



TRACHSELWALD CASTLE

FUTURE PLACE of ENCOUNTER with HISTORY



STUDY FOR CONVERSION

Trachselwald, April 03, 2014

**Project Group: The Future of
Trachselwald Castle**

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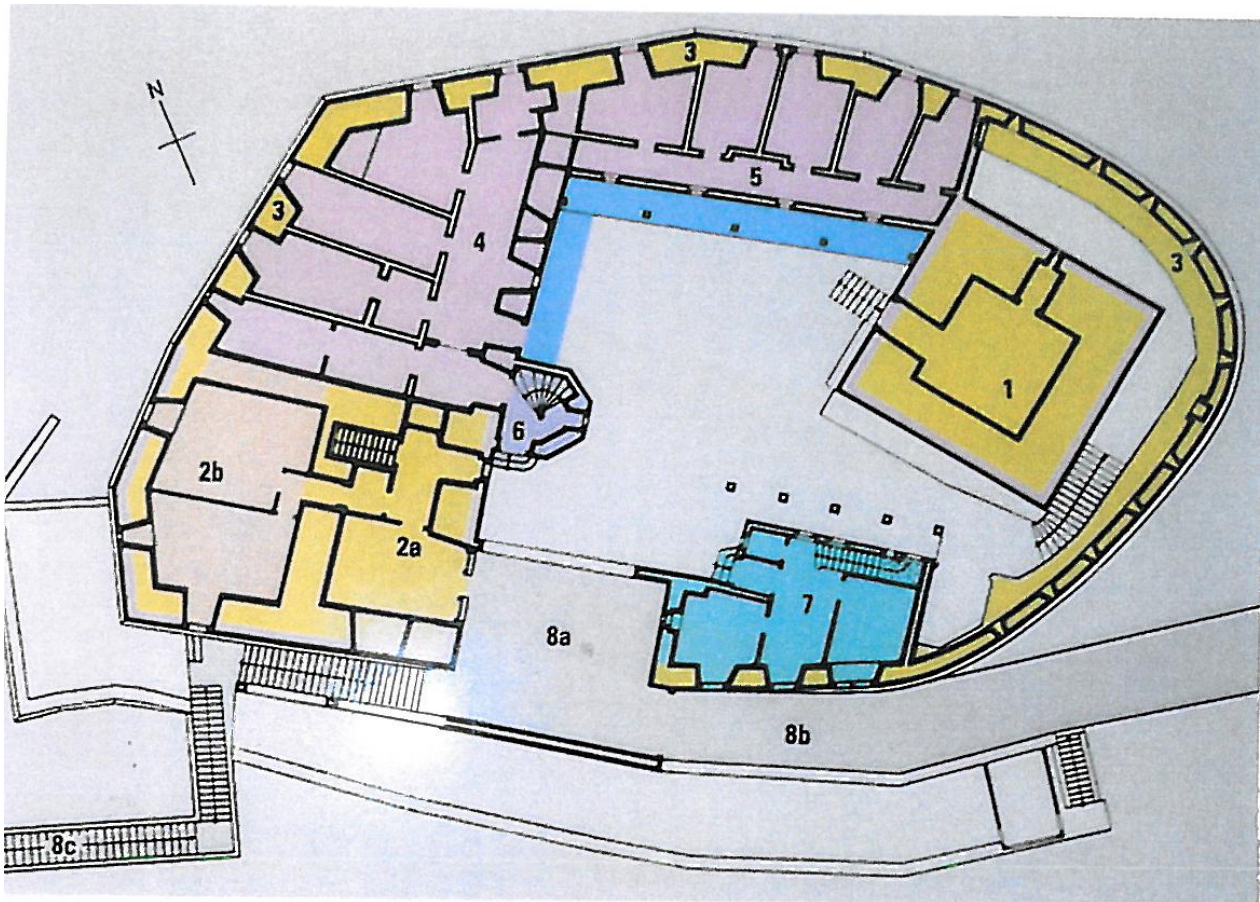


▲ **Fig. 1** View of the castle from the west



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▲ Fig. 2 Development of Castle

2nd half of 12th Century

The only structures which remain from this time are the castle keep, the courtyard side of the hall and the foundations of the ring wall.

14th Century

The hall is extended to its present size.

16th Century

Extensive renovations of the hall, the northeast and northwest wings as well as the castle keep (which from then on is used as a prison).

1641

The tower stairwell is built by the Langobard master builder Jakob Guff.

2nd half of 17th Century

Wooden pergolas are added to the northeast and northwest wings.

1683

The granary is built at the southern end of the courtyard.

1749-1752

The medieval gate tower and the parapet are torn down. The moat is filled up and a new gateway with an avenue is created. The gatehouse and the covered stairway access are built.

1954-1956

A rigorous renovation by architect E. Mühlemann, Langnau, gives the castle its present appearance. The northeast section is rebuilt; the interior of the northwest wing is redesigned. Most of the wooden pergolas are removed. The granary is converted into living quarters. The hall and the wings are fitted with new windows.

- 1 Tower (castle keep)
- 2a Hall, older part
- 2b Hall, newer part
- 3 Ring wall
- 4 Northwest section
- 5 Northeast section
- 6 Stairwell tower
- 7 Granary
- 8a Gatehouse
- 8b Entry ramp
- 8c Covered stairway



I CONCEPT

Starting Point

Trachselwald Castle has a **great and prestigious history**.

To this day, the **Peasants' Revolt of 1653** is no doubt the most preeminent political period for Trachselwald. The leader of the revolt, Niklaus Leuenberger, was imprisoned in the famous "Leuenberg cell" here in Trachselwald before he was transferred to Burgdorf and then to Bern.

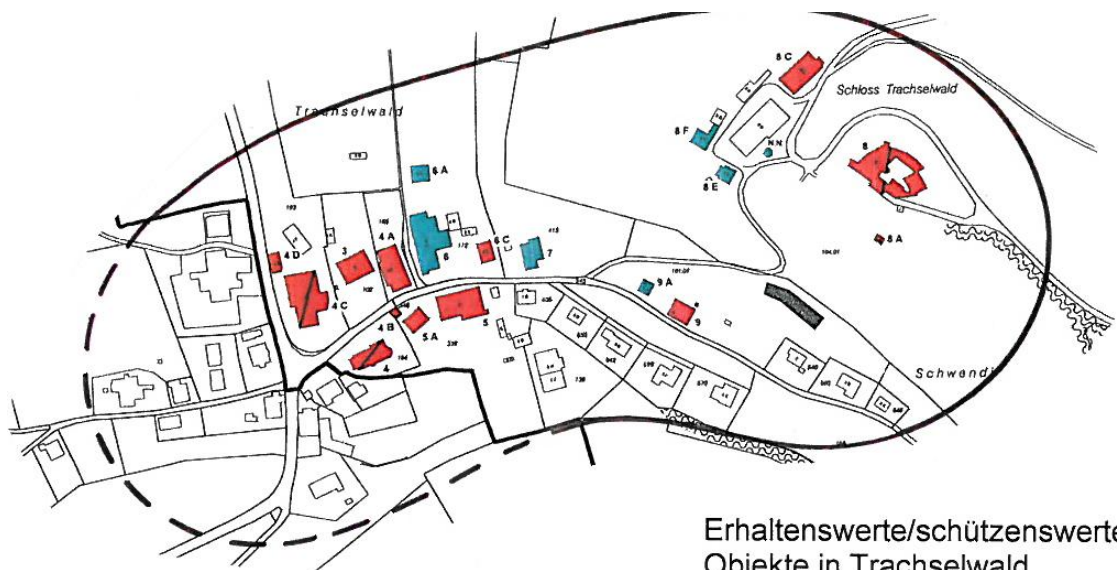
The **history of the Anabaptists** is rooted at Trachselwald Castle more than at any other location in the Emmental or in the canton of Bern. The castle was formerly the seat of Trachselwald's bailiff, whose authority stretched to the upper Emmental region, all the way to Schangnau.

In 1839, Albert Bitzios, the pastor of Lutzelfluh, also known under his pen name Jeremias Gotthelf, opened the **Paupers' Home and Boys' Reformatory** at Trachselwald Castle. The paupers' home became an affiliate of Torberg Prison in 1889. The municipal council decided to turn the former paupers' home into a reformatory for delinquent boys and youths in 1891. The most prominent inmate of that time was probably the later well-known author and philosopher C.A. Loosli.

The castle buildings later served as offices for the **District Municipal Administration and Police**.

Trachselwald Castle has a **surface area** of over 900 m² of heated main rooms, which are planned to be used for a different purpose, as the District Administration and Police have moved to other premises. (Attachment 1)

Both the castle's historical importance as well as **monument preservation aspects** must be considered for the proposed new use.



Erhaltenswerte/schützenswerte
Objekte in Trachselwald
Objects in Trachselwald worth
preserving/protecting



▲ **Fig. 3** Aerial photograph Trachselwald castle and village

Idea of the Conversion

For 2 years, ideas for conversion were examined in several **workshops** and rejected, because essential **pre-requisites** for the conversion could obviously not be fulfilled:

- minimal structural changes
- few historical preservation changes
- max. 900 m2 heated surface
- reduced parking available (max. 20 + 20 parking spaces)
- no public transportation (nearest stop: Gruenen)
- Investment \leq 3.25 million Swiss francs
- Operation covers costs

According to the motto “**small but nice**”, the following **conversion idea** will now be explained in greater detail:

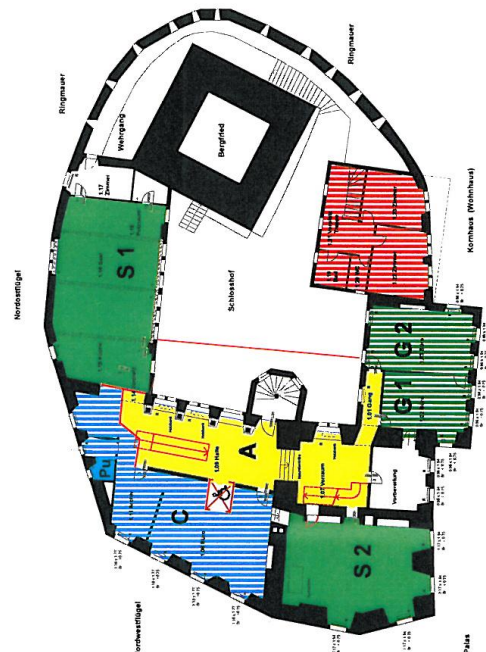
- ▶ The **Tower** (Keep) should also be **accessible** during the day and illustrate the **history of the Anabaptists** (Attachment 5) as well as recall the Peasant Revolt with the Leuenberg cell.
- ▶ **Courtyard** should also be **accessible** during the day and show the castle’s **creation, use and expansion**. The **stairway** will display information on the story of **Jeremias Gotthelf** and the **Boys’ Reformatory**.
- ▶ The **Hall** with added northwestern and eastern wings should be used as follows:
 - ▶ **Access Level**
Special exhibits lasting between 2-5 years on **aspects of development in the Emmental**. The **special exhibits** should be freely accessible during the day. Nearby, **a rest area with vending machines as well as restrooms** is planned.
 - ▶ **Upper Level 1 (and 2)**
The rooms of the former district administration with the main hall are to be used for **special events with external catering** (Attachment 2).
- ▶ **Granary** should continue to be used as **living quarters**, and linked with the obligation for supervision of the general premises.



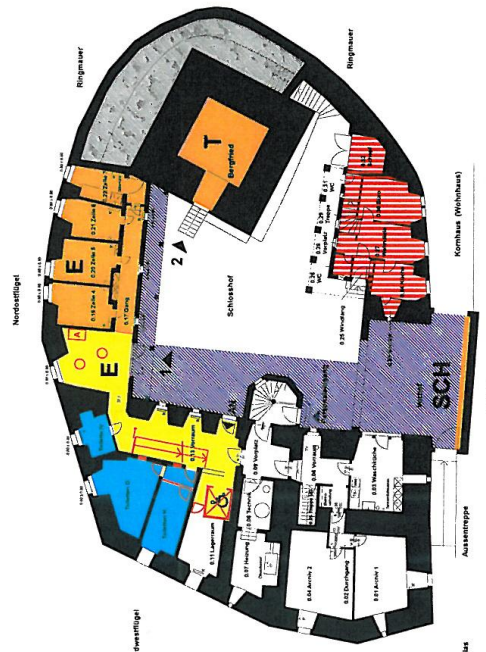
Projektgruppe "Zukunft Schloss Trachselwald"
Schloss Trachselwald

Legende

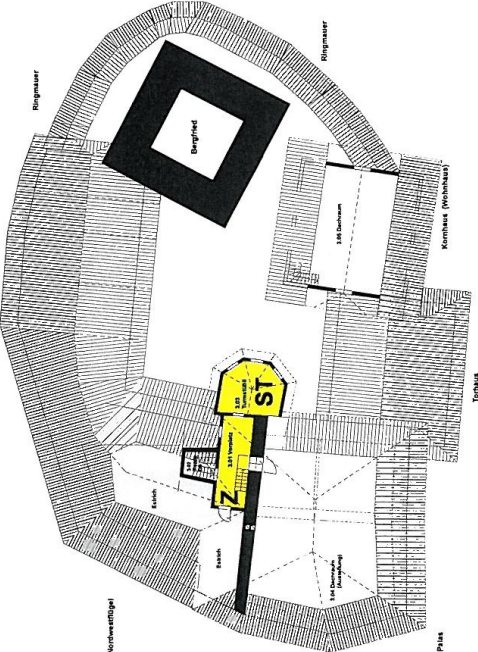
- Heißerbesuchung
- Zugänge 1, 2
- Eintrike, Vorplatz
- Außenball, Apkro
- Toiletten, Putzraum
- Ausstellung Emmental (76 m²)
- Ausstellung Täufer (25 m²)
- Ausstellung Schloss
- Treppe EG - 1. OG / 1. OG - 2. OG
- Lift für Personen und Waren
- Gedäcke-Automat
- Anlieferung
- Catering, Material, Lager
- Ställe 1, 2, 3 (90 m², 60 m², 60 m²)
- Gruppenräume 1, 2 (je 20 m²)
- Reserve, Nebenzäume
- Wohnen (178 m²)



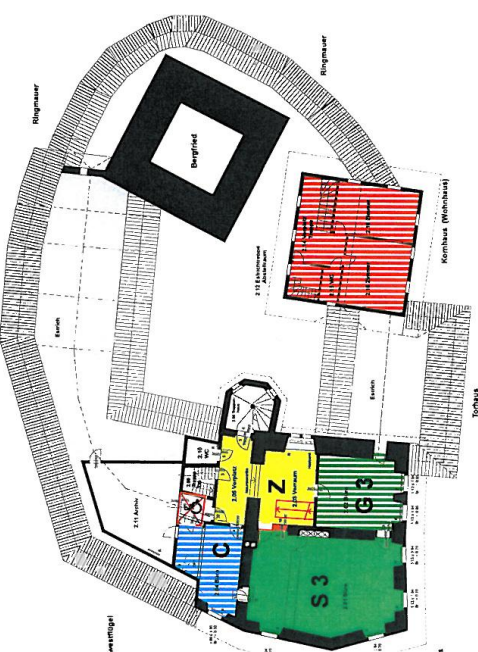
1. Obergeschoss



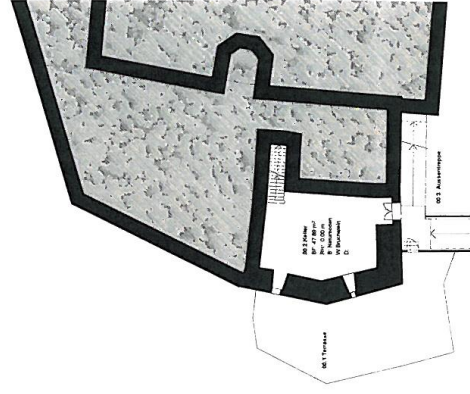
Erdgeschoss



Dachgeschoss



2. Obergeschoss



Untergeschoss

▲ Fig. 4/5 Uses of access level and upper level 1:300



II OFFER

Objective The future use of Trachselwald Castle should consist of a

- ▶ **freely accessible part** ... (Tower / Courtyard / Access level Hall) ... (with northwest/northeast wing) which is ...
 - ▶ a very **low-cost construction and operation**
 - ▶ **free of charge for visitors** (except vending machines and toilets)
 - ▶ **funded by a main sponsor** and should become

A PLACE OF ENCOUNTER WITH HISTORY in the Emmental .

For passers-by, tour groups, school classes.

The **upper level of the Hall (with northwest/northeast wing)** should

- ▶ **not be freely accessible** ... and be managed and run by a **licensee** (rental, administration, catering, accounting) in cooperation with **Emmental Tours Ltd** (advertising, tours).

This part of the castle will be used for:

- ▶ **company, club, family events** (weddings, birthdays, etc.)
- ▶ **seminars, product marketing, exhibits** ...
- ▶ **lectures, chamber music, theater** ...

in three rooms (banquets for 70, 40, 30 persons) and three group event rooms as well as the corresponding side rooms.

Infrastructure ▶ The following minimum **infrastructure** is planned for the initial phase:

- ▶ In the **freely accessible part**
 - ▶ Illuminated rack systems for exhibits
 - ▶ Rest area with table niche (and vending machine)
 - ▶ Handicapped toilet, coin operated
- ▶ In the **event area**
 - ▶ rooms: 3 dining rooms and 3 group rooms
 - ▶ access stairs (also used as emergency exits)
 - ▶ renovation of toilets
 - ▶ assembly kitchen for catering
 - ▶ regular elevator/caterer's elevator
 - ▶ furniture/interior decoration



▲ **Fig. 6-9** Views of Trachselwald Castle

III REMODELING/ OPERATION



Costs According to the first ground plans, the following **costs** have been estimated (in CHF Swiss francs):

A ▶ Free access area:

▶ Exhibit rooms 100 m2 @ 1500.00 (tower unheated/remaining rooms temperate)	150,000.00
▶ Projecting roof, entrance, rest area	150,000.00
▶ Miscellaneous/additional costs	50,000.00
▶ 20 additional parking spaces ¹⁾	50,000.00
Total free access area	400,000.00

B ▶ Event area:

▶ Room optimizing 550 m2 @1,500.00	825,000.00
▶ Restrooms ground floor 25 m2 @4,000.00	100,000.00
▶ Catering zone/side rooms	225,000.00
▶ Access/stairs/elevator	350,000.00
▶ Furniture/interior decoration	150,000.00
▶ Miscellaneous/additional costs	250,000.00
Total event area	1,900,000.00

C ▶ Renovation apartment/utilities:

▶ Budgeted amount (apartment 200,000.00 / utilities 300,000.00)	500,000.00
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Investment

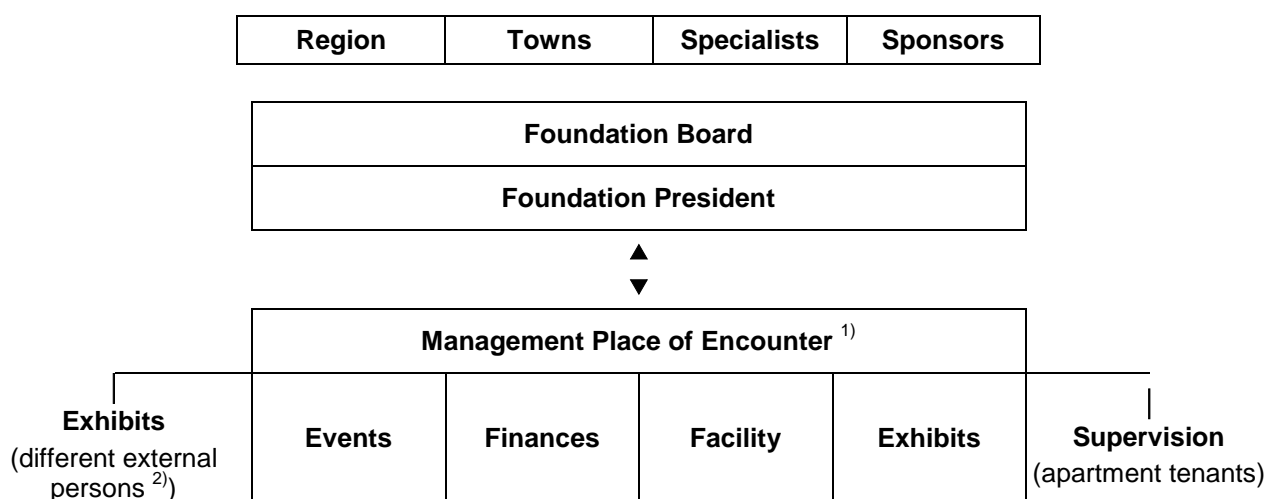
▶ Costs A/B/C Total	2,800,000.00
▶ Reserve ± 20 %	550,000.00
Maximum Investment	3,350,000.00

¹⁾ currently: 20 parking spaces



▲ **Fig. 10** Tower room

Trachselwald Castle Place of Encounter Foundation



▲ **Fig. 11** Organigram Foundation (idea)

¹⁾ External company (supported by Emmental Tours AG)

²⁾ Concept through Kulturmühle, Gotthelf Center, others

Organization

A foundation is preferred as the sponsor for the **Place of Encounter Trachselwald Castle**; it should be led by the foundation board together with representatives of the local government and additional persons.

The place of encounter will be managed by an **external company** at its own account.

The costs for the **concept of the exhibits** are borne by sponsors.

General maintenance and conservation of value will be borne by a renewal reserve, which will be supplied by the lottery fund.

Budget

The foreseen investments result in the following **budget relevant** expenditures and income:

A –	Investment	budget relevant
	Current value of Castle¹⁾ to be depreciated	---
	Foundation capital CHF 0.5 million²⁾ Construction investment CHF 3.35 million³⁾	Interest: 20,000.00 ---

B –	Income⁴⁾	budget relevant
	▶ Use of rooms (summer semester)	20,000.00
	▶ Foundation capital: interest yield	20,000.00
	▶ Lottery fund	90,000.00
	▶ Apartment/side rooms	20,000.00
	Total Income	150,000.00

C –	Expenditure⁴⁾	budget relevant
	▶ Salaries/social contributions/building maintenance	60,000.- 20,000.-
	▶ Energy/cleaning/minor repairs	70,000.-
	▶ Reserves/Misc./renewal reserves	
	Total Expenditures	150,000.-

¹⁾ (official value CHF 2,643,780.00)

²⁾ one-time payment CHF 15.00 per person from foundation municipalities

³⁾ lottery fund CHF 1.35 million/sponsors (to be sought) CHF 2 million.

⁴⁾ without catering business (own calculation, cost-covering)

Tours

Showcase cheese factory
Chuechlihuus – cake house
Kambly cookie factory experience
Trachselwald Castle
Burgdorf Castle
City tour
Gertsch Museum
Gold Museum
Ethnography Museum
History of the Anabaptists
Sensorium
Zither Museum

Events

Castle concerts
Events Schwarzenbach
SCL Tiger ice hockey matches
Open air theater
Open air movies
Forum

Hiking

Hillside landscapes
Farm groups
Lushuette, Arni, Napf, Luedere...
Along the renaturated Emme River
Walking
Snowshoeing

Biking

On the main route through the
Emmental
Flyer bikes

Enjoying

Gourmet inns
Wellness
Fitness

Experiencing

Horsemanship
Llama trekking
Panning for gold
Hornuss – farmer tennis
Swiss wrestling
Ice skating



IV SURROUNDINGS

Access Trachselwald is about a 45-minute drive by car from the **highway turnoffs** Kirchberg, Sursee or Kiesen.

The **S-train** (rapid local system) services the stop Gruenen at ½ hour intervals to and from Bern (1 hour ride) as well as to and from Burgdorf (½ hour ride).

The castle is 2km from Gruenen station and can be reached on foot, by bicycle or taxi.

Experience The area offers many different possibilities for **leisure and recreational activities** in addition to seminar events, enjoying the fresh air in the surrounding **landscape** or at **events** in the nearby centers of Burgdorf, Langnau etc.

Synergies Operational synergies within the complex should primarily be used for

- ▶ the **service center** Sumiswald (facility)
- ▶ **Forum** Sumiswald (recreation/sports/lodging)
- ▶ **Emmental Tours** (tours, publicity)
- ▶ **apartment tenants** (supervision)



▲ **Fig. 12** Biking tour in the Emmental

ATTACHMENTS



- 1 Available surface at Trachselwald Castle
- 2 Catering Planning
- 3 Layout of Conversion Concept 1:200
- 4 Planned Procedure
- 5 History of Anabaptists



Project Group:
The Future of Trachselwald Castle

Markus Grossenbacher, Governor, **Chairman**
Christian Waber, Mayor of Sumiswald
Martin Hunziker, Mennonite representative
Christian Kopp, Mayor of Trachselwald
Niklaus Meister, Municipal clerk, **Secretary**
Andreas Schneiter, Manager DLZ Sumiswald

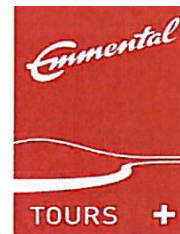


Trachselwald Castle

Utilization concept

Available surface	South ▶ ◀ North							
	Court-yard	Granary (residential)	Hall		Gate tower (SW ₃)	NW	NE	Tower (castle keep)
			(SW ₁)	(SW ₂)		(prison)		
cellar ---	---	---	cellar 50 m ²	---	---	---	---	---
Ground floor ▶ 250 m ² ¹⁾	225 m ²	50 m ²	50 m ²	30 m ²	forecourt 75 m ²	125 m ²	75 m ²	25 m ²
Upper level 1 ▶ 475 m ² ¹⁾	---	75 m ²	60 m ²	40 m ²	75 m ²	125 m ²	100 m ²	---
Upper level 2 ▶ 175 m ² ¹⁾	---	75 m ²	60 m ²	40 m ²	attic 50 m ²	100 m ²	attic 100 m ²	---
Top floor	---	attic 50 m ²	attic 100 m ²		---	attic 50 m ²	---	---

¹⁾ **Main rooms** 900 m² | Total 1,300 m² heated
 Side rooms 200 m² | energy reference area
 Public surface 200 m²



Catering Concept

Rooms:

Ground floor	self-service bistro toilets (for entire castle) rooms for cocktail parties elevator access new stairway to 2 nd floor
2nd Floor	2 seminar and banquet rooms 2 group rooms 1 catering office 1 storage room new stairway to 3 rd floor
3rd Floor	1 seminar/banquet room 1 storage room elevator access existing stairs to top floor
Top floor	Tower room

Elevator specifications:

Must be able to fit table cart (at least 2 meters long)

Required Infrastructure:

Ground floor

Public guestroom → 1 large wooden table (from courtroom)
1 Selecta coffee machine
1 Coca Cola beverage vending machine

Maintenance room → 1 cleaning material cart

2nd floor

Seminar/Banquet room S1 → 12 tables ca. 180 x 80cm
72 chairs

Seminar/Banquet room S2 → 12 tables ca. 180 x 80cm
72 chairs

Group rooms 1 + 2 → 8 tables ca. 180 x 80 cm
28 chairs

Storage → 1 table ca. 180 x 80cm
6 chairs (reserve)
5 high tables
2 table carts
2 chair carts

Catering Office → 2 tall refrigerators GN 2/1
1 dishwasher
1 sink
1 hand washbasin
1 stainless steel table ca. 3 x 1m
1 stainless steel rack ca. 3 x 0.8m
5 lockable cabinets
possibly with storage space
1 bainmarie (double boiler) 3 x GN 1/1
on wheels
3 tall shelf carts GN 2/1
2 large clearing carts
1 plate warmer, 1 compartment for 50 plates
1 plate warmer, 2 compartments (for 100 plates)
2 induction tabletop cooking units
1 coffee machine w. 2 valves, on cart

3rd floor Seminar/Banquet room S3 → 12 tables ca. 180 x 80cm
72 chairs

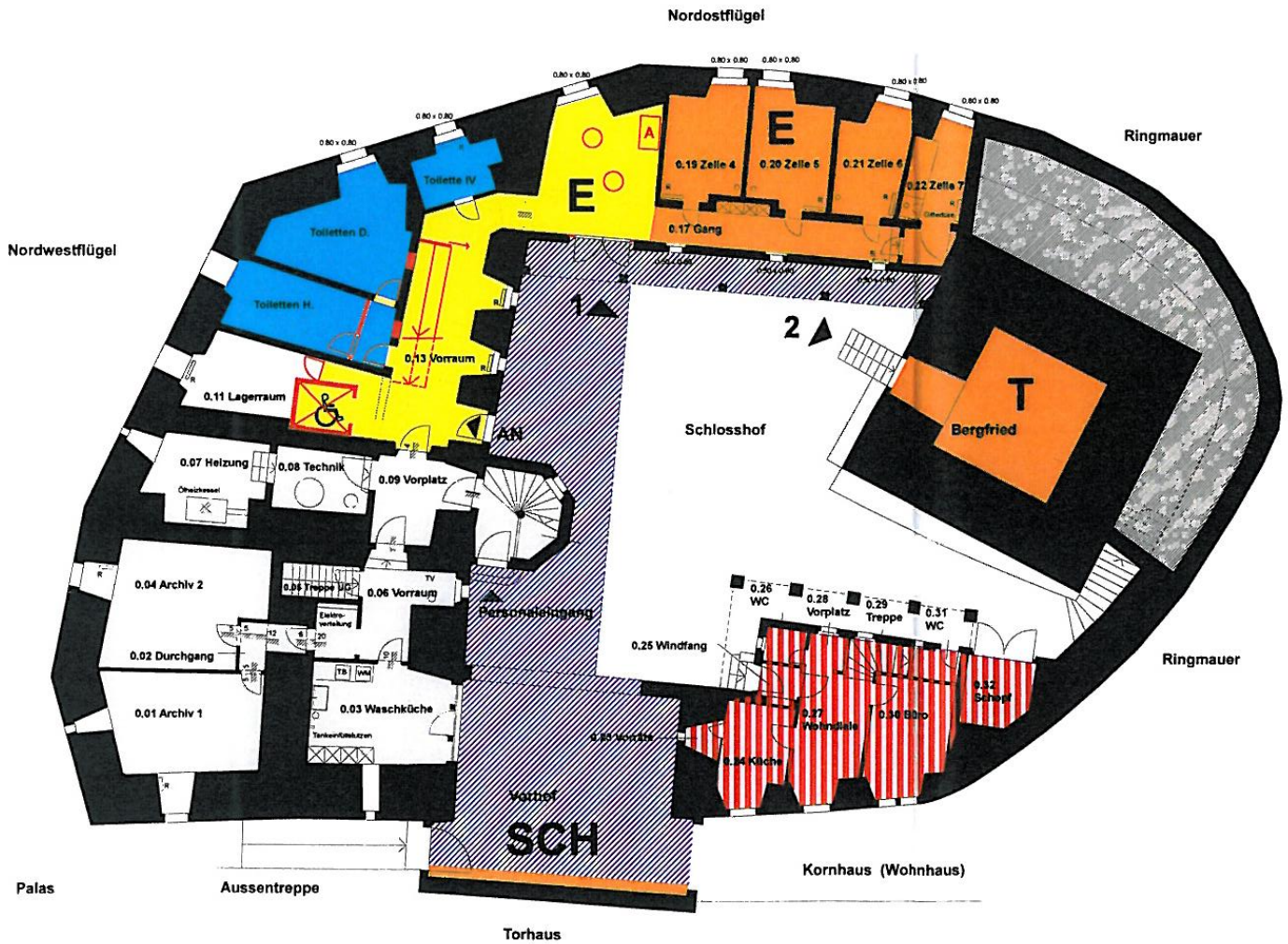
Top floor (Tower room) → existing furnishings



Required construction modifications:

Ground floor

- Rooms 0.11 - 0.15 to break out → toilets
- Cleaning supply room 0.16 → lounge
- Cells 0.17 - 0.22 remain → guestrooms for cocktails/exhibits
- renovate WC 0.26 und 0.31 → public toilets



2nd floor Leave rooms 1.16 - 1.18

→ seminar/banquet room No. 1 with side rooms (120m²)

Room 1.04

→ seminar/banquet room No. 2

Rooms 1.01 to 1.03 remain

→ group rooms 1 + 2

Rooms 1.11 - 1.13 and 1.15

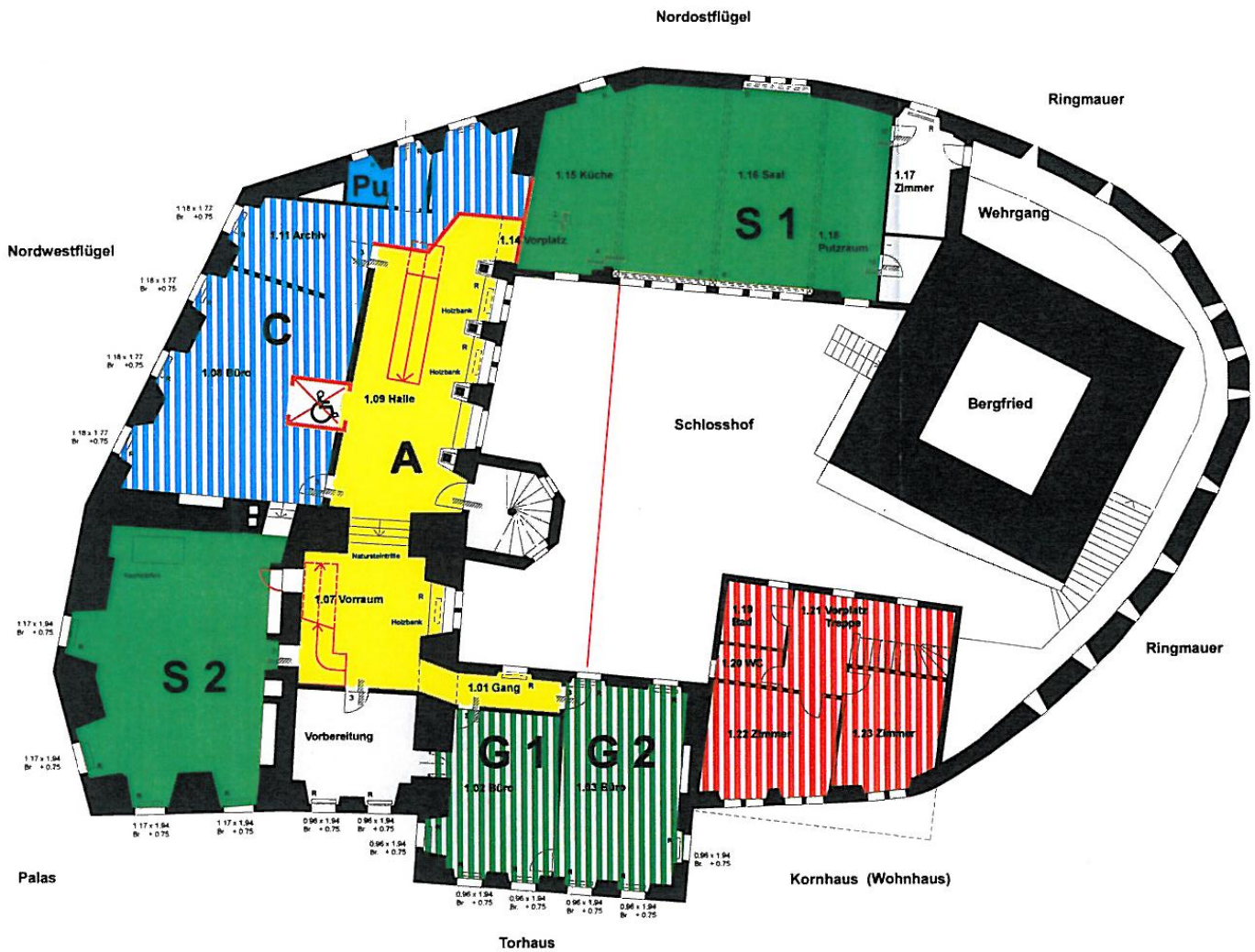
→ toilets and cleaning supplies

Room 1.08

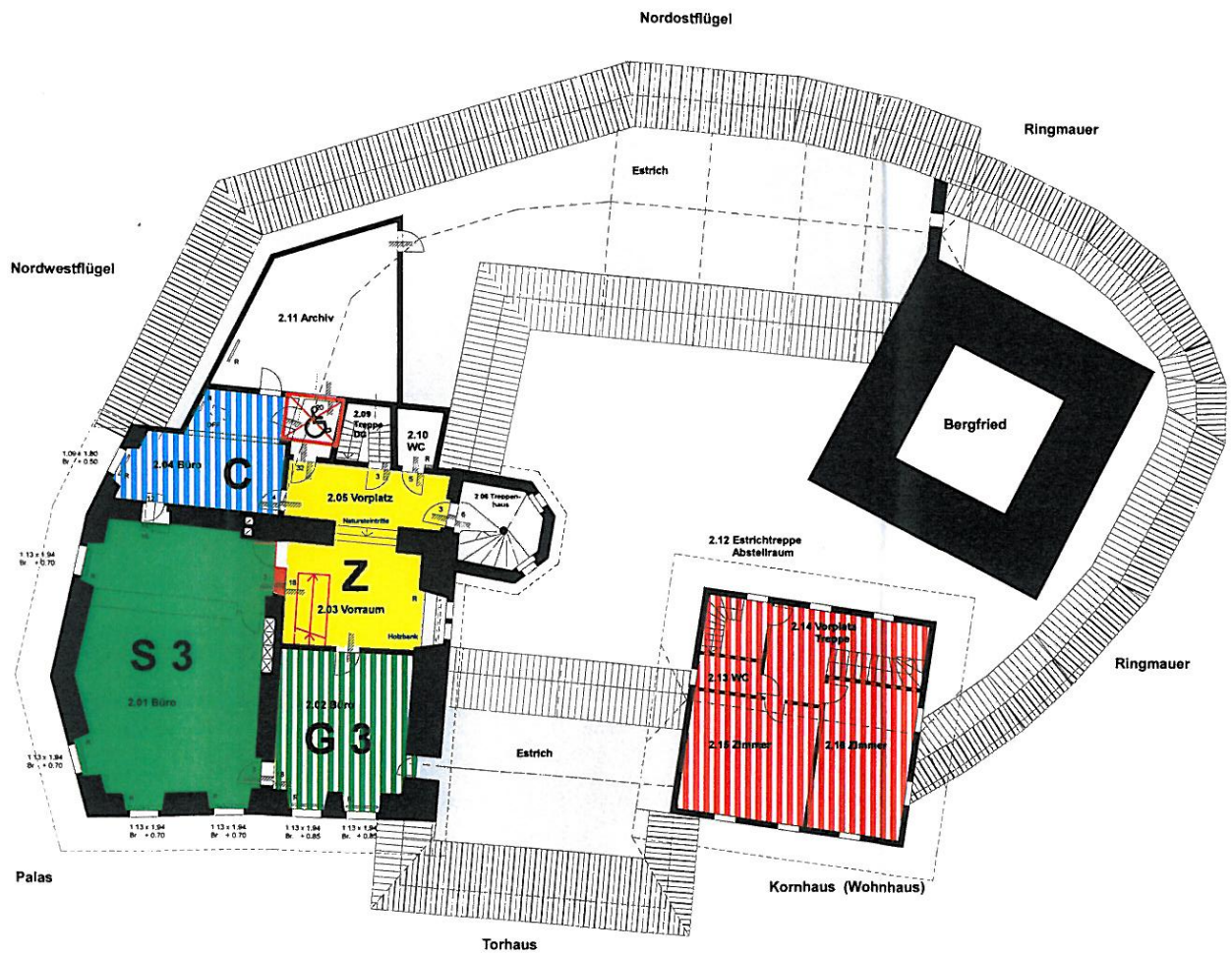
→ catering office/storage room (40 m²)

Room 1.09 remains

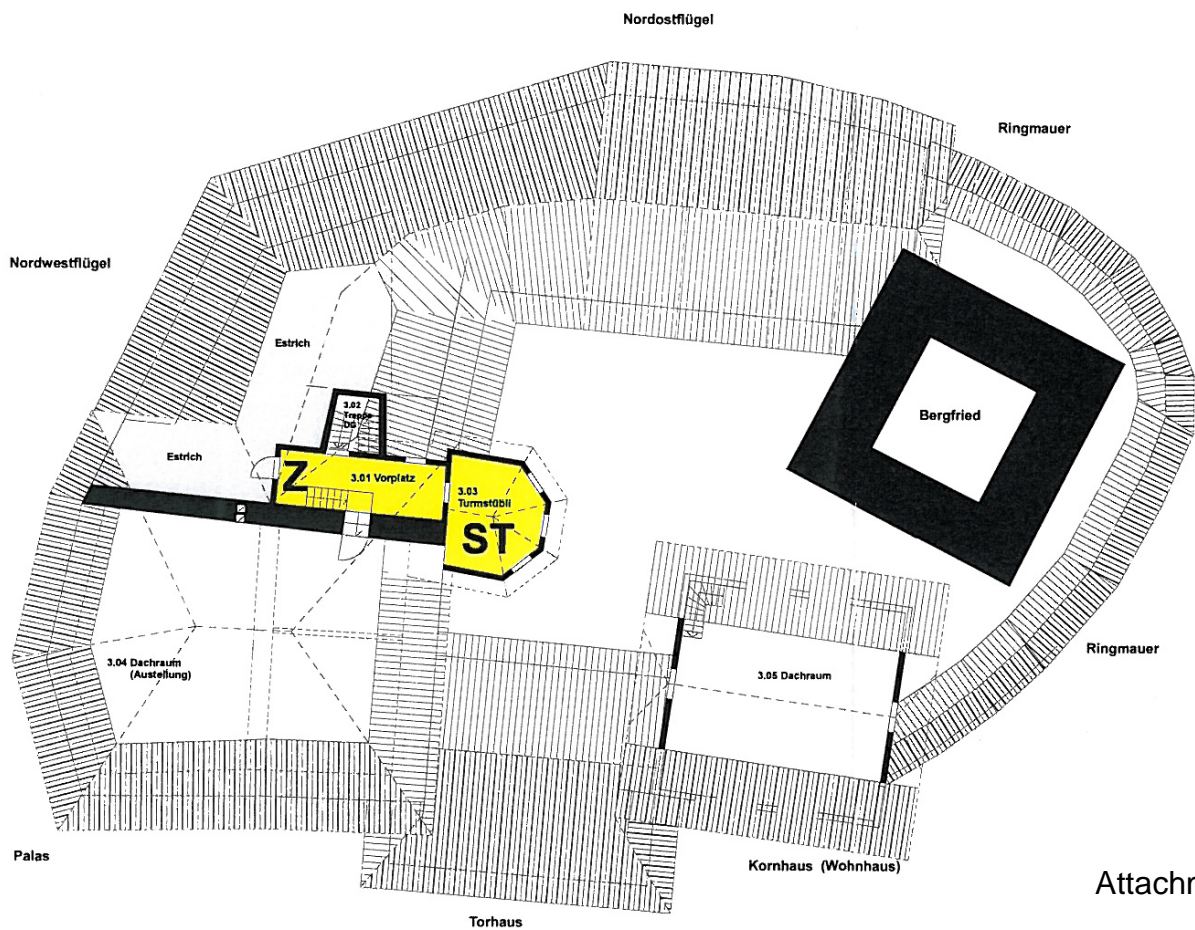
→ entrance/break hall



3rd floor



Top floor





PLANNED PROCEDURE

2012	August	Study to governor's council Consultation with monument conservator Application lottery fund Application NRP	M. Grossenbacher Ch. Schneider M. Grossenbacher N. Meister
	Nov.	Info municipalities Sponsoring concept banks etc. Prerequisites preliminary project	M. Grossenbacher ▶ PG ₁
2014	March	Clarifications sponsoring Preparation foundation/preparation tender	▶ PG ₂
2014	May	Framework for construction project Establishment of foundation/exhibit concept	▶ PG ₃
	June	Application to lottery fund Preparation agenda cantonal parliament	
	July / Dec.	Procedure in cantonal parliament Consolidation of sponsoring	
2015	Jan. / Feb.	Search for licensee/allocation 1 Architecture public tender/Project to be implemented	▶ PG ₄
	March / July	Project development/Preparation of construction Securing funding for construction and operation	▶ PG _{5/6}
	Aug. / Dec.	Conversion/interiors/furniture Preparation of facility/preparation of exhibits	▶ PG _{7/8}
2016	Jan. / Feb.	Preparation of opening/Exhibits 1, 2 Preparation sponsor events	▶ PG ₉
	March / April	Opening/ start of operation Construction settlement/dissolution PG	▶ PG ₁₀

PG = Project Group

NRP = New Regional Policy : Govt. regional policy for funding