**Youth hostel Bayreuth: Flagship project of a new hostel generation**

**“Häfele architecture is like 007...”**

* **The shuttle of the future has landed**
* **Dialock: There is no room for a key rack in the future**
* **Bavaria’s first integrated youth hostel**
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The cooperation between the German Youth Hostel Association (DJH) and Häfele has “tradition”. As early as 2013, the company for hardware technology and electronic access control systems exhibited the youth hostel room of the future at the BAU trade fair with the multi-award-winning trend project “Youth Lab”. The association is now building on this success with the Youth Hostel Bayreuth. At the time, the challenge for Häfele (in collaboration with students and Prof. Ruth Berktold, YES Architecture, Munich) was to design a multi-functional room that would be a comfortable six-bed room for students and would transform into a cosy family room with just a few moves. Now the DJH is significantly expanding its innovative mission to all those involved in planning: The first new construction of the Bavarian State Association since the 1970s was to become a building with a flagship character and thus a symbol for a completely new generation of hostels. The plan succeeded: The Berlin office of LAVA – Laboratory for Visionary Architecture – has kept what its name promises and catapulted reliable values ​​and modern goals of the DJH into a new era with the building in Bayreuth. Once again, Häfele was a competent consulting and planning partner, fulfilling a central function from which the building noticeably benefited.

**The shuttle of the future has landed**

Anyone looking for new solutions in architecture as a builder or planner, designing transformable furniture concepts, and finding innovative products for sustainable building administration has come to the right place at Häfele. The portfolio is enormous, advice encompassing. Ralf Weixler, Head of Construction and Real Estate at the DJH State Association Bavaria, knows this from his own experience: “Häfele architecture is like 007. Visiting the showroom in Nagold to see in real life what infinite possibilities Häfele functionality can offer is inspiring for anyone dealing in construction. You inevitably come up with completely new, crazy ideas.”

In fact, the Youth Hostel Bayreuth, with its unique three-pointed star shape, looks like a spaceship that has landed between the University and the Kreuzsteinbad water park. The three differently sized wings of the building are tied unified by the façade to form an organic, homogeneous shape, with materiality that varies, however – from the white plaster façade and the seemingly fluent wooden formwork to the metal façade shimmering in green tones with a generous portion of glass. Inside, exposed concrete walls harmonise creatively with the wooden roof structure, and the maritime pine finishes of the fixtures are contrasted by the bright, cheerful colours of the furniture. Grandstand-like steps connect both storeys of the building, both inside and outside, and terraces create a link to the surrounding sports and recreational area.

**Dialock: There is no room for a key rack in the future**

The large foyer, which is open over both storeys, is located where the three wings of the building meet. This central entrance area with stairs and elevator is the communicative heart of the building. It is also where the reception is found – with the rooms for the administration in the back and the large, light-flooded dining room in view. The dynamic, futuristic shape of the reception counter signals: This is our “command centre”. This is where our guests check in. But the future has no room for key racks: Modern, branded key cards of Häfele’s Dialock identification and access control system have replaced the “hostel key”. Based on passive transponder technology, they communicate with the Dialock DT 700 door terminals on the doors of the guest rooms and enable touchless unlocking and locking. The multi-function room and seminar rooms are integrated in the Dialock system as well, while all other rooms are controlled via a mechanical locking system.

“Dialock offers many benefits in the youth hostel operation,” says Ralf Weixler. “With the large number of guests, losing keys is relatively common. That’s no longer a problem with Dialock: No need to change a lock, the lost key card is simply deactivated, replaced at low cost, and done.” In addition, the system can be flexibly adapted to new and changing demands at any time, making it more reliable for the expandable administration and making it an insurance for the operation of hotels and hostels. Various additional requirements can be configured – from the control of the parking garage barrier or the elevator and the operation of the coffee machine to the integration of cashless payment systems. “Investing in this technology of the future has paid off for us,” says Ralf Weixler with confidence. “LAVA and Häfele have given us very competent and fair advice – including the costs involved. And since we already use parts of Dialock in other buildings, it makes perfect sense to build on it.”

**Bavaria’s first integrated youth hostel**

The youth hostel Bayreuth was conceived as Bavaria’s first integrated youth hostel. It does not only successfully cater to guests with disabilities, but also aligns its employee concept according to this maxim - a holistic approach, that elevates the DJH motto, “Share the experience”, to a whole new, contemporary level: Currently, eight of the 21 employees are disabled. Of the 45 guest rooms with a total of 180 beds, 13 are accessible, and one is fully accessible and connected to a 24-hour emergency hotline. “Disabled guests want to be treated like everyone else. Implementing respect and equality in construction and design was one of our biggest goals,” says Julian Fahrenkamp, ​​who was the project architect, alongside Prof. Tobias Wallisser at LAVA, and was responsible for the planning. “No guest has a special status in the youth hostel Bayreuth. That’s why we have designed all rooms in a kind of highly flexible “universal design”. Accessible rooms differ from the other guest rooms merely in that the toilets are integrated into the bathrooms, the basins are wheelchair accessible, the showers are at ground level, and the overall radii for movement are larger. Disabled people who can take care of themselves are not in need of help, they do not need special treatment, but only a certain standard, so that they can cope alone. This was our approach throughout the entire building.”

**Behind the room doors from Häfele, the holidays begin!**

Something that is also often underestimated in its complexity are intelligent door solutions – one of Häfele’s core competencies. Frames, door leaves and finishes, fittings, and electronic access control systems – individually combined and supplied as a system – this is how the modular system, “The hotel room door”, presents itself as a proven unit of the three German brand manufacturers Herholz, Pfleiderer, and Häfele.

These doors were used as well in the youth hostel in Bayreuth. They are equipped with lavish coloured paint, the beautifully shaped Startec lever handle sets within the mechanical locking system, or with the terminals for the Dialock touchless identification and access control system.

And behind the doors? That’s where the holidays begin! Whether designed as a standard or accessible room, the design is always the same: The soundproofed, z-shaped wooden partition walls, panelled with bright maritime pine planking create a positive-negative form across all rooms. They remove the typical walls with the bunk beds in front in favour of a “wall of experience with lounge character” and create cuddly bunk beds, with green Formica lined desk niches and open wardrobe compartments. The movable beds with castors can be pushed together to create double beds for families. The obligatory lockers have been replaced by sturdy drawer boxes, which can even accommodate large suitcases. Even a six-bed room full of youngsters can be cleaned up in no time. Incidentally, the Accuride heavy-duty runners and the Symo furniture locks used with the boxes also come from Häfele’s extensive range – which, alongside many other products, makes multi-functionality and space savings in the rooms even possible.

**Multi-function with Slido Wall: Three become five**

What sets German youth hostels apart from hotels and other hostels is their more than 100-years-old educational mission as a partner of national and international schools. That is why the youth hostel Bayreuth also includes an extensive seminar area. Upstairs, there are two smaller and a large seminar room next to a multi-function room. The large room can be divided into two or three separate training areas, accessible from the corridor, using the Slido Wall partition wall systems by Häfele. This creates not only a visual, but also an acoustic, separation. Sound-insulating inserts in the floor-to-ceiling panels achieve sound reduction values of ​​up to RwP 57 dB. When the room is used as a single area, the elements can be easily moved in a few steps and parked in a package along the wall to save space.

Both guests and staff appreciate the enormous flexibility that has been implemented throughout the building, thanks to creative architecture and innovative products. “Even the Youth Lab was a great project that created and built trust in Häfele,” recalls Ralf Weixler. “We are therefore very happy that the mandatory, unbiased Europe-wide tender for the construction measures in Bayreuth resulted in a repeated cooperation with Häfele and being able to integrate a wide range of future-oriented products in the building.”

**PROJECT DATA JH Bayreuth**

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| **Architecture / interior architecture** | LAVA, Laboratory for Visionary Architecture, Berlin |
| **Tender, award, project supervision** | Wenzel + Wenzel, Karlsruhe |
| **Operator / user** | DJH Youth-Hostel Bayreuth |
| **Investor / builder** | Bavarian Association of German Youth Hostels, Munich |
| **Size** | 180 beds, 45 rooms, 3 - 5 seminar rooms |
| **Year** | Completion 2018 |
| **Homepage** | http://www.jugendherberge.de/de-de/jugendherbergen/bayreuth765/portraet |
| **Project address** | Universitätsstraße 28, 95447 Bayreuth |
| **Products** | DIALOCK ELECTRONIC ACCESS CONTROL SYSTEM* DT 700 door terminal on the doors of the 45 guest rooms, the multi-function room, and the 5 seminar rooms

ARCHITECTURAL HARDWARE * The hotel room door (with partner companies Herholz and Pfleiderer)
* PDH5104 StarTec door hardware, locks, profile cylinders and door closers at the doors without Dialock
* Mechanical locking system with CES profile cylinders at the rooms without Dialock
* 2 Slido Wall 550-Z partition wall systems in the seminar rooms

FURNITURE FITTINGS* Symo furniture locks and
* Accuride pull-outs

in the wardrobe boxes of the guest rooms |

Further information is available from

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Captions:

260618-A\_fig1\_JH Bayreuth.jpg

The first new construction of the Bavarian State Association since the 1970s: The youth hostel in Bayreuth of the Berlin architecture office, LAVA – Laboratory for Visionary Architecture – is a symbol for a completely new generation of hostels.

260618-A\_fig2\_JH Bayreuth.jpg

Like outstretched arms, the two wings of the building open up into a large courtyard and welcome the guests. The large foyer, which is open over both storeys, is located where the wings meet.

260618-A\_fig3\_JH Bayreuth.jpg

The central entrance area with stairs and elevator is the communicative heart of the building. It also includes the reception with a futuristic reception counter that signals: This is our “command centre”. This is where our guests check in.

260618-A\_fig4\_JH Bayreuth.jpg

Inside the new construction, exposed concrete walls harmonise creatively with the wooden roof structure. Grandstand-like steps connect both storeys of the building inside and outside and provide space for communication.

260618-A\_fig5\_JH Bayreuth.jpg

In the youth hostel of the future, the key rack is out of place: Modern, branded key cards of Häfele’s Dialock identification and access control system have replaced the “hostel key”. They communicate contactlessly with the Dialock door terminals on the basis of passive transponder technology.

260618-A\_fig6\_JH Bayreuth.jpg

Intelligent door solutions are one of Häfele’s core competences: Frames, door leaves and finishes, fittings, and electronic access control systems – individually combined and supplied as a system – this is how the modular system, “The hotel room door”, presents itself as a proven unit of the three German brand manufacturers Herholz, Pfleiderer, and Häfele.

260618-A\_fig7\_JH Bayreuth.jpg

The soundproofed, z-shaped wooden partition walls in the guest rooms, panelled with bright maritime pine planking, are designed as “walls of experience with a lounge character”. They include cuddly bunk beds with green Formica lined desk niches and open wardrobe compartments.

260618-A\_fig8\_JH Bayreuth.jpg

The obligatory lockers have been replaced by sturdy drawer boxes under the beds, which can even accommodate large suitcases. The Accuride heavy-duty runners and the Symo furniture locks also come from Häfele’s extensive range.

260618-A\_fig9\_JH Bayreuth.jpg

The youth hostel Bayreuth also includes an extensive seminar area. Upstairs, there are two smaller and a large seminar room next to a multi-function room. The large room can be divided into up to three separate training areas, using the Slido Wall partition wall systems by Häfele.

Photos: Häfele

**Häfele** is an internationally organized family owned and operated business with headquarters in Nagold, Germany. It was founded in 1923 and today serves the furniture industry, architects, planners, cabinet makers/joiners as well as dealers in over 150 countries around the world with furniture fittings and architectural hardware as well as electronic access control systems. Häfele develops and manufactures hardware fittings and electronic access control systems in five factories in Germany and Hungary. In the 2017 financial year the Häfele Group achieved exports of 80% with over 7600 employees in 37 subsidiaries and numerous additional dealerships around the world and revenue of 1.38 billion Euros.