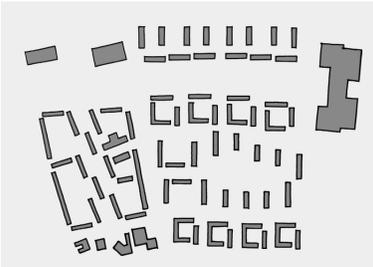
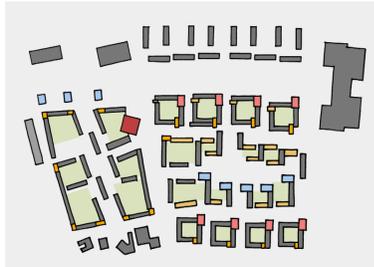


# 1 URBAN STRATEGY



## EXISTING SITUATION - PROPOSAL

Törnrosen suffers the problems of modernist urbanism: freestanding slabs in a vast public realm cause undefined atmospheres and lack spatial and functional diversity. In order to make the neighborhood more attractive, we propose to break the homogeneity by introducing clear spatial definitions, programmatic diversity and more variation in public space and architecture. The proposal is aimed at an organic process of change by complementing existing qualities with new interventions. These interventions can be phased in time, but will be effective at every step.



## CLOSING THE BLOCK STRUCTURE

We propose to change the existing urban structure of slab buildings floating in open space into a more defined structure of city blocks by adding new building volumes on strategic positions. This way clearly delineated city blocks will be formed that enhance differentiation between front and back, between private and public domain, between street and garden, between vivid and quiet areas. The introduction of new housing volumes densifies the neighborhood so that collective functions can be supported, public liveliness enhanced and the social mix will be rebalanced.



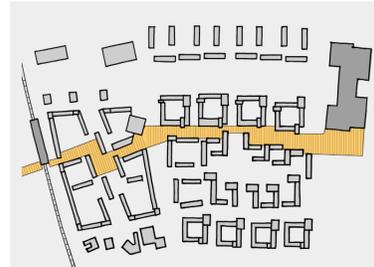
## DEFINING PUBLIC SPACE

We propose to use the new city block structure to create intensified public zones, each with their own function and atmosphere. The Bennets Väg will be turned into an east-west public strip with collective and commercial functions, from the future train station to the Rosengård shopping center. By connecting existing green patches, a new park will be created between Von Rosens Väg and Hårds Väg. At the north side, the Amiralsgatan will form an urban boulevard by adding a row of new towers.



## MIXING TRAFFIC AND CONDENSING PARKING

We propose to remix traffic modes in a controlled way. Cars and pedestrians will be reconciled to enhance liveliness and social control and to reduce undefined public space. The tunnel under the Västra Kattarpsvägen will be taken away to make a more relaxed above ground connection. The vast parking areas in front of the houses should be contained and reduced, by intensifying the use of underground parking garages. This will create a more urban character with facades relating to streets.



## ROLLING OUT THE SOCIAL CARPET

We propose to turn Bennets Väg into an east-west pedestrian axis with collective and commercial functions, from the future train station to the Rosengård shopping center. This strip will act as a "social carpet" for the neighborhood, where one finds shops, collective functions, cafés, ateliers and workspaces. This will give the neighborhood a heart, where locals can meet, a social interaction can be built and economic initiatives fostered. To express this change, the public domain will be refurbished to form a welcoming public atmosphere.

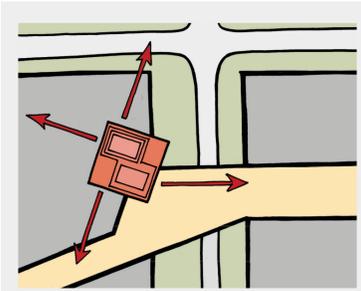


VIEW ON THE CITY SKYLINE



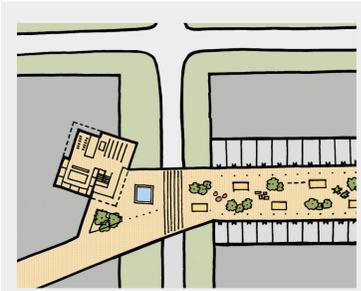
EXTENDED SITE PLAN 1:2000

# 2 SITE STRATEGY



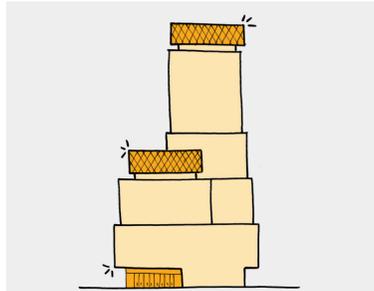
**A STRATEGIC TOWER LOCATION**

We propose to build the Törnrosen Tower on a strategic location, as a pivoting point of the area. From far, it will be a visual anchor, both on the new axis of the Bennets Väg commercial strip, centrally between the new train station and the Rosengård shopping center. On the other hand the tower addresses the Amiralsgatan motorway as the icon of the area, exclaiming the heart of Törnrosen from far away. To address all different directions in the area, a slightly turned position of the tower on the axis has been chosen.



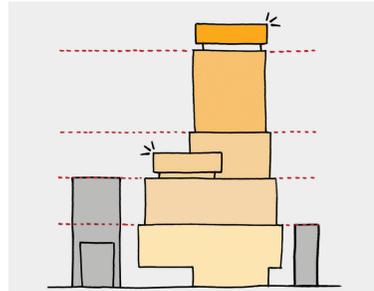
**AN ATTRACTIVE PUBLIC DOMAIN**

We propose to intensify the quality and diversity of the public domain of the "social strip", the new axis that is rolled out from the Törnrosen Tower. The strip will become a single space with a carpet of pavement in colorful patterns. Commercial pavilions will be added. Existing rows of trees will be kept and complemented with new individual trees on strategic positions. Playgrounds, benches, lampposts will be carefully designed and placed. In this way the area will be a communal place to stay, to meet, to shop, to relax, a place for markets and events.



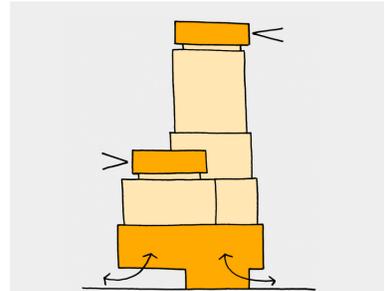
**A COMMUNITY BUILDING**

The Törnrosen Tower will be the centre of the Törnrosen neighborhood. Therefore we propose a tower that is singular both in shape and in function. It will communicate its importance as the community building for the neighborhood. It will be a iconic building that all citizens can refer to as their collective identity and take pride from. This is expressed both in the specific position, architecture, materials colors and functions of the tower.



**A STEPPED ASYMMETRIC VOLUMETRY**

The shape of the tower is asymmetric, with a high and a low part. The low part is directed on the pedestrian axis, the high point at the Amiralsgatan highway, as the bell tower of the area. The volume steps up to the top, slowly raises up to make a slender vertical effect. The steps in the tower make an articulation of horizons that relate to the different building heights in the existing area and to the skyline of Malmö.



**A MULTI-FUNCTIONAL BUILDING**

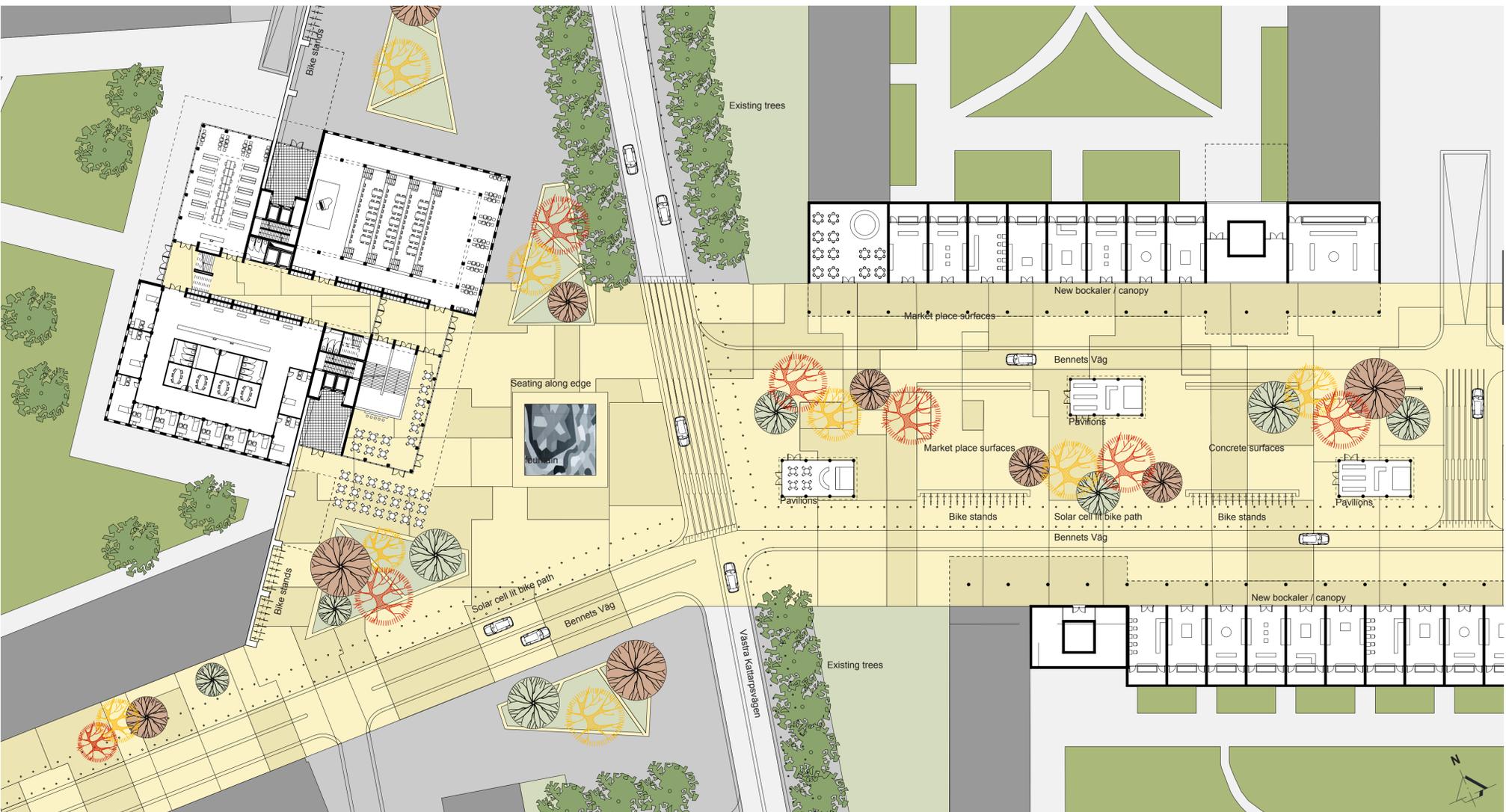
As a community building, it is important to have a mixed-use tower that can receive different functions, depending on the demands of the neighborhood. The larger surfaces in the lower part of the tower are more connected to the street level and suitable for collective and public functions such as leisure, education, cultural or commercial. The slender higher part of the tower is perfect for housing. On the tops there are special public functions, such as a neighborhood gathering room on the lower tower and a panoramic restaurant on the highest top.



**VIEW FROM AMIRALSGATAN**

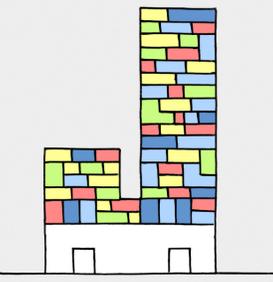


**VIEW ON THE SQUARE**



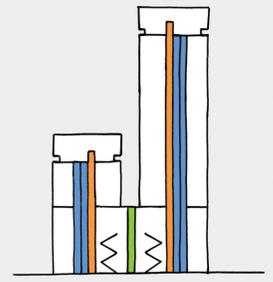
**URBAN ENVIRONMENT PLAN 1:400**

# 3 TOWER STRATEGY



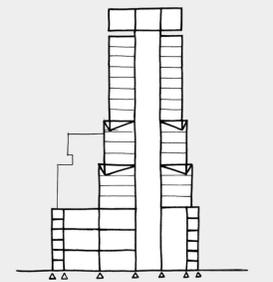
**DIFFERENT DWELLING TYPES**

We propose to increase the differentiation in dwelling types. This is important in order to address the greater differentiation in life-styles and cultures that occurs in contemporary society. It will also attract different social groups of ages, income and culture. This will improve the balance in the social mix of the neighborhood.



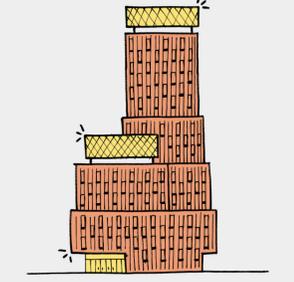
**VERTICAL ROUTING**

The tower has two separate cores for vertical transport. Each core runs two lifts and two double helix escape stairs that connect all floors. This makes it possible to split the tower in two different parts, for instance for different groups or functions. The lower floors have a separate lift and stairs, aimed at public or commercial functions. The two tops can be reached by special dedicated lift. So housing areas and general functions can be managed separate without hindering each other.



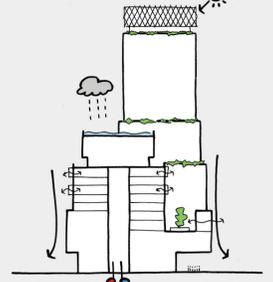
**AN EFFECTIVE STRUCTURE**

The tower can be executed as a steel structure. This makes it possible to build very quickly and efficient. Also the steel beams and columns enable larger spans in the lower floors and easy support of the steps and cantilevers in the building volume. The two central lift cores, made of concrete, stabilize the steel structure. The floor slabs are of (prefabricated) concrete. Only the core and the façades are the bearing walls, so there are completely open floor plates that enable free and flexible infill in the tower, giving it possibility for change and a long future value.



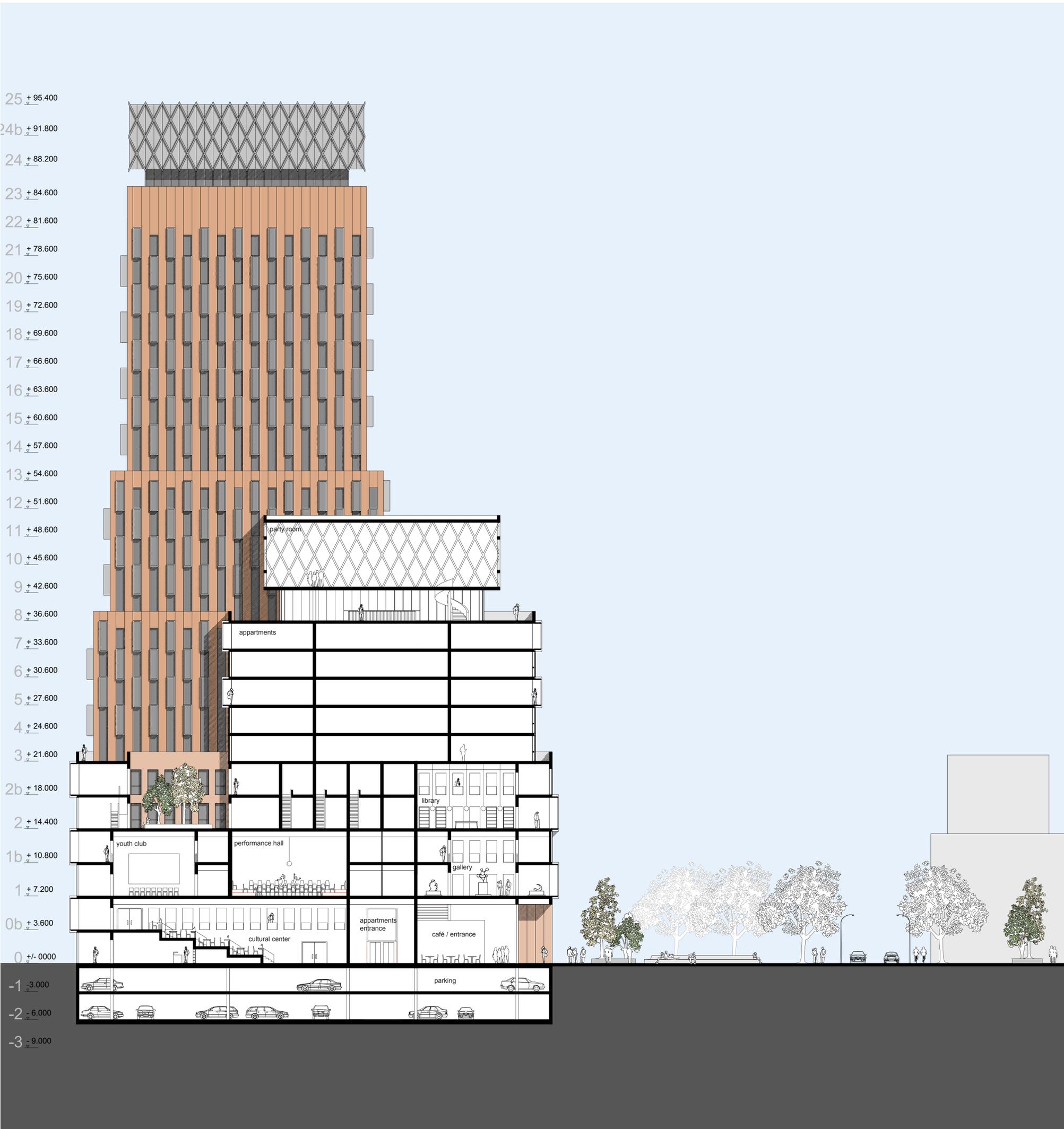
**FAÇADE MATERIALS**

The façade is made of prefabricated concrete panels with a strong vertical lining to enhance the slenderness of the tower. The concrete is mixed with color pigment and natural stone grind. The panels have a strong texture. The rhythm of the panels is broken by different patterns embedded in the concrete, made in collaboration with regional artists. The vertical concrete panels are alternated with protruding bay-windows on a diagonal rhythm to alleviate the facade composition with a play of light and shadow.



**SUSTAINABILITY**

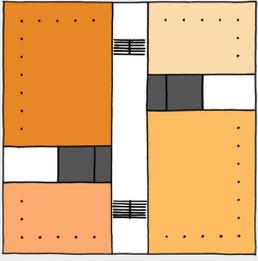
The Törnrosen Tower will be a state of the art project for sustainability. The main asset is its flexibility that will give the tower a very long life span of maybe hundreds of years, as it can be adapted to new needs in future. Second element is the principle of city densification by using existing infrastructure. Third is the low energy use of the tower, due to its high insulation values and façade built-up. Fourth is the use of cradle-to-cradle materials with a low production energy value. Finally and most important is the social sustainability: the Törnrosen Tower will rebalance the social structure of the neighborhood and contribute to a general well being.



25 + 95.400  
 24b + 91.800  
 24 + 88.200  
 23 + 84.600  
 22 + 81.600  
 21 + 78.600  
 20 + 75.600  
 19 + 72.600  
 18 + 69.600  
 17 + 66.600  
 16 + 63.600  
 15 + 60.600  
 14 + 57.600  
 13 + 54.600  
 12 + 51.600  
 11 + 48.600  
 10 + 45.600  
 9 + 42.600  
 8 + 36.600  
 7 + 33.600  
 6 + 30.600  
 5 + 27.600  
 4 + 24.600  
 3 + 21.600  
 2b + 18.000  
 2 + 14.400  
 1b + 10.800  
 1 + 7.200  
 0b + 3.600  
 0 +/- 0.000  
 -1 -3.000  
 -2 -6.000  
 -3 -9.000

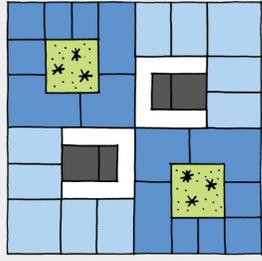
party room  
 apartments  
 youth club  
 performance hall  
 library  
 gallery  
 cultural center  
 apartments entrance  
 café / entrance  
 parking

# 4 A FLEXIBLE TOWER INFILL



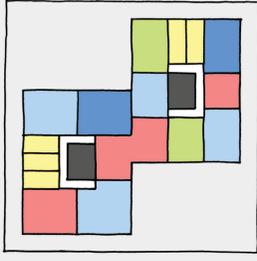
## LOWER FLOORS: PUBLIC FUNCTIONS

The tower is designed as a flexible building that can absorb many different functions, based on specific needs of the market and the neighborhood community. The large span and the double heights of the lower floors of the tower make it possible to create room for collective functions. One could think of a cultural center, a library, a medical center, a day care center, cafés or restaurants, youth clubs, rooms for education, courses or workshops, clubhouses, fitness and so forth.



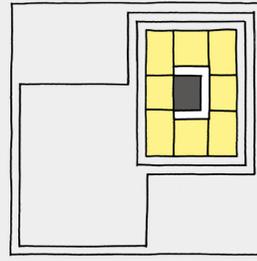
## LOWER FLOORS: PATIO APARTMENTS

The lower floors in the base alternatively can be filled with housing if there are not enough public functions to be found. The specific depth can be used to make patio-apartments around an inner court. This flexibility makes the tower more feasible and open to further development. It also helps to diversify the dwelling types in the area.



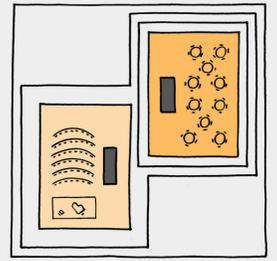
## TWIN TOWER FLOORS: SPECIAL TYPES

Contemporary society asks for a much wider range of apartment types to address the different cultures and lifestyles. The Törnrosen Tower will be an example of the mixing of many types. The larger twin tower floors and the flexible bearing structure that only has load-bearing walls at the core and the façade, makes it possible to create many different apartment types for special social groups and life-styles that can be adaptable in the course of time.



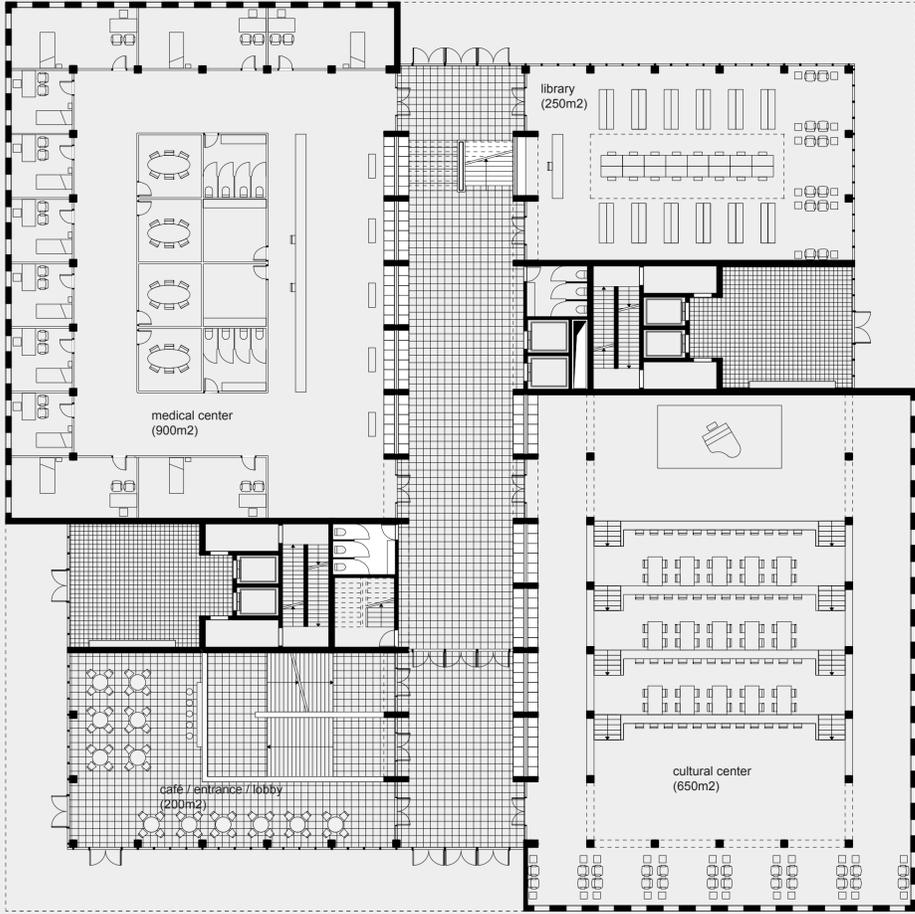
## HIGHER FLOORS: STANDARD TYPES

The higher floors are designated for more standard apartment types for couples and families, with one, two or three bedrooms. Many are corner apartments with two different orientations. The apartments have spectacular views over Malmö City.

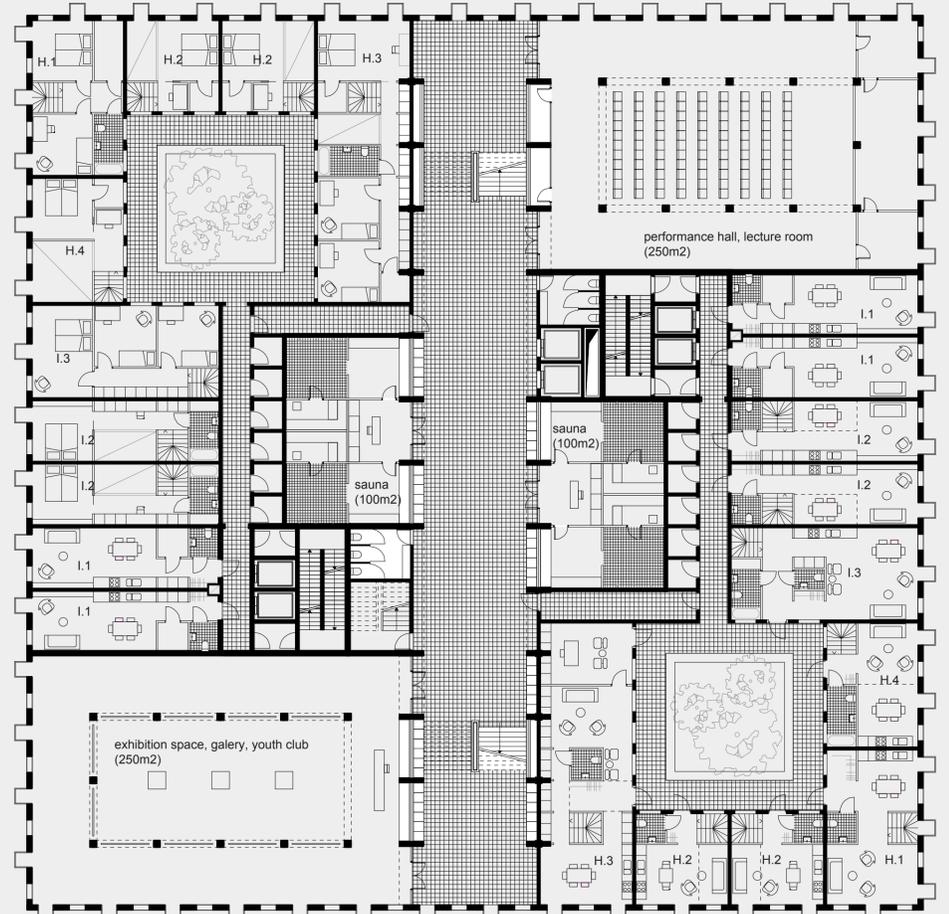


## THE TOP: PUBLIC FUNCTION

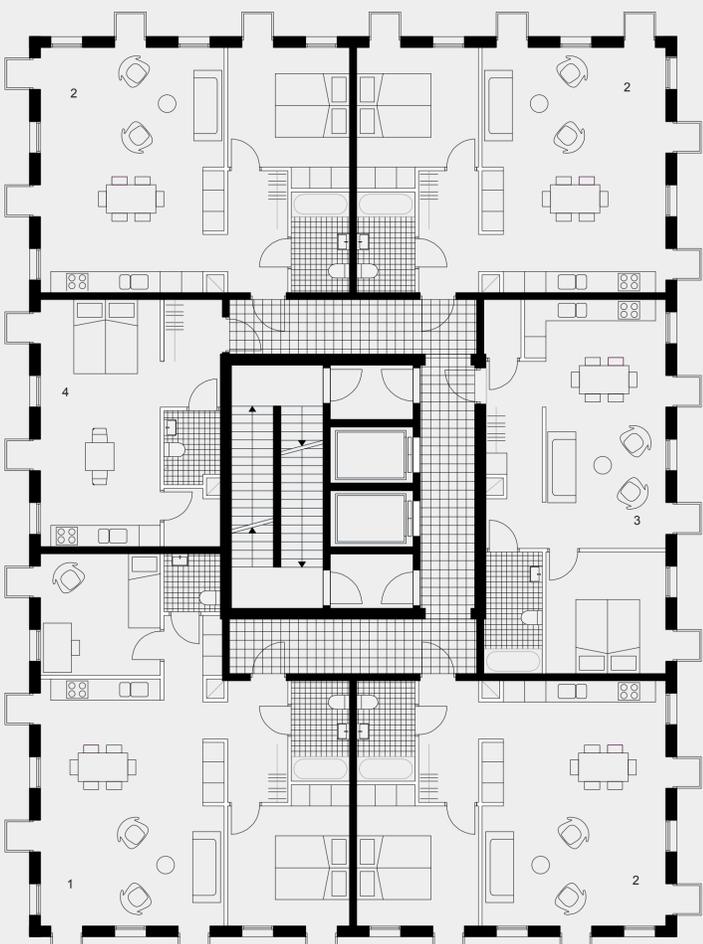
There are two glass tops on the Törnrosen tower. The top on the lower tower makes a visual focal point on the new central axis. It can be used for public functions, such as a party room. The glass top on the highest tower makes a visual iconic point in the skyline of Malmö that can be seen from far and will act as the landmark of the Törnrosen area. It can house a panoramic restaurant on the top.



GROUND FLOOR PLAN 1:200

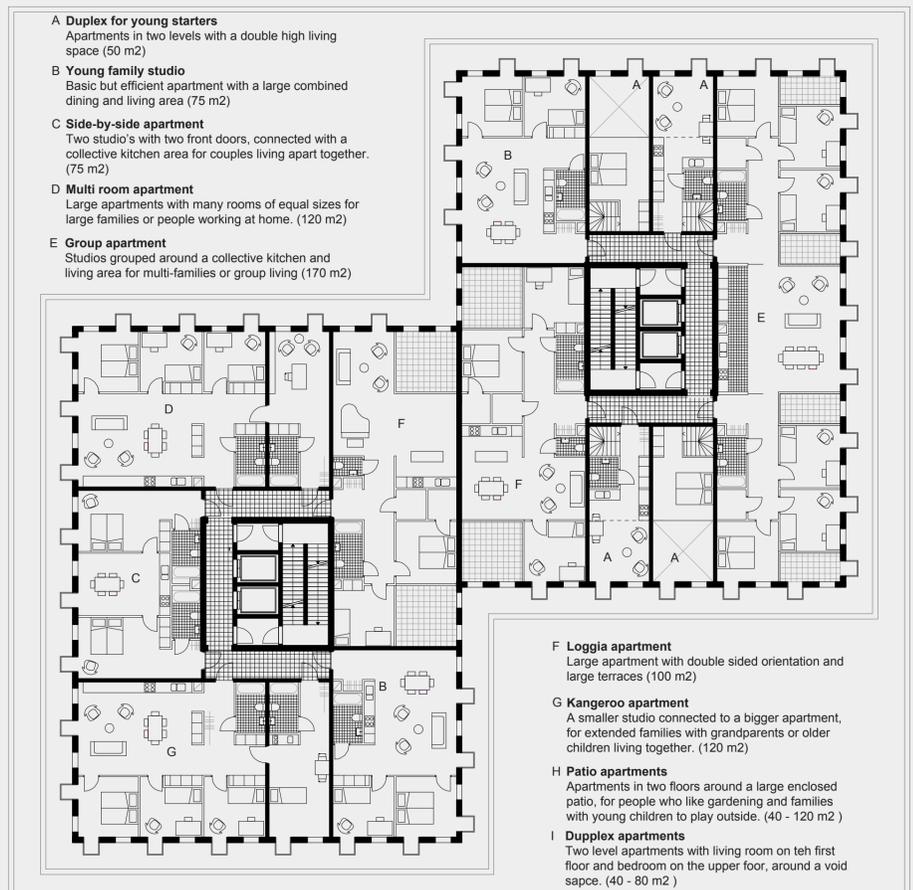


BASE PLAN 1:200



- 1 **Classic apartment**  
The standard apartment lay-out with two bedrooms for couples or families. (80 m<sup>2</sup>)
- 2 **Classic apartment**  
The standard apartment lay-out with one bedroom for a couples. (60 m<sup>2</sup>)
- 3 **Classic apartment**  
The standard apartment lay-out with one bedroom for couples. (55 m<sup>2</sup>)
- 4 **Studios**  
The compact all in one room apartments for young starters and short term expats. Can be rented with furniture. (37 m<sup>2</sup>)

FLOOR LEVEL 13-21 1:100



- A **Duplex for young starters**  
Apartments in two levels with a double high living space (50 m<sup>2</sup>)
- B **Young family studio**  
Basic but efficient apartment with a large combined dining and living area (75 m<sup>2</sup>)
- C **Side-by-side apartment**  
Two studio's with two front doors, connected with a collective kitchen area for couples living apart together. (75 m<sup>2</sup>)
- D **Multi room apartment**  
Large apartments with many rooms of equal sizes for large families or people working at home. (120 m<sup>2</sup>)
- E **Group apartment**  
Studios grouped around a collective kitchen and living area for multi-families or group living (170 m<sup>2</sup>)

- F **Loggia apartment**  
Large apartment with double sided orientation and large terraces (100 m<sup>2</sup>)
- G **Kangaroo apartment**  
A smaller studio connected to a bigger apartment, for extended families with grandparents or older children living together. (120 m<sup>2</sup>)
- H **Patio apartments**  
Apartments in two floors around a large enclosed patio, for people who like gardening and families with young children to play outside. (40 - 120 m<sup>2</sup>)
- I **Duplex apartments**  
Two level apartments with living room on the first floor and bedroom on the upper floor, around a void space. (40 - 80 m<sup>2</sup>)

FLOOR LEVEL 08 - 12 1:200