

# Adaptive re-use

Some observations

Mikko Härö



# Re-use – not a novelty

A historical phenomenon

Nothing new in itself – except for the scale

Permanently changing requirements of the original or continuous uses

Housing, hospitals, industrial processes, etc

An integral part of planning, building and heritage processes for decades

Re-use of our everyday environment – not only the well known historic places or settings

# Background factors

Uneven (economic) regional development/structure

Areas in decline <-> in progress (regions, cities, countryside)

Redundancy <-> pressure

Resource-wise economy

Natural resources already used

From life cycles to permanent maintenance and re-use

Cutting down of public administration and services

Redundant public institutions

Garrisons and other military areas, hospitals, schools and even parts of university campuses

Rationalization of the ways how spaces are used

Declining agriculture (landscape..)?

# Adaptive? reuse

Different levels of adaptability – or merely a need to change our professional mentality?

Built heritage: from the static to the acceptance of permanent change

From preventing/avoiding changes to wishing for them?

Basic situations: 1) Temporary uses, 2) New ('permanent') uses, 3) User-driven re-use projects (crowd sourcing, etc)

Proactive attitude needed: Helping the potential demand to find adaptive spaces and properties (and creating demand)

# No simple answers?

No universally applicable approaches or solutions

Maybe a set of good practices?

Provisory uses – tentative approaches – potentials made visible

Mixed uses

Smaller, often creative and start up companies

Acceptance of moderate but fair enough revenues?

Need for deregulation?

Flexible, smooth and fast processes (=mutual trust?)

Urban planning, buildings permits, heritage value assessments, etc

# Calls for..

Broad, open-minded cooperation and partnerships

A variety of stakeholders and beneficiaries

Public-Private partnerships

- individuals – communities – 3rd sectors agents

Innovative, creative solutions; not purely a question of physical design

Benchmarking, pooling of experience and good practices