

SUMMARY OF

# VÄSTRA HAMNEN'S

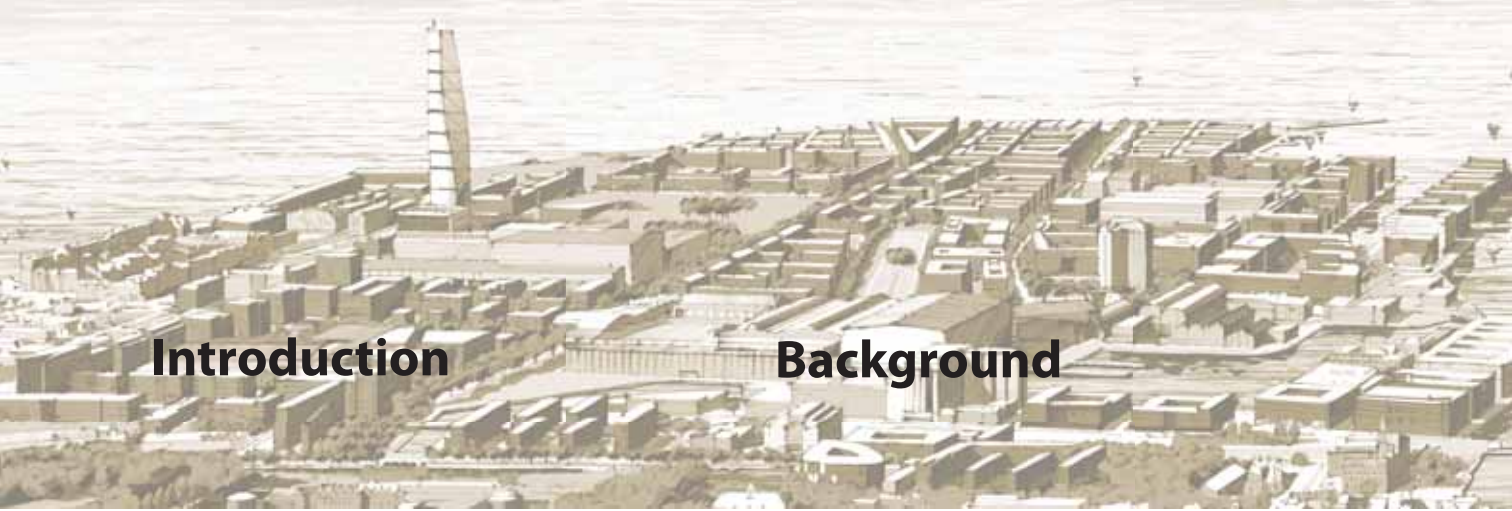
GOALS AND DESIGN PRINCIPLES

---









## Introduction

This text is meant to serve as a guideline for the continued development and construction of the Västra Hamnen (Western Harbour) area in Malmö. The program summarizes the planning principles that are already being utilized in Västra Hamnen and is meant to serve as a basis for the area's future municipal planning.

## Background

The planning of the Västra Hamnen area began in 1997. The initiation of the project began with the decision to hold a housing exhibit called Boo1 in Malmö's west harbour in the spring of 2001. The area Boo1 is a climate neutral city development. It is a demonstration project and received financial support from the EU.

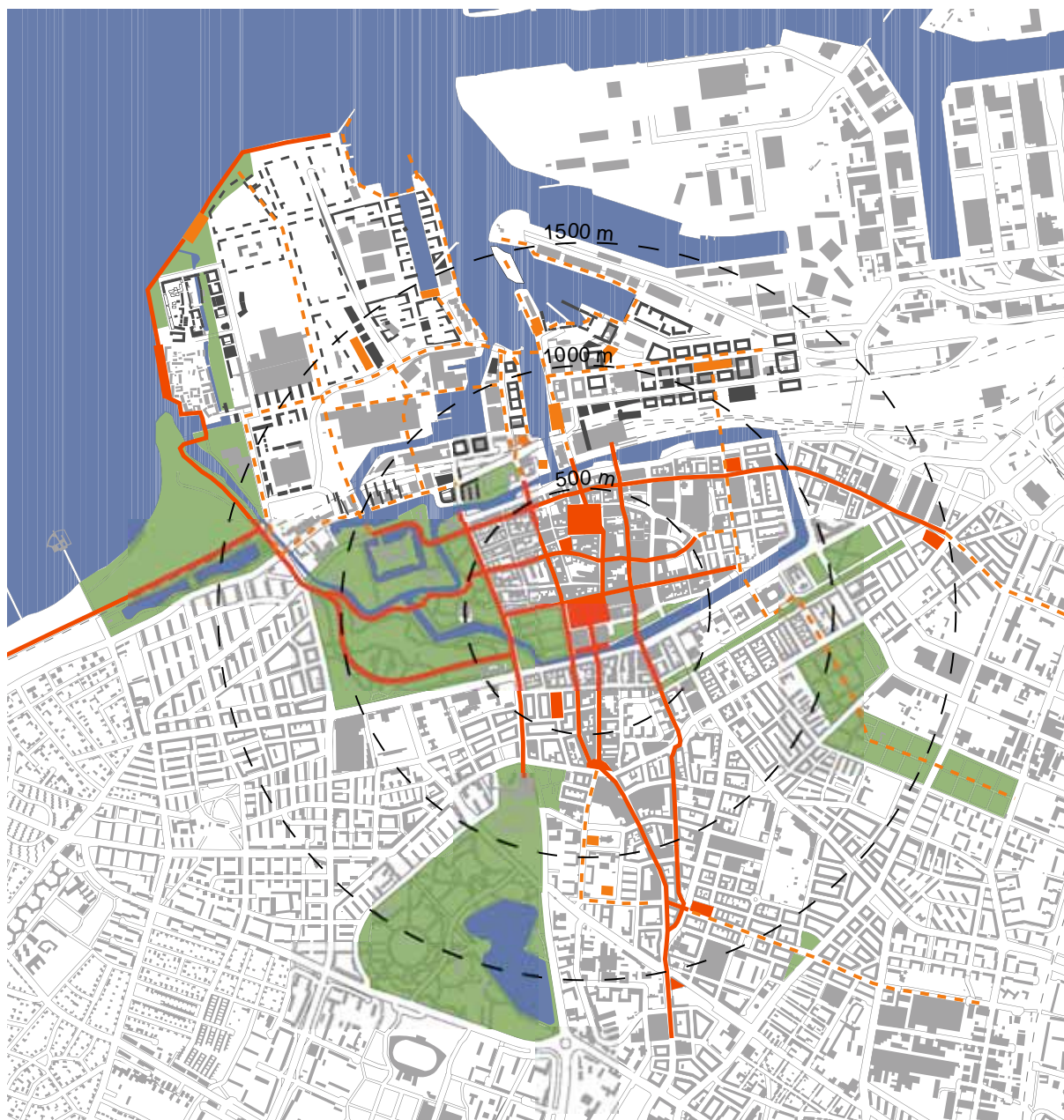
100% locally produced renewable energy is the concept. Windturbines, solar panels and a geoenery system provides all the energy needed on a one-year basis. Read more on [www.malmo.se](http://www.malmo.se)

When developing the rest of the Western Harbour there has henceforth not been any opportunities to provide for an energy system equally climate neutral.

Along with the construction of a new residential area, plans were also made to build a university in Västra Hamnen. Boo1 was successfully held in 2001 but the area continues to develop and evolve with new residential and commercial buildings gradually being added. As the development of Västra Hamnen has unfolded a number of city-planning principles have been established and applied to the area. Many of these strategies were not written down, and this text is therefore an attempt to compile and manifest this silent knowledge into text.

## Five Goals for a Sustainable Västra Hamnen

- ① **A NATIONAL EXAMPLE OF SUSTAINABLE CITY-PLANNING.** Västra Hamnen has already attracted international attention for its sustainable development principles. This profile should continue and coming projects in the area should develop it even further.
- ② **KNOWLEDGE CITY.** Västra Hamnen is to become an important tool in Malmö's development as a knowledge city. Mix functions, people and ideas and the interaction and the meetings that are so crucial to the knowledge city will occur.
- ③ **MEETING PLACES.** We should build even more inspirational places where people with different experiences, knowledge and ideas can meet and interact.
- ④ **THE MIXED CITY.** Västra Hamnen's planning should be characterized by a mixed functioning where residences, offices, cafés and recreational activities can all coexist within the same building.
- ⑤ **SURPRISES AND ATTRACTIVENESS.** The public space in Västra Hamnen should contain surprising elements. While biking or walking around, one should feel encouraged to keep delving into the area to discover more of its qualities.



When Malmö expands into the harbour areas it is important that the future developments enhance the existing thoroughfares from the central parts of town. New areas are connected to the city center of today through working thoroughfares and streets which connect and link the old and new meeting places and hot spots.

- Viktiga stråk
- Viktiga mötesplatser
- - - Framtida stråk
- Framtida mötesplatser

# Concrete Goals for a Sustainable City Development

Västra Hamnen should serve as a national - and international - example of sustainable city development. Here are some of the guiding principles of sustainable development in Västra Hamnen

## **Social Sustainability**

- Västra Hamnen should offer a city life full of meetings and exchanges between people with different backgrounds and lifestyles. To achieve this there should be variety in the architecture and physical planning as well as the form of tenure.
- Meeting places formed around interesting activities and ideas should be created
- The planning should contribute to a safe city environment by creating interesting neighbourhoods which attract people to visit and stay in the area.
- The planning should be suited for all citizens including those with functional disabilities. Since the young and elderly tend to spend a lot of time around their area of residence, special attention should be paid to their planning needs.
- The bottom floors of the buildings on the larger streets should contain commercial or organizational activity in order to maintain a lively and stimulating environment.



### Ecological Sustainability

- At least 60 percent of the energy use in the upcoming building projects should be renewable. We aspire to increase this number even more in the future, for example by using solar energy.
- The energy use in the buildings should not exceed 110 kilowatt-hours per square meter and year. (Total usage, including electricity for home appliances.)
- The construction of the houses should be executed with the least possible amount of non-renewable materials. Toxic substances should be avoided and moisture control should be used.
- The amount of waste – including during the construction - should be decreased. The waste from the construction should also be sorted for recycling. Every building should have sorting facilities in close proximity.
- Pollutions in the stormwater should, if possible, be avoided. The pollutions that do make their way into the stormwater should be separated on the water's path to the recipient.
- The area should serve as an example of how biodiversity can be created in inner city landscapes through the creation of different biotopes. There should also be a variety of parks and green areas to provide a good breeding ground for a varied flora and fauna.
- Polluted land areas should be decontaminated before they are built upon in order to prevent health risks for the inhabitants and environment.
- The area should have an environmentally adapted transport system which is based on collective, bicycle and pedestrian traffic.

### Economic Sustainability

- Västra Hamnen should, in all aspects be characterized by variety since variety provides robustness. By offering many different kinds of housing, office sizes, retail locations and possibilities of small-scale industries, economic sustainability is maintained.
- Buildings, parks and infrastructure should be built for long term sustainability since this reduces the use of resources. This can mean a higher investment cost but in return it can yield lower maintenance and upkeep costs and a longer lifespan. Lifecycle analyses are useful tools in this context.
- Low maintenance and upkeep costs should be aimed at and achieved through low resource use and choosing materials and technical solutions which provide a long lifespan.
- Existing buildings should, as far as possible, be recycled. If they are demolished, building parts and material from them should be reused.
- Both small and large companies should be given the opportunity to participate in the development of Västra Hamnen.
- Historically valuable buildings and structures should be preserved.
- A reasonable cost of living should be strived for when planning and building the area.
- The planning of the area should contribute to economic growth.

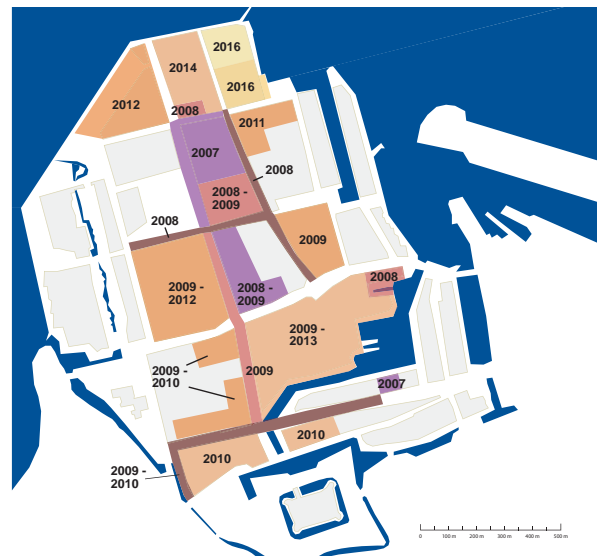


# City life, diversity and intensity

Västra Hamnen should become at least as interesting to visit as central Malmö. The variety of the area should make it motley and difficult to pin down. The area should exhibit exciting and surprising elements. How will this be achieved?

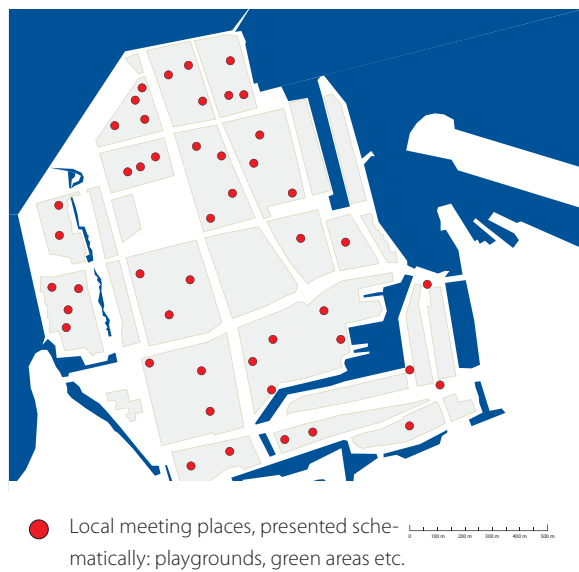
- By building on what already exists: Sundspromenaden's (the walking area by the sea) lively social life and urbanity, the attractiveness of the swimming area and the vitality of Stapelbädd Parken (the Skate Park).
- By preventing Västra Hamnen's new city environments from becoming too anonymous and similar to all other new buildings and cityscapes. The area has a worldwide reputation for being unique – let us keep it that way and build on it.
- By demanding high standards from the architectural design.
- By continuing to mix businesses, residential areas, sports venues, services and education and research facilities in the same spaces - only even more and everywhere.
- By striving for many different forms of tenure and housing: rental, private, collective living and so on. Size wise there should be both small and large houses and apartments and the planning should be innovative.
- By encouraging many different construction companies, architects and other actors to become involved in the building process.
- By allowing for great variation and diversity in the projects and detail plans.
- By designing the infrastructure for a variety of transportation types so they can function as spaces for human interaction.

- By dedicating the bottom floors on the larger streets to commercial activity, services and organisations.
- By fulfilling the area's need of municipal services.
- By keeping a dense building structure.



Preliminary plan for coming detail planning. The years show estimated times for finished detail plans.





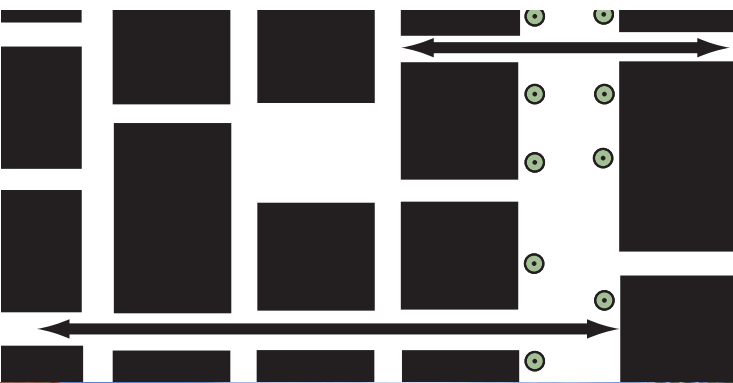


### Examples of strategies for biological diversity used in Västra Hamnen

- 1. A part of the courtyard is designed like a dry field with for example Common Birds, Greater Knapweeds and Bloody Crane's-Bills. Meagre soil with mixed in sand and, ideally, some lime.
- 2. A part of the courtyard is designed like a field with for example Bluebells, Brown Knapweeds and Meadow Crane's Bills. Fairly meagre soil - ideally mixed with some lime.
- 3. A part of the courtyard is designed like a grove with for example Norway Maples, Spindles, Yellow Archangels and Ladyferns.
- 4. The courtyard's stormwater pond is designed like a marsh with marsh vegetation such as Marsh-Marigold, Glaucous Sedge and Yellow Iris. The flat pond edges and bottoms are covered in dirt or gravel.
- 5. A roof or part of a courtyard is designed like a seashore biotope with sand, gravel and seashore-vegetation such as Thrift, Sea Aster and Silverweed.
- 6. The walls or stone laid paths of the courtyard are designed like cliff biotopes with for example Common Rock-Roses, and Breckland Thyme.
- 7. The courtyard has a stony part with nectar giving plants.
- 8. A part of the courtyard can be a growth of wild bushes such as Hawthorne, Honeysuckle and Wild Rose and perhaps a pile of branches and straw for a hedgehog to live in.
- 9. There are potential bees nests all around the area, for example bunches of bamboo sticks or walls with little holes in them



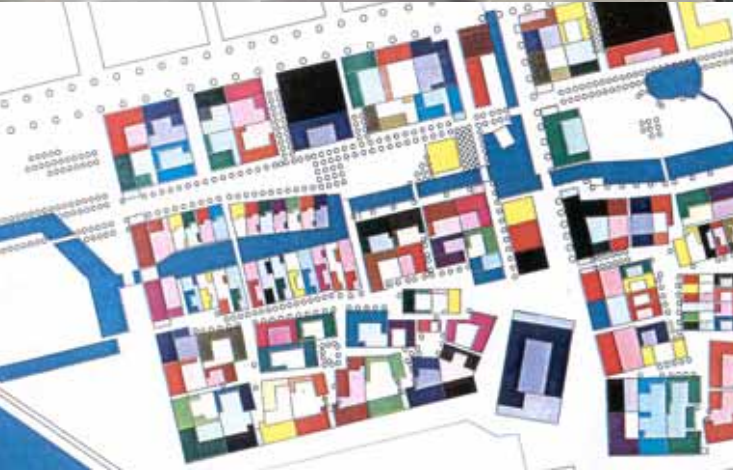
# Nine Design-Principles for Västra Hamnen



- ① The different city-areas should be linked together by connecting thoroughfares and sightlines. However, within the city areas it is just as important to show that the streets do not align.



- ② On a street where two city-areas meet, the façades on both sides of the houses should be designed so they interact. This does not, however, mean that they necessarily have to look like each other



- ③ Having small building plots for each building and using small architectural firms to design every block.





- ④ Short and distinguishable façade lengths – around 25 meters is a good rule of thumb. The length of one block should be limited to 100 meters.



- ⑤ The height of the houses should generally be kept around five to six stories. The area should however also contain building structures of other heights.



- ⑥ Västra Hamnen's architecture is inspired by the old 19th century Quarter City. The buildings should be placed in the street-line.



- ⑦ Passageway entries from the public area into the courtyard.



- ⑧ Mixed use. Every building facing a main street or avenue should contain at least two of the following: residences, services or commercial activity.



- ⑨ The bottom floors facing streets should be given a height which makes it possible for both residential and commercial activity to take place there.







Malmö stad