

The Future of Building

SUMMARY REPORT

Title

Install multi-use buildings in the model region Stettiner Haff -- Accompanying research

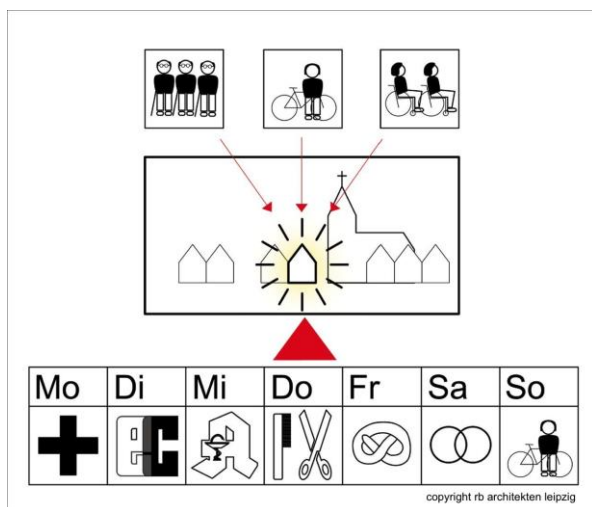


"Old village school m.H." – from vacant to multi-use building

Reason/Initial Situation

The increasing aging of the population in rural areas and the loss of mobility connected therewith is accompanied by a growing centralization of services.

A multi-use building, which can be used for different purposes alternating daily, an economically acceptable and attractive "centre" for services and village neighbourhood can be created: in accordance with the principle of "car sharing", service providers and other users share the base rent and usage fees of the building.



Daily change of use

Subject Matter of the Research Project

Concept and Implementation

Already in 2008, the idea of the multi-use house has been formulated by authors and it has been developed for rural areas within the framework of an initial research project up to the ready-to-use stage. Now, it has been implemented for the first time in five villages "At Stettiner Haff" in Mecklenburg-Vorpommern.

This second publication documents the "active" hosting of the first multi-use building through a connection of a network in five neighbouring villages with network meetings and "user workshop" up to the type of furnishings. The catalogue of "Ten Rules for Setting up a Multi-use Building" has been reviewed and modified. The two fundamental space categories for multi-use buildings have been modified and the flexible use of space has been successfully implemented in the respective application processes for the building permit.

During interviews and discussion rounds, a network partner was gained with the local physician network HaffNet, which now will use AGnES and VERAH in the first three buildings. These are specially trained nurses to "replace" the lack of general practitioners in rural regions. In the multi-use buildings, they find simple but professionally equipped workrooms, which can be used flexibly as waiting rooms and for appointments and treatments.



Das Multiple Haus. Die neue Dorfmitte.

Logo Multi-use building

Leuchtturm [Lighthouse] Project

Now, the next multi-use buildings benefit from this complex "practice test": part of the evaluation and documentation of problem catalogue and solutions are a legal opinion and viability assessment as well as the development of the logo and installation of the brand for quality assurance, up-dated need and criteria catalogues and action recommendations for communities and other decision-makers.

For the "full-service package" of multi-use buildings, the modular furniture system "cabinet-bench-counter" has been planned to the point that it is ready for realization and an interactive website with calendar function has been developed as work resource for management.

The main website www.multiples-haus.de will now support the pending national network development as information platform: the exchange of solutions, the communication between buildings but primarily for public relations and "advertising". This is not only interesting for sponsors from the business sector such as RWE, which will support the first multi-use buildings and their "utility statement" through its smart home power control system, but also for the application of room-sharing models particularly for the cross-national approach.

The goal of the future education and secondary offer should be essentially to enable committed stakeholders and decision-makers locally and in other regions to set up and manage a multi-use building easily.

Definition

"The multi-use building in the town is the building in central location, which has an inviting appearance to the local population and visitors due to its typical regional features and which is noticed by its typical local characteristic. Visitors can easily identify it when passing through the village. People living in the village and visitors can find here the place in the village that provides information, communication, services and neighbourly exchange. The types of usages can change daily.

Conclusion

After the secondary research has been started actively in only one village, it can be seen as special success that five neighbouring villages were able to install a first network of multi-use buildings: the attraction for potential service providers increases immediately and management becomes easier for all partners.

As "Network of General Interest Services at Stettiner Haff", the concept idea "multi-use building" has been awarded the LEADER Subsidy Competition 2012 in Mecklenburg-Vorpommern. It is intended to open all five multi-use buildings of the "Network Stettin Haff" in autumn 2014.

www.multiples-haus.de

www.multiples-haus-stettiner-haff.de (online ab Mai 2014)



Already cleaned up but still "(renovation) construction site". "Old village store m.H." in Hintersee, "Old school m.H." in Altwarp, "Old crismill m.H." in Ahlbeck, "Old school m.H." in Vogelsang-Warsin and "SeeSalon m.H." in Rieth (from top left to right bottom.)/ As of April 2014 - joint opening in autumn 2014

Key information

Short title: "Alte Dorfschule m.H." [Old Village School m.H.] - Installation of multi-use buildings

Researcher/project management:
Jana Reichenbach-Behnisch, Dipl.Ing.Architect

Total costs: € 139,100.00

Share of federal funding: € 106,000.00

Project term: July 2011 to April 2014
