

Architecture as heritage, conservation and history

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Kulturlandskapet and Chalmers University of Technology
Workshop
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Research project

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Research followers,

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Background – Starting point

The cultural heritage is a **collective utility** for citizens and of **public interest** in the building code.

The focus is on **detailed plan** and how **compensation** is expressed when building take place in areas of **national important** due to its cultural values and architectural qualities.

Approved changes can be **regulated** in detailed plans as conditions for the **use of sites** and **guidelines** for designing new buildings.

Methods

- **Case studies:** A selection of detailed plans in Gothenburg are investigated as case studies.
- **Literature studies and concept analysis:** A investigation based on a review of how (cultural) heritage are understood as part of ecosystem services.
- **European Symposium:** ten international researchers will be invited to a symposium for paper presentation followed by proceeding.

Selection principles

From 39 detailed plans (DP) to 8 cases of exploitation in areas of national important for their valuable heritage

- 1. DP should reflect current planning practice**
- 2. DP should include significant impact on the cultural values in areas of national important**
- 3. DP should concern new buildings and additions in both the city centre and outer areas**
- 4. DP should include exploitation in different types of heritage of national important**

Case studien

1: Housing and spaces for business at Styrsö

2: Student housing in Guldheden

3: Housing and expansion of University

4: Student housing in Lindholmen

5: Housing in Majorna

6: Housing and spaces for business in city centre

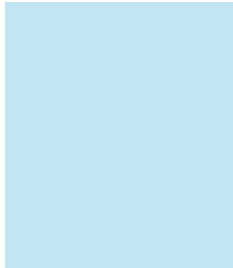
7: Expansion of City library

F 8: Demolition or conservation in Skeppsbron

The eight detailed plans include five different types of area of national importance in Gothenburg

Compansation – policy in Gotbenburg

Hållbar stad – öppen för världen



Kompensationsåtgärder för ekosystemtjänster i plan- och exploateringsprojekt i Göteborgs Stad

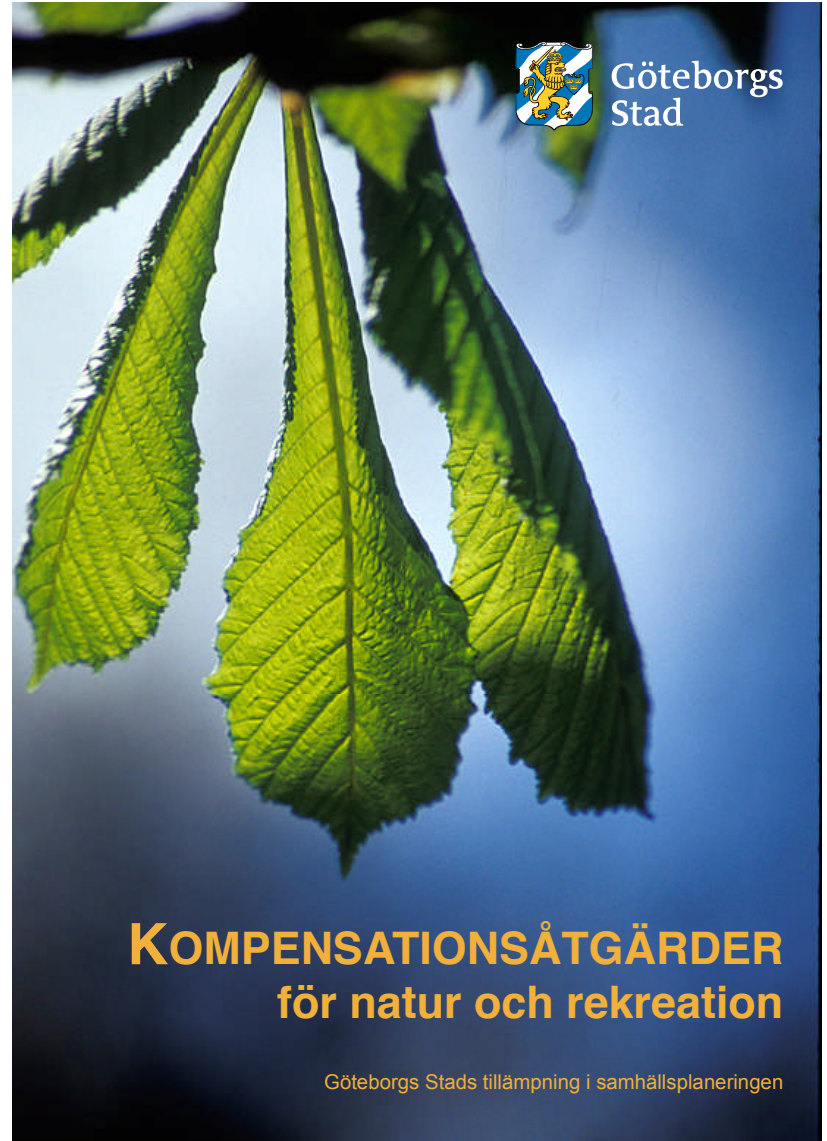
Räkna med ekosystemtjänster för en tät och grön stad



www.goteborg.se



Göteborgs
Stad



KOMPENSATIONSÅTGÄRDER för natur och rekreation

Göteborgs Stads tillämpning i samhällsplaneringen

What is compensation?

In the literature compensation in planning processes may be:

- 1. A tool;** The Environmental Code provide rules the make it possible to claim compensation for intervention in valuable environments, nature and heritages. Regulation of land use by law (**national level**)
- 2. Method:** a planning method (balancing principle) in municipalities to replace lost values connected to exploitation (**local level**)
- 3. Measures:** concrete actions in planning process aimed at reconstruct of values and qualities (**project level**)

Cultural compensation

- **Definition of heritage compensation in DP:**
- There must be a
 - (a) plan assignment that,
 - (b) include an exploitation, which
 - (c) has or can have a negative impact on the cultural values in the area according to key actors, which
 - (d) leads to the revision of detailed plan proposals or changes of rules for the land use and building design on the site

When a,b,c d is met then we have compensation as cultural masseurs in the planning and designing process for DP

Compensation in detailed plans:

- problem solving, method, measures, tool

- Compensation as **problem solving** is about eliminating obstacles from key actors to proposed plan. (**project level**)
- Compensation as **method** makes the land (site) available for building by balancing interests. (**project level – local level**)
- Compensation as **measures** can be reconstruction of damage values or/and administrative changes in detailed plans and their descriptions. (**project level**)
- Compensation as **tool** is expressed in terms of detailed regulation of architecture and aesthetic guidelines steering new building design. (**project level- local level**)

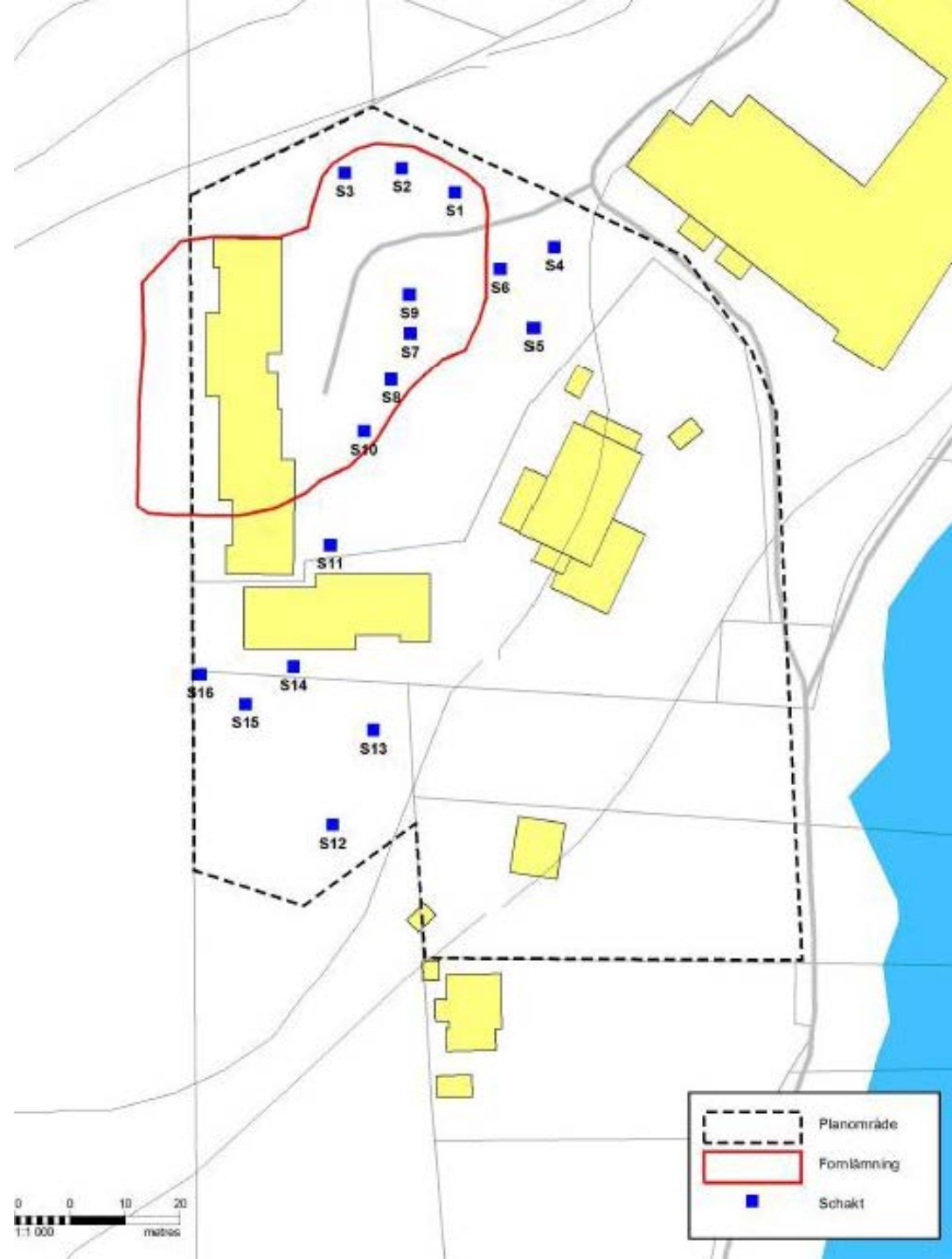
Case 1 - Styrso

Construction of new building and demolition of buildings in Styrso.

- **New housing (50 homes)**
 - single family house
 - multi-family house
- **Rebuilding of existing house for old people**
- **Space for Exhibition**
- **Demolition of two buildings of the site**

Compensation actions:

1. Detailed rules for appropriate designing for additional building and rebuilding
2. Revision of detailed plan added with cultural values on the site





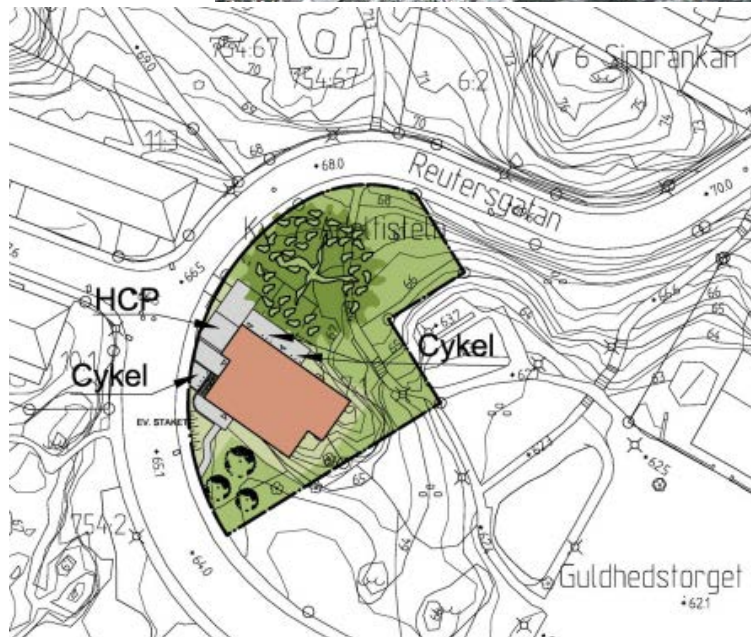
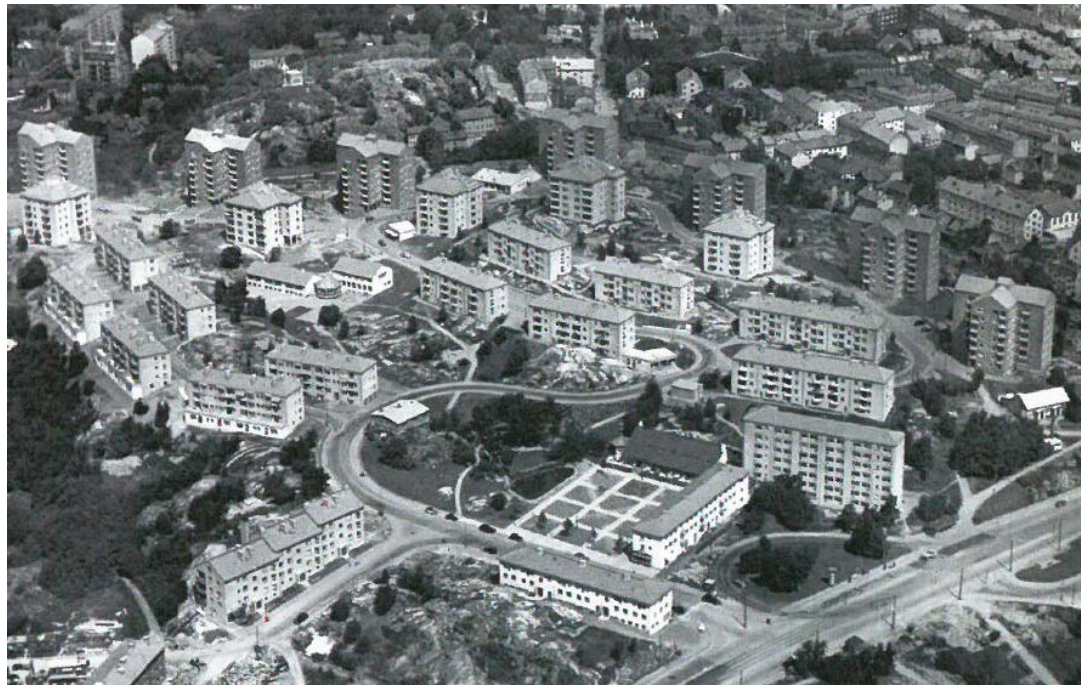


Case 2 - Norra Guldheden

- New housing for students (50-55 apartments, 7 floor)
- Location in the park
- Demolition of existing building on the site

Compensations actions

1. Revision of the detailed plan with cultural values and architectural qualities
2. Design requirements for architectural design
3. Reduction of building volume (40 apartments, 6 floor)
4. Replanting of oaks and renovation of park bench
5. Antiquarian control in the construction phase







Reutersgatan mot Olssons park



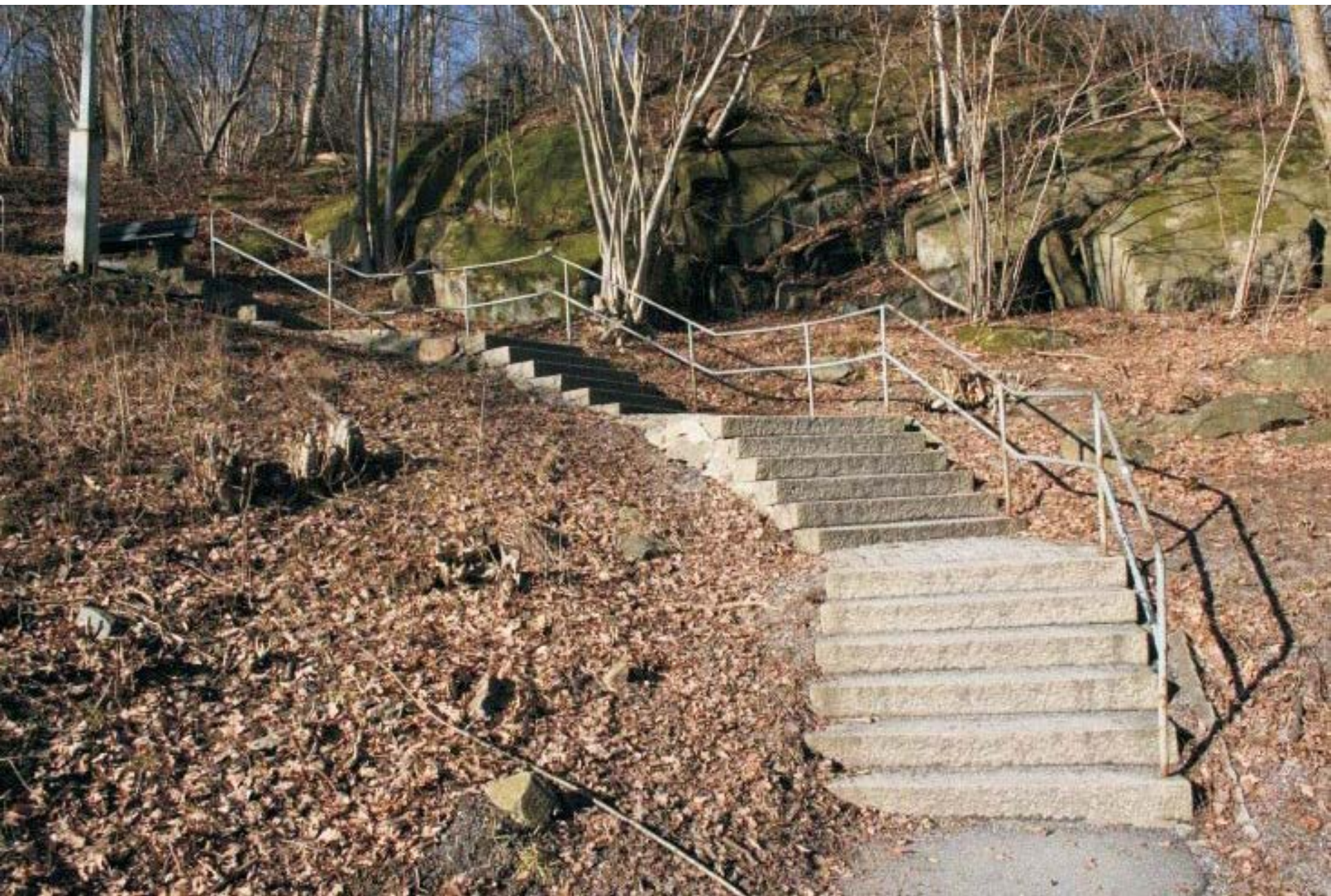
Case 3 – Housing

- New Housing at the Carlanders site (115 apartments).
- Exploitation of green area

Compensation actions

1. Revision of detailed plan with cultural values and architectural qualities in the area.
2. Limitation of area for new building in the park
3. Aesthetic guidelines for new housing
4. Protection of natural and cultural values through planning regulations (foundation for the Gothenburg exhibition of 1923, protection of bird biotopes)
5. Compensation masseurs at site (clearing at viewpoints, benches / lighting / trash bin, reuse of natural stone, new staircase, removed trees must be saved to the benefit of birds in the area)











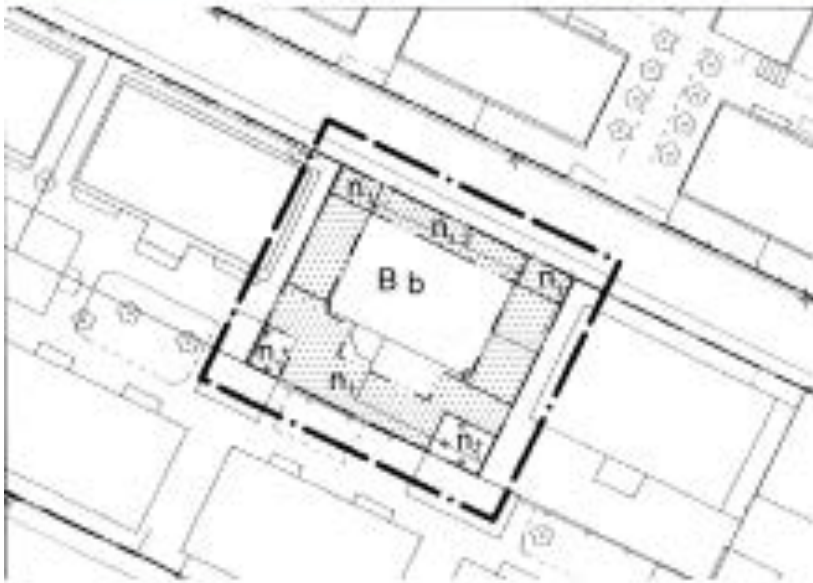
Case 4 – Student housing at Lindholmen

- Design developer competition (175 apartments, 4-5 floor)
- Implementation of winning design in the detailed plan

Compensation actions

1. Revision of the detailed plan with cultural values and architectural qualities
2. Aesthetic guidelines to the developer (recommendation)
3. Detailed demands in the detailed plan for steering the new architectural design (facade – roof – window – entrance)
4. Terrace of the roof because dark yard and apartments
5. New staircase to object from former shipbuilding in order to keep in touch with a part of heritage of national importance









Case 5 - Housing i Majorna

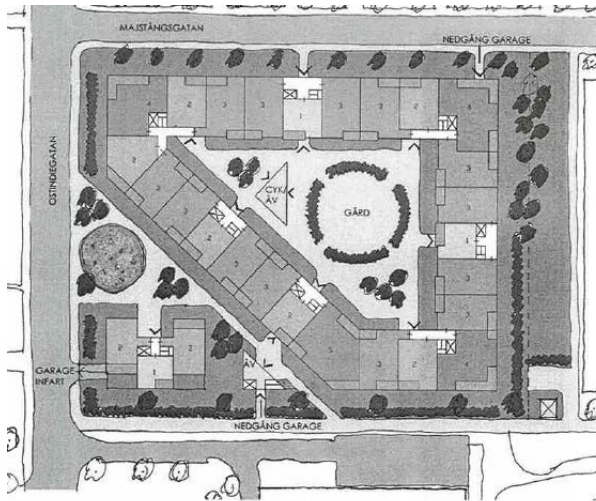
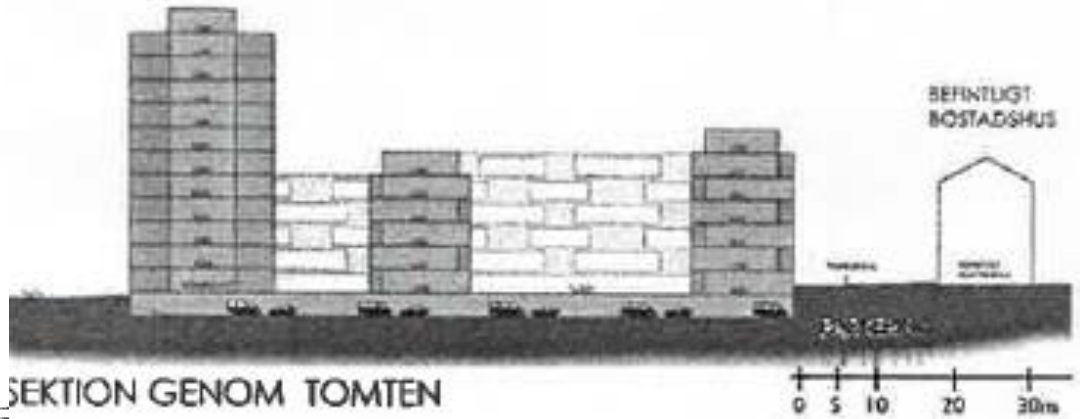
- New multi-family housing in Majorna (140 apartments, 4-5 floor)
- Location: Close to tram station/work place

Compensation actions:

1. Revision of detailed plan with cultural values and quality in architecture and urban design
2. Aesthetic guidelines for architectural control of the new housing
3. Detailed design demands in the detailed plan (facade, color, roof, window, balcony + “silence side”)
4. Barriers close of the housing to minimize noise from trams
5. New space for parking when the land is being used for construction

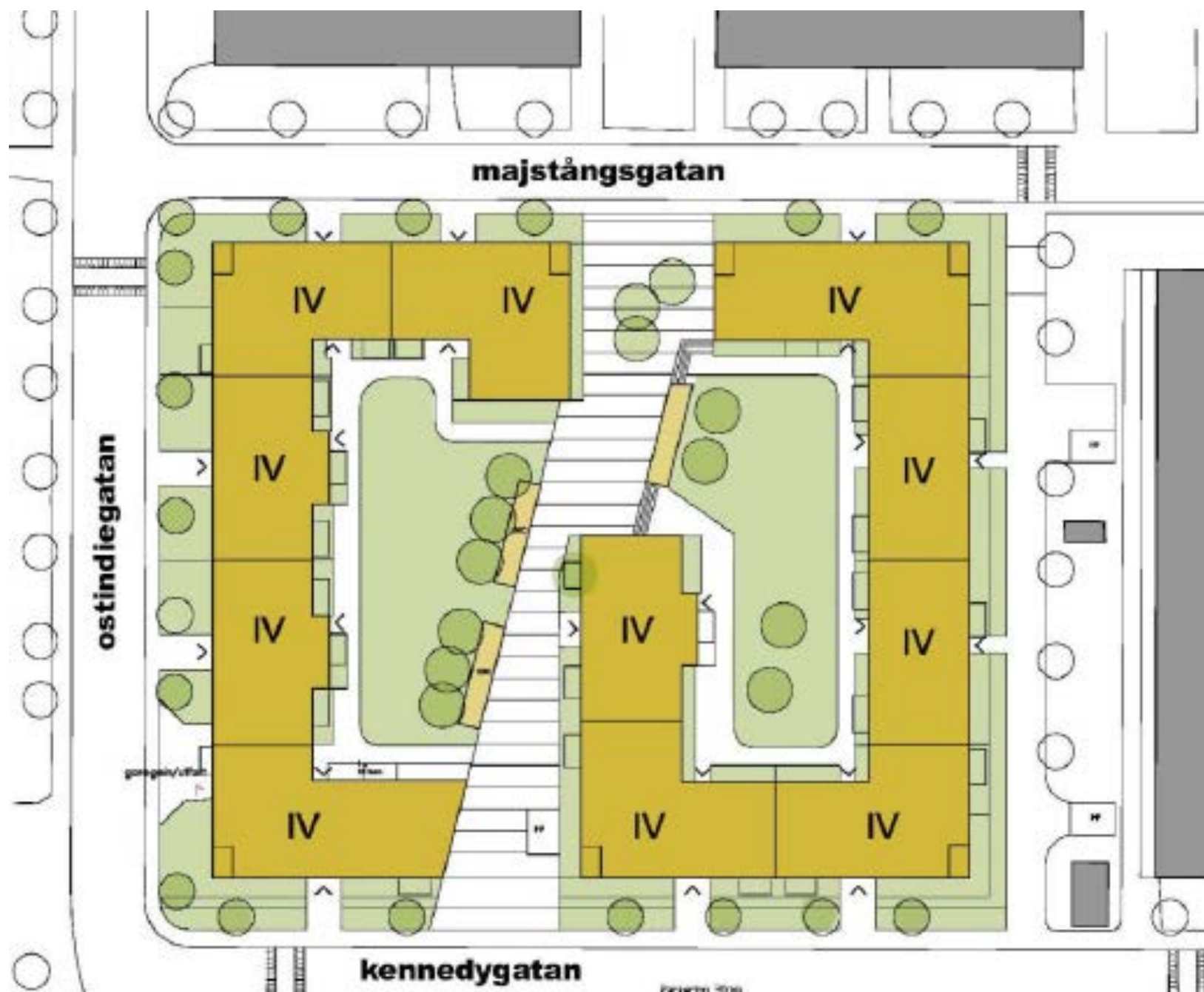


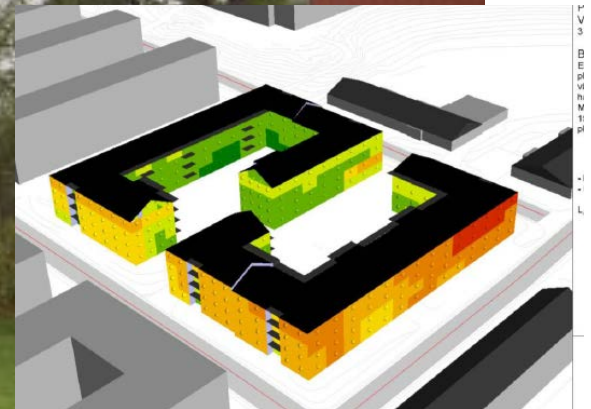
LÄGENHETER I
11 VÅNINGAR











Case 6 - Housing and space business

- Housing (9 apartments) and space for business
- Location: Close to an old part of Gothenburg at Kronhuset

Compensation actions:

1. Revision of detailed plan with cultural values and architectural qualities
2. Architecture demands in the detailed plan (facades, color, appropriate design)
3. Protection of of the street/public space through demands in the detail plan
4. Changes of house design in order to get new sight lines towards defense wall behind the site

Kvamberget

Id Sjöbolls skolan

Kontorshus, "ÅF-huset"

Kronhuset









Case 7 - Extension of library

- New space for the library
- Implementation of winning projects in parallel assignments
- Overlook protection

Compensation actions:

1. Revision of the detailed plan with cultural values and architecture qualities + appendix describing values and qualities
2. Aesthetic guidelines linked to the detailed plan by rules
3. Two statues are moved into new location due to the expansion
4. Detailed demand for the design in the detailed plan including protection of new facades
5. New protection of interior design and floor layout







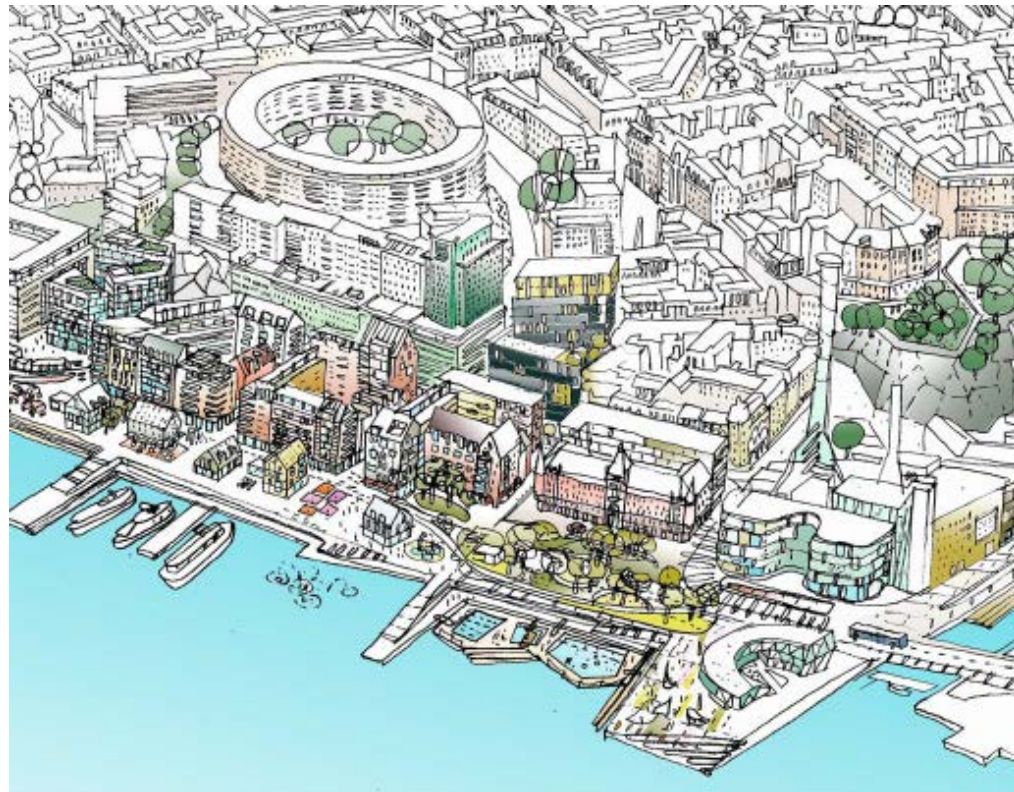


Case 8 – Demolition vs conservation

- Urban design project close the river (former harbor)
- Planning for the demolition and/or conservation of the two historically important buildings in the area

Compensation actions:

1. Revision of the detailed plan with cultural values and architectural qualities
2. Prohibition of demolition in the detailed plan (both buildings)
3. New rules for conservation and careful maintenance of the building in the detailed plan (both buildings)
4. Combine change of roof with prohibition of demolition (one building)
5. Showroom in building as a replacement for demolition of a minor part of the defense wall (protected object)







Findings

- 1. Investigations of the cultural values in the area**
(identify values and qualities)
- 2. Revision of the detailed plan with values and qualities**
(improve dp as document for decision)
- 3. Compensation measures when nature is damaged**
(applying local guideline)
- 3. General demand - new buildings have to fit on the site**
(building design should reflect values and qualities)
- 4. Specific design architectural demands for new construction and protection of cultural values in detailed plans** (quality control by law)
- 5. Aesthetic guidelines for steering additional housing**
(Demands on architects and developers)
- 6. Antiquarian control during construction** (quality control by agreement)

Thank you
for taking part in the workshop