

# **INDUSTRIAL REVIVAL**

An incremental re-affectation strategy  
for Sappi Maastricht.

Pierre-Loup Benoit

TU Delft



# Maastricht compleet verrast door verkoop papierfabriek Sappi, een van de iconen van de stad

16-12-2021 om 20:18 door Joos Philippens

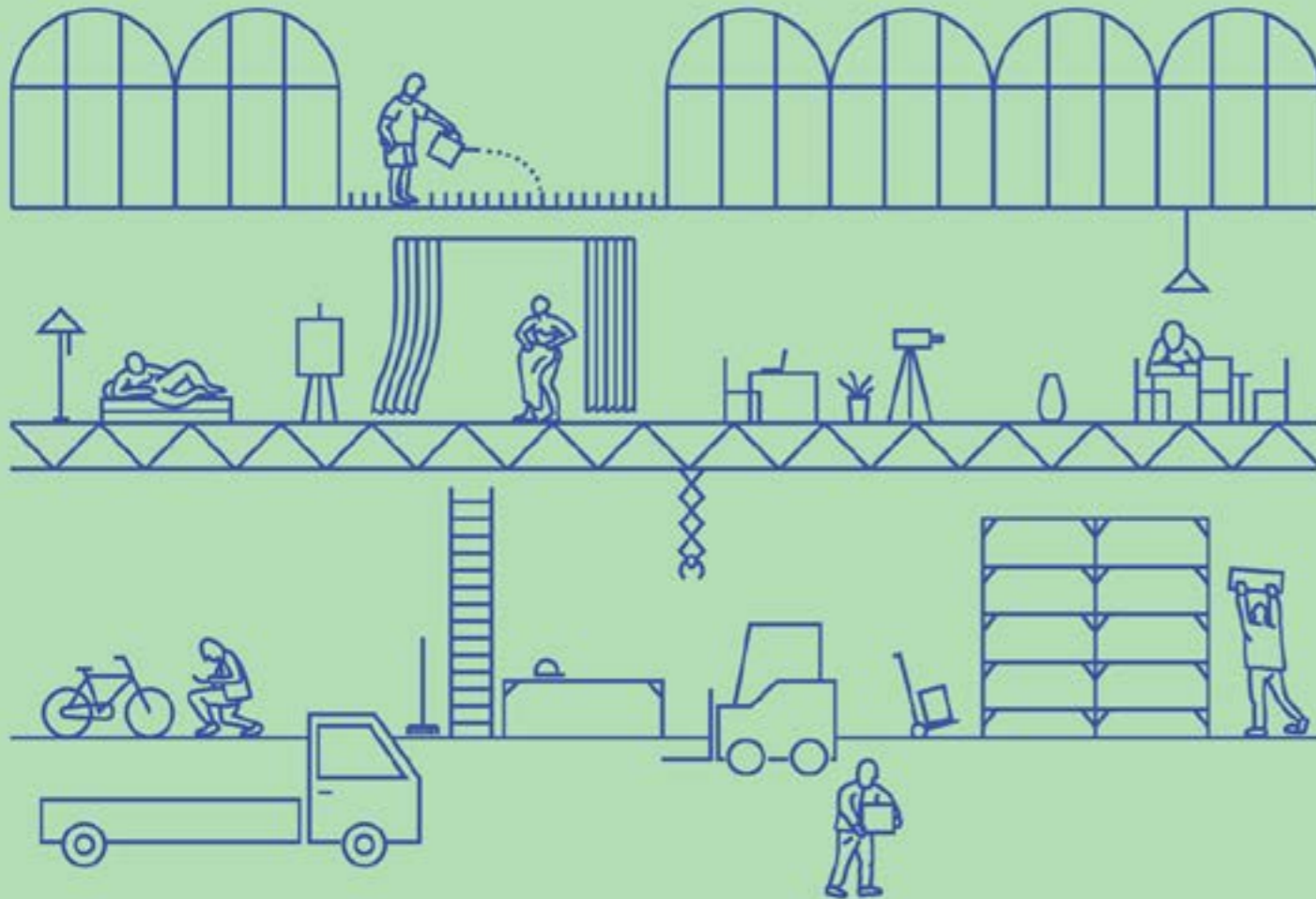
 Print



*De papierfabriek van Sappi aan de Maas in Maastricht.  
Afbeelding: Harry Heuts*

# hybrid factory/hybrid city

This gathering of architects and urbanists will address questions such as how can manufacturing be combined with other uses in cities, what can the hybrid factory do for the future of industrious, innovative, and inclusive cities, and where do zoning, building, and local regulations enhance or hinder opportunities?



Nina Rappaport, visiting professor, invites Bram Arets (TRANS Architecture), Frank Barkow (Barkow Leibinger Architects), Andrea Caputo (Andrea Caputo Architecture), Giovanna Fossa (Politecnico di Milano), Nicholas Gilliland (Tolila + Gilliland Atelier), Djamel Klouche (l'AUC), Dieter Leyssen (51N4E), Nicola Russi (Laboratorio Permanente), Markus Schaefer (Hosoya Schaefer Architects), Lars Scharholz (INIK), Giulia Setti (Politecnico di Milano), Ward Verbakel (Plusoffice Architects), Ianira Vassallo (Politecnico di Torino), and Juan Lucas Young (Sauerbruch Hutton).

Free entrance, but please RSVP here: [full@polito.it](mailto:full@polito.it)

**There is a need to invent new processes and business models, more gradual and cooperative transformations working with existing building stock {...}.**

Markus Schaefer



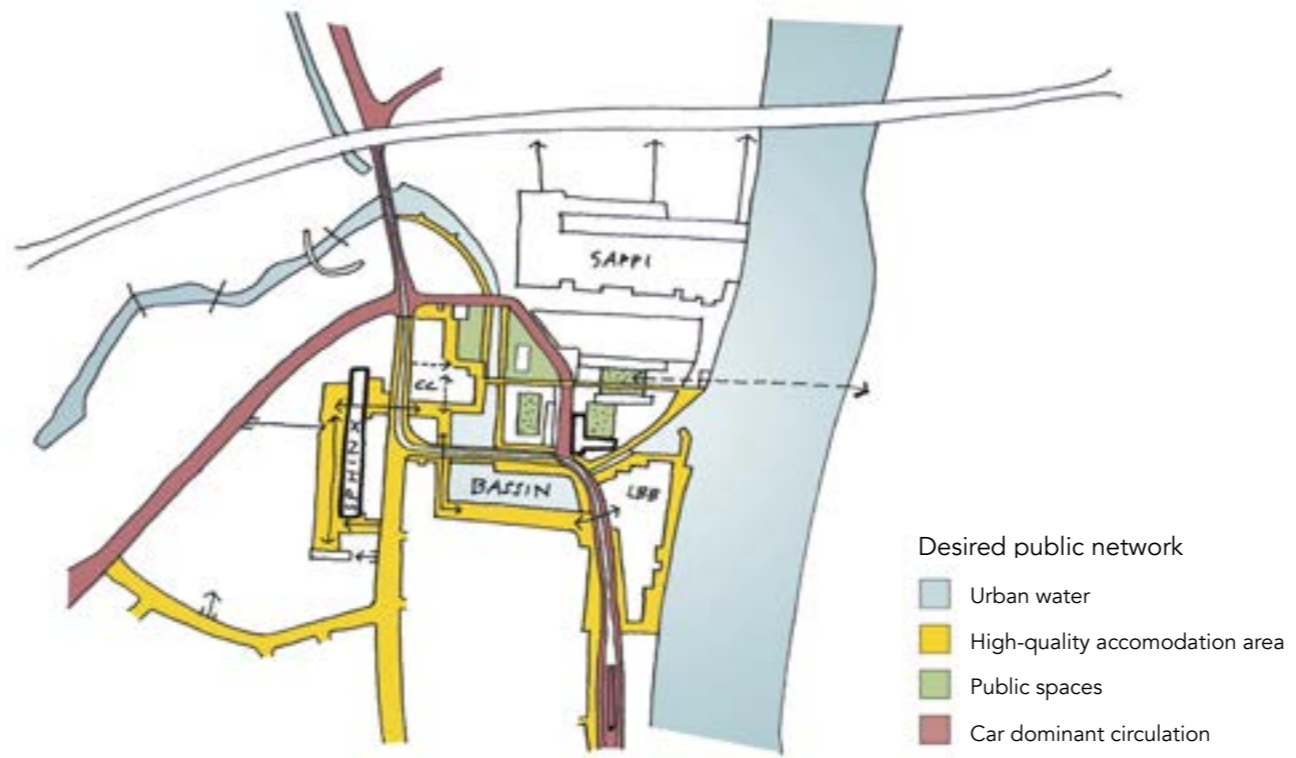
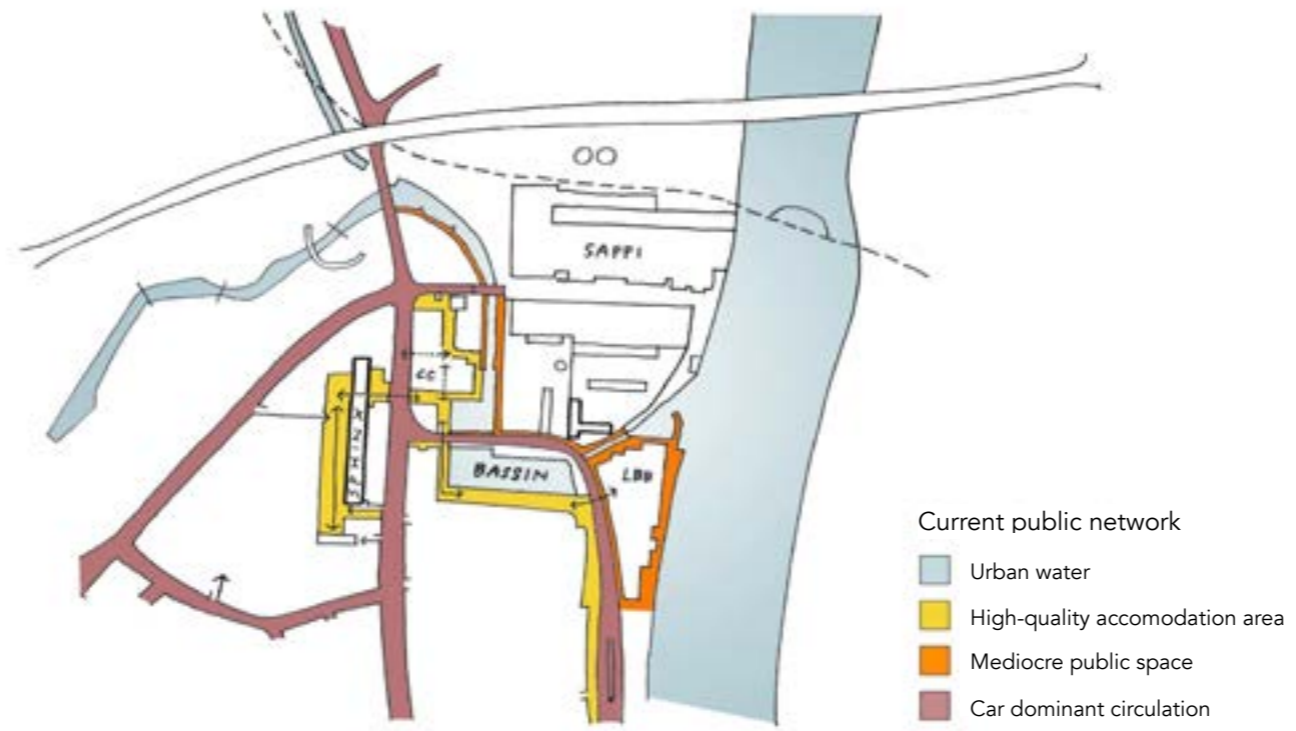
*Société Céramique in 1970*



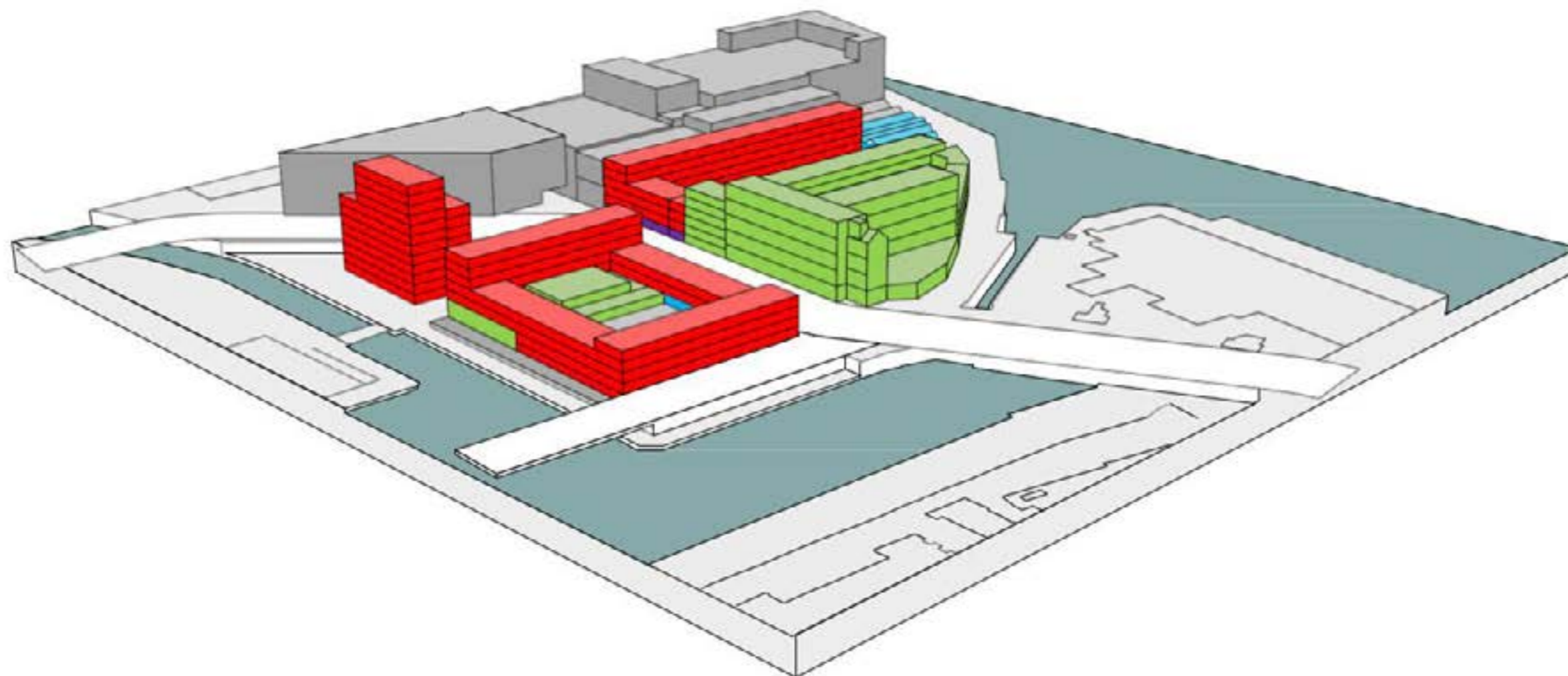
*Société Céramique in 2000*



*Société Céramique after the demolition phase*







Programma	wonen	horeca/ detailhandel	werken	kansen	TOTAAL:
Ontwikkelvlak:					
blok A	9600	0	500	2500	12600
blok B	0	0	0	10810	10810
blok C	0	0	1040	160	1200
blok D	315	105	0	9050	9470
blok E	5000	1450	0	0	6450
blok F	7550	0	0	0	7550
TOTAAL	22465	1555	1540	22520	40530

alle getallen zijn bruto oppervlaktes in m<sup>2</sup>



**Couldn't the potential redevelopment of Sappi Maastricht site be an opportunity to reinforce productive dynamics intertwined in an urban environment?**

Industrial History

## Important productive presence.

One of the most important industrial center in the Netherlands.



Industrial History

## **Important productive presence.**

One of the most important industrial center in the Netherlands.

Concentration of industrial activities in economic zonings, Brightlands.



*Beatrixhaven, Maastricht built in 1960's.*

## Reaffectation Strategy.



Reaffectation Strategy

## Reappropriation.



Reaffectation Strategy

## Reappropriation.

1

### **Divide and Rule.**

Development of a Neo-Cottage industry.



Reaffectation Strategy

## Reappropriation.

1

### **Divide and Rule.**

Development of a Neo-Cottage industry.

Reclustering.



19<sup>th</sup> century industrial campus



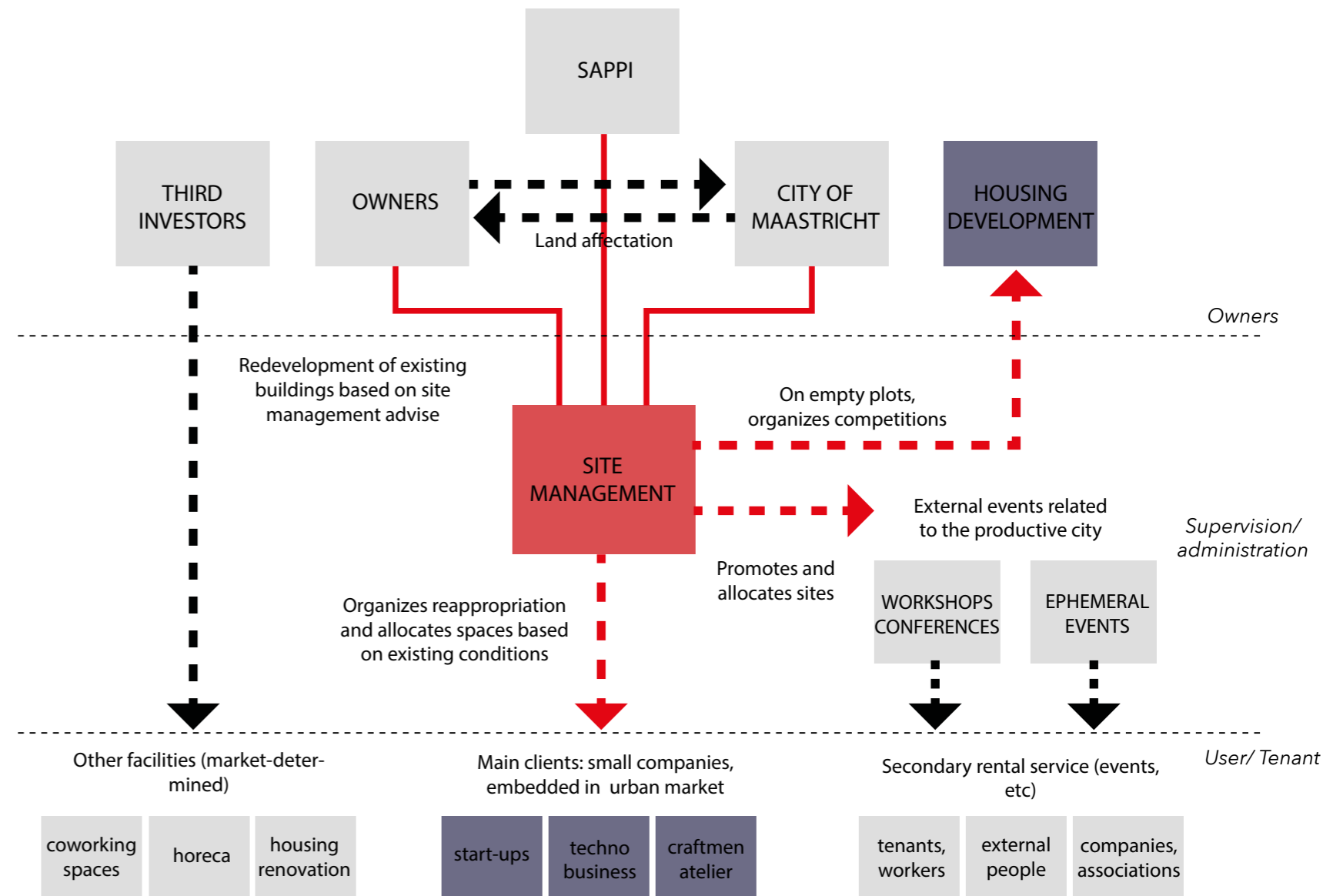
21<sup>st</sup> century urban cluster



Reaffectation Strategy

# Reappropriation.

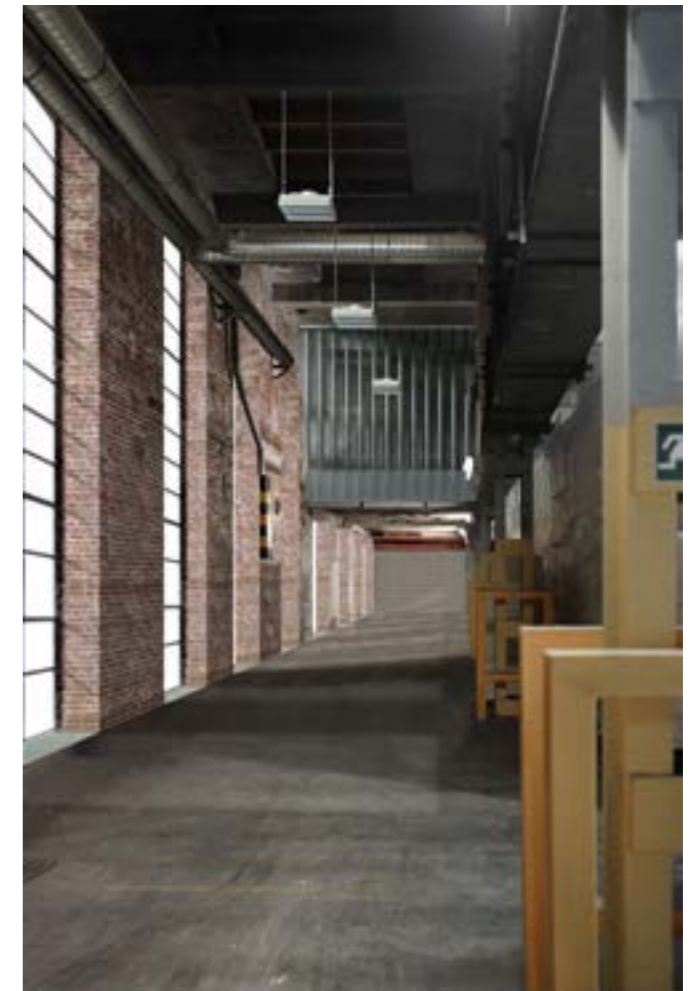
- 1 **Divide and Rule.**
- 2 **On-Site Management**



Reaffectation Strategy

## Reappropriation.

- 1 **Divide and Rule.**
- 2 **On-Site Management**
- 3 **Clean before the party.**



Reaffectation Strategy

## Reappropriation.

- 1 Divide and Rule.**
- 2 On-Site Management**
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Progressive reappropriation



Reaffectation Strategy

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Reaffectation Strategy

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Reaffectation Strategy

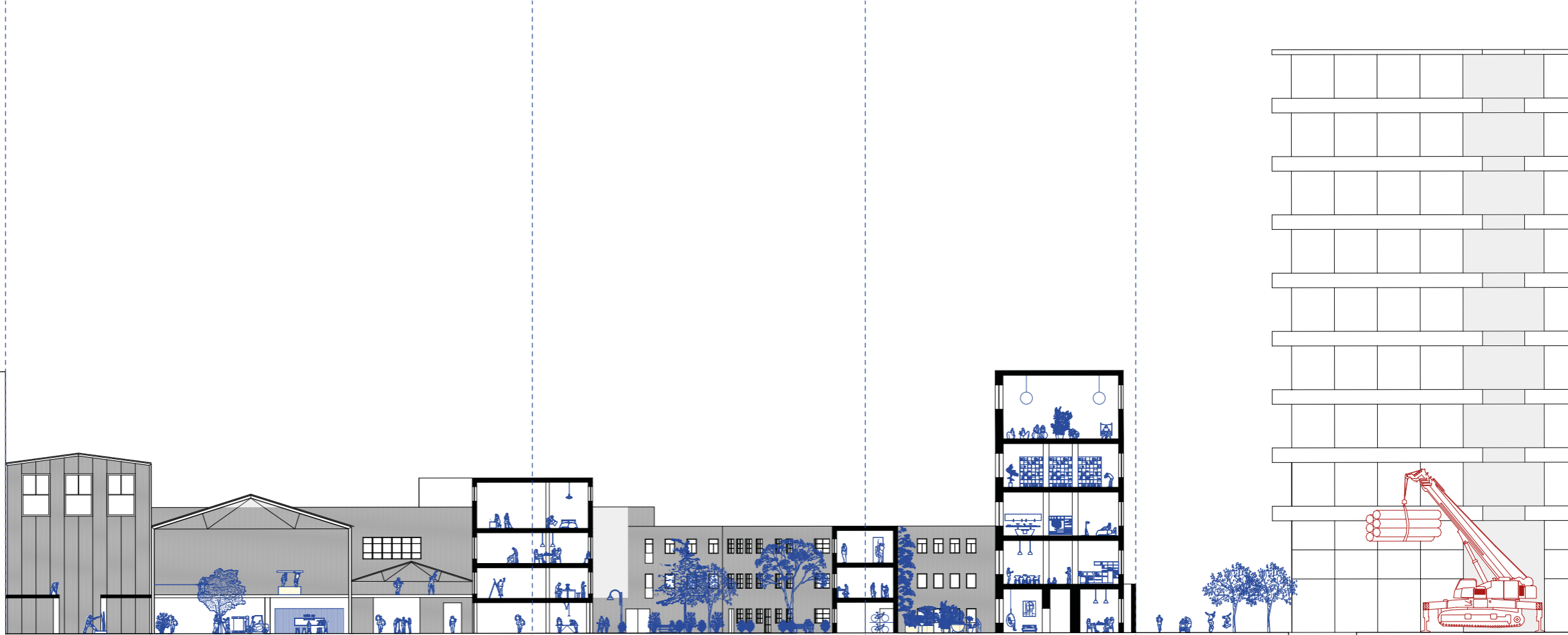
## Reappropriation.

- 1 Divide and Rule.**
- 2 On-Site Management**
- 3 Clean before the party.**

Progressive reappropriation



SAPPI production site



**NOW - 6 / 9 months**

Ground floor storages relocation and first refurbishment process. The aim of this first intervention is to highlight and exploit the identity of the industrial ensemble. In fact, the different traces of usage and transformation over time are being preserved. Therefore, the existing building fabric is maintained to the greatest extent possible, and overdense spaces are partially demolished to change their connotation from close to open spaces. This approach makes sense ecologically – it saves resources and avoids waste, temporary – it creates available reusable spaces in a short amount of time, but also brings economic benefits to the previous user and the next ones.

**6 / 9 months - 2.5 years**

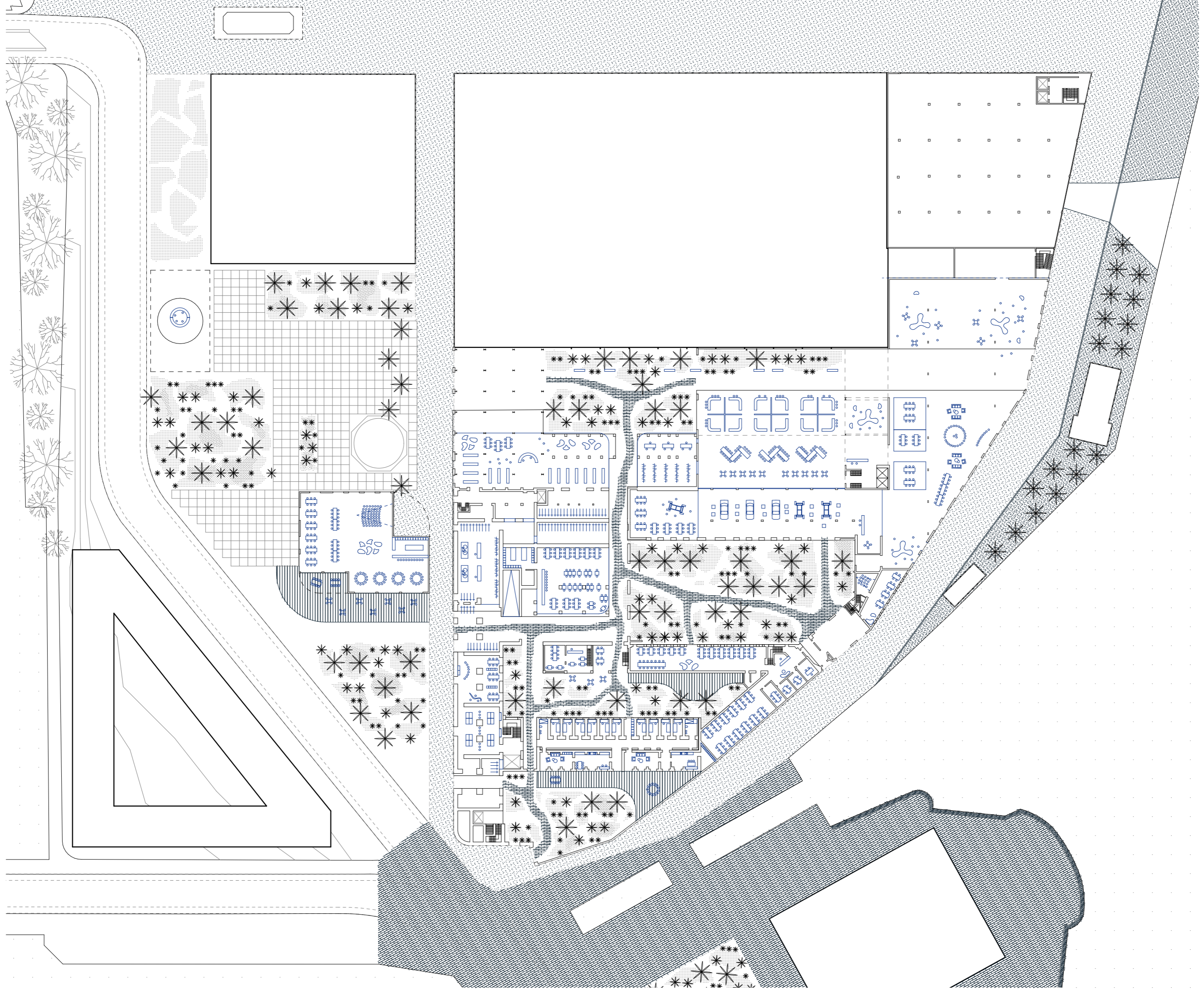
Offices relocation and second refurbishment process. The next phase of the intervention is to re-activate the upper levels. Most of the facilities on the south part of the factory are offices and laboratories. With their gradual relocation towards the north side, they'll be available spaces, and later, flexible environments for other (co)working and living purposes. Moreover, in-between sheds and weak structures will be dismantled to provide more light and open public/green spaces to the future users.

**2.5 years - 5 years**

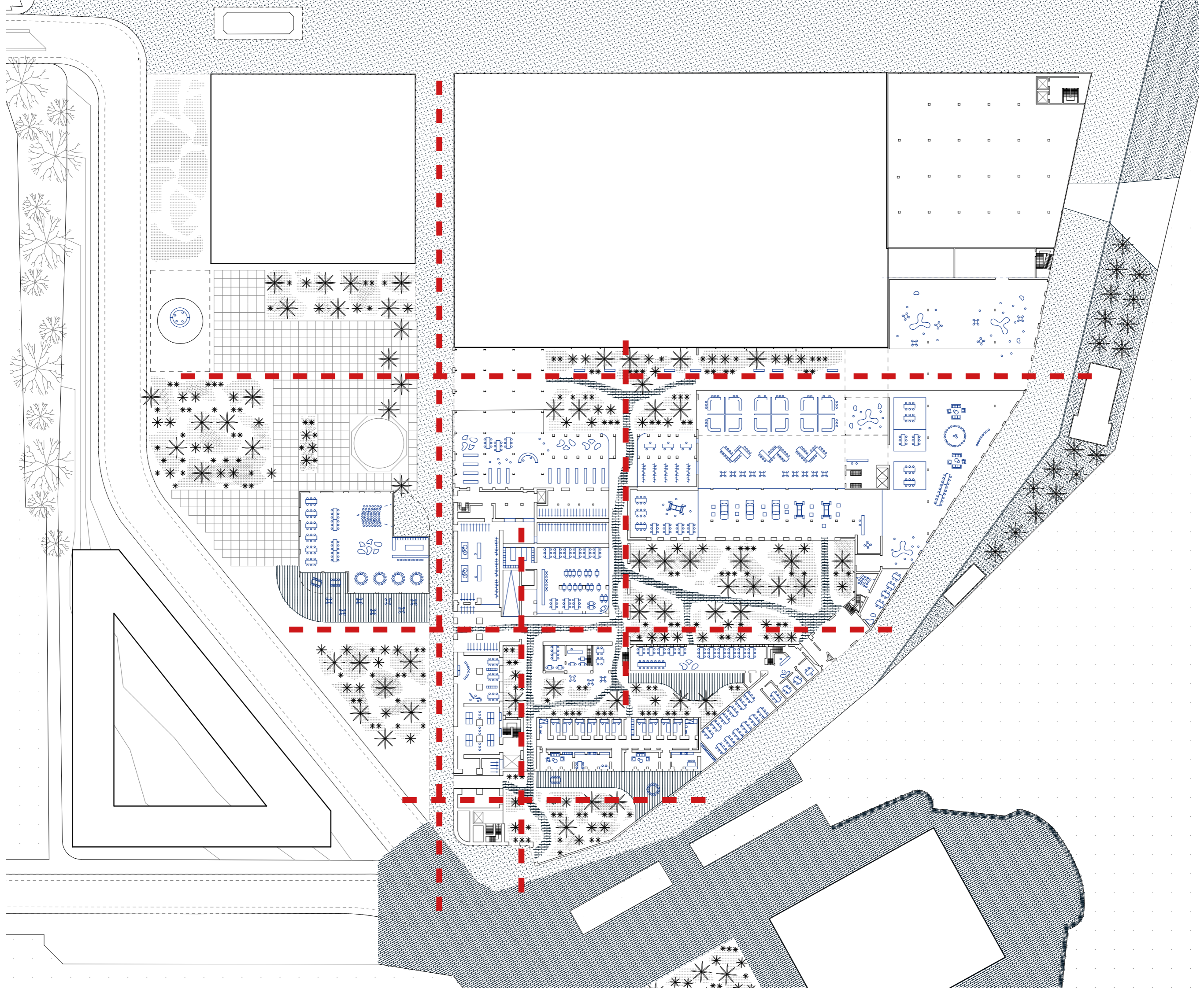
Final refurbishment process. The overall process consists in creating a framework of spaces where workers, entrepreneurs, investors, and families, too, can co-habitate. This link between entrepreneurship and public life is provided by the potential and flexibility of industrial spaces, thus different buildings can host different functions in different stages

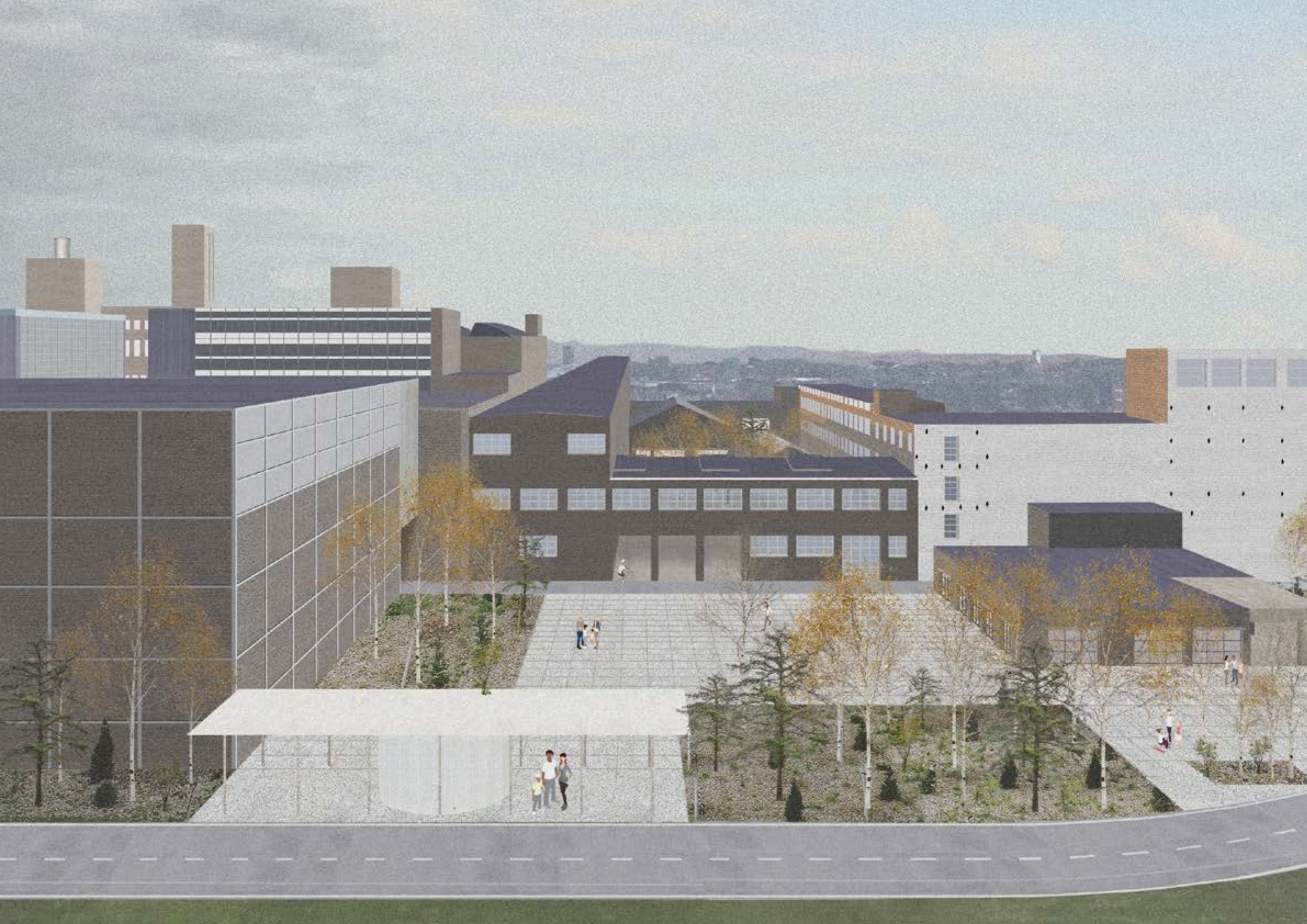
**5 years - +**







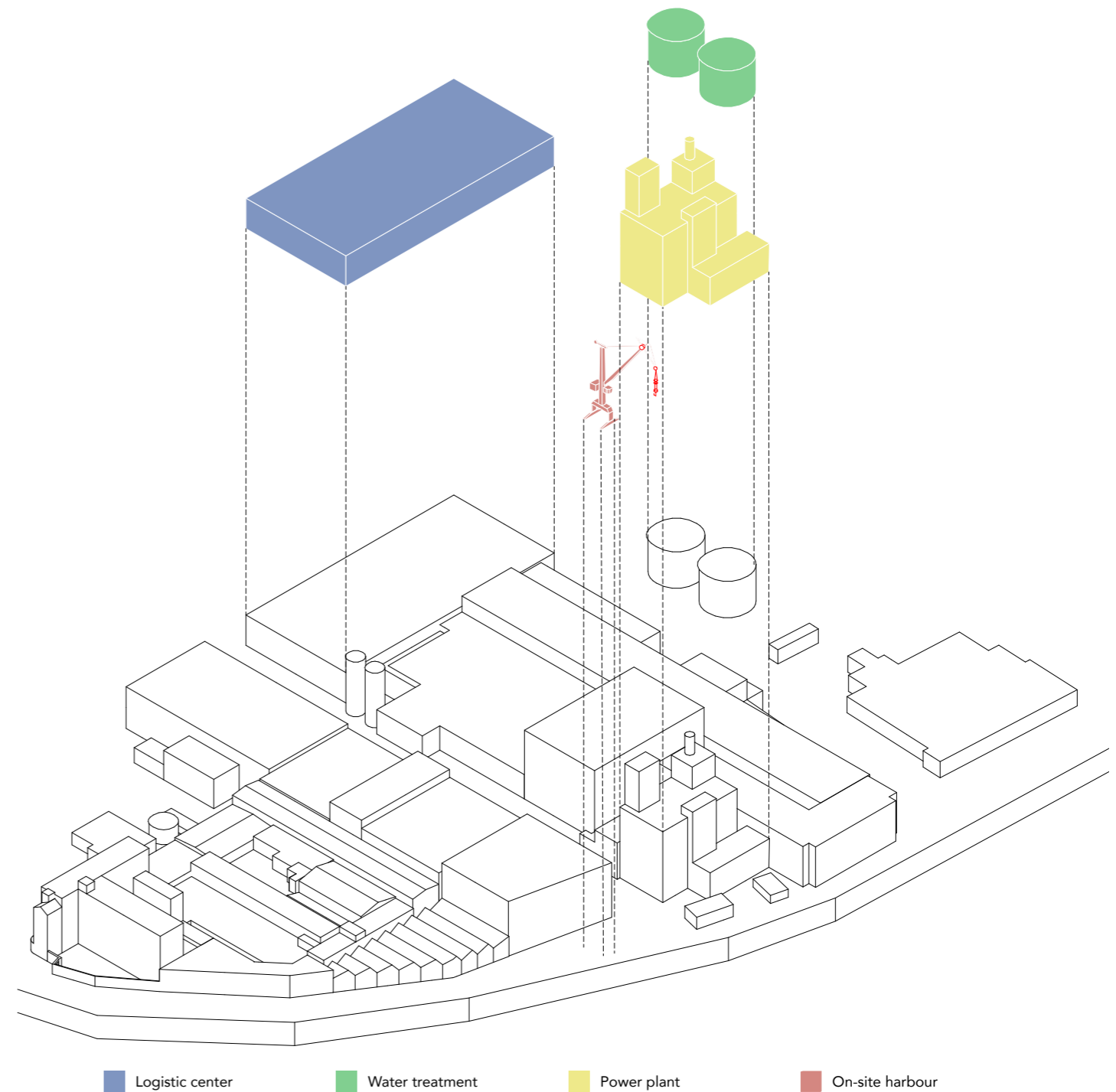


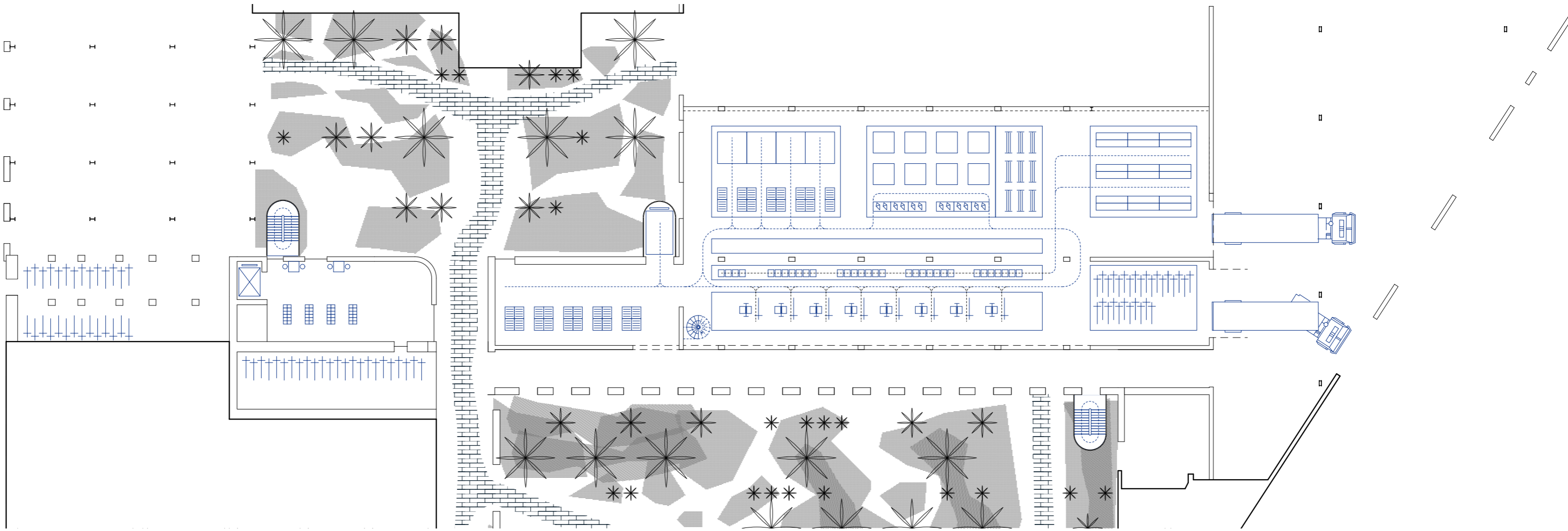


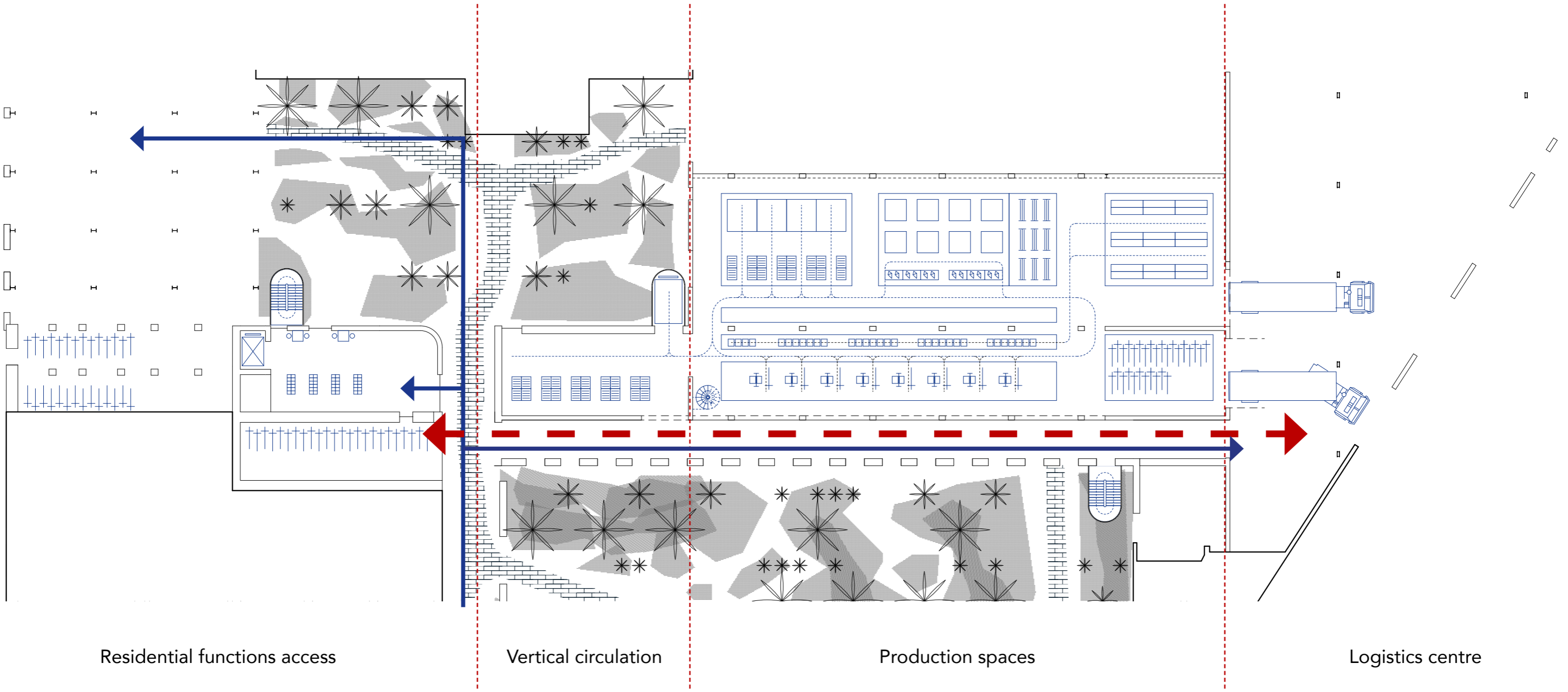
Reaffectation Strategy

## Reappropriation.

- 1 **Divide and Rule.**
- 2 **On-Site Management**
- 3 **Clean before the party.**
- 4 **Share the risks.**







Residential functions access

Vertical circulation

Production spaces

Logistics centre

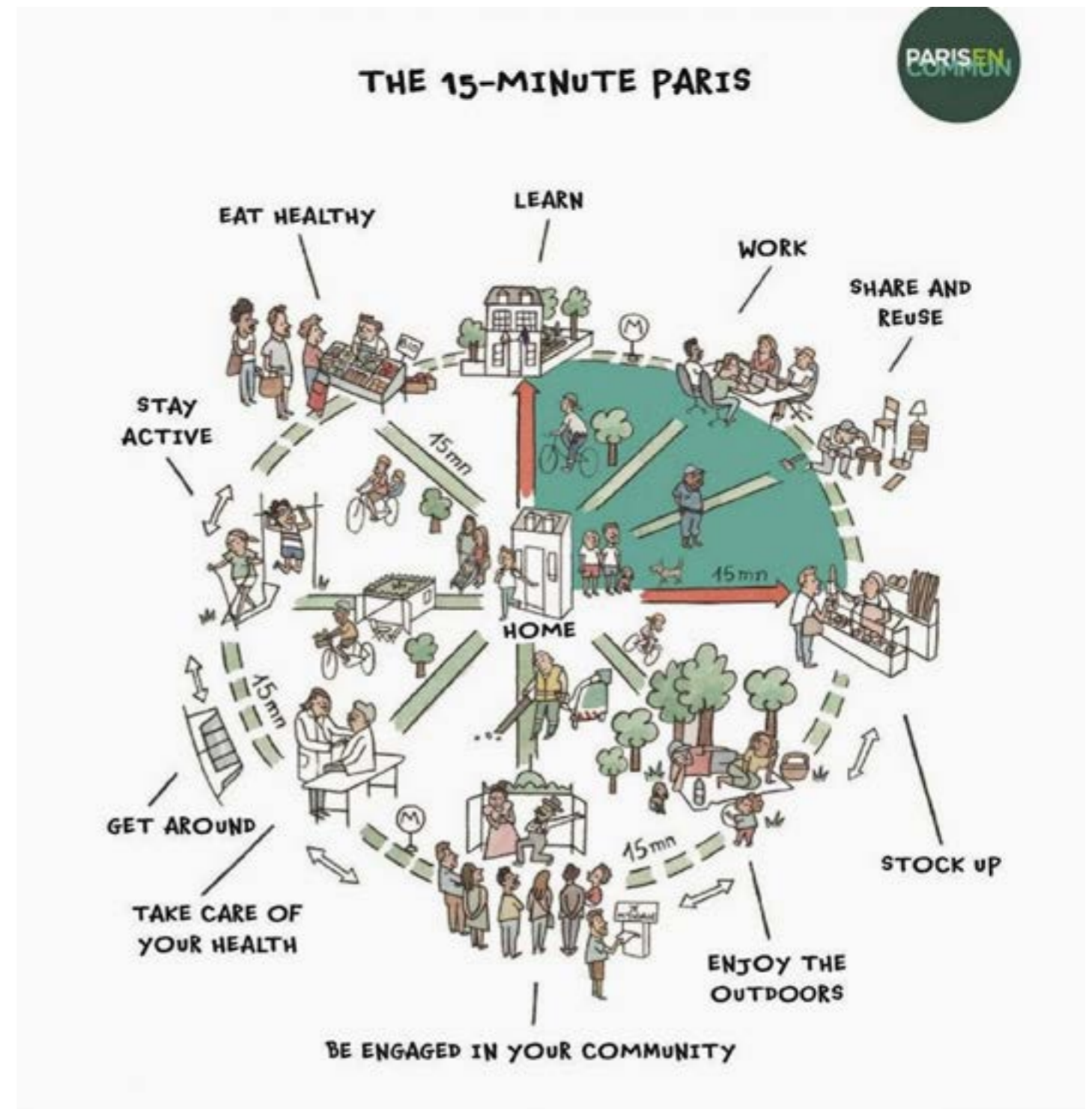
Reaffectation Strategy

## Transformation.



Reaffectation Strategy

# Transformation.



Reaffectation Strategy

## Transformation.

**5** Industry has changed.



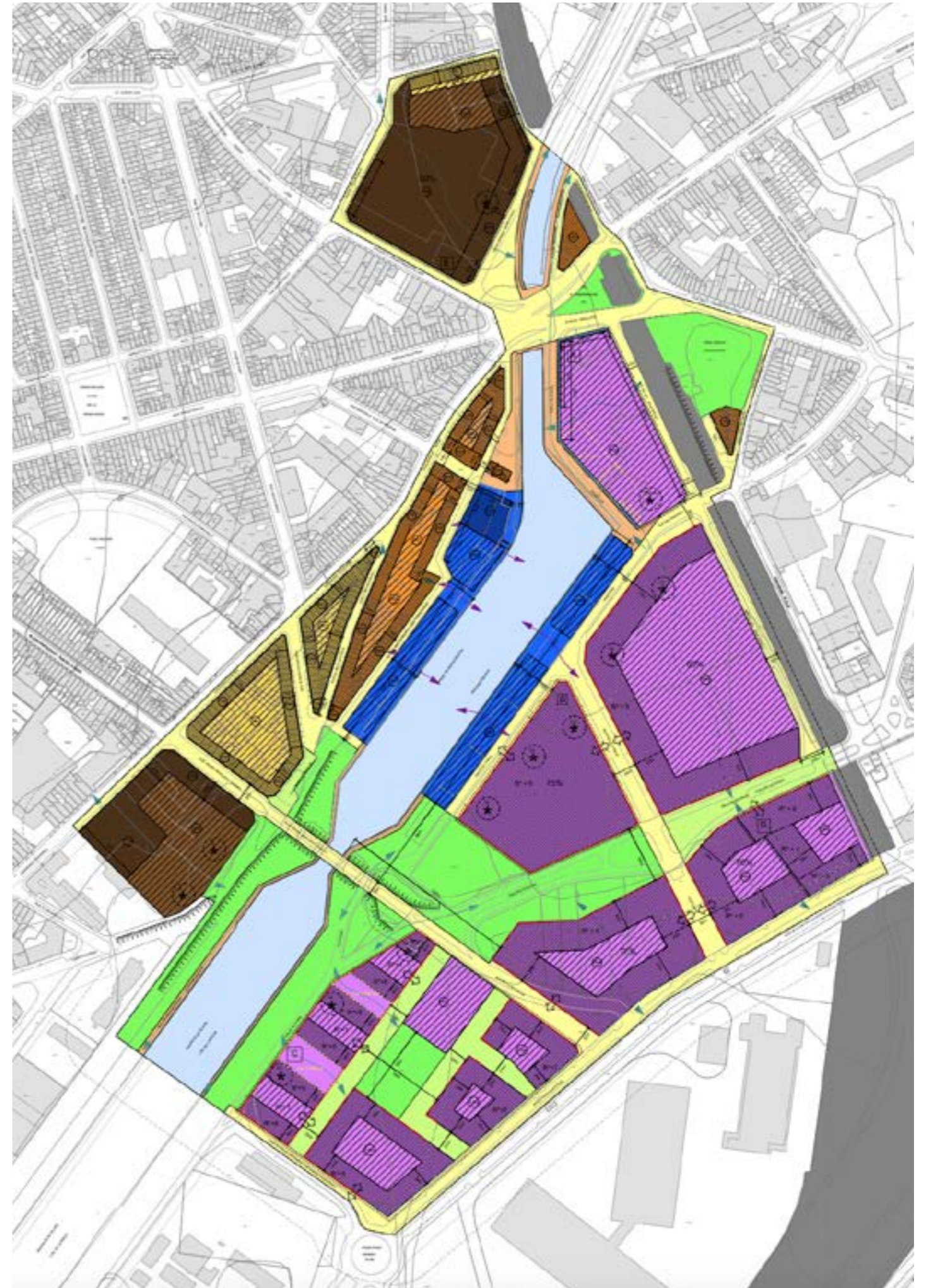


Reaffectation Strategy

## Transformation.

**5** Industry has changed.

**6** Political support.



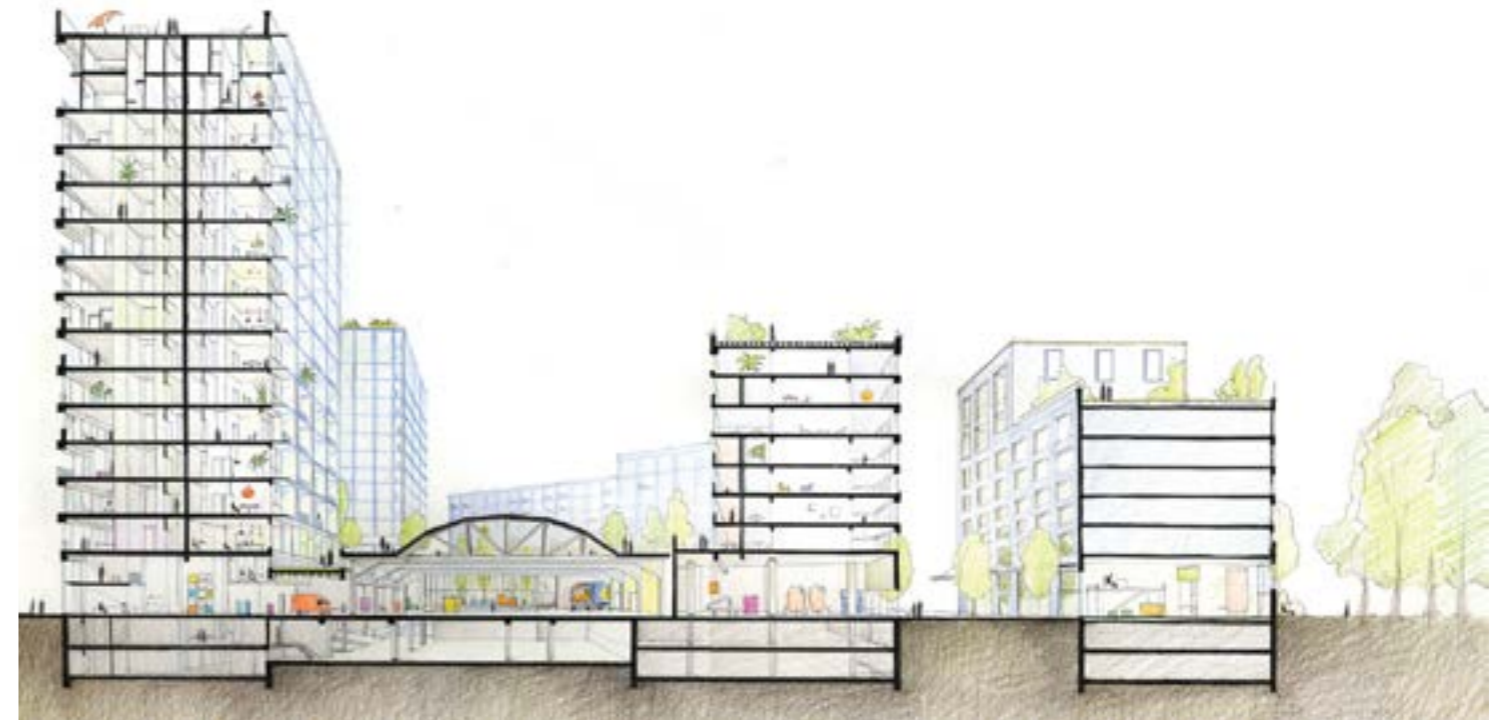
Reaffectation Strategy

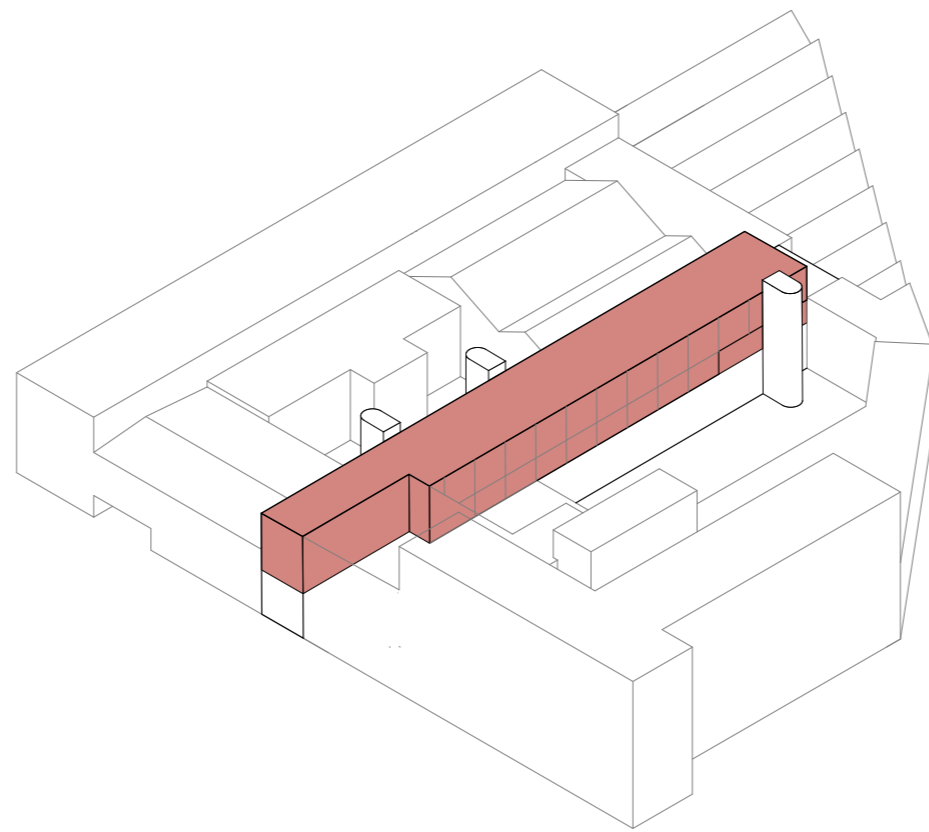
## Transformation.

**5** Industry has changed.

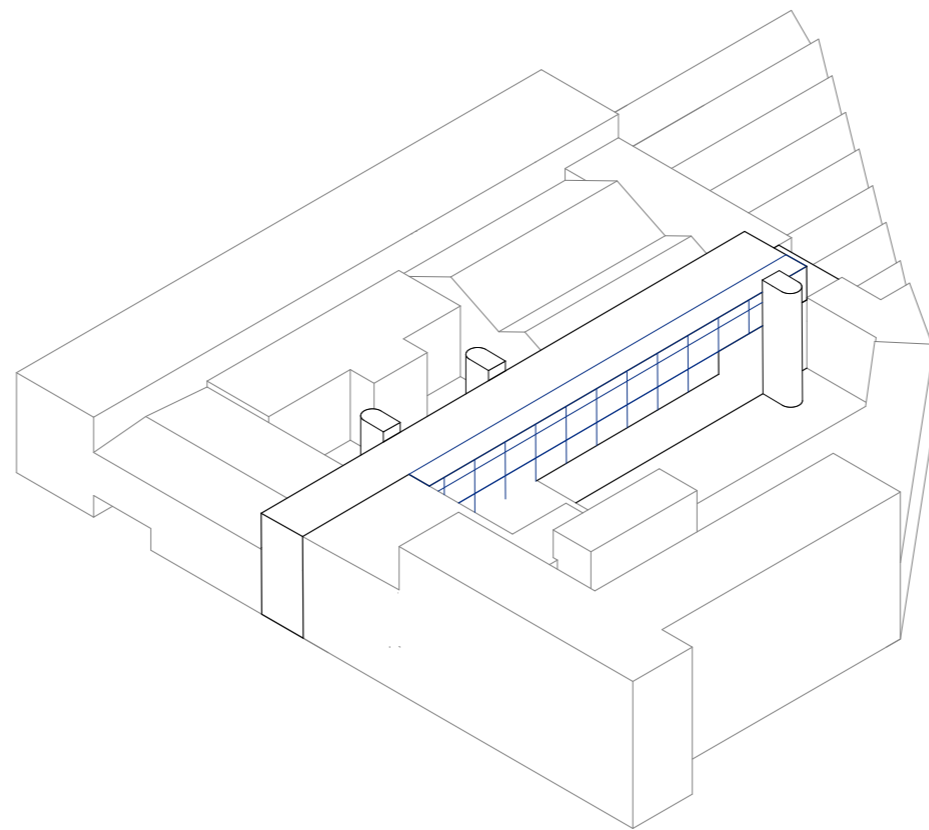
**6** Political support.

Mixity of productive and residential functions.

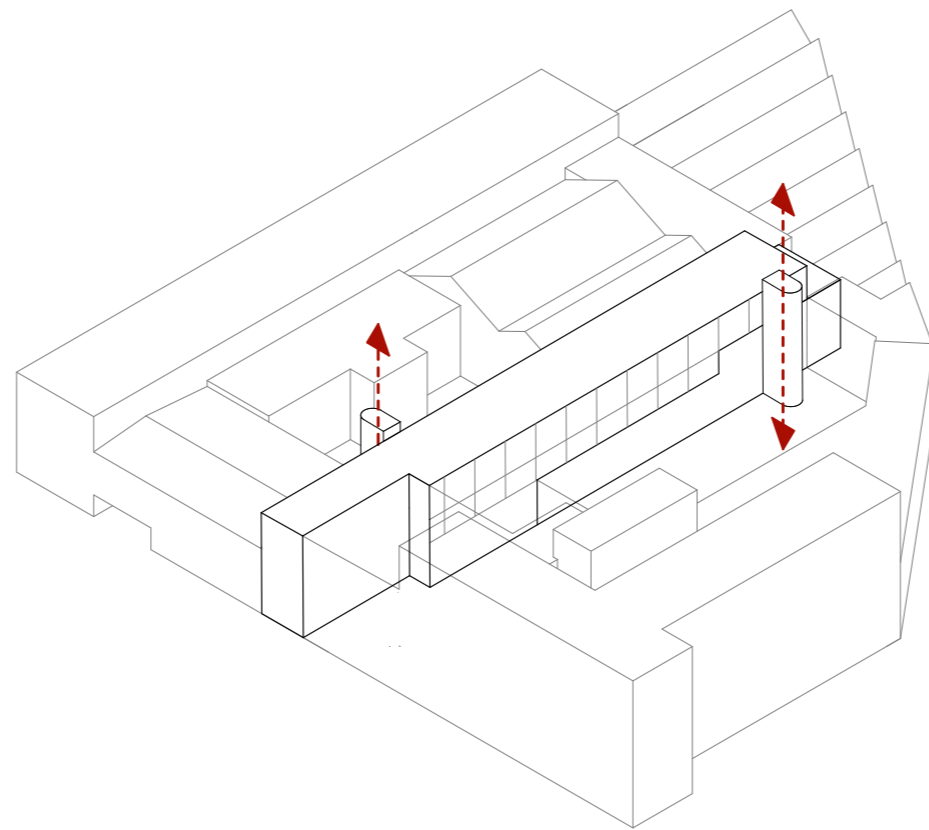




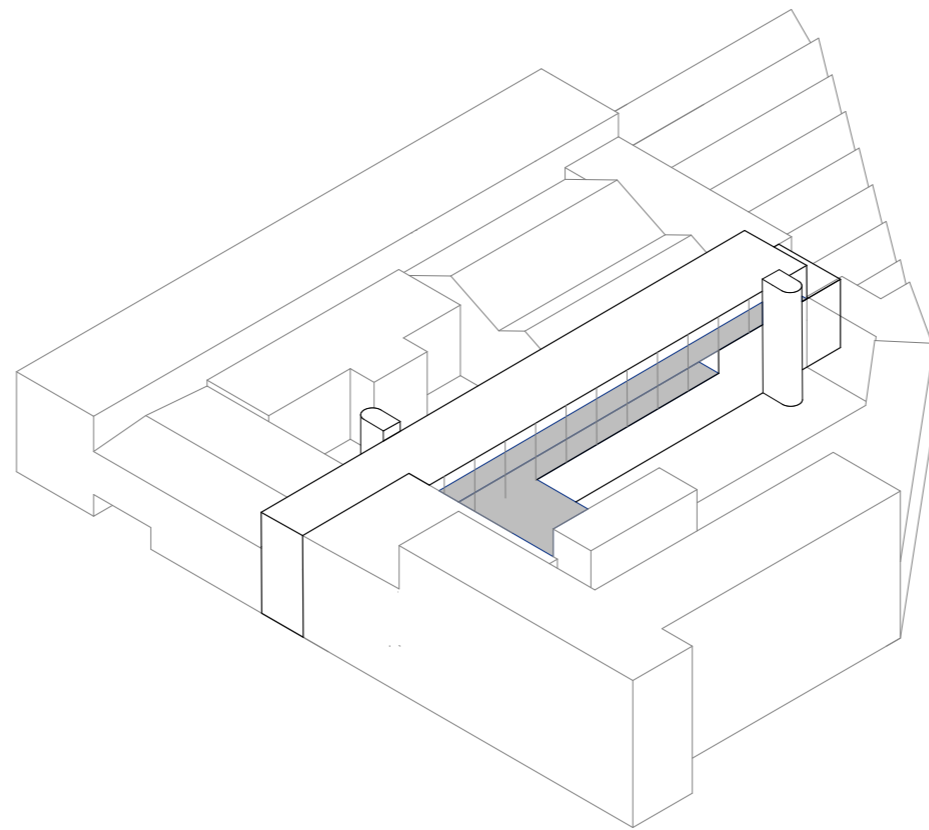
Transforming upper floors into housing.



New distributive structure.

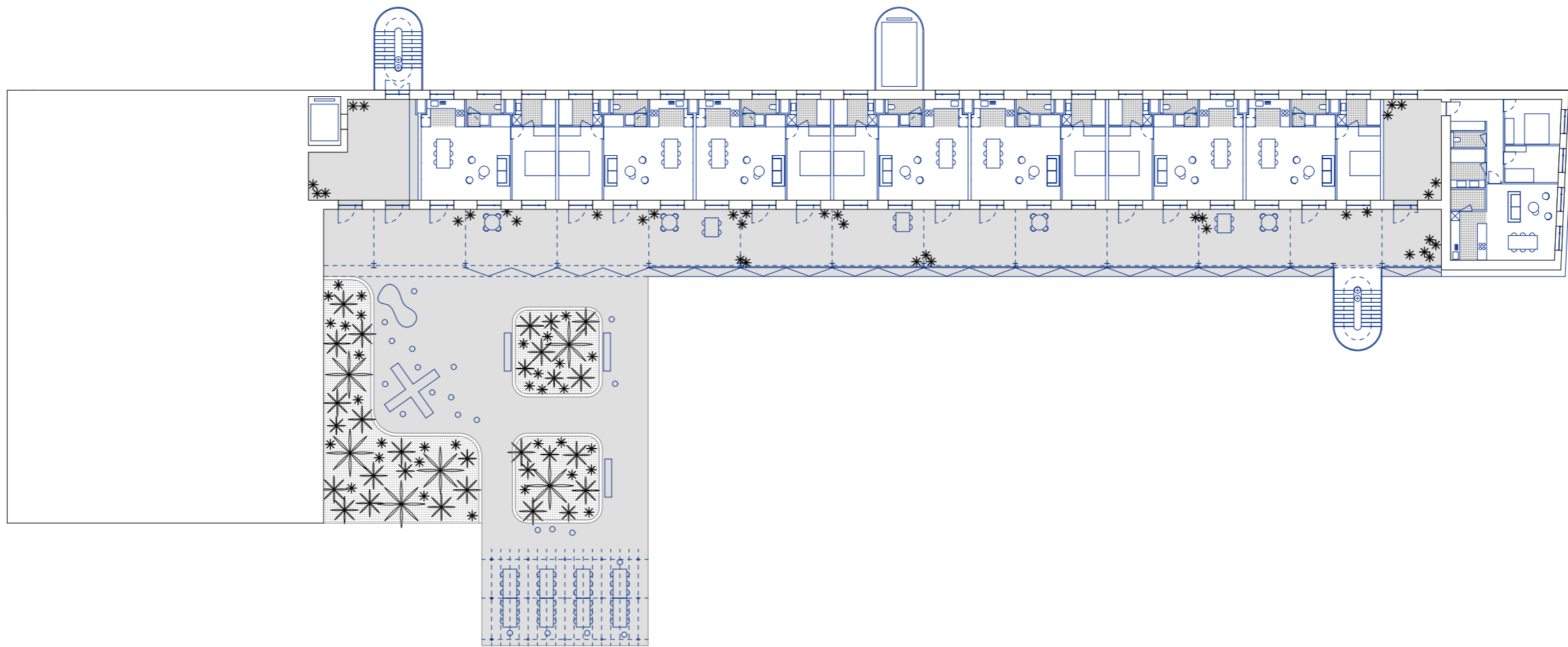


New vertical distribution units.

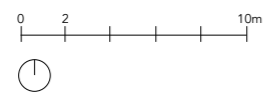


Enhancing places of collectivity.

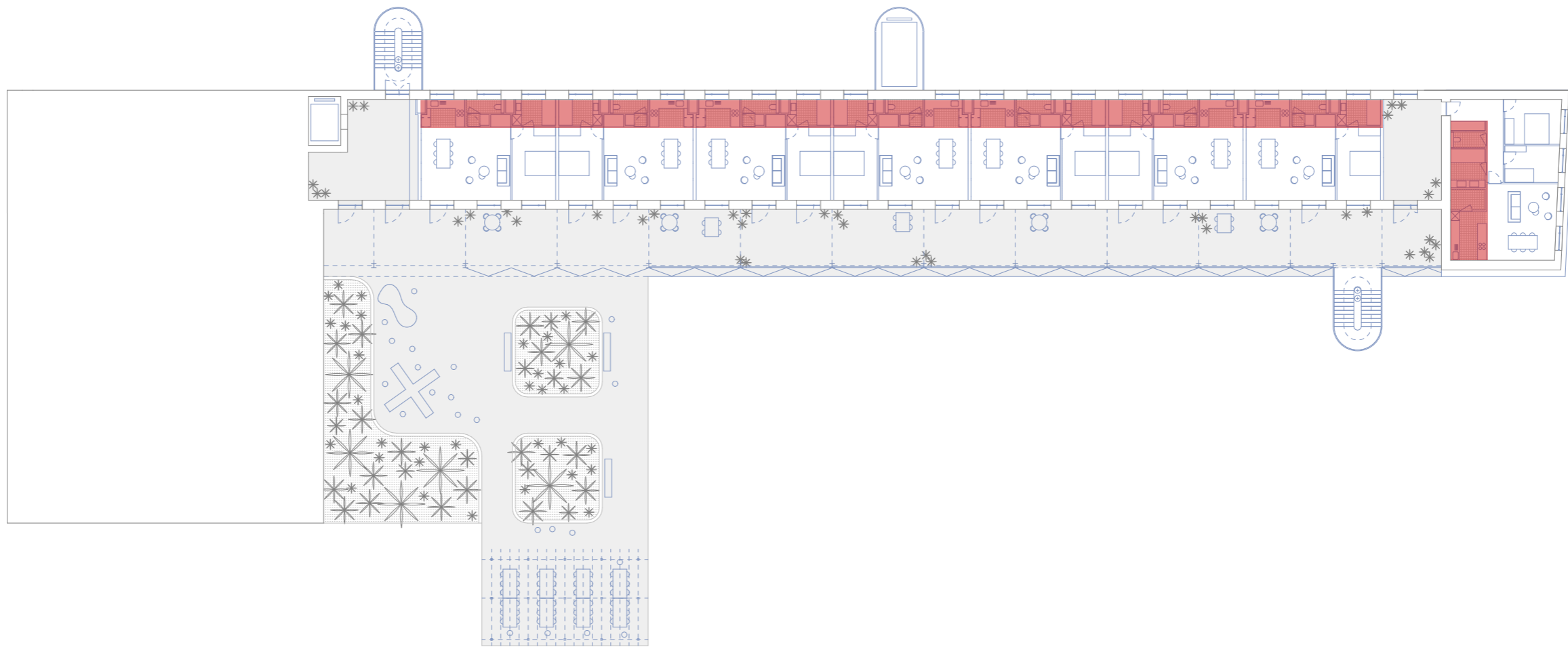




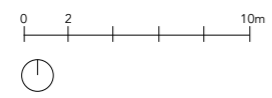
**First Floor**

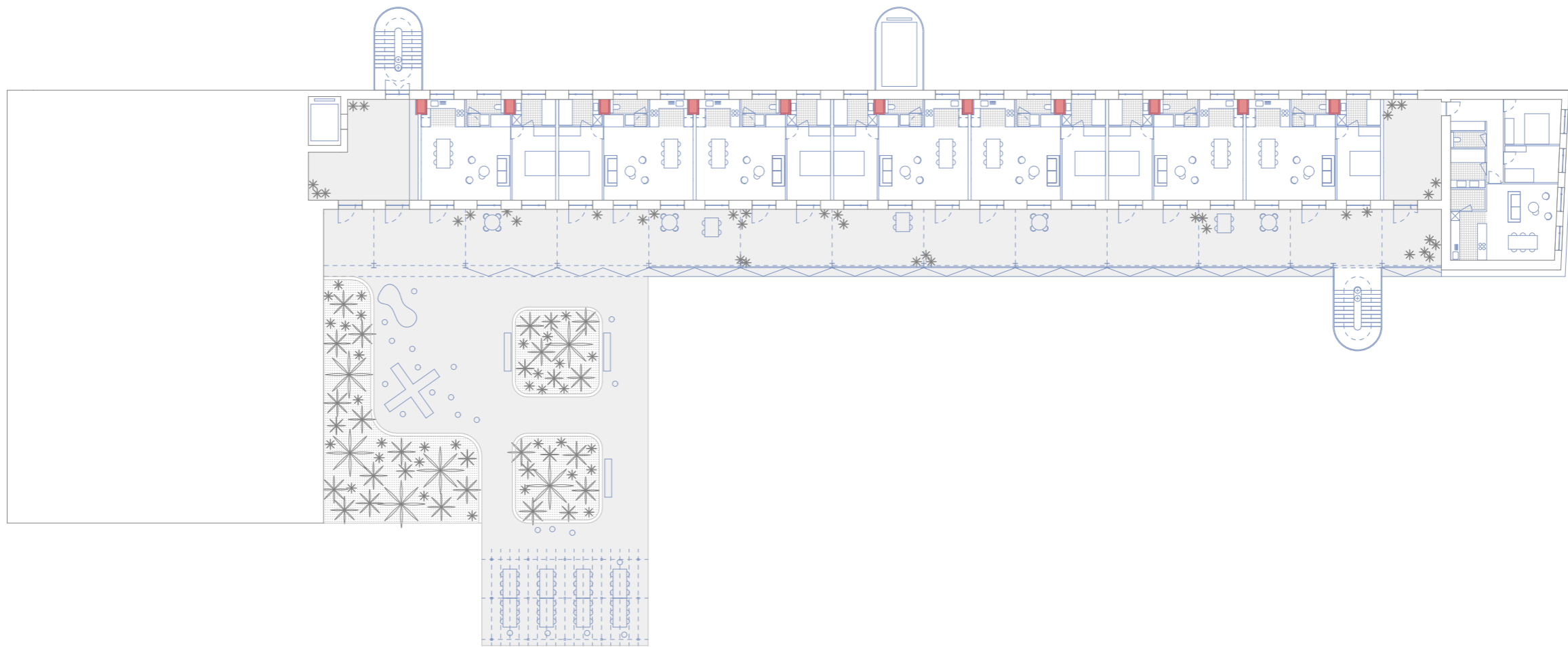




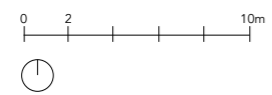


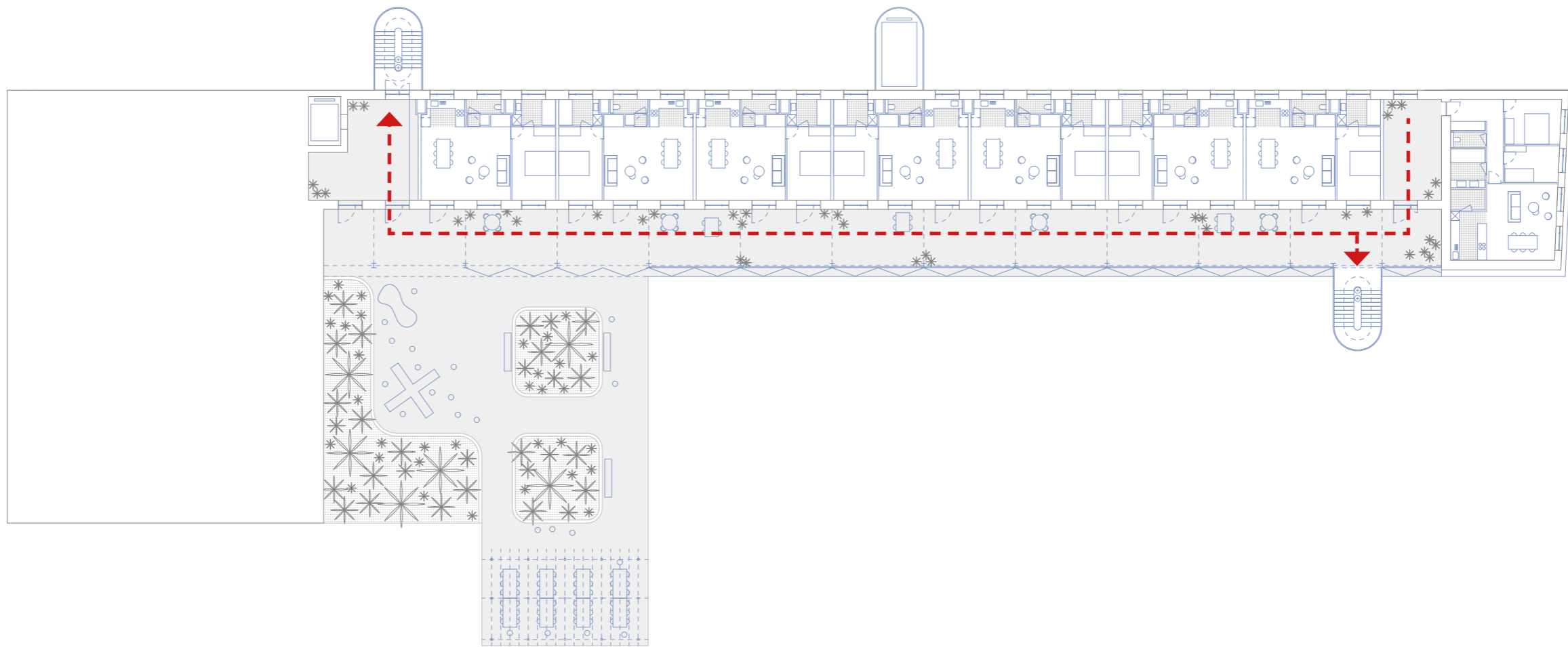
**Servicing**



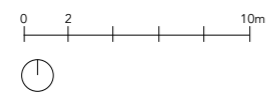


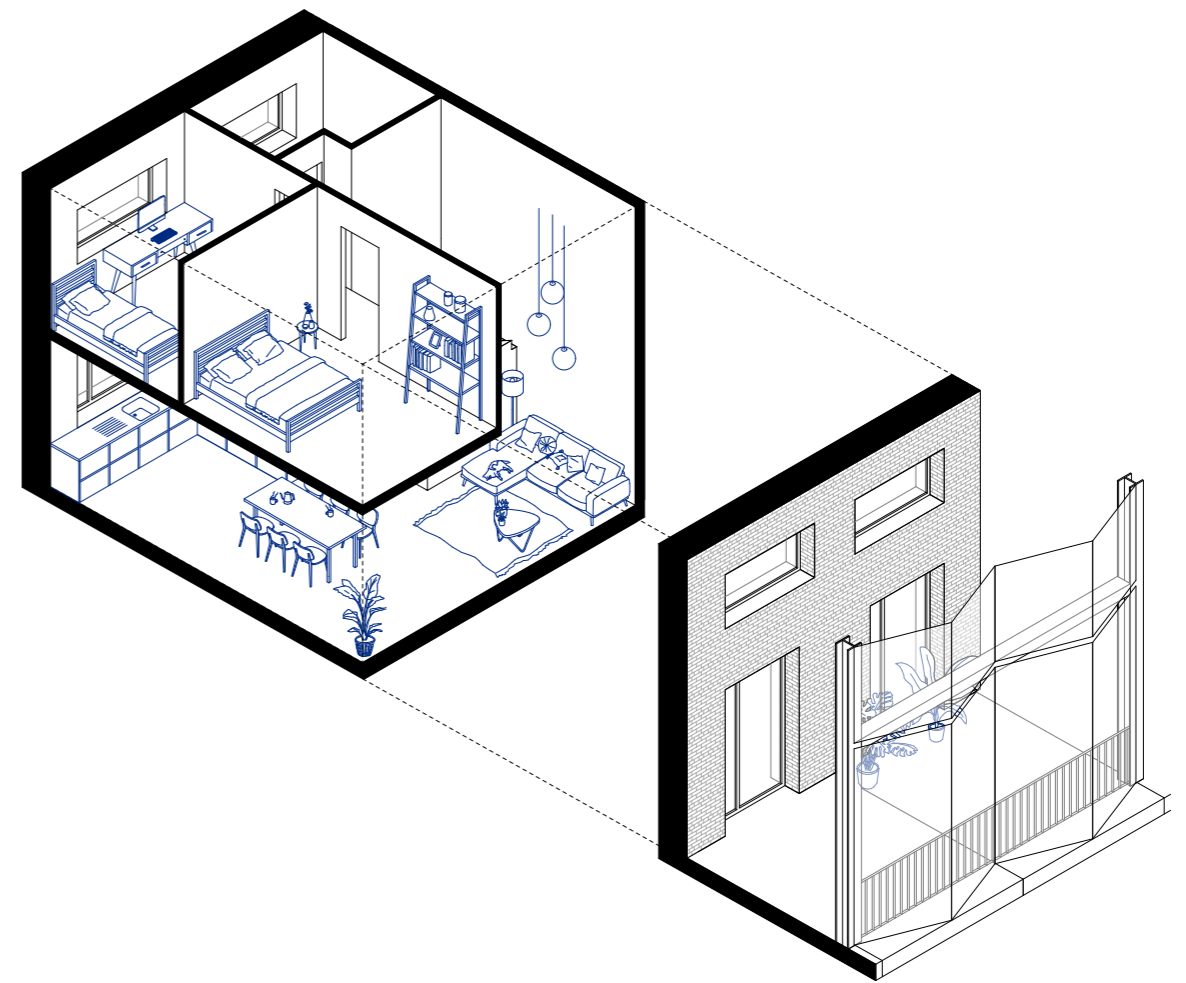
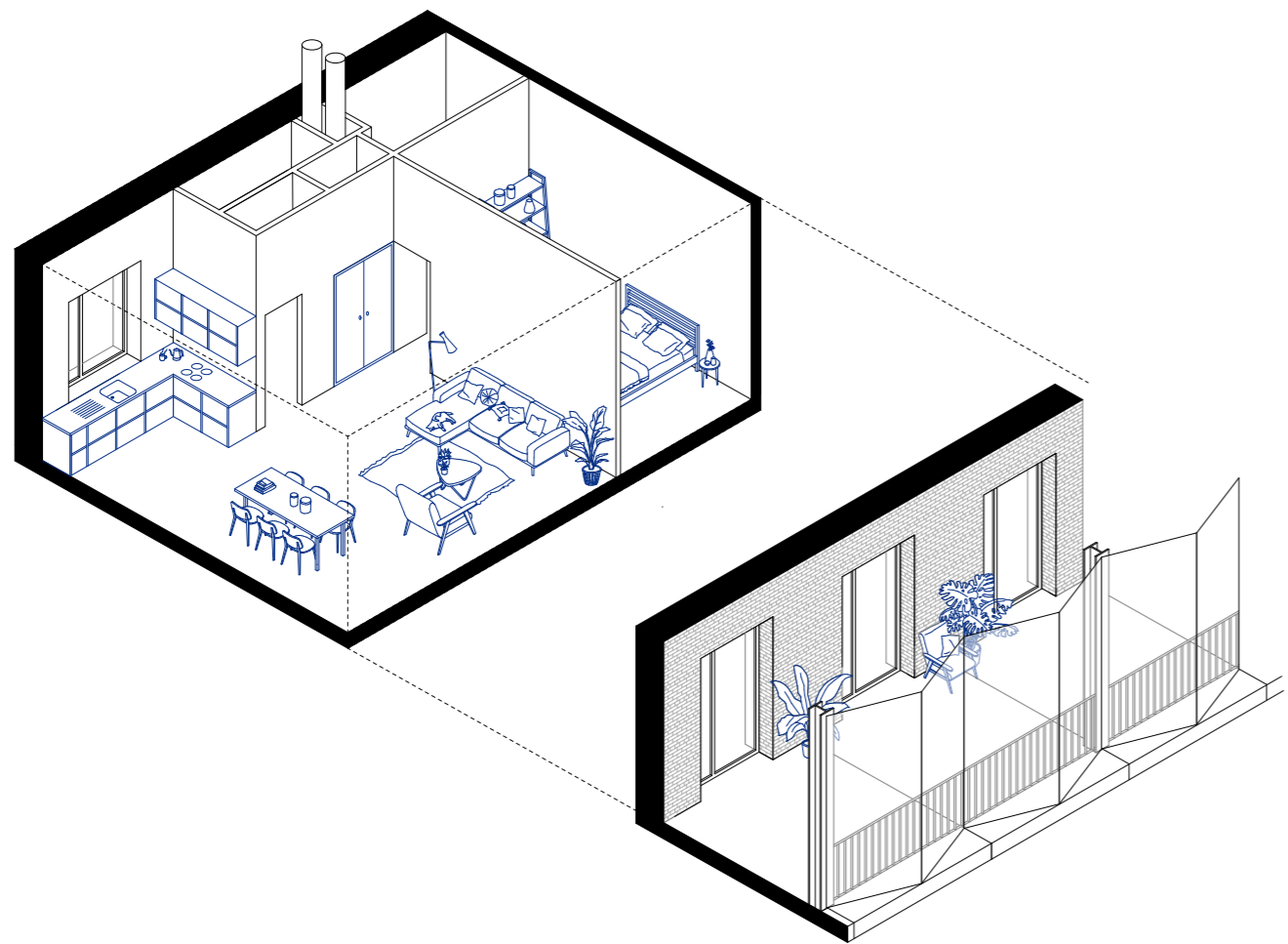
**Service shafts**





**First safety**

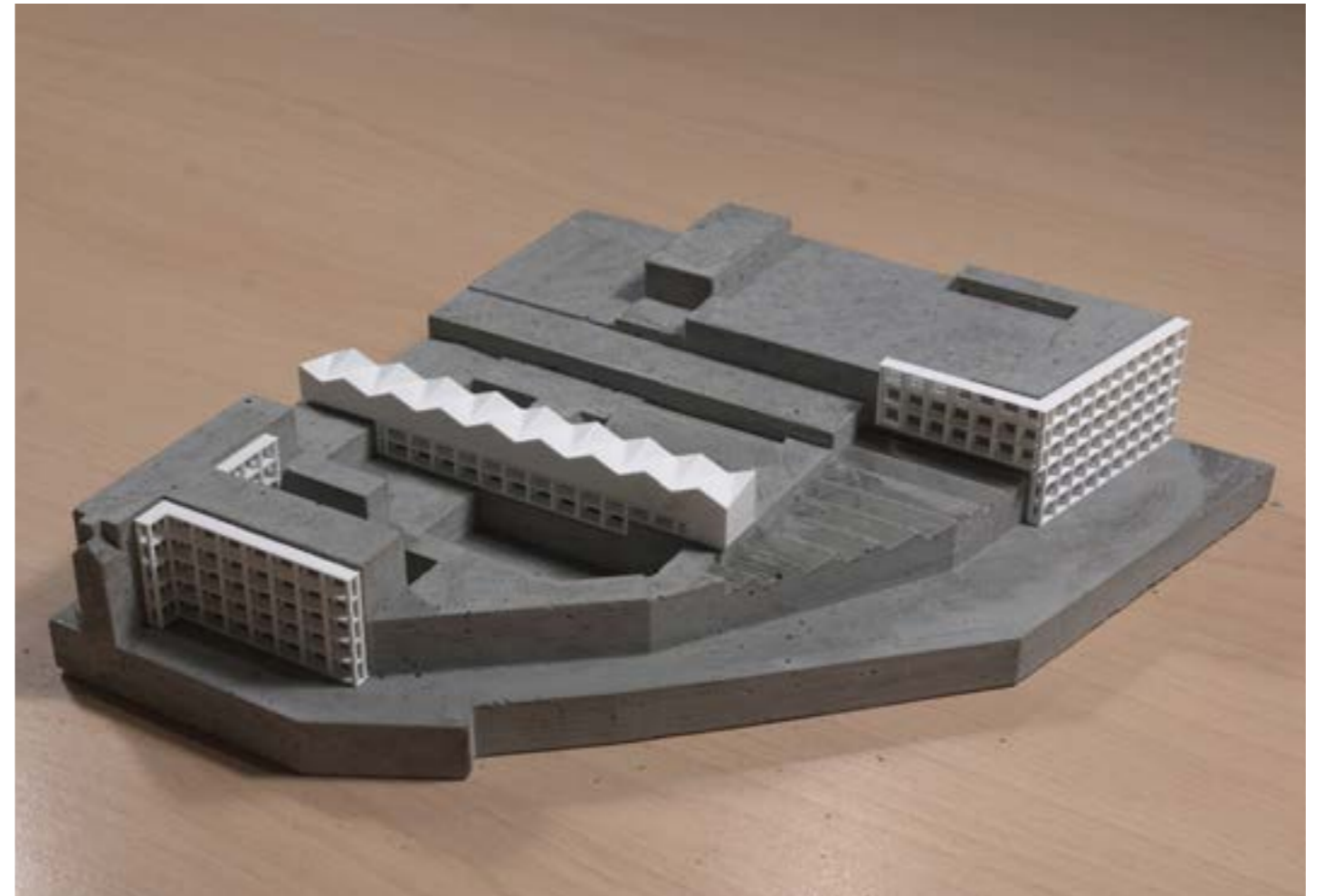






Reaffectation Strategy

## Extension.

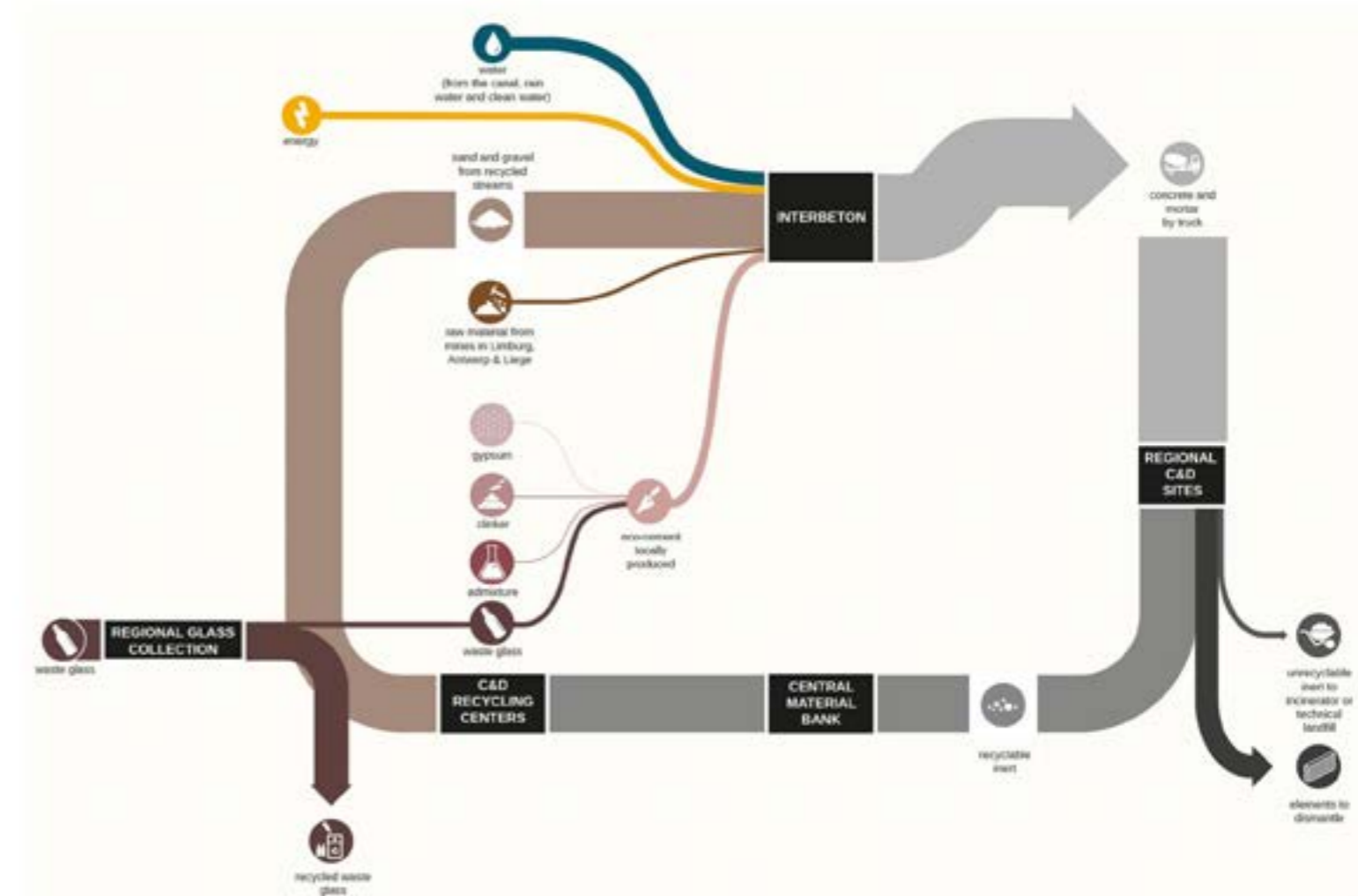
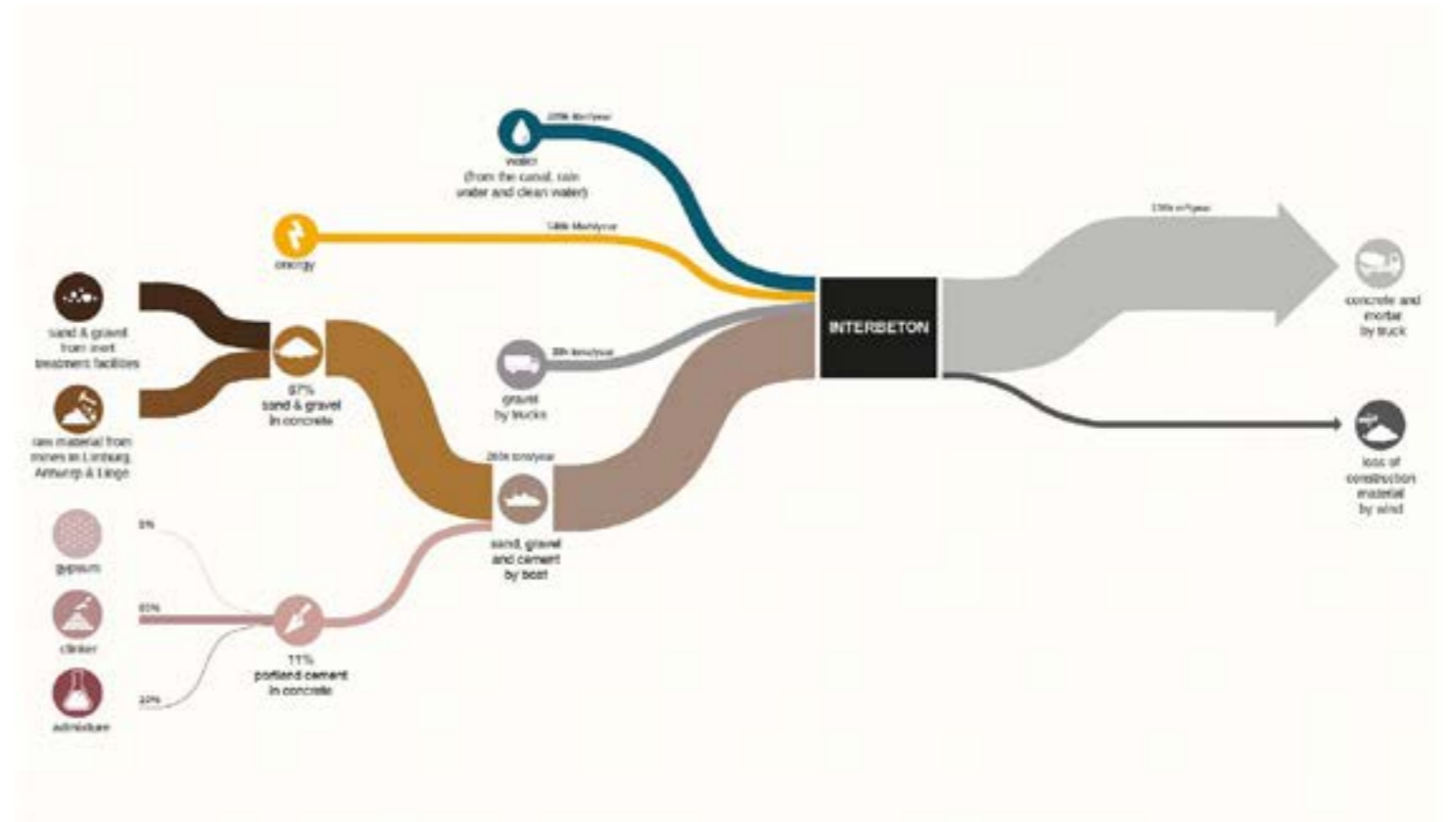


Reaffectation Strategy

# Extension.

7

Anticipate tomorrow's economy.



Reaffectation Strategy

## **Extension.**

7

**Anticipate tomorrow's economy.**

8

**The next big thing, a lot of small things.**





Reaffectation Strategy

## Extension.

7

**Anticipate tomorrow's economy.**

8

**The next big thing, a lot of small things.**

9

**Hybridization of productive typologies.**



Reaffectation Strategy

## **Extension.**

7

**Anticipate tomorrow's economy.**

8

**The next big thing, a lot of small things.**

9

**Hybridization of productive typologies.**

Nothing to hide.

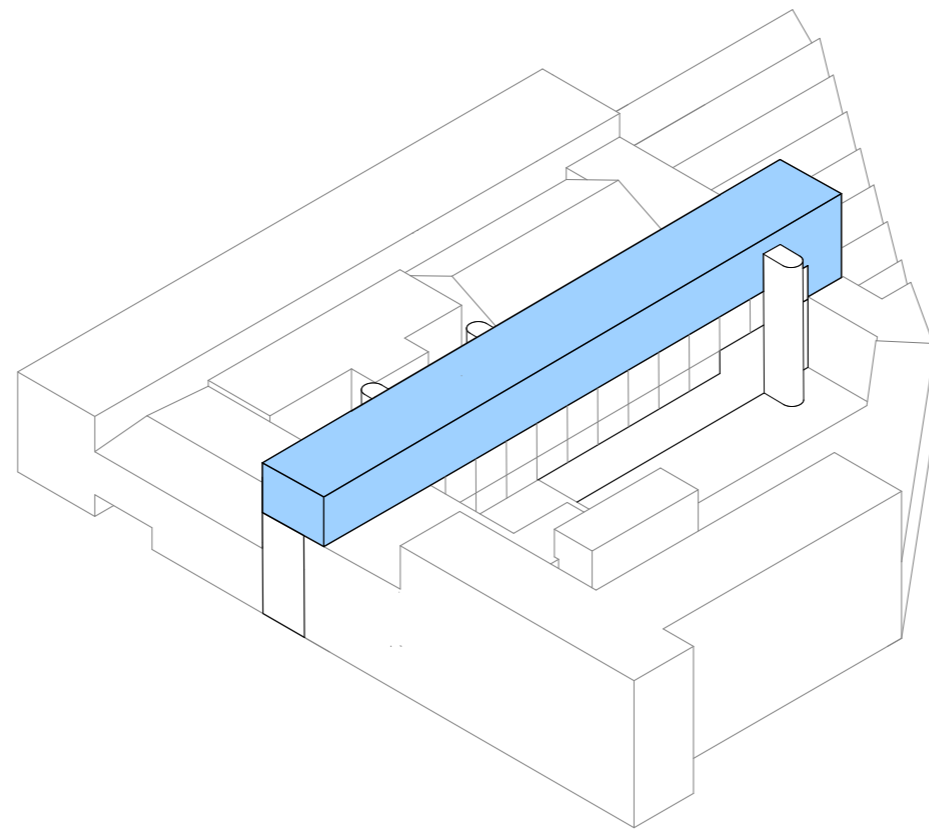


Reaffectation Strategy

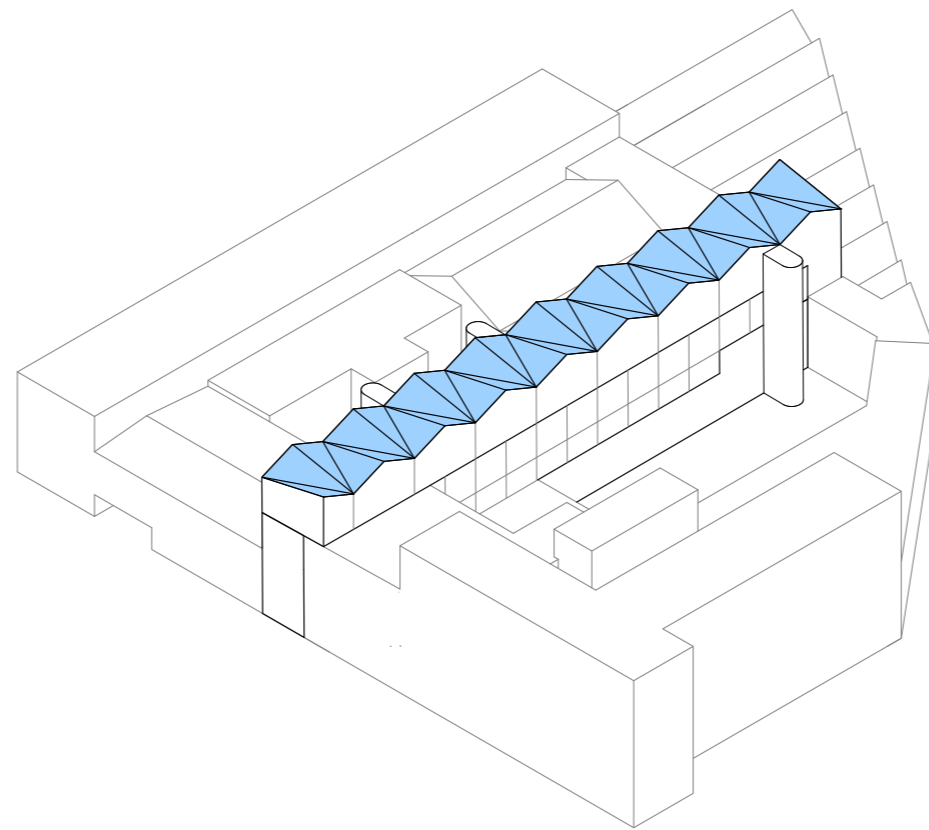
## **Extension.**

- 7 **Anticipate tomorrow's economy.**
- 8 **The next big thing, a lot of small things.**
- 9 **Hybridization of productive typologies.**
- 10 **Industrial tourism.**

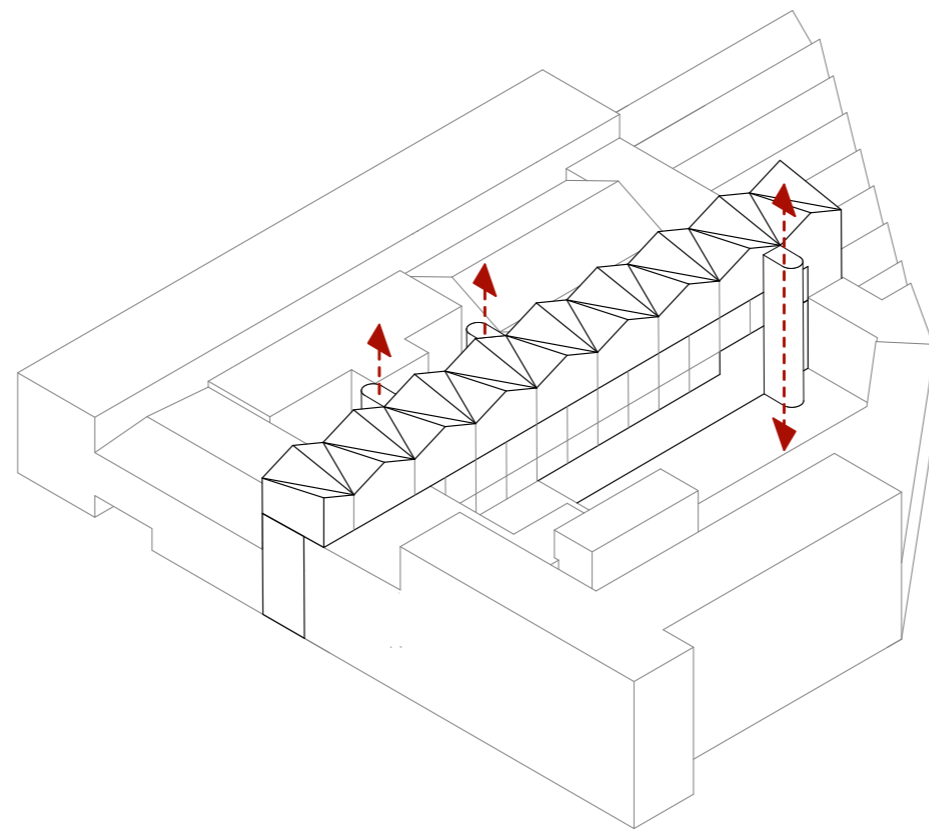




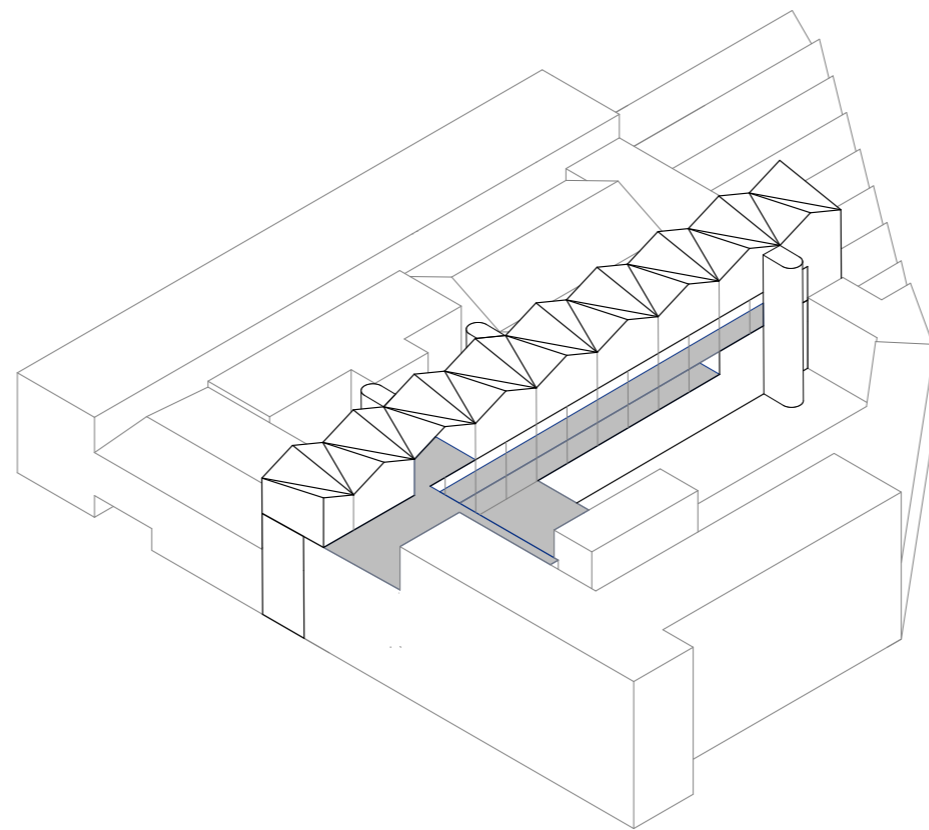
Extending on top of the existing structure.



Traditional shed-roof inspiration.



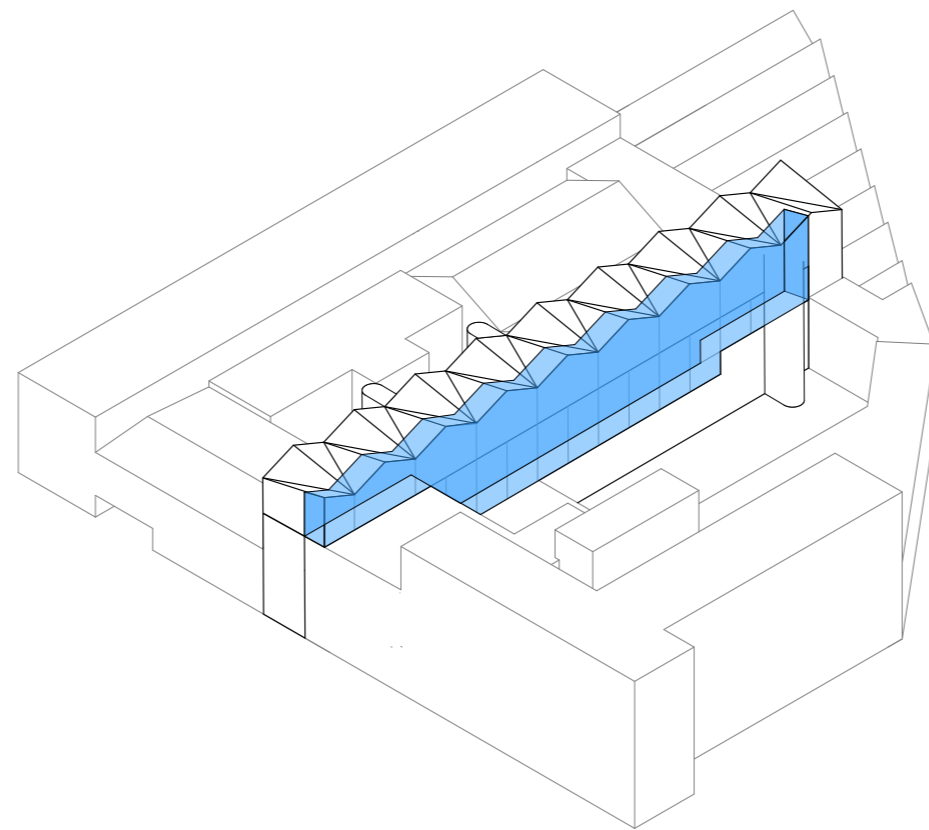
Transporting people and goods.



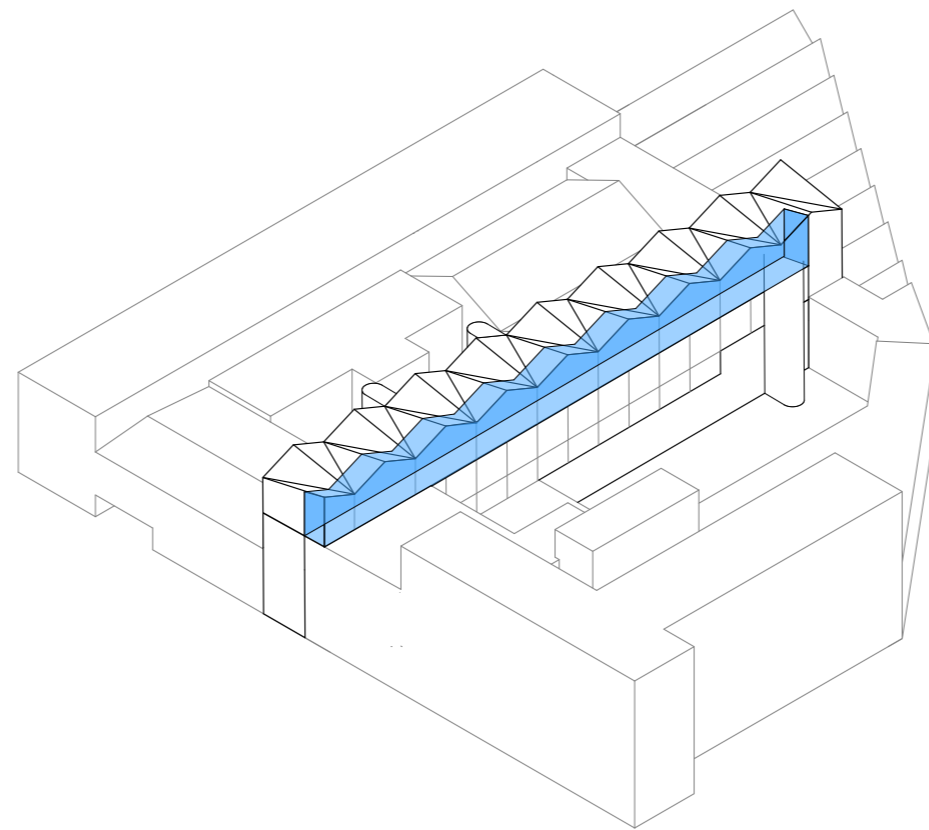
Enhancing spaces of collectivity.



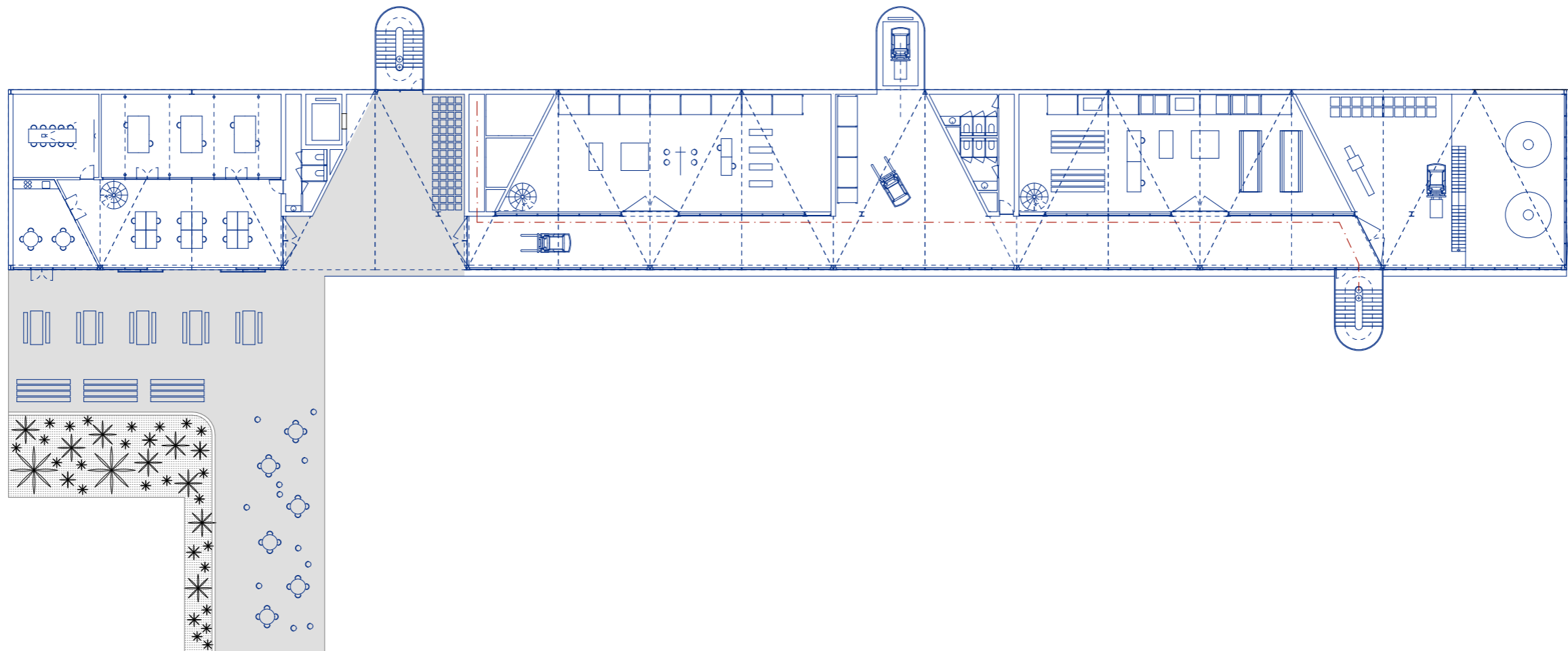




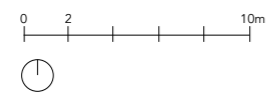
Corridor as buffer zone.

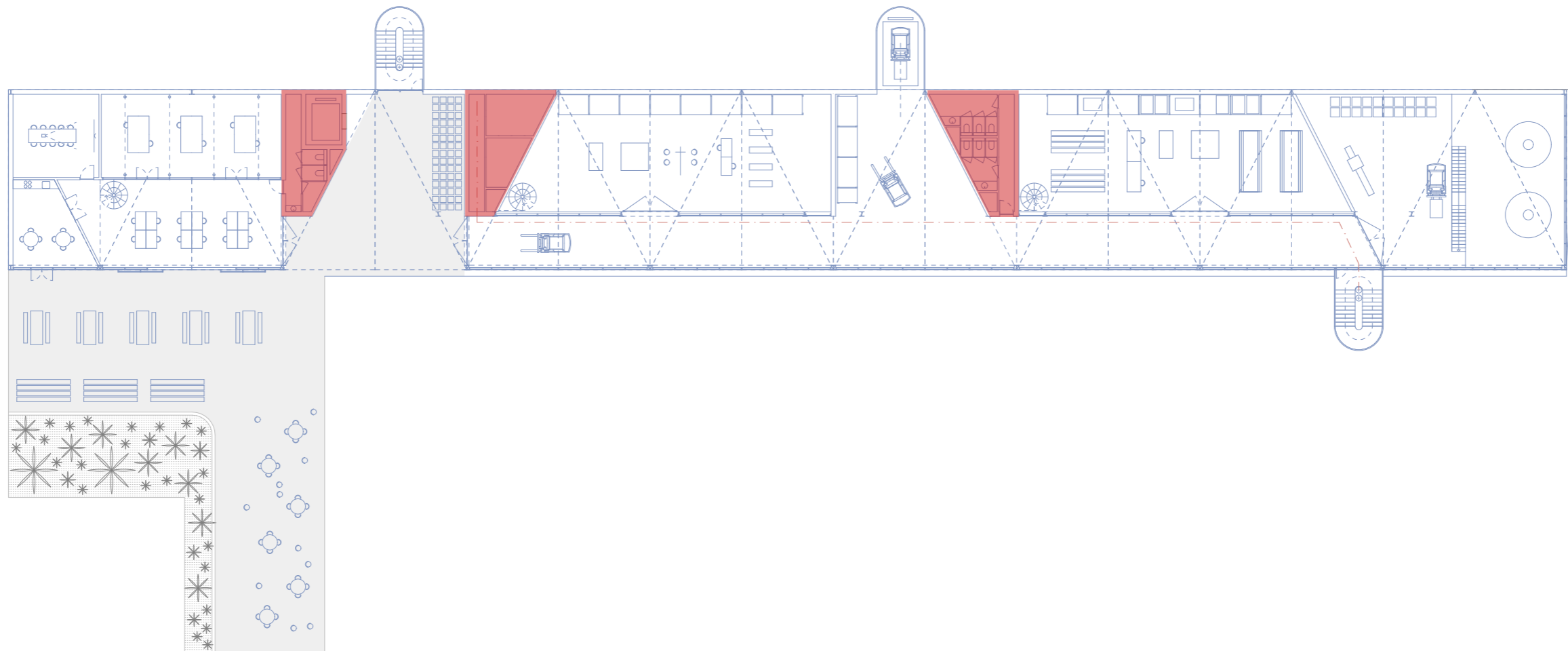


Corridor as acoustic buffer zone.

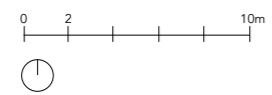


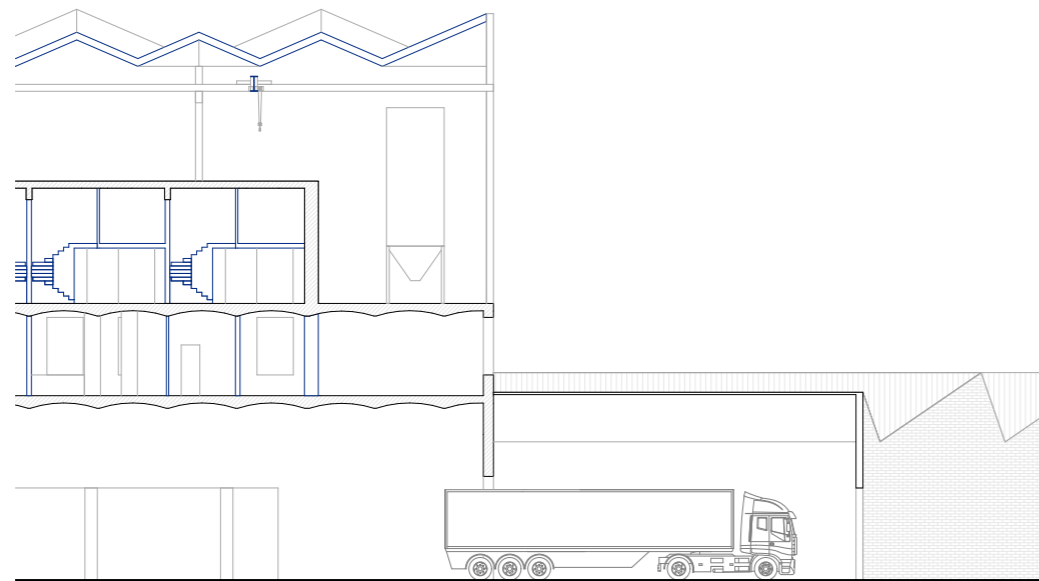
**Fourth Floor**



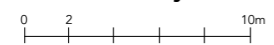


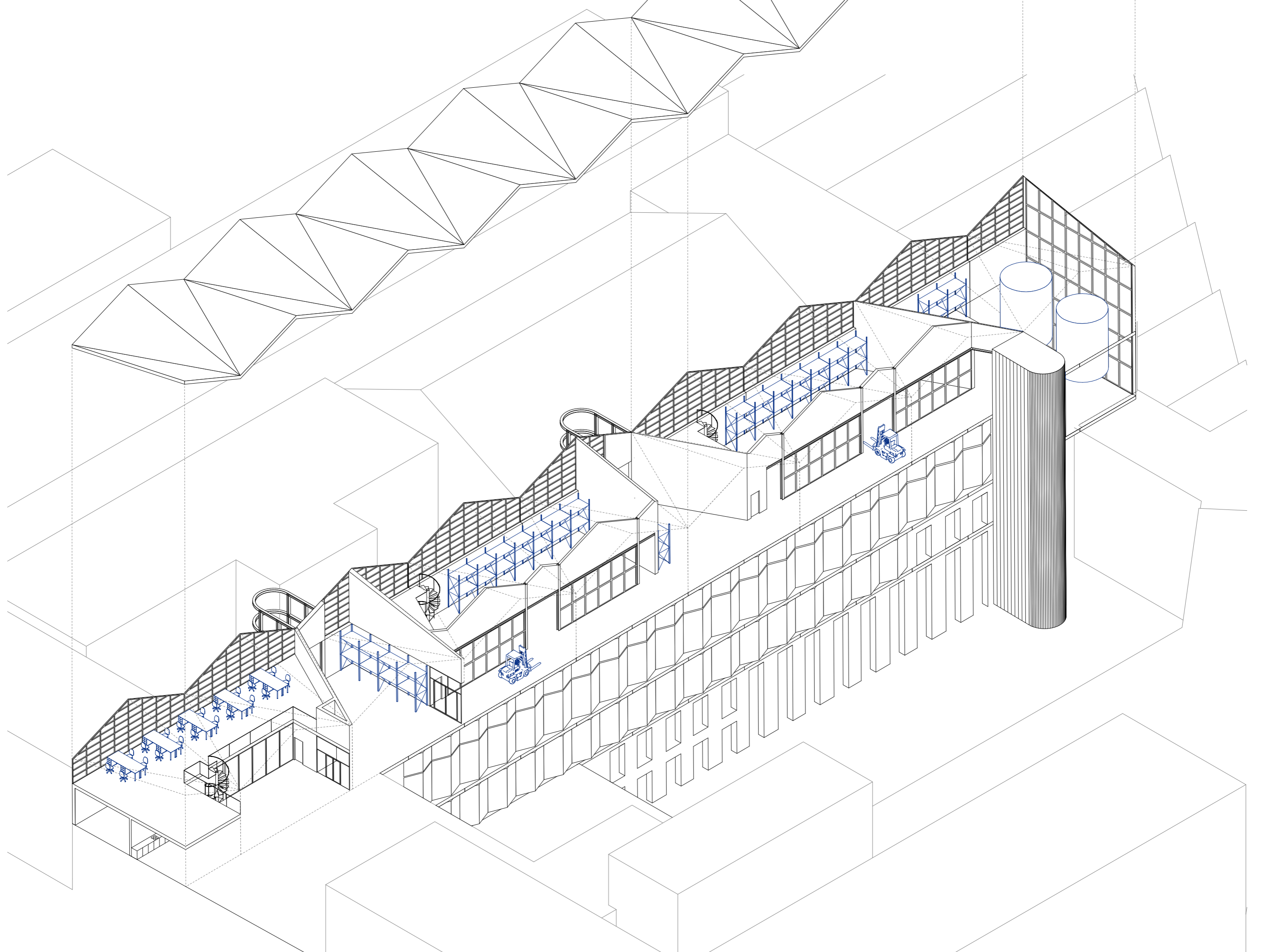
**Servicing**

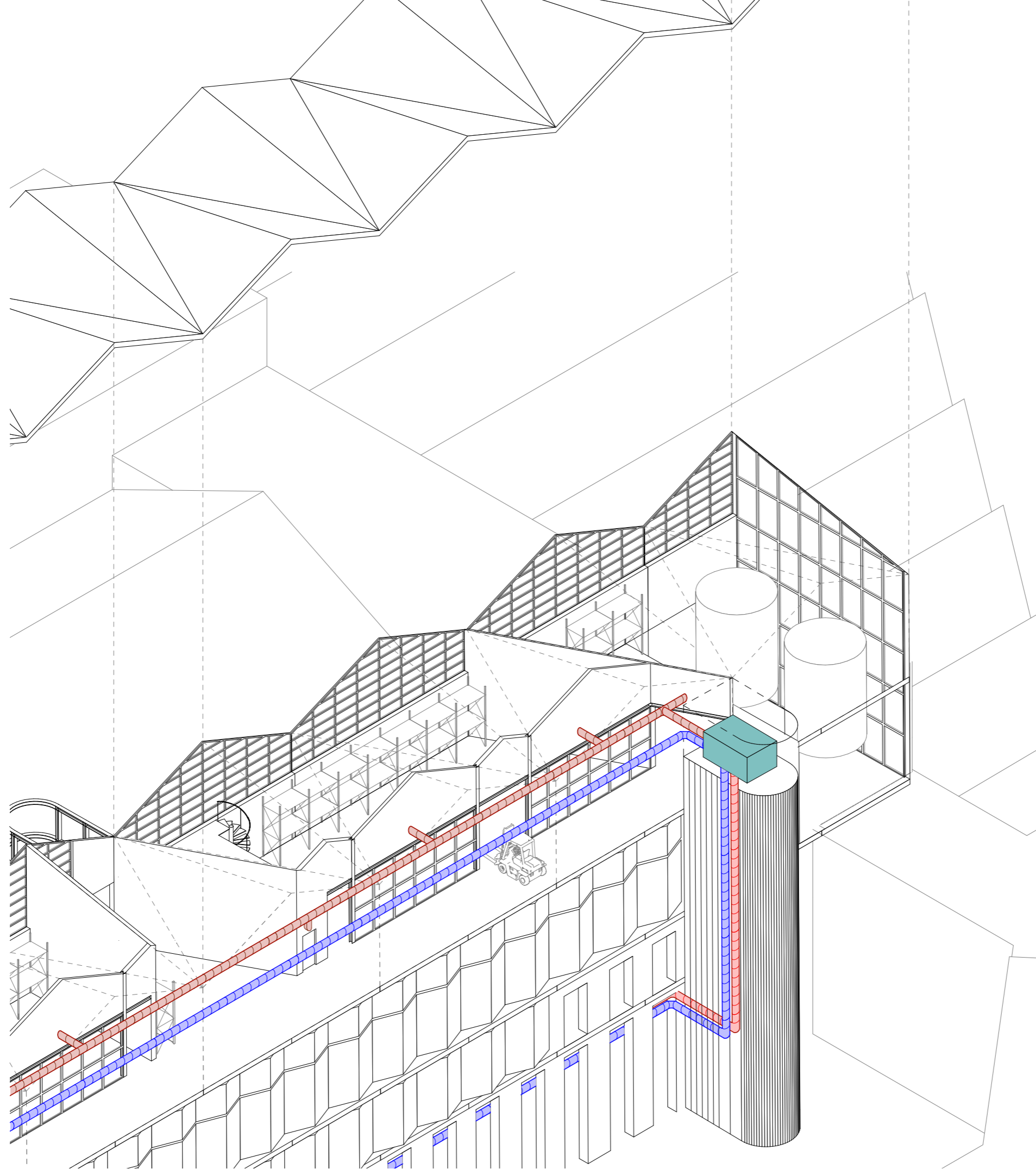


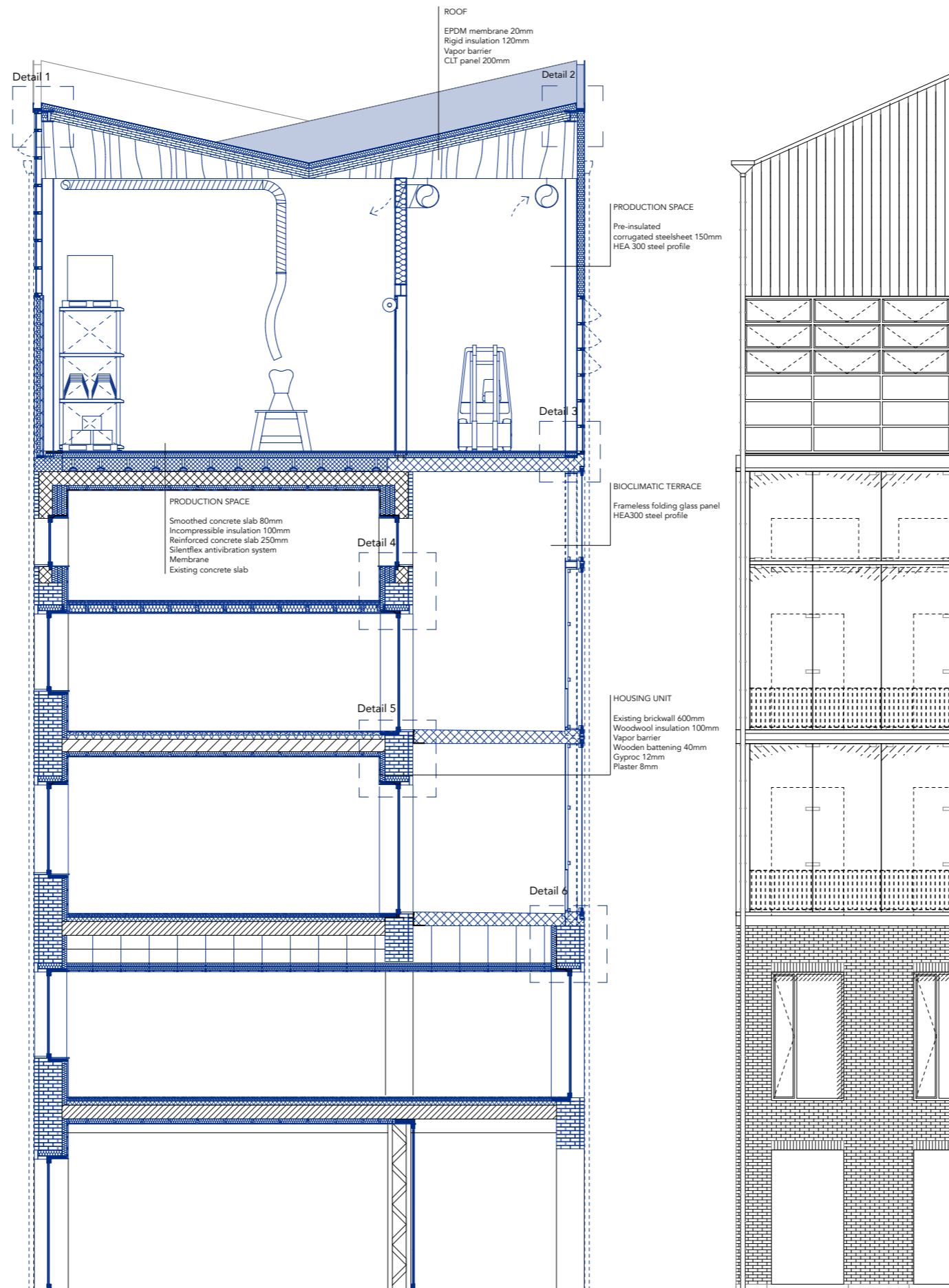


Waterfront as symbol of cleanliness









Detail transversal section





