

PROPERTY ONE

10 Years – 10 Points

«Conversion and Renovation of Listed Properties»

Converting listed houses is always a unique challenge. Builders should involve monument preservation authorities as early as possible. What is possible and what share of the costs is borne by the monument preservation authority is decided on a case-by-case basis.

Our 10-point guide for builders:

1. Anyone who wants to convert or renovate a house that could be listed should ask the municipality whether it is included in the inventory of properties listed for preservation or protection.
2. If so, and the house is actually classified as a cantonal property, the monument preservation authorities must be consulted. The sooner the experts of the department are contacted and involved, the more smoothly the renovation or conversion measures will proceed.
3. Anyone planning a conversion or renovation of a listed building needs a competent partner who, ideally, already has a track record of renovating listed buildings.
4. The requirements and regulations of monument preservation do not necessarily have to conflict with modern building projects. There are many examples of listed buildings that have been successfully refurbished.
5. From the basement to the roof: the full renovation of historic buildings can prove to be an extraordinary undertaking, both from a structural and a communication point of view.
6. New discoveries can constantly come to light during deconstruction. It may be that such a project has to be readjusted several times on the plan and on the construction site itself and, if necessary, postponed.
7. In such delicate construction processes, it is therefore advantageous to have the support of experts who always ensure communication among all stakeholders, who are aware of the process and the challenges of construction, but who are also able to provide an assessment of the outcome.
8. If the builder is interested in and appreciates the historic structure, components and furnishing elements can be integrated into the conversion concept.
9. This provides a very good picture of the various construction phases that are characteristic of the building once this has been completed.
10. It should be noted that this does not only give rooms a historic feel, but can also create for them a modern, contemporary ambience. The interior design with well-thought-out interior architecture and a good mix of materials supports the individualisation of the spatial experience.

► Find out more about the challenging transformation of a historic building into a contemporary commercial and residential building situated at Am Rennweg in Zurich:
«am Rennweg»