

# **Urban design in the city of Helsingborg:**

**The conflicting interests of mobility and cultural heritage in a  
contemporary project**

*Symposium: Mobility's: Architectures,  
Geographies and Social Space, November 5-6,  
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# Content

Research methods

Definition: Key concept

Types of compensation

Steering principles

Strategies among key players

Cases study Helsingborg + findings

Discussion + conclusions

# The research project - methods

**Inventory – regional and local authorities**

**Literature Review – research and practice**

**Concept analyze - compensation**

**Legal analyze – law, rules and legal judgments**

**Cases studies – Helsingborg is one of four cases**

**Workshops – testing definitions and findings**

**Conference – provide information and public debate**

# Compensation as key concept

Two different fields of research and understanding

Compensation in Culture heritage belongs to a humanistic field of knowledge – **deals with values**

Compensation in Natural environment is a scientific field of knowledge – **deals with measurable response**

The two perspectives on compensation are (partly) connected in regulation and practice

# Compensation in practice

**Three ways of understanding compensation, which creates confusion in practice**

1. A tool for planning (national level)
2. A method in planning (local level)
3. A action in planning (project lever)

**Compensation has to be understood in its specific context**

# Compensation a definition

There must be a case of

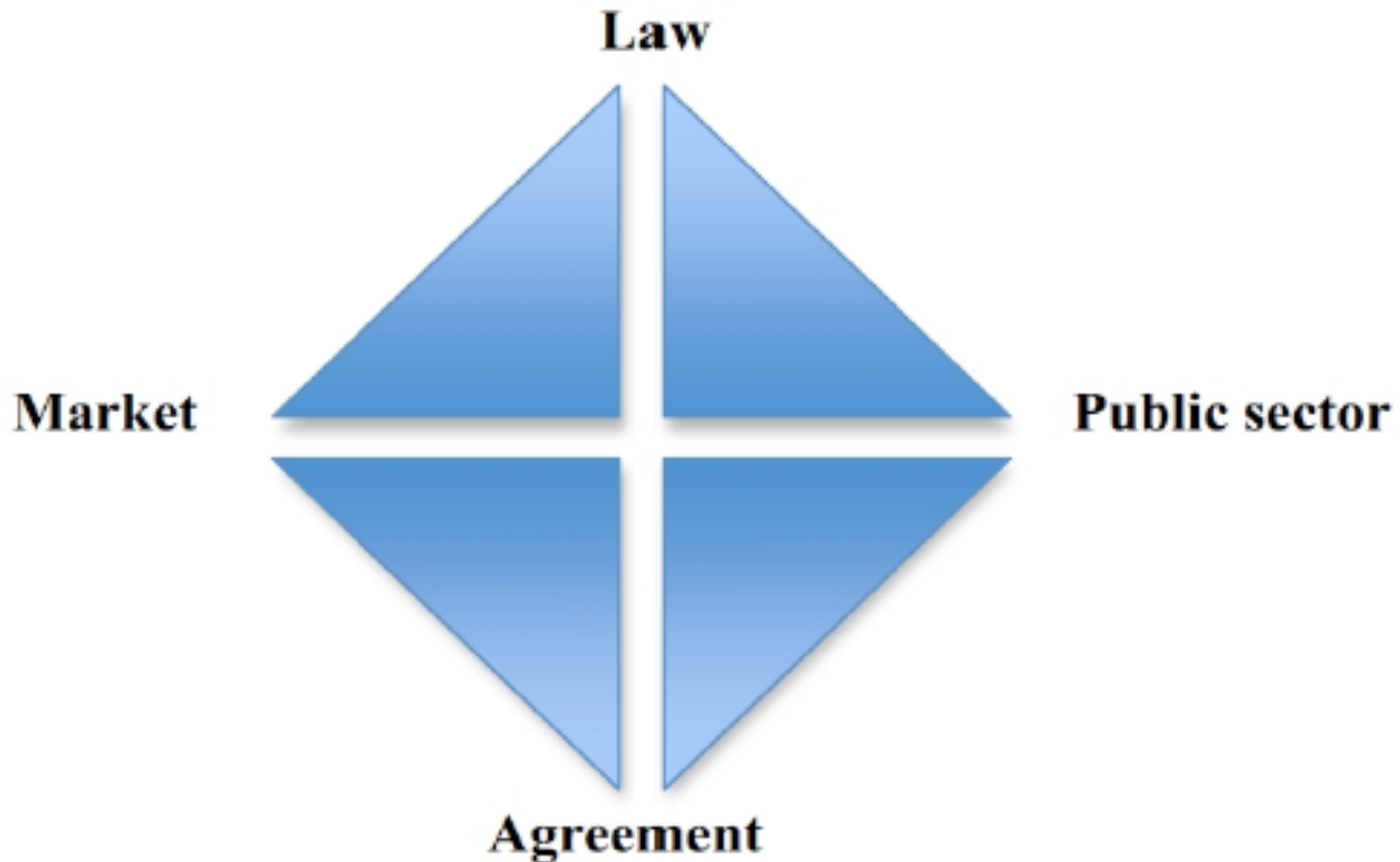
- 1) land development of a cultural heritage area, which
- 2) leads to a negative impact, and
- 3) requiring physical compensation or measures, which are
- 4) regulated in an agreement with the developer or by the authorities, and has to be
- 5) carried out within a certain time.

**If these criteria are met, then we have compensation in community planning**

# Types of compensation

- **Same value-same place:** Restoration of a similar type of cultural heritage value at the site of the damage.
- **Same value-different place:** Restoration of similar type of cultural heritage value at another site.
- **Other value-same place:** Restoration of different type of cultural heritage value at the site of damage.
- **Other value-different place:** Restoration of different type of cultural heritage value in a different area or other approach.

# Steering principles





# Strategies among key players

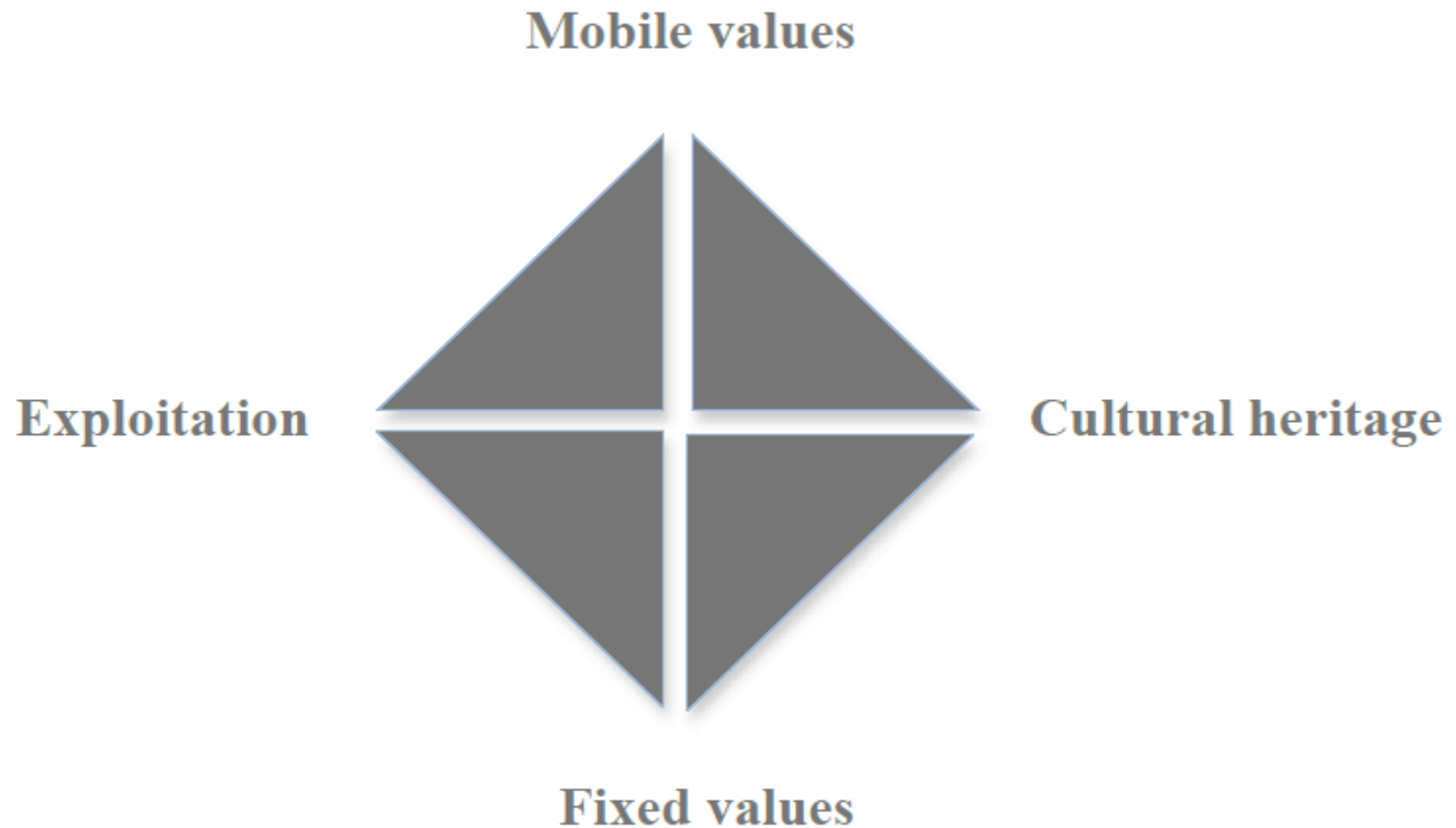
**“push on”  
make  
changes**

**“pull back”  
stop  
changes**

**“let go”  
let changes  
happen**

**“let retreat”  
accept  
changes**

# Analysis model



# Case study - Helsingborg

## Key actors

- *Politicians:*
- *Administrators:*
- *Developers:*
- *Consultants:*
- *County Administrative Board:.*

# Case study - Helsingborg

- **Developer Competition, 2009**
- congress & hotel + office + housing
- **Invited design teams:**
  - Foster + Partners Ltd (English team)
  - HSB Nordvästra Skåne & Veidekke Fastighetsutveckling (Swedish team)
  - Wihlborgs, JM & PEAB (Swedish team)
  - Midroc Property Development + Schmidt/Hammer/Lasse (Swedish/Danish team)
  - Briggen AB (Swedish team)

*The building will be part of the total concept of the competition proposal. The competitors must decide if the station house should remain at its present location – with or without annexes and platforms – or if it should be moved to a different location in the competition area.*

*A conclusive evaluation must be made about the building's authenticity being dependent upon its preservation at the original site or if the historical heritage remains intact regardless of a change in location. The applicant is at liberty to suggest uses for the building.*

(Competition brief 2009-05-11, p. 22)

# Winning design



# Jury report

*The proposer behind Salt Crystals has in a convincing way presented a proposal that was well thought through, with realistic, dynamic architecture and a well-balanced urban spatial connection. The urban structural concept is attractive as the new building fits well into the existing city grid. The design of the thoroughfares and spaces creates good preconditions for inviting walks, green areas and attractive places available to all. The architecture is independent and original. The design of the proposal provides a balanced project which complements the city with a landmark. The congress compound and hotel have a functional and attractive overall solution from both a financial and sustainable perspective.*

(Jury report 215-01-14, p. 6)

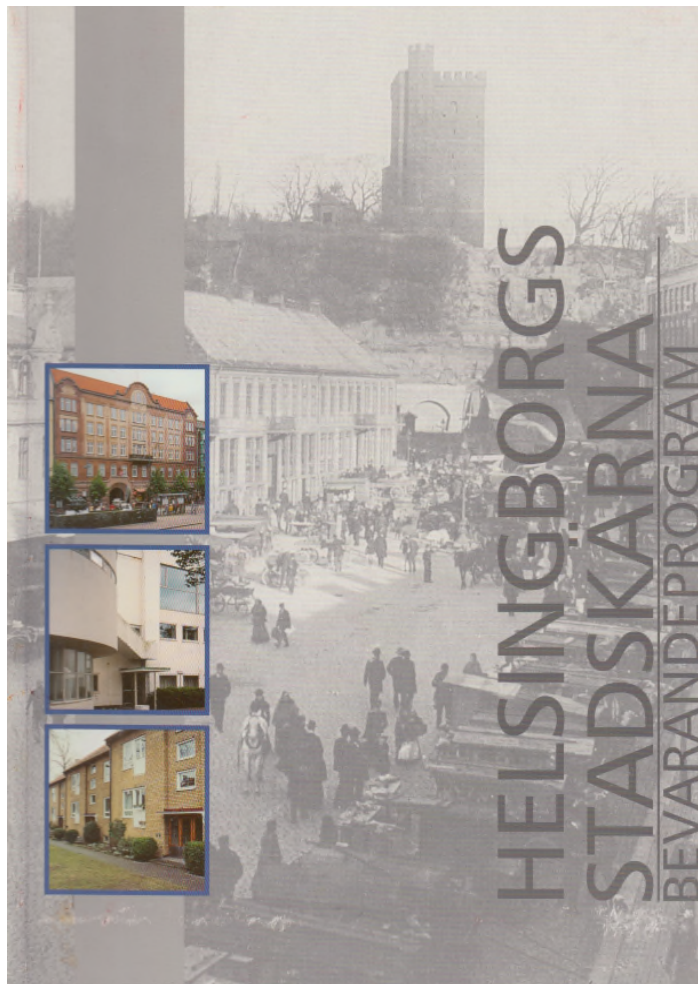


# Ferry station





# Ferry station



# Second design proposal



# Detailed plan



# Findings

Compensation measures:

- Restoring the steam ferry station by demolition extensions
- *Same type of value on site (but 70 m away)*
- Connecting to steam ferry to its previous site by designing public space
- *Different type of value on site*
- Signs with information about the steam ferry station on both sites (new and old)
- *Different type of value off-site and on site (70 m away)*

Steering principle: regulation in the detailed plan, supported by regulation for cultural heritage of national interest



# Discussion and Conclusion

1. Attitude towards cultural heritage values being either mobile or fixed qualities depends on professional backgrounds and position in the planning process.
2. Exploitation interest sets the agenda in the urban design project with one exception.
3. Cultural heritage compensation turns out to be both measures in the planning from consultants and officials and and regulations in the detail plan

# Analysis model

