
KARLAVAGNSPLATSEN JURY STATEMENT

In consultation with The Swedish Association of Architects, Gothenburg's City Planning Authority, and the municipal firm Älvstranden Utvecklings AB, a competition was held by Serneke AB in January 2014 for the design of Karlavagnsplatsen – a dynamic urban area of Lindholmen that will include, among other things, one of the tallest buildings in the Nordic region. Here are the results.

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THE JURY'S STATEMENT

In consultation with The Swedish Association of Architects, Gothenburg's City Planning Authority, and the municipal firm Älvstranden Utvecklings AB, a competition was held by Serneke AB in January 2014 for the design of Karlavagnsplatsen – a dynamic urban area of Lindholmen that will include, among other things, one of the tallest buildings in the Nordic region.

PURPOSE

The purpose of the competition was to obtain high-quality, realizable proposals for a skyscraper and urban space at Lindholmen. The winning proposal will form the basis of continued zoning and project planning.

BACKGROUND

Plans for the development of Gothenburg are in full swing. In October 2012 the municipal council settled on the vision for how Älvstaden can and should optimally be developed. This vision is expressed in the slogan "Älvstaden – open to the world" and in the catchwords inclusive, green and dynamic. Here the old encounters the new, the familiar meets the unfamiliar. There is room in this city for community and new initiatives, and Älvstaden should be designed to face the water, to make the city cohere, and to strengthen the regional hub. Achieving this requires active openness, cooperation, scientific development, and clear leadership.

Karlavagnsplatsen will be developed in this spirit, and will positively relate and contribute to the 400-year anniversary of the city, as well as to its future development. The project involving a skyscraper in Gothenburg has already garnered strong interest, both in Sweden and abroad. The towering structure itself has all the

prerequisites for becoming the kind of landmark essential to infuse the old port and shipyard with greater attractiveness and vitality, and constitutes an exciting ingredient of the Karlavagnsplatsen project.

COMPETITION ASSIGNMENT

The competition assignment was to deliver a cost-aware proposal for a compact, dynamic, experience-rich, mixed-use city, of varying heights and architectural expressions, that will be comfortable and useful to residents and visitors, both during the daytime and evening. The completed proposal should be high-density, and should connect its spaces by means of access routes to both neighboring areas and to the water, thus becoming a takeoff point for further development of Lindholmen in general.

Another aspect of the assignment was the creation of urban venues in locales that contribute to a vibrant city space. The assignment was to create proposals for how contemporary, area-efficient housing can look, while taking into account social, ecological, and financial sustainability.

Further, the assignment was to design one of the tallest buildings in the Nordic region, with a great visual impact. The skyscraper should signal vitality and belief in the future, and constitute a symbol of the city district, as well as a source of pride for all Gothenburgers.

The assignment was to demonstrate how the skyscraper can be integrated into the structure of the neighborhood. The building should be a part of the area's social and architectural context, not stand as a solitary monolith. An important aspect of the skyscraper's placement is that it should be situated in a good sightline from the Harbor Canal (Hamnkanalen), and be directly adjacent or close to Lindholmsallén.

PARTICIPATING ARCHITECTURAL FIRMS

The competition was open exclusively to the following architectural firms/teams, selected by means of an open qualification procedure:

- Ian Simpson Architects
- Manuelle Gautrand Architects
- Skidmore Owings & Merrill (SOM)
- Wingårdhs Arkitektkontor
- Zaha Hadid Architects

SUBMITTED PROPOSALS

All proposals were submitted on time, and met the criteria for assessment. The submitted proposals are

- Kyssen (The Kiss)
- Ursa
- Glasklart (Crystal Clear)
- Svall (Swell)
- Polstjärnan (The Pole Star)

JURY

The members of the jury whose task it was to assess the submitted proposals were:

- Björn Siesjö, architect SAR/MSA City Architect Stadsbyggnadskontoret Göteborg
- Anders Svensson architect SAR/MSA, the Älvstad Project Stadsbyggnadskontoret Göteborg
- Olle Lindkvist, Älvstranden Utvecklings AB
- Erica Bengtsson Environmental Strategist, Älvstranden Utvecklings AB
- Ola Serneke, VD Serneke AB
- Alban Herlitz, Project Development Manager Serneke AB
- Louise Masreliez, architect SAR/MSA appointed by Sveriges Arkitekter
- Christer Malmström, architect SAR/MSA appointed by Sveriges Arkitekter

The competition's secretary was Claes Larsson, architect SAR/MSA, Sveriges Arkitekter. The competition official was Jonas Johansson, Serneke AB

THE JURY'S ASSESSMENT OF THE COMPETITION

The jury has made an overall assessment of the proposals in accordance with the following criteria, in no particular order, and based on the requirements and preferences imposed in the program:

ARCHITECTONIC FORMATION

- Visual expression
- Innovation of expression for the skyscraper
- How the skyscraper complements the city and street environment
- Urban qualities: how well the proposal brings architectural and urban-construction qualities to the area

FUNCTION

- Space efficiency of the apartments
- Sustainability
- Sun/shadow impact
- Wind impact

DEVELOPMENT POTENTIAL

- Flexibility – how the proposal can develop within its concept
- Possibility of being divided into stages

FEASIBILITY

- Attractiveness of housing/residence area; the expected selling potential of the housing
- How well the proposal fulfills requirements for construction potential and cost awareness

The submitted proposals exhibited a range of approaches to, and interpretations of, the competition assignments.

Interpretations of the requirement for a dense mixed-use city with urban lanes and meeting places vary considerably between the contestants. A couple of the contributions proposed malls in response to the aim of supporting trade and business outreach.

Connecting spaces by means of access routes to neighboring areas and to the water seems to have been a difficult task, and naturally attractive meeting places are absent from several of the proposals.

Some contributions focused on the design of the skyscraper at the expense of completing work on the urban spaces and arrangement, or simply chosen not to focus on urban life and the attractive power of the area.

The jury felt the absence of cogent technical accounts and explanations for submitted construction and energy solutions. Entries were generally devoid of information on analysis and argumentation for the proposed solutions.

In cases where the skyscraper and the urban fabric comprised an integrated whole, the effort was successful.

SOCIAL IMPACT ASSESSMENT AND CHILD IMPACT ANALYSIS

The city of Gothenburg possesses a tool for social impact assessment for urban development projects. This tool was used by the jury as the underlying rationale in assessment of all entries. It contains the categories Cohesive City, Interaction, Play and Learning, Everyday Life, Identity, and Health and Safety. Each category has been discussed on a scale, from building and location, to local environment, neighborhood, and city.

The assessment can be found under each proposal

CATEGORIES

Cohesive City

Gothenburg today is a fragmented city. How can relationships and connections be strengthened, and barriers be overcome, to make the city more cohesive?

Social and spatial contexts / Routes and intersections / Variation and diversity / Continuity / Location of public functions / Health and safety

Interaction

Meetings and contacts are important in the city. A populated urban environment with converging arteries and well-defined spaces creates security.

Everyday Life

Adopting a perspective of everyday life means that people's daily routines and activities constitute the basis for planning.

Identity

The identification that residents and visitors experience is inherently subjective and emotional; each of us experiences the city in our own way.

Health and Safety

Children are more sensitive to noise and air pollution. They breathe and eat more than adults, relative to their weight, and are thus more exposed to the effects of environmentally harmful substances. Children who have access to a diversified preschool yard area experience increased opportunities to develop mentally, physically, and socially.

The proposals have also been evaluated from the perspective of ecosystem services.

THE JURY'S VERDICT

After completing assessment, the jury has named the proposal Polstjärnan (The Pole Star) as the winner of the contest.

Göteborg 2014-05-28



Björn Siersjö



Ola Serneke



Alban Herlitz



Anders Svensson



Erica Bengtsson



Olle Lindkvist



Louise Masreliez



Christer Malmström

For Sveriges Arkitekter's Competition Board



Claes Larsson





An identity-building proposal that takes a smart holistic approach to both the skyscraper and the urban environment. The proposal integrates the local environment into a whole that allows for a vibrant urban environment. The skyscraper's distinctive identity adds character and vitality to Lindholmen and will be Gothenburg's new landmark and pride.



POLSTJÄRNAN (THE POLE STAR)

APPLICANT

Skidmore Owings & Merrill INC
through Kent Jackson, Peter Jackson,
Martin Grinnell & Yasemin Kologlu

Entasis AS
through Christian Cold, Bente
Andersen, Jorrit Verduin & Kåre Rønne

COWI
through Jens Fussing, Ulf Sjöling,
Patrik Wiberg & Magnus Nilber.

The proposal is based on an idea to transform the adjacent portion of Lindholmsallén and integrate a park environment that consolidates the area into a whole. The park is inclusive, and can become a meeting place for all, if implemented. The conversion of Lindholmsallén into a park creates great potential for ecosystem services. Having the park as part of a lush, ring-shaped walkway is positive from the city's perspective.

Green roofs on all buildings for water runoff management, and a pond to take advantage of rainwater is good practice.

A good analysis of urban spaces is described, both on the small scale and for all of Gothenburg, with Lindholmen in a context. This can become the "Lindholmen Hub".

The area offers great opportunities for urban life, as requested, with several good space arrangements and possibilities for trade, cafes, restaurants, and other venues – both commercial and non-commercial.

The environment feels safe and well-thought-out, with few isolated areas that resist population. The proposal features public spots in good locations where the inner square is welcoming. A human scale and a variety of spaces allows for interaction. Refuges from both wind and noise are included at ground level.

Additionally, in terms of traffic safety, the park solution provides a safe and secure environment in which to move and be.

Karlavagnsgatan is managed as a resource, and may eventually become a city street, which would connect the

entire plan area. Polstjärnan (The Pole Star) handles connections admirably, both north-south and east-west, creating meeting points and spaciousness in a way that encourages outdoor gatherings. The proposal combines yards for residents, with good streetscapes.

The construction and placement of the buildings' bodies lend themselves well to study, in a continuing process. The skyscraper is both simple and compelling in design. By simple means, the building exhibits variation both vertically and laterally, through a play with the façade's material in concrete and glass. Balconies and patios are cleverly incorporated into the design as a whole. The result is both eye-catching and intricately fashioned.

The scale and position of the edifice is well-established both in its location and in the viewing distance. Its proposed crenellation with recommended lighting has the potential to become identity-forming, both for the location and for Gothenburg. A well-developed idea for the top floor makes the tower an inviting destination.

The repetitive structure makes the building easy to produce cost-effectively.

The homes are well-composed, with good views and good outdoor spaces in all directions. Overall, the proposal is successful in its endeavor to create an attractive urban setting and a visually striking superstructure.

The project is easily divided into phases and has every possibility to move from one phase to the next. The proposed design principles can act as a guarantor to maintain quality over time.

KYSSEN (THE KISS)

APPLICANT

Ian Simpson Architekt Ltd.

Wsp Sverige AB

A proposal focusing on the design of the skyscraper or, in this case, skyscrapers.

The two buildings' bodies relate to each other as an exploded entity, with each body turning toward or away from the other, depending on interpretation.

The skyscrapers stand freely in an open park area or square, with a separate structural mass functioning as a boundary against Karlavagnsgatan.

Underground is a mall on one floor, and garage on two floors.

The jury regards this proposal as determined by its form, thus complete, and therefore not changeable or divisible into stages. The proposal is seen as too refined and polished, with a private tonality.

The proposal shields itself from its environs rather than inviting them in.

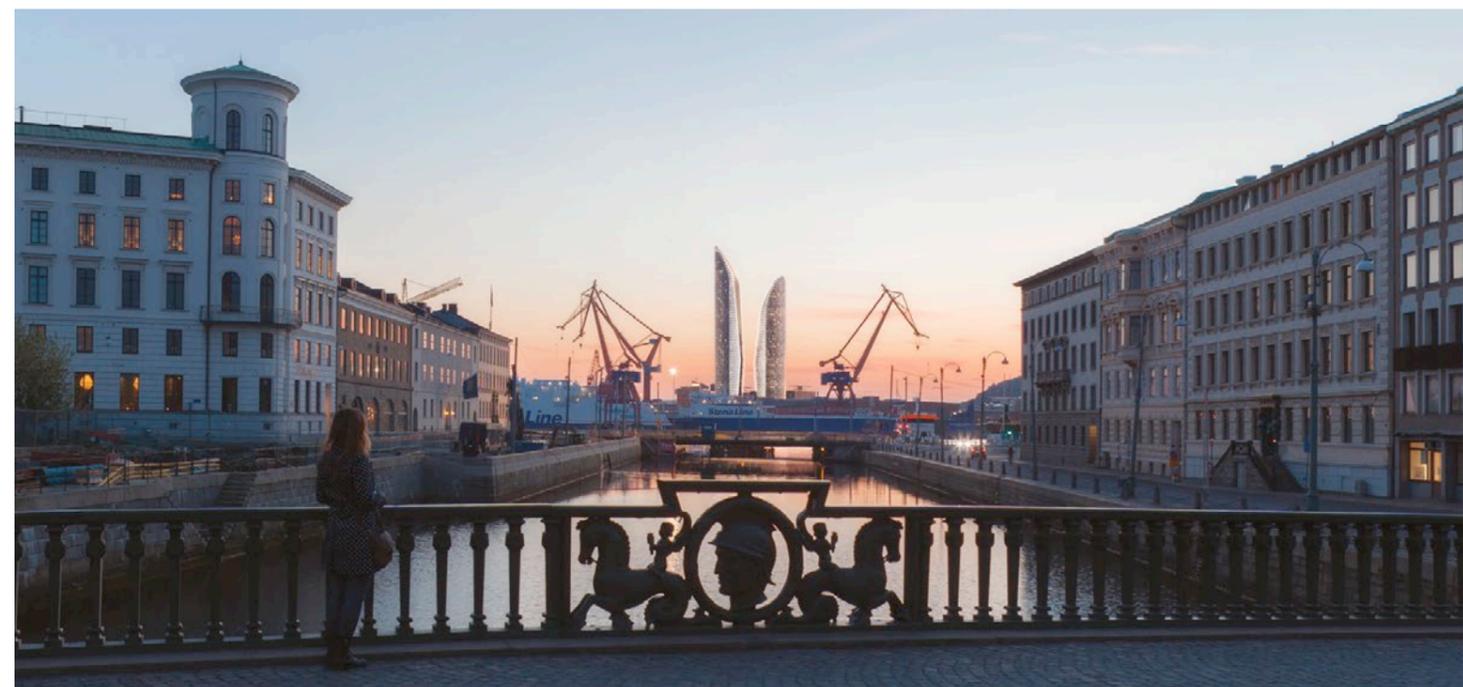
A discrepancy with respect to outlooks and views results between the high and low portions: apartments on the upper levels enjoy a fantastic view of the North Sea while the lower levels have limited views, and are exposed to obser-

vation from the building opposite.

The clear approach of the main square – the continental piazza – is regarded by the jury as in no way responding to the requirement for a dense, mixed-use city that is inviting and attractive throughout the day, but instead risks becoming bare and desolate. There is no shortage of large open spaces in the area. The north-south corridor is blocked despite large areas where public access is nevertheless unclear. The subterranean commercial mall does not contribute to meeting points or communal spaces, and is deemed uninviting and exclusive.

Urban gardens for locally-produced foods provide limited benefit but is a nice feature. Park on top of the mall provides very limited conditions for vegetation and does not provide good water runoff management.

The proposal's constructional organization means the skyscraper will be costly to build. The description of the barrier structure facing Karlavagnsgatan is too flawed to be assessed.





URSA

APPLICANT

Manuelle Gautrand Architecture
genom Manuelle Gautrand

Equator Stockholm AB
through Yves Chanteteau

Terrell Group SAS
through John Hanlon

Bengt Dahlgren Stockholm AB
through Joakim Nordemo

The proposal presents the exciting idea of stacked villages or social collectives at increasing heights. Moving upward, these purlieus are separated from each other by tiers of high-ceilinged greenhouses containing gardens. The buildings' separate portions are fashioned using different materials – concrete, wood, and glass – which is innovative, and creates excitement and variety. The proposal offers a charming contribution to the city's identity, and captures much of the spirit of Gothenburg through its agreeable character and exposition.

The proposal describes a large volume forming an urban quarter supporting three high-rises of varying elevation. Its proposed mall includes restaurants, retail establishments, residential services, and a game arcade. The idea is that a thoroughfare should bisect the mall, which the jury doubts can adequately address the task of creating a vibrant neighborhood that is appealing around the clock.

Since the three high-rises all descend into a single lower volume, the project will need to be built in its entirety, and is thus not easily divided into stages.

The proposal is cursorily described and therefore not easily judged, nor does it

present satisfying rationales regarding sustainability and energy solutions. Building in wood from floor 40 to 60 is deemed too unsafe and too large a challenge for this project.

The proposal does not succeed with the challenge of north-south traffic, given the large ground-floor volume acting as an obstruction. The mall is less inclusive than a street environment, and access is questionable considering opening hours etc. The suggested parks are three floors up, which can have an exclusory effect. The parks on top of the mall are green, which can absorb some water runoff and contribute to biologic diversity and public health. It will be difficult to bring off full-size trees, however, as presented in the proposal.

The only actual public square is located on the side that falls into shadow. The jury sees no relation between the mall and the area's need for congregational spaces. The proposal has unconnected arteries, which risks empty environments.

The proposal has many green spaces but these are located in the skyscraper, and do not result in positive impacts on the urban area, though positive for the residential environments.

GLASKLART (CRYSTAL CLEAR)

APPLICANT

Wingårdharkitektkontor AB

through Gert Wingårdh and Jonas Edblad. Contributors: Filip Rem, Petter Hauffman, Erik Revellé, Ingrid Alerås, Linnea Larsson, Sanna Bergman Svärd, Saara Franzelius, Rasmus Wearn, Johan Talje, Sofia Arvidsson, Daniel Frickeus, Micael Dillner, Fredrik Gullberg, Ola Frödell, Leon Brito, Robert Hendberg.

WSP group

through Märten Sandell, Kent Arvidsson, Emil Brink, Björn Peterson, Henrik Nilsson, Maria Lindelöf, Anna Landefors Limdal, Kurt Möller, Lisa Håkansson, Zacharakis Eleftherios, Per Friberg, mattias Petersson, Pertik Holmquist, Klas Johansson (EDRMedesos AB)

This proposal presents an elegant monolith with an airy, almost sheer expression. The skyscraper's composition is based upon the transparency of the glass in different stages. The high-rise is simple in its structure but creates excitement in an efficient way by rotating the building's volume by 90 degrees from the 56th floor. A rooftop destination with an inviting skywalk is also proposed.

The composition expresses an exclusivity requiring careful execution, with finesse of detail, to achieve the airy, transparent effect.

The confidence of the superstructure is not seen in the rest of the proposal. The neighboring high-rise can only be seen as standing in for some imagined volume that could be placed there. The jury feels this proposal would have been improved by allowing the skyscraper to exist as the monolith it expresses, free of competition.

Scale-wise the towering structure works well, but the design of the surrounding urban space is not as well-defined. Though it provides opportunities for good space arrangements this is not fully taken in hand, and the area's structures feel apprehensively positioned. North-south connections have been realized well. Good neutral public spaces focused on pedestrians and cyclists results in a human and attractive milieu. The homes in the skyscraper are compositionally inferior to its external shape, and it is unclear which walls are meant to be glass and

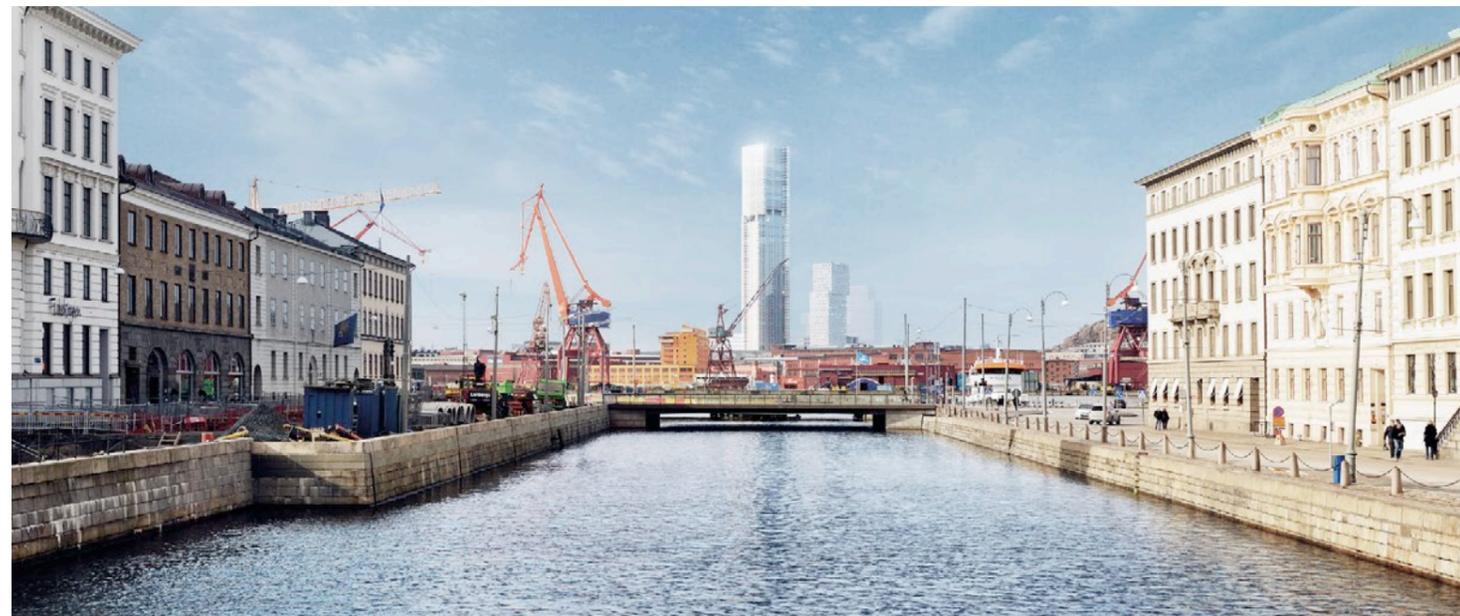
which are meant to be load-bearing walls.

The balconies, which far from all apartments possess, are light and entirely encased in glass. The jury questions their usefulness from several perspectives. Partly, a balcony more than one hundred meters up that is made entirely of glass may feel unsafe. Partly, the balconies' dimensions are rather small, which may inhibit furnishing possibilities. The jury suspects the balconies may come to be used as storage spaces, or be covered up. Certainly the balconies could be noise-protected. It is also relatively easy to see from the balconies into the adjacent residences.

The proposal is well thought out and has good grip on design, constructability, and environment-friendly engineering. The buildings described use both heating and cooling in a resourceful way. Nevertheless the jury wonders what the thermal climate will be like in the high-rise.

The proposal presents a good portrayal of the ground floors which are attractive, and provide the opportunity for twenty-four hour activity that is largely perceived as safe.

There is a risk of wind tunnel effects resulting from the curved facade of the lower body of the building. Trees positioned to counter the resulting wind are excellent examples of the use of greenery as a resource in the urban environment. Green roofs for absorption of storm water works. Indigenous species are easily maintained over time and require less maintenance.





SVALL (SWELL)

APPLICANT

Zaha Hadid Architects

A very distinctive proposal, featuring a group of five towers of varying height with facades that exhibit the same design language. The buildings' location makes it possible to create good space arrangements but this has not been handled at all well. The relative positioning of the buildings appears unmotivated, and is seen as in need of closer consideration.

The proposal is presented in a sterile manner, with an exclusive expression that results in more of a business impression than a residential one, and fails to suggest a clear goal. The street environment feels inhospitable and unsafe, and does not constitute an inviting setting for gatherings – with pointed, raised podiums that obstruct visibility.

The proposal has not developed congregative spaces that invite interaction, and the requirement for a vibrant urban environment to sustain everyday life has not been adequately addressed. The jury has trouble seeing how kindergartens and schools can be integrated into the environment. No greenery and no ecosystem services are outlined in the proposal.

Many of the the residences are well-composed but present dubious window placements. The proposal is centered around the design of the large-scale mesh of the facades, and attempts to fully integrate meshes and skeletons throughout, but fails to quite achieve this, which is a pity. Had the expression of the facades and the skeletal constructions comprised a single entity, the result might have been both innovative and exciting.

The artfully expressed facade might very well function to both block sunlight and dampen wind.

The proposal is not especially production-friendly. The jury, in discussion of how, and in what material, the facades might be actualized, noted that if they could be made of sheet metal produced locally in the Gothenburg harbor area, this would be of particular interest.

If such a proposal were to develop further it would benefit from winnowing, both in its form and in the number of buildings. It is not necessary for all the buildings to have the same concept in facade composition, nor are five buildings needed.

FOR FURTHER INFORMATION

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