

"stood empty rural buildings and their change of use and reuse"

example of **old barn renovation** in Görlitz



intro



- Markus Grasse
- master carpenter
- self-employed since 2008
- at the the end of 2010 I successfully finished the barn renovation and providing them with machines and technical equipment
- needs large amount of time, knowledge and implementation effort

structuring



1. the company
2. search for suitable building
3. change of use and reuse
4. condition of building
5. aesthetic design outside/ inside
6. regional local effective

1. the company



Meisterbetrieb Markus Grasse HOLZBAU + BAUELEMENTE + DÄMMUNG



traditional crafts

- carpentry/ carports
- windows/ doors/ gates
- stairs/ furniture
- wood floors
- winter garden



new insulation technology

air injection insulation

cellulose fiber

wood fiber



2. search for suitable building



two possibilities

120 years old barn (family property)
or a **new functional building**

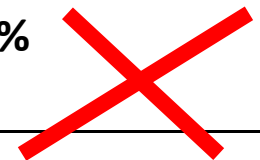
- without daylight and electricity
- without water /wastewater
- monument protected
- full of garbage and old things



reconstruction and rebuilding to a **modern building**
with production area, storage area, office and
washroom

3. change of use pro/ contra

	reconstruction barn	new building
commercial area	400 m ²	400 m ²
building costs	ca. 140.000 €	ca. 90.000 €
effectiveness	many compromises → existing stuktur	no compromises → free planning
impact on Environment	conservation of existing buildings	waste-free area
material selection	handicap listed building Example: Expensive wooden window instead of plastic	free lower cost material
subsidies	50 %	0 %



4. condition of building



- **Subsidies** were the only possibility to use the old building in an new way
- You get **50% for reconstuction** the building
- **+ 50% for the machines**



- cheaper than new construction
- **unique chance to create a existence**

4. condition of building before reconstruction



4. condition before reconstruction



4. condition before reconstruction



4. condition before reconstruction



4. Condition after reconstruction



4. Condition after reconstruction



view of the courtyard



4. Condition after reconstruction



5. aesthetic design outside



- my own planning and coordination with office for Historical Monuments
- design of the façade:
 - no significant changing (receive the character of storage building)
 - repairing only mixed outside walls of brick and granitestone
 - only the existing door openings could be glazed
 - old ventilation slots opened and glazed as light bands
 - concept of color: dark red, gray and gray metallic metal
 - materials: wood, glass, titanium zinc, brick and granite stone



westside



5. aesthetic design inside



- preservation of the old main structure
- concrete floor (ca.120m³concrete)
- new wood beam ceilings filled with cellulose insulation (ca.35m³wood und 110m³ cellulose)
- interior walls with traditional lime plaster
- connecting all the different floors with a central staircase
- concept of color: white, gray and natural wood
- materials: wood, glass, metal, granite stone

production area



production area





master office

stairs



storage area





washroom

6. regional local effective



- huge interest of the people in the building and what happened inside after the renovation
- best reference object for my own products and their implementation (something you can touch)
- 2 employees during and after renovation
- created total 3 new jobs
- contract area in 100km radius
- mainly private customers
- high quality and competence convinced

**Thank you
for your
attention**



www.grasse-holz-bau.de

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