

# PRESS RELEASE Location development

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## Zollverein UNESCO World Heritage Site

New buildings and maintenance of existing buildings until 2020

**Essen.** Since the inspiring International Building Exhibition (IBA) Emscher Park (1989–1999), the Ruhr area has played a pioneering role in the conversion of large industrial sites. The Zollverein Coal Mine and Coking Plant in Essen, which has been a UNESCO World Heritage Site since 2001, is the flagship of this process. The Capital of Culture year RUHR.2010 and the opening of the Ruhr Museum, the Denkmalpfad Zollverein as well as the Visitor Centre in the converted Coal Washery basically concluded the development of Shaft XII as a tourist centre. Since 2011, Zollverein Foundation has been in charge of pushing ahead the development of the Zollverein Coking Plant under the working title of ZOLLVEREIN 2020! and has supported its partner NRW.URBAN in the development of the former shaft facilities 1/2/8. On the basis of the master plan by Rem Koolhaas, the location development will be continued with a number of new buildings and conversion projects as well as renovation measures involving an investment volume of about 200 million Euros in the years to come. “Following the end of the coal and steel era, the former Zollverein Coal Mine and Coking Plant is transformed into a cultural and business location of the future,” says Hans-Peter Noll, Chairman of the Board of Zollverein Foundation.

New building projects on the periphery of the listed site are important components of the future-oriented development of the areas of Shaft 1/2/8 and the coking plant: The **new building for the Design Faculty of the Folkwang University of the Arts** was completed in 2017 on the former materials stockyard of Shafts 1/2/8. Teaching activities started in the winter semester 2017/2018 with around 500 students and 70 employees; it complements the SANAA Building already used by the university. In addition, construction works for a **new hotel building** at Shaft 1/2/8 are expected to commence in 2018.-For this purpose, Welterbe Entwicklungsgesellschaft mbH & Co. KG, a project corporation of Essen-based KÖLBL KRUSE GmbH and RAG Montan Immobilien GmbH, purchased two sites at the location. Furthermore, the new PLUS Children's and Family Support Centre of the German Child Protection Association is being built in the Shaft 1/2/8 quarter. Commissioning is scheduled for 2019.

Another essential element for the development of the Zollverein business location is the **new administrative headquarters of RAG-Stiftung and RAG Aktiengesellschaft** at the coking plant site. The building is characterised by state-of-the-art sustainability standards and implemented in the immediate vicinity of the building of RAG Montan Immobilien GmbH, which was completed in 2012. In the winter of 2017, employees moved into the new company headquarters, whose shape and façade sensitively blend in with the listed ensemble of the World Heritage Site. A new parking deck nearby will be completed by spring 2018.

In close proximity to the new administrative headquarters of RAG-Stiftung and RAG Aktiengesellschaft, the EUREF Campus of the investor and project developer Reinhard Müller from Berlin is currently in the planning stage – a business incubator for which the former gasometer of the

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Zollverein Coking Plant is to be converted. The two cooling towers, the gas flare, the fan cooler and the high-pressure system as well as smaller sites for new developments are also to become part of the business incubator. The “Gründerfonds Ruhr”, which was initiated by the Initiativkreis Ruhr to support young start-ups from the Ruhr area and in which RAG Foundation is involved, will also start operation at the Zollverein location in 2018.

In July 2016, the City of Essen and Zollverein Foundation submitted a successful application to the “Nationale Projekte des Städtebaus” programme (National urban development projects). The Federal Government funds the **conversion of the former Salt Factory** of the Zollverein Coking Plant into the **central and open storage depot of the Ruhr Museum** with 3.5 million Euros. Zollverein Foundation is the principal and also provides the building. Commencement of construction works is scheduled for 2018. The open storage depot shall be opened in 2020.

In October 2016, the ground-breaking ceremony took place for the conversion of the former signal box at the premises of the Zollverein Coking Plant into the modern headquarters of Humanitas Pflegedienste GmbH. Sixty employees will be working there as from the beginning of 2018. The existing building will be extended with a new annexe. Thomas Pilgrim, partner of Humanitas, invests about 1.5 million Euros in the refurbishment and extension of the signal box.

The conversion of the former **Extraction and Compressor Hall** into the **Grand Hall Zollverein** was completed at the end of 2016. The multifunctional event hall for up to 2,500 guests again expands the diverse offer of event locations at the Zollverein site and was officially opened at the end of January 2017 by the private operating company Grand Hall Zollverein GmbH.

The conversion of the **Comb Building** at the coking plant is completed. The six halls and the two-storey Transformer House are fully let.

### Renovation of listed buildings

Zollverein Foundation continues to intensively apply itself to the task of maintaining the historic building stock of the Zollverein World Heritage. Extensive renovation works on the six, up to 98 metres high chimney stacks at the coking plant were commenced in August 2015 and are planned to be finished by 2019. Furthermore, additional measures for the renovation of the listed building stock started in spring 2016 in the area of the Mixing Plant at the coking plant, among them the restoration of the conveyor bridge between the Weighing Tower and the Mixing Plant (funicular railway), the Coke Quenching Towers West and East, the front section of the coke oven battery, and the conveyor bridge running south. In addition to that, the refurbishment of the High-pressure Plant on the so-called “white side” of the coking plant was commenced.

In the course of this, Denkmalpfad Zollverein, the facilities which are maintained in their original condition, is extended at the coking plant: Unobtrusive components are installed along the coke oven battery, which are used to convey the complex functional processes at the coking plant by means of projections and animations.

Other extensive refurbishment projects at the former Shaft facilities 1/2/8 have been running parallel since 2016. At the turn of 2015/16, Zollverein Foundation initiated stabilisation works at the winding tower of Shaft 1 in the Shaft 1/2/8 Quarter. The renovation of the Wagon Circuit is expected to last until 2018.

## Site plan

