

Architecture dilemmas in Gothenburg:

Profession and politics in designing of areas of national importance in cultural heritage policy.

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Objectives and methods

The purpose is to describe, show and understand a planning and architecture project and its critical dilemmas from a professional perspective.

- 1) **Dilemmas among professionals** including ethical codes.
- 2) **Dilemmas concerning profession and politics** in alteration of areas having cultural heritage values and architectural qualities of both local and national importance

Case study methodology

The architecture and planning project is investigated as a case study.

The case is understood **close reading of key documents, site visits**, analysis of the design with the support of **architecture critique**

Data and selected documents

Four types of documents:

1. Project-specific documents produced in planning and architectural project.
2. Local governing documents/policies.
3. National guidelines and regulations.
4. Articles and debates dealing with new political demands for classical architecture and urban design as close blocks.

Context and background

- **The location for the story is a strategically located site in the centre of Gothenburg in Sweden.**
- **The site is a part of the national heritage interest guarded by state authorities and regulated in the Environmental Code. Area of national interest may not be significant damaged in transformation of land.**
- **The National Heritage Board has 1997 singled out the inner city in Goteborg as a national heritage interest for protection and preservation.**
- **The area is seen as a valuable environment by the city including a park, a theatre, city library and a hotel protected in the local preservation program.**
- **The power of the transformation of site is divided between the city and state authorities, that must approve the detailed development plan for housing and business.**

Timeline

- **2016 the city organizes a design developer competition for new housing and space for business.**
 - Criteria for judging proposals includes urban design qualities and land price.
 - Winning design team (two developers + two architect offices)
- **2020 the developer organizes a parallel assignment in a cooperation with the city and Swedish Architects.**
 - Criteria for judging proposals are qualities in urban design and architecture.
 - Winning design team (Three architect firms).
- **2023 politician's reject winning design and demand a classical architecture and a closed block at the site.**
- **2024 a new detailed developer plan is presented by the City planning department following the specific political demands.**
- **Design problem: There has never been a classic architecture in a closed block at site. How strong will the detailed development plan will damage the national heritage interest in the area?**

The site in Gothenburg – present (left) and past (right)



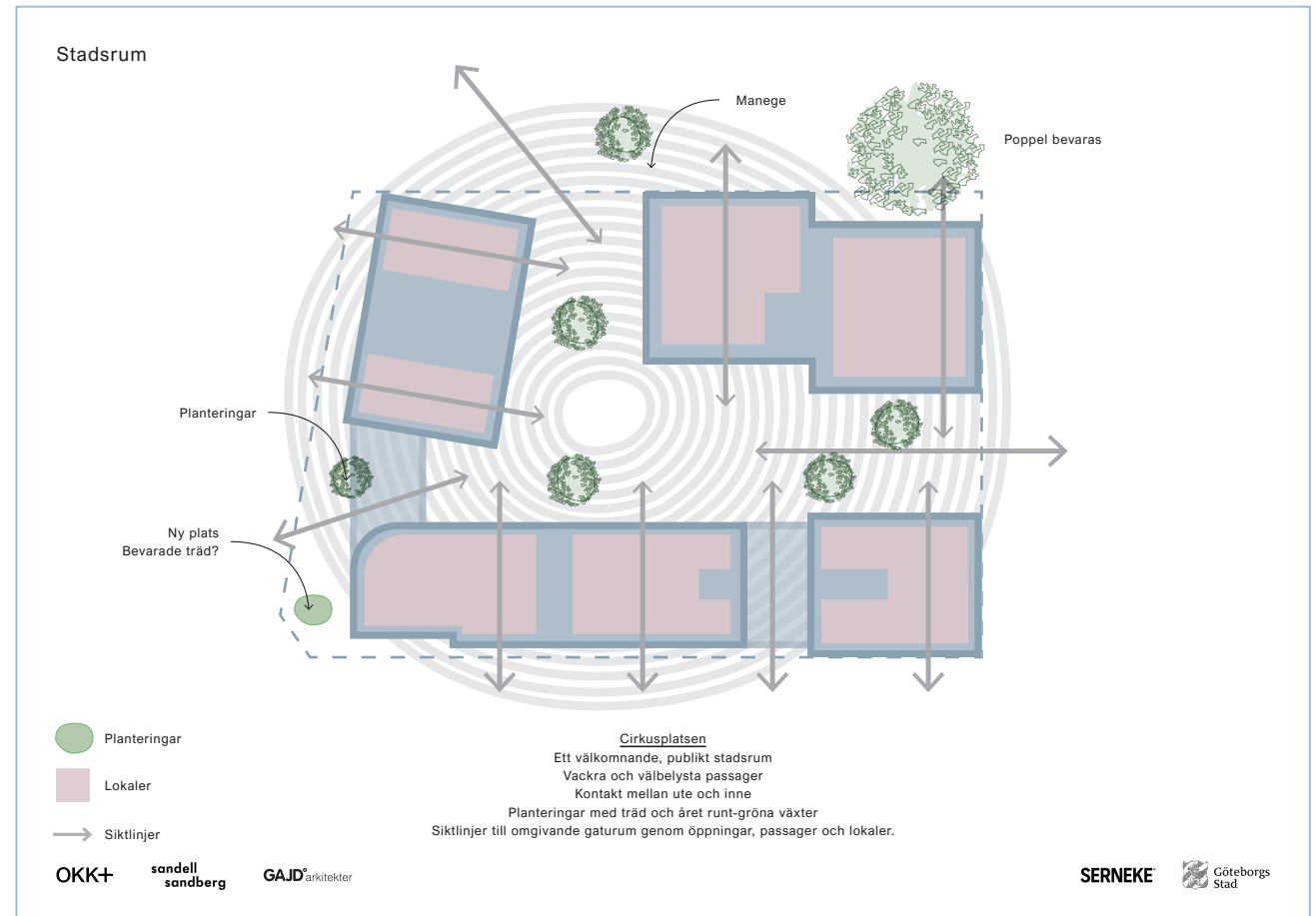
Future 1: Winning proposal in the design developer competition 2016

Design proposal: Serneke, Skandia Fastigheter, Semrén & Månsson and O2Landskap



Future 2: Winning proposal in the parallel commission 2020

Design proposal: OKK+, Sandellsandberg and GJAD

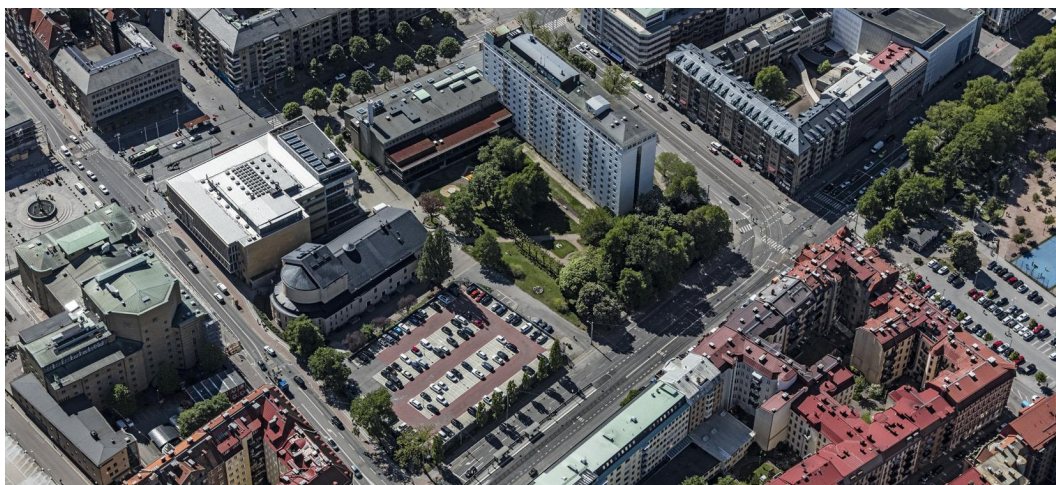


Future 3: Design of the site in the detailed developer plan 2024

Design proposal: Seneke, Semrén & Månsson and Mareld Landskapsarkitektur



Two investigations



LORENSBERGSPARKEN MED OMGIVNING KULTURMILJÖUTREDNING

Underlag till ny detaljplan. Stadsbyggnadskontoret, Göteborgs Stad
Upprättad 2021

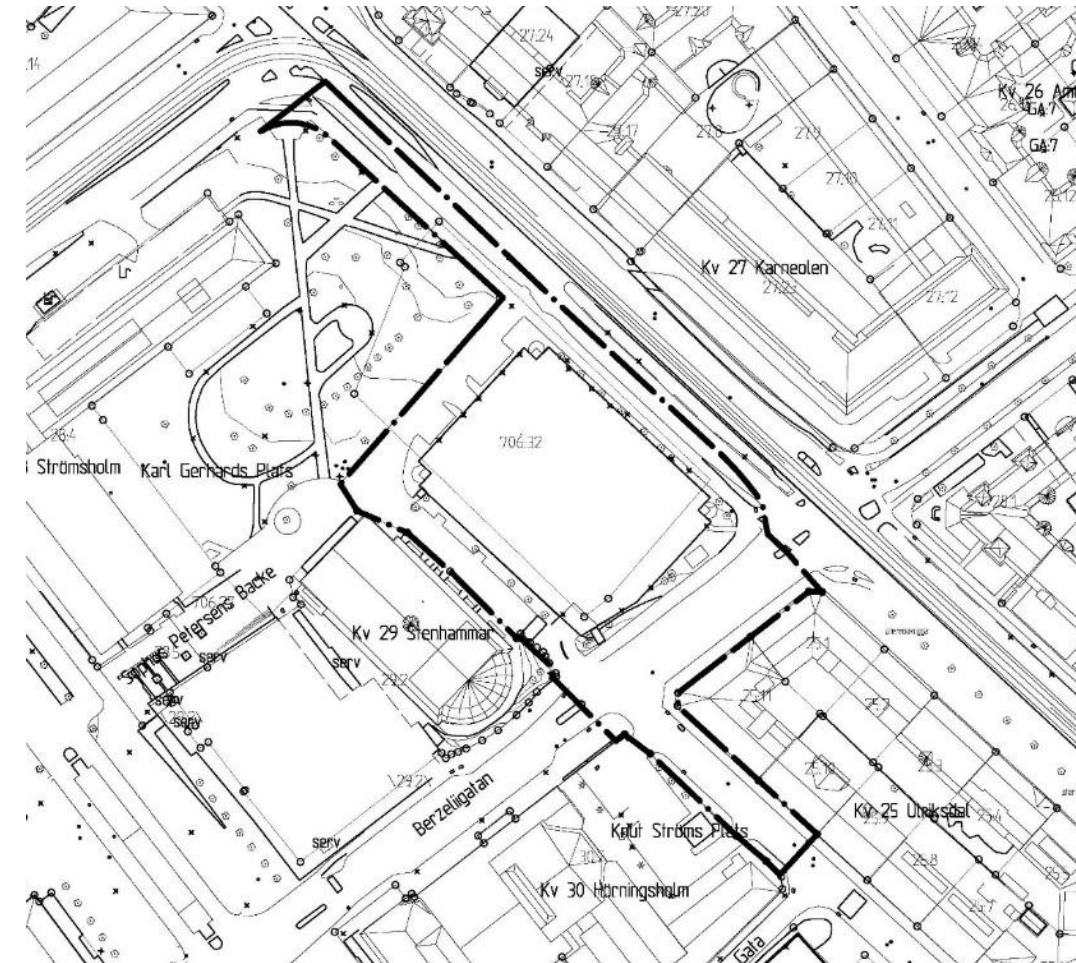


Antikvarisk konsekvensbeskrivning

Detaljplan för bostäder och verksamheter vid Lorensbergsparken



Plan and illustration



Critical findings - A

- **Design developer competition, 2016:**

- The organizer break up the winning design team
- Long term urban qualities are competing with bid on the site
- International presentation of the site, but competition Swedish language

- **Parallel commissions, 2020:**

- winning architects in competition are excluded in assignment
- one the of invited architect firms evaluated proposals in the competition
- the politicians rejected implementation of winning proposal

Critical findings - B

- **Plan and architectural project, 2023:**
 - the politicians demand a classic architecture in closed block
 - the officials make a new detailed development plan according the demands
 - the sites is a part of the national heritage interest and must not be significant damaged by exploitation of the site
 - the heritage national heritage interest is guarded by state authorities
 - there has never been a classic architecture in closed block at the site
 - the conflicting interest is bridged by de official through compensation

Compensation as problem-solving

The alteration of the site are made possible by the following compensatory measurements are:

1. A particularly important tree at the site becomes protected
2. Expanding the site to include planting of new trees in the park and the surrounding streets
3. Detailed regulation of design to safeguard architectural qualities in new budlings and urban spaces at the site
4. Pointing out new housing and space for business are adding qualities to the area and creates experience of living urban environment
5. Reducing the risk for significant damage on national heritage interests to an approved negative impact by hiring external companies for investigations.

Thank you for your attention

