

Multiple use of space

The objectives of multiple use are a reduction in land consumption and more intensive utilisation of existing buildings.

This checklist is an extract from the knowledge module "Multiple use of space".
Further information can be found here: <https://wissensstiftung.eu/en/knowledge-nuggets/multiple-use-of-space>

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Checklist for your project

Multiple use of space

The following checklist shows possible planning approaches for implementing multiple use, which were compiled as part of the "Circular Economy - Shared Spaces" workshop using the example of office buildings. It is neither complete nor exhaustive, but serves to provide inspiration and orientation. The checklist is also intended to support developers and planners in addressing certain aspects of multiple use at an early stage in the planning process (both for new buildings and conversions) in order to keep future utilisation options open. Some of the questions for office buildings can be transferred to other uses and customised as well as supplemented by existing sharing concepts from other areas.

Create conditions that enable flexible utilisation

Include further utilisation options during planning

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- Can the space be used for more than the intended purpose? For office buildings, e.g. for
 - Training courses and evening classes
 - Exercise classes
 - Exhibitions, receptions
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- Is space available for uses other than the current or intended use (to what extent and for how long)?
 - Short-term, regular or constant
 - Short-term, medium-term or long-term
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- Is one of the following utilisation models suitable for the existing or planned space?
 - Alternating use: The current or planned main use is supplemented by a secondary use outside business hours.
 - Simultaneous use: The existing or planned space is available for different types of use in parallel.
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- Can synergies be created (if so, who could a possible offer be aimed at)
Differentiation e.g. according to
 - Organisational form: association, commercial enterprise, public sector, private individuals, etc.
 - Purchasing power: low price segment, medium price segment, top segment
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Create structural conditions for versatile premises

- Can the option of future multiple use be established or kept open through structural requirements? Possible parameters are, for example
 - Security (access outside business hours, access control, separation of "public areas" for subletting)
 - Access to sanitary facilities
 - Possibility of individual room conditioning for parts of the building, even in the evening or at weekends
 - Flexible basic equipment
 - Sound insulation
 - Escape routes
 - Fire protection
 - Location quality, e.g. central location, mobility, synergies at the location
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Provide relevant information to bring supply and demand together

Provide central parameters on a higher-level platform

- Are all central parameters listed or queried on the platform used in order to bring supply and demand together in the best possible way? Possible parameters are, for example
 - Spatial conditions and utilisation options
 - Space quality
 - Utilisation times
 - Number of users
 - Facility management and existing or required infrastructure (including technology and supply areas)
 - Public transport connections
 - Special utilisation requirements
 - Can these parameters be flexibly added to the platform at a later date (required parameters are generally not completely predictable and may vary depending on the project)?
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Raise awareness of the offer and simplify its use

- Can existing platforms be used for the multiple utilisation of spaces?
 - Is the platform used designed to be user-friendly and simple?
 - Can documents be provided to support the procedure? Possible documents are e.g.
 - Formulation of house rules for signature by the user
 - Liability regulations
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