

Wohnungsengpässe  
Provisorien und Stufenlösungen

Housing bottlenecks  
provisional and stepped solutions

English Summary

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## Housing bottlenecks - provisional and stepped solutions

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Housing bottlenecks are not a temporary problem. They occur repeatedly, varying from one region to another, and hit different groups for various different reasons. This examination will introduce and discuss examples of the solutions commonly practiced in Germany, with a view to the costs and benefits involved (including the qualitative issues) and taking account of long-term validity.

In the current housing shortages the types of accommodation range from emergency quarters (halls, tents) through various different forms of accommodation in hostels and similar, to normal apartments, which however are over-occupied and may be of reduced standard.

In the different building types used we must differentiate in particular between provisional solutions and stepped solutions.

### Provisional solutions:

Provisional buildings such as trailers and barracks are indispensable for bridging bottlenecks. Provisional accommodation can be very quickly built. Land can also usually be provided quickly (typically, provisional accommodation is set up on temporarily usable land). The main disadvantages are the high operating costs and environmental problems caused by their short service life. The use of relatively high-quality systems is recommended, which can be frequently moved to different locations. We recommend holding design competitions along with other methods to promote the further development of this construction sector.

### Stepped solutions:

Two-step concepts which go over into the regular housing scheme after later (slight) adaptive measures prove to be the most convincing solutions in general. Temporary use of normal apartments as transitional accommodation is a suitable measure. In particular, two-room apartments and "hotel layouts" can be used with advantage. Transitional accommodation is also becoming increasingly justified and necessary as a special type of lodging and living.

The two-step solutions are economical when new apartments are built using purposefully cost-saving methods, and in reconditioned objects. Due to the fact that simple apartments will be in high demand for a long time to come, provisional solutions should be used as seldom as possible, and two-step solutions as often as possible.

### Social aspects:

The decisive factor in meeting the basic human and social needs of those concerned is not a high material standard, but rather an attitude of hospitality, respect and sympathy among all involved.

The accommodation must allow privacy; forced sharing of rooms by people who do not know each other should be avoided. The accommodation should allow householding similar to the social ideas prevailing in this country. Existing social relationships should be accounted for when living space is allocated.

The most advantageous factor in the social integration of immigrants is the incorporation of their facilities in existing residential areas. Smaller complexes (less than 50 places) are generally more suitable than large ones; the absolute size, however, is not the decisive factor. More significant is the architectural integration, which is conceivable for facilities for up to 100 people, but above that hardly possible.

#### **Costs in comparison:**

The cheapest option is to use obsolete existing buildings without many adaptive measures as transitional accommodation.

Provisional buildings are relatively expensive. Rented trailers and barracks are uneconomical for the quality they offer, especially if the above-average operating costs are taken into consideration. Comparatively low are the costs relocatable system of assembled prefab elements in Berlin.

Stepped solutions are architecturally, economically and socially of particular advantage. They involve the construction of low-cost and space-saving housing which is available for a certain period of time as transitional accommodation.

#### **Time requirements in comparison:**

Among the factors which can save time when building new housing, the time taken to acquire the land is of particular significance. Development plans and ground allocation procedures should be completed by way of preparation so that unexpected and urgent needs can be serviced at short notice.

Provisional buildings can be built quickly, and usually on land which is quickly available, but in relation to their period of use they still do not prove economical in terms of time requirements.

Stepped solutions allow for hostel-type usage in existing buildings at very short notice.

Time savings in the elimination of housing bottlenecks will generally – i.e. over and beyond individual cases – be noticed especially if construction capacities are increased and if in the same way funds are made available more quickly.

Acceleration is also conceivable by increasing productivity with the help of rationalized procedures for preparing and manufacturing the transitional homes. (repeat good solutions, make full use of the state of the art in building management and building production).