

Aerial view from the centre with the strategic site

CATEGORY urban/architectural

LOCATION Holma, Malmö
POPULATION city 258 000, municipality 298 000
STRATEGIC SITE 34 ha
PROJECT SITE 9 ha
SITE PROPOSED BY MKB Fastighets AB and Riksbyggen, housing companies
OWNER OF THE SITE MKB Fastighets AB and Riksbyggen, housing companies

COMMISSION AFTER THE COMPETITION
Strategic planning commission. Design development commission.

TRANSFORMATION OF SITE

The area of Holma is a large-scale development constructed in the middle of the 1970s on former agricultural land. It is an area typical for its time with prefabricated concrete blocks placed in an orthogonal grid, with a separation of motor and pedestrian traffic and with a lack of certain public facilities.

The main task is to design a building strategy for the eastern parts of Holma, currently devoted mainly to parking, including residential buildings as well as a mix of other functions. The brief also asks for proposals of how to develop the area as a whole and improve the social spaces and networks. The development should also assist in suturing the heterogeneous surrounding areas into a whole urban fabric.

CITY STRATEGY

The city has a strong industrial heritage but has during the last two decades been in a transformation process, shifting its identity towards the post industrial. The construction of the Öresundsbron bridge between Malmö and Copenhagen has placed the city in an extended urban context, attracting new types of businesses including the cultural industry, and with a changed settlement pattern with many new Danish residents. The most recent infrastructural investment, a 6 km railroad tunnel under the city, has created a more efficient communication structure and has been a catalyst for new urban development south of the city centre. A present challenge for the city is to develop the existing neighbourhoods and act against urban fragmentation and segregation.



Aerial view from the south with the strategic site



Aerial photo with the project site

SITE DEFINITION

Directly to the west of the site is a green area called Kroksbäcksparken, constituted by a system of artificial hills. This is part of a green belt of parks ending in the city park called Pildammsparken. To the north there is an area of allotment gardens and to the east the site is bordered by the road Pildammsvägen. The old agricultural land south of the site is going through a radical transformation. A new train station in Hyllie has been created, surrounded by several large retail and cultural facilities, including the new Malmö Arena. Around this core are several urban and mainly residential quarters in development that will stretch up north and eventually connect to Holma. From being placed in the periphery of the city, Holma is beginning to be tied in to the city fabric.

NEW MOBILITY

The area is in need of a strategy that can improve the spatial networks in a transversal permeation from the project site into the present Holma residential area and further to Kroksbäcksparken, lengthwise from Hyllie and towards the inner city creating necessary local passage opportunities, as well as stimulating internal circulation and connectivity.

NEW WAYS OF LIFE

Holma has had a strong history of participation processes where the voice of the inhabitants has been part in developing the area. This is a tradition that can be further elaborated. There is a need for a mixed-use development, in which a variety of additional programmes are added to a residential development, with special attention to the social functionality of the whole area of Holma.

NEW SUSTAINABLE DEVELOPMENT

In this context, there is a need to focus on social aspects of sustainability rather than proposing technical improvements. At the moment, large investments are made to improve the technical performance of the existing housing stock. Social aspects are however not always catered for in these large physical investments. To manage this, a close reading of the existing situation is vital in order to propose different social qualities in the form of processes, projects and spaces that have goals of integration, stimulation and exchange between the inhabitants.

The hills of Kroksbäcksparken



The Hyllie development



Eight story residential blocks



The parking layout



Three story residential blocks