

Study on the Renovation and Conversion System of Traditional Wooden House by
Long-Term Rental Housing Contract
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The traditional wooden houses in local cities and rural areas are the important component of peculiar traditional culture, but the vacant house number is increasing quickly by household destruction as for the transfer or aging of household, etc. Therefore, the early effective use of the housing stock which became vacant is an important social subject from the viewpoint of architectural social system.

In this paper, "the renovation and conversion system of traditional wooden house by long-term rental housing contract" was proposed as the planning methodology about repair and practical use of vacant house stock applying to the traditional wooden house mainly built by the early stages of Showa period. The realization possibility and prospect of generalization of the proposed system was proved positively based on the examinations like as vacant house owner's intention, the practical use cases of renovated wooden house, the applicable use system by local governments and the practical use cases as the community-welfare facilities.

Furthermore, on the subject of seismic reinforcement and environmental improvement of temperature, the double dropping lump board bearing wall, the heat insulation specification by drum shoji and the floor heating system with hollow pipe were newly developed, applied to the repair design of the traditional house and verified the effects. In addition, by the investigation of practice process of repair design and usage examination of the facilities, the validity of the design was verified from the viewpoint of architectural planning.