

Zukunft Bau (Future of Construction Programm)

STRUCTURE BRIEF REPORT



Fig. 1

Title

Long version title: "Low-threshold reconstruction of industrial wastelands for the creative industry part III accompanying research"

Motive/ Initial Situation

With the inclusion of nationwide projects in this accompanying research, the third part of the research project noted above had the prospect to select initiatives from diversly situated regions and so that the results of the research would apply to various situations and locations. The general objective of the project was to gain the practical (activation) experiences, to identify obstacles and difficulties and to formulate concrete and general recommendations for action from these examples.

Subject of the research project

Over a period of two years, projects of low-threshold reactivation of industrial wastelands on the way to creative productions plants were technically accompanied within the scope of this accompanying research and which at the date of their application complied with the following criteria:

- the projects were already active or in the progress of development
- the projects suitable rooms and/ or buildings of the industrial culture which were legally acquired (by ownership, lease, etc.)
- the actors were part of the cultural and creative economy or supported them as potential users
- the projects had a sustainable impact in the environment, the neighborhood, the district, and the region or sought to those aspects demonstrably



Fig. 2

Correspondingly successful projects can strengthen unstable or problematic neighborhoods and as well soften or even prevent the gentrification processes, by submitting less solvent population or occupational groups space who then (can) stay in the neighborhood or the quarter.

The active accompanying research completes coherently the large-scale project noted above and centers on the actors succeeding the material parameters:

In the first working phase, the election process was developed taking the edifice portfolios from part I + II as substructure in which urban and rural initiatives outside of the metropolises were included preferably. Among those initiatives, ten or rather eleven were selected and evaluated with a first portfolio.

Already in the central workshops of the previous parts of the projects the practical support of selected initiatives had been suggested during the personal exchange between the project partners and the actors of the Best-Practice-Examples:

On the one hand, the actors often start with little or no continuous professional support by engineers, architects, etc. Therein lies a significant risk of failure. Generally, the reasons are lack of experience, limited financial resources, the defective assessment of the time required for certain (administration) processes, but also the lack of corresponding professional experience of the specialized partners.

On the other hand, the initiatives indeed receive regional recognition. However, with increasing popularity, they encounter obstacles. Not in a few cases the supporters and the preventers are coming from the same place as for example the urban administration. So furthermore it is the objective to initiate a learning and thinking process inside the administration and the authorities.



Fig. 4

By practically and professionally accompanying the projects, improvements in planning, construction, and management of the particular project are about to be expected, which then are discussed in the workshops and are ultimately made accessible for all interested parties by the publication. Besides the moderated exchange of actors, experts, administration and other decision-makers, the main focus of this research work is the concrete comparison between „top-down“ and „bottom-up“ projects –also outside of the metropolis – and the practical test for the "Bauteilkatalog Niedrigschwellige Instandsetzung" low-threshold reconstruction component catalog; result publication from part II of the research project noted above).

Conclusion

In the foreground of the submitted publication is the anticipated extensive catalog of knowledge and examples. Essential similarities and special characteristics of the selected Best-Practice-Examples have been mapped out and are exemplified in regard to the "Praxistest Bauteilkatalog" practical test for the construction components catalog) by the involved experts of law, fire protection, energetic reconstruction, construction details, and management. In the overall conclusion, the authors compare the individual Best-Practice-Examples with one another and evaluate their current project status in the background of the question of "bottom-up" or "top-down" activation. It identifies general problem areas, highlights exemplary solutions and formulates subject-related recommendations for the (creative) economic activation of large-scale unoccupied spaces.



Fig. 5

key data

Short title: From Unoccupied Space to Creative Production Site Part III - Accompanying Research

Researcher / Project Management: rb architekten/ Jana Reichenbach-Behnisch, Dipl.-Ing. architect

overall cost: 220,000.00 €

share of federal subsidy: 130,000.00 €

Project duration: 27 months

IMAGES/ REPRODUCTIONS:

Picture credits in each case:

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fig. 1: 01_Cover_1906_446x303_EV.bmp

caption: cover research paper

fig. 2: 02_Tapetenwerk Leipzig_Andreas Schneider.jpg

caption: Tapetenwerk Leipzig, inner courtyard with visitors of the Herbstrundgang (annual art festival in autumn in the Tapetenwerk)

fig. 3: 03_Alle Begleitprojekte.bmp

caption: map with the Best-Practice-examples that were selected for the accompanying research

fig. 4: 04_Zentraler Workshop-Neue Arbeitswelten

caption: Workshop with actors of the Best-Practice-Examples and invited specialist guests in the Halle C01 in the Tapetenwerk Leipzig

fig. 5: 05_Collage.BMP

Best practice examples of accompanying research (l.t.r.): Ringlokschuppen in Marburg, Drahtzieherpark in Wiesenburg/Mark, Shedhalle/Alter Schlachthof in Tübingen, Schacht Dölitz in Leipzig, Kreativhof „Die Stadtwirtschaft“ in Chemnitz, Zechenwerkstatt in Dinslaken, Das Röhm in Schorndorf, Schaltzentrale in Bad Berneck, Bad 16 Manufakturhöfe in Wurzen, Hempelsche Fabrik in Plauen, Altes Kühlhaus in Görlitz