



A VISION FOR HORNSBRUKSGATAN



HORNSBRUKSGATAN







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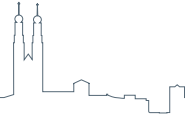


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Torsten Malmberg
Head of Urban planning
Stockholm Stad

"In this process we will probably find new answers and the catalyst will be how to activate the street."



Britta Blaxhult
Veidekke

"Veidekke are aware that Högalids park is an area with great quality. At the same time Stockholm has an urgent need for housing. The starting-point for Veidekke's engagement in the project is that additional housing units must be planned with the ambition to improve the quality of the street as well as to the park."



Marie Eriksson
Wasted Space

"Wasted Space wants to develop the tube station building to become an asset for the street and the neighbourhood."





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* Välkomme

LÖRDAGENS PROGRAM

11.20 → Introduktion av de

11.30 → PARALLELLA WORK

Stora salen: Hornsbruksgatan

Utomhus & i små rum ✓ Parken

✓ Gatan

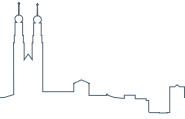
13.00 → Ungas område

Återrapportering

13.30-14.00 = LUNCH

1

INTRODUCTION



This report describes the Community Planning process commissioned by Stockholm Stad to develop a Vision and Design Principles for Hornsbruksgatan and the southern edge of Högalids Park. An indicative masterplan incorporating key principles established during the Community Planning public workshops is also illustrated. This report was prepared by John Thompson & Partners on behalf of the JTP Cities team comprising:

John Thompson & Partners

Lead consultants, community planners, urban designers

Joachim Eble Architects

Eco architect

Andreas von Zadow

Community planner

Neil Tully

Landscape consultant

The team collaborated with a Swedish Community Planning Team led by Goran Cars and Mette Kjørstad.

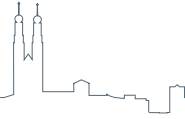
Development partners, Veidekke Bostad and Wasted Space, key stakeholders in the site, participated in the process and will develop design proposals for land within their control subject to planning approval.



Study Area

2

THE SITE - CONTEXT
AND KEY FEATURES



THE SITE - CONTEXT AND KEY FEATURES

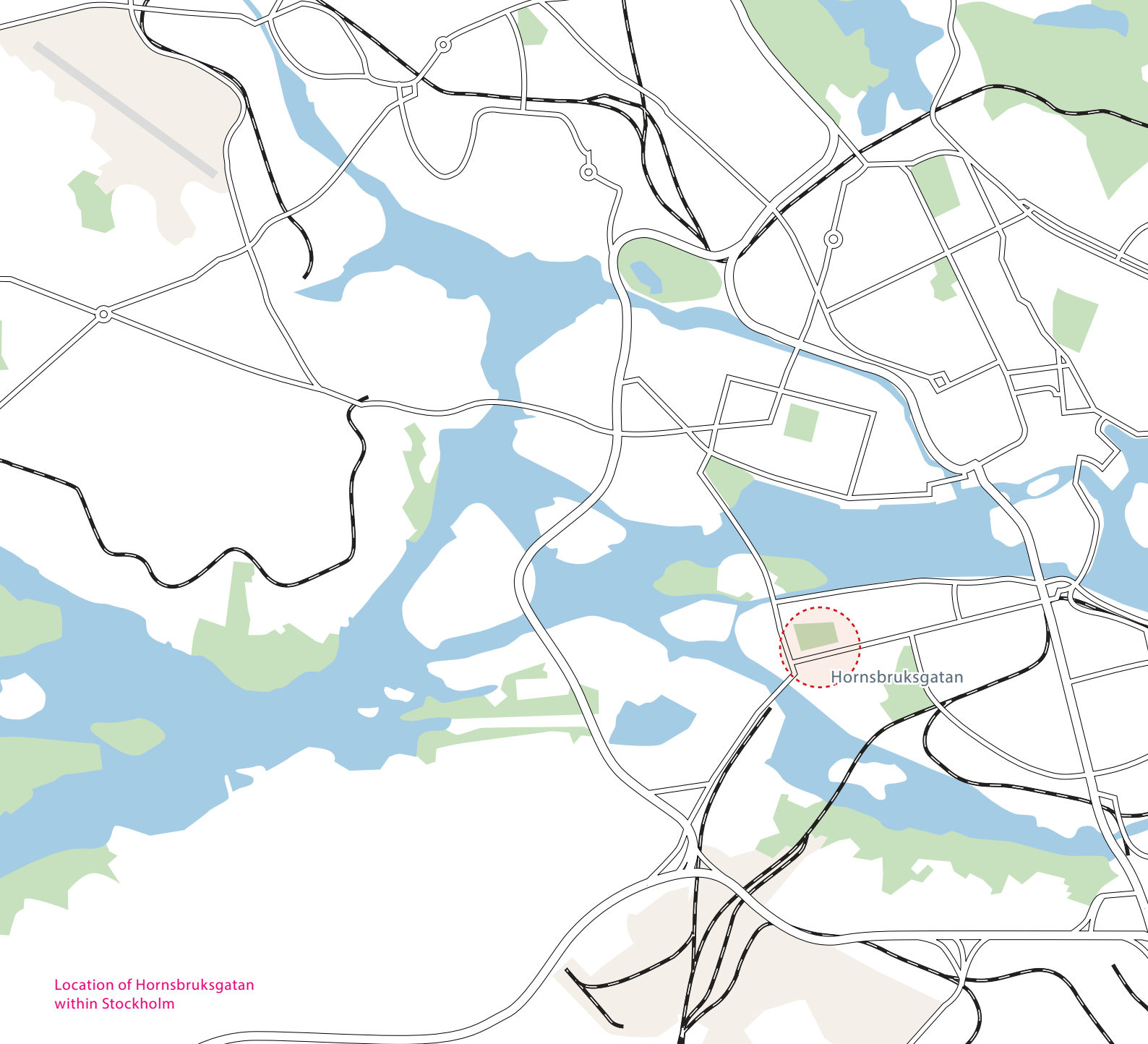
The study area is located along the southern edge of Högalids Park and includes the adjacent street of Hornsbruksgatan. Högalids Church, a cherished city landmark sits above the site within the park. A two storey concrete building including office space above the Hornsbruksgatan entrance to the Hornstull tube station occupies a site between the street and park. The office space is managed by Wasted Space, an organisation that brings unused urban buildings back into use. Wasted Space has developed a hub of creative eco businesses at Hornsbruksgatan and plans to expand to include a cafe and hotel.

Stockholm Stad has developed regeneration plans for the area to the west of Hornsbruksgatan and identified the area around the tube station building as a potential site for new housing and mixed uses.

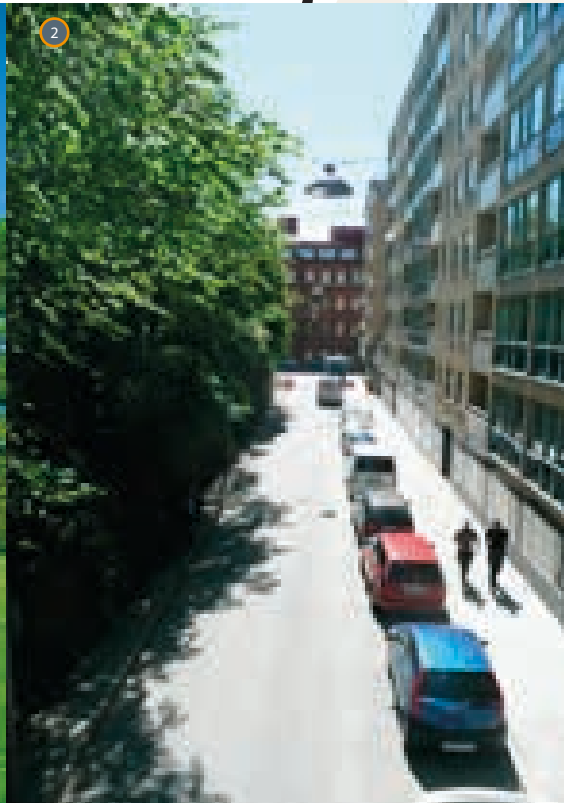
Stockholm Stad and Wasted Space in association with housing developer Veidekke Bostad identified the following key aims for the project:

- › improving access to the park
- › creating a more lively street environment
- › increasing the number of homes in the area and
- › creating an exemplar for sustainable urban living.

In recognition of the sensitive nature of the site, its relationship to the park and church, the development partners decided to adopt an innovative participatory approach to developing a design solution.



Location of Hornsbruksgatan
within Stockholm





THE SITE - CONTEXT AND KEY FEATURES

THE BRIEF

Prior to the Community Planning event, the team received a briefing from Stockholm Stad and other key stakeholders. The main points are summarised here and provide important background to the project

Marie Eriksson, Wasted Space

- › Two conditions form the basis for Wasted Space interest in the neighbourhood. First Hornsbruksgatan is recognized as a boring, run down street lacking urban qualities. Second the tube station building is problematic from both technical, health and aesthetic perspectives. Wasted Space wants to develop the tube station building to become an asset for the street and the neighbourhood.

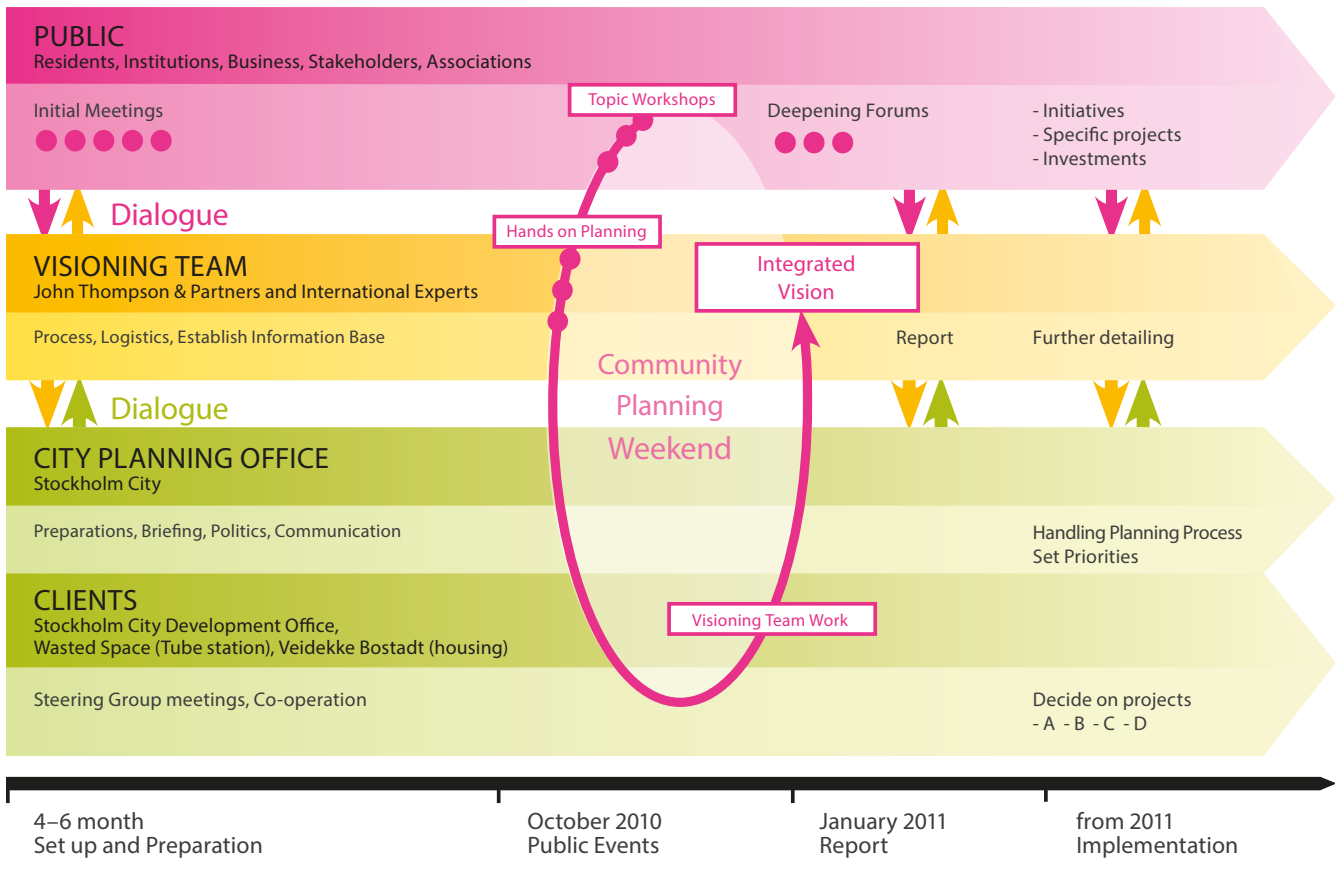
Britta Blaxhult, Veidekke

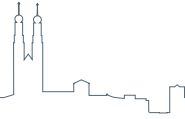
- › Veidekke are aware that Högalids park is an area with great qualities. At the same time Stockholm has an urgent need for housing. The starting-point for Veidekkes engagement in the project is that additional housing units must be planned with the ambition to improve the quality of the street as well as to the park.



Key

1. Högalids Park
2. Hornsbruksgatan
3. Tube station





The City Planning Department has issued a number of policy documents that provide a planning framework for the site. The following points are of particular relevance.

2030 Vision

- › Plan for sustainable growth and development
- › Municipality of Stockholm to grow by 150,000 - 180,000 inhabitants

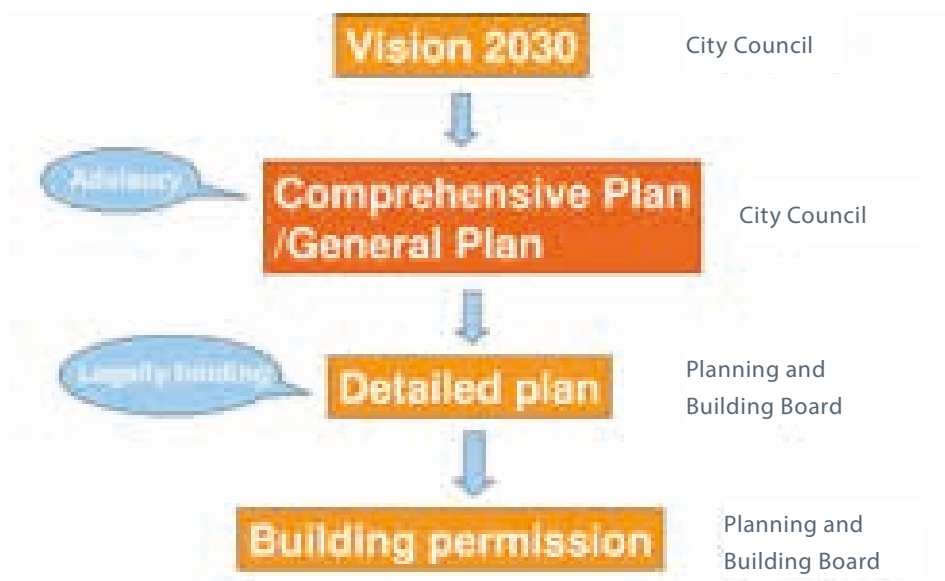
Promenadstaden

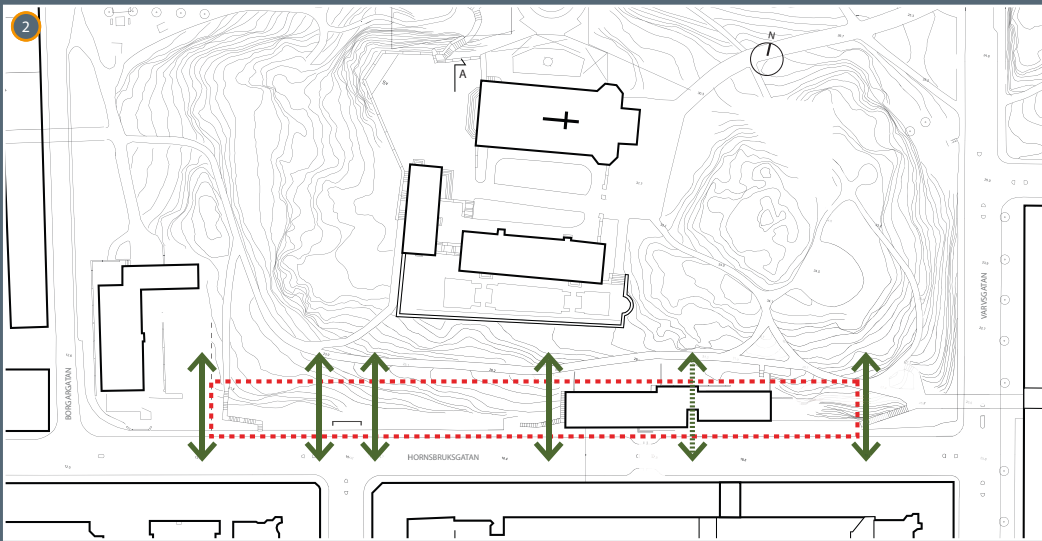
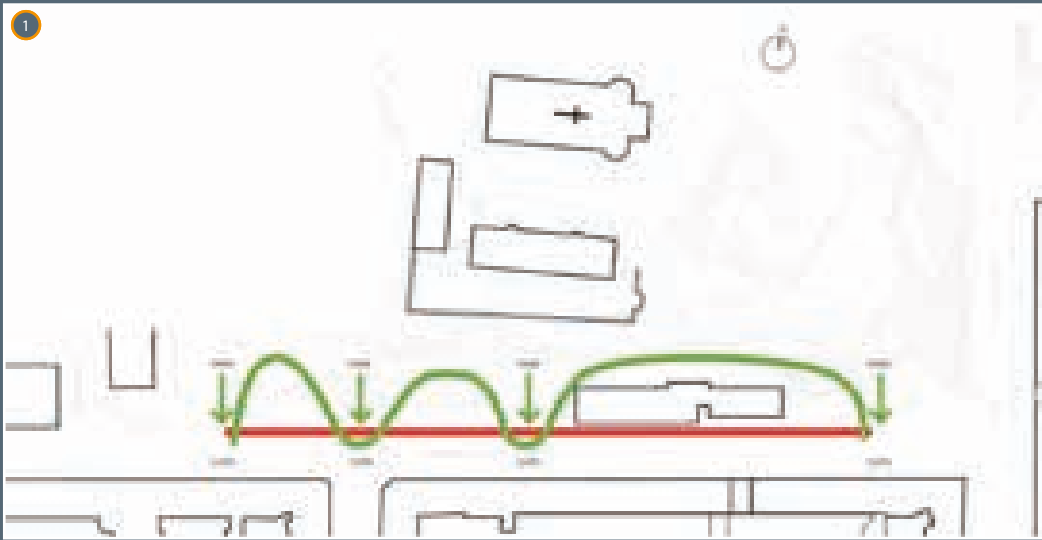
- › Not yet binding (appealed against)
- › City Comprehensive Urban Plan
- › Guidance for building plans and permits
- › City plan has a number of strategic development nodes

City Comprehensive Urban Plan

- › Closed perimeter blocks
- › Streets normally 18m wide
- › Building height – typically 20m to eaves level
- › Active uses at ground floor
- › Distinct boundary between building blocks and park should be maintained within the inner city core (ie. there should not be buildings on the park side of the street) – the existing building is one of only a very few exceptions to this rule

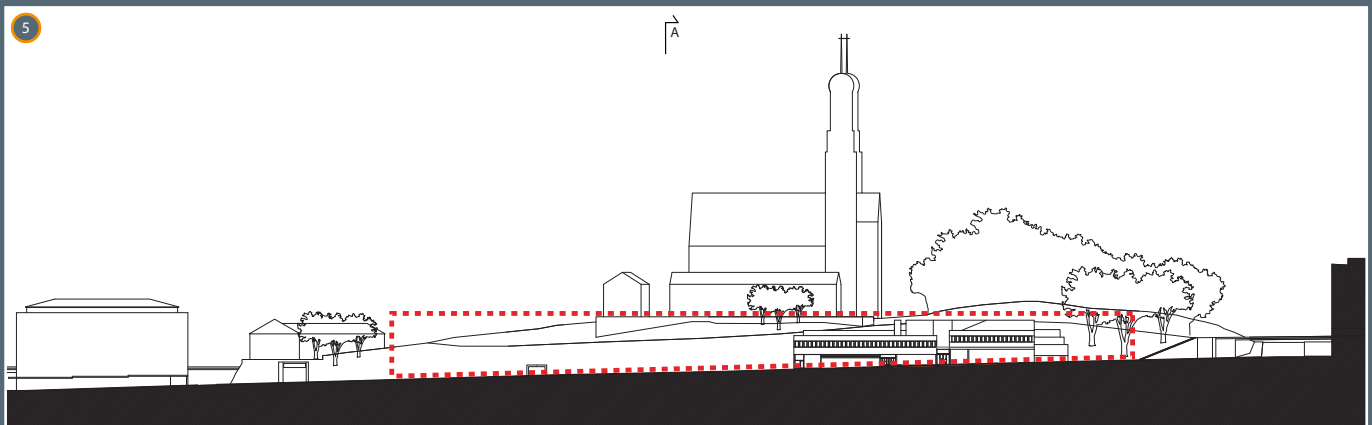
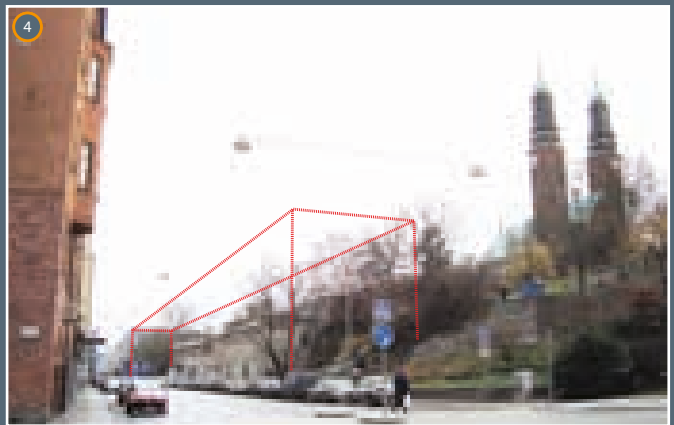
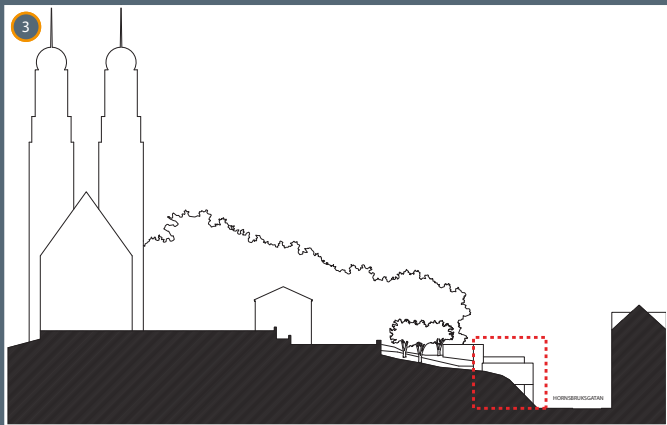
The Community Planning Weekend is intended to inform Program-Samråd

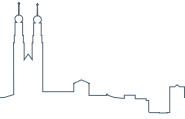




Key

1. Accessibility to Högalidsparken
2. Sightlines / building breaks
3. Maximum height - 2 storeys over park
4. Development box
5. Maximum frontage - total length





No formal decisions about the development of the neighbourhood have been taken. Formal planning and decision-making regarding the future will be taken based on the output from the Community Planning Weekend (CPW). However, the City has decided on a maximum volume for additional new floor space for housing, the so called “box”.

The planning brief for the site identifies the following principles:

- › Provide improved access to the park – strengthen existing accessibility
- › Maximum building height – 2 storeys above the park (note: this is not as high as 20m above the street)
- › Maximum building height (as defined by the development box) is essentially equivalent to the height of the existing street block to the west of the site
- › Don't necessarily need 6 access points to the park from the street, but there should be 6 places where the park is visible from the street (ie. sightlines)
- › Build as many flats as possible (but within a great design solution)
- › Building on this site must not lead to parts of the park becoming privatised, either in reality or notionally, by making public use feel uncomfortable or inappropriate (ie. in the space immediately adjacent to people's windows)
- › Existing residents have no right to a view

Issues to be resolved

- › Extending vertically outside of the identified planning box would currently be very difficult to conceive
 - › Building high in Stockholm is a big issue and it is not common to build very tall buildings (there has been a lot of debate over the few that have been built)
 - › However, if this is the outcome of the CPW, this will need to be reviewed
- › In principle, the idea of narrowing the street is a good one, but it should be discussed further with the relevant authorities

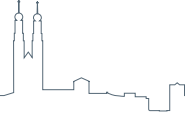
There are still some people in the planning department who are against the principle of building alongside the park, so it is by no means a foregone conclusion, and the outcomes of this process must be robust and convincing.

Extract from Parkplan Södermalm 2009



Key

1. Högalidsgatan
2. Hornsbruksgatan
3. Högalids church
4. Nursery/play area
5. Terrace on top of the underground station



General

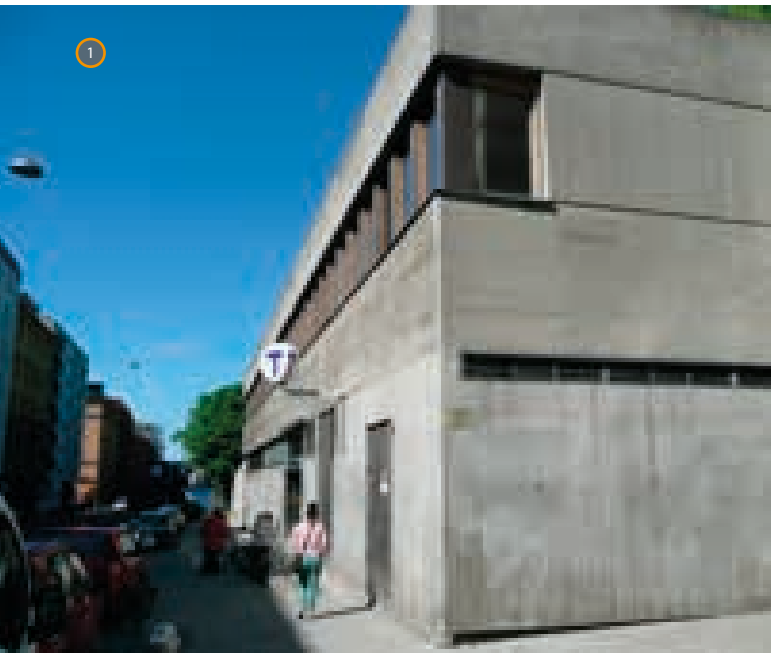
- › Tantolunden and Långholmen are the big city parks in Södermalm
- › People from the whole of Greater Stockholm go to Tanto in the evenings
- › Högalidsparken is only a neighbourhood park
- › There is elderly housing facing the north-east corner of the park
- › The children's playground is the most popular part of the park, with the adjacent area to the south (near the pedestrian footbridge) the next most popular part

Parkplan Södermalm 2009

- › The plan says that the park should remain pretty much as it is today – a rocky park (Bergsparken)
- › Historically these areas were left clear of development because they were expensive to build on – also a reminder of the original character of the rocky archipelago (one of the rocky outcrops retains ice-age carvings)
- › The park plan identifies specific functions for different parts of the park

Connections

- › The two main roads – Hornsgatan and Varvgatan – are significant barriers to access from the wider area
- › The main route through the park, linking the two footbridges, is a very important route
- › There is very poor visibility over this main route (and the surrounding space) where it runs closest to the back of the existing buildings on the study site – new development could really help to provide 'eyes on the street'



General

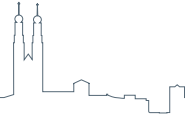
- › The site includes the northern entrance/exit to Hornstull underground station
- › Hornstull is a major interchange between the underground and buses – (although the number 4 bus can be taken from the northern entrance, connections are mainly from the southern entrances)
- › The area around the main southern entrance is currently under redevelopment to provide a new shared space in the form of a square in front of the shops
- › The northern entrance is less heavily used than the other two at present, but still very much needed – particularly in respect of emergency egress

Art and architecture

- › The current building was designed in a Brutalist style
- › The Stockholms tunnelbana is famous for its art and SL have a special group focussing on this aspect
- › Art is seen as being a very important part of the way-finding system within stations
- › SL have some problems with graffiti on the network

Technical issues

- › The Rectifying Station is located directly beneath Wasted Space's meeting room
- › This transforms one current to another and gives out an electro-magnetic field which probably makes it unsuitable for building residential accommodation above
- › There is some scepticism at SL about the development potential of the building due to the extensive technical restrictions



THE SITE - CONTEXT AND KEY FEATURES

THE TUBE STATION - THE "BUNKER"



Key

1. Entrance to metro station
2. Existing buildings with park behind
3. Roof terrace above more westerly building
4. Existing relationship with park

Movement

- › Flow of pedestrians must be unimpeded at all times
- › Where shops are located within stations there should be no restrictions such as tables or display stands
- › Exits must be dimensioned to allow for emergency egress flows

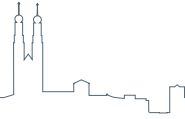
Design standards

- › The entrance must be easy to find – especially key where space is shared with other uses
- › The big 'T' must be visible from afar
- › SL require rights to wall space in the station to display travel information

Accessibility

- › There should be equal opportunity to access the system at all points
- › SL's goal for 2010 is that everyone should be able to travel on the network unaided (ie. disabled, visually impaired, those with pushchairs, etc.)
- › An elevator is planned for the southern entrance, but there is no plan at the moment for the northern entrance
- › However, unrestricted access at the northern entrance would be desirable if it can be provided as part of any development





THE SITE - CONTEXT AND KEY FEATURES

THE STREET - TRAFFIC AND TRANSPORT

General

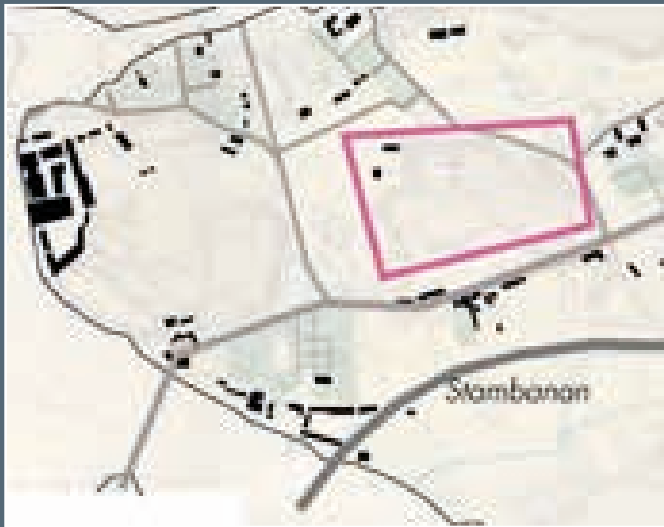
- › Hörnsgatan is the most polluted street in Stockholm
- › Hornsbruksgatan currently has 65 on-street parking spaces on the north side and 27 on the south side. The new underground garage will provide around 200 more
- › There will be a cycle rental facility in the new square adjacent to the southern entrance to the Underground station

Street Design

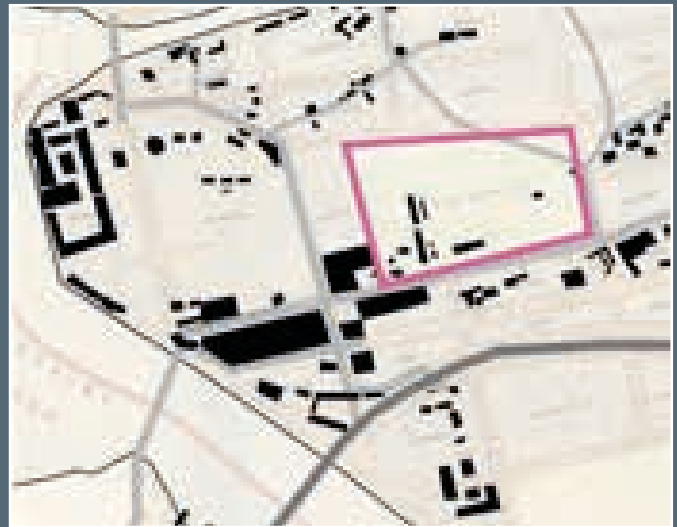
- › The carriageway in Hornsbruksgatan could be narrowed from 13m to 10.5m - but there must still be parking on both sides of the street
- › Shared space streets must be very carefully designed so that they don't disadvantage the disabled and/or visually impaired - the most important factor is the reduction of vehicular speeds to 12-15 km/h which helps solve other issues
- › Cycling should be in designated lanes to avoid the potential for collisions with the visually impaired who can't hear them coming
- › The visually impaired need to be aware of particular places where it is safe for them to cross without aid - consider the use of colour/ surface differentiation to aid orientation
- › However, while typical shared surface materials such as small setts are attractive, they can be hard to walk on/push wheelchairs over (in Gamla Stan for example)
- › There should be a vehicular drop-off to within 10m of the entrance to the underground/hotel/ residential uses

Key

1. Hornsbruksgatan
2. Varvsgatan
3. Högalidsgatan
4. Borgargatan



1863



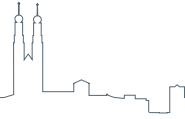
1899



1913



2010



This series of figure ground maps illustrate the historic development of the area around the site.

1863

The Map of 1863 shows development focused around the waterfront with Hornsgaten providing a key route between the city centre and the bridge. The site is undeveloped apart from two small structures in the north west corner.

1899

By 1899 significant development is evident along the western section of Hornsbruksgatan and more structures are evident in what is now the park area.

1913

By 1913 the urban blocks between Hornsgaten and Hornsbruksgatan have been built out and some of the structures within the park area have been removed.

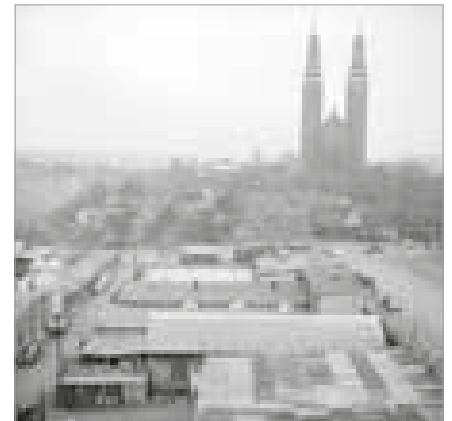
2010

The aerial view of the site in 2010 shows that Hornsbruksgatan is no longer a through street as it is blocked by the development to the east. In addition to the church complex there are a number of other buildings within the park including the tube station 'the bunker', residential buildings in the south-west corner, a building associated with the play area in the north-west corner and another structure to the east.

There are also many mature trees and bushes that creating areas of different character throughout the park.



1



2

1. Construction of Hogalids Church
The photographs show the church under construction between 1913 and 1917. The area around the church is a bare rocky landscape.
2. The later photograph taken from the east shows the park landscape taking shape and replacing the barren terrain.

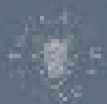
N VISION FÖR HORNSBRUKSGATAN

Community Planning Weekend: Dec 8-9 2010

Alla är välkomna!

www.hornsbruksgatan.se

FORNBERG



Wasted Space



PRAKTISK PLANERING



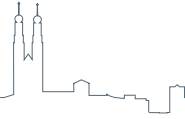
MISSA INTE PRESENTATIONEN
AV RESULTATET
ONSDAG KLOCKAN 19.00

PRAKTISK PLANERING

N VISION FÖR HORNSBRUKSGATAN

3

COMMUNITY ENGAGEMENT



Before the community planning event the team met with a number of community groups active within the area. The purpose of these meetings was to develop an understanding of the groups' activities and priorities and to encourage attendance at the Community Planning Weekend (CPW).

The groups contacted included church leaders, the Young Eagles play group and local residents associations.

The CPW was advertised by leaflets delivered to homes and businesses in the surrounding area. It was also publicised by a large banner on the exterior of the Bunker adjacent to the tube station entrance. Further promotion of the event was undertaken by Wasted Space at a local festival.

To view the information boards produced for the event and the broadsheet handout produced subsequently, please turn to the Appendices.



EN VISION FÖR HORNBRUKSGATAN

Alla är välkomna!

PREMIER

INOMRÅDET

UTSEENDE

EN VISION F



PRAKTISK PLANERING

OPENING

The event was opened by Per Axerup, who welcomed everyone to the church hall and expressed his support for the participatory process. He said Högalidsparken and surroundings have great qualities, and at the same time often great potential for development. He welcomed the City's initiative to engage residents and people working in the area to take an active part in the future development of the neighbourhood.

Torsten Malmberg, Chief City Planner for Stockholm explained the city's interest in pioneering Community Planning and outlined potential benefits.

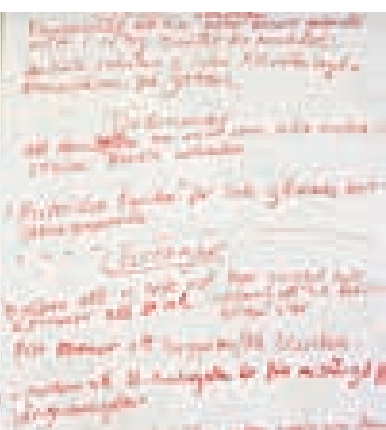
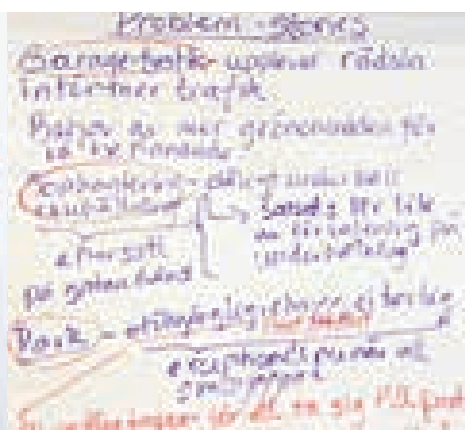
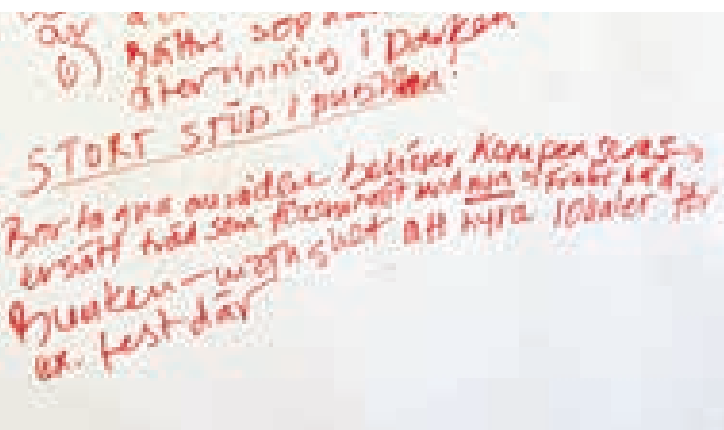
Goran Cars and Mette Kjørstad process facilitators explained the key objectives and challenges of the process before starting the public workshop.

Hornsbruksgatan is a neighbourhood with qualities, but at the same time problems are present. The objective of the CPW is to improve the area and make it more attractive.

Residents and people working in the area are the key players in a CPW exercise. The quality of the plan for Hornsbruksgatan will improve if it is based on local knowledge and preferences of locals.

The challenge for participants in a CPW is to describe:

- › Existing qualities (how can they be preserved and further developed)
- › Problems (issues that need to be addressed and resolved)
- › Ideas (proposals for how the attractiveness of the area could be further strengthened)



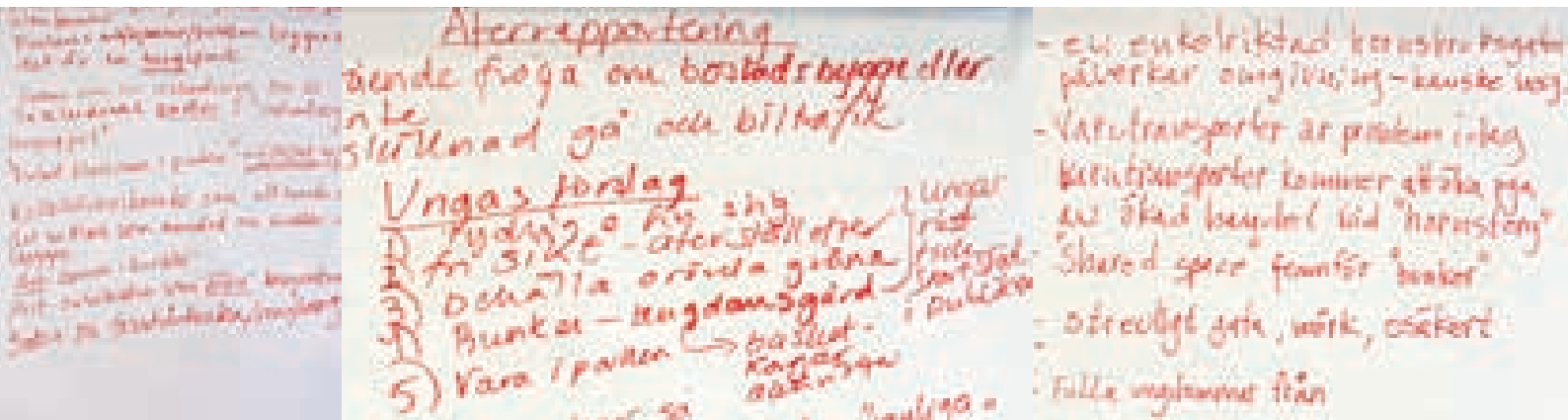
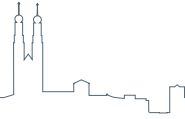
The introductory open workshops on both Friday and Saturday were conducted around contributions on post-it notes from the participants under the headings “Problems”, “Dreams” and “Solutions”. Workshop facilitators used the post-it notes to prompt open discussion which was recorded on flip charts.

The following Issues and Actions summarise the material recorded at both workshops.

Issues

The Park

- › The park is highly valued as an amenity for local people.
- › It has areas of distinctly different character - most of these are working well and do not require change
- › Many people were against the idea of building along the edge of the park near Hornsbruksgatan but some thought sensitively designed buildings could add value to the area
- › Many people who generally opposed the idea of building in the park participated in the event and offered constructive advice about principles to be observed if buildings were to be allowed
- › People wanted to maintain a green character along the park edge
- › Views of the church from the surrounding area are cherished
- › Views out from the park are also important
- › People were concerned that new buildings would avoid block sunlight from the park
- › The main fear is that new houses could privatise the park



Access to the Park

- › Access to the park is already difficult for the disabled and people with buggies
- › A lift or escalator between the park and Hornsbruksgatan would be welcomed

Security

- › Some people find the areas where alcoholics gather threatening
- › This deterred them from using the path between the tube station and church garden after dark
- › Most people wanted to ensure alcoholics were not just moved off to another area

The Street

- › Most people thought Hornsbruksgatan lacked urban qualities
- › It feels like a forgotten street that the City does not care about
- › It is dirty and noisy due to delivery lorries
- › The recycling station is left to overflow and attracts rats
- › The pissor smells and men pee on the rocks at the corner of Borgargaten
- › A few people said they liked its back street quality
- › Construction of the underground garage below the park has been very disruptive and people fear traffic on the street will increase when the garage and new shopping mall open

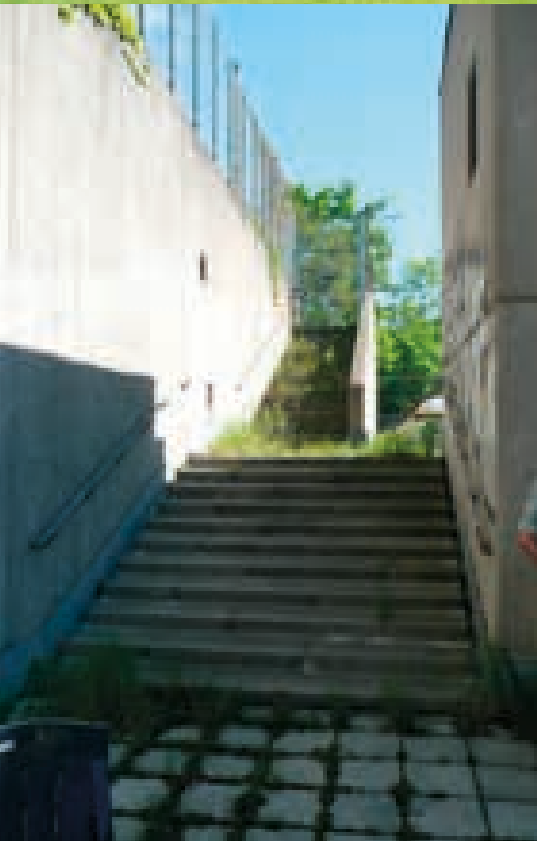
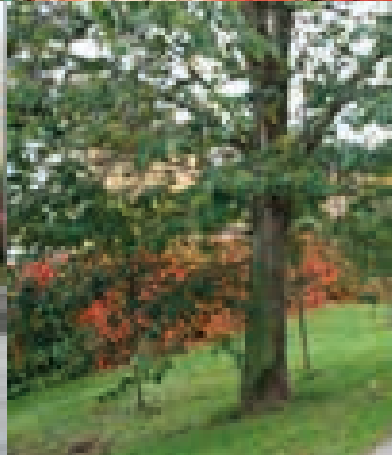
The Bunker

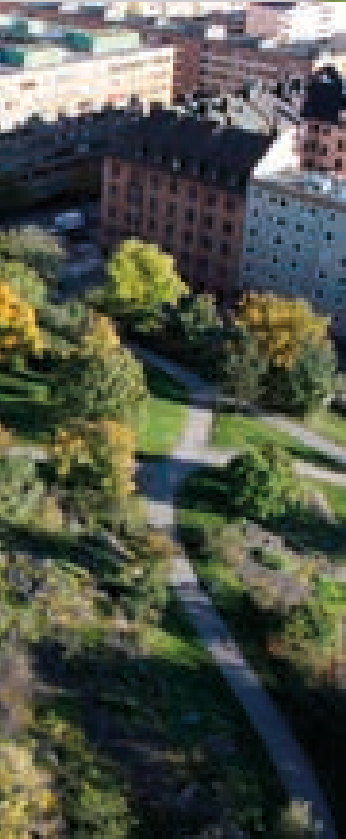
- › Most people said the tube station building 'the bunker' was ugly and boring
- › Some people liked it and admired its 'brutalist' architecture
- › The building has a lot of 'dead frontage' at street level



"everything should not look exactly the same – who is to decide what is ugly"

"You must fix our problems and realise our dreams"





PRAKTISK PLANERING

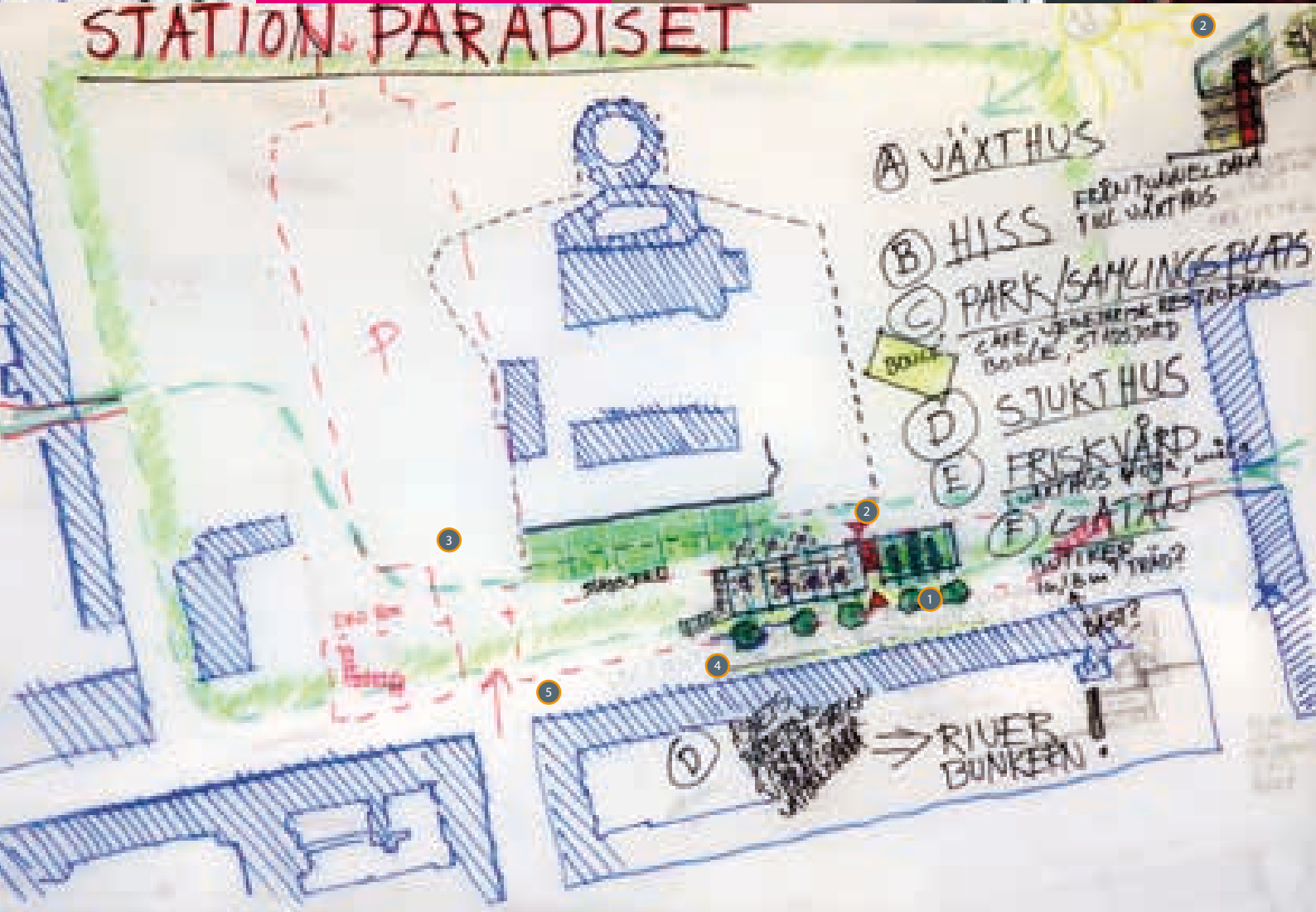
FWS AND SWS - ÖPPNA MÖTEN PÅ FREDAG OCH LÖRDAG

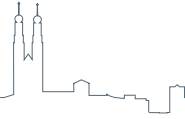
Actions

- › If new buildings are to be allowed along the park edge they should observe these principles:
- › The architecture should be inspiring and high quality
- › Hornsbruksgatan should be given a new image 'the greenest street in Stockholm'
- › The street should be made livelier
- › The street should be 'greened' making it appear as an extension to the park
- › Buildings could also be covered with plants
- › The natural rocky character of the park edge should be kept where possible
- › Uses at street level and park level should be public and might include:
 - › small shops
 - › café's and restaurants
 - › a rooftop terrace linked to the park
 - › premises for local organisations and initiatives
 - › a rooftop greenhouse
- › There should be some non-commercial uses
- › There should be homes for rent as well as for sale
- › The 'bunker' should be converted or rebuilt to include a hotel
- › New activities in the park could include
 - › gardening projects
 - › boule courts
 - › a youth shelter
- › New buildings should avoid blocking sunlight from the park
- › There should be strong visual connections between the street and park
- › A public lift or elevator should be included and provision made for it to be maintained
- › Most importantly, any buildings should be designed to increase access to the park avoid privatising it



"I want to start a vegetarian restaurant in the glasshouse on the underground station."
 "Tear down the bunker!"



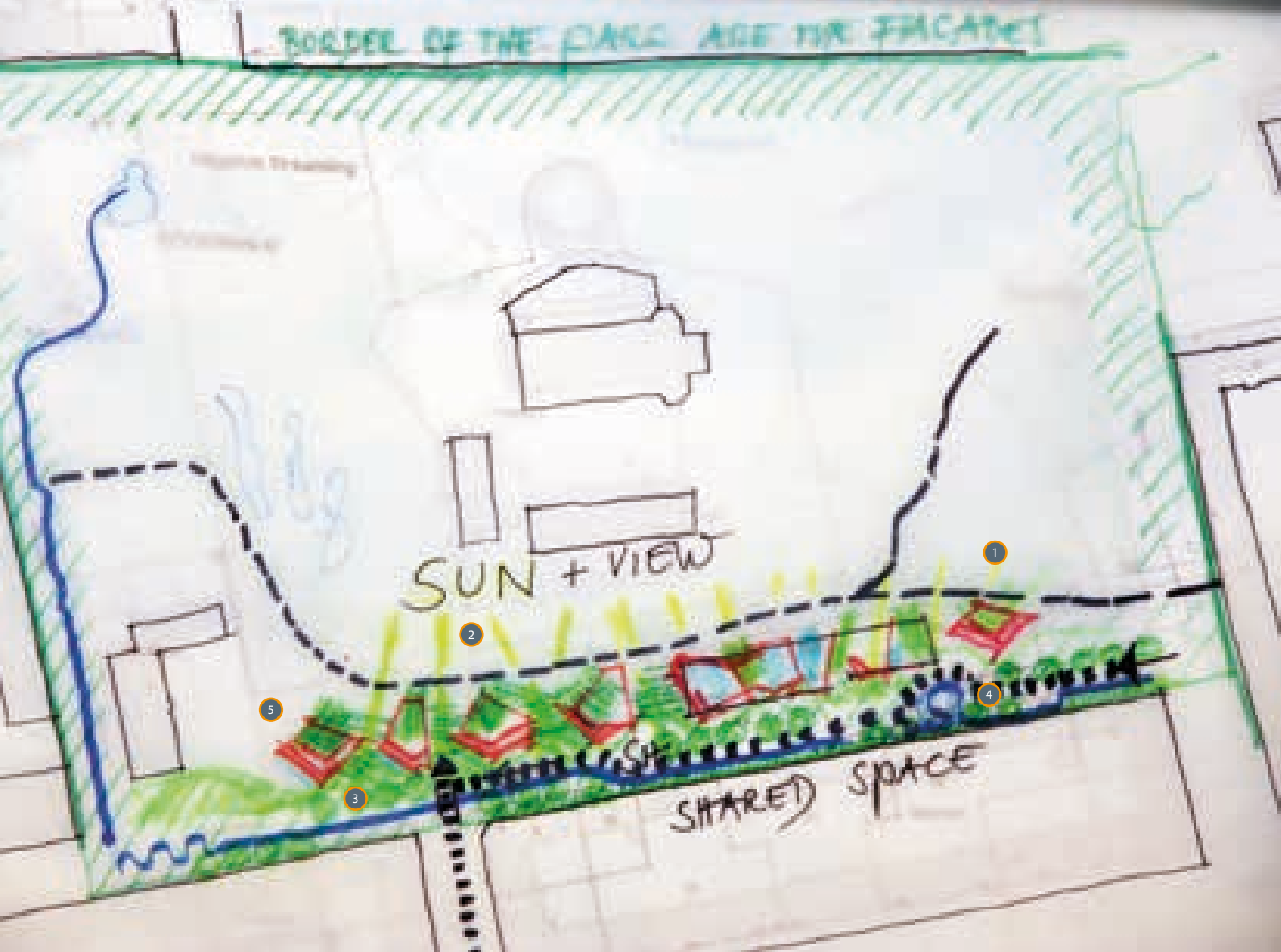


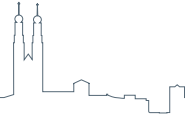
Key

- 1 Greenhouse
Demolish or rebuild the bunker. Build a greenhouse on the roof with a variety of activities including a vegetarian restaurant, cafe, farming, health care and painting courses. Ensure active uses at street level. A hotel could occupy the intermediate floors.
- 2 Lift
A new public lift to improve access to the Park. The lift can be used independently of the other activities in the tube station building.
- 3 Park
The Park can get additional features in connection to the building. An outdoor Cafe, boule court, urban farming (The Church is interested in starting a cultivation projects north of underground building.)
- 4 Sick house.
The tube station building is sick. Problems include asbestos, electromagnetic radiation and blue concrete emitting radon gas. Retain the tube station but demolish and rebuild the building above.
- 5 The Street.
Ensure public activities on the ground floor. Possibly decrease width of street although this presents difficulties for street tree planting and underground services need to be considered.

A group of 7 people worked to develop ideas for the tube station building 'the bunker'.

After the issues workshops, participants broke into small groups to explore the key themes identified. Each group then presented their ideas back in a plenary session.





Another group facilitated by Joachim Eble discussed the pros and cons of developing the site.

The issue of additional housing construction divides the community into two groups. On the one hand there are those who assess the qualities of the park so great that it should be preserved in the way it is today. Argument in favour of this perspective are; the value of green space in its own right and that rocks and green space in a unique way border the streets and the built environment.

Among those who see an advantage with housing construction, a number of "conditions" for housing additions are explicitly addressed. These conditions are summarised in the following bullet points:

Key

1. important pedestrian route
2. gaps between buildings for sun and views
3. greened street
4. possible water feature on street
5. fragmented building form

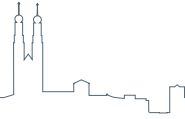
- › Construction must not exceed the volume prescribed by City planning in the "box"
- › The box should not be regarded as design. It could be swung from its horizontal layout and it could be divided into several separate units.
- › New housing units must be designed in such a way that they improve public access to the park
- › New housing units must be designed in such a way that they are not perceived a privatization of the park
- › New housing units must be designed in such a way that they improve street life and public attractions on Hornbruksgatan
- › The housing scheme must be designed in such a way that green qualities can be "drawn down" from the park to the street
- › The housing units should be designed in such a way that views from the park and sun exposure are minimally impacted.
- › If possible new housing unit should have green roofs in order to be perceived as an extension of the park
- › Additional housing units should have a sharp green profile, to strengthen Hornsbruksgatans new image as the "Green Street of Stockholm"



Key

1. Greening of Hornsbruksgatan
2. Sinuous route and minimum speeds for Hornsbruksgatan
3. Impose limits on delivery times to local shops, build "bumps" on street
4. Enhanced pedestrian priority, making the area between the Underground station and pedestrian passage to a Shared space.
5. Preserve the quality of the park and its internal connections
6. Arrangement of cars interspersed with trees

Only one participant in the group was a local resident, living in a flat on Hornsbruksgatan, however the views expressed regarding traffic were echoed by comments from other residents during the public participation sessions. Also attending was a representative from Stockholm's transport department, who was able to provide important input regarding technical norms and future traffic arrangements.



HOP F3 - TRAFIK GRUPPEN
"SÄKRA GATAN"



"Everyone is welcome' behaviour built into the planning"

"The city (only) plans for cars /The city is planned for cars"

"Changes in the housing market impact on the number of cars in an area"

"All families have two cars nowadays"

"Forbid parking along the street"

"Access for lorries/ deliveries should be 25m from the door (to shops), the city has an aim that it should be 10m."

The group began by considering the wider area, focussing on the study area's relationship to surrounding districts and the perceived extent of the neighbourhood around the park. The hierarchy of vehicle and pedestrian routes was analysed and considered in relation to the key destinations in the planning area, such as the church, the secondary school and the Young Eagles centre.

Then the group moved to the local scale looking at the impact of the new underground car park and

the functional requirements for servicing local shops on the main roads to the south and west. The view was expressed that the transport strategy is too much dominated by the needs of vehicles with insufficient priority given to pedestrians and cyclists. This led to the development of ideas exploring ways of introducing traffic calming measures on Hornsbruksgatan to make it more pedestrian friendly.



Key

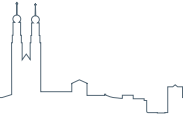
- 1. Cityfarming
- 2. Green facades towards the street
- 3. Integrate the bunker with the park
- 4. More dynamic lighting in park and on street
- 5. Keep sunny places in the park
- 6. Activities without consumption



“Bättre tillgänglighet och sammankopplingar mellan Hornsbruksgatan och parken”

“Det är en ofärdig och rå gata”





Experter vid bordet: Neil Tully, Fredrik Forsman Helena Wennerström

Närvarande vid bordet: I gruppen samlades fem personer för att lyfta fram frågor rörande parken. Gruppen bestod av 3 personer i 30 års åldern och två personer i 70 års åldern. Vi diskuterade privatisering av parkytor och platser fria från konsumtion och förhållningsätt till alkoholister i parken.

Parken nyttjas för kvällspromenader och avkoppling men inte sport. Barn och gamla använder mest solplatserna i parken, fast på olika sätt.

Trygghet i parken

Bättre och mer dynamisk belysning av T-bane entrén och i parken. Platser som är skymda blir tillhåll för A-laget.

Sol och användning

Den östra sidan av parken är solig och har potential att utnyttjas av flera brukare, men får däremot inte exploateras ytterligare. Kyrkans lekplats är solig och bra och nyttjas mycket av barnen från dagiset Il Crocodile. Cityfarming i parken söder om kyrkans mur. Plantera produktiva träd, så som och päron/plommon.

Bunkern och gatan

Café med växthus på bunkerns tak är önskvärt. Grönska på väggar till gatan önskas så att man skapar en mer dynamisk gata med träd på båda sidor av Hornsbruksgatan. Marknadsplats för grödor i samverkan med odlingsytor. Cykelparkering vid bunkerns västra sida. Flytta sopstationen under jord. Blanda bostäder och service, dagis kring Bunkern, som bildar en samlingsplats för gatan.

KULTURELLA KOPPLINGAR

- ① STADS JOBB
- ② KYRKAN TILL GATAN, H
- ③ KONST PÅ VENTILATION
- ④ RUMM BANDA
- ⑤ FLYTTA BILJETT
- ⑥ RECYCLING KAFFE
- ⑦ RENOVERA GÅNG
- ⑧ UTMÅN HUS BY BROAD GATE

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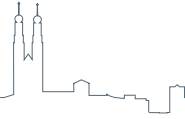
⑥

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Key

1. City farming
2. Music from the church played back in the park elevator or in the subway.
3. Temporary artworks at the corner and by the subway ventilation exhaust.
4. Slides from the park down to the street, and from the church to the playgrounds.
5. Move the ticket booth in the Bunker to the back of the building and create a gallery at the street side.
6. Recycling cafe/bar in the Bunker by the recycling space.
7. Renovate the tunnel between Hornsbruksgatan and Hörnsgatan and create exhibition and social areas.
8. Outdoor cinema/local projections on the huge brick wall by Hornstulls Torg.



Present at the HOP table: Two people from the neighborhood and two from outside the neighborhood. Expert team: Clare San Martin, Niklas Svensson & John Higson

In this group we mainly discussed how to –in a cultural context, connect different parts and functions of the park and the church with the street and how the blocks around the park could be linked together via the park through activities and interaction. Could, for example choir music from the church be played back in the subway or as elevator music in a lift going from the street to the park? Or could a projection from a “birds nest cam” or a concert in the park be displayed on the huge brick wall by Hornstulls torg. (where there is now XXL commercial AD banners)

There was also a discussion about how to create a continuous art/culture experience along Hornsbruksgatan. Starting down by the square, where there are plans to create a venue for temporary art installations, via the library/ courtyard of “skofabriken”, the corner of Borgargatan – the ventilation exhaust/cliff wall,

the garage, the bunker and the tunnel between Hornsbruksgatan and Hörnsgatan. There was an idea about moving the ticket booth to the back of the bunker and creating a gallery space on the street facing side. The recycling area could be turned into a more fun and educational “recycling café or bar” where parts of the interior art installation could be created from recycled garbage. The tunnel between Hornsbruksgatan and Hörnsgatan could be renovated and made to house exhibition areas and areas of better social interaction.

The park could also be activated via communal activities such as City farming and agroforestry (and perhaps some animals) and a market for selling vegetables grown in the park could be created by the pissoar and the rock terraces next to the bunker. There were also ideas about building slides on various locations where people in a playful way could zip down to street level from the park, and a long and fast slide going from the church to the Young Eagles playgrounds.



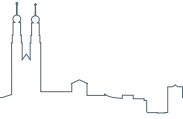
“Vi måste undersöka och förstå kopplingarna till andra stadsdelar”????



- Key
1. Interaction between green and new buildings
 2. Spanish steps up to viewing point
 3. Urban neighbourhoods and parks with different characters
 4. Högalids Park has active spaces and secret and calm spots
 5. Variety in the area from large public parks for everyone and Högalids Park which is ten small parks in one
 6. Key views from the street to the church

“You can't say there is a lack of green areas in the area, and Högalids Park is not a place that people chose to come to as a first choice.”





This group was asked to consider the wider area. The group started by discussing the different characters of the adjoining neighbourhoods and defined the neighbourhood to the west of Langholmsgatan as 'green intelligentsia', the neighbourhoods to the north as 'posh', to the south and immediate east as community housing and further to the east as 'posh journalist'. The feeling of the group was to bring the urban qualities of the western neighbourhood across into Hornsbruksgatan.

The group also discussed the wide range of open spaces and parks available in the vicinity. Högalids Park was discussed and thought to be a less busy park with a number of different character areas or 'rooms in the park', which should be appreciated and enhanced. A key issue was the access to the park from Hornsbruksgatan and the landscaping of the park between the church garden wall and the bunker. This area could be seen as a 'room' related to the bunker with the park extending out over the bunker.

It was felt to be acceptable to build in moderation along the park edge with the new buildings interacting with the park edge and facilitating improved access up to the park. This would be helped if part of the Wasted Space building could be transferred to the western side with a new atrium entrance and a lift up to the café on the roof. It was felt important to retain key views of the church from various points on along the street and that the view from the park to the south generated a viewpoint above the new car park entrance. 'Spanish steps' could be built around the car park entrance leading up to this point. New buildings should have 'active' ground floor uses and start as close to Langholmsgatan as possible to enliven the street and invite people into Hornsbruksgatan from the west.

GRÖNA HÖGAN

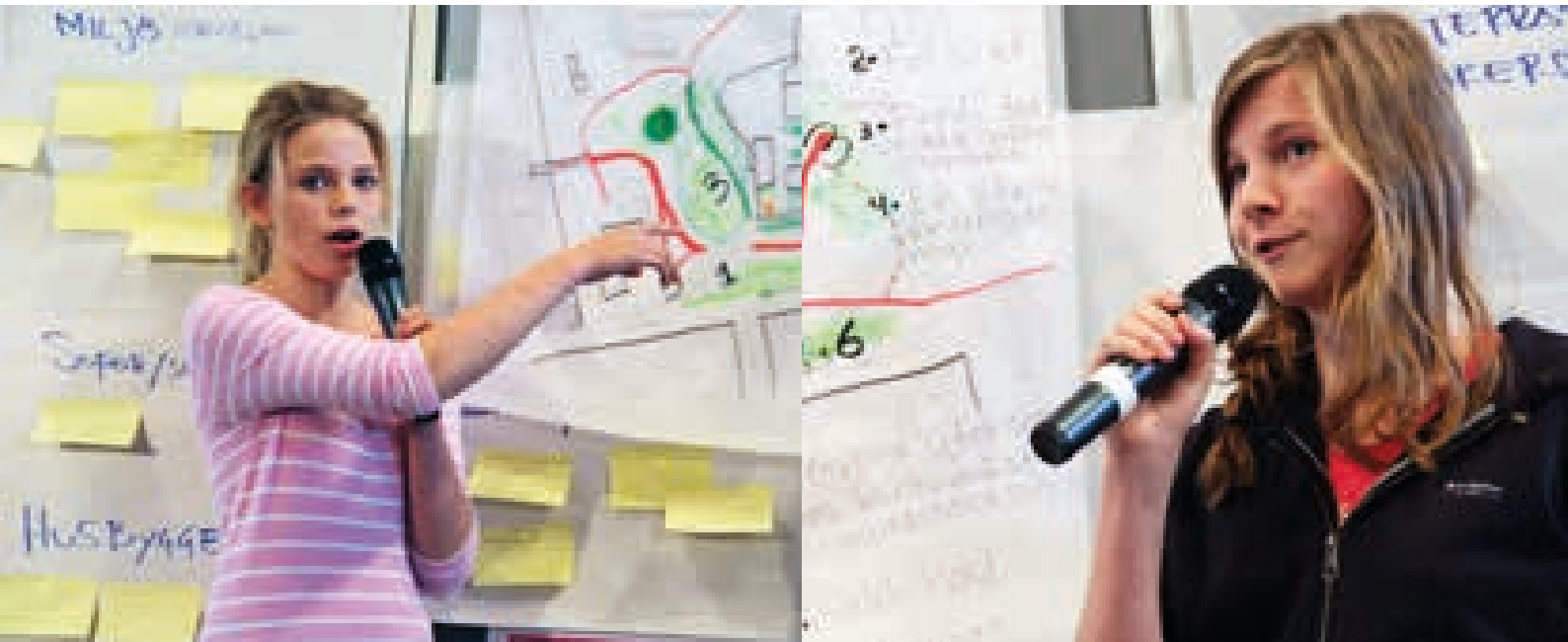
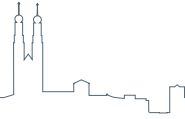


Key

1. More trees on paths and street
2. Open view
3. Retain natural play areas
4. Make a place for young people
5. Retain benches for alcoholics
6. Improve recycling station
7. Renew benches and litter bins
8. Create space to rent for parties
9. Create a fruit tree garden
10. Lost green space to be replaced

Two young people showed a member of the Community Planning Team and a representative from Stockholm Stadt around the park and Hornsbruksgatan. They pointed out the things they liked and didn't like and also discussed possible improvements. On returning to the venue they summarised their thoughts on a plan and presented these back to the wider group which resulted in much applause. They were passionate about their park and stressed the importance of retaining the park as a green space for local people rather than redesigning it to meet the needs of tourists. The key issues discussed were:

1. Trees
They really valued the green character of the park and wanted to see more rather than less trees particularly at the park edges where they screened the open space and paths from the surrounding buildings. They also liked the idea of adding more trees to Hornsbruksgatan at street level. If any trees were removed to allow for building, new trees should be planted to compensate for the loss of greenery.
2. Open View
They wanted to see the edges of the park bordering Hornsbruksgatan remaining open and without new houses encroaching onto the space.
3. Retain natural areas
They identified two areas where young people tended to gather and were adamant that these should remain as natural as possible. They particularly valued the rocks and fruit trees.



4. Youth Space

They wanted to see the roof top of the tube station building 'the bunker' converted into a place for young people. Their preference was for the roof to be grassed over with benches and a simple open sided shelter. The roof of the shelter could be retractable. They noted that they felt safest in the area close to the church and often played in the garden and car park.

5. The 'A' team

They talked about the group of alcoholics who regularly gathered on the benches near the steps up to the park and felt that it was important they were given space too. They reported that the alcoholics did not generally cause trouble but were concerned that if their benches were removed they would start of move into other places in the park and disturb the children. They had an idea of painting benches different colours to indicate which could be used by the drinkers and which other people should use.

6. Recycling area

They wanted to see the recycling area better maintained and refuse removed more regularly.

7. Benches and litter bins

Benches and litter bins throughout the park should be repaired and repainted.

8. Party Space

They wanted to see part of the tube station building made available for people to rent for private parties. They made the point that many apartments in the area were very small and people had insufficient space to entertain friends.

9. Lost green space replaced

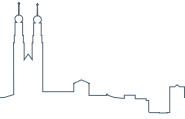
They wanted any green space and trees removed during construction to be replaced.



Key

- Leave the southfacing area of the park free of development, if building build low terracebuildings with a lot of green.
- Accesibility to the park must be improved
- Keep visual access to church from the street
- Refurbish the bunker
- Don't privatise the park
- Plant trees with edible fruits in the park

“Det finns en förortskänsla på gatan – etc ??????????”



Experts at the table: Neil Tully, Fredrik Forsman, Helena Wennerström

Present: 6 people with an average age around their 60s. The group gathered outside of the church to start up with a walk around the church and the park. They specifically studied the eastern and western side of the park. On the west side the group concluded that the children from the daycare/playground usually move from the north (lower side) up towards the sunny hillside to play. After the group stopped briefly to listen to the A-team at the park benches on the SW side of the park towards Hornsbruksgatan. The group all agreed the entrance to garage was ugly. After studying the area behind the stairs next to the bunker's west side, the group thought that this area was:

1. Too narrow to accommodate houses without making major incisions in the park
2. Too low to accommodate houses without major impact on the sun/shadow parameters (solar gates)

Before returning they discussed cityfarming along the southern side of the church parkwall. At the discussion table they started to draw winding access points to the park and possible solutions/proposals for development. What came out was low terraced buildings that avoided shading the park. A drawing of a green house on the bunker roof also appeared.

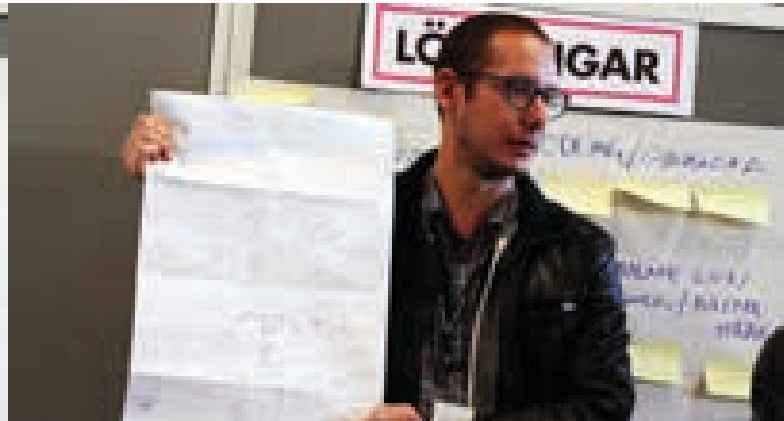
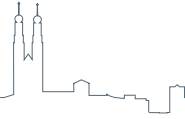


"The Working group should have been submitted at an earlier stage of planning."

"If we do Hornsbruksgatan one-way, traffic will increase at the Borgargatan."

"It would be fine with an attractive building in the background of Lignagatan."





This group walked through the park and along Hornsbruksgatan before returning to the venue to discuss ideas and develop proposals.

Key problems identified included the nuisance caused to residents by deliveries of goods and by anti-social behaviour. Issues discussed:

- 1. Deliveries.**
To relieve Hörnsgatan, is Hornsbruksgatan and Borgargaten to be used for deliveries. The need for deliveries will increase further at the new mall when Horns Square is built.
- 2. Parking.**
Hornsbruksgatan has relatively little traffic. Cars dominate the street when cars are parked on both sides.
- 3. Pathway in the park.**
Pathway from Plankan, crossing Underground building roofs were discussed. Can you change the pathway building or must it be exactly where it is today?
- 4. Unsafe.**
On Friday and Saturday evenings drunk youths passing Hornsbruksgatan from Tantolunden on their way to the subway. Alcoholics "hang around" on the stairs up to the Park at the western part of the Hornsbruksgatan.
- 5. "shared space".**
A stream of people from the underground passes over Hornsbruksgatan moving between Hornsbruksgatan and Hörnsgatan.



"A new tree should be planted for every tree that has been taken away from the park and the square at Hornstull. Plant new trees above the garage and restore the street back to the way it was before."

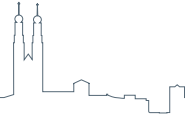
"Political decisions are made by the politicians that the people have voted for, that is the how the democratic process works."

"The different topographic levels between the park and the street enrich the experience and view(s), you move between different landscapes. This should be acknowledged and valued/protected."

"The rock formation is of (cultural and historical value and should be kept untouched."

"There is a need for an elevator or escalator up to the park – maybe through the tube station building- BUT it must be kept clean and not invite to be used as a toilet/urinal."





S4 - "GATAN": BEVARA BERGET, ATERPLANTERA, BYGG MATTIG

Some group members lived on Hornsbruksgatan or in the close neighborhood, one was a local politician and one was a student who did not live in the area

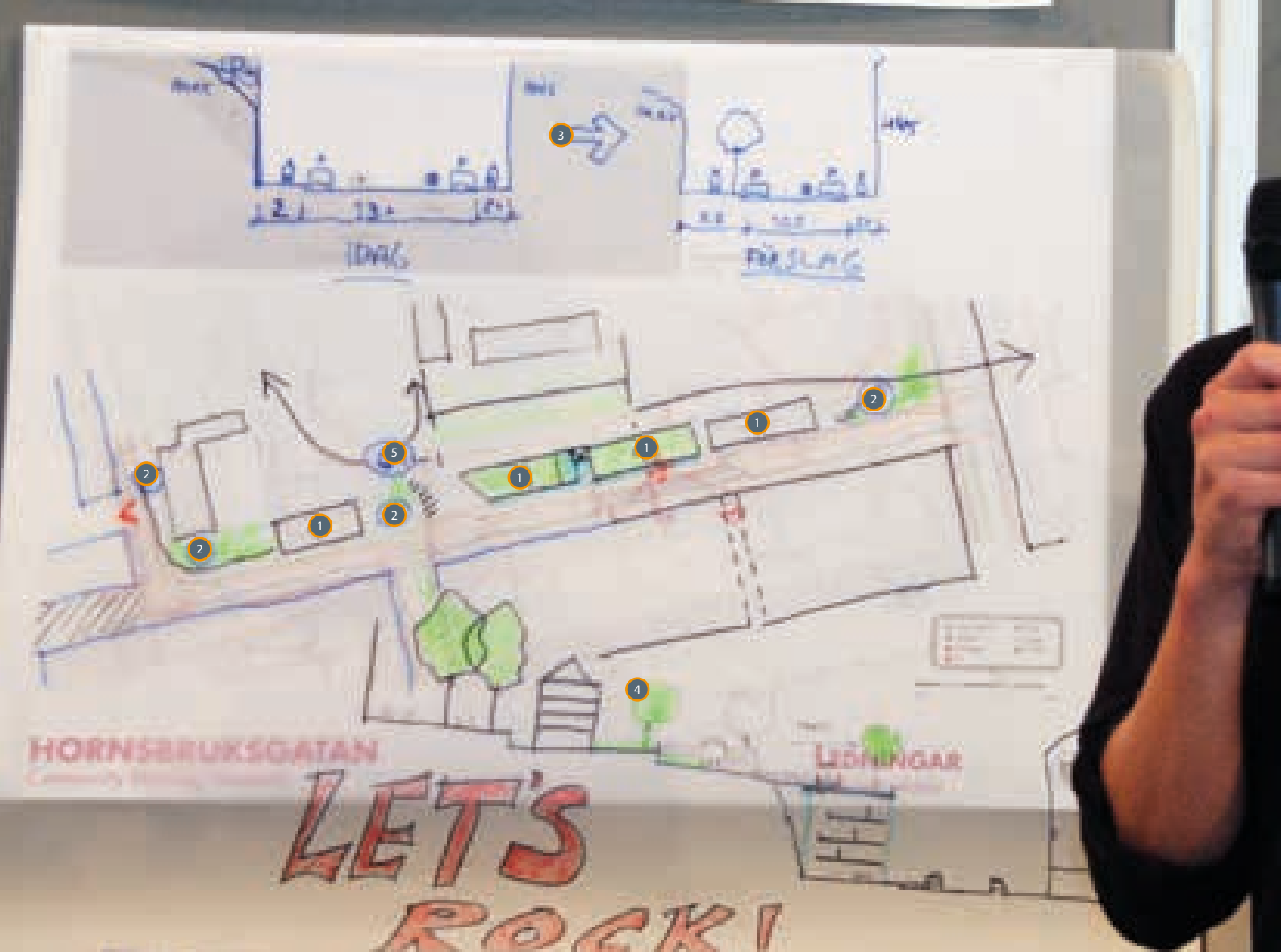
The architect Joachim Eble started to draw the suggestion that a group the day before had worked out, but the group did not go further with the suggestion. Some participants were against any form of new housing on the street, but positive to improvement on the tube station building. Others said that they were not opposed to the housing plans, since it could help finance improvements to the street, but with the reservation that it should be moderate and not like a box

Actions to lessen traffic on the street such as a Shared Space solution were welcomed, but the consequences for neighboring streets had to be taken into consideration. Different suggestions for new entry points to the park were brought forward, and the group liked the idea of a "Spanish steps" solution on the north side of the street but did not decide on a specific site for it.

Two participants were frustrated and angry about the CPW process because they had had the impression that they could influence more and not that the city would finance changes/improvements only through sale of land for housing.

Key points raised were:

- › Do NOT privatize the park through housing
- › Create a "Green street" by planting trees and plants along the street (north side)
- › "Shared space" traffic solution is fine, but how would it affect flow of traffic on the neighboring streets
- › The re-cycling area MUST be improved – maybe built into the tube station or the new housing? It needs emptying more often!
- › Make a (new) entrance to the park opposite, or as close as possible to, the entrance to the passage leading from Hornsbruksgatan to Hörnsgatan
- › New housing could lessen the "backwater" feeling of the street.
- › An elevator or an escalator leading up to the park is vital for all age groups, how can it be built so that people won't use it as a urinal????!!!



Key

1. Refurbish the bunker and new mixed-use residential buildings integrated in the rock face.
2. Retain part of the rock face with rock lit up at points and with key views to Högalids church maintained.
3. Redesign the street with narrowed carriageway and more space for pedestrians, particularly in key location by the bunker and tube entrance, and more green and connection with the park.
4. Design the section from the church to the street to continue the terraced theme and allow views through the new bunker atrium to allow views through to the rock face.
5. Improve access up to park at key desire lines with 'Spanish steps' around car park entrance and elevator as part of bunker refurbishment





PRAKTISK PLANERING

S5 - LET'S ROCK

This group included local residents living in the neighbourhood. The group was originally asked to look at traffic issues and the main issue in relation to this was brought up by a resident of Borgargatan. Currently she is greatly disturbed by lorries servicing the shops particularly starting very early in the morning. She was encouraged that servicing would be happening inside the block in future but not convinced that this would always happen or solve all the problems. Some mechanism for liaising with the operators was desired so that any future problems could be resolved quickly. Another non-traffic problem was the constant use of the rock face as an outdoor urinal by men, which is extremely unpleasant for neighbours. One suggestion to solve this problem was to improve lighting in the area including uplighting from the pavement, which would act to improve the atmosphere of the street and invite people from Langholmsgatan into Hornsbruksgatan.

The group then moved on to consider the future development of Hornsbruksgatan. There was a desire to keep elements of the natural character of park side of the street and key views to the church whilst integrating refurbished bunker and new mixed-use buildings facilitating improved accesses up to the park. There was support for the concept of narrowing the carriageway of the street so that more space could be given to buildings and pedestrian uses and the greening of the street. The section through the park and the street will be important in the design and there was an understanding of the terraced landscape concept, from the church to the use of the roof of the bunker for café and other public uses. The new part of the bunker building could be designed with an elevator up to the park and glazing systems that reveal views through to the exposed rock face. The new buildings could be of a free-form, textured, rocky design particularly to the west end of the street.



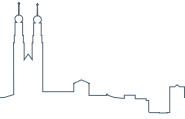
Nyckelpunkter:

- 1 Ekologisk, social och ekonomisk hållbar utveckling. Det är viktigt att tänka på helheten, att ha en holistisk grundsyn.
- 2 Hörnsgatan. Hörnsgatan har extrema luftföroreningar som också påverkar Hornsbruksgatan.
- 3 "Bunkern". Tunnelbanebyggnaden är i mycket förorenad. Blåbetong, asbets, elektomagnetisk strålning, vibrationer mm. Vid en ombyggnad behöver ställverket skämmas av och nya tillbyggnader stå på gummimattor.
- 4 Kretslopp. Vi måste utnyttja våra resurser bättre. Om det är möjligt se kretslopp i stället för linjära lösningar med tanke på energi, vatten och avfall. Frånluften från tunnelbanan kan värmeväxlas och användas av tunnelbanebyggnaden. Recirkulera vatten. regnvatten kan användas till toaletter. Dusch och tvättvatten kan också användas till toaletter. Kompost och grönt avfall blir biogas. Byggnadernas tak ska vara gröna och med solceller. Den befintliga sopsorteringen byggs om till en underjordisk där bara luckorna är ovan jord.
- 5 Krav på byggherren. Om man bebygger gröna ytor ska de ersättas med nya. Höga krav på energihushållning. Sträva mot ett koldioxid neutralt samhälle. Materialval som ger god inomhusklimat.
- 6 Vad är hållbar stadsutveckling? Använd befintliga kommunikationer och infrastrukturer. Utnyttja sociala strukturer och byggnader som redan finns. Bygg ej på odlingsmark.



"Vad är hållbar utveckling?"

"Bygg om sopsorteringen."



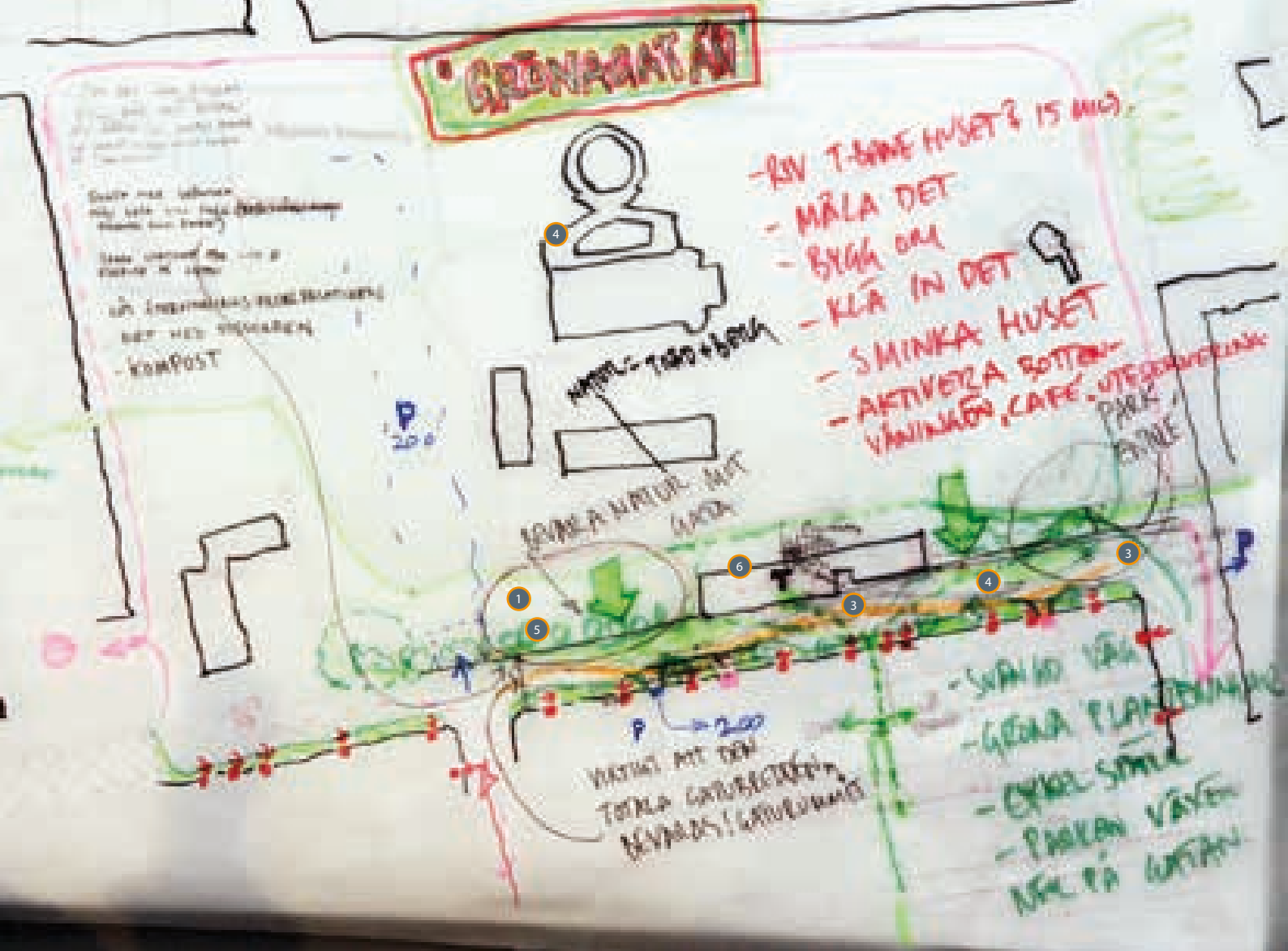
**MISSA INTE PRESENT
AV RESULTAT**

En grupp på 6 personer arbetade med hållbar stadsutveckling. Rolf och Nils från plangruppen, Marie från wasted space, 2 boende i området och en deltagare som står i kö hos Veidekke och hoppas få en lägenhet om Veidekke bygger hus vid Hornsbruksgatan. Till att börja med restes frågan vad är hållbar utveckling? Nils och Rolf med stor erfarenhet av stadsplanering beskrev sin syn på hållbar utveckling. Det viktiga är att ta ett helhets grepp. Ett holistiskt synsätt. Ekologiskt, ekonomiskt och social hållbarhet. Vidare är det av vikt at studera och utveckla kretslopp. Energi, vatten och avfall. Gruppen gick vidare med hur dessa frågeställningar kunde användas i dag på

Hornsbruksgatan och hur de skulle kunna apliceras i eventuella nya byggnader. Till sist diskuterades hur hållbar stadsutveckling skulle kunna se ut. En rad olika förslag togs fram. Gröna tak. Utnyttja solljuset i byggnader. Nya byggnader riktar sig mot solen.

Action points

Gör gröna fasader som renar den smutsiga luften.
Ställ krav på hållbar utveckling på byggherren.



Key

1. Park descending into Hornsbruksgatan
2. Sinuous route on Hornsbruksgatan
3. Enhanced pedestrian priority in the area between the Underground station and pedestrian passage
4. Front garden areas to apartment entrances
5. Retained greenery and rocks- keep the view!
6. Possible ways of modifying 'bunker' (See Quotes)

"Paint the tube station."

"Re-build the tube station."

"Put a new facade over it (build it in)."

"Give it some make-up! (Mosaic?)."

"Activate the ground level (of tube building) with a café, outdoor in summertime."

"Bike stands/bike parking needed."

"If there have to be (new) buildings, build where it's already spoilt/built (on top of the garage or in the tube station building)."

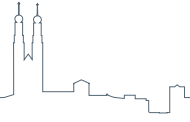
"Create more green space from the street to the park (the rock wall is here counted as park)."

"Create more life and movement in the street."

"Solve the recycling problems!"

"Get rid of the public urinal."

"Could we get an opportunity for compost somewhere along the street?"

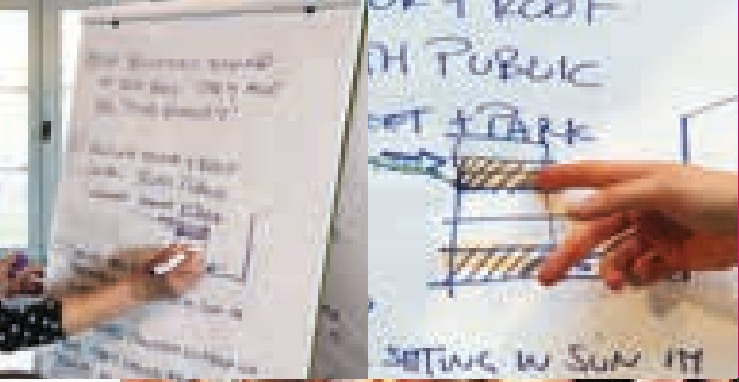


The group consisted of 4 residents who lived in the BRF flats along Hornsbruksgatan. They were all strongly opposed to the idea of new development occurring on the park edge, and wanted it to remain as green as possible. Their view was that the only places where building might be acceptable would be on the locations which have already been 'damaged' namely the underground station and the new car park entrance.

The workshop started with an analysis of the access points along Hornsbruksgatan; entrances to private apartments, and vehicular entrances to loading bays and underground car parks.

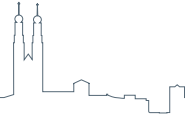
The discussion focussed on ways of improving the street environment by allowing the park to extend down into the street; introducing street trees, front gardens to the apartment blocks, and a traffic-calmed road with additional measures in the central area between the underground entrance and the pedestrian link.

There was also consideration of how the 'bunker' (tube station) could be improved and possible measures to overcome the environmental problems associated with the recycling centre and the public urinal.



- Key
1. The Bunker as a cultural and youth center.
 2. Street level and top level of buildings must be public spaces.
 3. Activate the corner and the cliffside with hole-in-the-wall take away restaurants
 4. Restaurants & take aways in street level of new buildings and in the bunker
 5. Elevator on the opposite side of the street connected to the park via a pedestrian bridge
 6. Terraced apartment buildings with public access at the street and roof level.





Present at the table: Three people from the neighbourhood and one person from another part of Stockholm . Expert team: Clare San Martin, Niklas Svensson

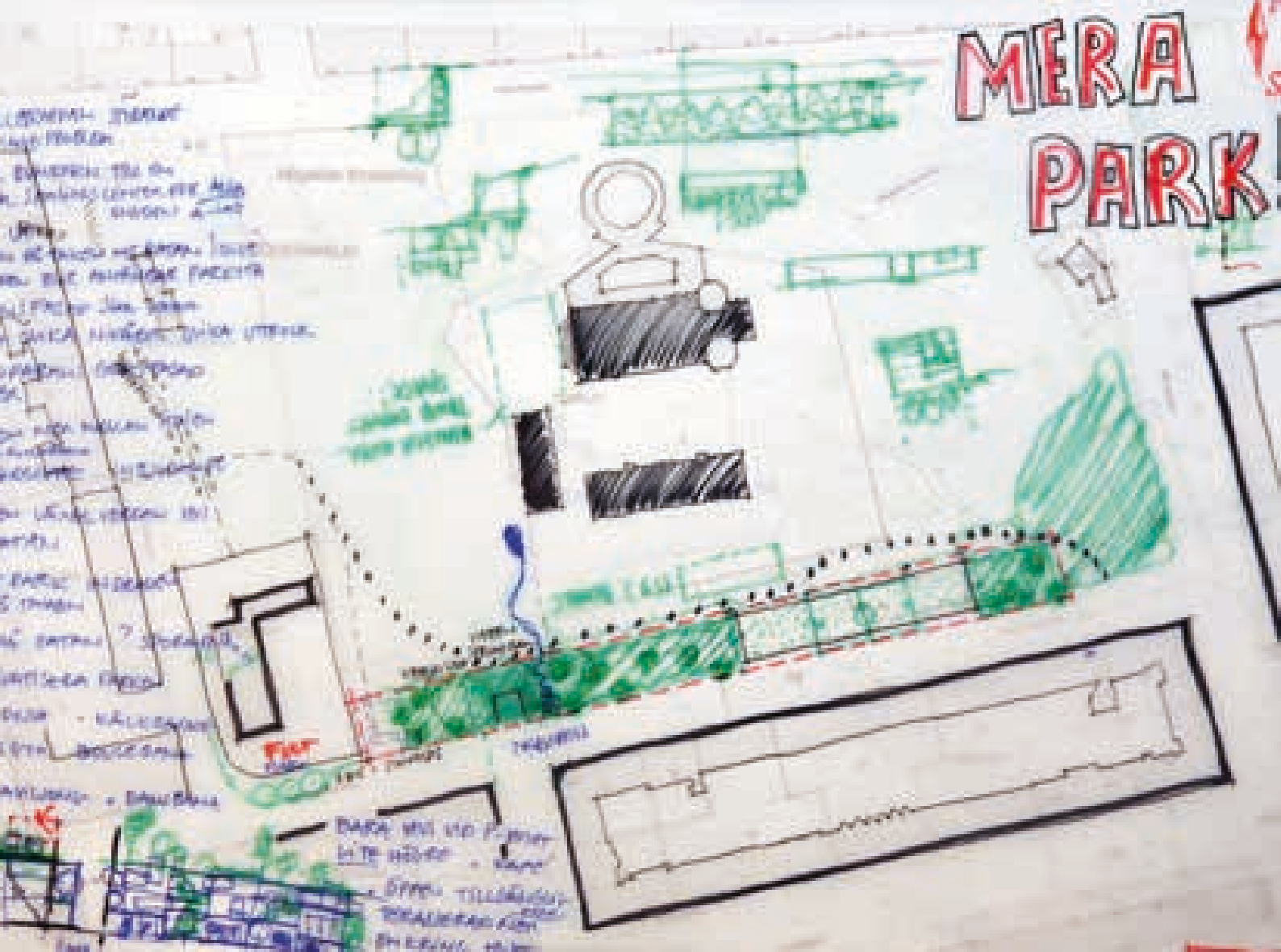
In this group we discussed how Hornsbruksgatan could be activated through the presence of a number of small take-away restaurants where people could buy lunch and bring it with them to eat in the park. These hole-in-the-wall restaurants could be built into the cliff side or housed in the street level of new apartment buildings.

Parts of the group were negative about new construction but parts of the group saw it as a chance to finance improvements of the street and the park. If there were to be new buildings it was important that both the street level and park level (the top of the apartment buildings) should be public areas, and the apartments would be located between these two levels. The best location for new buildings would be between the garage and the bunker and the favored way to build them would be as terraced buildings where the elevation of the terraces would following the direction of the street. (west to east).

The top of the garage would be a good location for a public deck or an extension of the park with views through Lignagatan. An idea of putting an

elevator on the other side of the street connecting it to the park via a pedestrian bridge was raised. This bridge would create a sort of kinship with the other two bridges that connect the park with Plankan and Bulten. The elevator should have room for carriages and bicycles. City farming was an idea that the group would like to see in the park and perhaps also on top of the new buildings.

The Bunker was VERY appreciated in its present form by this group. It should just be renovated and cleaned from harmful agents and materials. Although a café or restaurant on top of the roof terraces would be highly appreciated. There was also a wish from parts of the group that any new buildings should echo or mirror the brave forms of the brutalistically beautiful Bunker. There was a consensus within this group that the bunker should be turned into a local culture center and a youth center. Maybe the library could be moved to the bunker and a sort of sustainability focused library connected with the city farming project could also be housed within the bunker. The recycling station should be moved or put in an underground room with only holes for garbage located on the topside.



Key

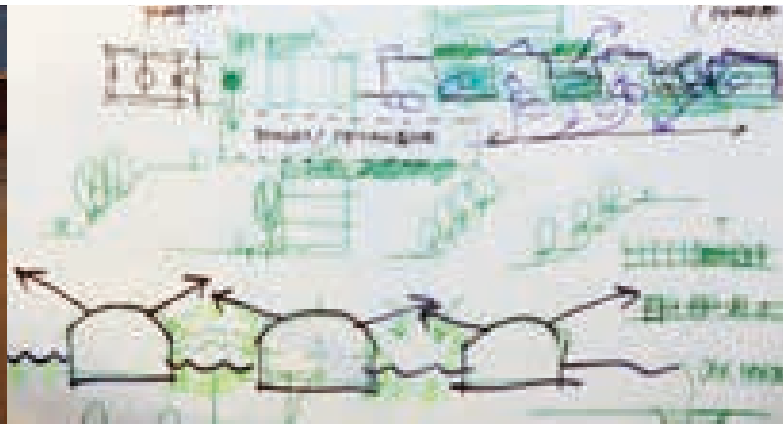
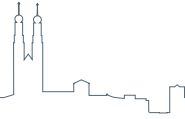
- Only development below the escarpment (rockledge). The only place it could possibly rise above this line is on top of the garage.
- Pockets of park coming over buildings on roofs, but also spills out to the street.
- Make the park more accessible and inviting
- The view to park can be altered with low houses facing the street (terrace style)
- More trees towards the north side of Hornsbruksgatan
- Don't privatize the park.

Experts at the table: Neil Tully, Fredrik Forsman, Helena Wennerström

The group consisted of two men and two women in their 40's who were all sceptical about the benefits of development in this area.

The group initially discussed the alcoholics on the stairs. Some perceive them as annoying others as less of a problem.

The main focus was around the height of a possible construction. People stated that the best solution would be to only develop along the groundlevels of the park, and then extend the park on top of these roofs towards the south side of the street. (the sunny side). The only place where a possibly higher building could be accepted was on top of the garage. People felt that a higher building would impinge on the public space and in some ways privatize the land right outside these buildings.



The group had a common wish into make the bunker to a social platform for all ages. The façade of the street should be visually active, with different levels and with different expressions and characteristics.

If there is development one should build an open and more accessible park that is terraced down and around the buildings towards the street.

The street façade could be glassed with green plants. Waterfalls and creeks between apartments and the park. Build trees in front of the fan in the SW corner of the park.

EN VISION FÖR HORNSBRUKSGATAN

Community Planning Weekend den 8-9 oktober 2010

Alla är välkomna!

www.hornsbruksgatan.se

HORNBRUKSGATAN



Wasted Space

100 cities

HORNBRUKSGATAN IDAG

M

BULLER

GARAGE

Tillgänglighet
& Park

FULT/SKITIGT

ALKVÄSTER

BÖMMAR

SYREN
LUND

HISG

LEVANDEGATA

KATE

KONST

LÖSN

BUNKER → KONSTHALL

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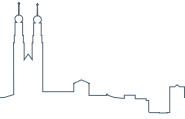
GENRENSÄTTNING
TAXI BUS / AKTIVITETER

4

KEY THEMES

AN

100 cities



Per Axerup
Kyrkoherde

"We need to make sure it is us who create a community where our grandchildren can play, the birds can sing and the people can live."

The following Key Themes summarise the consensus developed during the Community Planning workshops.

The neighbourhood

Inner city life is about creating a balance between different uses - some of which can be in conflict.

Many people appreciated the unique character of Hornsbruksgatan whilst others felt that it had an anonymous, suburban feel despite its city location.

The street was described as being 'separate' and lacking in the variety and activity that is often a feature of city neighbourhoods.

"There is an identity in this neighbourhood we want to preserve."

"There are people out during the day but at night its dead after dark. That's how I would describe a suburban feel."

Personal safety

There were different views about perceptions of safety in Hogalids Park and in Hornsbruksgatan. While some said they had never felt insecure others (particularly woman) said they were wary of particular areas of the park, even during the day, and that Hornsbruksgatan was a no-go area for them after dark.

People were concerned for the welfare of the 'A Team' in the park but some said their presence put them off using certain routes there. Perceptions of security could be improved with better lighting and increased ground floor activity in the street and by bringing more active uses to particular zones of the park.

"I experience Hornsbruksgatan as a safe and calm street - maybe because it's not exploited with pubs and bars."

"I work in this area and my staff are young girls and they are afraid to walk to the tube at night."

The street

Whilst a number of participants said they like Hornsbruksgatan's back street quality and unique rocky edge, many viewed it as a neglected street where people feel unsafe at night. It suffers from through traffic, noisy servicing lorries, poorly managed recycling and anti-social activities including urinating against the rock-face.

Many felt that Hornsbruksgatan has potential to be more than a service street and treated as a 'place' in its own right, with enhanced management and more 'street life'.

Traffic should be calmed with more space given over to pedestrians and tree planting. Physical and visual connections to the park are important and many supported the concept of the park coming down to the street.

"We are a unique street with buildings on one side and rocks on the other."

"We don't want a street just for passing through and rushing - we should create a place to stop, reflect and meet."

Parken

The park is a highly valued amenity for local people, with areas of different character, most of which are working well and do not require radical change. Quiet places are valued and the different features of the park, including key views to the church, should be respected.

However, some people prefer not to pass through certain areas of the park for personal safety reasons. There was an appreciation that the park could be more accessible particularly for people with limited mobility, including people with young children and buggies. Many people liked the natural edge along Hornsbruksgatan although people recognised that this resulted in difficult access up to the park.

Many participants did not want to see a reduction in the area of the park but offered constructive advice about how new buildings, if they were built, should be sensitively designed to enhance access to the park and bring it down to the street. Participants also suggested ways of enhancing the park and developing opportunities for community projects.

"We have an amazing park here but you have to be in good shape in order to get here."

"Make a living park - a green classroom."

The community

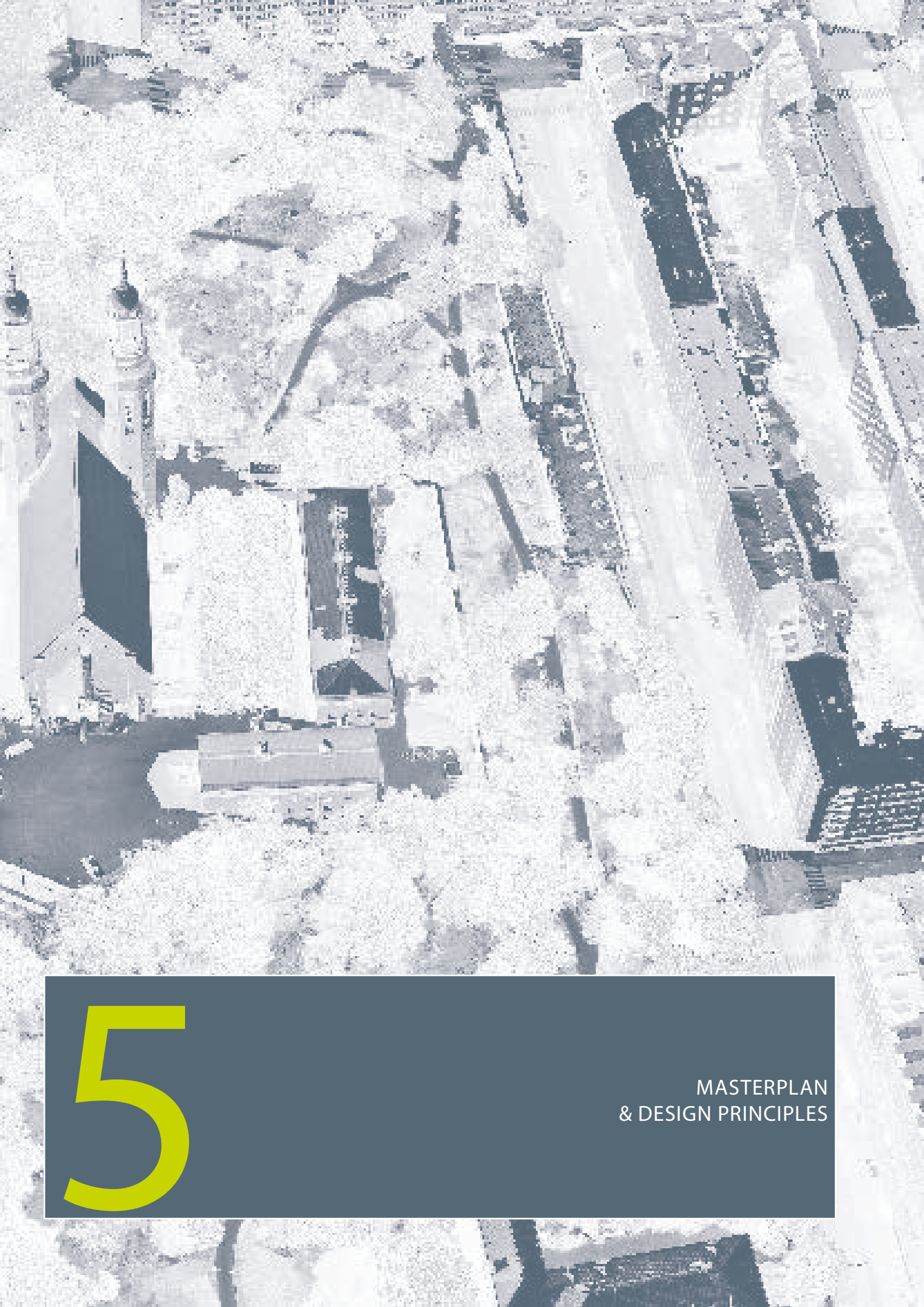
Participants were concerned about providing for the needs of the whole community including young people, the older generation and the A Team who are often seen occupying benches in the park.

Enhancing the street environment with more active uses will bring improved possibilities for community interaction, including after dark.

Growing projects in the park will be an opportunity to provide productive activity for all, improving usage, understanding and 'ownership' of the park and enhancing inter-generational relationships.

"We should use the park and the street below - I would like to have more opportunity to meet in the park."

"Elderly people could take care of the plants and have more social interaction."



5

MASTERPLAN
& DESIGN PRINCIPLES

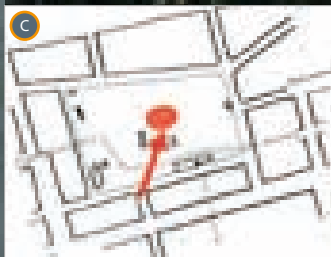
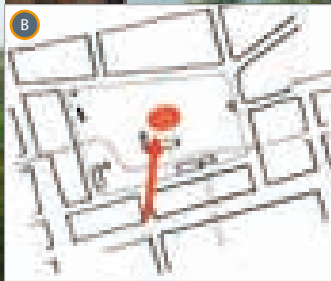
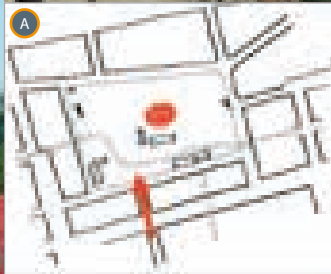
Following the public workshops the JTP team developed a design concept for the site that reflected the following concerns and aspirations expressed at the event:

1. Preserving views towards Högalids Church and into the park
2. Avoiding overshadowing the park
3. Improving access to the park from Hornsbruksgatan
4. Balancing any loss of park area with new green space
5. Creating more active frontage to Hornsbruksgatan at street level
6. Making Hornsbruksgatan a greener and more pedestrian friendly space
7. Avoiding privatisation of the park
8. Incorporating environmentally sustainable design features.

The design illustrates how development can take place and also respect the principles over which there was a broad consensus.

A detailed analysis of views and solar shading informed a proposal for a building envelope that can accommodate a viable quantity of development space whilst preserving views towards the church and avoiding overshadowing the park.

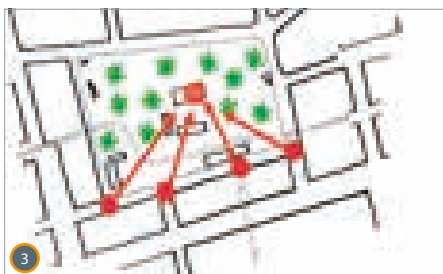
Restricting the height of the new buildings and creating gaps at strategic points also allows views from private apartments to be maintained.



1. PRESERVING VIEWS



Views to Högalids church are one of the key features in this neighbourhood. Nearly all streets which lead to the park provide views already from longer distances. In some cases you have to come close to the arrival points at Hornsbruksgatan to get a broad church view, as shown on the three pictures left (A,B,C) in Mötesplatser Street which leads towards the entrance of the new car park.



With this visual analysis we have identified four key arrival points on Hornsbruksgatan and agreed that these key church views need to be preserved in the future design.



Key

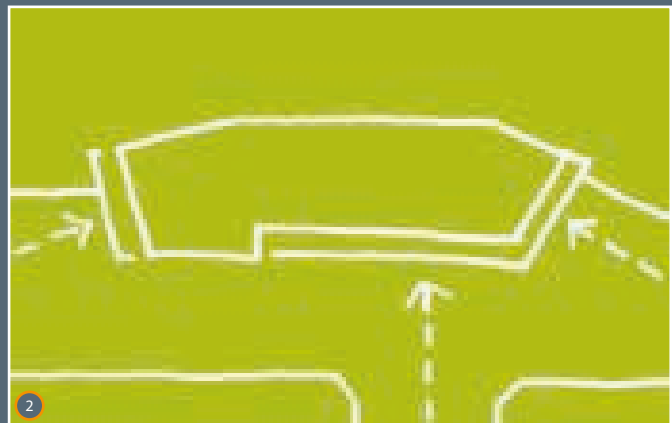
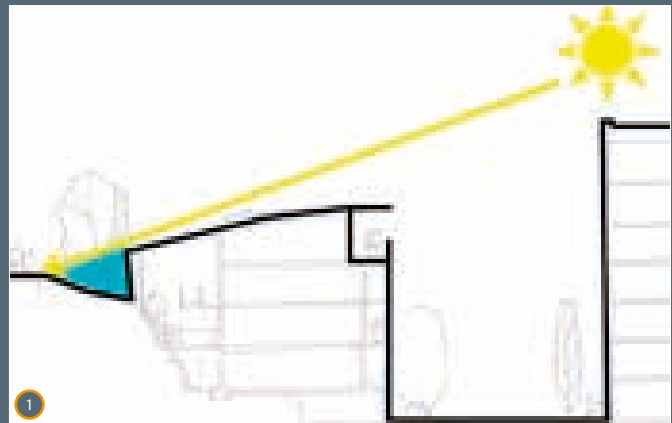
- 1. Private views to the church
- 2. Long public views to the church
- 3. Public views of the church from four arrival points
- 4. Preserved key public views determine design
- 5. Preserved key private views

MASTERPLAN & DESIGN PRINCIPLES

2. SOLAR SHADING

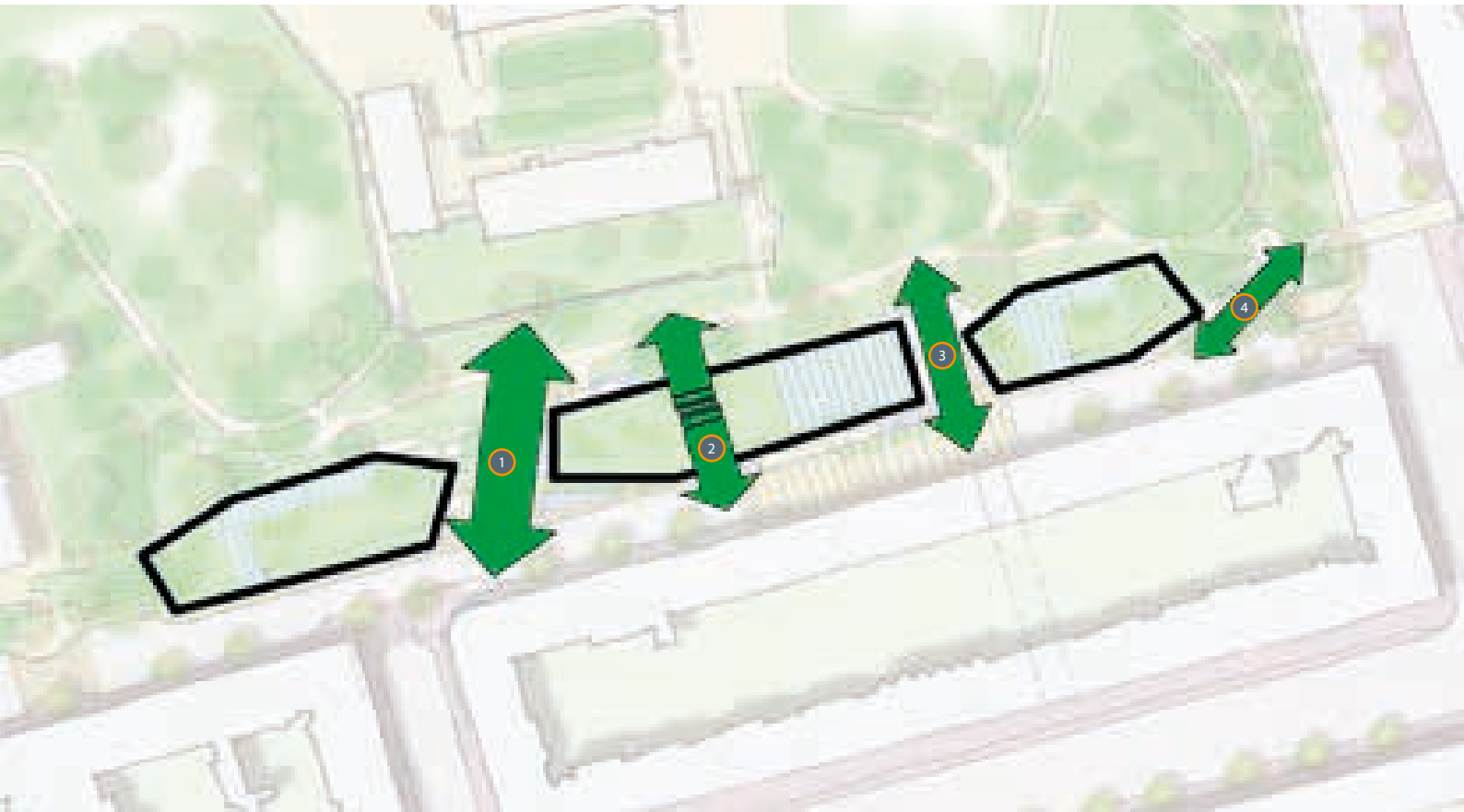
Existing buildings overshadow the site and edge of the park during winter months. Analysis of solar shading demonstrated the maximum height of buildings that could be constructed without creating additional shading of the park edge. Sloping roofs down towards the park allows additional height on the street side without blocking any more sunlight.

The design team were also keen to maximise opportunities for sunlight on the elevations and balconies to the new apartments. Angling the facades of the building in plan as well as locating balconies opposite the more open aspect of Mosterplatser provides the best opportunity to create a high quality living environment.



Key

1. No overshadowing the park
2. Solar access



1. The Sisters Steps

The design proposals developed by the team incorporate a new set of public steps leading from the key arrival/view point at the junction of Mosterplatser Street and Hornsbruksgatan. A broad set of steps in this location would encourage movement between the street and the park and provide good views of the church. The Spanish Steps in Rome provided inspiration for this concept which could create a new local landmark. The name Sisters Steps was suggested in recognition of the two church towers built by two sisters.

2. Lift

The design proposal also incorporates a public lift providing improved access to the

park and church for people who find steps difficult.

3. Steps or visual link only

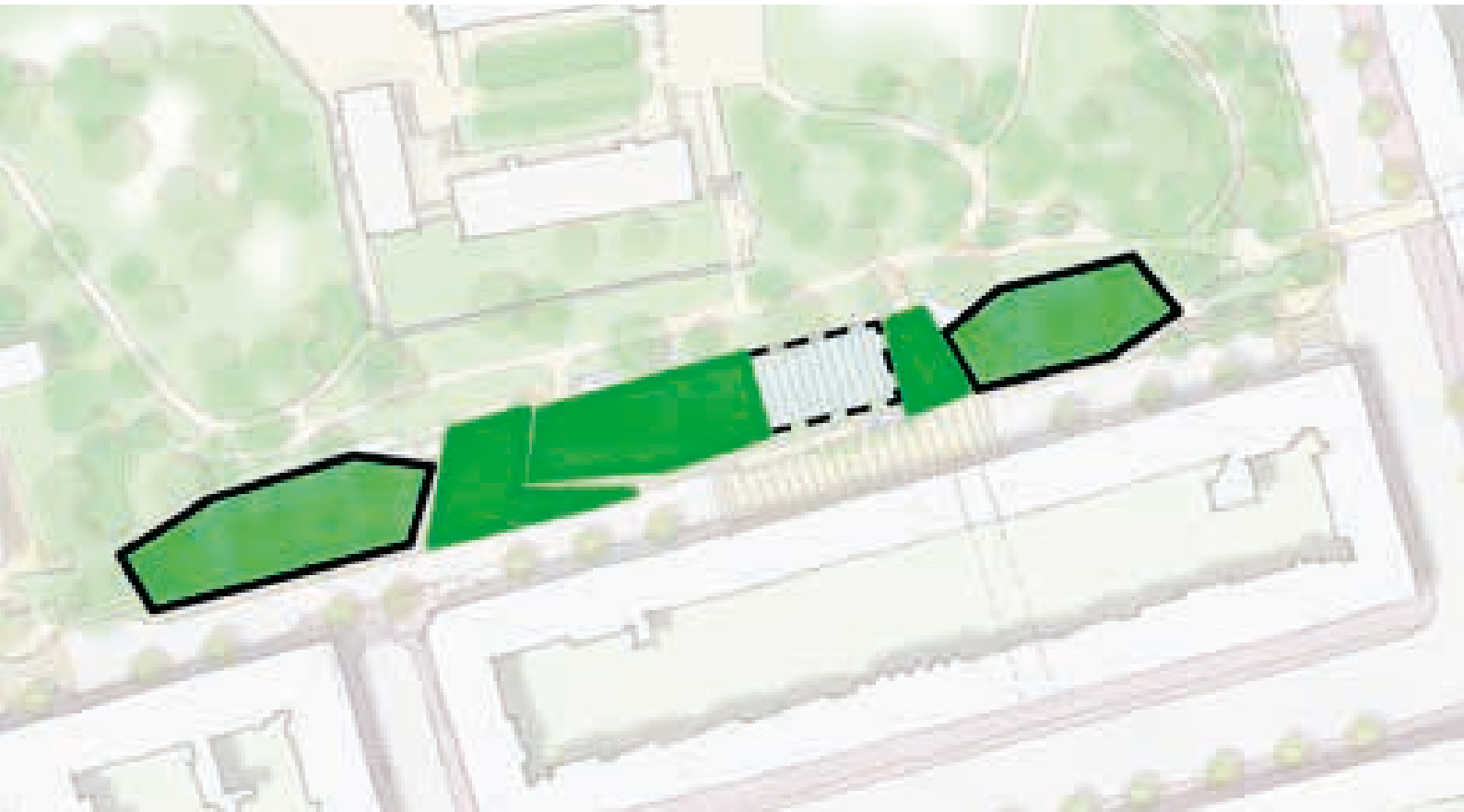
A third access point is shown on the design proposals. This could either be a further set of public steps or simply a visual connection with terraced planting and possibly water features providing an attractive green feature and views into the park at the termination of an important pedestrian link.

4. Existing steps

The design maintains the existing set of public steps on the south east corner of the park.

MASTERPLAN & DESIGN PRINCIPLES

4. BALANCING LOSS OF GREEN AREAS

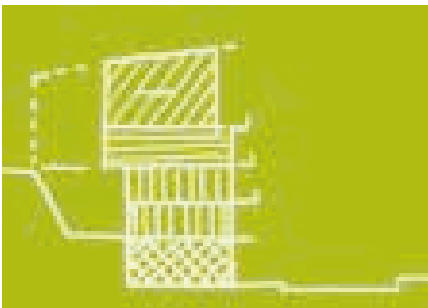
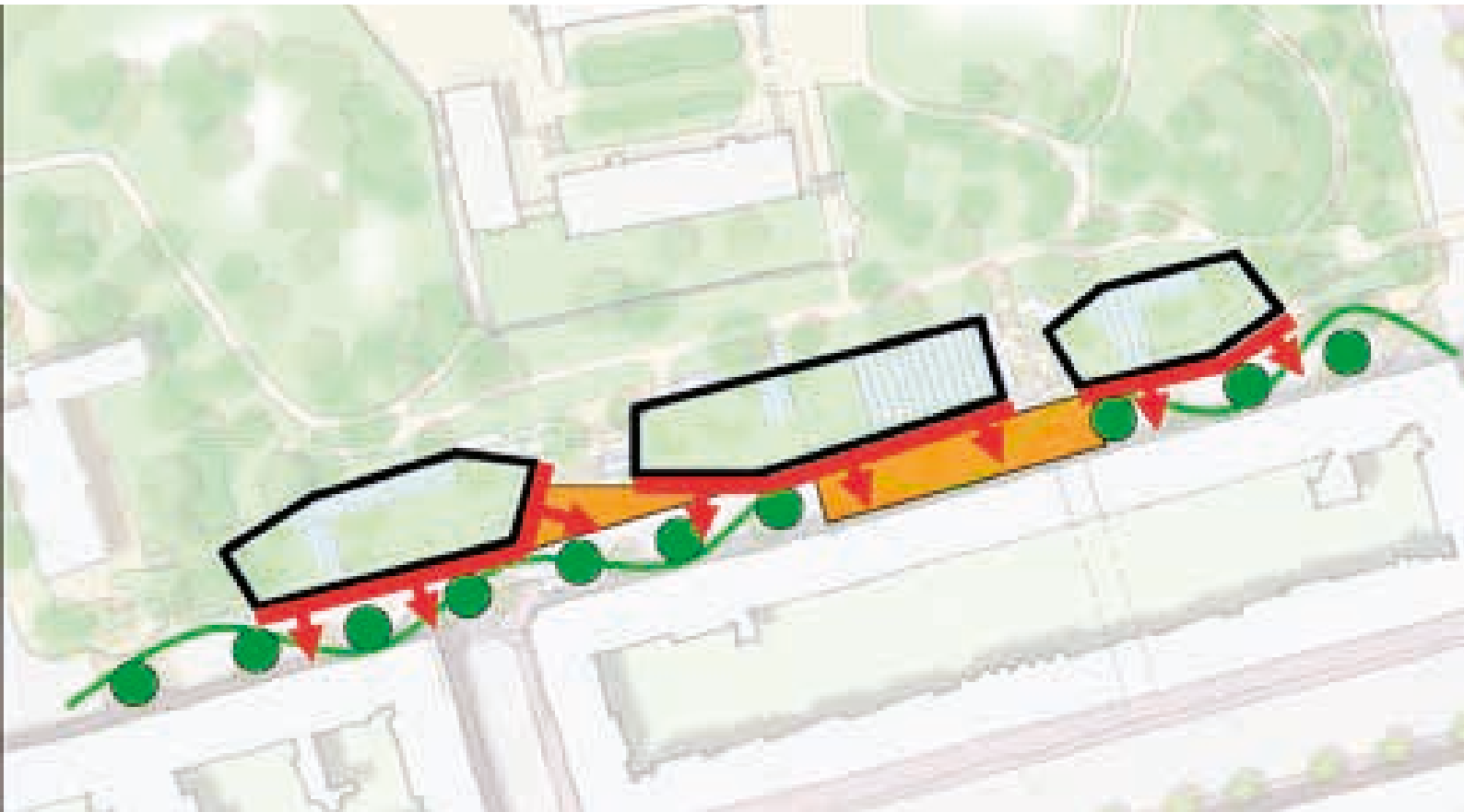


In recognition of the concerns over potential loss of green areas within the park the design incorporates roof terraces and green roofs. Some rooftop spaces associated with a hotel and café proposed by Wasted Space could be publicly accessible. Other areas over apartments would be private but would contribute to the area's biodiversity by providing wildlife habitat.



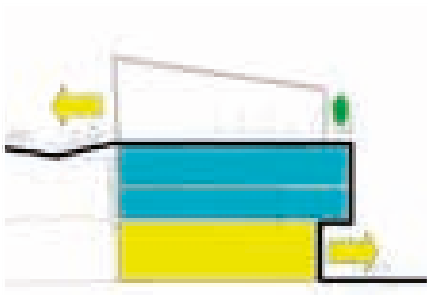


5. ACTIVE FRONTAGE

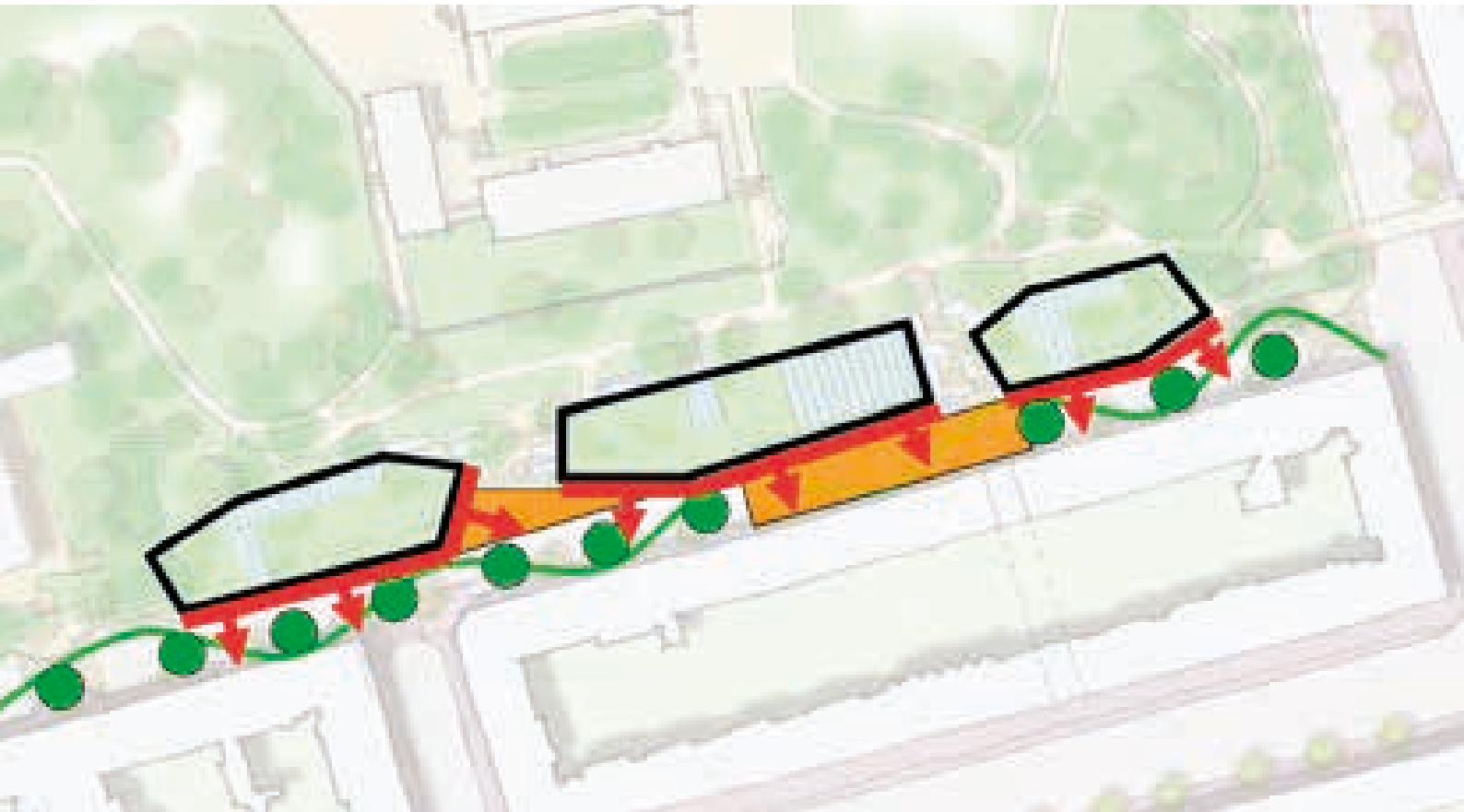


Developing mixed use buildings with active uses at ground floor level will encourage street life and make the area feel safer after dark.

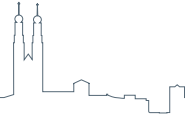
Encouraging public uses at upper levels of the new building to be developed by Wasted Space will also make the route through the park feel safer and less isolated



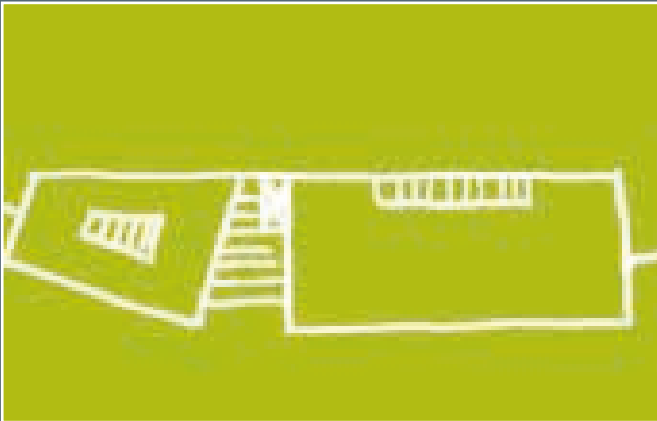
6. GREENER AND MORE ATTRACTIVE STREET



Greening the street was a major aspiration of people attending the workshops. This can be achieved with landscape improvements along Hornsbruksgatan such as street trees and by creating an area of special paving to signify that pedestrians have priority over vehicular traffic. This pedestrian priority area should link the tunnel connection to the new lift and provide an attractive and highly accessible route to the park from the adjacent neighbourhood to the south. Biodiversity can be further enhanced by vertical greening of buildings. Green Atriums can also provide opportunities for greening as well as creating recreational space associated with the apartments.

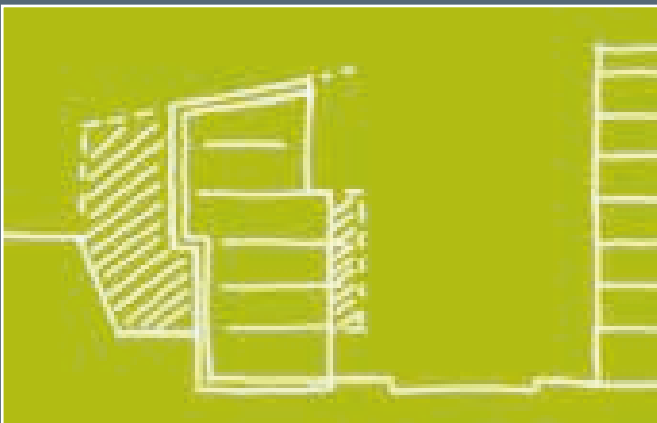


7. AVOIDING PRIVATISATION OF THE PARK



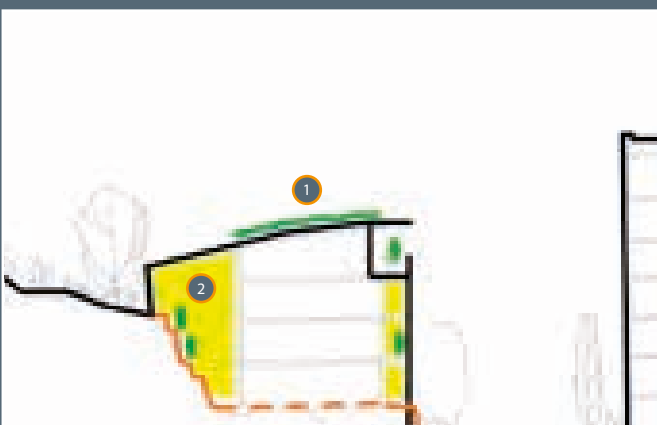
Green Roofs

An atrium with a public lift can bring green through from the park to the street.



Green atrium

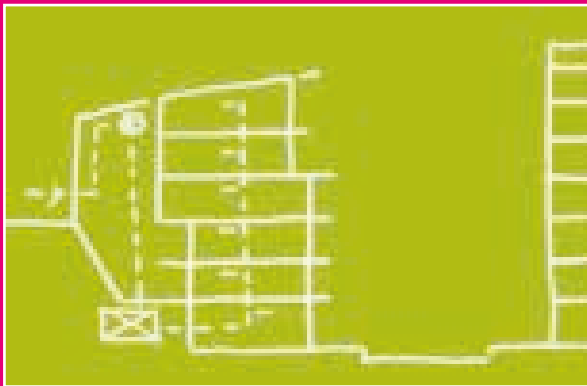
The atrium spaces towards the rear of the building allow views into the glazed areas and provide an attractive edge to the park that avoids the danger of potential privatisation.



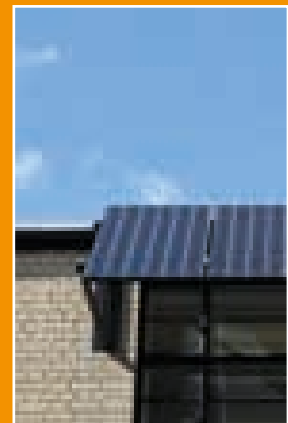
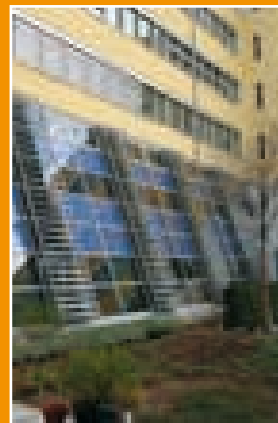
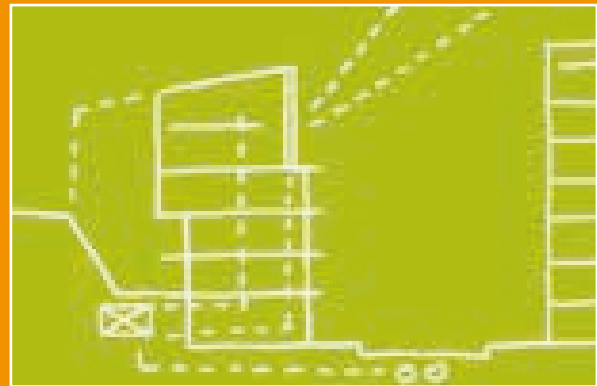
Key

- 1. Green roofs
- 2. Green Atrium

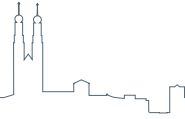
The sketch scheme demonstrates a number of ways in which new buildings can fulfil the aspiration to create an exemplar of environmentally sustainable design.



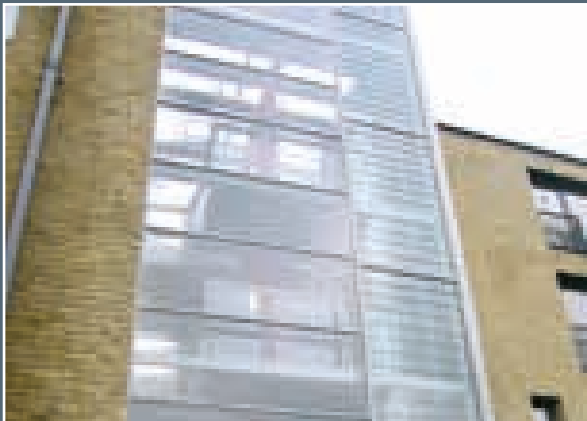
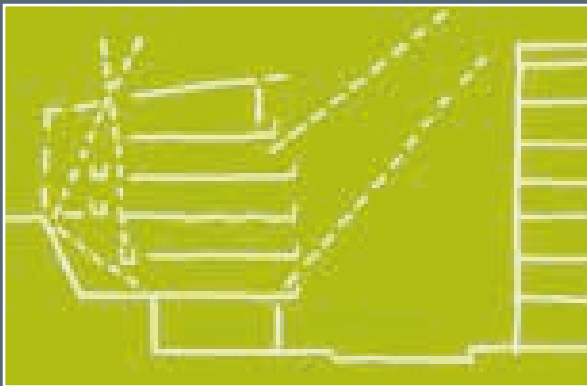
1. The atrium spaces provide opportunities for controlling ventilation to ensure the buildings are warm in winter and cool in summer. This can significantly decrease the requirement for energy.



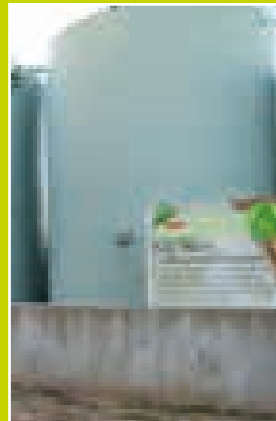
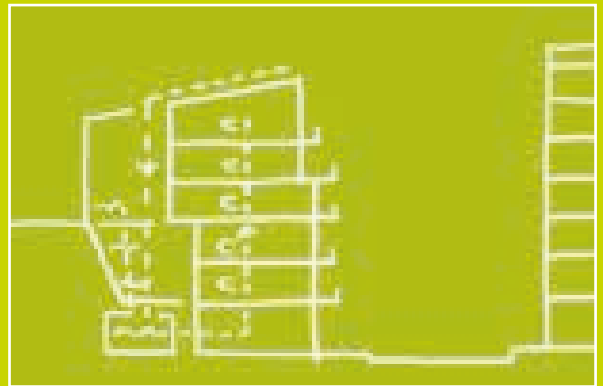
2. Solar and photo voltaic panels located on the south side of the new buildings at high level provide opportunities for generating energy from a renewable source.



8. ENVIRONMENTALLY FRIENDLY DESIGN

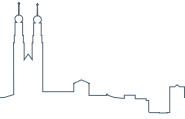


3. The atrium spaces and the profile of the building maximise opportunities for natural daylighting of interior spaces thus further decreasing energy usage.



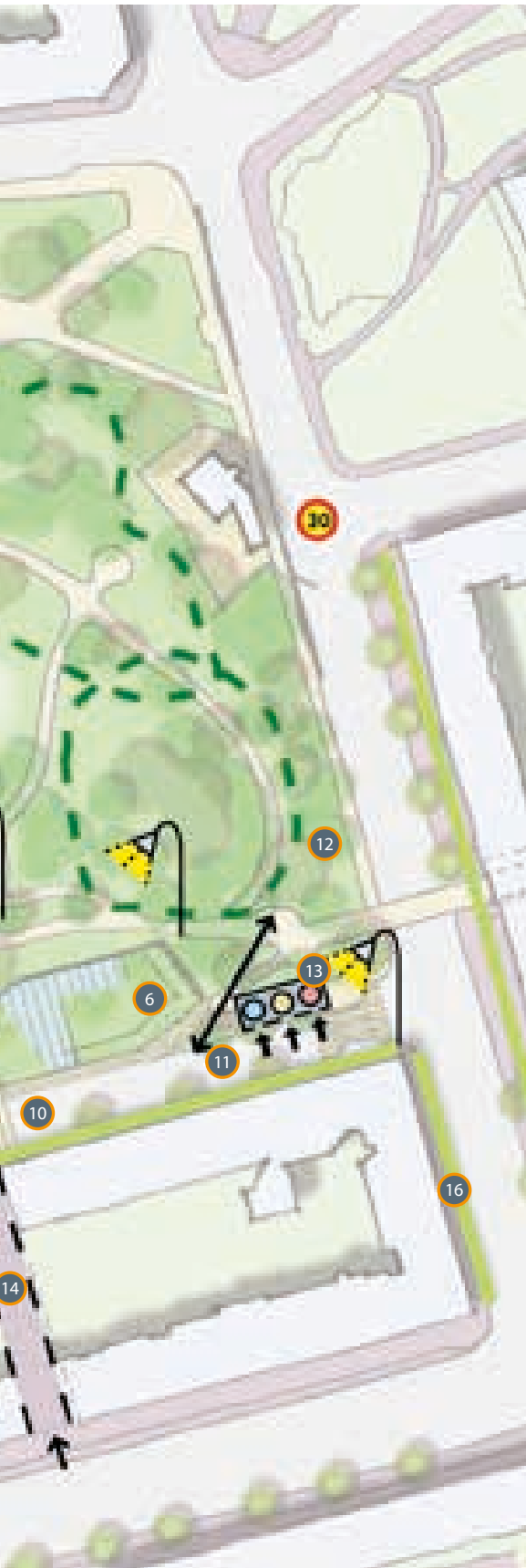
4. The atrium spaces can form part of an integral water re-cycling system.





MASTERPLAN & DESIGN CONCEPT

VISION MASTERPLAN



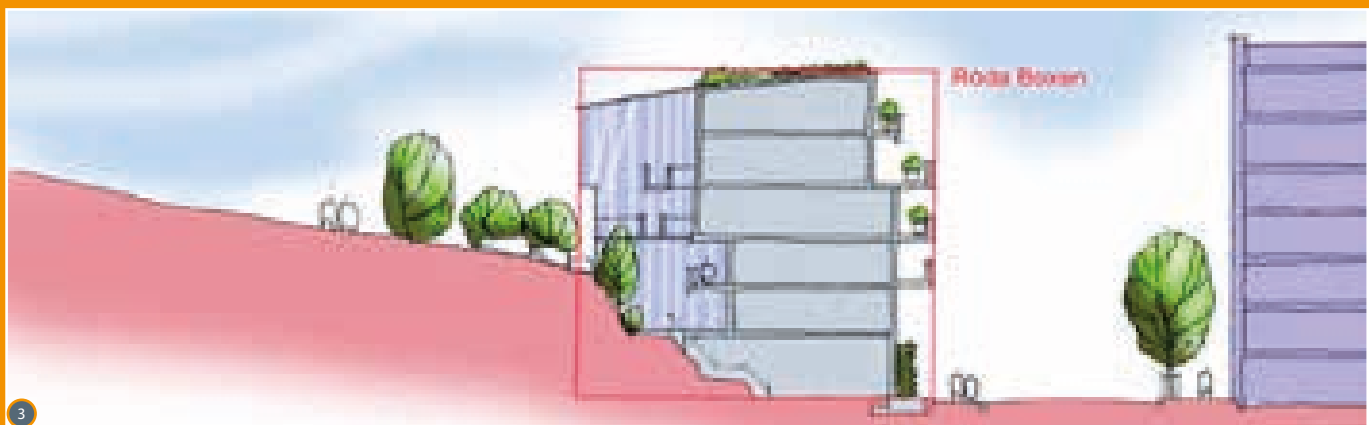
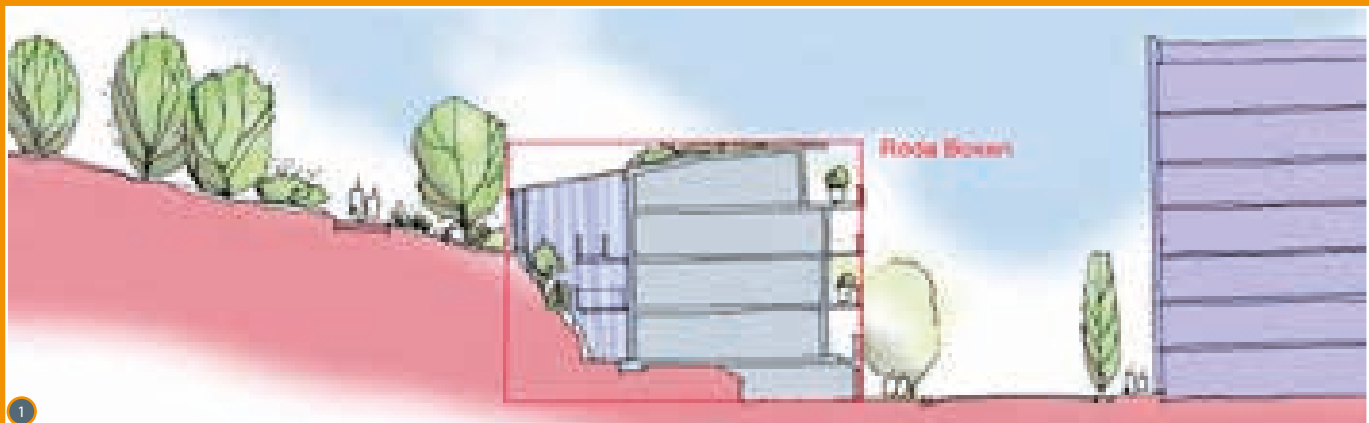
This drawing is an amalgamation of the ideas generated during the Community Planning Weekend and developed in a new vision for Hornsbruksgatan by the team from John Thompson and Partners.

Key

- 1 Sisters' steps connecting Hornsbruksgatan with Högalids Park
 - 2 Street improvements and new street tree planting on Hornsbruksgatan
 - 3 Shared surface connecting tube station with Högalids Hallen
 - 4 New nature steps
 - 5 Water features to animate area between buildings
 - 6 New apartment buildings with bio-climatic atrium, with mixed uses at ground floor
 - 7 Remodelled tube building with mixed uses including café on ground floor and lift up to the park and green house with restaurant on the roof
 - 8 Future for the park to include city farm activities, youth shelter, adult gym and trim trail, new natural play areas for children and new seating
 - 9 Feature and safety lighting of rock face
 - 10 Recycling plant relocated underground
 - 11 Pissaire removed and replaced by community toilet scheme
 - 12 Quiet part of the park - preserve and develop its various characteristics
 - 13 Improve recycling
 - 14 Improve the tunnel
 - 15 Reduce speed of vehicles
 - 16 Green facades - cleaning dirty air
 - 17 City farming
 - 18 Exhaust air from underground air heat exchange
 - 19 Picnic area - preserve and develop its various characters
 - 20 Fruit trees in the park
 - 21 Solar energy
 - 22 Boulé court
- 7 Speed restrictions - Kilometres/hour

Key

1. Section A-A: Housing block on today's transformer site
2. Section B-B: Building above tube station
3. Section C-C: Housing block over carpark





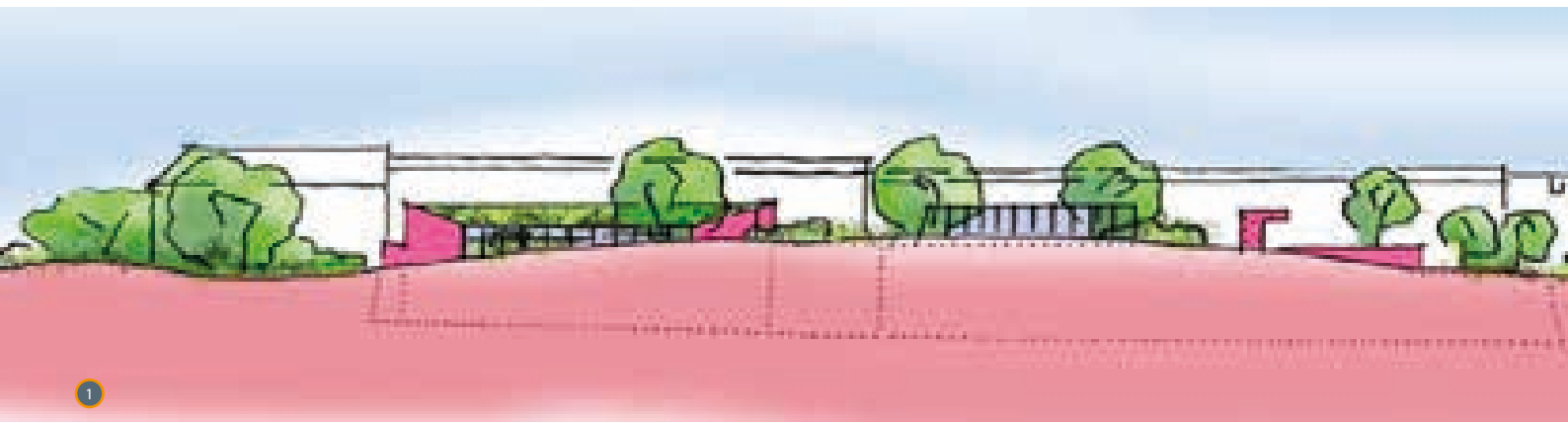
In order to achieve the design solution illustrated it has been necessary for partners Wasted space and Veidekke to agree a land swap. The design solution involves demolition of part of the Bunker which opens up a significant view to the park. The land swap also creates public roof terraces associated with the lift and lower buildings in the location that allows private views into the park to be preserved. This was a significant breakthrough in the design process and a key outcome from the public process.

All developments are within the box.

1. New mixed use block with residential accommodation on upper floors
2. New building with public lift, restaurant/cafe, hotel and tube station. The lower floors of the bunker are retained to enable the tube station to remain operational throughout construction.
3. New mixed use block with residential accommodation on upper floors occupying site of existing transformer station.

Key

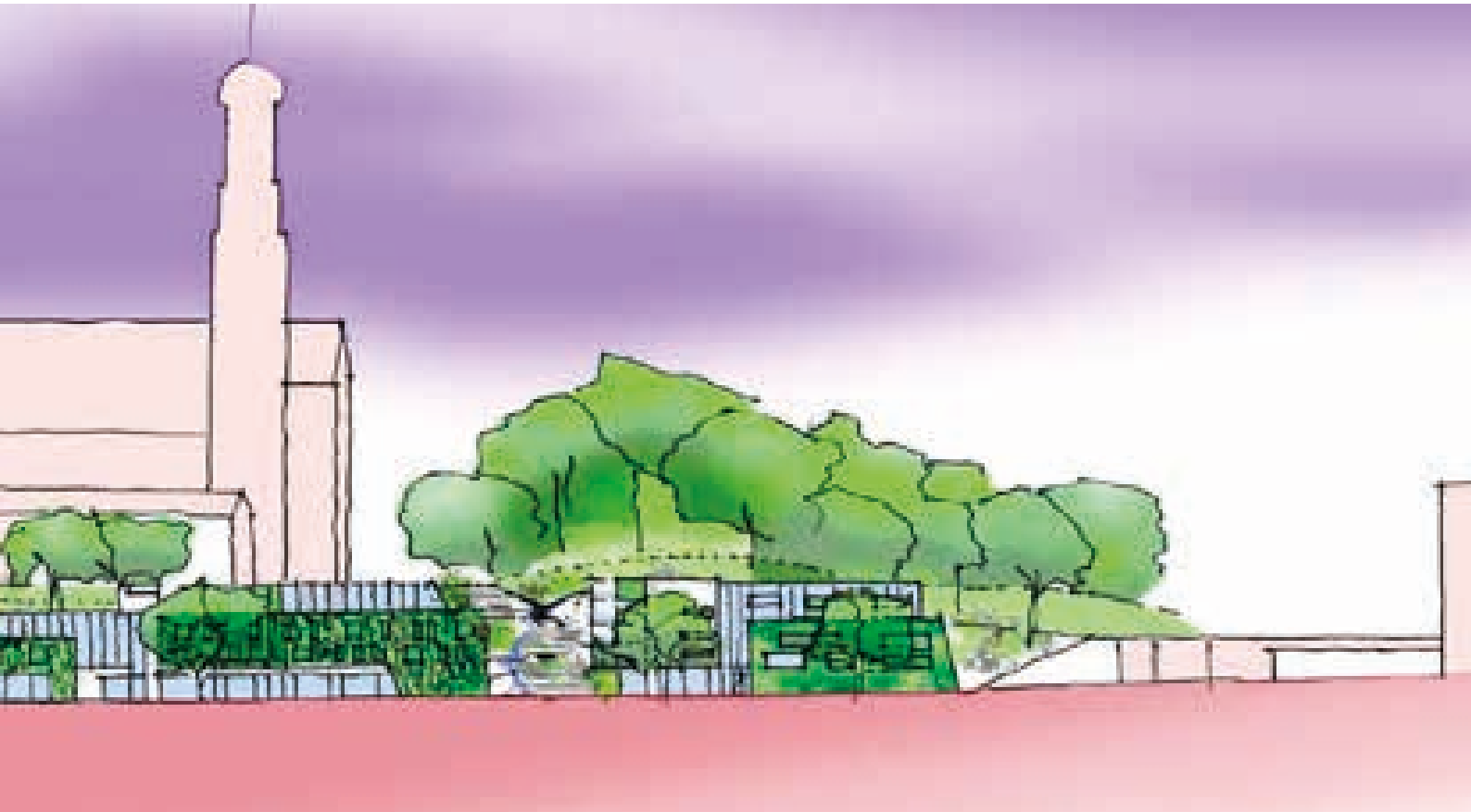
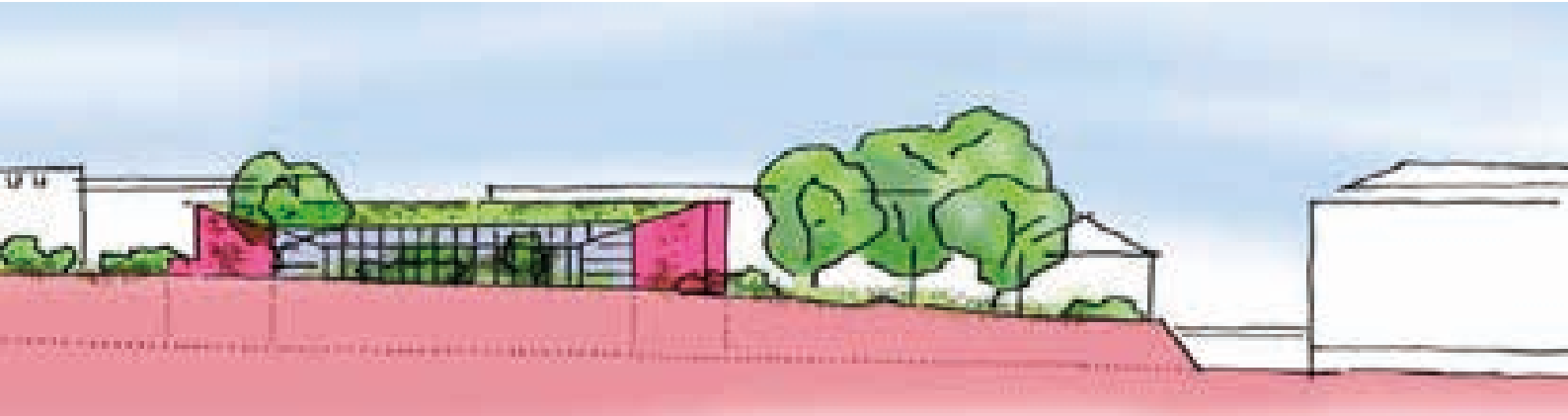
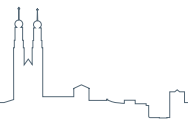
- 1. Park-elevation
- 2. Street-elevation



1



2



View of the proposed Sisters Steps from the south





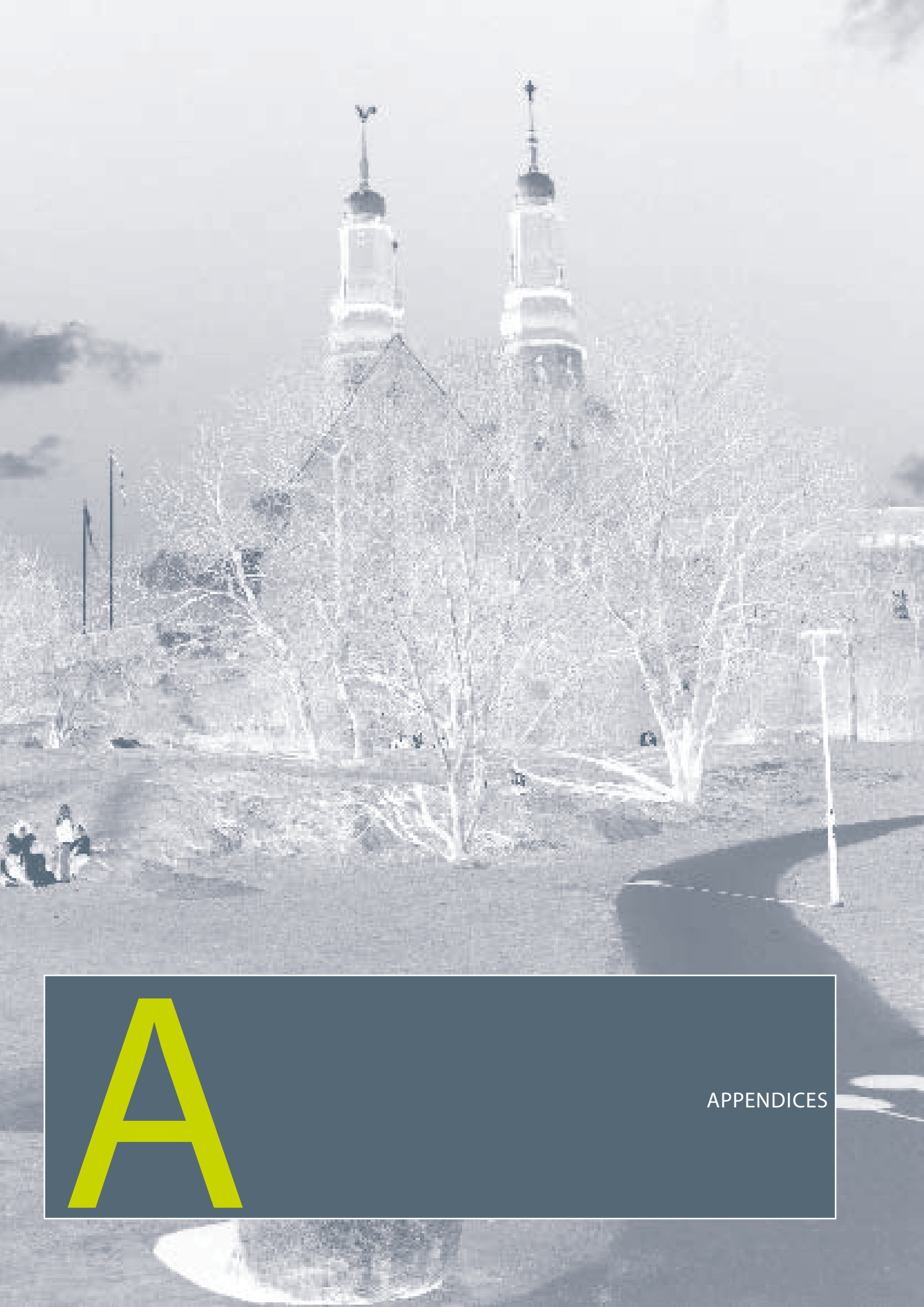
View of proposed hotel with rooftop terrace and green facade



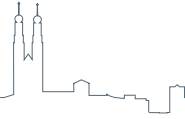




View of new apartment building on site of existing transformer station



A APPENDICES



COMMUNITY PLANNING
WEEKEND BROADSHEET

**EN VISION FOR HORNSBRUKSGATAN
COMMUNITY PLANNING WEEKEND**






...the vision for Hornsbruksgatan is to create a vibrant, pedestrian-friendly street that connects the historic city center with the modern residential developments. The plan includes a mix of housing, green spaces, and public amenities to enhance the quality of life for residents and visitors alike.




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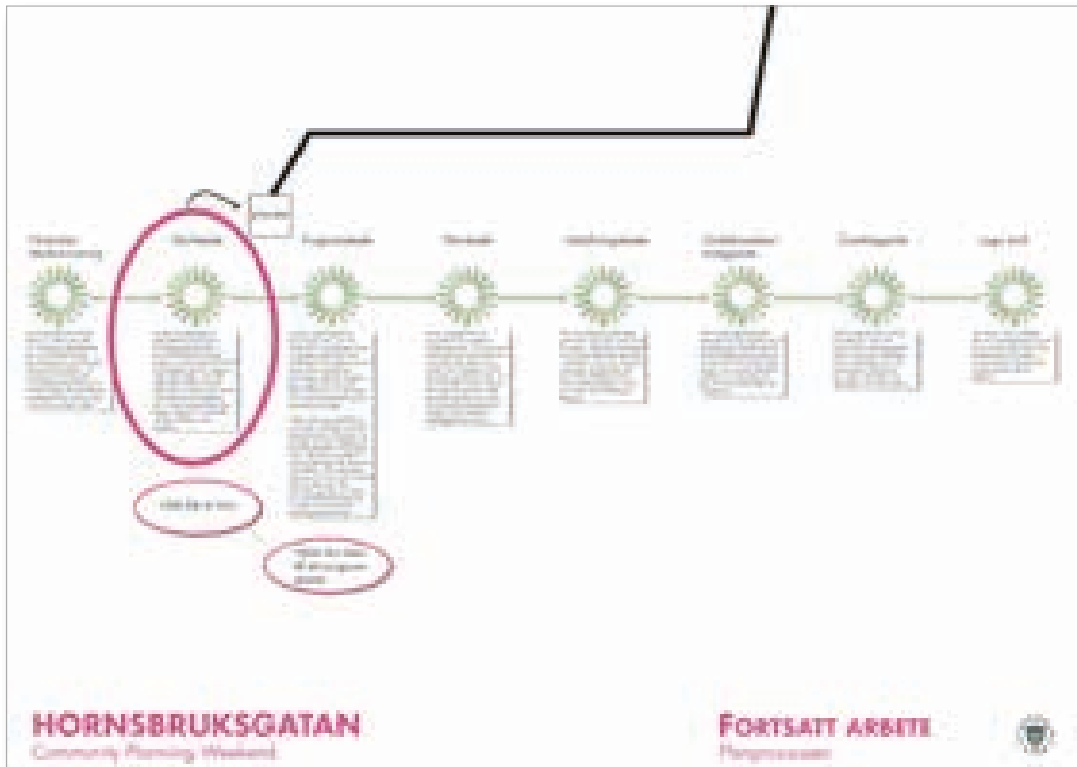
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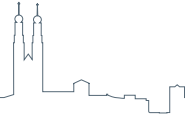


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COMMUNITY PLANNING
WEEKEND INFORMATION BOARDS

HORNSBRUKSGATAN
Community Planning Weekend

BEFINTLIG SITUATION
Bilder från platsen

HORNSBRUKSGATAN
Community Planning Weekend

LANDSKAPSANALYS
Kont., utvärda, topo, botten





COMMUNITY PLANNING
WEEKEND INFORMATION BOARDS



HORNBRUKSGATAN
Community Planning Workshop

HISTORIA
Historiska bilder & byggnadskultur

This section features a central historical map of the Hornsbruksgatan area, color-coded to show different zones and buildings. Surrounding the map are several historical black and white photographs showing the street's development over time. Text boxes on the left and right provide context and details about the area's history and planning.

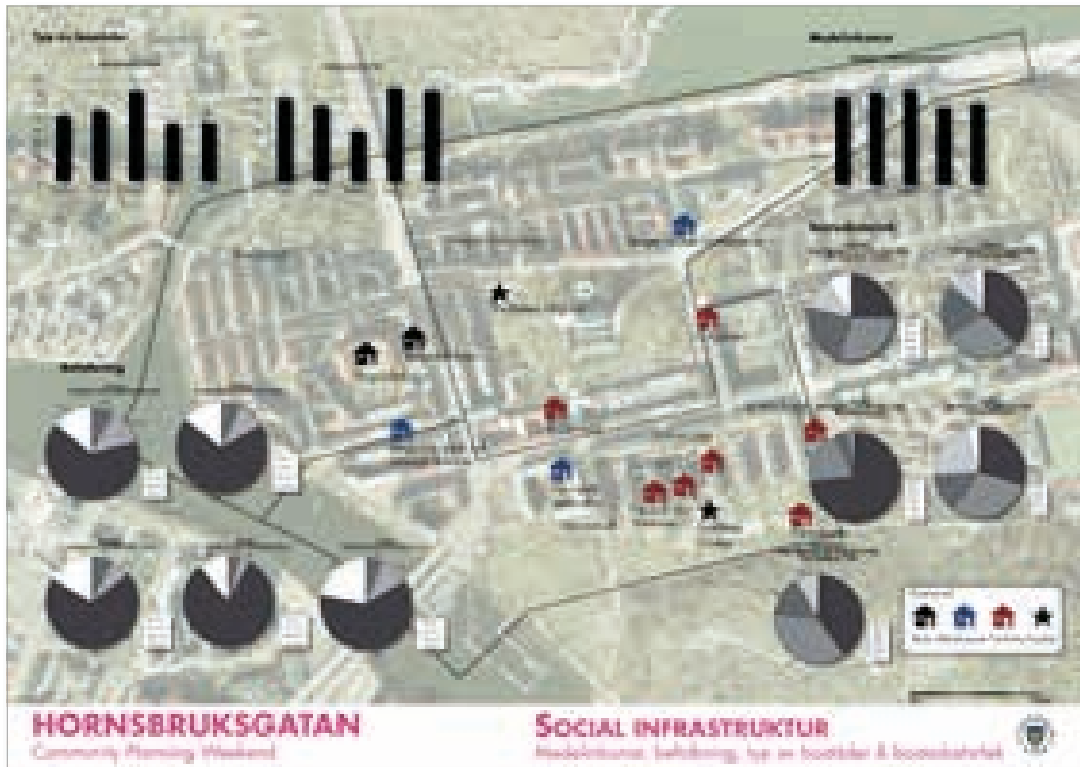
HORNBRUKSGATAN
Community Planning Workshop

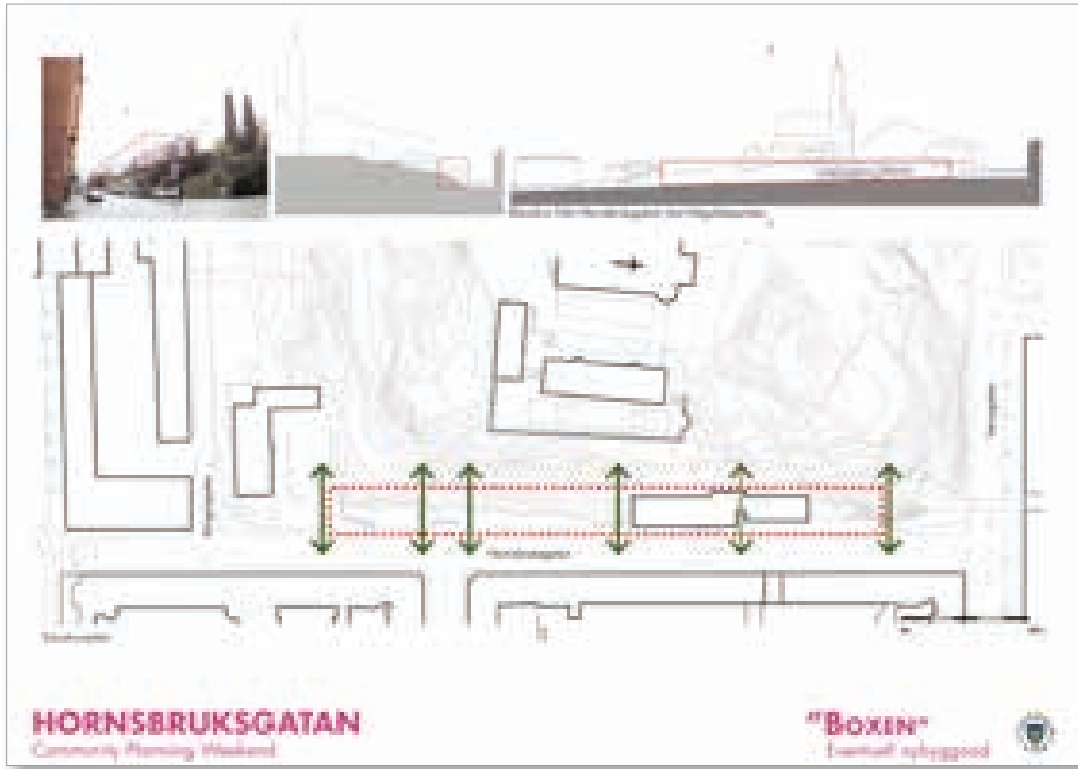
PÅGÅENDE PROJEKT
Status & möjligheter

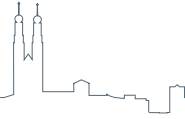
This section shows an aerial view of the Hornsbruksgatan area, overlaid with modern architectural renderings of proposed buildings. Two inset images show 3D models of building designs. Text boxes at the bottom provide information about the current project status and potential opportunities.



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