



Oblique photo of the project site

CATEGORY: Territorial/Urban

LOCATION: Municipality of Allerød, Lillerød-Blovstrød town district

POPULATION: Municipality of Allerød (24,000), Blovstrød (2,700), Lillerød (16,200)

STRATEGIC SITE: 300 ha

PROJECT SITE: 50 ha

SITE PROPOSED BY: Municipality of Allerød

OWNERS OF THE SITE: Municipality of Allerød / private owners

COMMISSION AFTER COMPETITION:

Participation in the preparation of a detailed master plan for the whole project site or parts of it. Expected occupation 2015-2021.

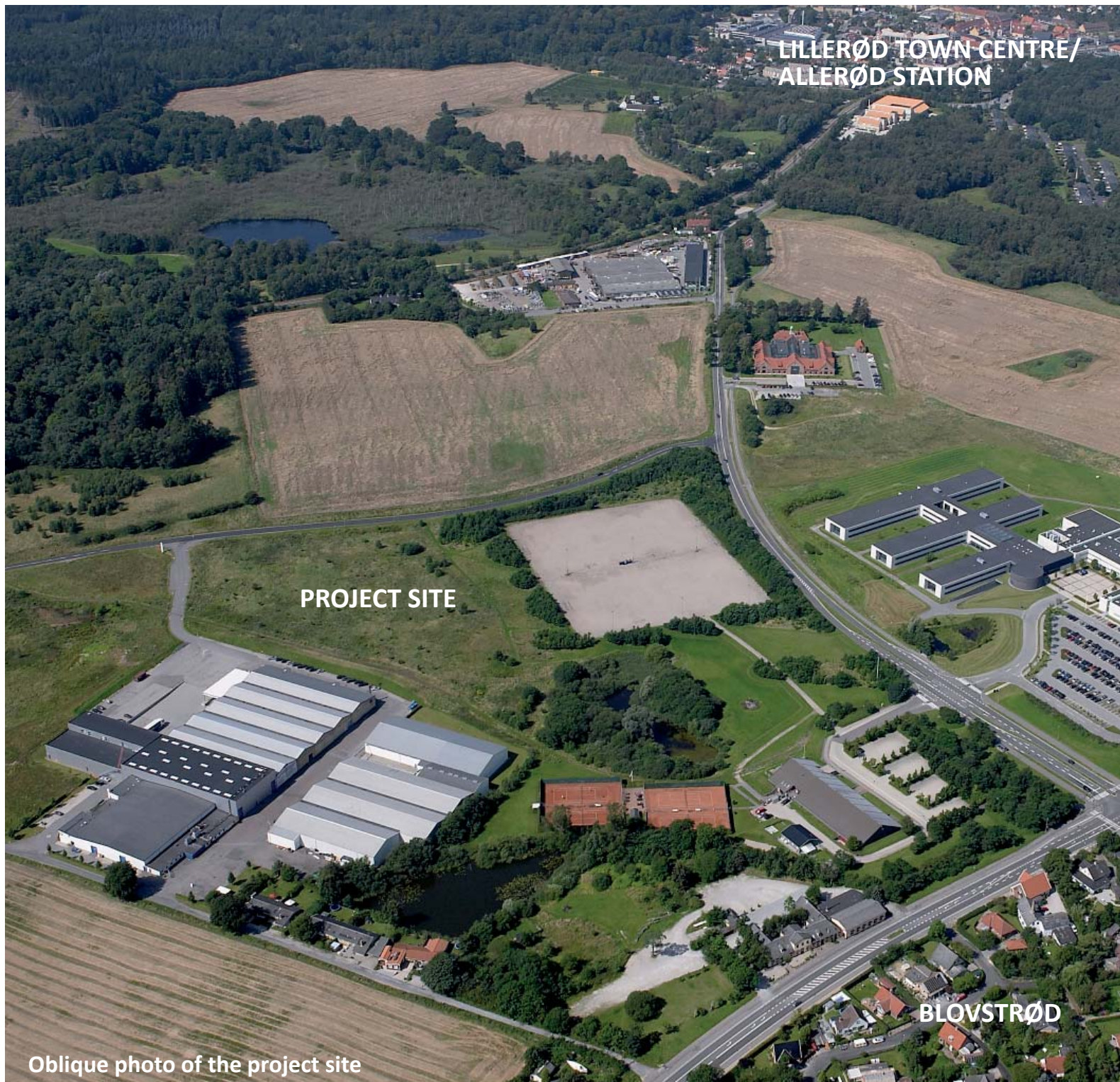
TRANSFORMATION OF THE SITE

Like many other suburban municipalities in Denmark, Allerød experienced explosive urban growth in the 1960s and 1970s, when districts of detached houses took a firm hold on the open landscapes around the capital city. The detached house typology came into being and the many detached houses still dominate the urban landscape of Allerød today. Yet the detached house is no longer in keeping with these environmentally conscious times. This is why Allerød is now looking for a visionary master plan for a contemporary residential district in the suburb, where living sustainably is a natural part of everyday life. Plans for the dense suburb should not impair the qualities of the villa district and should integrate sports, existing companies, nature and landscape in the experience of the district. The challenge lies in creating links to and cohesion with existing districts (Lillerød town centre and Blovstrød), structures and functions and the surrounding natural environment.

CITY STRATEGY

The Municipality of Allerød is working actively on three key challenges that will affect the new district:

- A change in the town's demography towards there being more elderly people and fewer families with children, as well as new family set-ups and lifestyles, means that the focus of the development of new residential areas in Allerød is on greater variation of housing, which in turn allows for a more diverse mix of residents.
- In line with its vision of being CO₂ neutral by 2030, the municipality has high environmental ambitions. The areas with top priority include nature, climatic effects and the sustainable management of rainwater.
- Health has always played a vital role and sports are an essential part of the local identity. From now on there will be particular focus on promoting sport and health as an integral part of the town and landscape.



SITE DEFINITION

The project site is characterised by a wavy terrain with a height difference of just under 20 metres within the site. The project site features open agricultural areas, distinctive building structures for business and sports and individual residential buildings. This means the scale of the area varies greatly and is full of contrasts, creating a diffuse town boundary for Blovstrød as it is today.

The competition brief involves a significant challenge when it comes to identifying how cohesion can be created between open and closed, large and small and new and existing structures.

Most of the project site – the open fields and sports fields – are owned by the Municipality of Allerød. The rest of the existing development is privately owned.

NEW SUSTAINABLE DEVELOPMENT

The Municipality of Allerød aims to make living sustainably in Ny Blovstød a natural and easy part of everyday life, whether residents are busy families with children or pensioners. Rainwater must be managed so it becomes a recreational element of the town's spaces, just as the town's other processes (waste management, energy and food production, etc.) should be made a visible and integral part of the urban space so that people can understand and learn about the processes forming the basis of the town's activities.

The housing typologies in the new area must create the foundations for economically sustainable implementation and operation and include size variation, allowing for a more diverse mix of residents and different lifestyles. Informal meeting places that encourage solidarity, safety, a local environment and everyday life should be created in the urban spaces.

NEW WAYS OF LIFE

The new residential district must help to create changed, more sustainable behaviour in both the residents of the suburb and the planners of the future. As part of a larger sustainable system, the district will contribute to reducing CO₂ emissions at the same time as creating the basis for more active, social activities among the residents.

NEW MOBILITY

At present the car is the preferred method of transport in the suburb because its layout is based on people mostly travelling by car. The new residential district in Allerød, on the other hand, should encourage the use of public transport, prioritise soft road users and ideally make cars redundant. Since health and sports play an essential role in Allerød's identity, movement is also an important key word in the planning of the municipality.





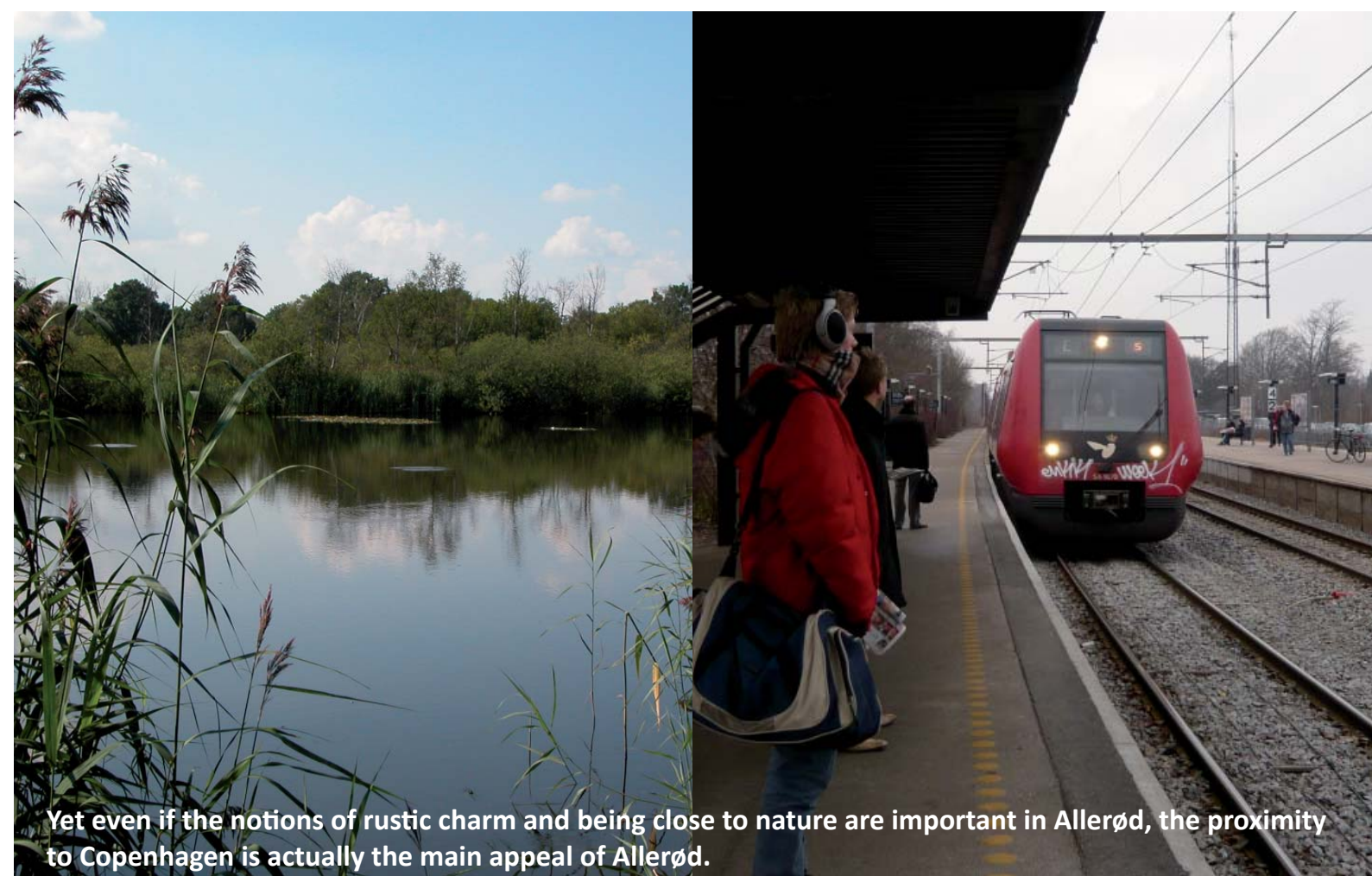
Allerød experienced the explosive growth in detached houses during the 1960s and 1970s. Today the many detached houses still dominate the urban landscape in Allerød.



The detached houses that we see today are not a sustainable type of housing. The structure is too open; they take up too large areas and create distances that are too great.



Sports are an essential part of the local identity. The Municipality of Allerød is very keen to promote sport and health and make them an integrated part of the town and landscape.



Yet even if the notions of rustic charm and being close to nature are important in Allerød, the proximity to Copenhagen is actually the main appeal of Allerød.