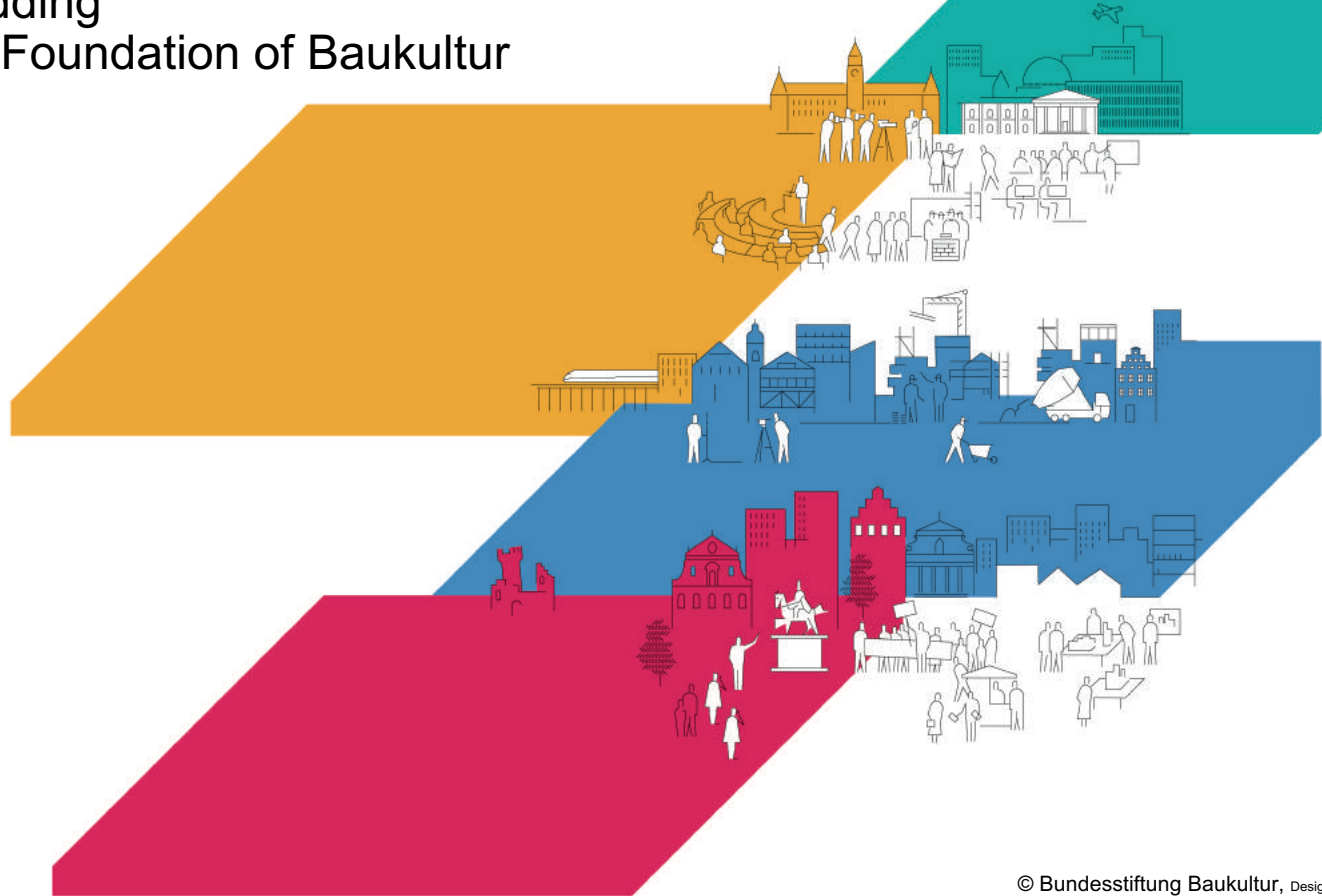


Baukultur in Germany

Dr. Anne Schmedding
German Federal Foundation of Baukultur

bauKULTUR

BUNDESSTIFTUNG



4. Mai 2019
ACE Conference
Innsbruck

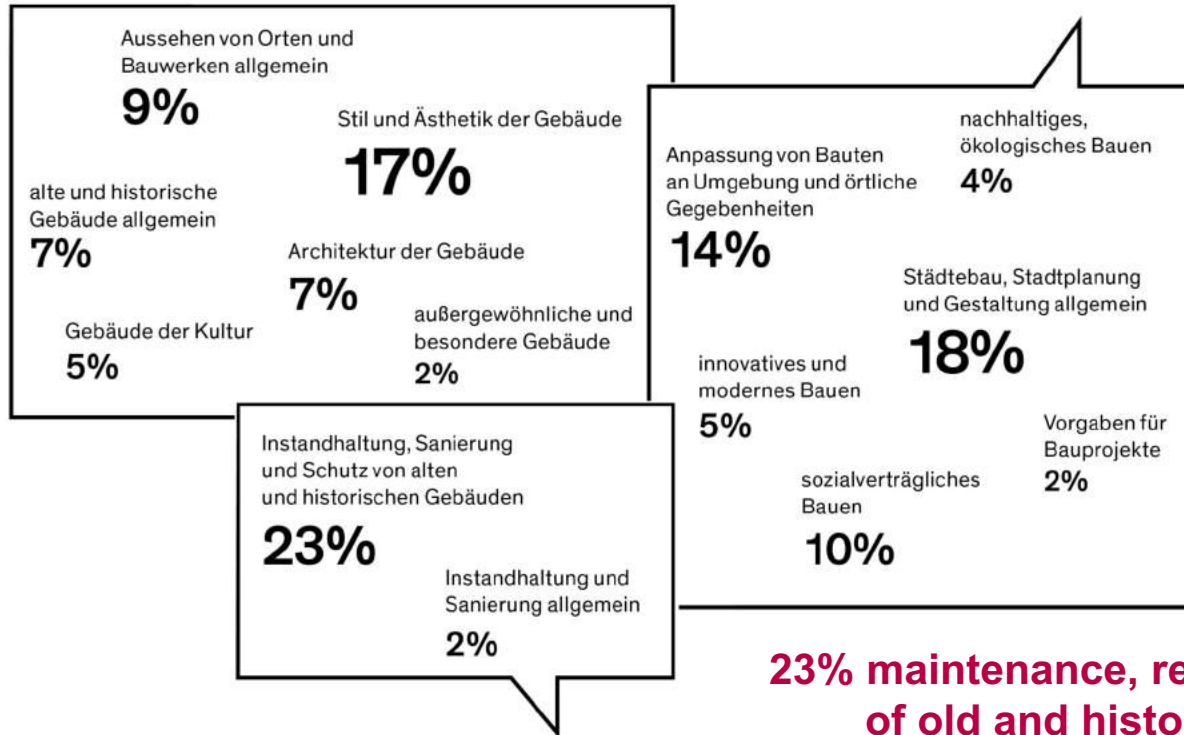
What is Baukultur?

Davos Declaration, January 2018



„This was done knowing that everywhere in Europe a general loss of quality in the built environment and open landscapes is apparent, which manifests in a trivialisation of building, a lack of design values and interest in sustainability, in increasingly faceless agglomerations and irresponsible land consumption, in a neglect of the historical building stock, and in the loss of regional identities and traditions.“

What citizens connect with Baukultur

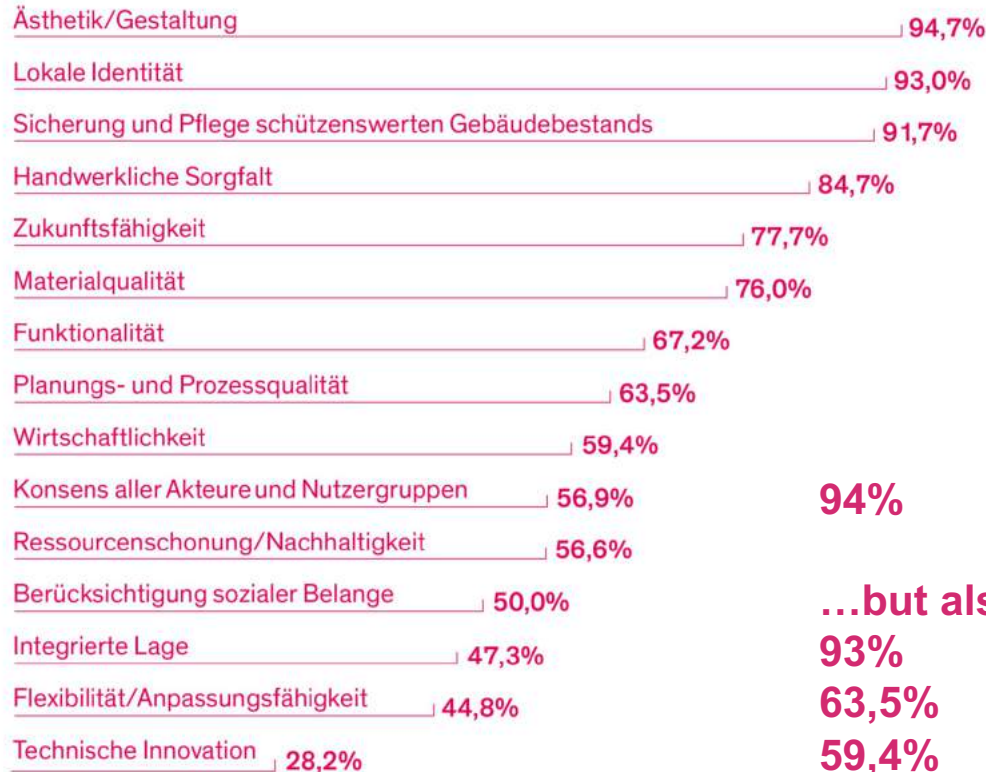


23% maintenance, renovation and protection of old and historic buildings
18% urban planning, city planning and design
17% style and aesthetics of the building

What public administration connects with Baukultur

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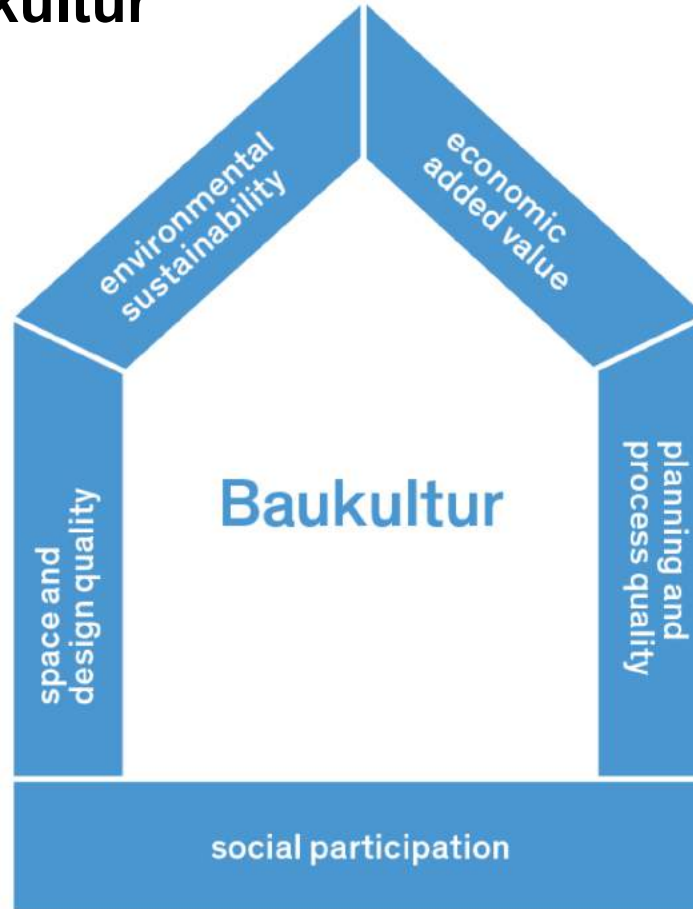
94% style and aesthetics

...but also:

93% local identity
63,5% planning and process quality
59,4% cost efficiency
56,6% sustainability

.....

Five Elements of Baukultur



What is Baukultur?

Baukultur is the quality of all built environment including architecture, infrastructure, public space and landscape, f.e.:

High-quality architecture
New, New Use, Recycle, Transforming and
Conversion

Blaibach – Modern Town Centre through Civic Engagement

Planners: Peter Haimerl Architektur, Munich; Karl Landgraf; Thomas Beck, a.k.a. Ingenieure, Munich;
Planning team Schmid, Blaibach; Müller-BBM, Planegg; Cirtec, Michael Hopf, Landshut

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BAUKULTUR AT A GLANCE:

- Beacon project for awakening the town centre, activating cultural tourism, and triggering follow-on investments
- Fast implementation of the process and thus quickly visible results for citizens
- New sense of community through active involvement and strong commitment from citizens
- Preservation of traditional buildings though solution-oriented monument conservation

Kulturpalast, Dresden

Planners: gmp von Gerkan, Marg und Partner;

Developer: KID Kommunales Immobilien-management Dresden GmbH & Co KG; Planning and Construction: 2010–2017



BAUKULTUR AT A GLANCE:

- Convert and expand instead of conserve
- New design refers to the existing building
- Preservation of characteristic materials, building components, and art
- Energy renovation of the facade
- Lively location at all times of day

Marketplace in the Historic Old Town of Eschwege

Planners: GTL Gnüchtel Triebswetter, Landschaftsarchitekten GbR, Kassel;
municipal administration of the district town of Eschwege, BIG-STÄDTEBAU GmbH, Kronshagen

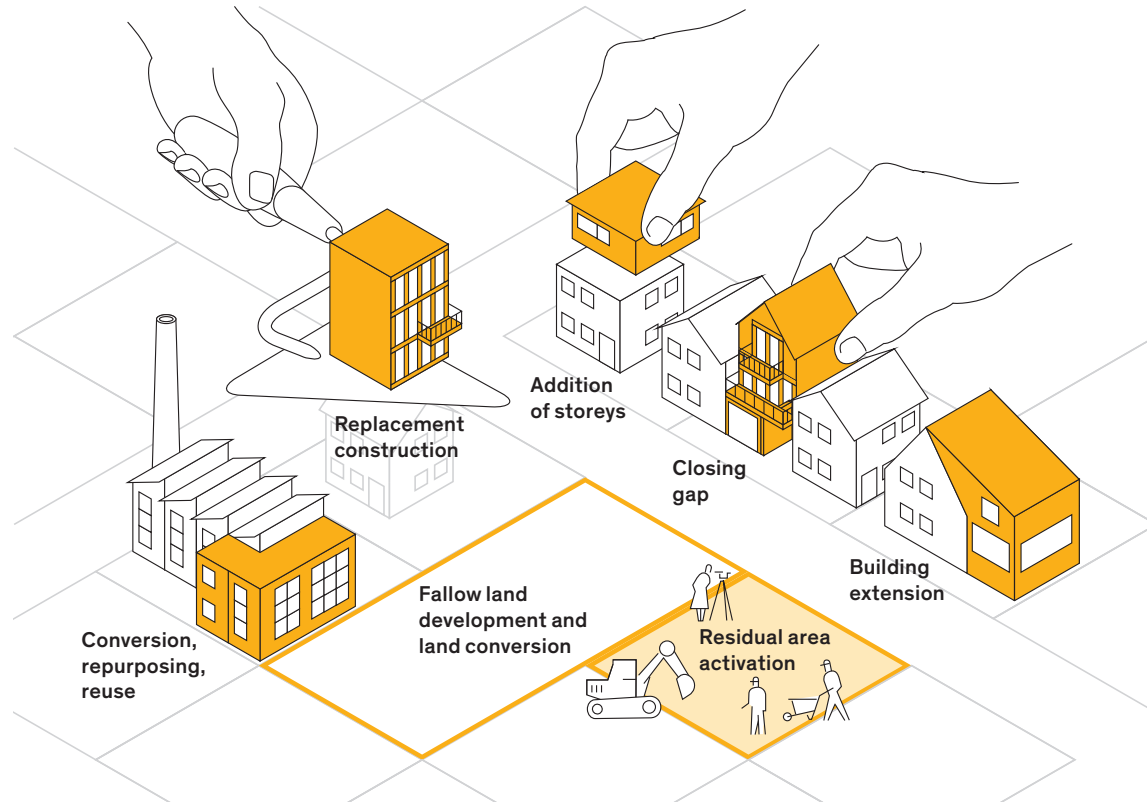
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BAUKULTUR AT A GLANCE:

- Early involvement of citizens and activating forms of participation
- Future-oriented, barrier-free urban redevelopment in public space
- New cross-generational usage concepts for centrally located buildings
- Upgrading of public spaces and the town centre as a residential location through an integrated planning approach and participatory development of common objectives

Possibilities for conversion



Construction works primarily on existing buildings

Proportion of construction works on existing buildings and new constructions in residential construction 2017

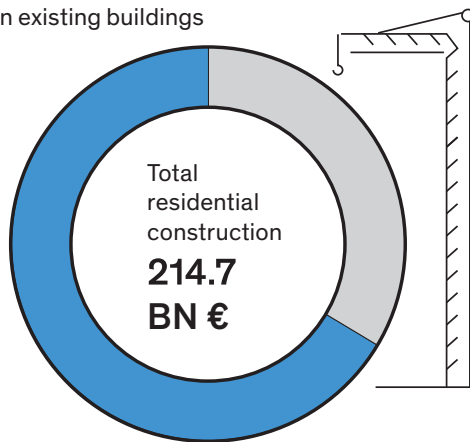
Source: DIW Berlin 2018

66.2%
(142.1 BN €)

Construction works on existing buildings

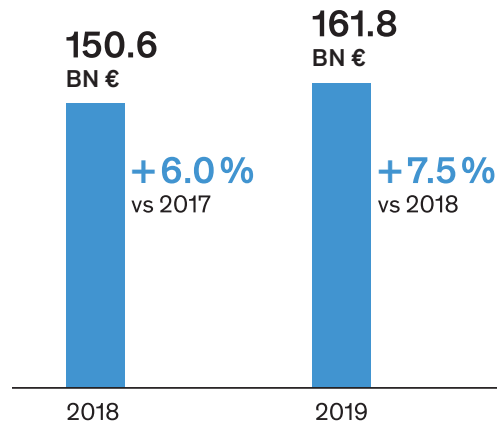
33.8%
(72.6 BN €)

New construction



Forecast investments in existing residential construction

Construction work and change in %



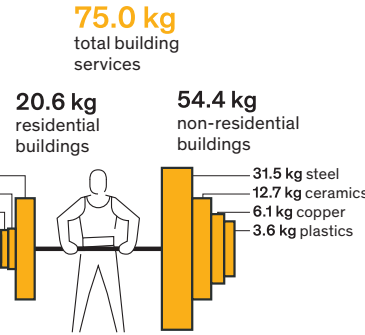
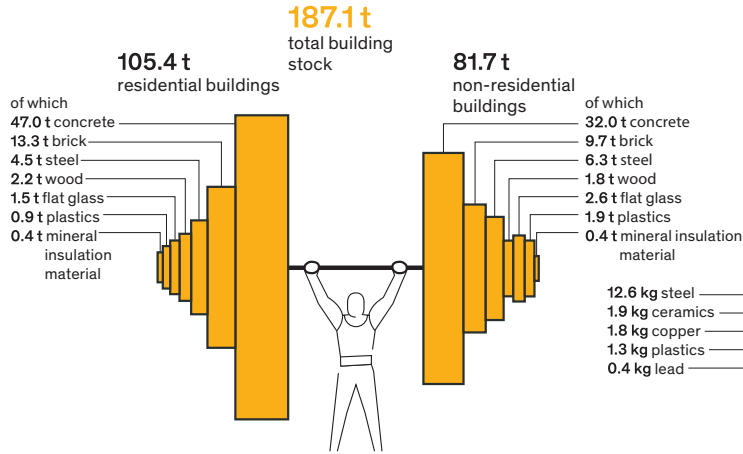
Building material stock per inhabitant in Germany 2016

Source: Wuppertal Institut 2017

In total 362,4 t pro inhabitant

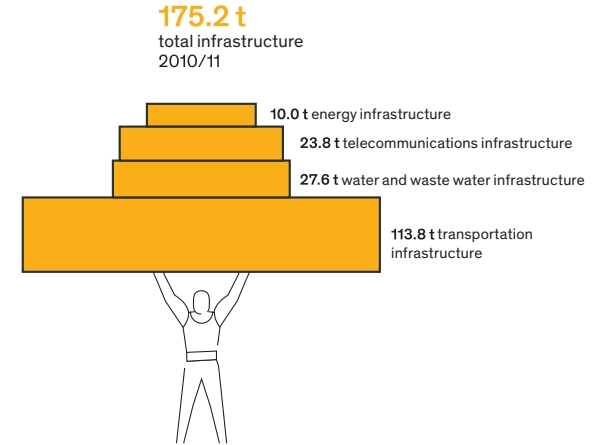
Building material stock per inhabitant in Germany 2016

Source: Wuppertal Institut 2017



Material storage infrastructures per inhabitant in Germany

Source: Wuppertal Institut 2017



Building material stock per inhabitant in Germany 2016

For comparison: ICE 4 (7-parts) has 455 t tare

Source: Wuppertal Institut 2017

362,4 t per inhabitant

ICE 4 (7-parts)= 455 t

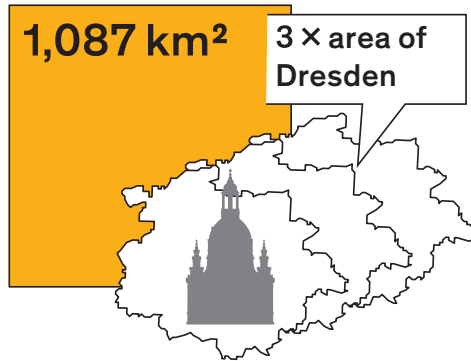




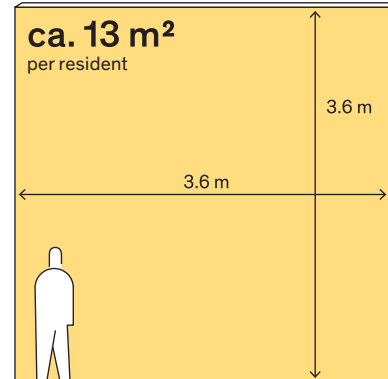
Establish conversion culture

Installed thermal insulation composite systems

In Germany 1960 – 2017



With about 83 MM inhabitants that is



Redevelopment and reconstruction Munich Re

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2014, Architects: Sauerbuch Hutton



Expose qualities

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Developing something new out of the old



Quelle: Bildarchiv Munich re

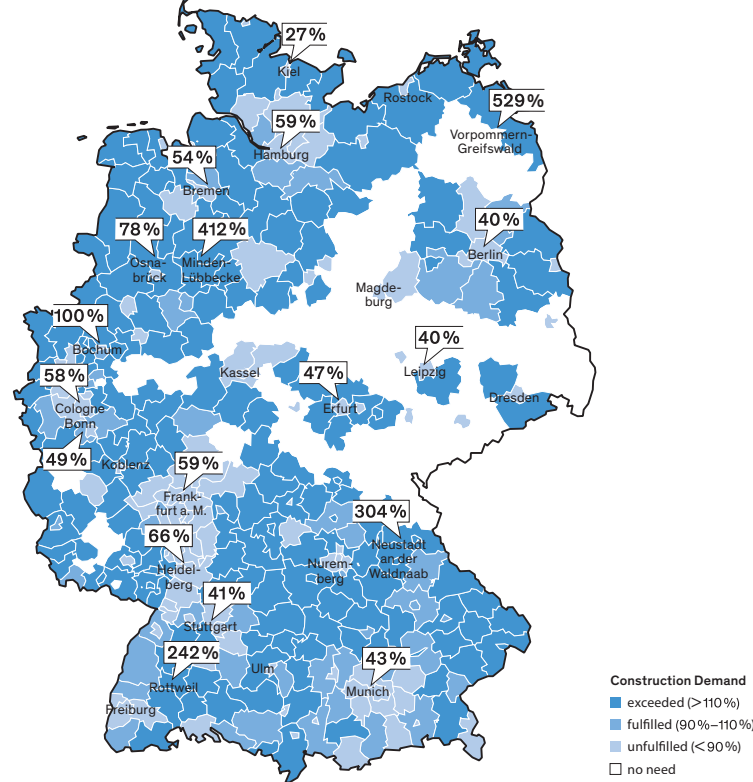
What is Baukultur?

Baukultur is the quality of all built environment including architecture, infrastructure, public space and landscape

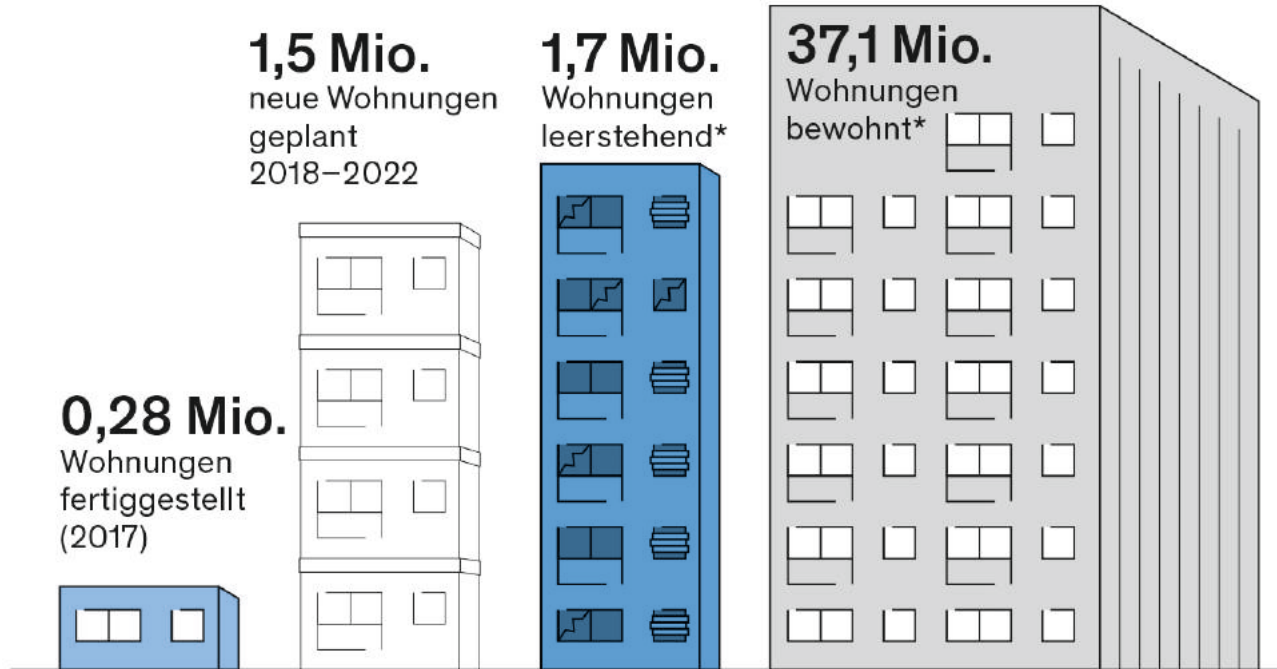
Understanding the bigger picture

Simultaneousness of uneven development

Growing and shrinking cities and municipalities in Germany (2008-2013)

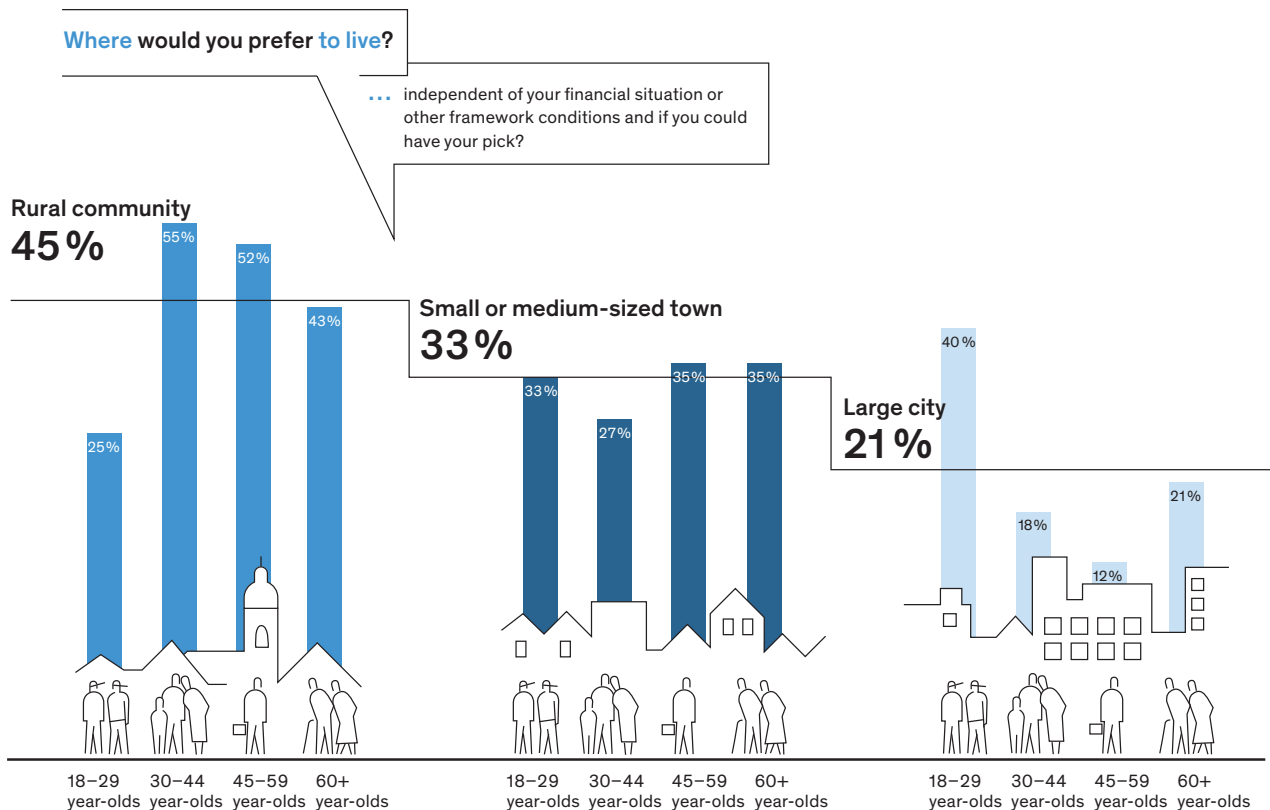


Housing stock and apartment vacancy



*Stand: Mai 2011

Preferred residential area



Living preferences

How would you prefer to live?

single-family house

29%

modern city
apartment

7%



Construction of single-family houses

Are there **newly emerging** single-family housing areas in your municipality?

Yes
84%

all municipalities

Yes
64.7%

in strongly shrinking areas

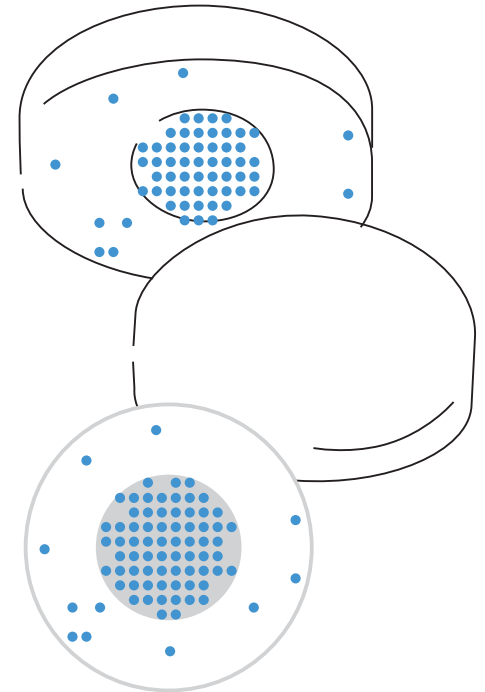
The Doughnut-Effect

Increasing town peripheries
and vacancies in the town
centre

Dying municipalities
(doughnut effect)



Vital municipalities
(filled doughnut effect)



The Doughnut-Effect

Increasing town peripheries and vacancies in the town centre

The Doughnut Effect

Increasing single-family housing areas and commercial sites on the edges of town lead to vacancies in the town centre.
Source: BBSR 2016, BBSR 2019, Destatis 2016, Destatis 2019, municipal survey on Baukultur 2019, population survey on Baukultur 2019

How do people live?

Housing Census 2011
broken down by building type

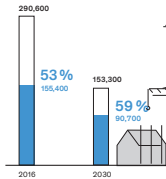


Are there newly emerging single-family housing areas in your municipality?

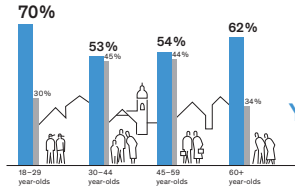


Prognosis for new construction demand

Share of single- and two-family houses (BBSR)



Meeting point town centre – The social importance of the centre



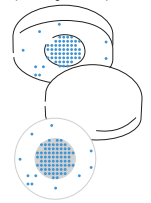
Our town centre is a central meeting point for young and old

Yes No

Dying municipalities (doughnut effect)

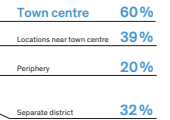


Vital municipalities (filled doughnut effect)



Is there a significant vacancy rate in your municipality?

Yes 33% If so, where are the vacancies spatially concentrated?

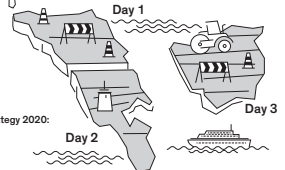


Heligoland completely planned every three days

Land used for planning each day in Germany (Average between 2011–2014)

Area increase / day: 69 ha

Goal of the sustainability strategy 2020: 30 ha



Vacancy in the town centre



Foto: Klaus Leidorf

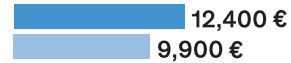
Foto: Robert Schlaug

Development and follow-up costs

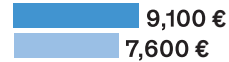
Single-family homes on large plots
1,000 m² property area per unit



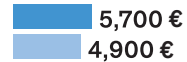
Single-family, semi-detached, and town houses
620 m² per unit



Single-family homes, some semi-detached houses
400 m² per unit



Town houses, free-standing multifamily buildings
160 m² per unit



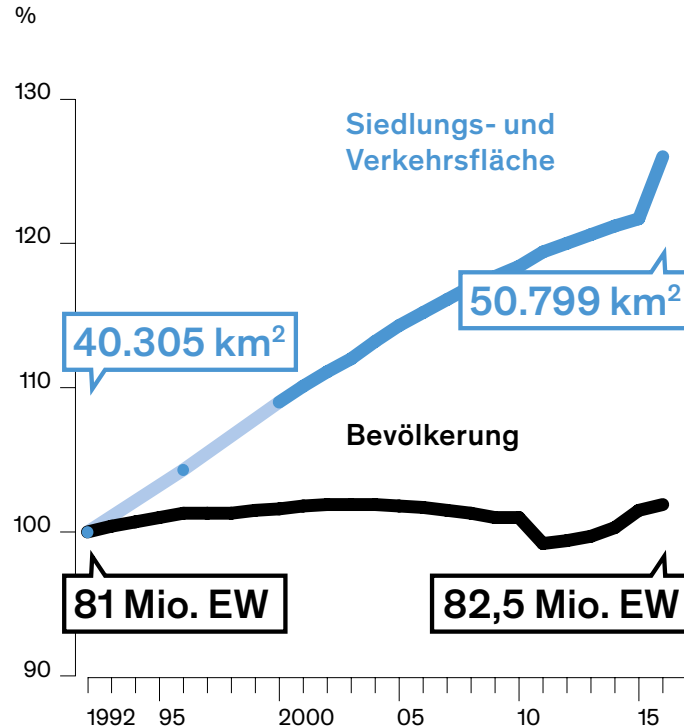
Compact multifamily buildings
100 m² per unit



- first production
- operation, maintenance, and renewal for the next 25 years

More space for the same number of people

Development of population and settlement and transport area in comparison





Continue building mixed quarters

Baukultur Pareto principle

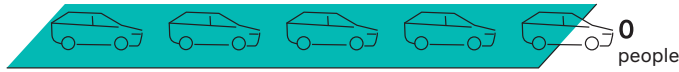


6

Diversity of possible uses on 75 m²

On a strip of 3 m x 25 m, there is space for ...

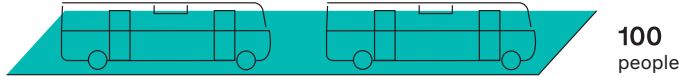
4.5
parked
cars



4
moving
cars



2
buses



22
bicycles



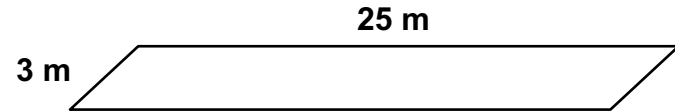
50
pedes-
trians



4
trees



8
tables



Source: National Association of City Transportation Officials

Sangerhausen Train Station

Planners: S&P Sahlmann Planungsgesellschaft für Bauwesen mbH;
Developer: SWG Städtische Wohnungsbau; Planning and Construction: 2014–2016



BAUKULTUR AT A GLANCE:

- Public-public partnership
- Urban housing association as developer
- Clear mission statement and professional process support
- Synergy effects by combining different municipal uses
- Revival through new user groups
- Preservation of original building fabric in line with monument protection specifications

Sieg River Exposure

Planners: Atelier LOIDL Landschaftsarchitekten; BPR Dr. Bernhard Schäpertöns Consult
Developer: Stadt Siegen, Planning and Construction: 2011–2016



BAUKULTUR AT A GLANCE:

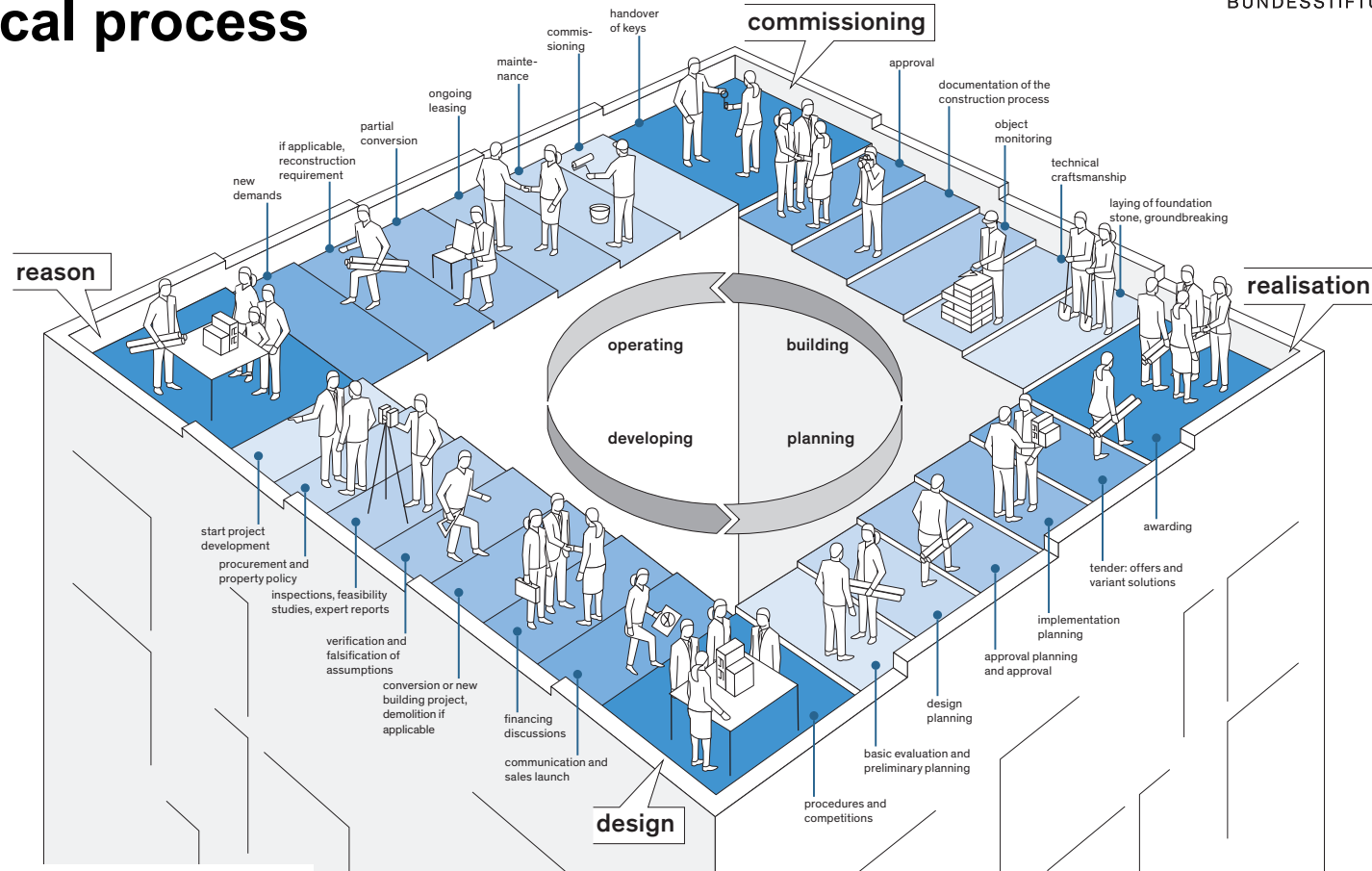
- Clear definition of urban development problems and competition for the solution
- Deconstruction of the car-friendly city
- Restoration of the Sieg River
- Settlement of the university
- New public spaces, upgrading of the cityscape
- Active public relations

What is Baukultur?

Baukultur is the quality of all built environment including architecture, infrastructure, public space and landscape

Baukultur is the culture of good processes

Baukultur functional chain – a cyclical process



Development of a Former Velvet Weaving, Krefeld

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Planners: Heinrich Böll; Strauß & Fischer Historische Bauwerke

Developer: Urbane Nachbarschaft Samtweberei gGmbH; Planning and Construction: 2013–2017



BAUKULTUR AT A GLANCE:

- Property allocation in a hereditary lease and earmarked use of rent
- Integration of social housing
- Few structural interventions make low rents possible
- Surpluses serve the common good
- Volunteer work by tenants in the neighbourhood
- New public meeting place

Building over a Car Park at Dantebad, München

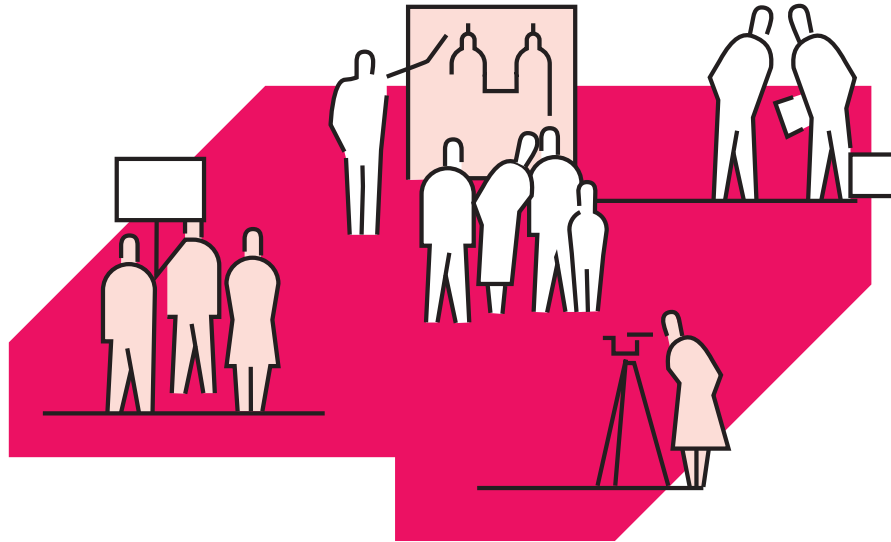
Planners: Florian Nagler Architekten

Developer: Gewofag Projekt GmbH; Planning and Construction: 01/2016–12/2016



BAUKULTUR AT A GLANCE:

- Very short planning and construction period
- Housing construction as top priority
- Short decision-making channels and little bureaucracy
- Building over urban building site
- High degree of prefabrication through timber construction
- No loss of space or function, instead gain
- No further land consumption or sealing



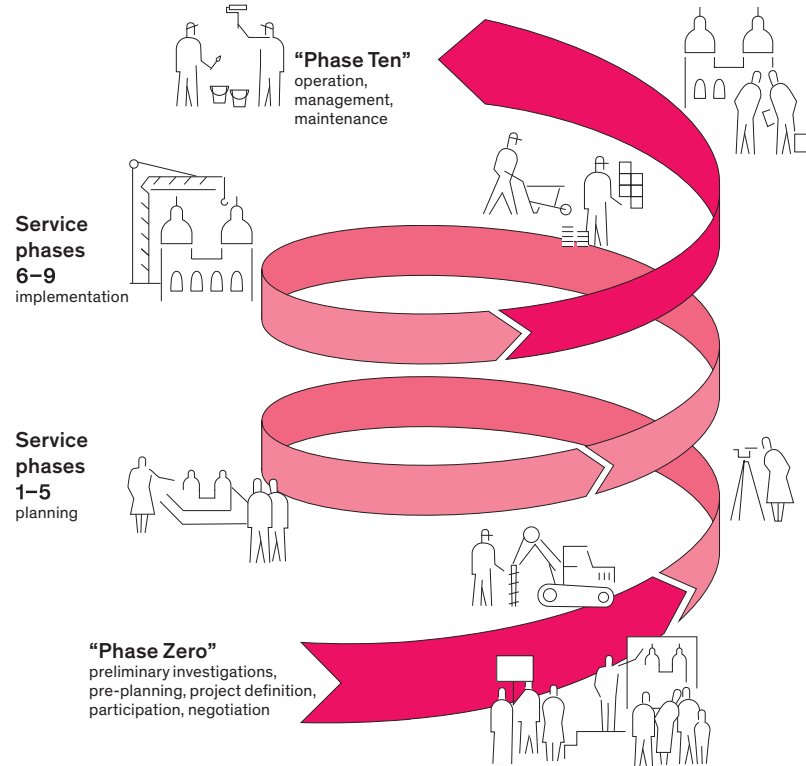
Design successful processes

Design successful processes

Project levels “Phase Zero” and “Phase Ten” and the HOAI service phases

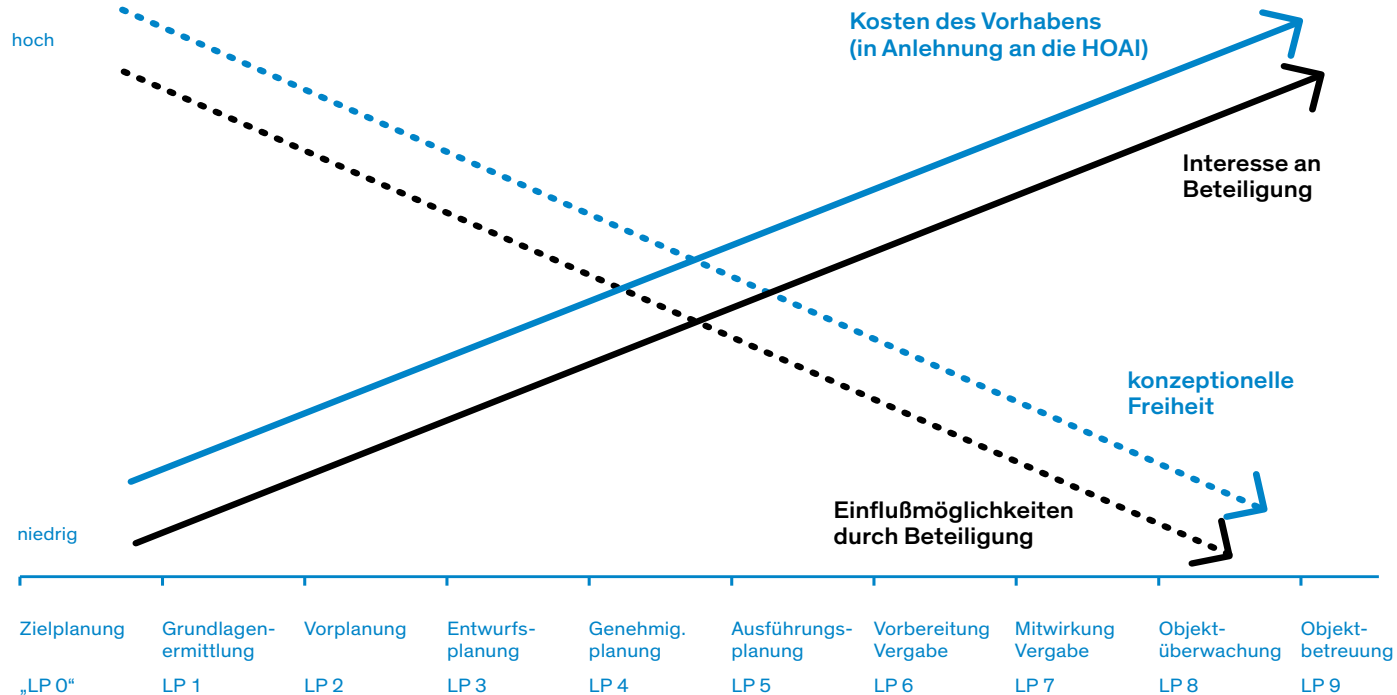
(HOAI = Official Fee Scale for Services by Architects and Engineers)

According to the Federal Foundation of Baukultur

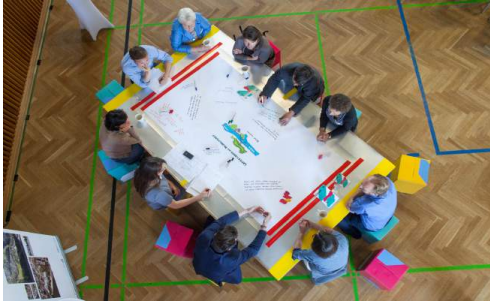


Development of conceptual freedom, the use of resources and involvement during a project

Quelle: Bundesstiftung Baukultur 2014



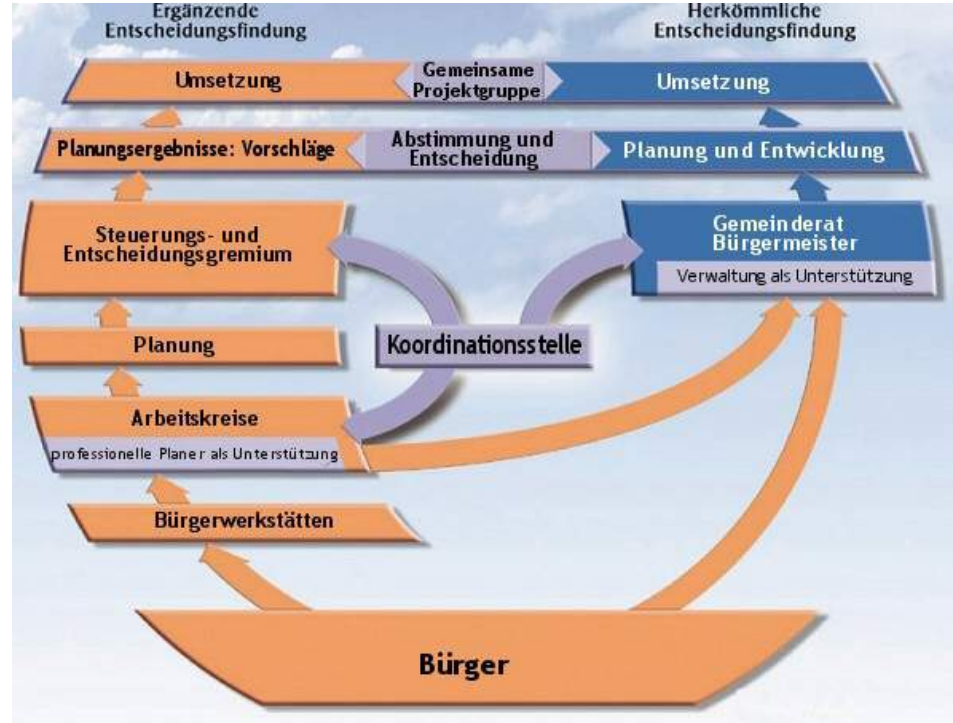
Interest groups in a solution-oriented dialogue



Participation as co-responsibility

Mitmachamt in Weyarn (Bayern)

Es entstehen nicht nur neue Wohnhäuser, sondern in den letzten Jahren kehrte auch das öffentliche Leben wieder in die Dorfkerne zurück.



What is Baukultur?

Baukultur is the quality of all built environment including architecture, infrastructure, public space and landscape

Using Instruments and Tools for Baukultur

Active citizens' information

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Foto: Bundesstiftung Baukultur / © Till Budde



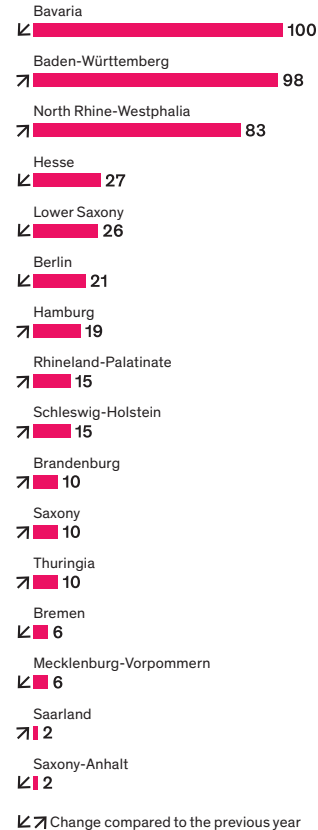
Foto: © Margot Flügel-Anhalt, Stadt Eschwege

Develop a basis for dialogue and displays of Baukultur

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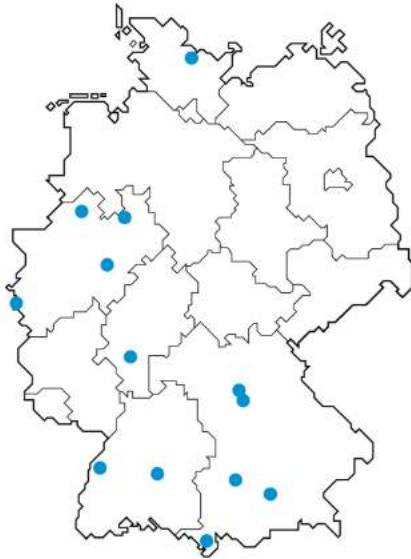


Competitions in Germany by federal states

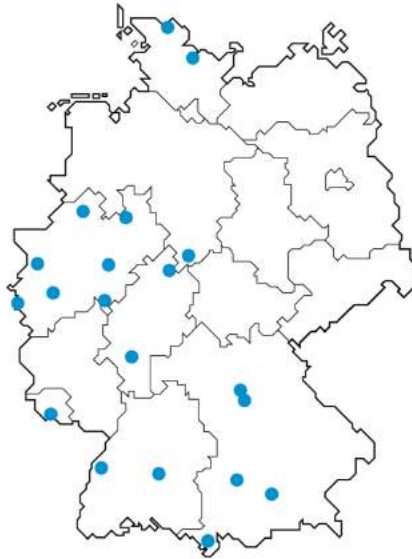


Number of design advisory councils is growing

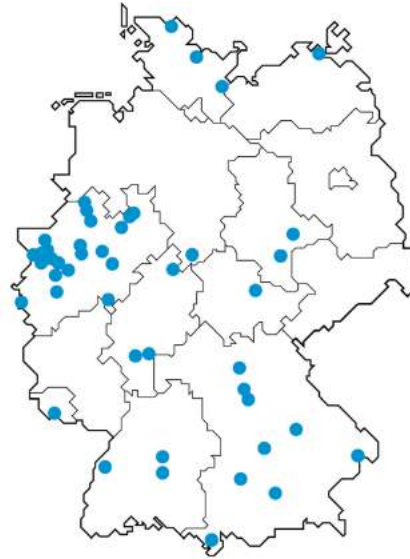
Number and distribution of design advisory councils in Germany 2016



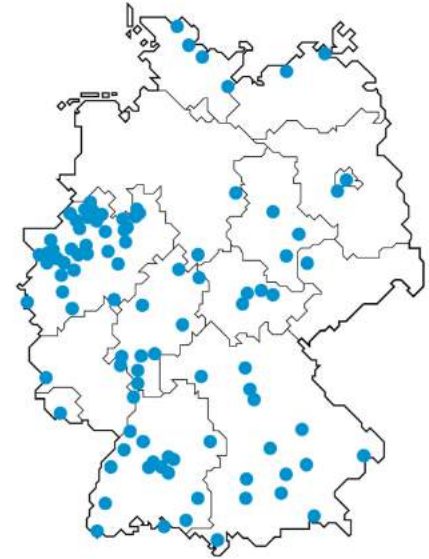
bis 1983
13 Gestaltungsbeiräte



bis 1993
20 Gestaltungsbeiräte



bis 2003
46 Gestaltungsbeiräte



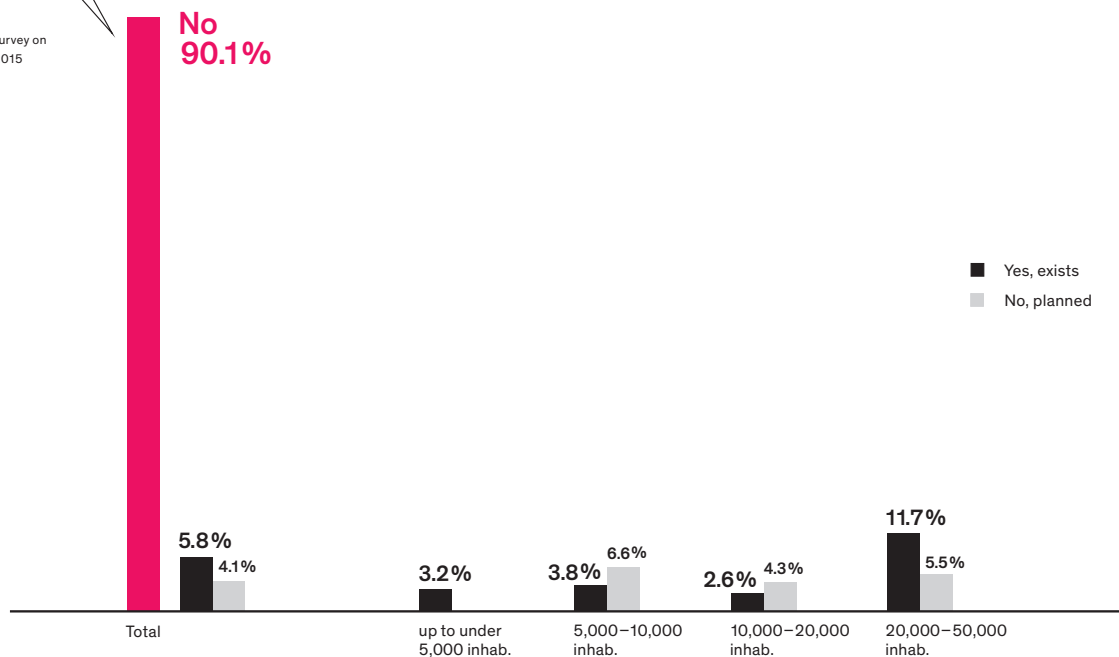
bis heute
98 Gestaltungsbeiräte

2016: 128

...but still needs to grow further

Do you have a design **advisory council** in your municipality or do you plan to establish one?

Source:
Municipal survey on
Baukultur 2015



Federal Foundation of Baukultur

The Federal Foundation of Baukultur is a foundation under public law. It was founded in 2006 and its objectives are:



- to initiate a broad **debate amongst building professionals** on the quality of Baukultur,
- to make the **general public aware** of the subject of Baukultur,
- to encourage discussion on the subject of Baukultur **amongst local authorities and state administration**,
- to promote the qualities of planning, architecture and engineering at international level,
- **to publish every two years a status report on Baukultur in Germany.**

Publications

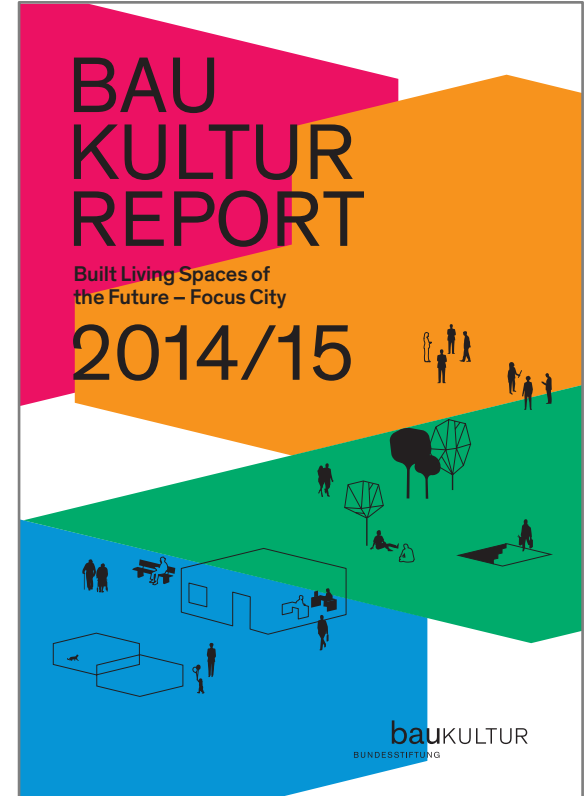
bauKULTUR



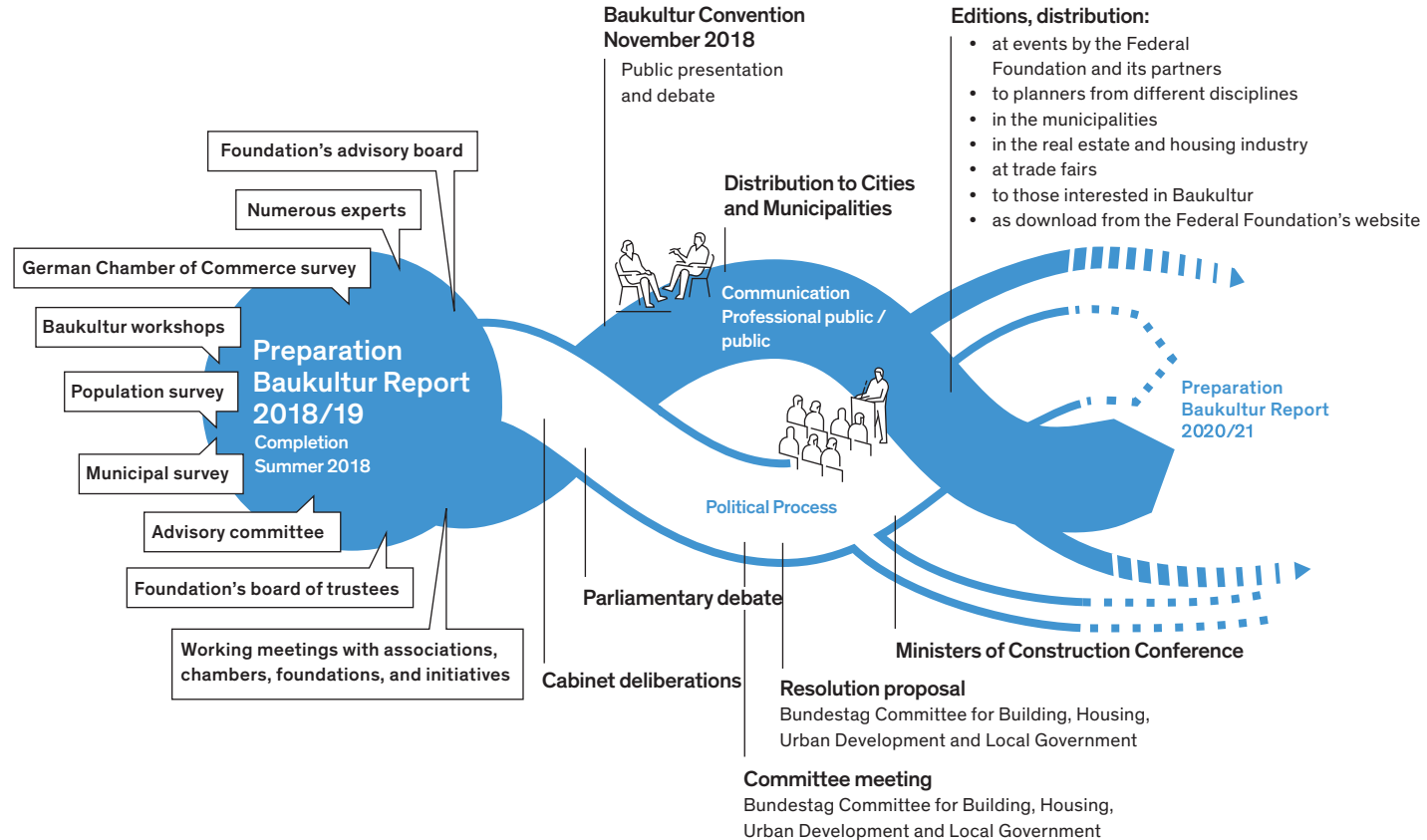
Foto: © Bundesstiftung Baukultur

Baukultur Reports

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The Political and Social Path of the Baukultur Report 2018/19



**Gesamtauflage aller Publikationen
der Stiftung 2016/17**

49.000

**Versand der Baukulturberichte
international in**

14 Länder

**Versand der Baukulturberichte
innerhalb Deutschlands (St.)**

> 8.000



Veranstaltungen der Stiftung 2016/17 ... mit über **2700** Teilnehmenden

... über **90** Fachreferenten

... und über **70** Partnern und Sponsoren

Teilnahme an Messen national
und international

7

Vorträge und Teilnahme an Podien,
Jurys national und international

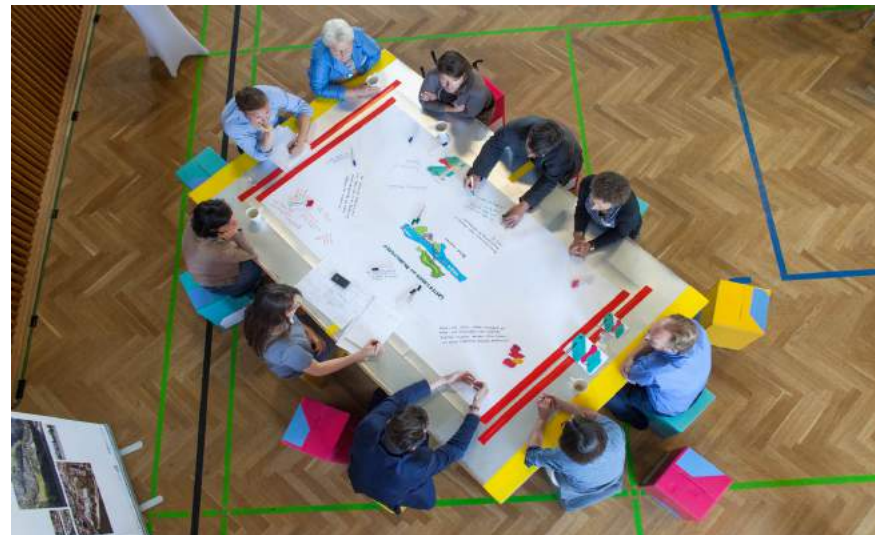
141

Anzahl der Pressebeiträge und Interviews

321

Workshops

bauKULTUR



Talks and Baukultur Salons

bauKULTUR

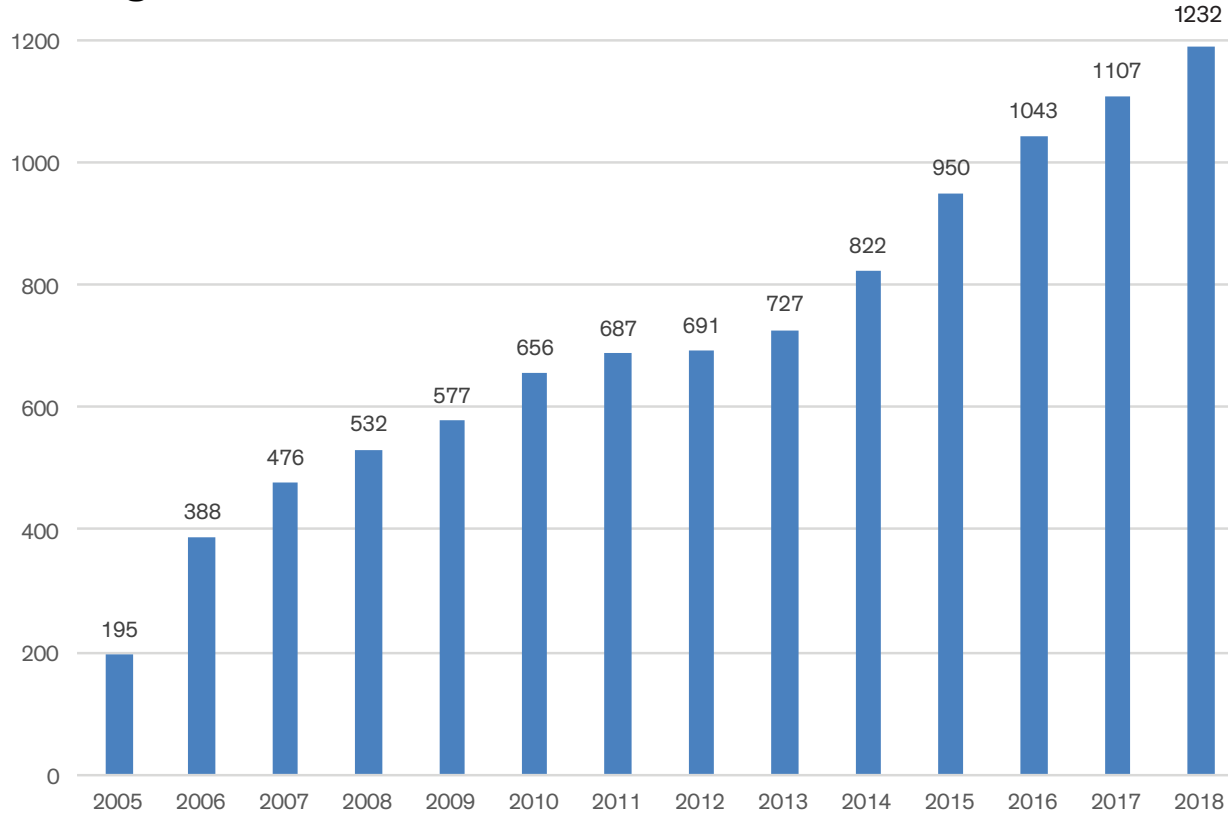
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Fairs und Cooperations



Growing Friend's Association



Mitgliederzahlentwicklung im Förderverein

Stand zum 31.12. des jeweiligen Jahres, 2018 Stand zum 25.06.

Community of Baukultur

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Baukultur can only be achieved together!

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