NEEDS OF FUTURE RESIDENTS

Some agreements under the Creative Dialogue directly affect the needs of people regarding their future housing environment. Façade height was limited to 25 m, which was considered a “human scale”. Special attention was paid to ensuring a healthy indoor climate. Architectural diversity was likewise given priority: thus the Bo01 quarter alone involved contributions by 20 separate developers and over 30 international architectural studios. A recommended rent ceiling for the Flagghusen quarter of approx. 1,300 krona (approx. €130.-) per sq m and year (as per 2008) met the growing demand for affordable housing.

PUBLIC SPACE FOR ALL

Public space is understood as the lifeline and place of encounter of the new urban quarter and is used by all citizens of Malmö. Most of the coveted waterfront is publicly accessible and offers a range of parks, leisure facilities as well as attractive streetscapes and squares for all inhabitants. For the internal sections of the quarter, the provisions of the Creative Dialogue likewise stipulate certain requirements to be met:

Thus buildings should be planned and designed to enable residents to experience a safe environment. A certain portion of the project area must be left free for green zones to upgrade public space in the immediate environs of residential buildings. Existing ecologically valuable areas were chosen as the points of departure in selecting these green zones. This approach is moreover to contribute towards biodiversity.
THE PROJECT

The Västra Hamnen ("Western Harbour") Project is situated north-west of Malmö, directly on the Öresund, the strait between Denmark and Sweden. This former port and industrial zone covers 175 hectares and connects the medieval city with the sea. From 2000 to 2025, pre-existing structures will be transformed and developed into an urban quarter for 10,000 to 12,000 residents with 20,000 places for work and study. In January 2011, more than 4,500 persons were already living in this project.

The Västra Hamnen Project pursues the goal of creating an urban quarter that satisfies all areas of human life, with a special focus on multifaceted housing and studying. While reflecting the density and structural fabric of the Malmö city centre, this project is at the same time a national flagship venture of sustainable urban development. The Bo01 quarter is Sweden’s first climate-neutral neighbourhood.

The starting signal for the transformation of the harbour area was given in 2001 by organising the European housing exhibition Bo01 with the motto "City of Tomorrow". The involvement of multiple stakeholders and the pursuit of sustainability criteria were and still are given priority in the further development of this area (Flagghusen, Fullriggaren).

THE CREATIVE DIALOGUE

The Creative Dialogue unites public administrators, developers, architects and citizens. A common exchange of knowledge and experience focuses on social, economic and ecological sustainability and high architectural quality to identify novel solutions and reduce production costs. Sustainable urban development is to become an affordable standard.

The Creative Dialogue is part of the Building-Living Dialogue initiated by the National Board of Housing, Building and Planning. Participating projects must exceed legal requirements and establish sustainable processes in construction and real-estate management by 2025, especially with regard to the aspects of environment, energy and resource consumption.

BO01 – ECOLOGICALLY SUSTAINABLE ENERGY SUPPLY

The climate-neutral urban quarter Bo01 is entirely supplied with local, renewable energy generated on the basis of wind, solar heat and biogas, which is produced through local waste management. Electrical power is mainly generated through wind and, to a smaller degree, with a photovoltaic installation. Heating and cooling are ensured by means of solar collectors, heat pumps and groundwater as well as seawater.