

To Preserve or to Replace

The Dilemmas of the Future Building

Șerban Țigănaș

The City of Green Buildings, 8.09.2015, Cluj-Napoca

To Preserve or to Replace

The Dilemmas of the Future Building

Introduction

Observations

What Happens with the Buildings?

The Mathematics of Replace

Conclusions

Q&A

Handwritten signature or scribble in black ink, possibly reading "R. J. H." or similar.



To Preserve or to Replace

The Dilemmas of the Future Building

Introduction

The Questions

Is it "green" to preserve?

If yes, in what conditions?

How is the decision taken?

Where do we learn from?

What prediction for the future?

To Preserve or to Replace

The Dilemmas of the Future Building

Observations

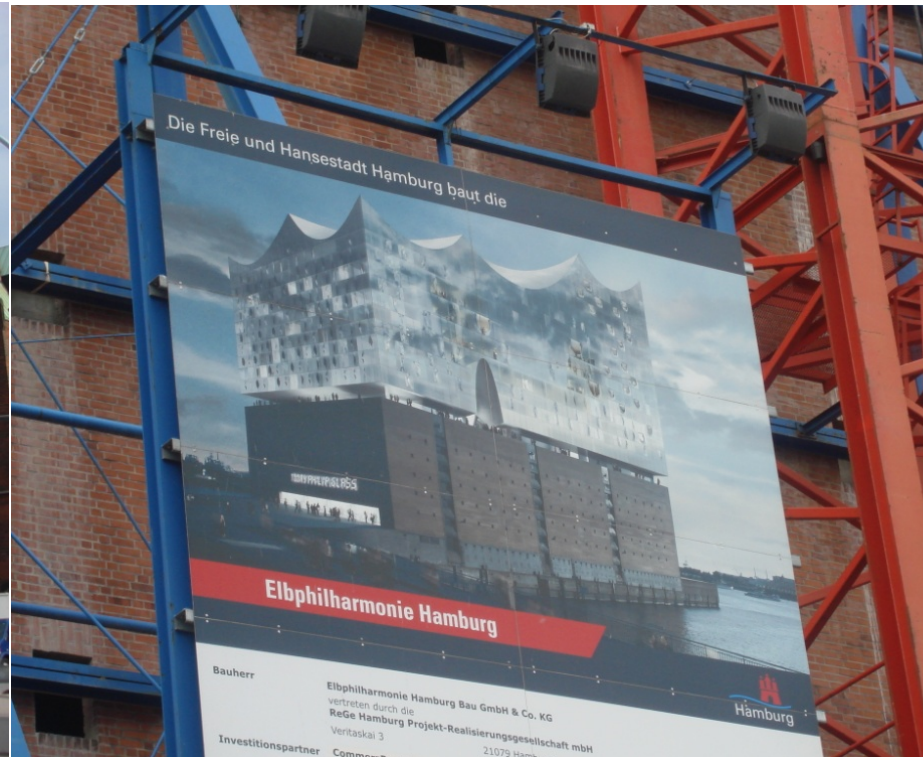
“Natural” selection

Rules and negotiation

Mixture and overlapping

Taboos and paradoxes

Trial and error







To Preserve or to Replace

The Dilemmas of the Future Building

What Happens with the Buildings?

Change of paradigm

Passive, active or nearby...

Regeneration by transformation

New forms of temporary

Denser but better

Sincretism or incrementalism

To Preserve or to Replace

The Dilemmas of the Future Building

The Mathematics of Replace

Total cost – selling price = good profit

Land + demolition + new – selling = good profit

Land + refurbishment – selling = +/- (?)

Land + restoration – selling = +/- (?)

zoning rules

preservation rules

market conditions

recycling costs

To Preserve or to Replace

The Dilemmas of the Future Building

Conclusions

The prediction is more preservation

Rules and restrictions are strongly influencing

Subsidies are part of a policy

Market dictates or at least talks loudly

The complexity of working on existing buildings

To Preserve or to Replace

The Dilemmas of the Future Building

Conclusions

Incrementalism is possible

Policy needed

Policy should be based on vision and strategy

Smart preservation is the new game

If you replace you should build much better

To Preserve or to Replace

The Dilemmas of the Future Building

Q&A

Thank You!