

SITE VISIT HELSINGBORG (SE) 09/05/2019

Site representatives present:	Konrad Ek, City Architect, City of Helsingborg Karin Kasimir, Urban planner, City of Helsingborg Cecilia Johansson, Development Engineer, City of Helsingborg
Europan organizers present:	Frida Öster, General Secretary, Europan Sweden

Number of participants: 15

Information / presentation by site representatives:

Konrad Ek, City Architect of Helsingborg, presents the project site and shows a slide show (see Appendix 1) with pictures from the area. The presentation is followed by a visit of the site and Magasin 405.

Helsingborg is a city with approximately 145 000 inhabitants and is located close to Denmark. The project site is located in the harbor area in proximity to the city center. The Europan project site is part of the bigger vision for the H+ area that is based on a winning competition proposal from year 2008. Historical pictures show what the Europan project site looked like when the municipality initially started the H+ project. Several warehouse buildings that were located next to Magasin 405 have now been taken down.

One of the main ideas for the H+ vision was a blue-green stretch that connects the salty water of the sea with the freshwater of the inland. This is still one of the main ideas that is being investigated and developed, however, it won't be possible to connect the two types of water. The blue-green stretch will become a recreational path and will feature aquatic elements in recreational functions.

The project site is located close to Stadsparken, Landborgen in the north, the areas Norr (North) and Söder (South). There is a new area being developed north of the study site with apartments, a congress hall and hotels, that will be finished next year.

The first phase of H+ that is now being developed is Oceanhamnen. Oceanhamnen will be connected to the city center with a bridge over the vehicle marshalling area next to the ferry berth. The bridge will be finished next year as of when the first housing developments will also be completed. This development area is now full of activity and all the buildings will be finished in year 2022. The canal is not finished, but there is ongoing preparation for the work.

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There will be new office buildings; World Trade Center, Prisma and Castellum, as well as residential buildings designed by many different architects. All buildings of the first phase are approved with building permits. A new quay will create a pedestrian walk that will lead down to Magasin 405.

In the future there will be a new island and more canals. There will be a new small park, Varvsparken, that will connect with Stadsparken. Today, however, the vehicle marshalling area is a barrier that disrupts this connection.

In the coming areas that are being developed there are plans for a water activity bath house, outdoor swimming, a high school and a parking garage with a grocery store. These functions are not yet clear, but the development of the area is in progress.

A new southern entrance for the railway was completed a few years ago. The central station is a very important focal point that connects the different areas.

There is a vision for a new water reservoir that will be like an old roman aqueduct that is currently being constructed, situated in the east part of the city.

There are some development plans going on at Söder (South) as well, with a vision for a new shopping mall and new apartment buildings.

Helsingborg has a history of hosting many different city exhibitions. In 1955 there was a big international exhibition – H55. H99, in 1999, was also a big exhibition where the North Harbour was completed. In the H22 exhibition, 2022, the Ocean Harbour will be completed, and the winners of the Europan competition will work with the exhibition that will take place in Magasin 405.

The transformation of Magasin 405 should be made so that the old warehouse building is still recognizable and it should not be demolished. You are free to propose new functions to the building that you think could be good for the area. Parts of it could be a taller building, but you have to consider the consequences of shadows etc. The proposal should be realistic.

The southern bridge that goes over the railway will be of double size. The reconstruction of the bridge will be finished by latest in 2022. The access to the Ocean Harbour area will be both from the new bridge in the north, and the bridge in the south. Magasin 405 has a key location in between these two bridges.

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QUESTIONS:

Question 1: What is your strategy for dealing with the barrier effect of the ferries and how to connect the two parks?

Answer: The two pedestrian and bicycle bridges in the north and south reduce the barrier effect of the ferries. The northern bridge will connect the two parks. There are plans for a tunnel that will connect Helsingborg with Denmark. When this is realized there will only be small ferries trafficking the sea. These plans are very far away, but it is our vision.

Question 2: The phase south of Magasin 405, is it not planned yet? **Answer:** The planning for this area is ongoing. We have a political decision to plan for housing, a parking house, a grocery store, an upper secondary school, a water activity bath house, an outdoor swimming area and a park.

Question 3: What is the density of the master plan?

Answer: The whole H+ area will be like a new small city with 10 000 people living there. This will be completed over a period of 20 - 30 years. In the Ocean Harbour area, there will be around 1 000 dwellings and 60 000 square meters of office space.

Question 4: What is the vision for the row houses on the project site? **Answer:** The plan is illustrated like this, but you are free to come with suggestions for something else. We want good ideas, but it should be realistic. The row houses are illustrated to be two to four stories high; we think this could be a proper scale for the area.

Question 5: Is there a minimum number of square meters to consider for the row houses?

Answer: The idea is to have a building along the street of a human scale.

Question 6: Do you want the area that is illustrated with row houses to be of residential function?

Answer: We need a lot of housing, so yes, that is the proposed function, but you are free to make a proposal.

Question 7: In the competition brief you are mentioning the sea level changing and the new level of the quay?

Answer: The new level of the quay will be raised to +3,5 meters and the bottom floor level of Magasin 405 is on a lower level. This is one of the most difficult questions to solve. On a lower level than +3,5 meters there can be functions such as parking and storage, but the basements under +3,5 meters have to be water proofed. The lowest floor slab level for underground parking in other areas of the Ocean Harbour is +1

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meter. Above +3,5 meters towards the quay, we are striving to have more public functions.

Question 8: To solve the need for parking, is it possible to use the planned parking building adjacent to Magasin 405 or does the parking need to be solved within the plot?

Answer: The new parking house will be needed for the entire neighborhood; for the offices, for the water activity bath house, and for the grocery store. There is a discussion going on around this but don't count on the parking building too much. The project must show a solution for the parking. See also answer to question 7 above.

Question 8: When will you remove the activities at Pixlapiren? **Answer:** It will be removed when the site is needed for the bath house, within approximately two years.

Question 9: What is the role of the study area marked in red? **Answer:** The area marked in red includes the whole context of the site, relevant to understand in order to make a proposal for the project site, marked in yellow.

Question 10: Is it allowed to make a proposal even for the study area, marked in red?

Answer: The project site, marked in yellow, is the area where to make a detailed proposal according to the competition brief, and the jury evaluation will focus on this proposal. If you have ideas for the study site, marked in red, you are free to show them, but it is not asked for in the brief. The plans for the study site are already on a detailed stage so the possibility for changes is small.

Protocol written by:

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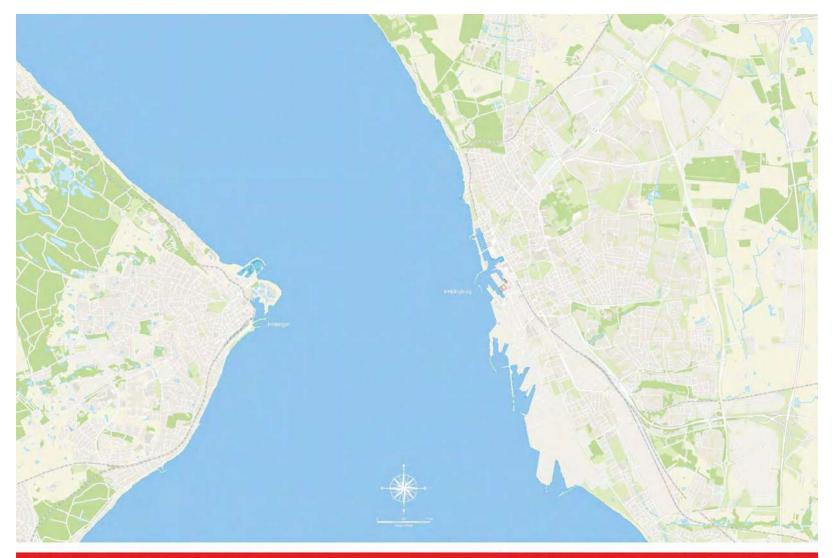






Re-activating Magasin 405 and the crane





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2019-05-14

HELSINGBORG

Europan 15 - Helsingborg (Sweden)







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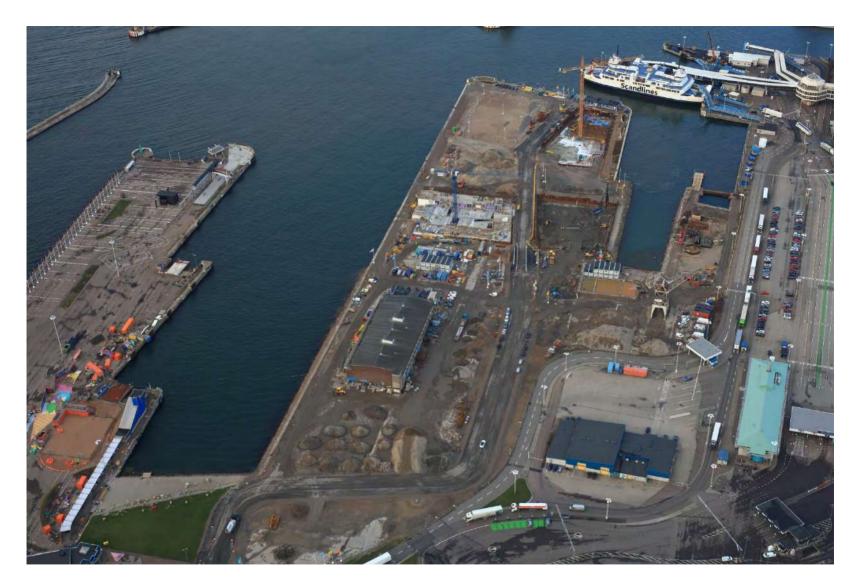
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Programområdet. Illustrationen är bearbetad efter programsamrådet och efter samrådet till den första detaljplaneetappen av Oceanhamnen. Illustration Karin Kasimir.













Re-activating Magasin 405 and the crane



Oblique image of the Ocean Harbour and the site with the Magasin 405 and the crane



SCALE: S architectural

CATEGORY: urban (and/or) architectural

TEAM COMPOSITION: urbanist, landscape architect and architect LOCATION: Helsingborg, Ocean Harbour, Magasin 405 and crane POPULATION: City with 140 000 inhabitants

PROJECT SITE: The size of the plot is 6300 m², of which 1980 m² is occupied by the building. Magasin 405 has an internal area of 5700 m² and the crane's engine room is 33 m².

SITE PROPOSED BY: Municipality of Helsingborg OWNER OF THE SITE: Municipality of Helsingborg COMMISION AFTER COMPETITION: The development of Magasin 405 and the crane for exhibition H22 in collaboration with the municipality of Helsingborg.

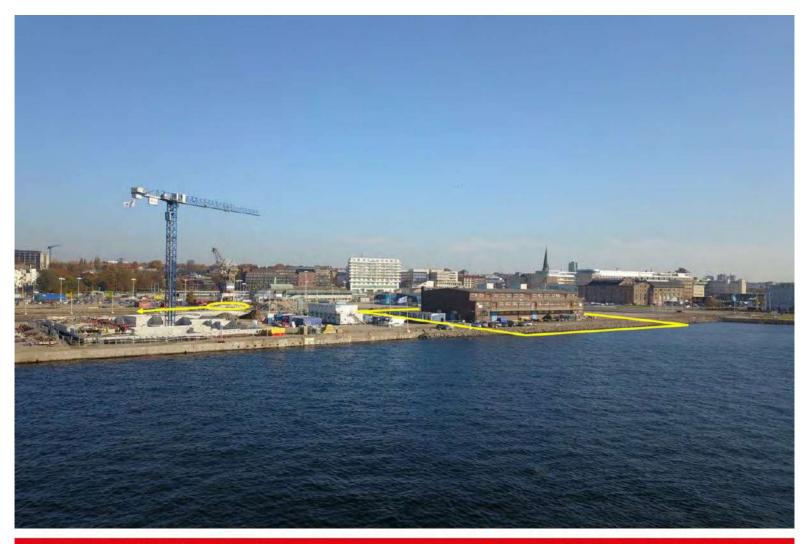
HOW CAN THE SITE CONTRIBUTE TO THE PRODUCTIVE CITY?

The old harbour warehouse is located in the middle of Ocean Harbour – a new neighbourhood within the urban development project H+. Magasin 405 was built in at a time when the harbour was bustling with life, busy with the loading and unloading of large ships. The crane at the old yard is also reminiscent of the old activities in the harbour. The crane, the warehouse and the surrounding area constitute the heart of the project, and present an opportunity to inject modern ideas in it's circulation and spaces. The process and program will be used to activate the project site, adding volumes or remodelling the warehouse, moving or linking the crane and adding more buildings on site. Magasin 405 will be a temporary activity site and exhibition venue at the H22 exhibition, but will also require ideas for future functions.

CITY STRATEGY

H+ is the largest urban renewal project in Helsingborg in modern times. By 2035, the old port and industrial areas will develop into a mixed productive area of the city, accommodating more people, companies and new meeting places. Helsingborg aims to create an optimal climate for resourceful and talented people to thrive, through creative meeting places and environments where people and businesses are able to develop their scope and diversity. The transformation of Magasin 405 should build on it's historical identity, but in the modern context and direction of the new district. Magasin 405 could take the role of an intellectual and visual landmark in Ocean Harbour and in the Öresund region. The new city plan for the northern part of the site is already established, while plans for the areas in the west and south are still to be developed.





Re-activating Magasin 405 and the crane







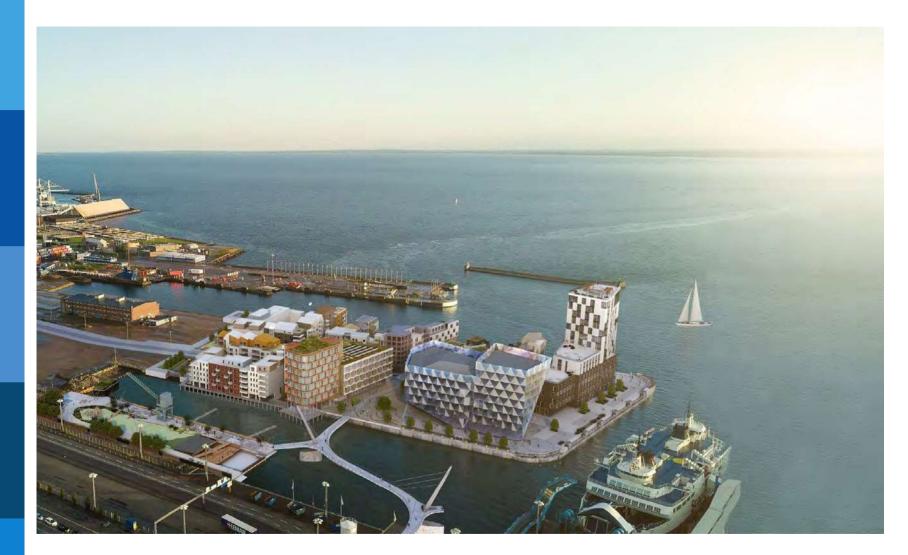


Re-activating Magasin 405 and the crane















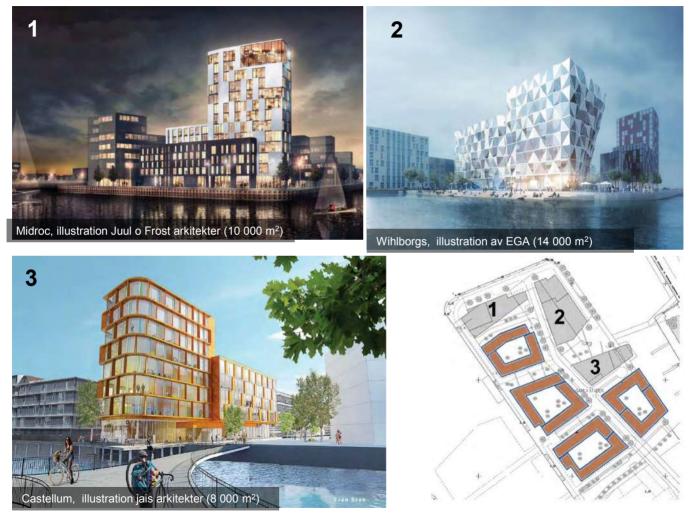


























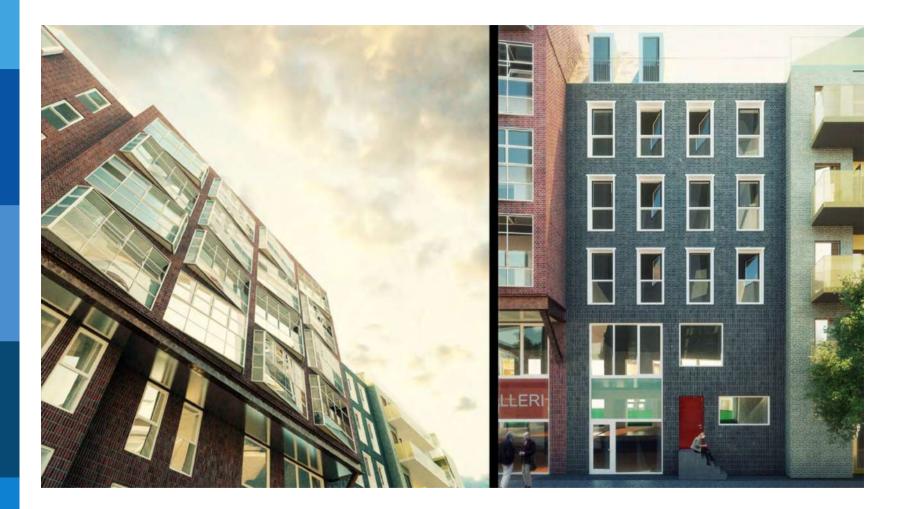




















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