal definition but it is worth to try to distinguish the two category. Let us take a short historical overview first.

Joseph Fenton's book from 1985 ('Hybrid buildings' in *Pamphlet Architecture no.11: Hybrid buildings, Princeton*) has to be mentioned in this topic, he was the first who tried to analyze and categorize the multifunctional buildings in detail.



He examined smaller North American skyscrapers only, like for instance the Downtown Athletic Club in NY from the first half of 20<sup>th</sup> century, that is a 35 floor high tower (architect: Starret and Van Vleck 1930) including restaurants, offices, swimming and other sport facilities, casinos and swimming pool beside the flats.

Downtown Athletic Club, Starret and Van Vleck 1930

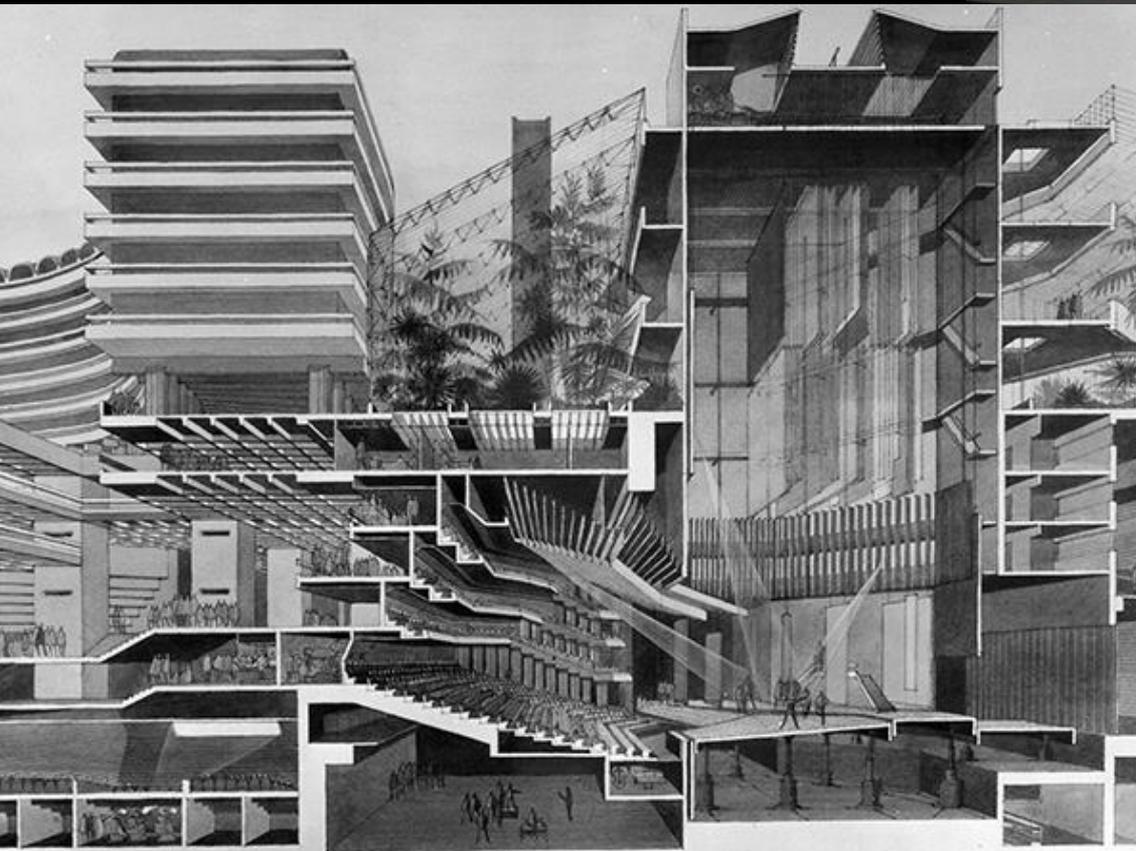


Downtown Athletic Club, Grundriß des achten Stockwerks: »Austern essen mit Boxhandschuhen, nackt, im x-ten Stock...«

Downtown Athletic Club, 1931 (Architekten: Starrett & Van Vleck, zusammen mit Duncan Hunter). Eine gelungene Lobotomie sorgte dafür, daß diese Apotheose des Wolkenkratzers als Instrument revolutionärer metropolitane Kultur von den umliegenden Türmen kaum zu unterscheiden war.

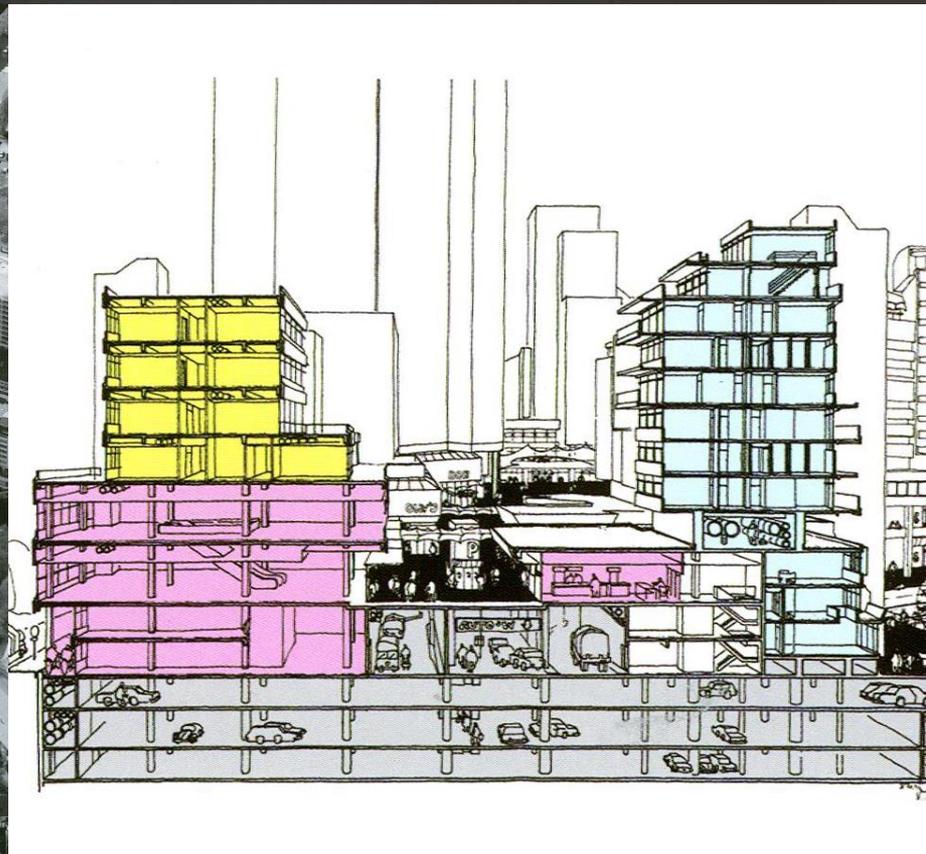
These are cities within the city. They are independent entities and almost all of them follow a sort of LEGO logic where the elements are stacked upon or placed next to each other

Barbican London, Chamberlin ,Powell and Bon 1982



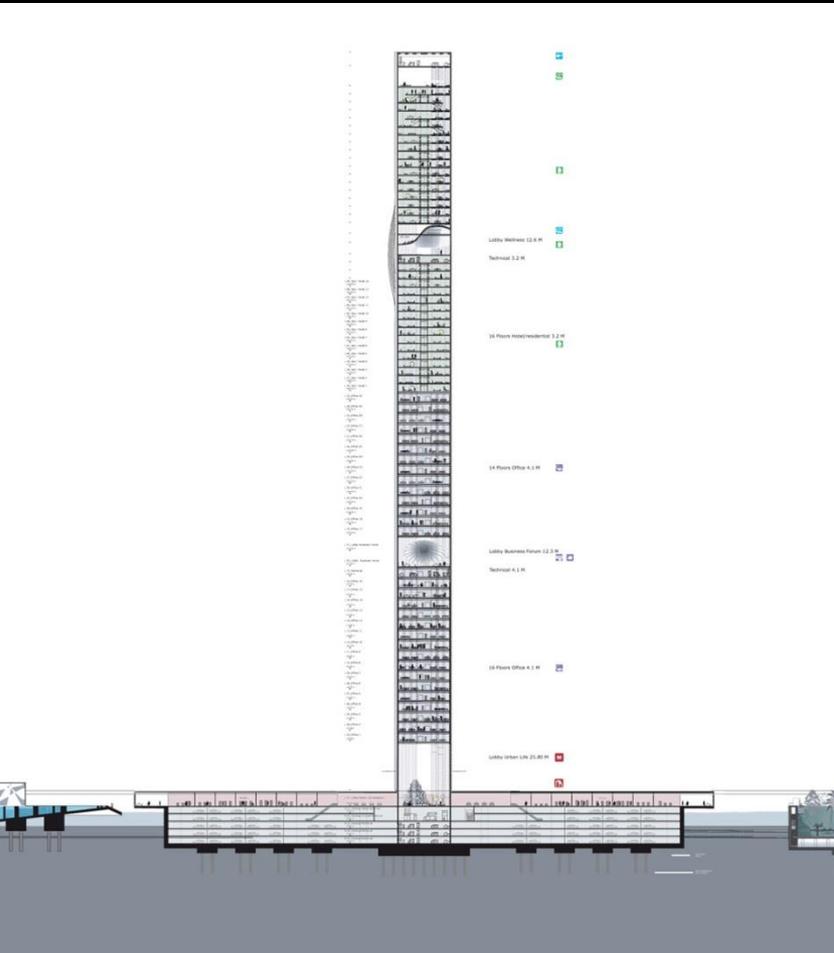
These are cities within the city. They are independent entities and almost all of them follow a sort of LEGO logic where the elements are stacked upon or placed next to each other. They tend to exist rather isolated, without much communication with their surroundings and they feature a kind of sterility, like the unsuccessful genetic crossbreeds.

Ihme Zentrum , Hannover, Kloss, Kolb & Partners 1975



The end of 20<sup>th</sup> and beginning of 21<sup>st</sup> centuries started to produce a never seen amount of multifunctional complexes that more and more multiple compounds, however these are still huge and speculative developments in general.

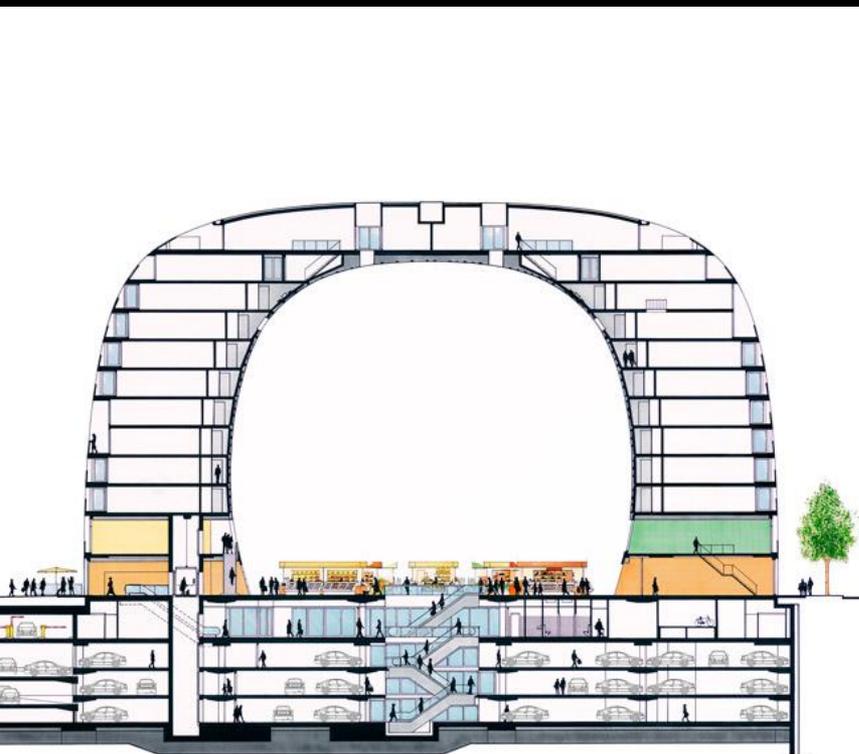
Dubai Renaissance , Dubai, OMA 2006





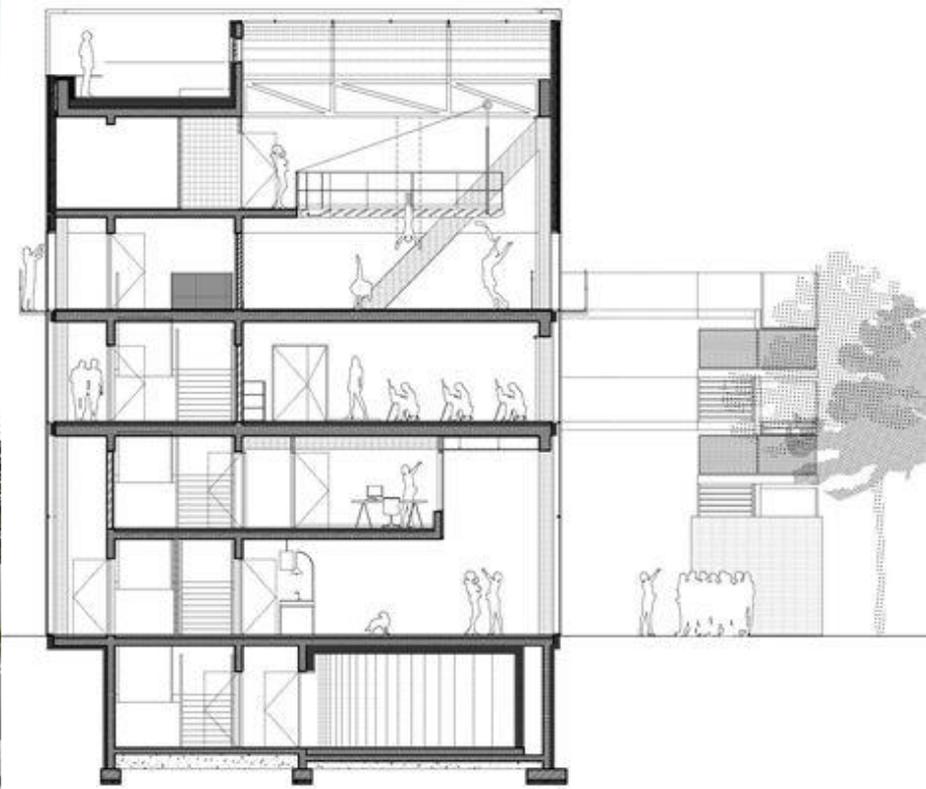
The next chapter is the last few years when private investment is not anymore the only initiator, on the contrary. The shift (process) becomes truly interesting here, the afore-mentioned metamorphosis really starts in this period, when the public and private interests meet and they become fully integrated and synergetic.

Market hall with flats and services Rotterdam, MVDRV 2014



The next chapter is the last few years when private investment is not anymore the only initiator, on the contrary. The shift (process) becomes truly interesting here, the afore-mentioned metamorphosis really starts in this period, when the public and private interests meet and they become fully integrated and synergetic. Bigger size and cosmopolitan context are not anymore a basic condition. Hybrids can pop-up anywhere and are capable of providing more than the proto-hybrid multifunctional buildings.

Sport and Cultural Centre, Paris, Bruther 2014



In a true hybrid interactivity, the integration of functions and complexity are the most important factors. The building or group of buildings should be deeply connected to their societal and urban context. Flexibility is not only a basic requirement. The shared and even spontaneous usage of spaces should be allowed for as diverse audience as possible and preferably for 24 hours.

The society we live in is multiple and diverse, it is not necessary to provide final solutions but we should rather create a framework that is capable of accommodating constant changes. Alike in biology we should reach heterosis (heterotic), in this case an architectural one, where the offspring has better qualities than either of parents. Do not forget, that mules are very durable animals and their adaptability is far above the average...



The multifunctionality-based strategy was the most successful in case of the sizeable former industrial buildings and estates until today, but we have to move on in order to further improve the chances of renewal. **I am convinced that hybrid strategies coupled with hybrid buildings are appropriate for this purpose and they could offer a state-of-the-art method.** We can find good samples already, even though they are most probably more spontaneous than conscious.

The SOHO in Warsaw is a step-by-step activated brownfield, that was created and is still developed today with small scale and later on gradually increased interventions. The functional mix is mingled, thanks to the open-mindedness of the owners and to lucky incidents. One can find practically everything here, offices of creative industry firms, Neon Museum, new residential houses and restaurants coexists with storages and garages. The single buildings are rather simple or multifunctional only, however the whole complex is a true hybrid where we can find the best practices of the recent years.

SOHO, WARSAW – WWAA, Studio Praga



There is at least one building that is, although not in a spectacular way, but the museum of itself in it's honest run down state, alike the blast furnace of DOV in Ostrava .

DOV – Ostrava, J. Pleskot



SOURCE: <https://www.flickr.com/photos/adamtomas/19362836816>

<http://2015.ostavskamuzejnoc.cz/en/cesky-dolni-vitkovice/>

They have buildings that are kin to Palais de Tokyo (Paris, Lacaton / Vassal 2001), because here too, only the most necessary repairs and interventions has been done to put the facility back into service.

SOHO, Warsaw, Project Praga



Palais de Tokyo (Paris, Lacaton / Vassal 2001)



There are areas where landscaping have done the work alike in the Sulzer Factory Area.

SOHO, WARSAW – WWAA, Studio Praga



Sulzer Factory Area Winterthur Vetsch, Nipkow + partner



SOURCE: <http://1.bp.blogspot.com/-hHICORWQuro/U9rhU0sa47I/AAAAAAAAAto4/ogk9cVnYT/vw/s1600/war-f15.jpg>  
SOURCE: <http://www.publicspace.org/en/works/d214-sulzerareal>

Upon summarizing the essence of hybrid strategy, the following cannot be left out:

**Be open to any possible functional cocktail, let it to be mixed and intertwined,**

**Develop gradually and do not be afraid of slowness,**

**Leave room for the unpredictable, both in and in-between the building(s),**

**Include landscaping and allow temporary use and improvisation.**

- thanks for your attention -

**Biography + special thanks to:**

*Public chance by Aurora Fernández Per, Javier Arpa / a+t publisher 2008*

*Reclaim by Aurora Fernández Per, Javier Mozas a+t publisher no. 39-40 2012*

*This is hybrid by Aurora Fernández Per, Javier Mozas a+t publisher no. 31-34 2014*

*Theme Research Booklet: „An exploration into the qualities of a true hybrid building”: by Robin Gringhuis, Taylor Wiesner 2014 (Msc3 Fall – Graduation Studio, TU Delft)*

*Budapest Brownfield Cadastre 2015*

*Complex buildings by Aurora Fernández Per, Javier Mozas, Dominic Leong a+t publisher no.48 2017*