



heritage conditions

**Development enabling preservation
at Bangatan, Gothenburg**

Jonatan Forsman

Master Thesis 2022

Chalmers School of Architecture

Department of Architecture and Civil Engineering

Examiner: Ola Nylander

Supervisor: Magnus Almung

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CHALMERS



Abstract

This thesis stems from a frustration with the inconsistency of today's city planning where valuable buildings, from both a heritage and sustainability perspective, are being torn down. This while politicians argue for new buildings in "classic style" not recognizing their power to save our actual built heritage.

This thesis locates such a situation, where the municipal planning has shown limited power in a clash with market forces and speculation that puts architectural and historical values at risk. At Bangatan there was an attempt to develop a detail plan with the intention to protect buildings of high heritage value, but the owner of those buildings sees the old plan as an opportunity for a counter proposal that disregards the preservation of unique architectural values, in favor of new development. This resulted in a deadlock where the parts can't agree. Meanwhile, the buildings continue to deteriorate as they suffer from neglect and repair of questionable long term quality.

The aim of this thesis is to provide a proposal to contribute to a long-term solution to the deadlock, by suggesting a careful balance and compromise between preservation, renovation, and new development.

The proposal is conducted on two different scales. One where a group of buildings along Bangatan are given a new program to enable a more effective use of spaces and qualities. Key elements of the proposal are a new storage facility enabling the buildings of high heritage value to be converted back into their original function

as housing. The cost of such transformation is covered by new development on empty land as well as a careful addition to existing structures.

On the second scale one of the properties are studied in detail where the building is complemented by part renovation, part new addition, re-converting services and floor plans to the original use as apartments. The ground floor is activated through public commercial use and the front and backyard are opened up for access from the street and the mountain side.

The result highlights the qualities in the already existing and argues for the importance of architecture as bearer of a valuable collective memory.

Keywords: heritage, renovation, demolition, city planning, preservation, infill

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2020-2021	Chalmers - Master of Architecture <i>local context - heritage and transformation</i>
2021	City planning office, Gothenburg - Internship <i>building regulations - heritage guidelines</i>
2021	TU Delft - Master of architecture <i>heritage and architecture</i>

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1.INTRODUCTION



Preface

The door

In February 2022 a building was destroyed on Fjärde Långgatan. The only thing remaining is the door piece this thesis was displayed on.

Who wanted it to be demolished? What does a city want? What does a city remember?

The power did not belong to the strong claw crushing the brickwork. The man in charge of the machine saw old mistakes being repeated. He remembered the lost neighborhoods of his youth.

The market forces controlling the claw didn't remember anything.

The political power wants to remember. By building new in a particular form. But the memory of the city does not solely live form and space. It also lives in time.

Time is valuable. What we already have is valuable. So let's care about it.



Thesis question

How can a gentle redevelopment strengthen the value of existing built heritage in a Gothenburg context?

Thesis structure

Point of departure

There is an ambition from the city of Gothenburg to develop a new detail plan for Bangatan. But a deadlock has occurred between the municipality and the family Tiberger, who owns multiple properties on the street.

Tiberger wants to develop the area by demolishing the existing buildings. The municipality has not accepted that proposal and refers to the high heritage value of the buildings. Therefore no detail plan can be constructed since the two parts can't agree. Meanwhile, the buildings continue to deteriorate as they suffer from neglect and disrepair. Tiberger's probable long term goal of demolishing is hindered by a legal obligation for a minimal upkeep. It is performed seemliness reluctantly and with no long term quality. The municipality is ready to compromise between total preservation and total renewal. But the city will not make a proposal themselves and Tiberger shows no interest in making an updated one.

Aim

This thesis aims to provide such a proposal that takes all the stakeholders views into account and hopefully contributing to a solution to the deadlock, by suggesting a careful balance between preservation, renovation and redevelopment. The thesis also aims to understand the potential demolition and the arguments against it as a continuing discourse surrounding Gothenburg built heritage.

Scope

The proposal are conducted on two different scales. The first is on a city planning level where a group of buildings owned by Tiberger's along Bangatan are analyzed and given a new program to enable a more effective use of spaces and qualities. Key elements of the proposal are a new storage facility on a city owned garage enabling the buildings of high heritage value to be converted

back into their original function as housing. The cost of such transformation are covered by new development on empty land as well as a careful additions to existing structures.

On the second scale one of the properties are studied in detail. In this case the two "landshövdingehus" typologies of Bangatan 12 and 14. The existing buildings are complemented by part renovation, part new addition, reconvertng them to the original use as apartments. The ground floor is activated through public commercial use and the front and back yard are opened up for access from the street and the mountain side.

Method

The beginning chapter is covering the discourse. It follows the arguments and views of 5 different voices, each representing a particular time, standpoint, and experience. A demolition man met at an ongoing demolition exemplify the common man and his views on history and nostalgia. He also provides an interesting glimpse into the final stage of demolition ending the chain of complex process leading up to the finality of a claw crushing a window frame to pieces.

At the other end of the decision process a politician gets to speak for today's representative power and attempts to catch a public opinion.

Boris Schönbeck position as an architect well-grounded in Gothenburg heritage provides a valuable theoretical insight. His writings on democracy, city sanitations and development is used to understand the historical context. He also provides some architectural arguments that is used as tools in the following design process.

Further to understand architectural standpoints and their impact on city planning Le Corbusier is provided as an example on the tabula rasa ideology that in part subsequently shaped Gothenburg during the city sanitations.

Aldo Rossi is then read as an contrasting theorist that explains concepts of the memory of the city which is also used as tools later in the process.

In the proposal that follows, existing plans, news paper articles, and discussions with relevant stakeholder forms a picture of the point of departure. Sadly, the owners themselves was not interested in partaking. A drone photogrammetry is used to get a digital copy of the street and surroundings. Sketches of the design related to area calculations shows the differences between the existing, the presumed full development and finally the proposal. Sketches together with the photo survey should also give the reader a good compromise between reality and that the plan is still open for interpretation.

In the building proposal Sven Erik Bjerking's work forms the base of the analysis of the building and the renovation. Solveig Schulz provides further examples of successful renovations of similar typologies.

Delimitations

The qualities and the values of existing buildings at Bangatan are already thoroughly investigated by Antiquum in 2015. Other than the state of the building not much have changed and its not the intention of this thesis to question this report.

Even though an ultimate goal would be to ease the process of making a detail plan, this thesis will exclude many of the required parts of an official detail plan. Its more focused on the story and comparison between different alternatives.

The owners was not interested in letting me survey the buildings. Because of that the actual detail level of the condition, appearance and construction will have to be assumed and is therefore limited in its claim to be an accurate representation of reality.

This thesis is attempting to get overview of public opinion then and now. This is not claimed to be done in a strict scientific sense but rather as a design tool or a feeling aiming to be investigated as a starting point for a design and understanding.

Sustainability lies in the core of a preservation proposal but this project does not go in to detail on LCAs of material and services used in the project.

2.DISCOURSE

This chapter covers different voices on demolitions, architecture and city planning. 5 people gets to represent different views and experiences to get an overview over the debate and develop tools to understand the invisible context and formulate design criteria.



*above. Image 2. Kvarteret Barken 2020 before demolition
below. Kv Barken February 2022 during demolition*

Demolition man

“I grew up in Masthugget, it feels a bit sad that we still tare down these nice buildings“
Ulf (2022)

Ulf

During the beginning weeks of this thesis a neighborhood near my home called Kvarteret Barken on Fjärde Långgatan was under way of being demolished. It had been on the radar of interest groups like FASAD for a while with people working to raise awareness of the threat this valuable building faced. The visit to the demolition site started as nothing more than a photo opportunity and as a way to kick start my own project. But during my visits I got to know the people working for the demolition company. Particularly Ulf showed interest talking to me about the history of neighboring Masthugget and how he grew up in the buildings that were torn down during the 70s. He drew parallels to today and felt a bit saddened about the situation. Standing in the rubble he praised the quality of the building we just witnessed being turned to scrap. Without specifically talking about Kv. Barken, he also told me about a common procedure of owners letting buildings decay on purpose. How easy it was noticeable, especially when tearing them apart.

Ulf in this thesis also gets to represent the common man, remembering past neighborhoods and wondering why we are still demolishing quality architecture. The nostalgia and sentimentality involved is often seen as unproductive, but those feelings are without question there, even in me as an author, not even born when the excavators arrived to Ulf's birthplace of Masthugget. Without doing a scientific survey the same feeling was tangible in the ordinary people passing by the demolition site. One question lingered: why is this allowed?



Image 3. The steep street scape of Klamparegatan, Masthugget overlooking Gothenburg harbor. Photo by Lennart Pålsson late 1950.

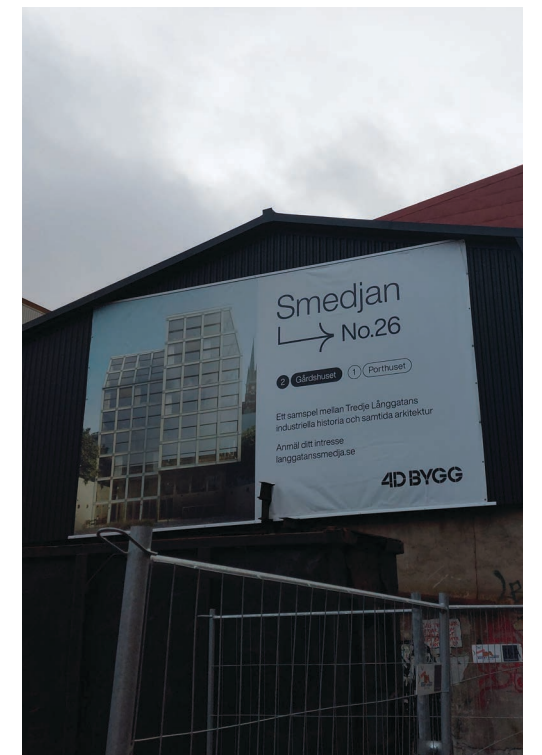
Politician

“Build more new that respects the history“ Jonas Attenius (2020)

Jonas

At one of the naked facades at the site of Kv. Barken an illustration of the new development hangs, showing a sleek glass building. The selling points describe it as an interplay between the heritage of the site with today's architecture. The intention of this thesis is not to argue against every new development and how it should be represented. But there lies an interesting observation in that the communicated interplay with heritage apparently meant a total removal of it. The new developments also seems to go against the opinions on many of the top politicians - the people that ultimately has the legal power to protect the built heritage of for example Kv. Barken. In Göteborgsposten (20-12-13) Jonas Attenius (S) raises the question of newly built architecture and its lack of connection to history. His aesthetic ideal of classic architecture comes forward and follows a trend of both a growing wish from the politicians to micro manage architecture as well as a tendency of dissatisfaction towards contemporary architecture. Jonas builds his argument from the historical demolitions in Gothenburg and their following discontent.

Kaj Granath also recognizes in GP (22-01-11) what he calls a collective resentment towards the extensive demolitions of the 60s and 70s. The resentment and following distrust towards architects, epitomized by groups like arkitekturupproret are gaining momentum with followings over 50 000 (2022-05-09) and its natural that politicians like Jonas catches these trends. But Kaj also puts a finger on why Jonas stance is confusing. Because while Jonas rightly praises the qualities of many of today's preserved and loved old neighborhoods, he fails to comment the politically sanctioned demolitions of these very qualities, that still is going on around Gothenburg.



Showcase of new development at the demolished Kv. Barken. February 2022

Architects

Don't be fooled that Rome is more important than Gothenburg" (Schönbeck 1978)

Boris Schönbäck

To understand events and theories leading up to the current discussion about built heritage in Gothenburg, the works of Boris Schönbeck becomes a major source of knowledge. He was professor at Chalmers and active on the faculty from 1965 to early 1990s. His book *Stad i förvandling* (1994) was the crown of many years of research where he also could place his own hands on experience of opposing the city renewals around 1970 in Sweden. He was during those years a strong voice in the public debate when many old neighborhoods faced demolition in Gothenburg. He advocated for a reevaluation of for example Landala, Olskroken and Annedal. A reevaluation that only came to solidify when the neighborhoods had disappeared, but still influenced the coming renewal of Gothenburg and other Swedish cities (Schulz 1997). His persistent call to "keep what's good and improve the bad" is as straightforward as it is strong when it comes

to our built heritage and especially sound at a time when improvement seldom meant keeping. A lot of gains have been made in the protection and recognition of the value of our built heritage since the 1960s but Schönbeck writes 1994 that despite this a lot of times the executive structures of society still favors short sighted commercial interest. Still 30 years after that statement, Kv Barken holds as an example verifying his claims.

In a typical debate circling around the topic of beauty, between well intentioned architects trying to apply their knowledge and advocates of arkitekturupproret trying to articulate their dissatisfaction, agreement sometimes seems far away. Here Schönbeck's thoughts would also be of value. In a passage in *Arkitekturbilder* (1978) he formulates his advice to architects that today could sound as coming from both sides in a typical chain of arguments:

"If you want to depict this life, a living, agile, problematic and valuable life or just catch the traces of the past, you should learn to observe life's, the environment's and the building's differences and variations. You should cherish the characteristics of each case, rather than quickly and worldly experienced classify it as ugly or beautiful. Because the values you feel blossoming in you right now, maybe you partly are experiencing through the color, that the school, your community and your position in your culture has painted your feelings with."
(Schönbäck 1978)



In the same book he lifts one important aspect with the help of pictures. He presents Trajan's stables in Rome as a praised architectural object, carrying a mighty cultural heritage, well known even outside of architectural circles. Next we have the working class neighborhood of Landala. Far from a imperial scenery and not very well known outside the city, but still a street scape with strong aesthetic power just as any famous roman tourist attraction. By using these kind of images Schönbeck wants us to lose the believe that something is well known. To learn from this is in my opinion to strive for an architecture free of prejudice for both what is considered common but also to look with fresh eyes on what is already cherished. And to put in Schönbeck's words: "Don't be fooled that Rome is more important than Gothenburg"



above. image 4 Höjdgatan Landala around 1967 before demolitions

below. image 5 Trajan's stables Via Baberatica 110 ad.

“Every fifty years, or even faster, the cities die. You demolish and build new.”
(Le Corbusier 1933) *Garellick 1997*

Le Corbusier

To put the Swedish debate in an international context of city renewals Le Corbusiers proposal for “Stockholms Malmar” comes to mind. In Svenska Dagbladet 1933-12-23 his proposal show Södermalm and Norrmalm with geometric patterns representing slabs of housing. Gamla Stan is preserved but the disregard for existing structures are quite obvious. In the gigantic parks in between, as described by the article author , only “the old monumental buildings remain embedded in the greenery, like funny little toys from the past”. The author describes Le Corbusier as fully aware of the boldness and speculative nature of the proposal, and that he and others entering the competition, fully understood the importance to let the authorities with a complete knowledge of the city to take care of a realization. But nonetheless it shows a direction of city planning that saw the city as a blank slate that could be altered with little regards to existing structures, as showed by the quote above from Corbusier commenting the competition proposal (Garellick 1998).

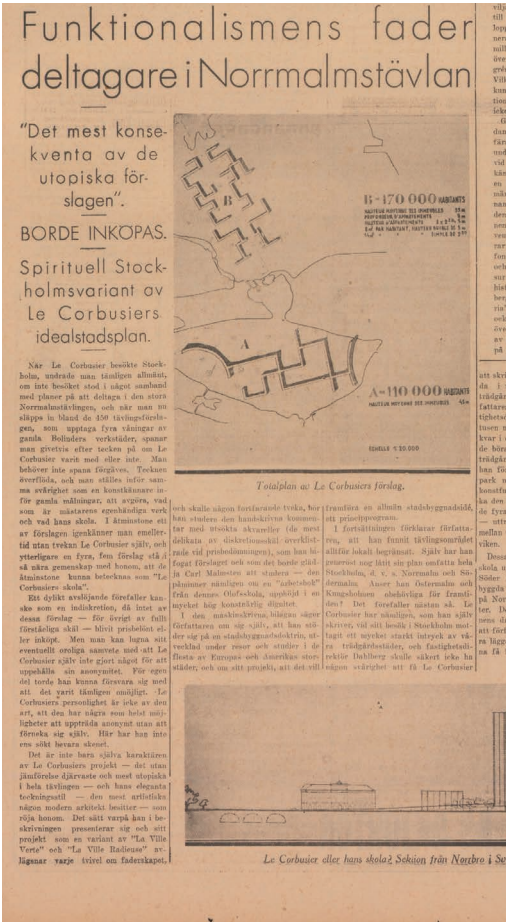


Image 6. Article in Svenska Dagbladet 1933

“One can say that the city itself is the collective memory of its people, and like memory it is associated with objects and places. The city is the locus of the collective memory.” (Aldo Rossi 1966)

Aldo Rossi

The book *L'architettura della città* written Aldo Rossi in 1966 was a response to a polemical debate of the form of the city in Italy, partly brought up by the unprecedented transformations of the post war city. Rossi focuses on urban form, its history and is in part a critique against naive functionalism (Lobsinger 2006). In the beginning of the last chapter of the book, defining the city as an urban artifact, Rossi puts a finger on why this thesis lingers in the history of demolitions in Gothenburg. He clearly argues that a city can only be defined by precise reference to not only space but also time. And that the value of history seen as a collective memory and as a collective relationship to its place, is that it helps us understand the importance of urban structures, its individuality and architecture. Rossi explains that the “*union between the past and the future exists in the very idea of a city that it flows through in the same way that a memory flows through the life of a person.*” I argue that its this significance me and Ulf felt when the previously mentioned Kvarteret Barken was demolished. It's a discontinuation and removal of memories.

Rossi also labels the economic forces as the major influence over planning and raises ownership questions in urban design. For instance, referring to Hans Bernoulli who claims that “*private ownership and parceling are the principal evil of the modern cities...*” One could begin to wonder over if the collective memory requires collective ownership? Rossi at least covers the topic of expropriation and refers to Maurice Halbwach who doesn't

consider expropriation to be a abnormal or extraordinary thing but one of the most typical phenomena of urban evolution. This raises the question in which ways the executive power of for example the previously mention Jonas Attenius could intervene with the city planning. As Attenius states in GP (22-12-13) the social democrats where in many ways responsible for the expropriation of the past city sanitations. One could wonder if a similar committed approach to land expropriation as in the 60s and 70s but with an updated appreciation for our collective memory and architectural heritage, could have saved buildings like in Kvarteret Barken or similar demolished structures in recent years.

Design principles

Locate threatened memories

As suggested by Rossi (1966), the importance of urban structures, its architecture and individuality are linked to our collective memories it should be of an architect's concern to protect these memories. Luckily, they are often protected by PBL and heritage listings. But as Rossi also states, economic forces often triumph other regulatory attempts in the city planning. This is why an architect should locate situations where speculation, carelessness or negligence or other threats endanger the physical condition and survival of valuable built heritage. The skill set of design, communication and strategic overview should then be used to understand the situation and propose a solution.

Show the value of time

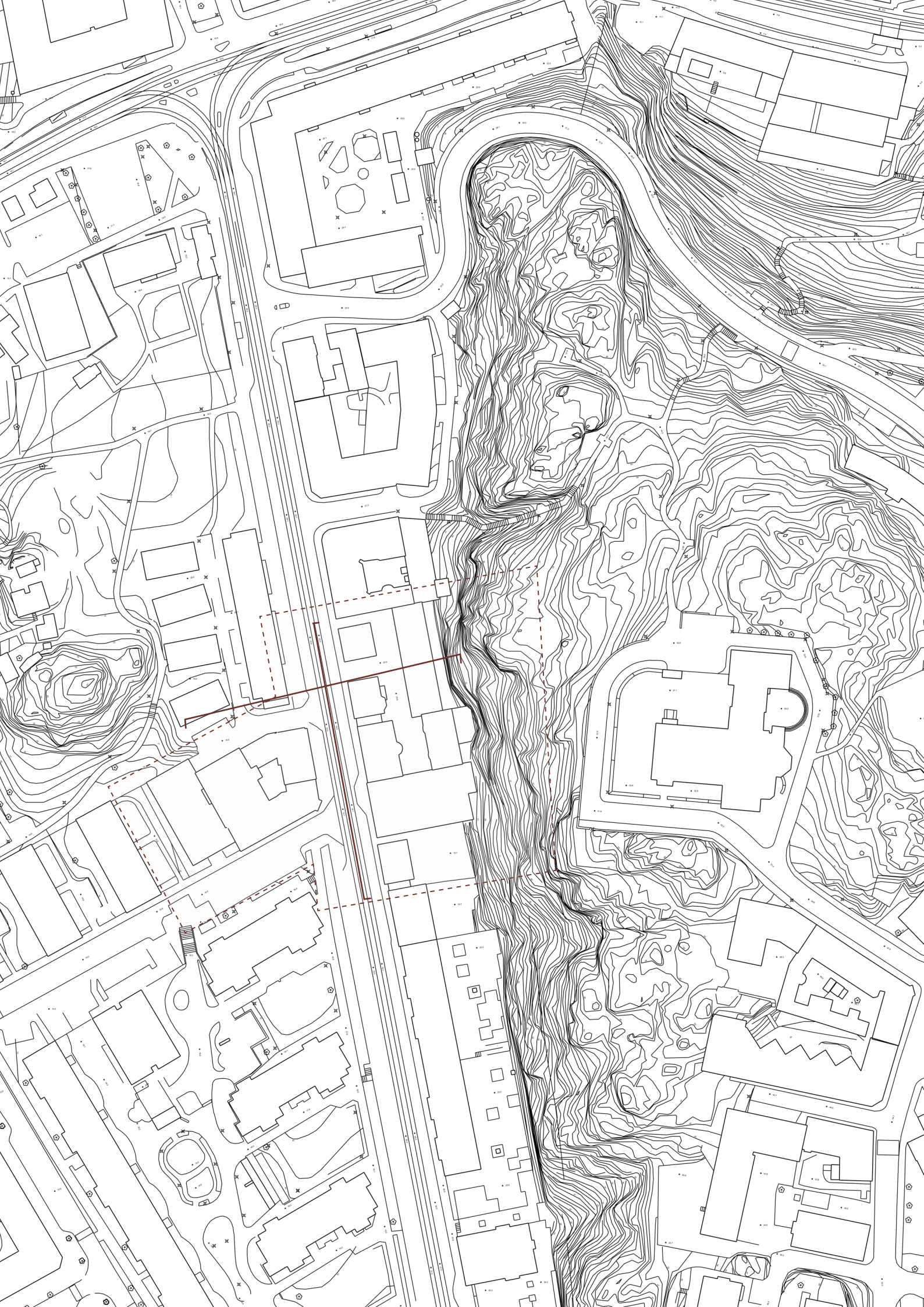
To translate Rossi's claim of importance of collective memory into a design and ultimately to a convincing piece that says: "This is worth an investment!", the architect should try to evoke the special feelings history can induce. And as Stewart Brand argues in *How Buildings learn* (1995) a continuity of the physical environment is not just habit and nostalgia. It bears values as the embodiment of history and could be described as their own worlds in how they give a glimpse into the worlds of previous generations. Brand refers to the cultural historian Ivan Illich who writes *"History gives us a distance from the present, as if it were the future of the past. In the spirit of contemplation, it releases us from prisons of the present to examine the axioms of our time. Old buildings give us that experience directly, not through words."* This quality is in essence why our built heritage is important. So, the architect's role then becomes to let the buildings be old and let it show. And to also let the qualities of time being translated into values on the economic market, following the power these forces have over the fate of the buildings.

Less is sustainable

Questions of resource awareness and climate change also speaks in favor of preserving our built heritage. A study of a small intervention upgrading the performance and standards of an old building they achieve better values on an LCA compared to a new development (*Restaurering af ældre bygninger er mere klimavenligt end nybyggeri*, 2022). To do less then holds as a design principal on a planning level as well as building level. Keeping the design simple also often favors the economic incentives as well as the aesthetic goals referring Schönbecks (1994) advice to cherish the common and already existing.

3.PLANNING PROPOSAL

Using the design principles this chapter moves on to a situation where built heritage is threatened.



Situation

There is an ambition from the city of Gothenburg to develop a new detail plan for Bangatan. But a deadlock has occurred between the municipality and the family Tiber, who owns multiple properties on the street. Tiber wants to develop the area by demolishing the existing building stock. The municipality has not accepted that proposal and refers to the high heritage value of the buildings. Therefore no detail plan can be constructed since the two parts can't agree. Meanwhile, the buildings continue to deteriorate as they suffer from neglect and disrepair. Tiber's probable long term goal of demolishing is hindered by a legal obligation for a minimal upkeep. It is performed seemingly reluctantly and with no long term quality. The municipality is ready to compromise between total preservation and total renewal. (S. Anti Hilli, personal communication, spring 2021) But the city will not make a proposal themselves and Tiber shows no interest in making an updated one.

Location

Bangatan stretches from Stigbergstorget to Djurgårdsplatsen following the slope of Stigberget in a straight north-south direction. Towering above is Masthuggskyrkan and the mountain forms a backdrop with closed access in the east direction while to the west opens up to the neighborhood of Majorna. The street hosts large variety of different building eras with everything from wooden villas to concrete lamellas.

The area of interest (marked in red) is mostly the property of the family mentioned with exception of the parking garage owned by the municipality.

The area with its central location in Gothenburg has good public transport connections and general access by bike lanes and sidewalks frequented by pedestrians passing or enjoying the active bottom floors along the street.

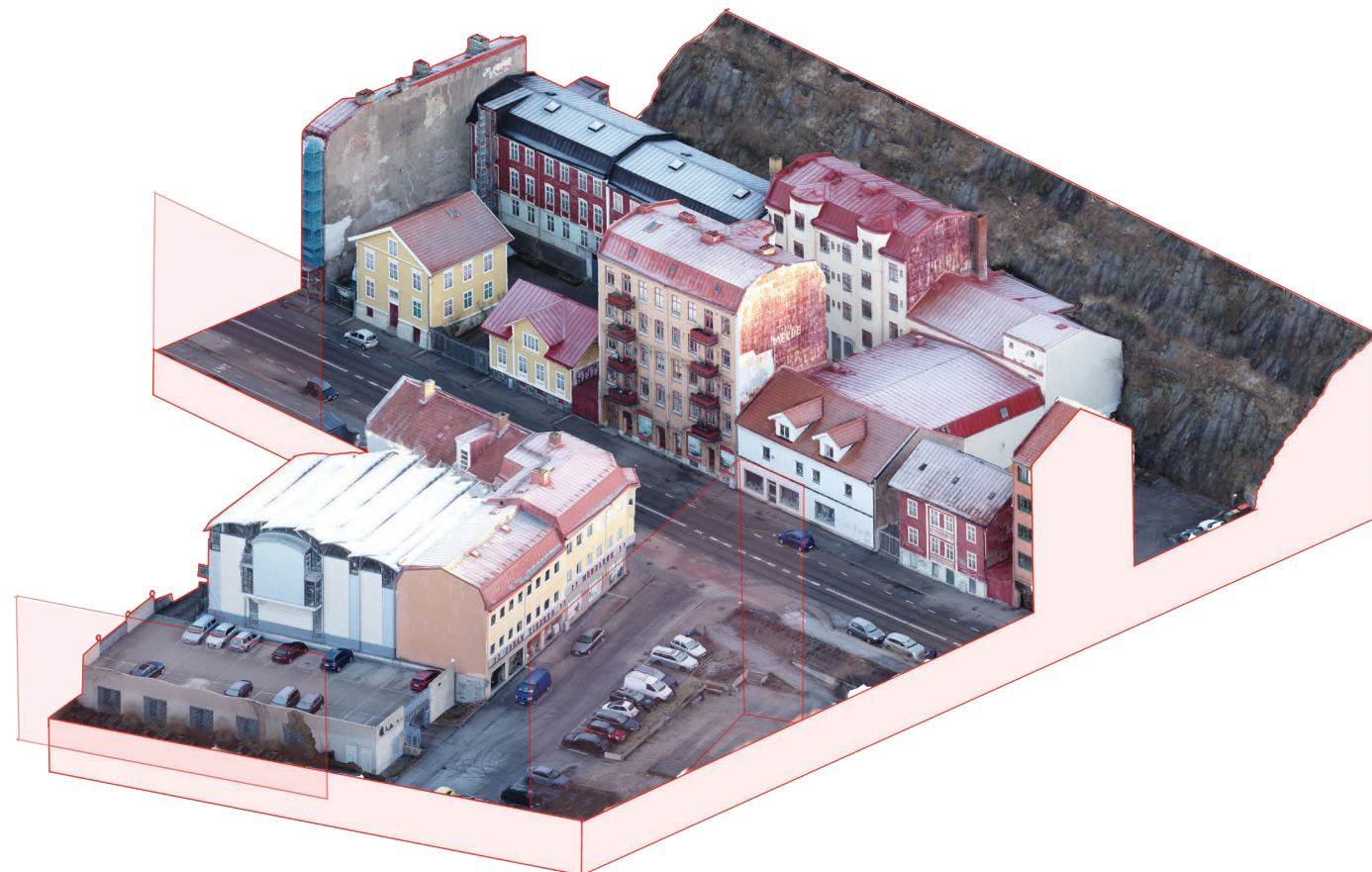


Elevation by drone photogrammetry April 2022



Section by drone photogrammetry April 2022

Existing



Landshövdingehuset (Storage)

Bangatan 12 (1887)

The building contained one-room apartments until 1973, when it was bought by Tiberger Möbler and transformed into storage.

Bangatan 14 (1892)

This building has the same architectural composition history and floor plan as Bangatan 12.

General qualities

- The classicist and original details of the facades in the form of wooden panels, windows, and window linings has a high heritage value

-The apartments well-preserved floor plans reflect the living conditions around the end of the 19th century and are sensitive to change.

- Preserved details in the apartments, such as original wooden floors, carpentry, doors, roof stucco, stairwells, tile stoves, and cast iron stoves are of great importance. (Antiquum 2015)



Villas (Storage)

Bangatan 12

This villa was built in 1876. A particularity of this house is that it has the entrance direct from the street. The floor plan is quite open due to its first function as a workshop. After that, it was transformed into a bakery and in 1927 a small soft drink kiosk was added between Bangatan 10 and 12. That kiosk is now gone.

Bangatan 14

This villa was built in 1874 and is one of the oldest buildings on the site. It was a two-family villa and in 1881 an extension to the ground floor was made. The floor plan is quite unusual because of the large number of interior partition walls.

Bangatan 20

This building built in the same year as Bangatan 14 (1874) A unique aspect of this building is its facade composition with imitating projected wooden balconies. At the beginning of the house history, it contained eight apartments. In 1972 the property was bought by Tiberger's Möbler and was transformed it into a storage facility, similar to all 3 villas.

General qualities

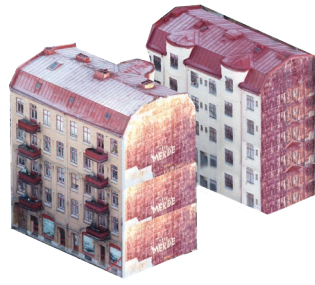
- Low building heights that reflect the former small-scale residential development.

- The buildings' well-preserved exteriors and picturesque residential character are sensitive to change. Of importance for the cultural-historical value is the original design, older wood paneling, facade decoration, original windows, skylight, and window lining as well as roof profile.

- The porch facing the courtyard of Bangatan 14 plays an important role in its small-scale intimacy and private atmosphere.

-The apartments' well-preserved floor plans are very sensitive to change.

- Preserved details in the interiors, such as original wooden floors, carpentry, doors, interior panels, wooden stairs, ceiling stucco, tiled stoves, and cast iron stoves reinforce the buildings' cultural-historical value and are of great importance, and thus important to preserve. (Antiquum 2015)



Stone block (Housing)

Bangatan 16

In 1874, the Edströmska house was built on the site, a wooden villa on 5 floors that was later moved to Styrso. The current building was built in 1906 by Majornas Godtemplare's association with a meeting room facing the courtyard. The construction year of the building on the back is missing.

Since 1973, the houses have been owned by Tibergs möbler.

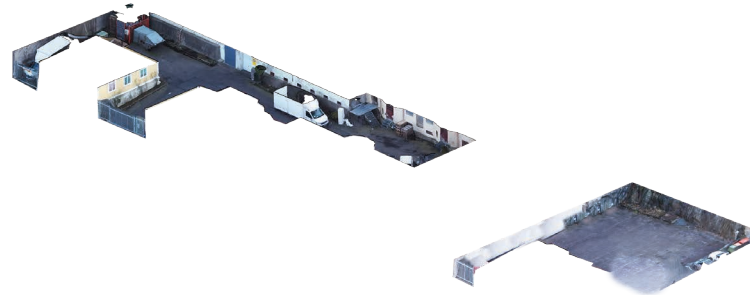
General qualities

-Exposed fire gables are an important feature of the cityscape contributing to the ad hoc character of the neighborhoods contributing to its uniqueness.

- The facade composition is very sensitive to change.

- Preserved details in the interiors, such as original wooden floors, carpentry, door leaves, stucco, tile stoves, cast iron stoves, wall-mounted cabinets, parapet panels mm. is of great cultural-historical value.

- The well-preserved stairwells, original floors, wall panels, stucco, stairs, railings, and doors have a great conservation value. (Antiquum 2015)



Inner yards (closed)

Bangatan 12-14

The courtyard between the houses on Bangatan 12-16 contains in all its harshness and atmospheric character that is worth protecting.

The two smaller wooden houses facing the street are in volume and height contrast to the higher stone houses whose gables rise towards the sky. The massiveness of the fire gables are contrasted by a picturesque porch.

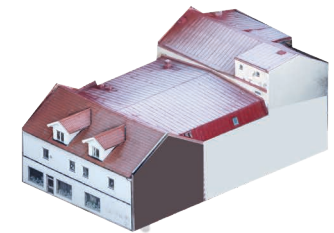
Bangatan 20

The courtyard at Bangatan 20 has today lost some of its intimate characters. The space closest to the mountain remains empty after a fire destroyed the previous building (Antiquum 2015)



Furniture store

The corner building is where the main part of the furniture store is located.



Bangatan 18 (Storage)

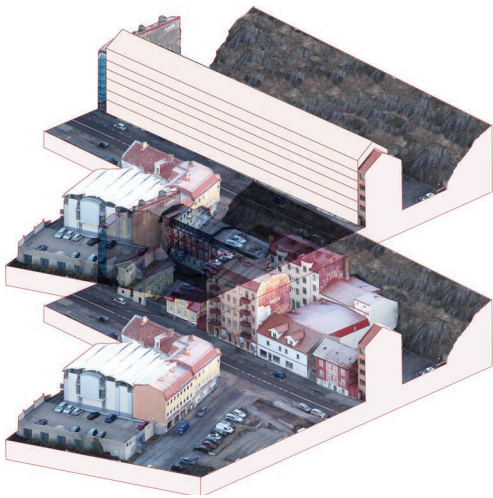
Heavily rebuilt after a fire and altered in different stages Bangatan 18 is deemed to have a low heritage value according to Antiquum (2015)



Parking garage (city owned)

The only property part of this project that does not belong to the owner is the parking deck to the west.

Points of interest



Total renewal vs today



Renovation on Bangatan 10, March 2022

Ownership goals

The ownerships goals could possibly be to develop the area with new housing as the market in central Gothenburg would make that a good investment. Such proposal exists but is not available to the public. Even when they where not interested in collaboration one could though make a estimation on what such a proposal could contain looking at neighboring buildings and simply extrapolating the same development onto the project site, getting an estimation on areas and volumes.

Municipality goals

The wish from the municipality to develop a detail plan to protect the buildings long term is a strong indicator of the buildings perceived value. According to them a compromise between preservation and new development is possible but they have not received such a proposal from the property owner and the municipality is not in a position to design a proposal themselves. The only place where the intent of the detail plan was followed through is on Bangatan 10 where another owner saw the potential of a renovation in combination with new construction.



Careless renovation, Bangatan March 2022



Heavy disrepair, Bangatan March 2022



Barbed wire and graffiti, Bangatan March 2022

Reluctant renovation

Many of the properties has gone through renovation works after being forced by the municipality. They are of shifting quality and often feel reluctant or unfinished.

Damages

Many of the buildings show damages that seems to put them in danger of being labeled as “beyond the point of repairing”

Vandalism and hostility

Graffiti and smashed windows are a common sight at the site and is raising the question on how this could be solved. Right now its by measures as barbed wire, gates and cameras.

Points of intervention



Storage into housing

The content of the buildings of high heritage value are moved to a newly built storage facility. This frees them to be repurposed into apartments that raises square meter price. This in turn enables up-keep to be financed and the municipality to agree on other changes on the street.

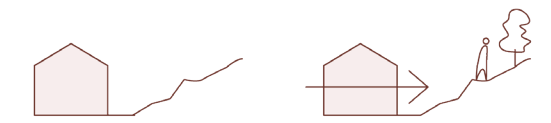
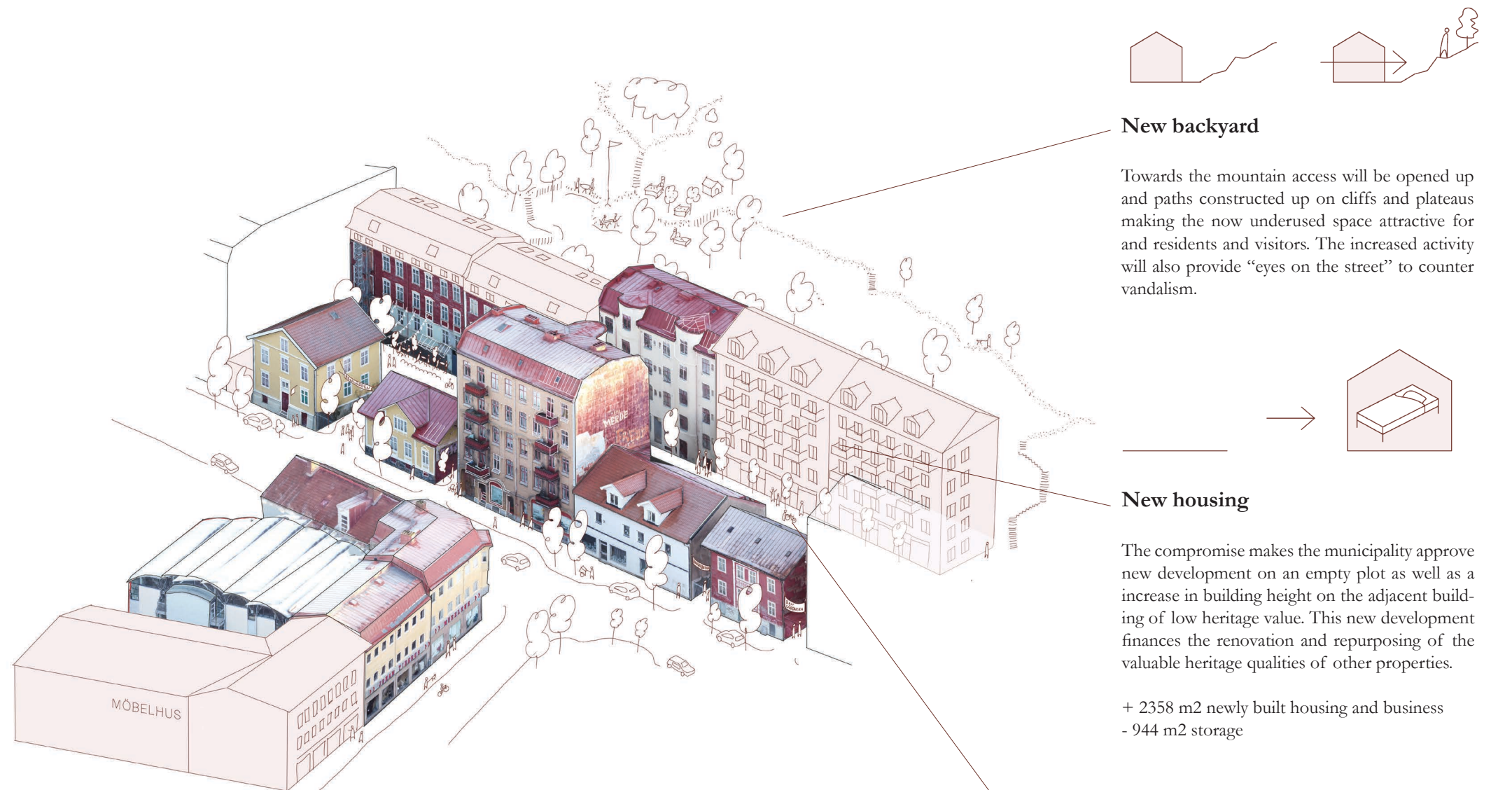
+ 3290 m2 housing and business with a unique heritage value
- 2837 m2 storage of low quality



Parking into Storage

Right next to the owners main store building the municipality owns a two story garage. Here a new storage facility is built. The possibility for a more efficient storage as well as more accurate climate control triumphs the function of the old buildings on the other side of the street.

+ 3060 sqm storage of high quality
- 50 parking spots for the municipality



New backyard

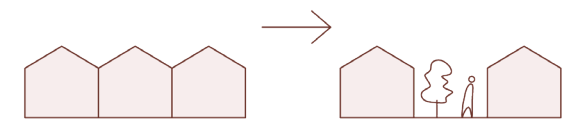
Towards the mountain access will be opened up and paths constructed up on cliffs and plateaus making the now underused space attractive for and residents and visitors. The increased activity will also provide “eyes on the street” to counter vandalism.



New housing

The compromise makes the municipality approve new development on an empty plot as well as a increase in building height on the adjacent building of low heritage value. This new development finances the renovation and repurposing of the valuable heritage qualities of other properties.

+ 2358 m2 newly built housing and business
- 944 m2 storage



New pedestrian street

One building volume is removed to open up access between the buildings. This and enables small business and cafes to populate the bottom floors making the street life a benefit to the neighborhood

+ New street for the city (1081 m2 cafe/garden)
- 594 m2 storage

Area calculations

-Why collaborate?

The proposal compared to today

The prerequisite for this proposal is the collaboration between the land owner and the municipality. The collaboration consists of both parts recognizing the others aim for the neighborhood and makes compromises that in the end gain both interests. For the municipality its to let go of the parking garage plot and also approve of new development. For the owner its to agree on a decrease of roughly 1000 m2 storage and to sell or long term care for the built heritage.

This results in both a increase in total m2 to satisfy the land owners interests as well as a preservation of heritage values to satisfy the interests of the city.

+3290 m2 housing and business with heritage value
+2358 m2 new housing and business

+New pedestrian street (1081 sqm street/garden/cafe)

+ 3060 m2 storage of high quality
- 4375 m2 storage of low quality

- 50 parking spots for the municipality
- 13 parking spots for property owner

Net

+ 4333 m2 GFA



Blank slate compared to today

If the a compromise cant be agreed upon the alternative is either business as usual and no gain for anyone or that the municipality give in and let the land owner demolish and erect a totally new development. This of course makes the option for a new storage nearby impossible.

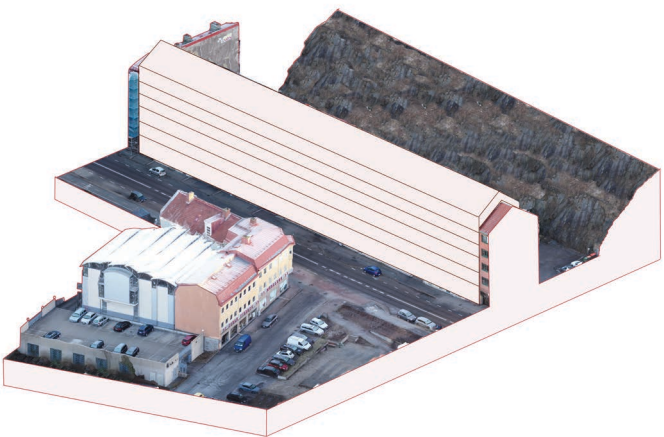
This is thought experiment shows what a construction right (byggrätt) similar to neighboring properties would result in. It shows no particular increase in m2 compared to this project's proposal or todays situation

- 7268 m2 storage and housing of high heritage value

+ 7424 m2 new housing and business
+ aprox. 100 parking spots for the property owner

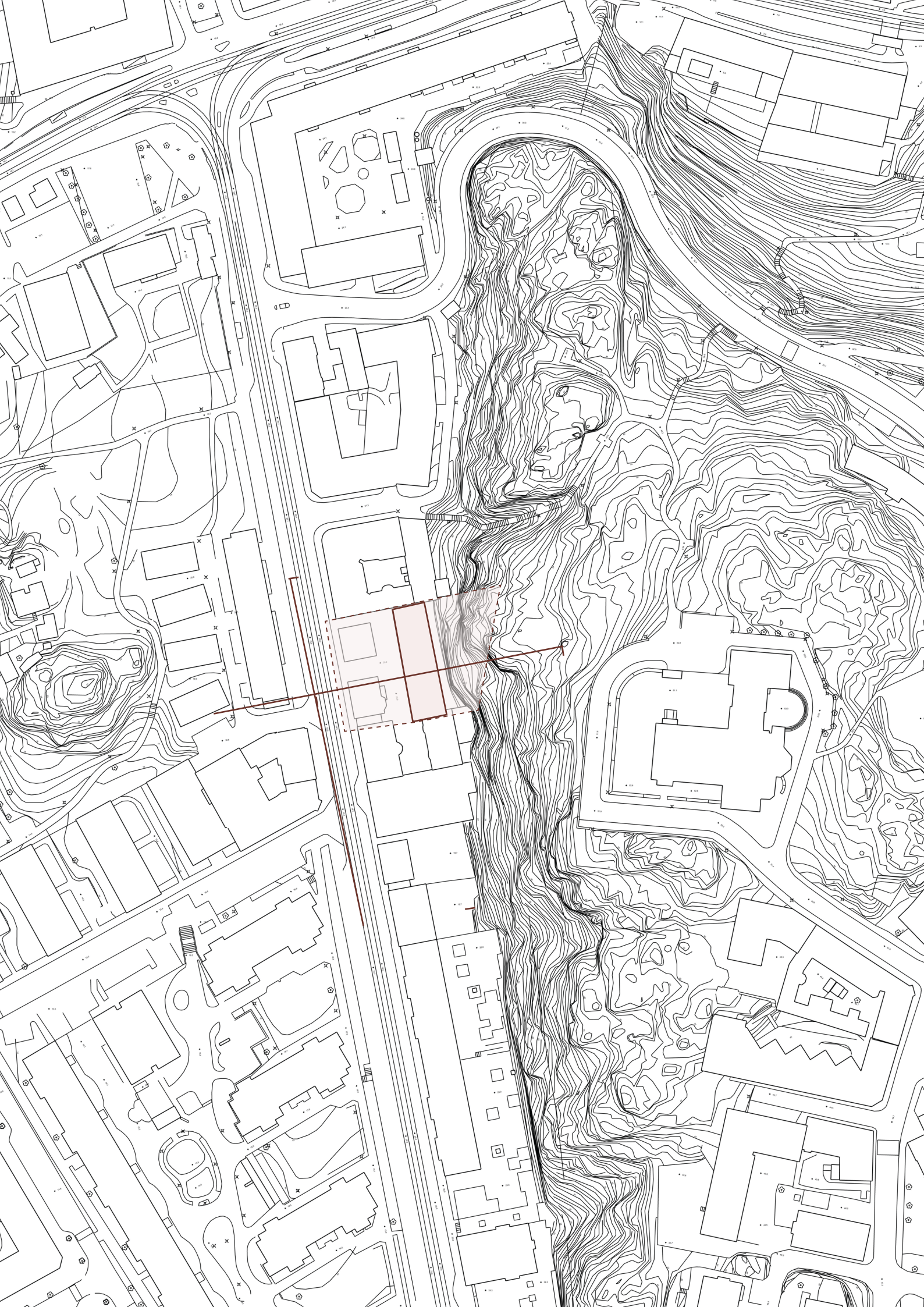
Net

+ 156 m2 GFA



4. BUILDING PROPOSAL

Moving on from the planning proposal this chapter goes more into depth of the landshövdinghus building of the site.



Location



Elevation by drone photogrammetry April 2022



Section by drone photogrammetry April 2022

Points of interest

Preserved interior

It should be acknowledged how the reversion to storage in the 70s together with the minimal upkeep has left the building as an interesting time capsule. Even though many of the interior services and details such as the furnaces and kitchens are removed. Many of the original details still remain relatively intact and in conditions that require only simple repair jobs.



Image 7. Antiquum 2015

Preserved exterior

Exteriors has also been preserved in a relatively good condition with an intricate wooden ornamentation.



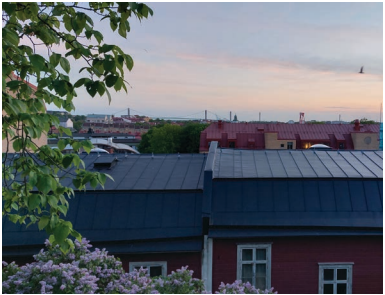
Lack of accessibility

The backyard is completely closed of from both the street and the life on the mountain. It was previously used as the main entrance to the building but the hidden away atmosphere of today is filled with trash and generally uninviting.



Garden qualities

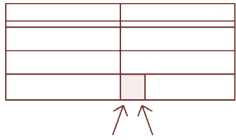
The plot stretches far up in the mountain where traces of retaining walls together with shrubs, plateaus and viewpoints forms an interesting but underused space.



Points of intervention

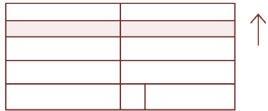
Passage

The stairwells are gained access again by reopening the passage through the building. This also forms a connection between the yards on each side, connecting the street to the mountain.



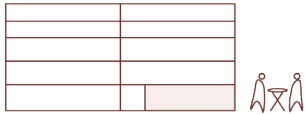
Raise roof

One floor of apartments is added by raising the roof slightly. Towards the street the roof profile is kept while towards the mountain the profile makes room for added balconies and light to enter deeper into the floor.



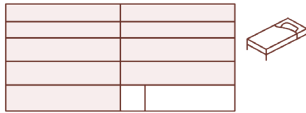
Cafe

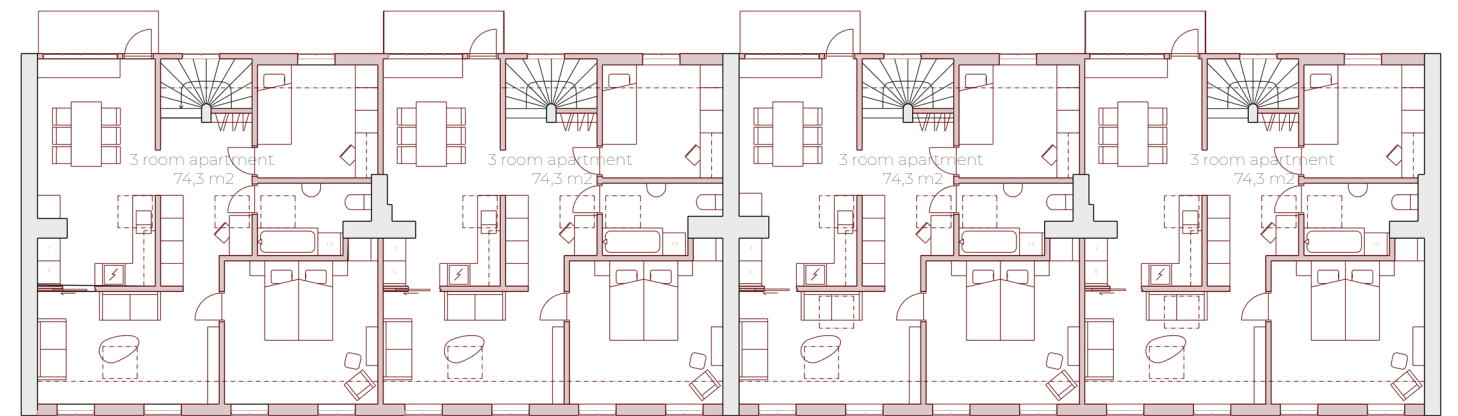
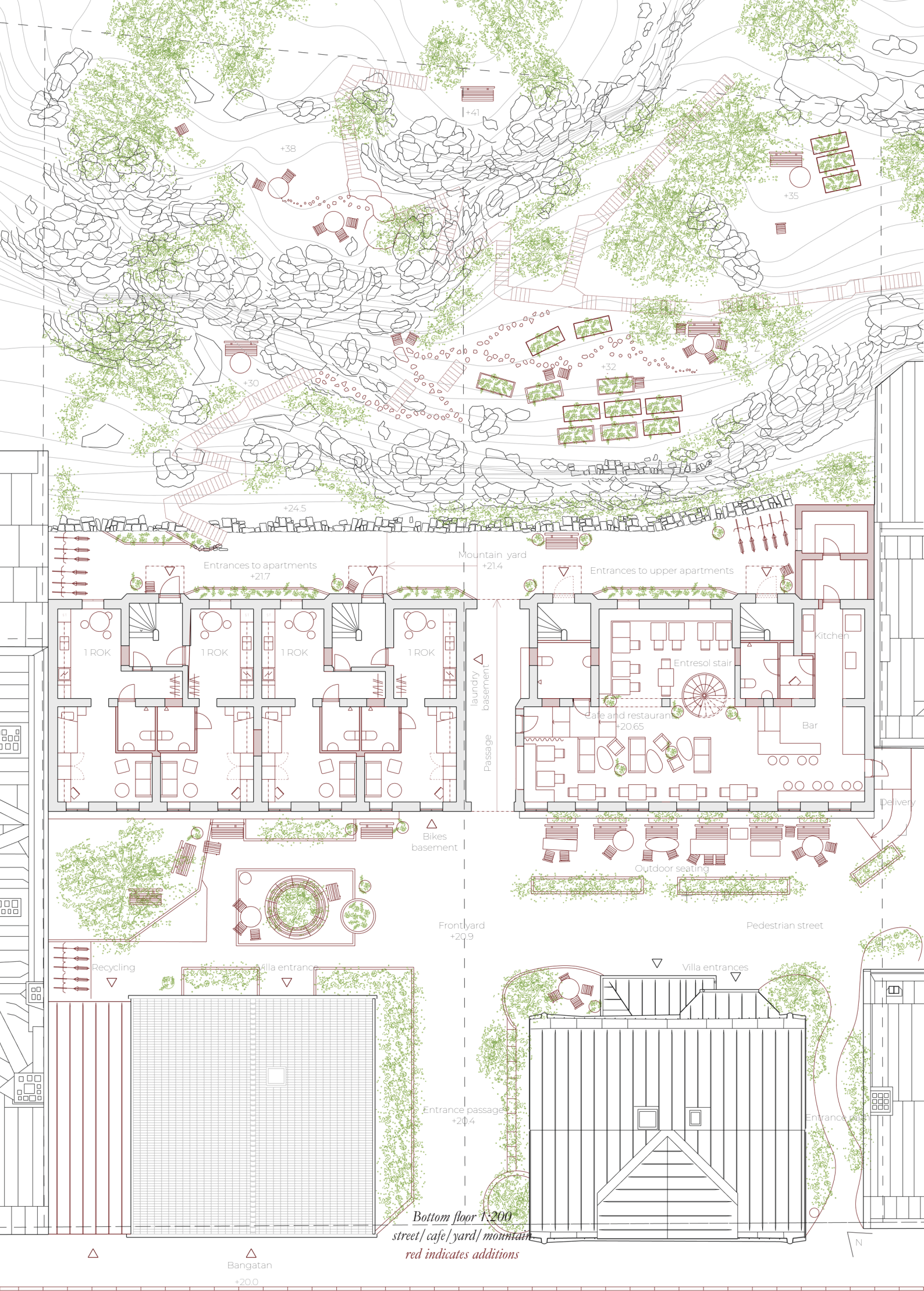
In the bottom floor at the southern part of the building a cafe and restaurant is built to grab on to the new pedestrian street and gardens.



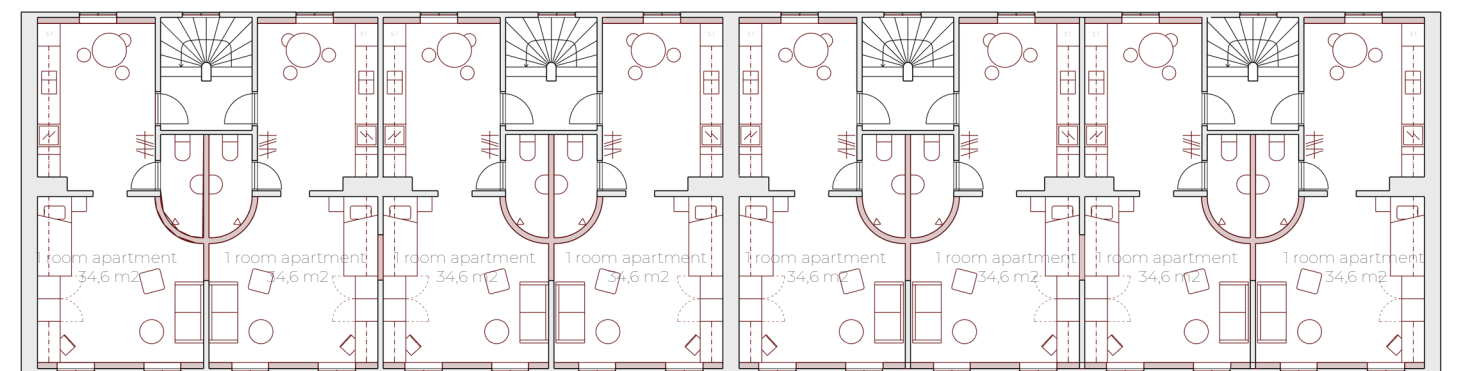
Apartments

Most of the building is repurposed into housing with a 3 room apartment on the new attic and 1 room student apartments on the remaining floors.





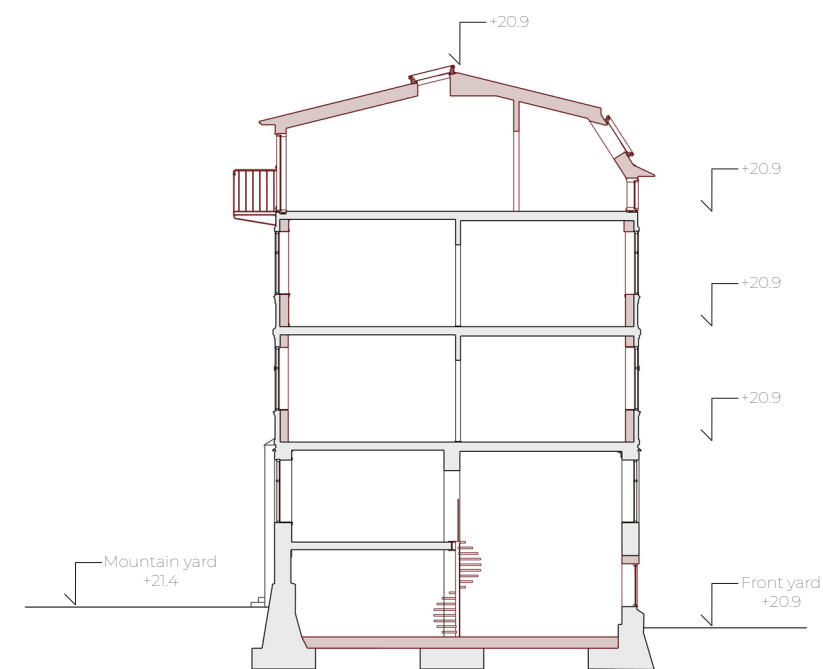
Top floor 1:200
4 x 3-room apartments



Typical floor 1:200
2 floors x 8 x 1-room apartments



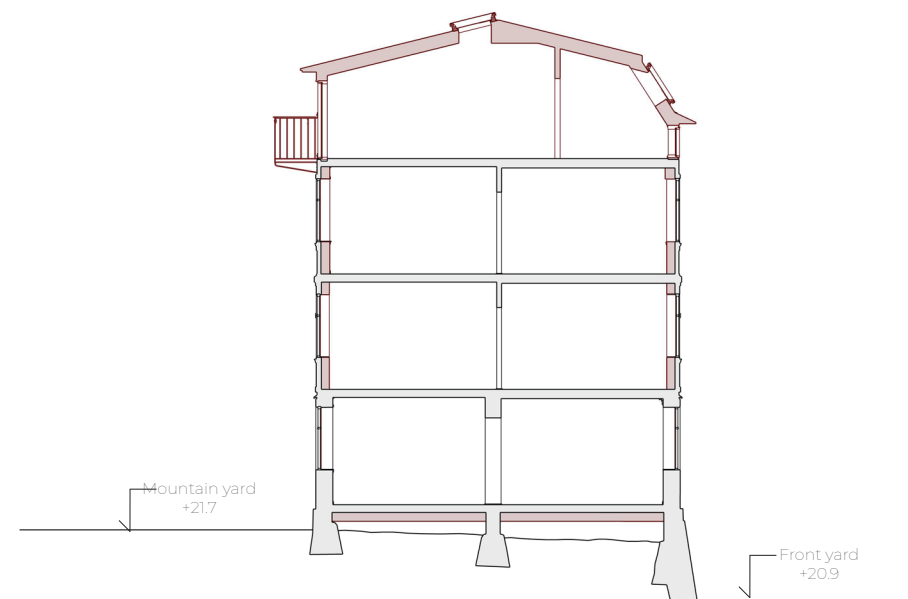
elevation towards yard 1:200



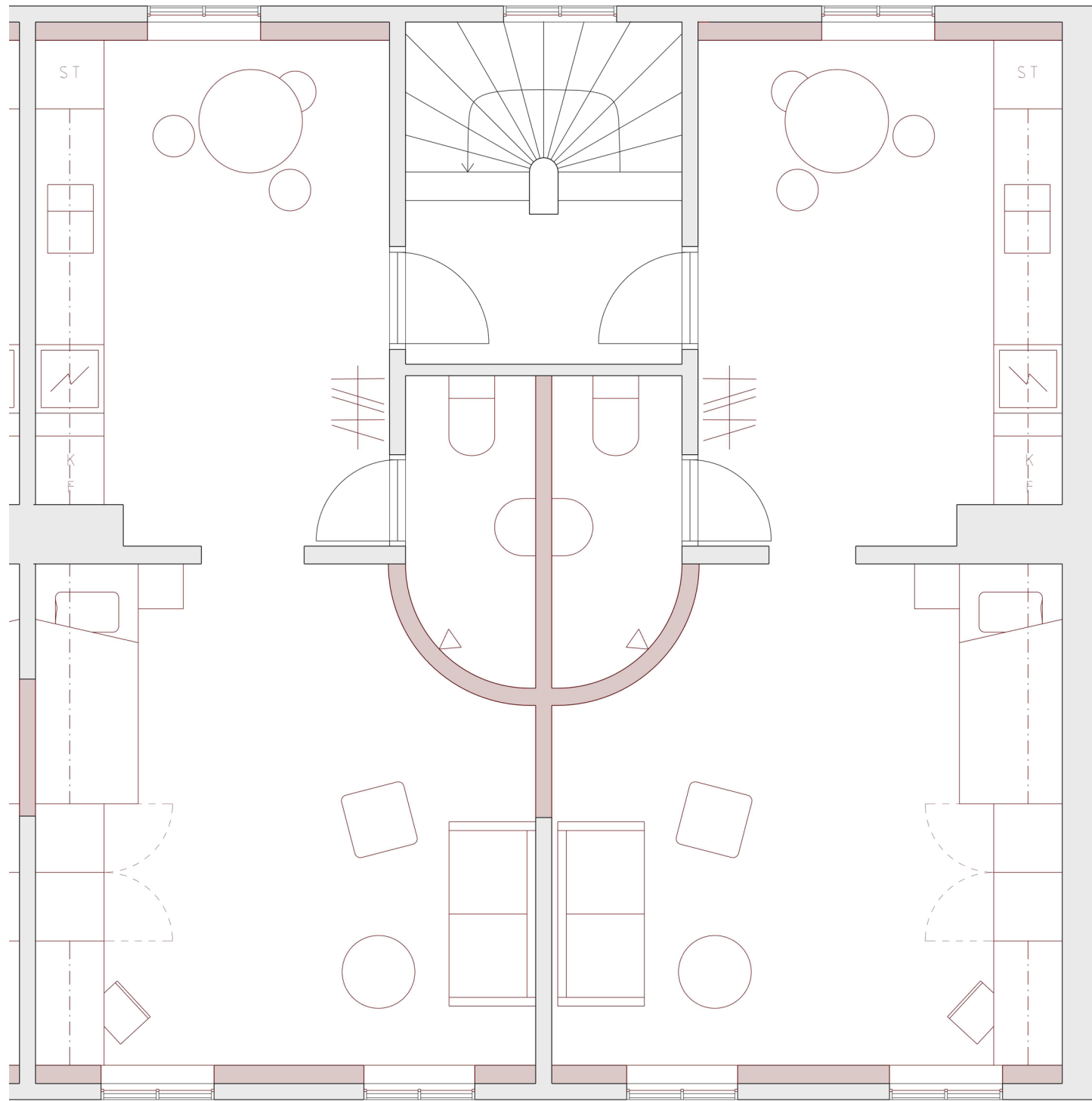
*section A-A 1:200
apartments cafe/entresol*



elevation towards mountain 1:200

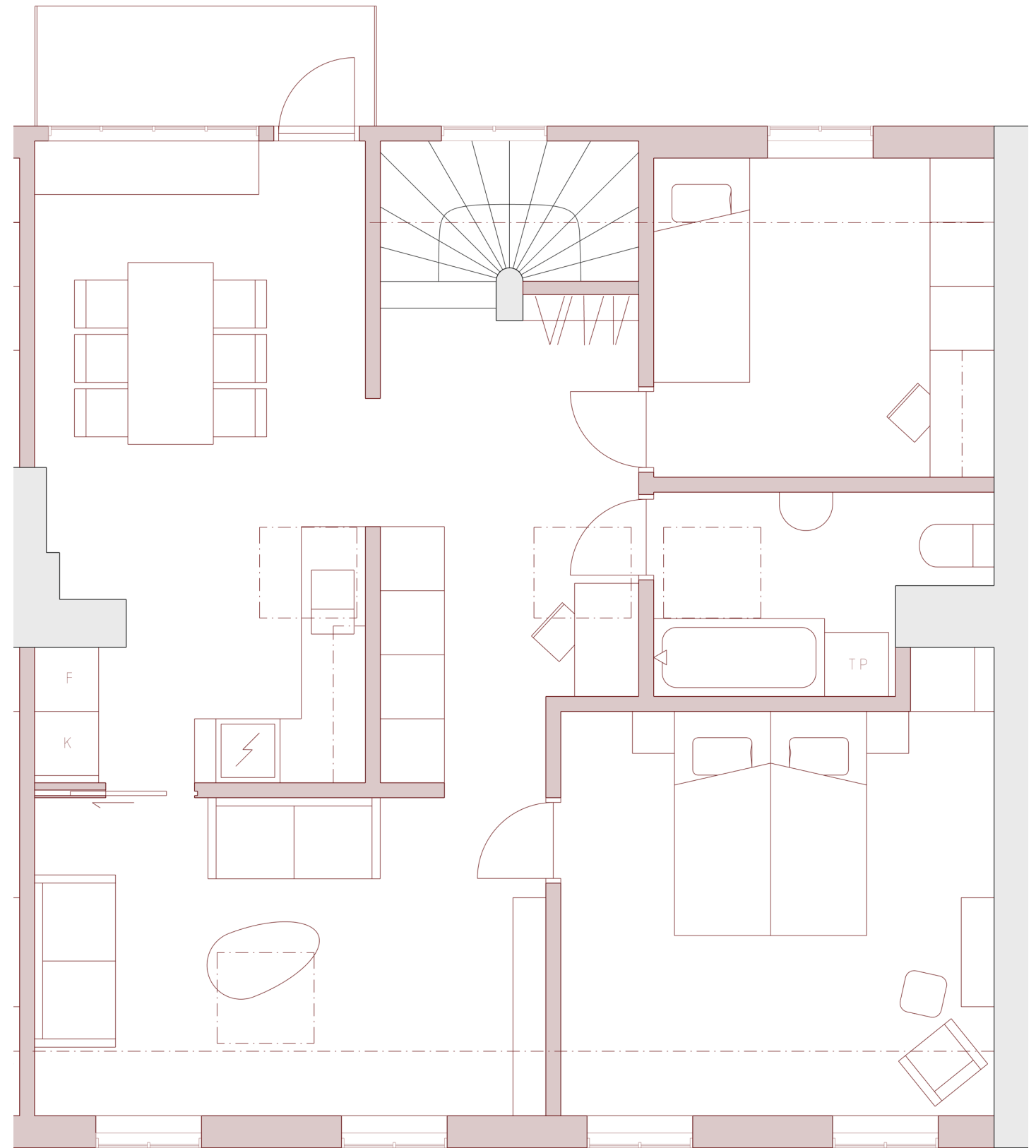


*section B-B 1:100
apartments*



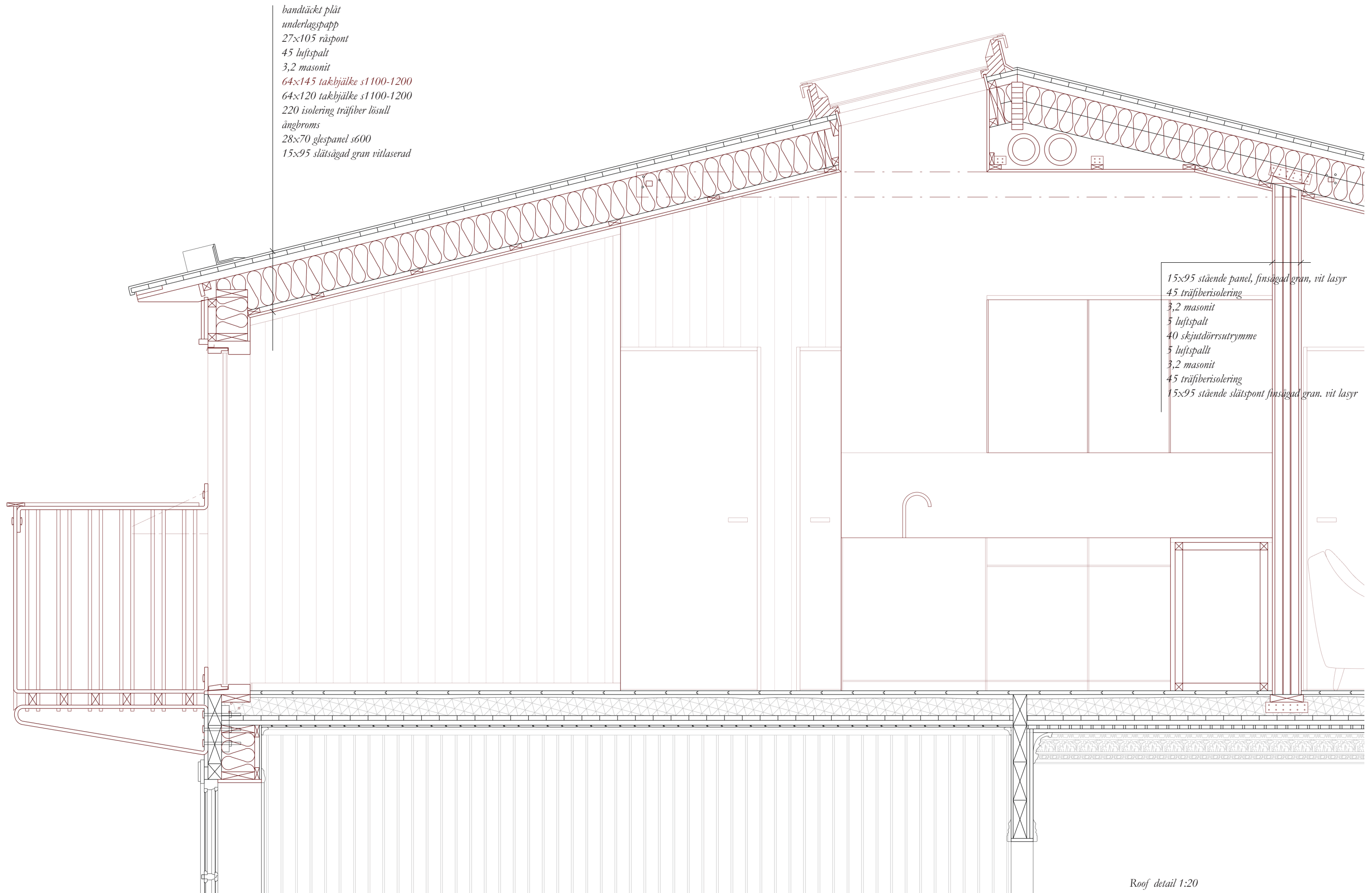
Plan student apartment 1:50

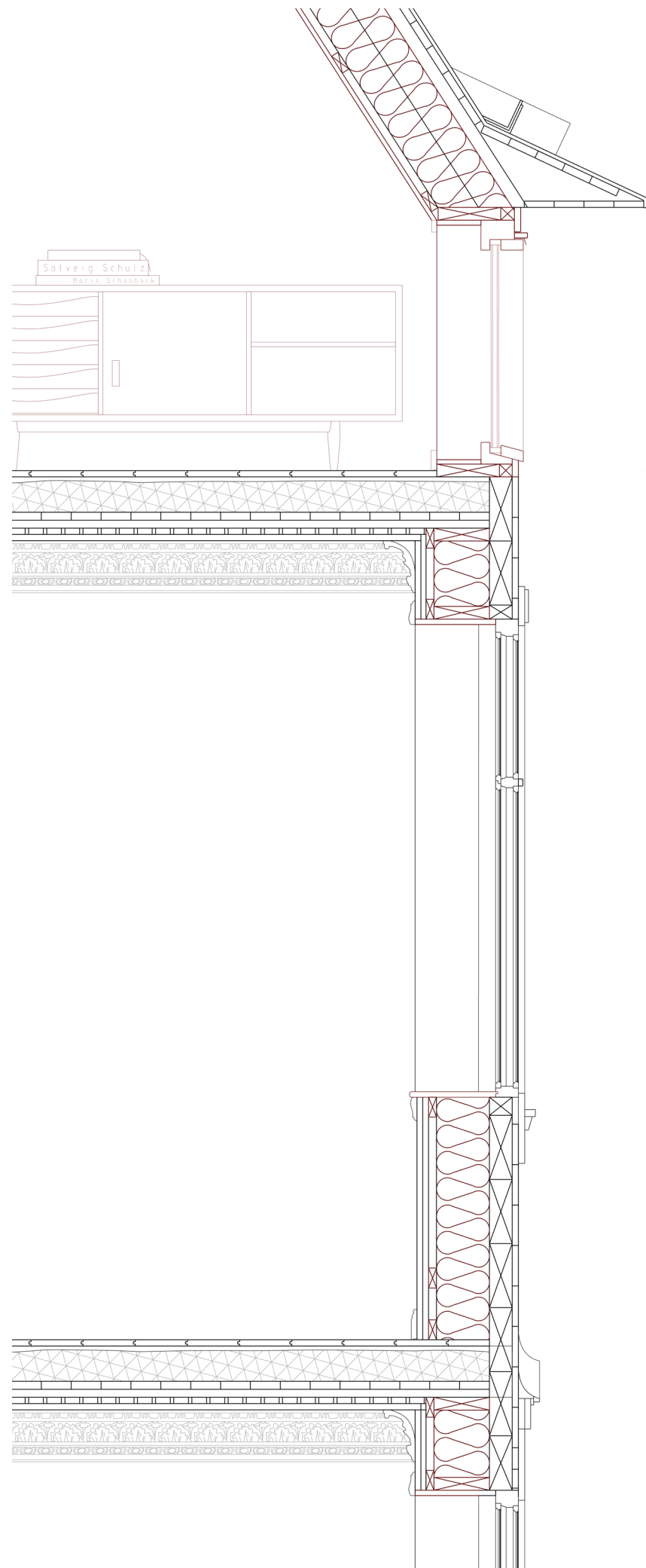
red indicates additions



Plan 3 room apartment 1:50

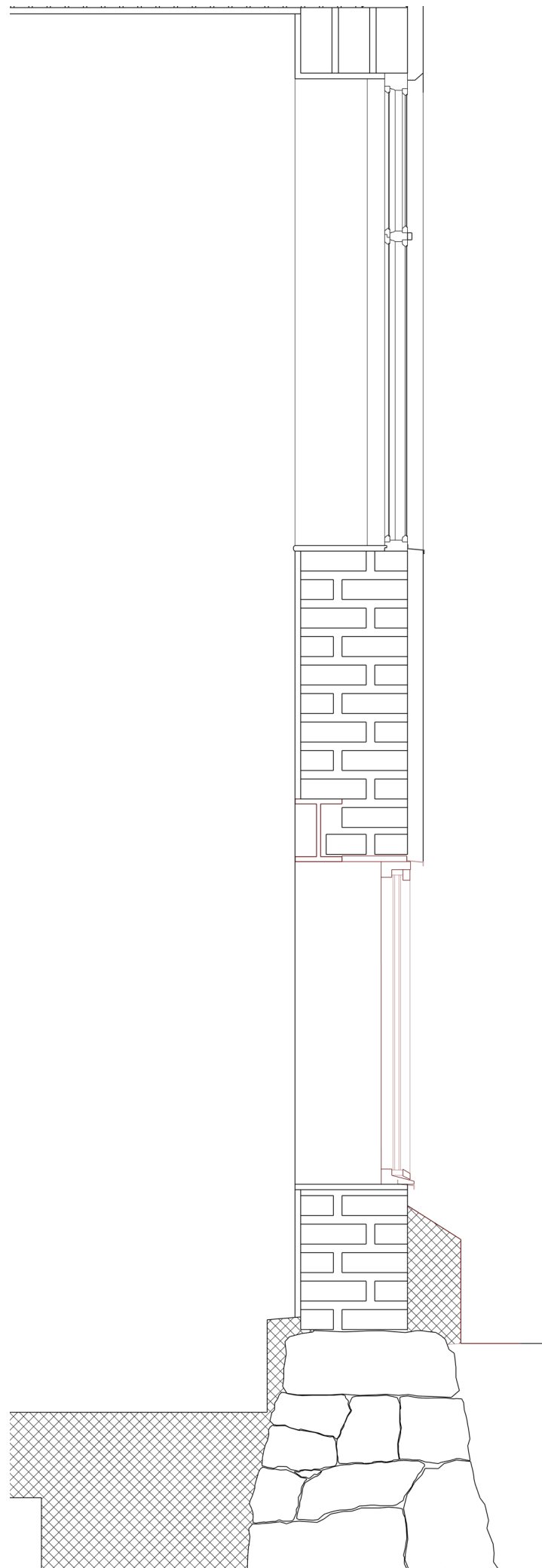
red indicates additions





Wall detail 1:20
red indicates additions





Wall detail 1:20
red indicates additions



5.CONCLUSION

Discussion

One question that evolved through the process and was hard to foresee as the project started was the question of: For who? An otherwise often clear answer in an architecture project, working for an obvious client. Here the main stakeholder, the family owning the property, appeared after personal contact, to be uninterested in anyone wanting to get involved with their buildings. The aim stemming from the research question of “strengthening the value” is in the end an exploration and design of the values the family owns. This could maybe have been communicated more clearly during the process, but it now remains to be seen if the family is interested after the finalization of a proposal. Because when the family didn’t evolve into the main recipient of the project result, other stakeholders with ties to the situation is now also possible targets. It could include others mentioned in the project, as the city planning office, politicians, interest groups, but also investors. All with difference means and instruments for changing the outcome of Bangatan. It should also be noted that these groups or entities can work against each other and against the values of the built heritage this very project set out to save. But in the end this project aimed to take a lot of stakeholder’s views into accounts and should therefore be shared with all it could potentially concern. Because in the core of the solution lies collaboration between these parts.

The involvement of the owner would also have changed the outcome and detail level of several parts of the project. But on the other hand, designing with those constraints raises some interesting question about the architect’s role. As an architect, to step out of the normal market logic of client and consultant unlocks many interesting ways of looking at a city as a potential canvas for ideas of change unconnected to the economic forces otherwise heavily influencing city devel-

opment. Students often navigate this in-between landscape as they don’t rely on a salary in the same extent as a licensed architect. This strengthens my believe in the importance of student work engaging in real problems of the city, especially concerning built heritage. During the project and especially in conversation with Solveig Schulz and reading the works of Boris Schönbeck, it was interesting to see the past role of academia in these kinds of questions. Sadly it also becomes obvious that today that role has faded.

A critique against the project could be the lack of relevance of arguing for a preservation of an already loved building typology. Architectural values of a landshövdingehus is already well rooted in the public opinion and heritage listings. Perhaps a more important topic of study would have been later building types of the 50 and 60s facing the same threats as the project case but without the strong backlash against disrepair or careless renovations. But the acute nature and specific conditions of the studied case made still made it relevant and interesting in my opinion.

Another critique is the obvious contribution to the mechanisms of gentrification. The projects core aim of raising value of the buildings also entails raising the cost of using the buildings. But the use of today is key argument why the project is still be a benefit to the life of the neighborhood. Today the properties are only a beautiful dead shell. The function of storage works but with questionable effectiveness and capacity. Qualities embedded in the buildings are simply not experienced by people. The potential for actual life taking place in the buildings outweighs the negative aspects of the people needing to pay for it. And not to mention the worst-case scenario of the buildings being demolished. That would be a disaster and needs to be avoided at all costs.



Plywood piece from Kvarteret Barken, showing attempts to influence the fate of the building.

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Images

All images not referenced are photos works by the author.

Image 1. Nilsson P.-N. (1977). Haga (Photo) Riksantikvarieämbetet. CC-BY 4.0 Retrieved from <https://app.raa.se/open/arkivsoek/document?uri=https:%2F%2Fpub.raa.se%2Fdokumentation%2F8d14f7cb-632b-4689-8c17-f308e8df771f>

Image 2. Wennerholm P. (2020) Kvarteret Barken (Photo)

Image 3. Pålsson L. (aprox 1950) Klamparegatan (Photo) Retrieved from Garellick (1998)

Image 4. Schönbeck B. (aprox 1967) Höjdgatan, Landala (Photo) Retrieved from Schönbeck (1978)

Image 5. Schönbeck B. (unknown year) Trajans Stables (Photo) Retrieved from Schönbeck (1978)

Image 6. Svenska Dagbladet. (1933, December 23). Svenska Dagbladets historiska arkiv. SvD.se. Retrieved May 10, 2022, from <https://www.svd.se/arkiv?q=&startDate=1933-12-23&endDate=1933-12-23&offset=0&sort=date&sortOrder=asc>

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CHALMERS

Master Thesis 2022

Heritage conditions. Development enabling preservation
at Bangatan, Gothenburg