

version 1.0, May 2021



O.D.E.R.

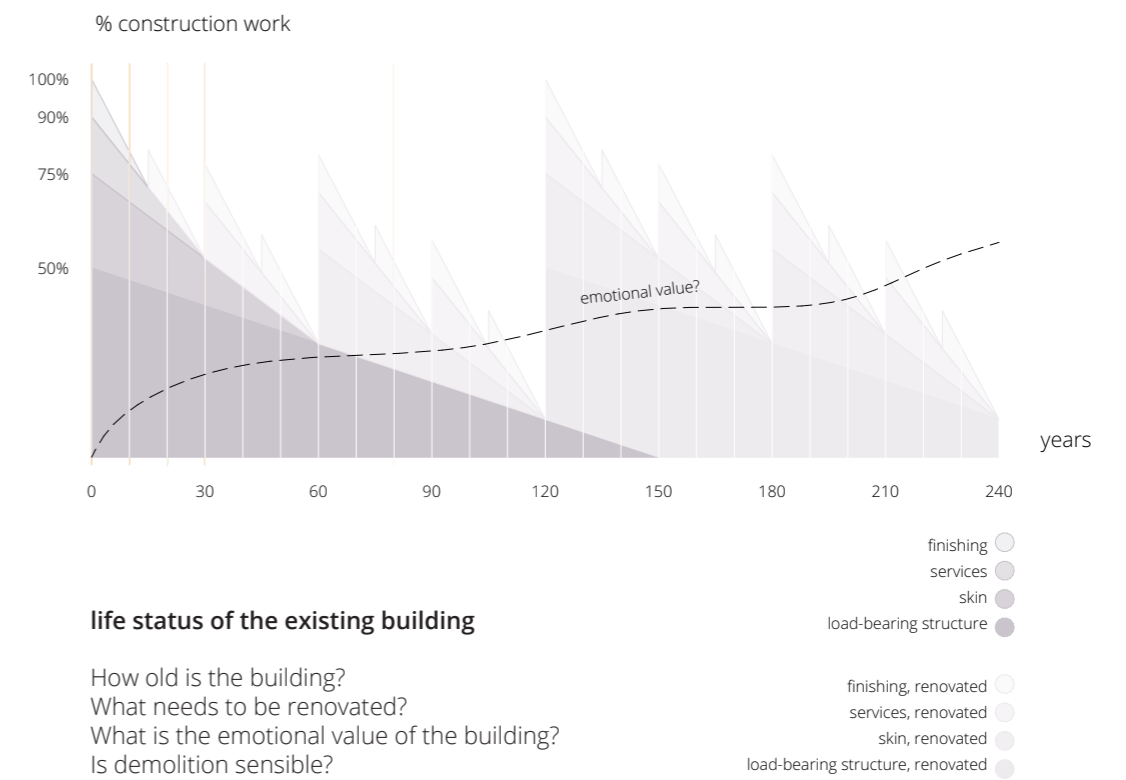
the label for the future of your building

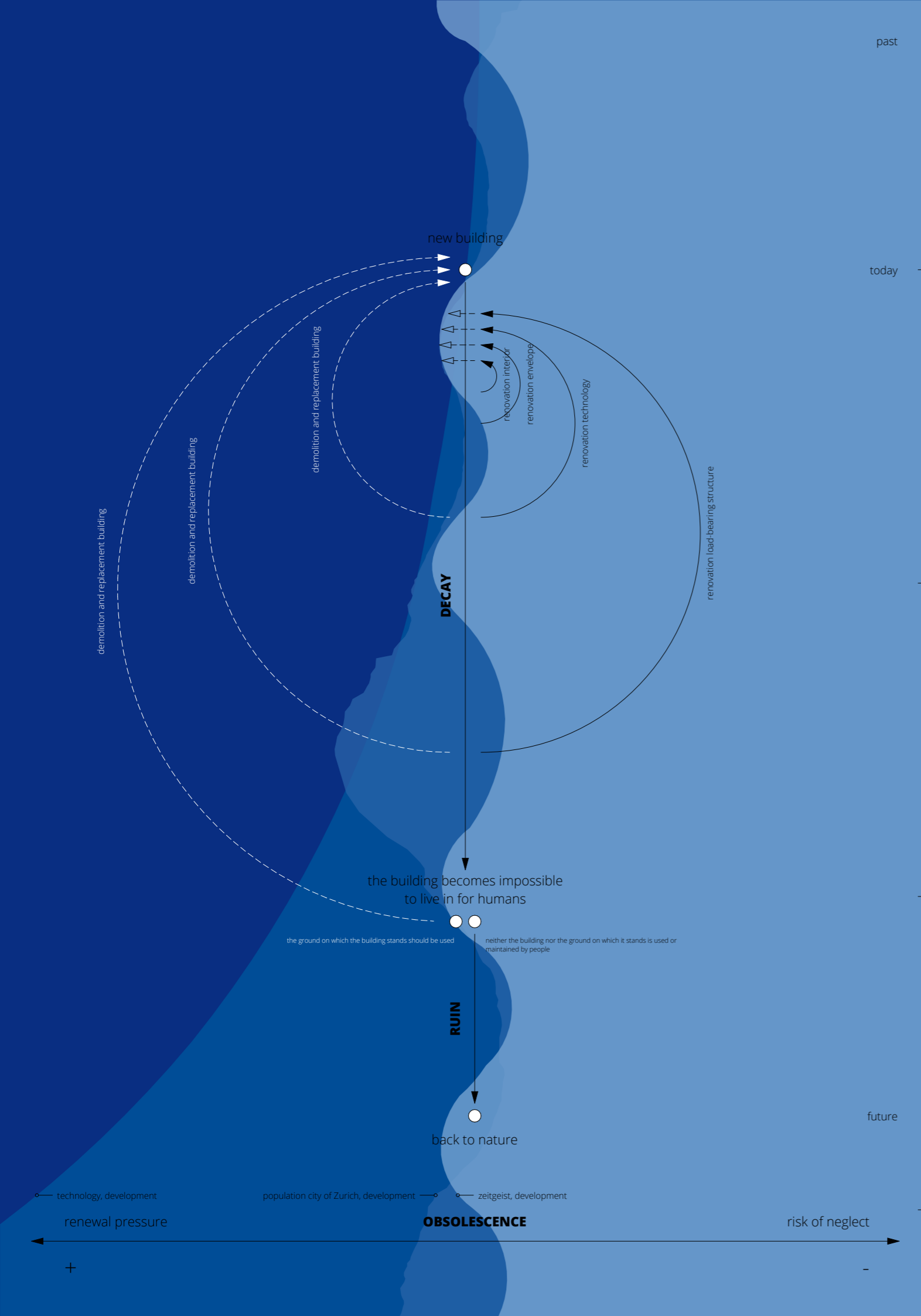
CERTIFICATION FORM

Master Thesis Topic A,
FS 2021

Lena Stamm,
Professur An Fonteyne

In addition to own considerations, certain criteria are based on Minergie Eco and Green Property specifications. Citation references are omitted on pages 8-11, 15, 25 and 35 for design reasons.





*The city is being replaced.
 Not all at once. But step by step. Building by building.
 "Ersatzneubauten".
 Denser, contemporary energy performance, exploiting returns.
 But also, grey energy, higher rents.
 New standards.
 Met by the buildings.
 Standards that will change again.
 Met by the buildings?*

Every building undergoes a natural ageing process, caused by usage and environmental influences. This can be counteracted through maintenance and renovation. Without maintenance, the building will eventually become uninhabitable over the years and thus a ruin.

In addition to natural ageing, there are external changes that create pressure on buildings. These influences vary from a changing zeitgeist to new technologies, changes in the financial market and demographic shifts, to name a few.

The external influences are the reason why many buildings are claimed to be obsolete today, even though they are still functional in their original form. The desire for inner densification, energy upgrades and the opportunity to exploit returns are high. The (financial and constructive) effort to adapt the existing building to the desired changes are currently unattractive. Thus, the strategy of the "Ersatzneubau" comes in place. Older buildings get demolished in order to achieve today's living standards with new ones. An increase in grey energy and a decline in affordable housing are condoned.

The new buildings are built according to standards, that will change in the future once again. What will happen to these replacement buildings in 50, 100, 150 years? Will they suffer the same fate as their predecessors? Are we today once again obstructing the future of our built environment?

This is where the label O.D.E.R comes in. In search of a possible future for replacement buildings, the label tests „Ersatzneubauten“ on their performance while facing different kinds of obsolescence, decay and on becoming a ruin. This opens up a dialog between architecture and temporality.

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00 APPLICATION INFORMATION

00.1 LABEL

The label O.D.E.R., (obsolescence, decay, environment, ruin) launched in 2021, focuses on the timeliness of (Ersatz-) Neubauten (new (replacement) buildings) in the field of residential construction (building categories I and II, according to standard SIA 380/1, see appendix). The label can also be used as a guide for modernisation and the construction of other building categories.

00.2 EVALUATION SYSTEM

The label is divided into 3 focal points that are important for the timeliness of buildings: Obsolescence, Decay and Ruin, each with a total of 100%. Every focal point is further subdivided into 4 subcategories, each with a score of 25%. In the subcategories, the number of measures varies. The 25% points are distributed proportionally according to the number of measures. I.e. if there is only 1 measure in a sub-category, it is scored 25%, if there are 2, it is scored 12.5%, and so on. In certain subcategories, an additional distinction is made between fulfilled and partly fulfilled. Here, only the measures mentioned under fulfilled must be achieved in order to receive 25%, and 15% points are awarded for partly fulfilled.

The achieved %-points are added up (01 Evaluation Calculation, p.11) and can then be translated into a spin diagram. The minimum requirements for the achievement of the different predicates can be seen on the left (p.8).

00.3 VERIFICATION & CERTIFICATION PROCEDURE

It is at the discretion of the applicant which documents he wishes to submit for verification. For technical - constructional criteria, depending on the required level of detail, floor plans and sections at a scale of 1:200 or 1:50, as well as notes from the responsible specialist planners, are usually sufficient.

The applicant submits an application to the O.D.E.R certification body. The certification body examines the application for a first time and arranges an appointment for a presentation of the application by the applicant. In addition to the applicant, a person from the certification body and a person directly affected by the new building (situated knowledge) are present at the presentation.

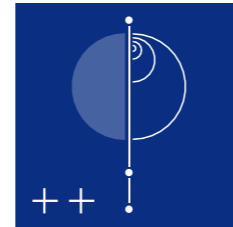
Possible persons affected by the new building are residents of a neighbouring property, residents of the existing building, persons active in neighbourhood life and the caretaker. The applicant can propose persons for this position, but the person is selected by the certification body.

Immediately after the presentation of the application, the points that cannot be measured quantitatively are discussed and evaluated by the people present. The majority decision applies; in case of doubt, the certification body decides. After any additional requirements have been submitted, provisional certification takes place.

After completion and proper commissioning of the building, the certification body checks together with the applicant on site whether the previously agreed criteria have been met. Subsequently, the definitive quality seal is awarded.

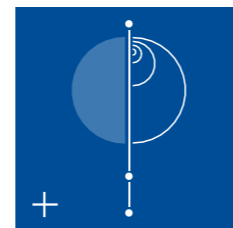
predicate O.D.E.R.++

- all O.D.E.R - focal points are fulfilled to at least 50 % and,
- one O.D.E.R - focal point is fulfilled to at least 75 % and,
- Minergie®, SNBS-, DGNB-, or LEED-Gold certification is received.



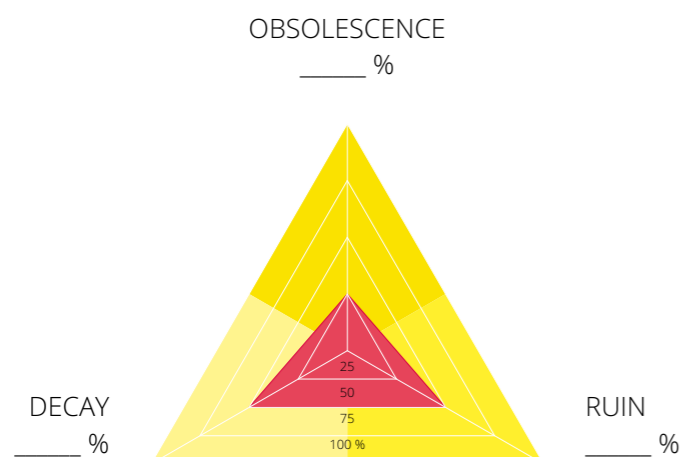
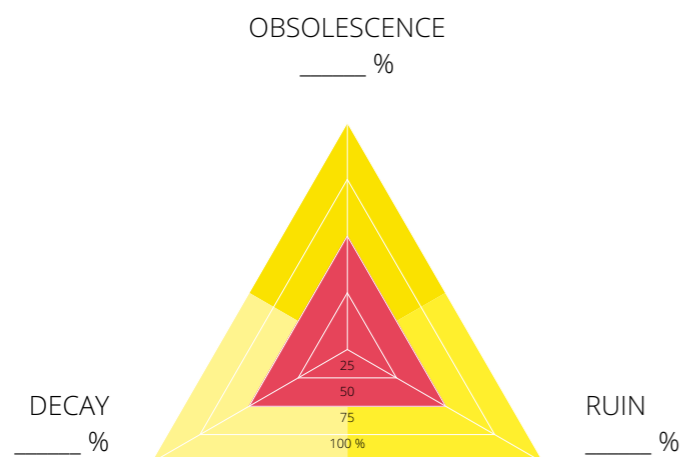
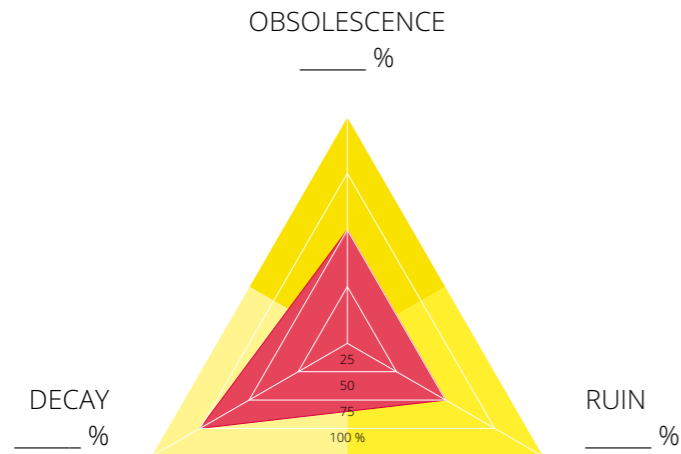
predicate O.D.E.R. +

- all O.D.E.R - focal points are fulfilled to at least 50 % and,
- Minergie®, SNBS-, DGNB-, or LEED-Gold certification is received.



predicate O.D.E.R.

- all O.D.E.R - focal points are fulfilled to at least 25 % and,
- two O.D.E.R - focal points are fulfilled to at least 50 %.



01 EVALUATION CALCULATION

AGEING SCENARIO I - OBSOLESCENCE

- 03.1 zeitgeist _____ %
- 03.2 technology _____ %
- 03.3 function _____ %
- 03.4 density _____ %

- TOTAL OBSOLESCENCE** _____ %

AGEING SCENARIO II - DECAY

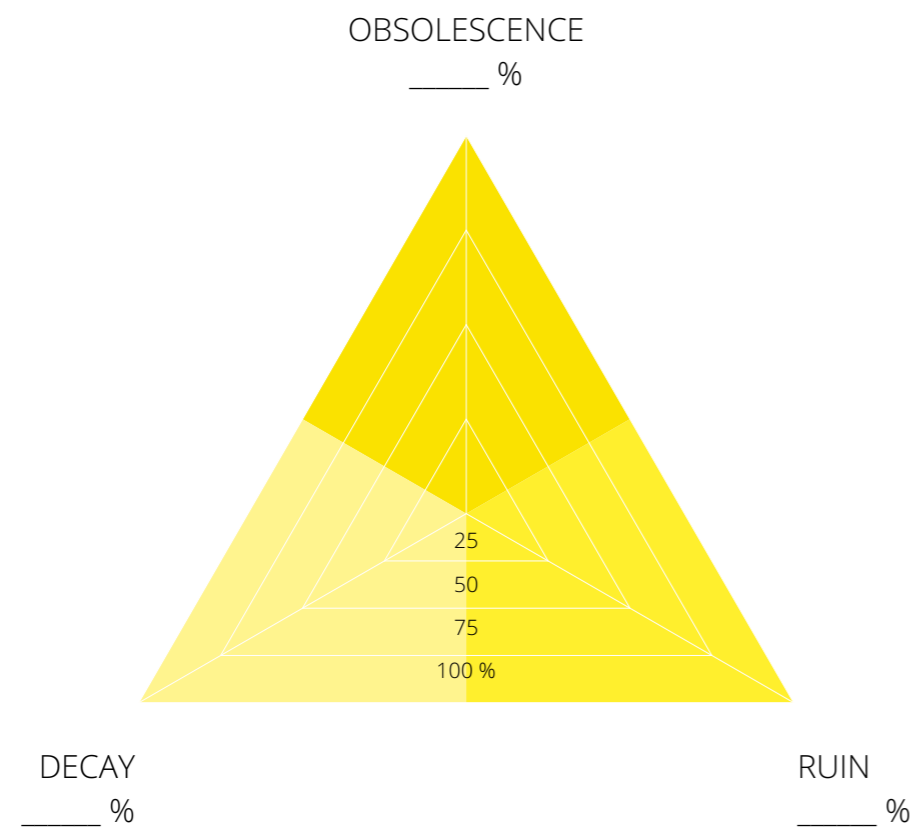
- 04.1 durability _____ %
- 04.2 care _____ %
- 04.3 comfort _____ %
- 04.4 patina _____ %

- TOTAL DECAY** _____ %

AGEING SCENARIO III - RUIN

- 05.1 picturesque _____ %
- 05.2 spolia _____ %
- 05.3 danger _____ %
- 05.4 inhuman use _____ %

- TOTAL RUIN** _____ %



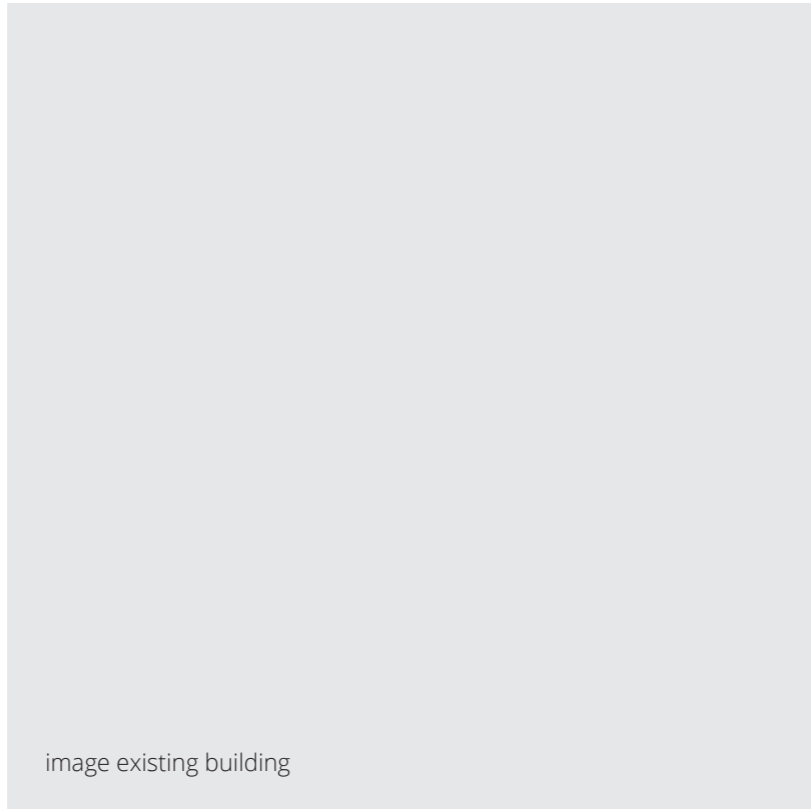


image existing building

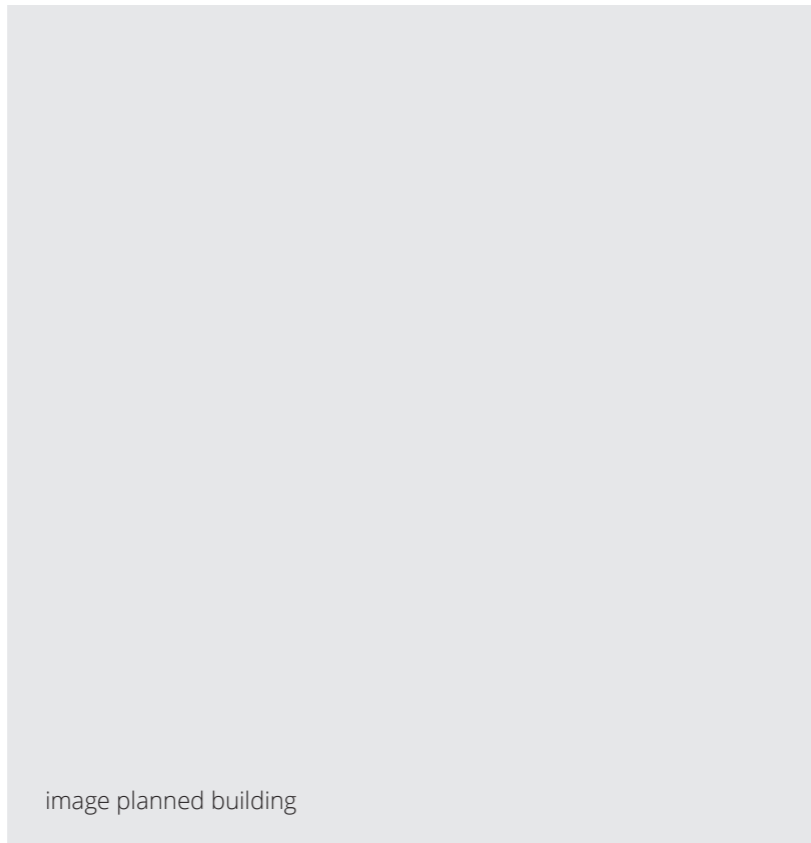


image planned building

01 GENERAL BUILDING INFORMATION

building owner

name / company _____
 Street, No. _____
 zip, city _____
 phone _____
 e-mail _____

applicant, point of contact

project leader / architect

name / company _____
 Street, No. _____
 zip, city _____
 phone _____
 e-mail _____

applicant, point of contact

project name _____

building address

Street, No. _____
 zip, city _____

plot number _____

building location m. ü. M.
 (metres above sea level) _____ m. ü. M.

land area _____ m²

zone
 (according to the zoning plan) _____

subject of the protection

Nature
 Landscape
 Monument (single object or ensemble)
 Townscape
 Archaeological conservation area
 Surrounding area (protected object on neighbouring parcel or within sight) name / company _____

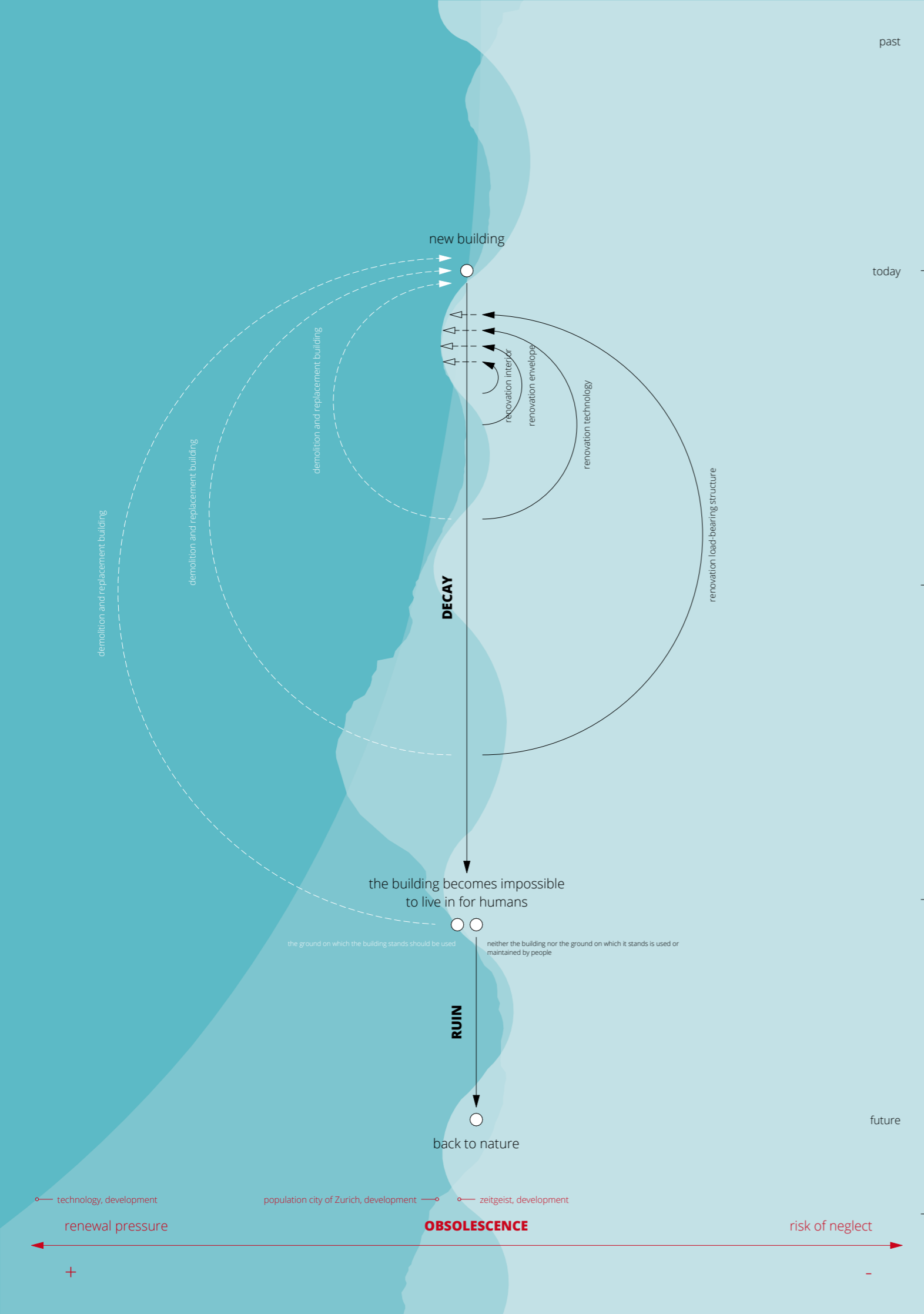
natural hazard
 (according to hazard map,
 e.g. www.maps.zh.ch)

no (white)
 yes, color: _____
 unknown (grey)

construction description _____

aspired standard O.D.E.R _____

other aspired standards
 (e.g Minergie, Green Property, ...) _____



03 AGEING SCENARIO I - OBSOLESCENCE

for further information on obsolescence, see appendix, p. 47

03.1 ZEITGEIST

MEASURES

- M1a Cladding: The facade is designed so that the cladding or cladding layer can be easily replaced or adjusted

03.1.1 CHANGE OF FUNCTION WITHIN BUILDING CATEGORY (SIA 380/1)

MEASURES

- M1b Construction: avoidance of interior load-bearing walls to the extent possible
- M1c Floor Plan Design: floor plans are designed to allow flexible room partitioning for the majority ($\geq 50\%$) of all dwellings, either by means of removable or additional partitions, or by means of switch rooms (Schaltzimmer). _____ %

03.2 TECHNOLOGY

MEASURES

- M2a Building Services: Accessibility of horizontal HT installations according to Minergie®-Eco, horizontally routed ventilation and sanitary installations are accessible without great effort as well as repairable, demountable, renewable and extendable. _____ %

03.3 FUNCTION

03.3.1 CHANGE OF FUNCTION OUTSIDE OF BUILDING CATEGORY (SIA 380/1)

- M3x Today, one of the following building categories is located within a radius of 250m of the building (measured from the building fixed point to the boundary of the plot of other building category):

IV Schools Buildings yes no

VIII Hospitals yes no

MEASURES

- M3a Circulation: (elevator, width of stairs and corridors) corresponds to requirements of possible new function
- M3b Floor height: corresponds to requirements of possible new function
- M3c Load-bearing structure: corresponds to requirements of possible new function

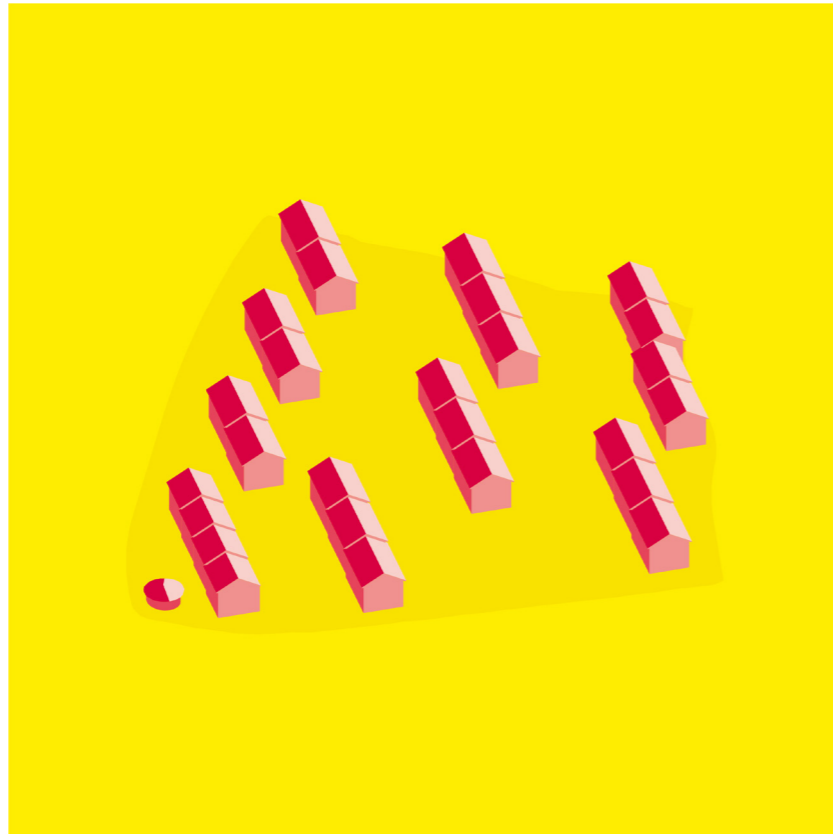
FULFILMENT

not required if no relevant building categories lay in the surround of the building (M3x). In that case, the 25% are credited without requirements. _____ %

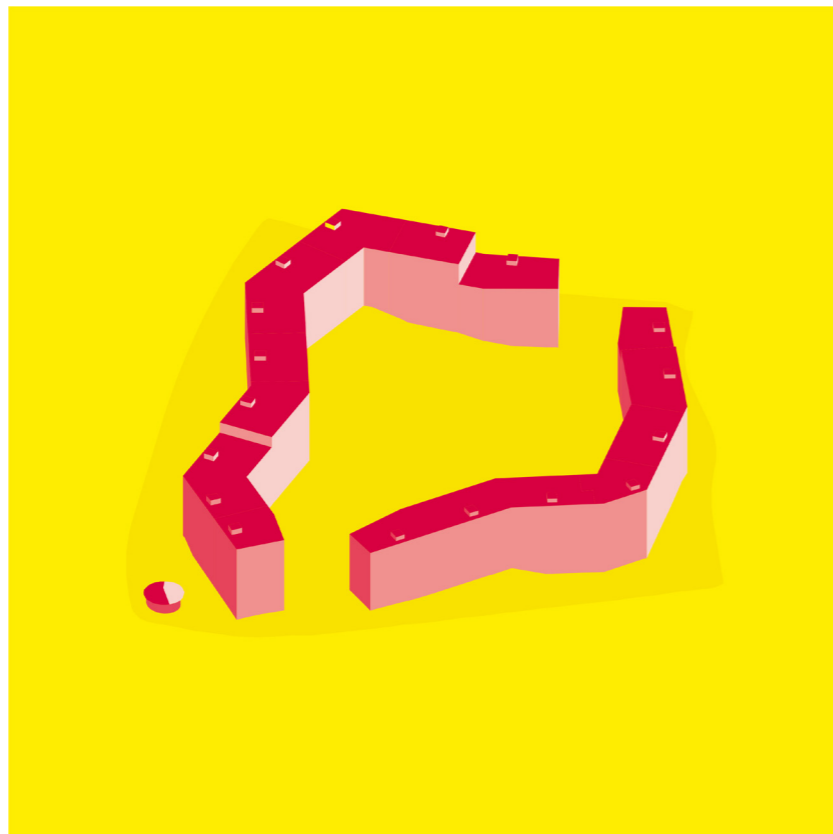
03.4 DENSITY

- M4a Urban Design: The building placement on the plot allows the addition of further building volumes if there is an increase in the Ausnützungsziffer (utilisation factor).
- M4b Construction: The building structure allows an addition of at least 2 storeys, or is designed in such a way that it can be structurally upgraded for an increased load-bearing capacity (plus 2 storeys).
- M4c Demolition: Partial demolition of the structure is possible without excessive effort. _____ %

03.5 CASE STUDY OBSOLESCENCE



Triemli, existing building



Triemli, Ersatzneubau

TRIEMLI
2009 - 2011

owner Housing Cooperative Sonnengarten

architects Von Ballmoos Krucker Architekten

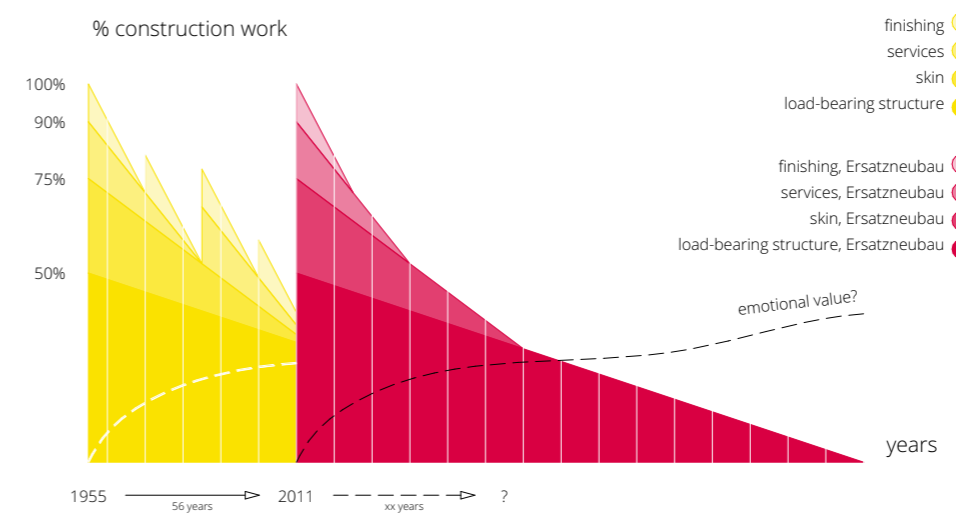
standard Minergie
construction concrete and brick

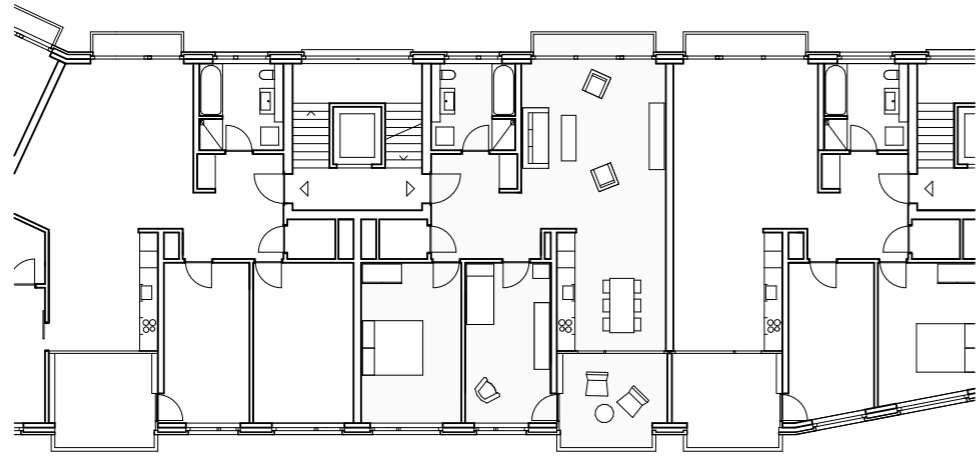
(site plan see appendix, p. 44 - 45)

It all started in 2006, when I won an architectural competition. In 2009 they started building me and in 2011 the first tenants moved in. Before me, there were typical 1950s row houses, 3 storeys high, with lots of greenery in between. And before them was the Triemli estate with its fields. But back to me. 2011, the first tenants. My owner was the Sonnengarten building cooperative. I was mighty proud of myself. Big, massive, grey. I looked really strong with my concrete façade. And yet also soft, my green core, the park-like inner courtyard.

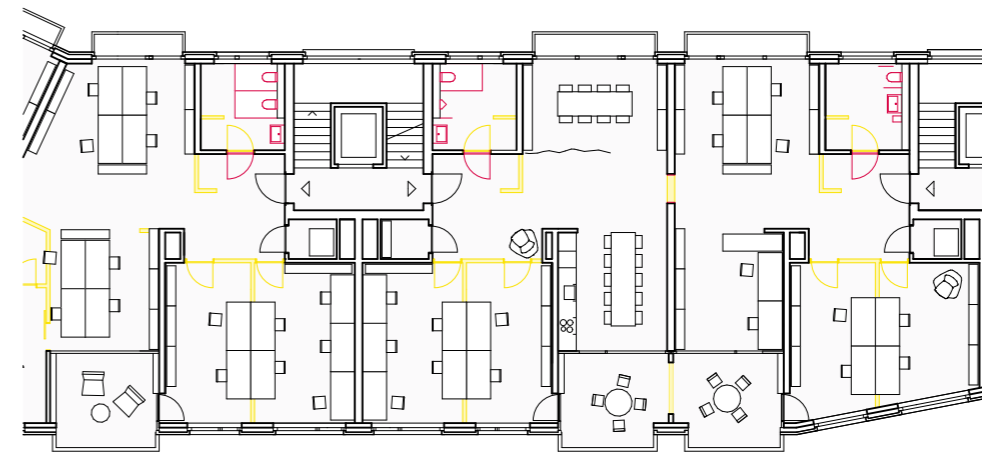
The tenants liked me and I liked them. Over time, their living conditions changed and I changed with them. Rooms were added, flats divided up. The summers became hotter and hotter. During the tropical nights of the 2030 heatwave, most residents slept in the draped living room and rearranged their entire flat. And in the courtyard, the cooperative planted more trees.

In 2046, there was brief talk of using me for the expansion of the Triemli hospital. But wider staircases would have been necessary, so they didn't go through with it. Instead, they converted part of me into office and commercial space. The archways and a new façade were also added in the course of time.

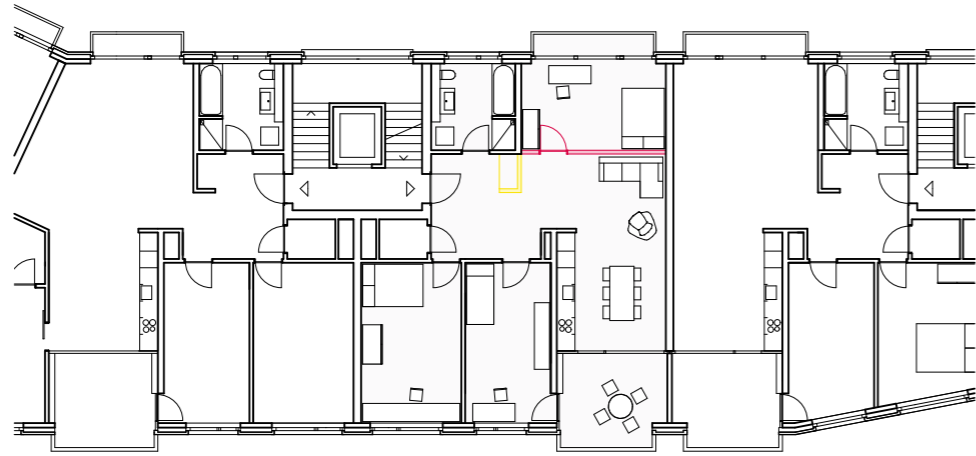




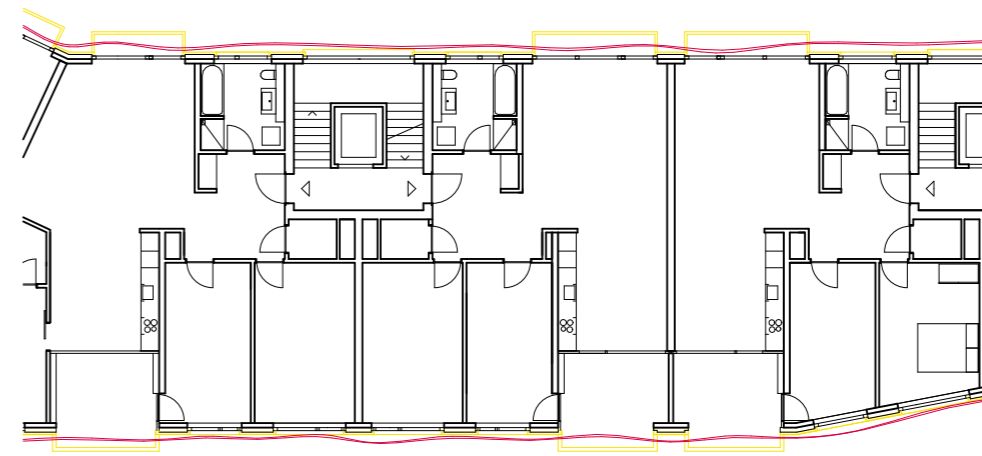
original state



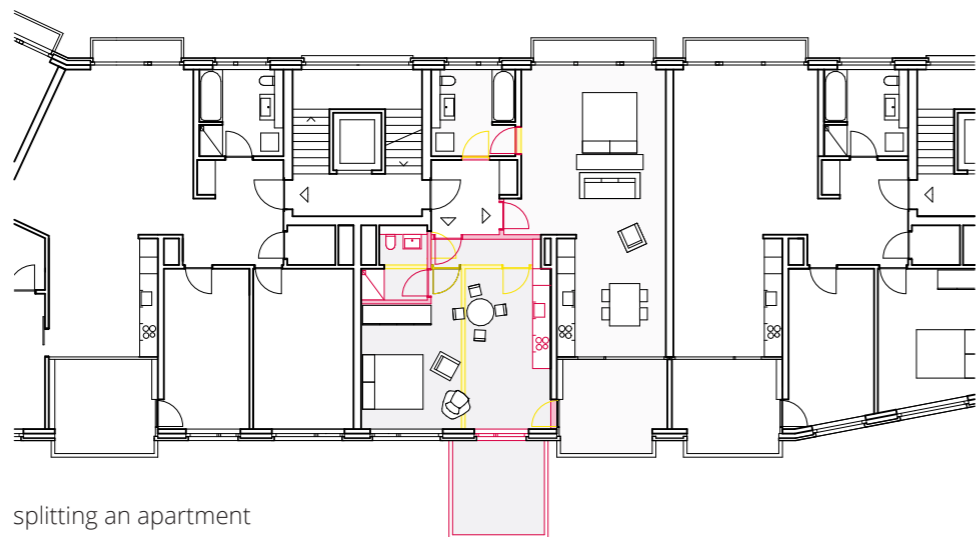
from living to office



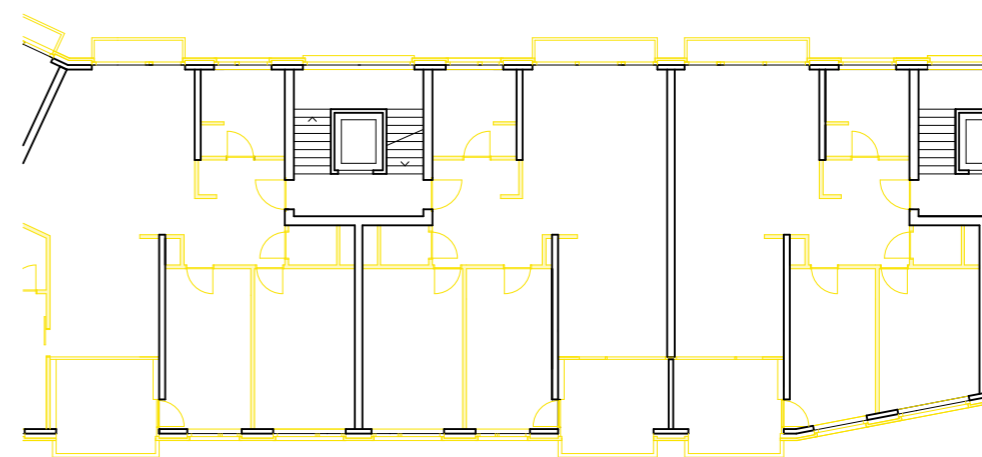
making a new room



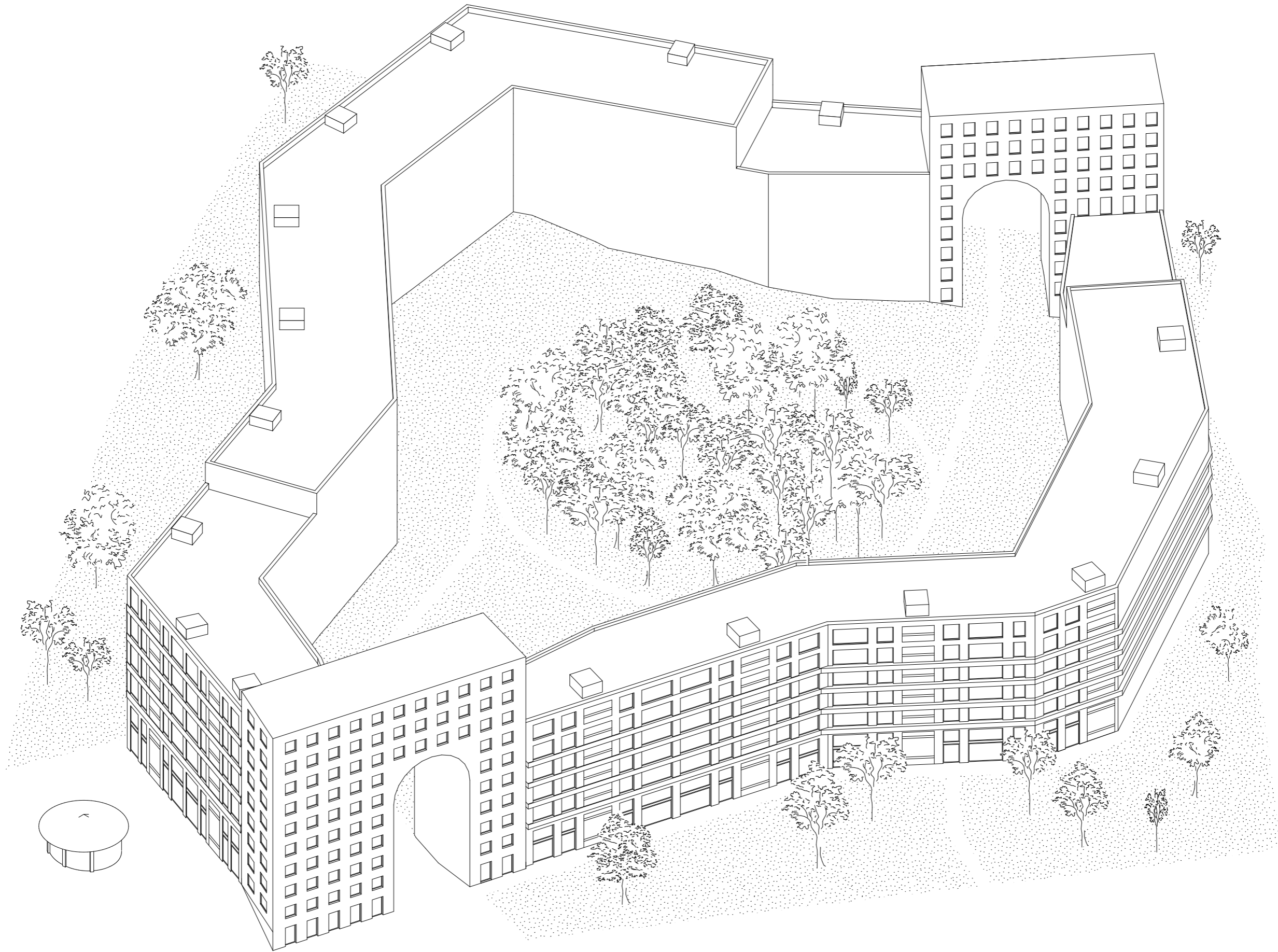
changing the facade



splitting an apartment



just the load-bearing structure



Ersatzneubau Triemli,
Axonometry Adaptation, 1:500

ERSATZNEUBAU TRIEMLI - EVALUATION CALCULATION

AGEING SCENARIO I - OBSOLESCENCE

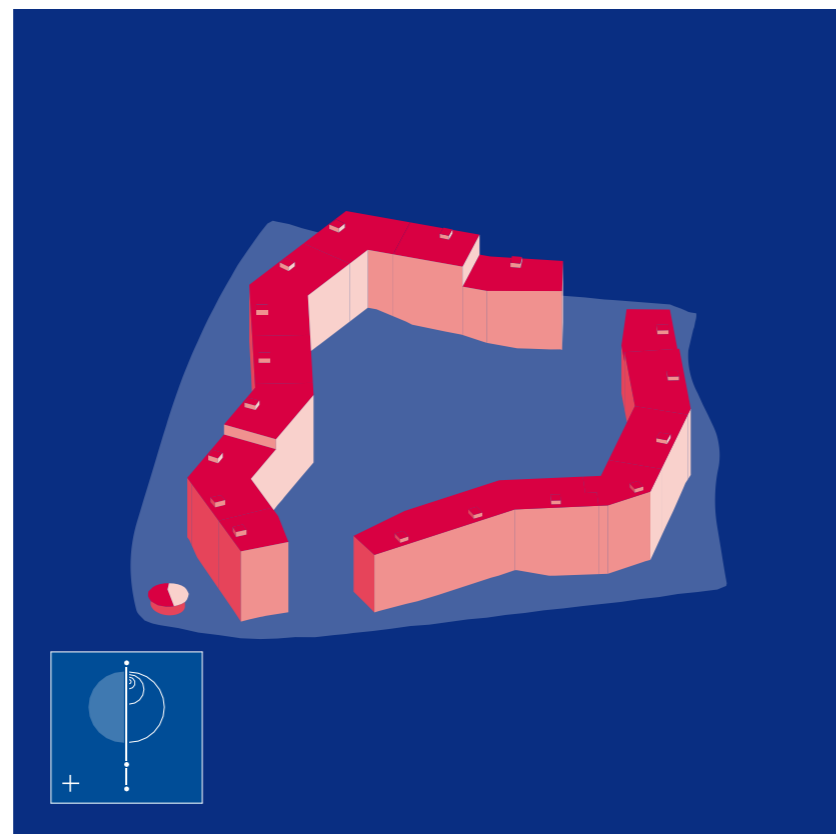
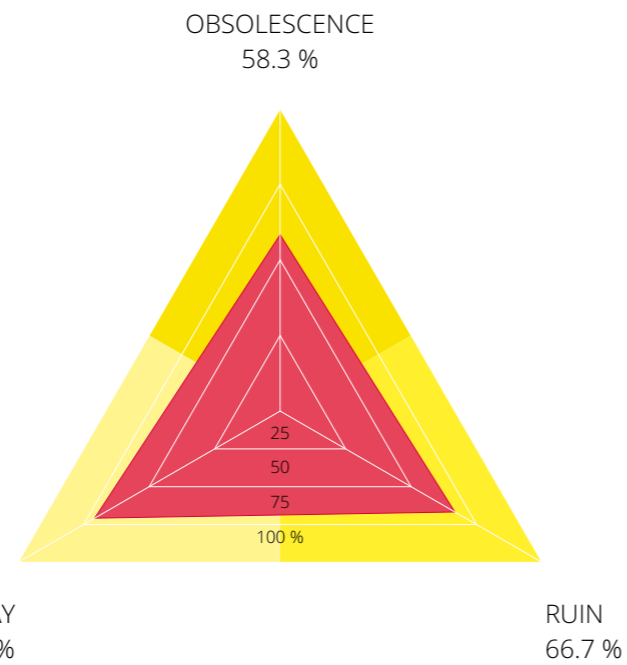
03.1	zeitgeist	<u>8.3</u>	%
03.2	technology	<u>25</u>	%
03.3	function	<u>8.3</u>	%
03.4	density	<u>16.7</u>	%
TOTAL OBSOLESCENCE		<u>58.3</u>	%

AGEING SCENARIO II - DECAY

04.1	durability	<u>25</u>	%
04.2	care	<u>8.3</u>	%
04.3	comfort	<u>25</u>	%
04.4	patina	<u>12.5</u>	%
TOTAL DECAY		<u>70.8</u>	%

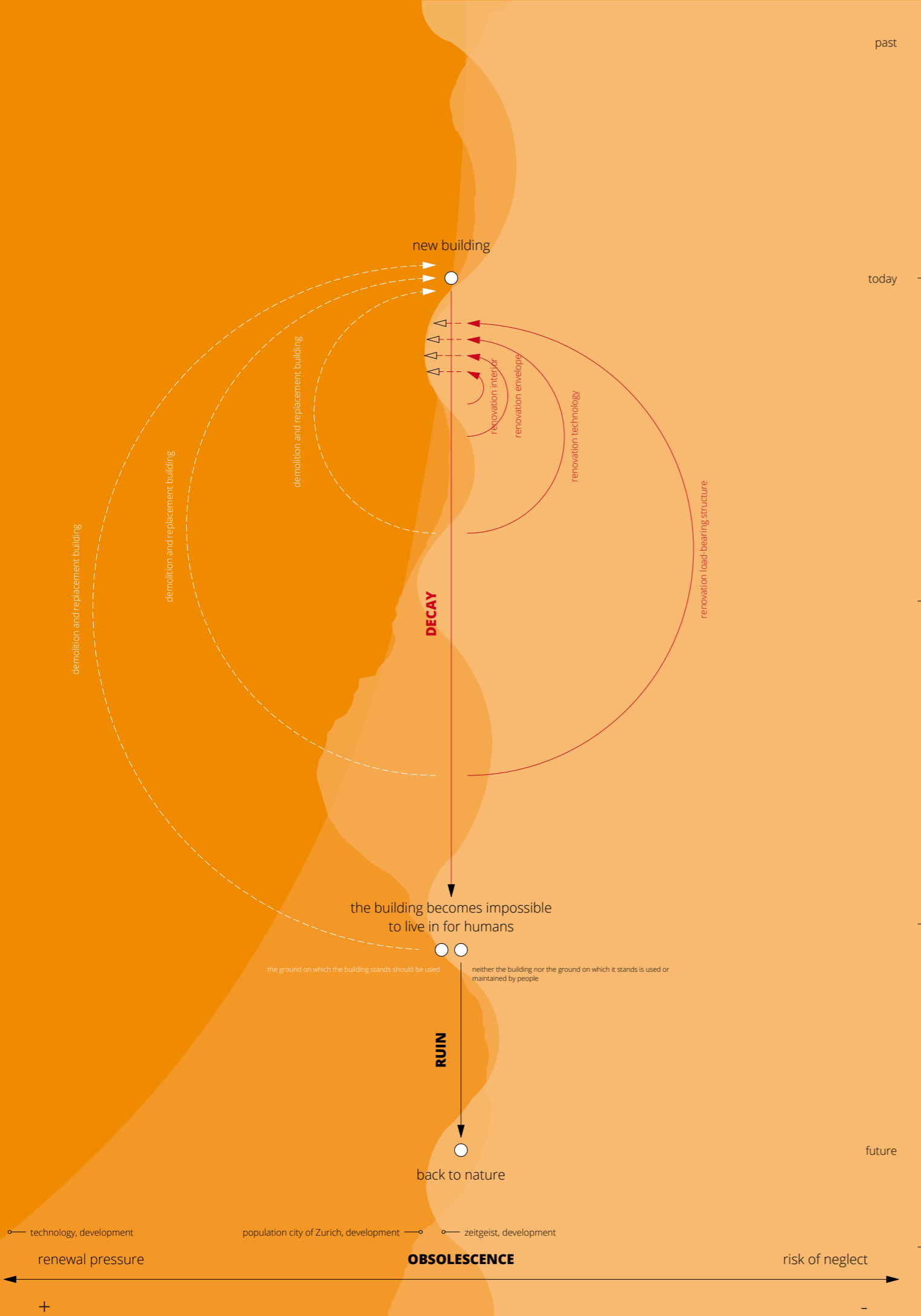
AGEING SCENARIO III - RUIN

05.1	picturesque	<u>25</u>	%
05.2	spolia	<u>16.7</u>	%
05.3	danger	<u>0</u>	%
05.4	inhuman use	<u>25</u>	%
TOTAL RUIN		<u>66.7</u>	%



predicate O.D.E.R +

- all O.D.E.R - focal points are fulfilled to at least 50 % and,
- Minergie®, SNBS-, DGNB-, or LEED-Gold certification is received.



04 AGEING SCENARIO II - DECAY

for further information on decay, see appendix, p. 48

04.1 DURABILITY

MEASURES

- M1a Material Choice and Quality: Materials are chosen with durability in mind. Materials and construction elements that are durable due to maintenance are preferred to those with rapid deterioration and low maintenance.
- M1b Treatment Quality: Attention is paid to careful construction in order to prevent construction defects.
- M1c Weathering and Stress: Particular attention is paid to the durability of materials exposed to weathering and stress.

%

04.2 CARE

MEASURES

- M2a Facility Management: The maintenance of the building or building complex is carried out by persons present on site. The person(s) responsible is/are considered to be present on site if they also live in the complex or if they have a ground floor office on site and are present and available on site for at least 4 hours per week.
- M2b Community: In order to strengthen the relationship of the residents to the building, and with that its emotional value, there must be adequate space for community. There must be 1m² of community space per person indoors and 2m² outdoors (occupancy rate of an apartment = number of rooms - 1 (half-rooms are not counted, 1-room apartments count as 1 person)).
- M2c "Bauhütte": There is a workshop on site, equipped with the necessary tools, which enables the residents to carry out minor repair work on the building themselves. If possible, the workshop is accessible from the outside and has a forecourt that can also be used for work.

%

04.3 COMFORT

MEASURE

- M3a Low-tech: The quality of living in the building remains high, even if a part of the technology inside is eliminated. The focus is placed on the ventilation of the interior spaces. All interior rooms can be ventilated naturally, i.e. without controlled, technical ventilation.

%

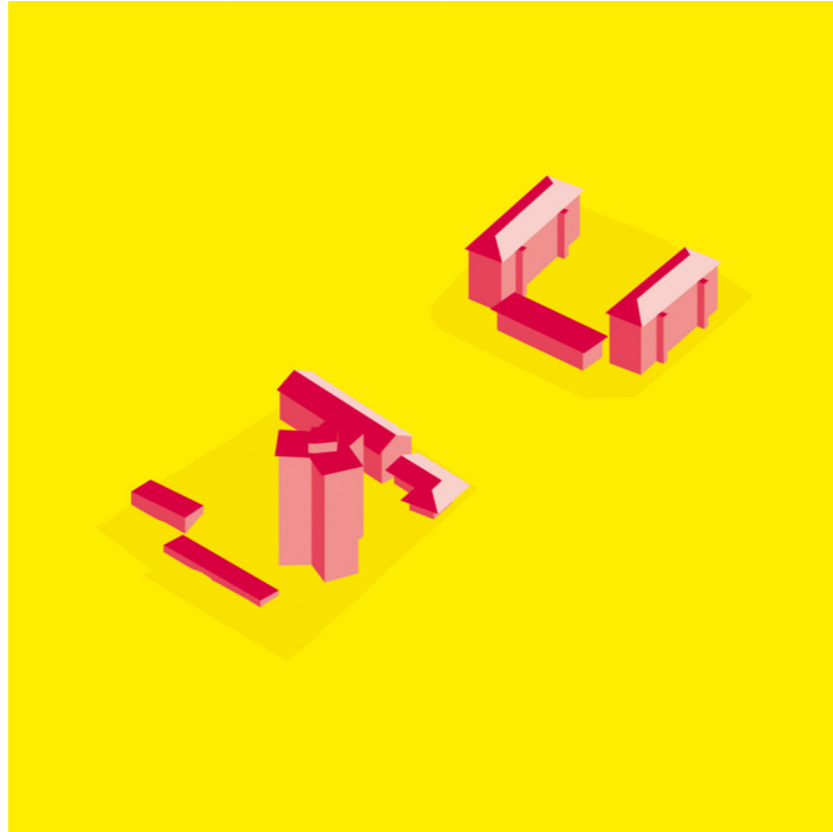
04.4 PATINA

MEASURES

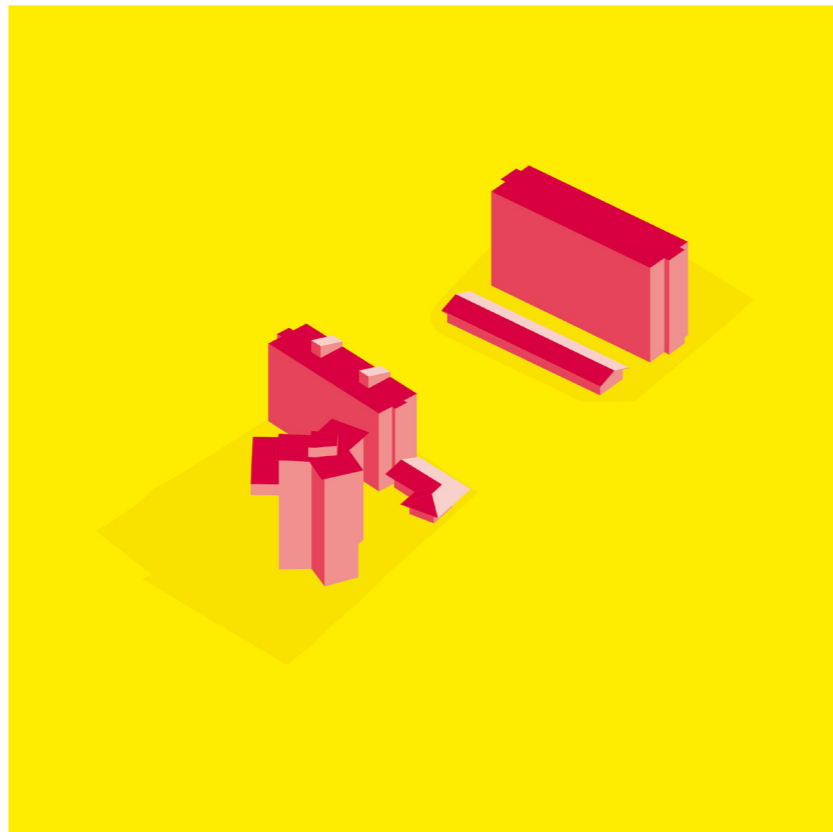
- M4a Façade: Positive patina formation is taken into account in the choice of materials for the façade.
- M4b Interior: Positive patina formation is taken into account in the choice of materials for the interior surfaces.

%

04.5 CASE STUDY DECAY



Im Gut, existing building



Im Gut, Ersatzneubau

GUTSTRASSE 2021 -

building owner Housing Cooperative Im Gut (BiG)
land owner City of Zurich, submitted in Baurecht to BiG for 62 + 2 x 15 years (= 92 years)

architects Lütjens Padmanabhan Architekten,
Caruso St.John Architects

standard Minergie
construction wood

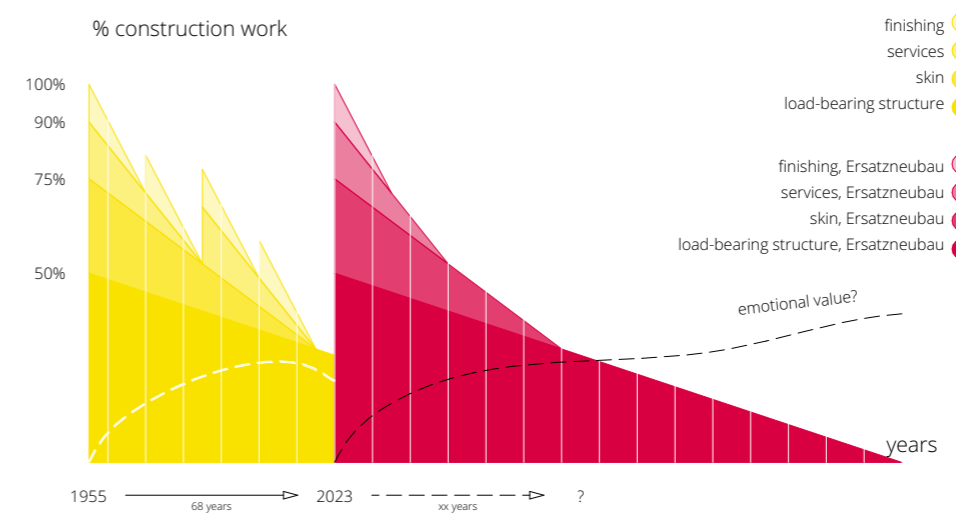
(site plan see appendix, p. 44 - 45)

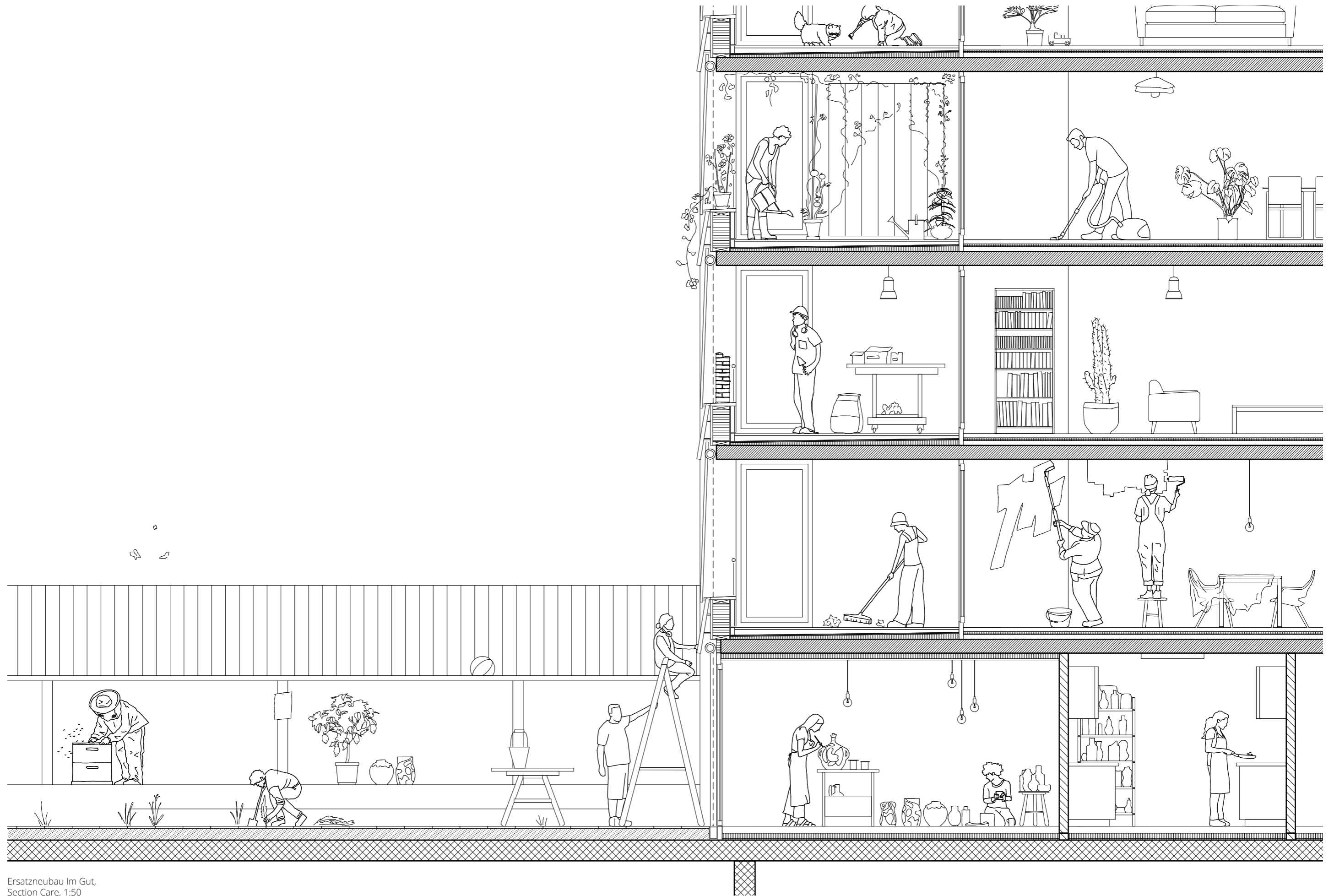
I was selected from a group of competitive proposals at the end of 2020 and subsequently built. I belonged to the housing cooperative Im Gut. But the land on which I stand belonged to the city of Zurich. It made it available to the building cooperative in „Baurecht“ (building rights). For 62 years, with the possibility of extending the contract twice for 15 years each.

Whether and how I would disappear again was not an issue when I got built. But already a few years after my construction it became clear that my building lease would not be extended. I am standing on peat soil. The city wants to renaturalise it. Promote biodiversity in the city.

With the fate of demolition before my eyes, major renovation work stopped. I was slowly and deliberately left to decay. Planned obsolescence, so to speak. But then something unplanned happened. My residents began to carry out minor repairs on me of their own accord. They adapted their flats, loggias, began to transform the communal garden into a kind of Bauhütte („building hut“). Sharing their knowledge.

Today I am more alive than ever. Probably they will leave me standing a little longer than planned after all. At least as long as my load-bearing structure allows it without major structural interventions. Although my financial value continues to decrease, my emotional value continues to increase.

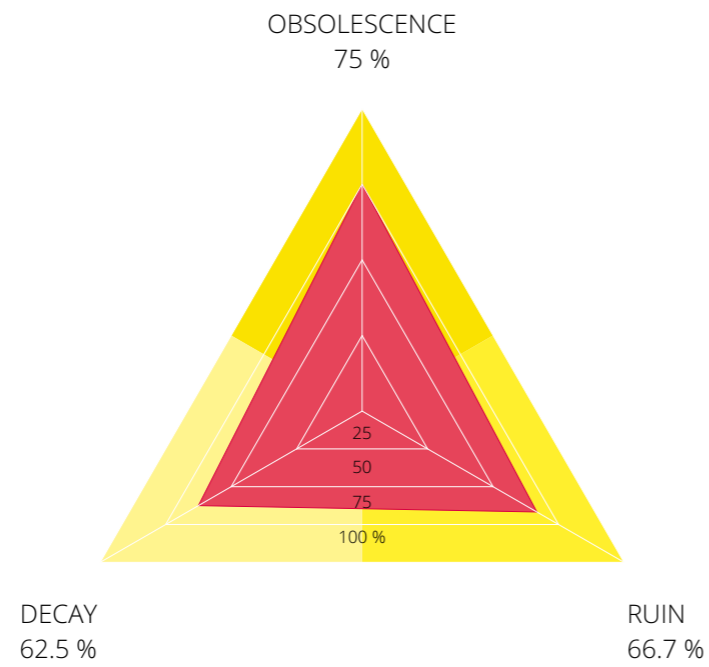




Ersatzneubau Im Gut,
Section Care, 1:50



ERSATZNEUBAU IM GUT - EVALUATION CALCULATION



AGEING SCENARIO I - OBSOLESCENCE

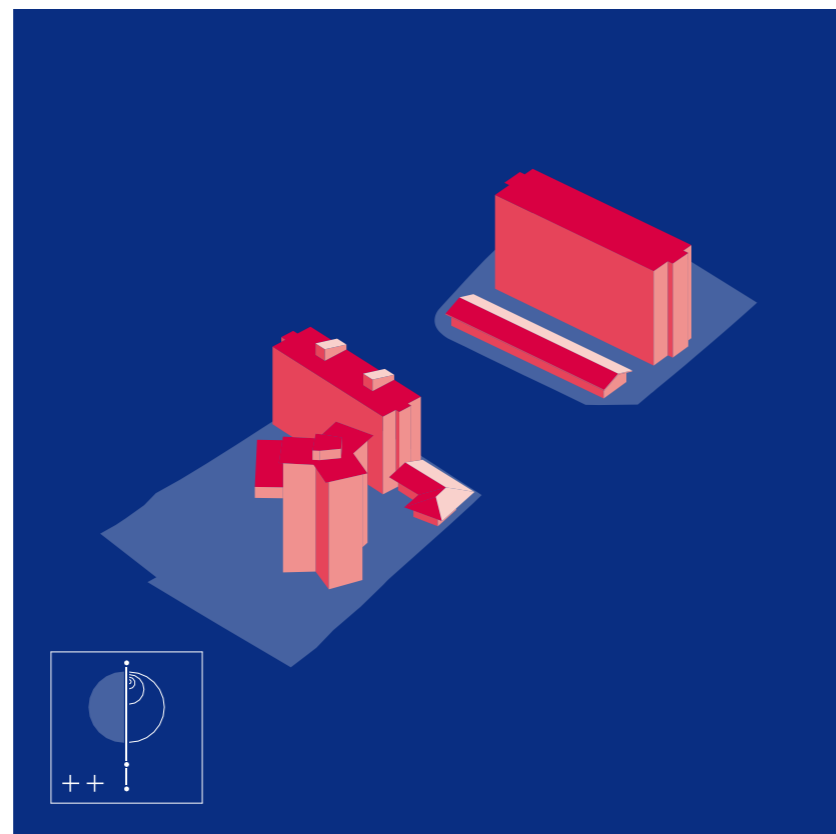
03.1	zeitgeist	<u>16.7</u>	%
03.2	technology	<u>25</u>	%
03.3	function	<u>25</u>	%
03.4	density	<u>8.3</u>	%
TOTAL OBSOLESCENCE		<u>75</u>	%

AGEING SCENARIO II - DECAY

04.1	durability	<u>16.7</u>	%
04.2	care	<u>8.3</u>	%
04.3	comfort	<u>25</u>	%
04.4	patina	<u>12.5</u>	%
TOTAL DECAY		<u>62.5</u>	%

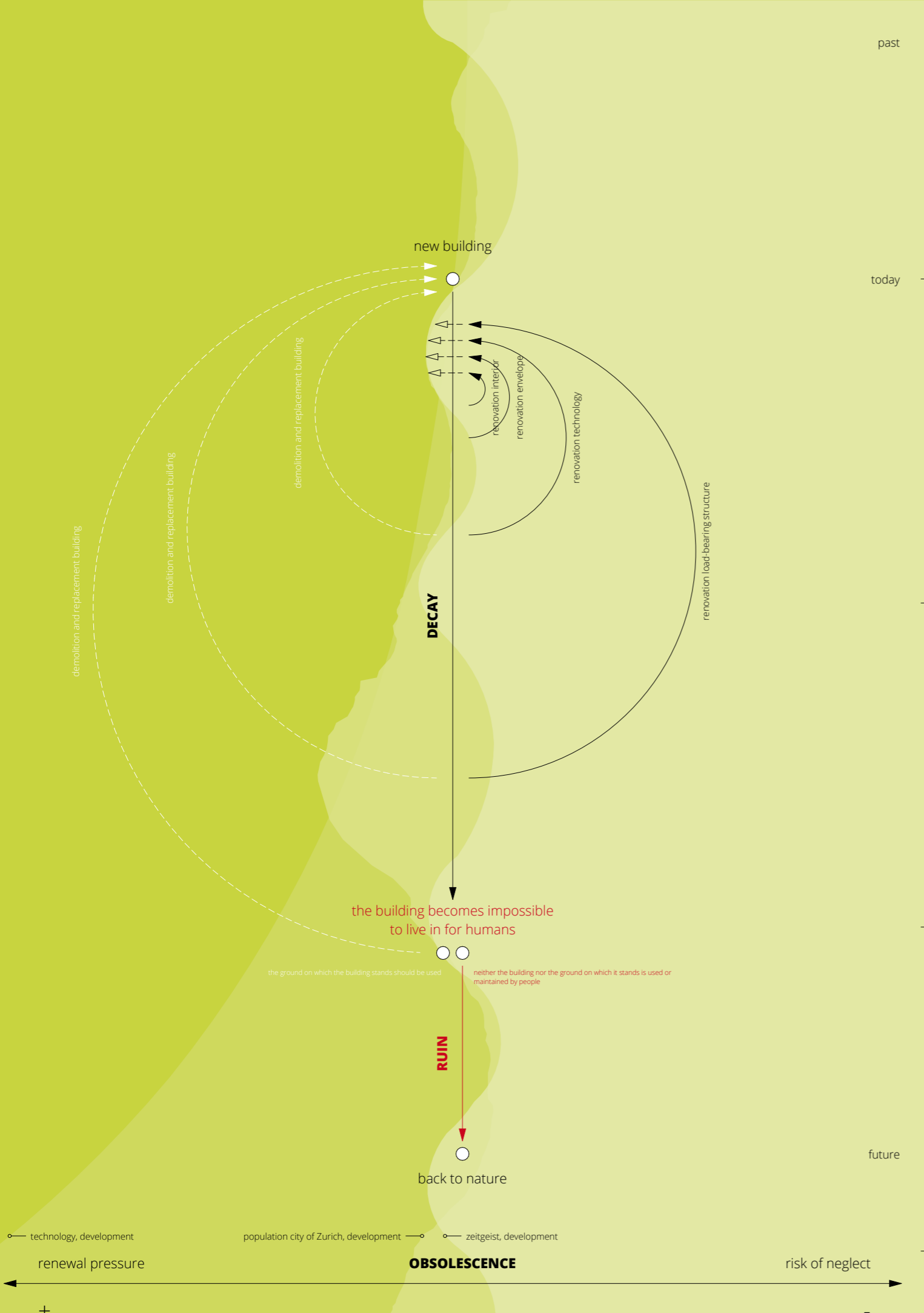
AGEING SCENARIO III - RUIN

05.1	picturesque	<u>25</u>	%
05.2	spolia	<u>16.7</u>	%
05.3	danger	<u>0</u>	%
05.4	inhuman use	<u>25</u>	%
TOTAL RUIN		<u>66.7</u>	%



predicate O.D.E.R.++

- all O.D.E.R - focal points are fulfilled to at least 50 % and,
 - one O.D.E.R - focal point is fulfilled to at least 75 % and,
 - Minergie®, SNBS-, DGNB-, or LEED-Gold certification is received.



05 AGEING SCENARIO III - RUIN

for further information on ruins, see appendix, p. 50

05.1 PICTURESQUE

- MEASURES
- M1a The building, depicted as a ruin, can become the center of an appealing (landscape) painting. Pleasing views from the neighboring buildings are formed. _____ %

05.2 SPOLIA

- MEASURES
- M2a Component Separation Load-Bearing Structure: Detachable, purely mechanical fixings are used which allow the subsequent dismantling, replacement, reinforcement, or re-use of components without the need to damage or replace adjacent components.
- M2b Component Separation Secondary Structure, Tertiary Structure and Building Envelope: Detachable, purely mechanical fixings are used which allow the subsequent dismantling, replacement, reinforcement, or re-use of components without the need to damage or replace adjacent components.
- M2c «Handwerk am Bau» («craft in construction»): At least one element of the building is made with high artistic craftsmanship. This increases the value of this element and thus increases the likelihood of reuse of the element.
- FULFILMENT
- fulfilled M2a, M2b, and M2c
- partly M2b and M2c _____ %

05.3 DANGER

- MEASURE
- M3a Contaminants: Substances that are harmful to humans and the environment are avoided as far as possible. The following Minergie-Eco requirements must be met:
- MNA1.030 niocides and wood preservatives in interior rooms
 - MNA1.040 formaldehyde emissions from building materials
 - MNA1.050 solvent emissions from building and auxiliary materials
 - MNM4.030 chemical root protection for waterproofing
 - MNM4.040 biocide-free facades
 - MNM4.050 halogen-free installation materials
 - MNM4.070 hard-to-separate plastic coverings and sealants
 - MNM4.080 PVC building products with environmentally relevant constituents
 - MNM4.090 weathered building components outside the building envelope containing heavy metals
- _____ %

05.4 INHUMAN USE

- MEASURES
- M4a The spatial and material condition of the building forms demonstrably possible habitat for at least two animal species. The building does not have to be inhabited in these scenarios.
- M4b The spatial and material condition of the building forms demonstrably possible habitat for at least two plant species. The building does not have to be inhabited in these scenarios. _____ %

05.5 CASE STUDY RUIN

WYDÄCKERRING 2020 -

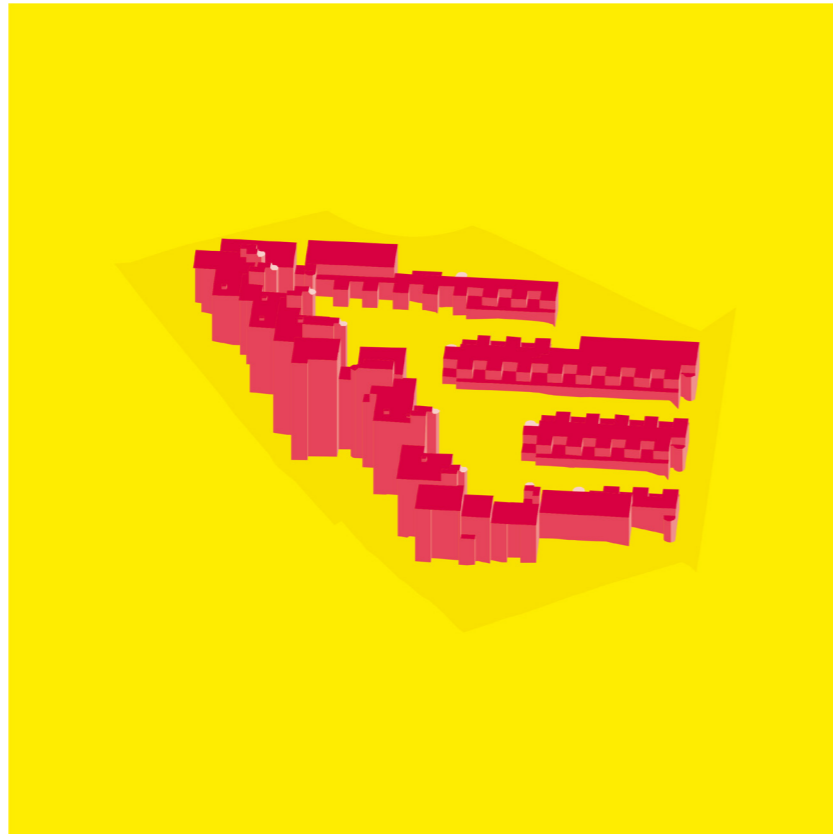
owner	Credit Suisse AG Asset Management, HIG Immobilien Anlage Stiftung
architects advisor	Duplex Architekten durable Planung und Beratung (for sustainability advise and coordination)
standard construction	greenproperty gold wood concrete hybrid

(site plan see appendix, p. 44 - 45)

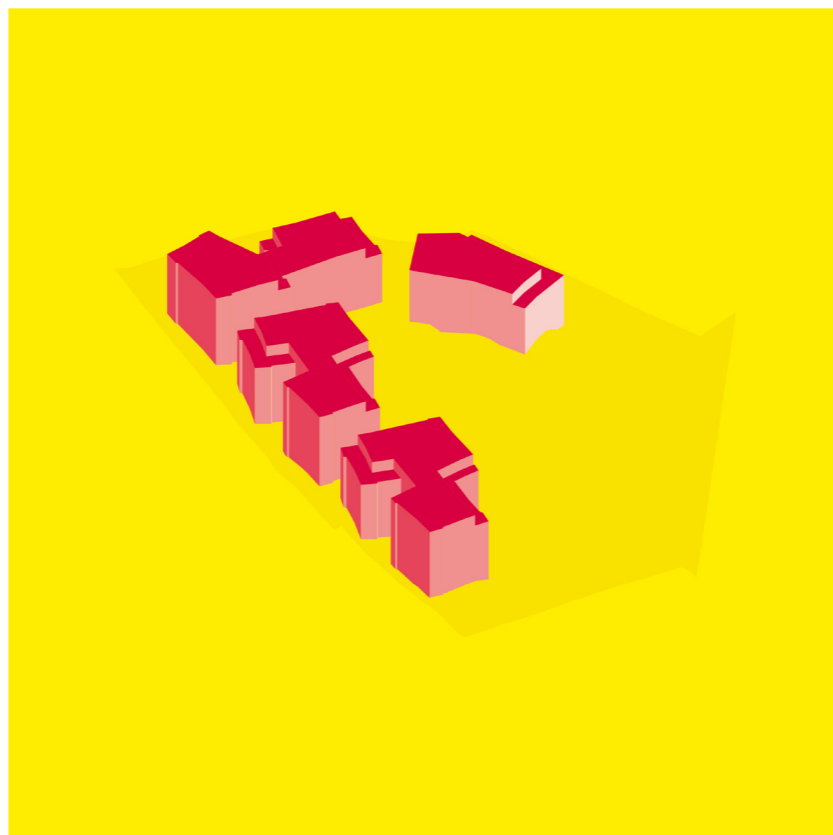
I was controversial from the beginning. My predecessor was only 45 years old. 303 residential units and a large underground car park. People had to leave their flats, a structure that was still viable had to be demolished. But I was built anyway. The economic situation allowed it. My builders were HIG and Credit Suisse Anlagenstiftung. Zurich was growing enormously, real estate was a good investment. I was given the Green Property seal of approval. CS developed that themselves.

Then came the financial crisis in 2029. The state decided against bailing out Credit Suisse Bank. And Zurich's time as a financial centre was also abruptly over. In search of work, people moved away. Only a few stayed. A new owner bought the abandoned CS part of me dirt cheap. Then he dismantled what he could turn into money, door handles, washbasins, façade cladding, and let me fall apart.

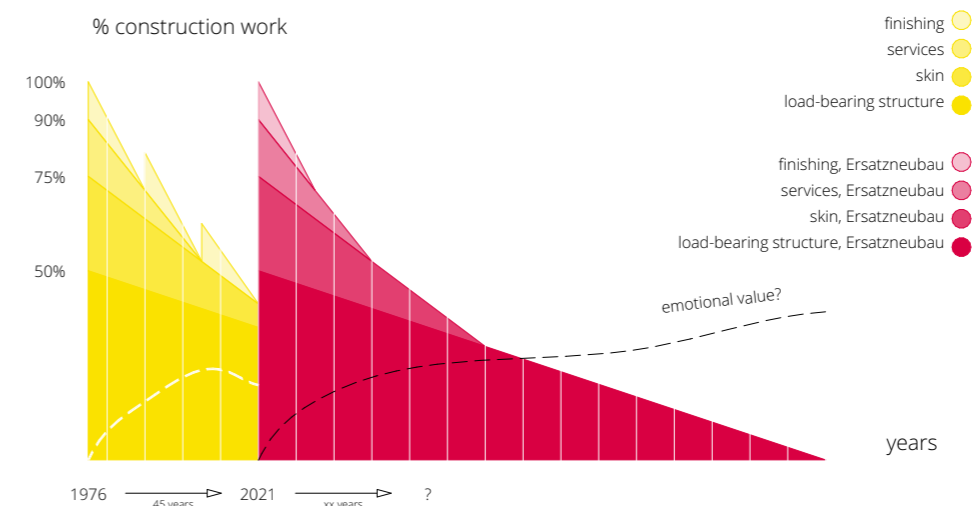
No people live inside of me anymore. But animals and plants do. Wind and weather leave traces. Slowly I am crumbling away. But the people in the neighbouring buildings are not bothered. They even like the sight of me from their window.



Wydäckerring, existing building



Wydäckerring, Ersatzneubau



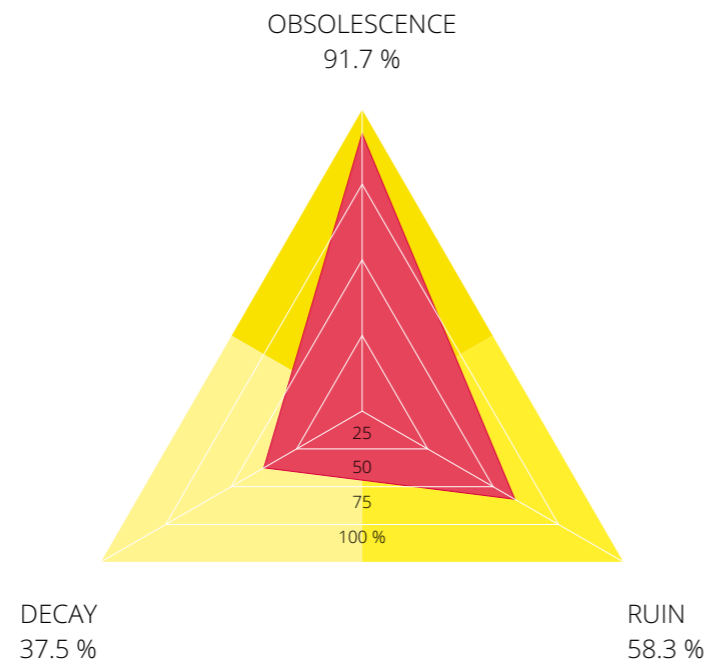


Ersatzneubau Wydäckerring,
Painting Ruin



Ersatzneubau Wydäckerring,
Axonometry Ruin, 1:500

ERSATZNEUBAU WYDÄCKERRING - EVALUATION CALCULATION



AGEING SCENARIO I - OBSOLESCENCE

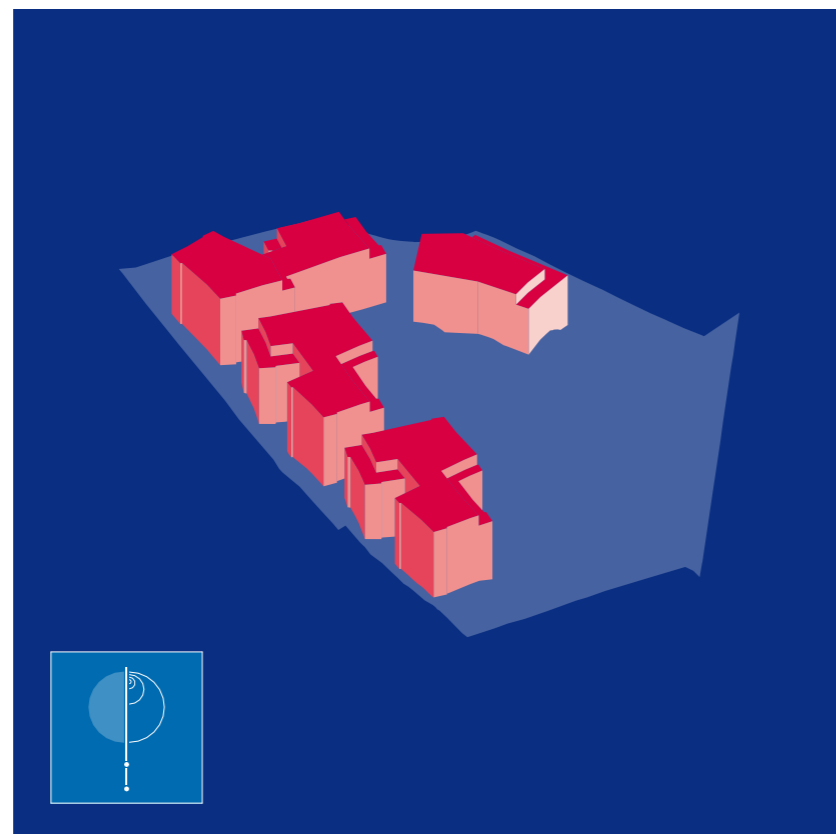
03.1	zeitgeist	<u>25</u>	%
03.2	technology	<u>25</u>	%
03.3	function	<u>16.7</u>	%
03.4	density	<u>25</u>	%
TOTAL OBSOLESCENCE		<u>91.7</u>	%

AGEING SCENARIO II - DECAY

04.1	durability	<u>16.7</u>	%
04.2	care	<u>8.3</u>	%
04.3	comfort	<u>0</u>	%
04.4	patina	<u>12.5</u>	%
TOTAL DECAY		<u>37.5</u>	%

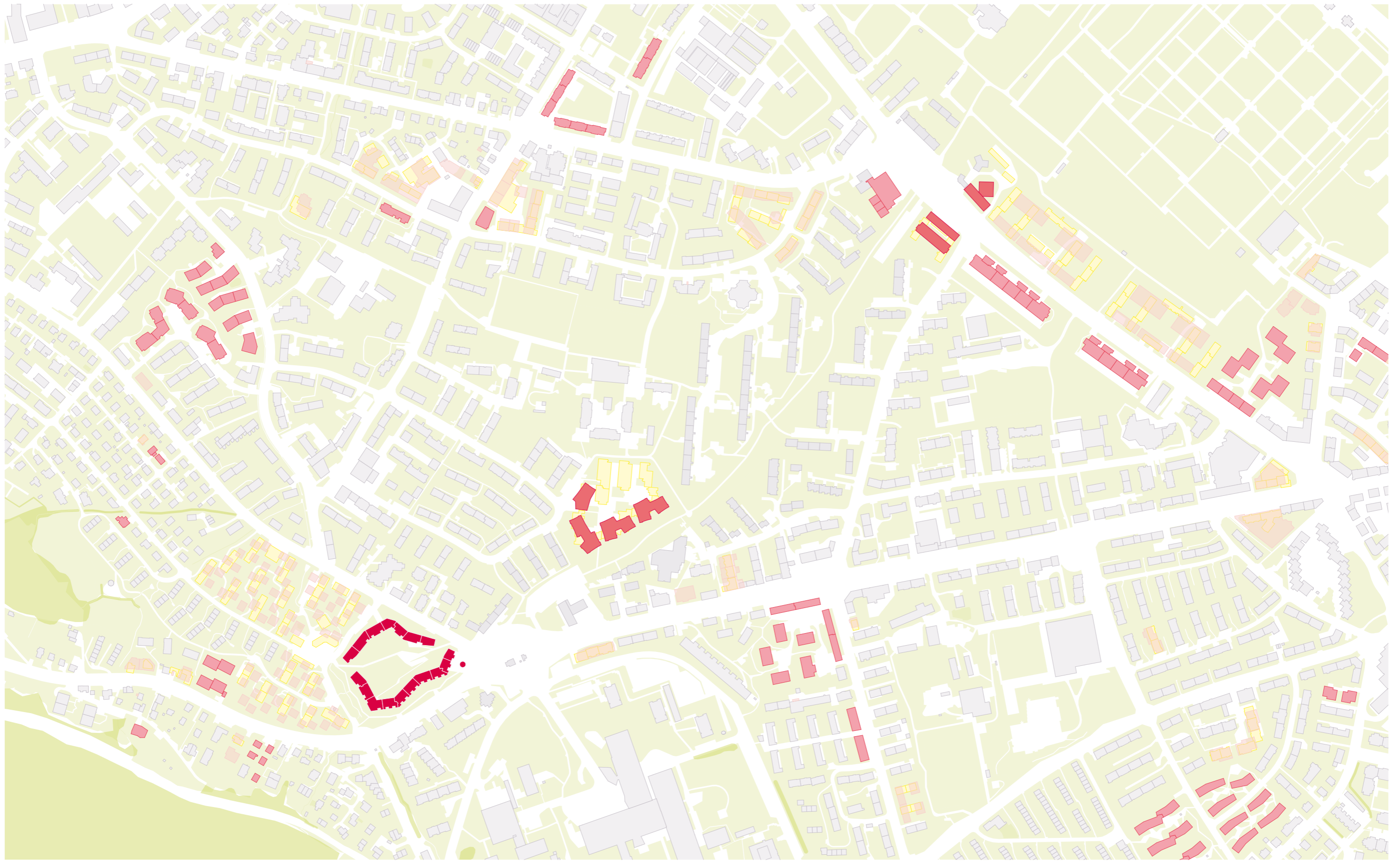
AGEING SCENARIO III - RUIN

05.1	picturesque	<u>25</u>	%
05.2	spolia	<u>8.3</u>	%
05.3	danger	<u>0</u>	%
05.4	inhuman use	<u>25</u>	%
TOTAL RUIN		<u>58.3</u>	%








predicate O.D.E.R.

- all O.D.E.R - focal points are fulfilled to at least 25 % and,
- two O.D.E.R - focal points are fulfilled to at least 50 %.



Ersatzneubauten Triemlifussweg,
Site Plan, 1:500

planned demolition  planned Ersatzneubau  case study, planned Ersatzneubau 
Ersatzneubau  case study, Ersatzneubau 

06.1 BUILDING CATEGORIES ACCORDING TO SIA 380/1

building category	uses (examples)
I Residential, flats	Multi-family houses, retirement homes and flats, hotels, multi-family holiday homes, children's and youth homes, day homes, homes for the disabled, drug stations, barracks, prisons.
II Residential, detached	detached and semi-detached houses, detached and semi-detached holiday homes, terraced single-family houses
III Administration	private and public office buildings, ticket offices, doctors' surgeries, libraries, studios, exhibition buildings, cultural centres, computer centres, telecommunications buildings, television buildings, film studios
IV Schools Buildings	for schools of all levels, kindergartens and nursery schools, training rooms, training centres, congress buildings, laboratories, research institutes, community rooms, leisure facilities
V Sales	Sales premises of all types incl. shopping centres, trade fair buildings
VI Restaurants	Restaurants (incl. kitchens), cafeterias, canteens, dancings, discotheques
VII Assembly halls	Theatres, concert halls, cinemas, churches, abdication halls, auditoriums, sports halls with large audiences
VIII Hospitals	Hospitals, psychiatric clinics, nursing homes, old people's homes, rehabilitation centres, treatment rooms
IX Industry	Factory buildings, commercial buildings, workshops, service stations, work yards, railway stations, fire brigade buildings
X Warehouses	Storage halls, distribution centres
XI Sports buildings	gymnasiums, tennis halls, bowling alleys, fitness centres, sports dressing rooms
XII Indoor swimming	Indoor swimming pools, teaching pools, sauna buildings, spas

06.3 AGEING SCENARIO I - OBSOLESCENCE, further information

obsolescence (n.)

„state or process of gradually falling into disuse, a becoming obsolete," 1809; see obsolescent + -ence. Phrase planned obsolescence was coined 1932, revived as a disparaging term 1950s.

obsolete (adj.)

„that is no longer practiced or used, out of date, gone out of use, of a discarded type," 1570s, from Latin *obsoletus* „grown old, worn-out," past participle of *obsolescere* „fall into disuse, be forgotten about, become tarnished," which probably is from *ob* „away" (see *ob-*) + an expanded form of *solere* „to be used to, be accustomed" (see *insolent*). *www.etymonline.com*

“An obsolete building is in place but out of time." (*Cairns, Jacobs, 2014, p. 103*)

depreciation and taxation (the capital cost of a commercial building is normally written off over a specific number of years by the owner. ZH 30-40 years)

In place but out of time

Out of fashion?

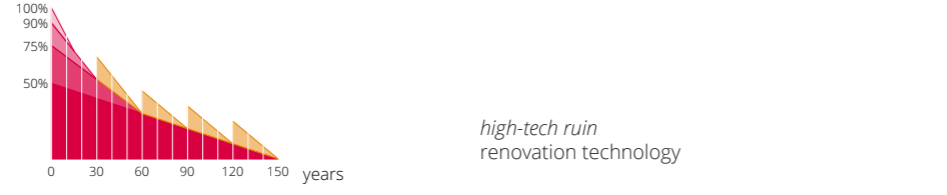
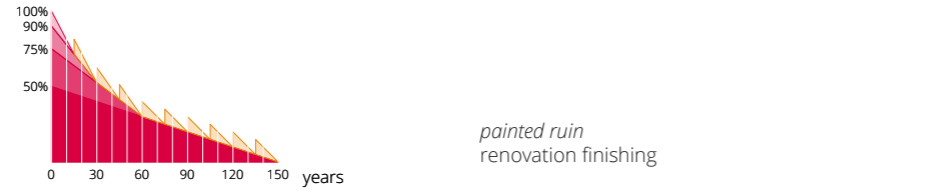
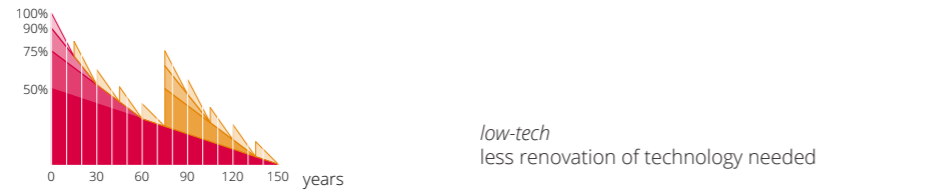
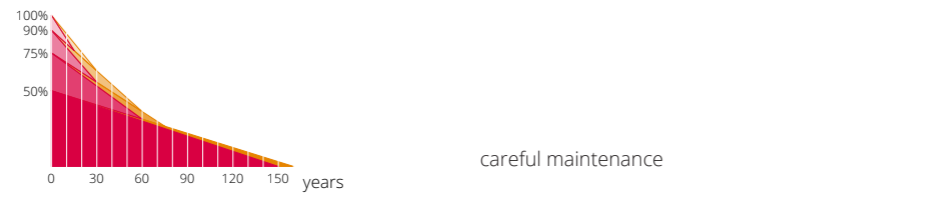
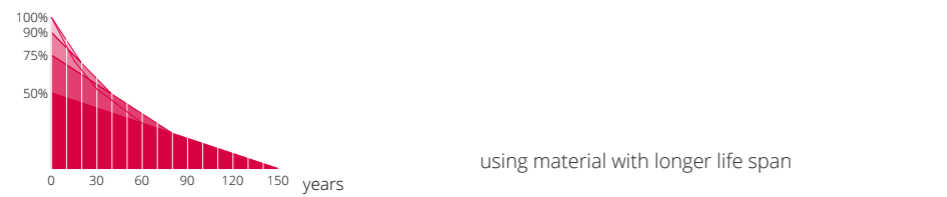
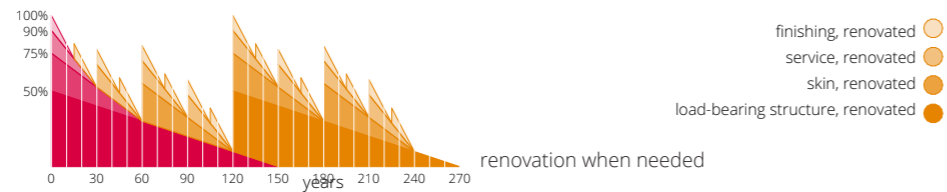
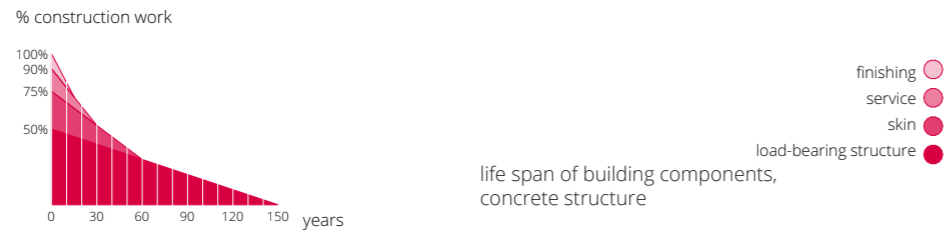
Out of technology?

Out of taste?

Left over space.

What can we use it for?

How can it adapt?



06.4 AGEING SCENARIO II - DECAY, further information

decay (n.)

mid-15c., „deterioration, decline in value, gradual loss of soundness or perfection,“ from decay (v.). Obsolete or archaic in reference to fortune or property; meaning „decomposition of organic tissue“ is from 1590s. In physics, the meaning „gradual decrease in radioactivity“ is by 1897. www.etymonline.com

Influences on the lifespan of building materials:

- planning quality
 - material quality
 - quality of execution
 - stress, use
 - environmental influences
 - maintenance and care
 - protection of the component
 - value preservation or creation
- (Institut für Bauforschung e.V., Hannover, 2005)

planned deterioration

patina or dirt?

No maintenance, no investments

cheap rent

care of the inhabitants

self maintenance,

diy,

do it together

in the courtyard, the new workshop

left page top graph according to

P. Steiger, in Joachim Arlt and Martin Pfeiffer, *Lebensdauer der Baustoffe und Bauteile zur Harmonisierung der wirtschaftlichen Nutzungsdauer im Wohnungsbau*, (Stuttgart: Fraunhofer IRB, 2005), 22.

06.5 AGEING SCENARIO III - RUIN, further information

ruin (n.)

late 14c., „act of giving way and falling down,“ from Old French ruine „a collapse“ (14c.), and directly from Latin ruina „a collapse, a rushing down, a tumbling down“ (source also of Spanish ruina, Italian rovina), related to ruere „to rush, fall violently, collapse,“ from PIE *reue- (2) „to smash, knock down, tear out, dig up“ (see rough (adj.)). Meaning „complete destruction of anything“ is from 1670s. Ruins „remains of a decayed building or town“ is from mid-15c.; the same sense was in the Latin plural noun. www.etymonline.com

Ruins recall the glory of dead civilisations and the certain end of our own. They stand as monuments to historic disasters, but also provoke dreams about futures born from destruction and decay. Ruins are bleak but alluring reminders of our vulnerable place in time and space. (Brian Dillon, *Ruin Lust*, 2014.)

A building becomes a ruin when neither the building itself nor the ground on which it stands is used and maintained by people.

The emergence of ruins is thus related to a loss of use. In areas with a lot of vacant (building) land, abandoned, ruinous buildings are more common since it is easier to move to other plots of land. In densely populated areas, ruined buildings are rarely found because the land usually takes on a new use (through demolition and new construction or conversion of the existing building) less. Land prices also vary accordingly. Demographic changes can alter these circumstances.

possible causes of demographic changes:

- change in working and living styles
- real estate market/ housing prices
- war and disasters
- ...

No more maintenance.

Only the concrete scaffolding is still standing.

Cracking, water penetrates.

Every frosty night a damaging event.

Carbonation zone migrates into the concrete.

Reinforcement rusts, volume expansion,

concrete splitting off.

Walls collapse, floors too.

From top to bottom.

Vegetation spreads

Roots attack walls,

Further collapse

Further spread of vegetation.

The ruin becomes an overgrown hill

The ruin conditions its surroundings and seems to grow together with them, it is thus maximally contextual.

The label challenges the future viability of “Ersatzneubauten”. It raises questions, seeks solutions, questions approaches to solutions, adapts them, tests the adaptation. Above all, it wants to stimulate your thinking.

CONTACT

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