



# Urban Planning





[www.sjaelsoe.dk](http://www.sjaelsoe.dk)

Denmark (East) Sjælsø Gruppen A/S  
Sortemosevej 15  
DK-3450 Allerød  
Tel +45 4810 0000  
Fax +45 4810 0048

Denmark (West) Sjælsø Gruppen A/S  
Olof Palmes Allé 44  
DK-8200 Århus N  
Tel +45 8730 9999  
Fax +45 8730 9900

Finland Sjaelso Finland Oy  
Eteläesplanadi 22B, 2. krs  
FI-00130 Helsinki  
Tel +358 201 55 33 99  
Fax +358 201 55 33 96

Norway Sjælsø Norge AS  
Universitetsgaten 10  
Postboks 7010 St. Olavsplass  
N-0130 Oslo  
Tel +47 22 99 32 70  
Fax +47 22 36 42 00

Sweden Sjaelsö Sverige AB  
Söder Mälarstrand 57  
SE-118 25 Stockholm  
Tel +46 (0) 8 594 708 99  
Fax +46 (0) 8 710 08 66

Poland Sjaelso Poland Sp. z o.o.  
Lumen,  
ul. Złota 59, 11th floor.  
PL-00-120 Warszawa  
Tel +48 22 222 32 22  
Fax +48 22 222 32 44

# Urban Planning

Text	Lulu Grønlund, Architect MAA, Arkitema
Translation	Easy Translation, Aarhus
Photos	<p>Klaus Bang            (Sluseholmen, p. 12-13; Havneholmen, p. 28;            Havnestad Syd, p. 35, 38-43, 45-49;            Porcelænshaven, p. 64-67, 70-77; Gyngemosen, p. 89)</p> <p>Ebbe Forup            (Sluseholmen, cover + p. 14-19; Havnestad Syd, p. 37, 44, 50, 51;            Porcelænshaven, p. 60, 62, 68, 69; Valby Have 78-83;            Gyngemosen, p. 90, 91; Åhaven p. 92, 96)</p> <p>Highway Studios            (Skanderborg Bakker, p. 102, 103)</p>
Aerial photos	<p>Dragør Luftfoto</p> <p>Aerodan Luftfoto            (Porcelænshaven)</p>
3D graphics	<p>Eyecadcher Media            (Sluseholmen; Teglholmen; Havneholmen;            Bryggens Huse and Hekla Husene – Havnestad Syd;            Kasbah'en and Korporalskolens Kaserne – Margretheholm;            Valby Have; Gyngemosen; Lindehøjten)</p> <p>Vandkunsten            (Kanthuset – Margretheholm)</p> <p>Cadesign A/S            (Skanderborg Bakker)</p>
Layout	Kenn Hoff Lassen, Graphic Designer, Arkitema
Print	Trykkestedet ApS, Aarhus – December 2007
Number printed	2,000
ISBN	978-87-992210-0-4

# Contents

Urban development .....	6
Sluseholmen .....	8
Teglholmen .....	20
Havneholmen .....	26
Havnested Syd .....	32
Bryggens Huse; Kajplads 24; Bryggens Have; Bassinhusene; Hekla Husene	
Margretheholm .....	52
Kanthuset; Kasbah'en; Korporalskolens Kaserne	
Porcelænshaven .....	60
Porcelænshuset; Magnolia Husene; Fasan Haven; Fajance Haven; Flora Danica Huset; Commerce, education and student accommodation	
Valby Have .....	78
Kirsebærparken; Brombærparken	
Gyngemosen .....	84
Søterrasserne; Åkandehusene	
Åhaven .....	92
Terraced houses; apartments	
Skanderborg Bakker .....	98
Alléhusene; Højlandshusene; Dalhusene; Søhusene; Bøgehusene	
About Sjælsø .....	114



# Urban development

The demand for urban qualities is rising sharply among those buying and renting homes, and this demand requires us to encompass residential qualities in urban development – and vice versa.

The homes in which we live are very important to our identity and our existence, and increasingly, we demand that they provide a meaningful setting and frame for our lives. It is not enough merely for the physical qualities to be present, such as the decor, size and location – homes must also relate to softer and more abstract values, and to the interplay between these.

At Sjælsø, we take a holistic approach to urban development: the home must have a natural relationship with the local urban quarter, which must in turn relate to the surrounding environment. At the same time, the overall needs and wishes of the residents and the area must be accommodated – the quarter must provide utility and experiences for the people

who now and in the future will move among and use these physical spaces.

The new urban area must also provide a valuable addition to the existing urban environment and milieu. This requires that we think ahead and examine current developmental tendencies: How do we live today? What demands do we make of the places in which we live? What will the situation be like in five or ten years' time?

## Development of urban life

First life, then the space, and finally the building: that is our overall approach to the development of housing and urban spaces. Or to put it another way, we seek to secure a meaningful interplay between these three elements. Inwardly, the buildings must provide a setting for private life, while outwardly, they must form good urban spaces in which the much-valued city life can flourish in a natural manner.

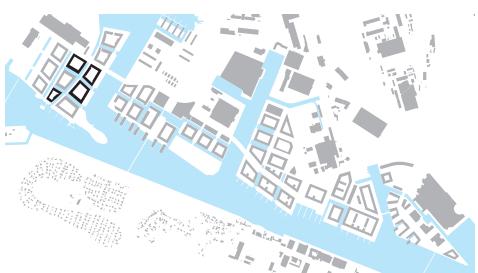
We place people at the centre of our work, and take as our point of departure the things which create value for modern city dwellers in their various situations: home life, social life, working life, shopping, cultural activities, recreation, transport ... with a view to binding all of these together in an integrated urban area which can encompass different types of housing and a variegated resident population.

## The book's contents

Sjælsø has a long tradition of developing urban and residential areas while showing respect for the inherent qualities of the location. We are highly conscious of our Scandinavian architectural traditions and, as several of the book's examples illustrate, we consciously look back to see what is worth reviving or refining in relation to modern desires and modern architecture. Here, too, we seek to create value for all of the parties involved!

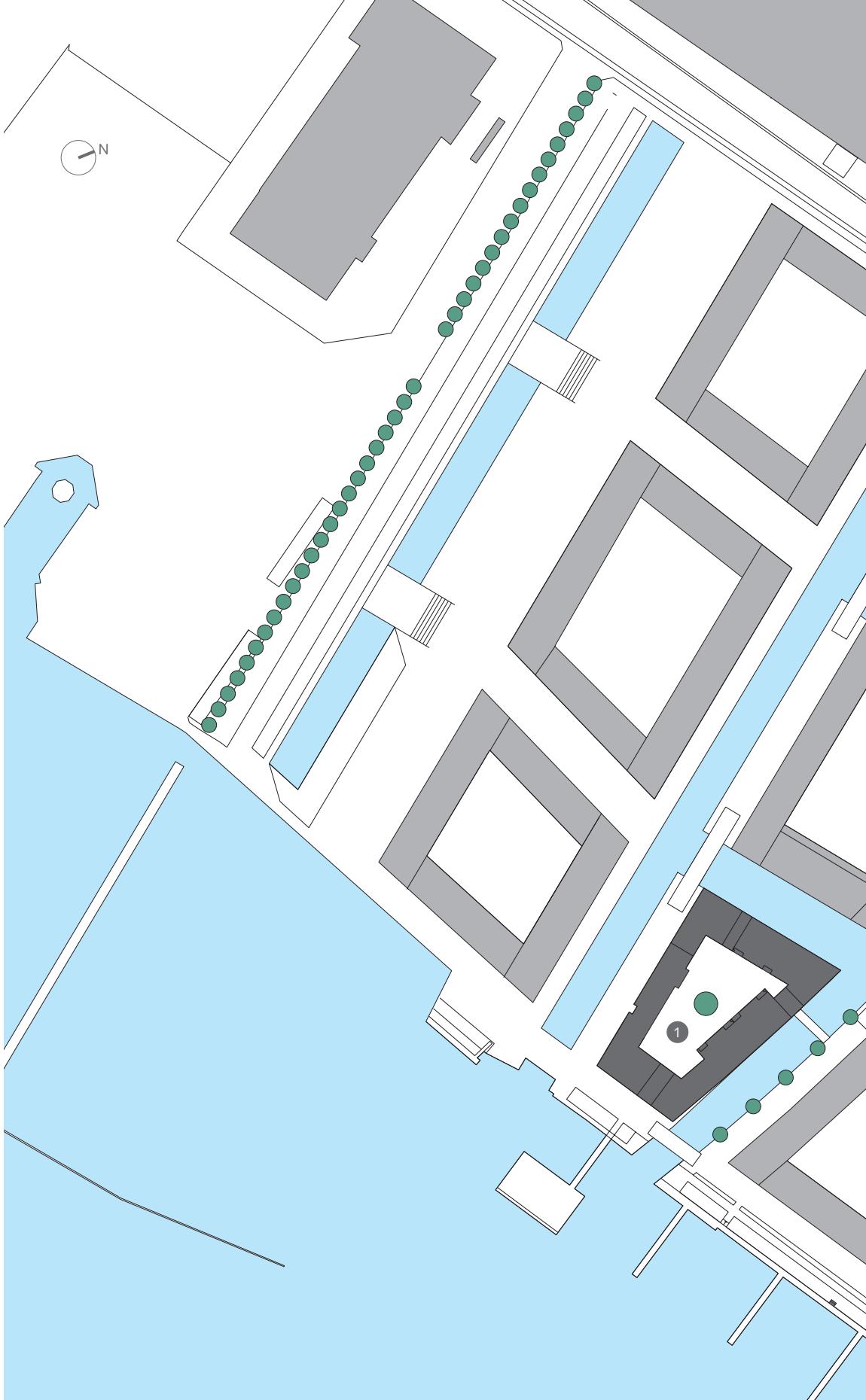
# Sluseholmen

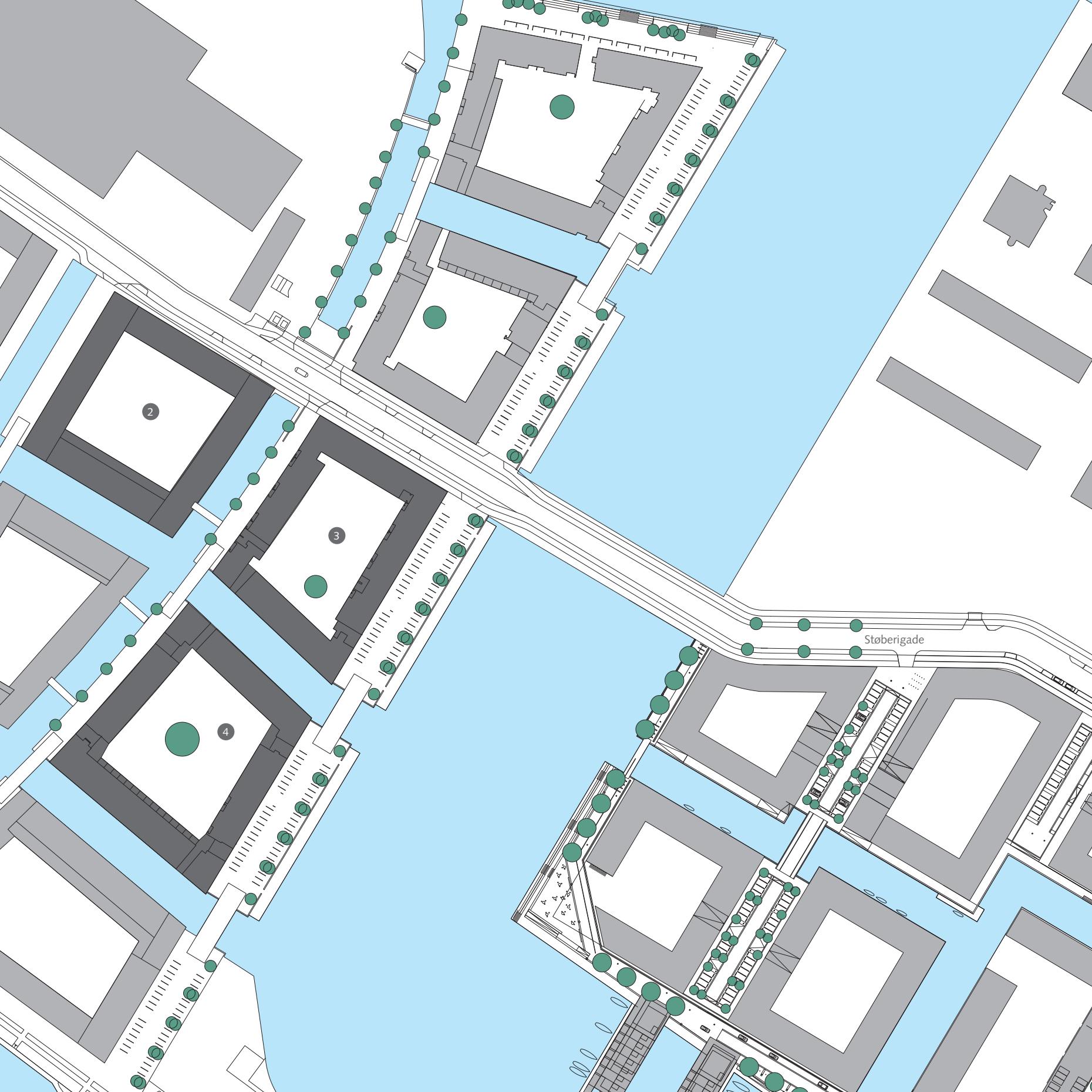
8



- 1 Kidholm
- 2 Hjortholm
- 3 Birkholm
- 4 Bøgholm

1:2000





# Lively canal community in former harbour area

- Locality: Sydhavnen, Copenhagen  
Size: 1,310 residential units: 133,000 m<sup>2</sup>,  
commercial: 2,000 m<sup>2</sup> – total 135,000 m<sup>2</sup>  
including Sjælsø's 582 flats: 59,000 m<sup>2</sup>  
Construction: 2005-2009  
Master plan: Arkitema and Soeters Van  
Eldonk Ponec

The close link between the homes and the water creates an exceptional residential milieu in the new canal community of Sluseholmen. Not only is the new residential district surrounded by the water of Sydhavnen, but the area is also criss-crossed by new canals. The quarter consists of eight islands of homes, in which the buildings stand close together, forming coherent blocks around sheltered courtyard areas.

The master plan was developed in a joint project between Copenhagen Port, Copenhagen Municipality and the acclaimed Dutch urban planning architect firm Soeters Van Eldonk Ponec. The plan is based on Soeters' experience

of planning the "Java Island" development in Amsterdam and inspiration from "Borneo Island", also in Amsterdam.

Arkitema developed the overall master plan and laid down the architectural guidelines for the area, in close collaboration with Soeters Van Eldonk Ponec, Copenhagen Municipality, Copenhagen Port and the clients.

Arkitema also developed the concept for the shell structures. To emphasise the diversity and variety of the quarter, a number of different architectural firms were invited to design the individual houses.















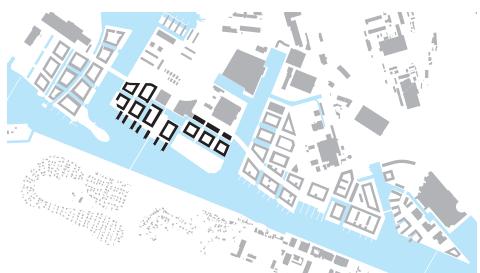
- ▷ The large courtyard areas in the blocks form green oases, offering a kind of neighbourhood quadrangle in which residents can organise common areas for relaxation and play. Here there will be room for a rose garden or a private vegetable garden.





# Teglholmen

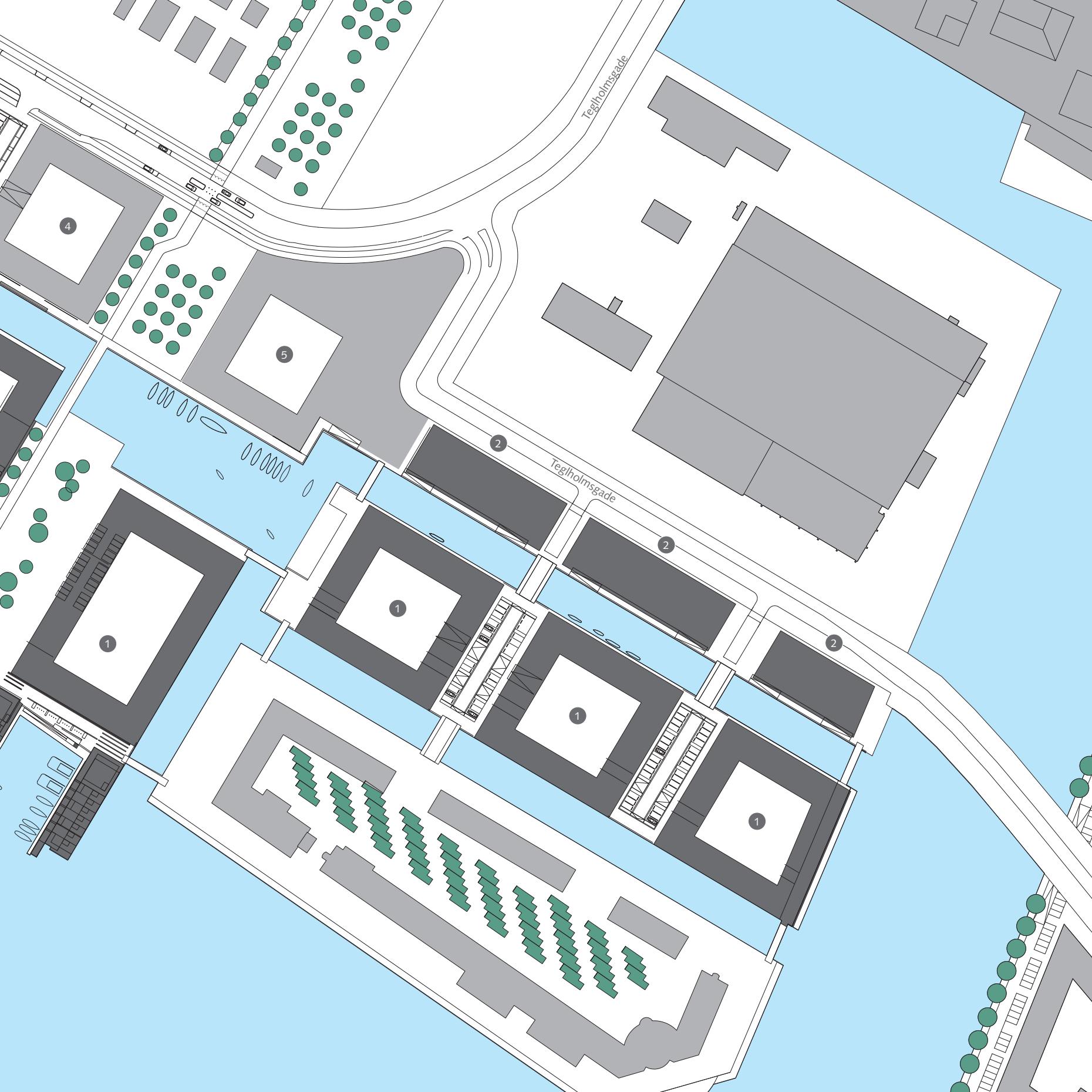
20



- 1 Residential units
- 2 Offices
- 3 Harbour; residential units, businesses, shops
- 4 Institution
- 5 School

1:2000





# Living urban neighbourhood in old industrial harbour

- Locality: Sydhavnen, Copenhagen
- Size: Plottage 135,415 m<sup>2</sup>
- Commercial and residential area: 164,000 m<sup>2</sup>
- Construction: 2008-2012
- Master plan: Arkitema and Soeters Van Eldonk Ponec

In co-operation with Copenhagen Port, Teglholmen will be developed into an area with businesses, shops and approximately 1,350 residential units. The eastern part of Teglholmen was originally a low-water area, reclaimed in the 1920s to create space for new industry. The industrial harbour is now long gone, and in recent times the area has been characterised by busy activity in the new office buildings during daylight hours and stillness at night.

But now Teglholmen, like its neighbour Sluseholmen, will become an attractive canal community with an inner harbour and marina, schools, day-care institutions and sports facilities: in other words, with all the diversity that characterises a living urban district.

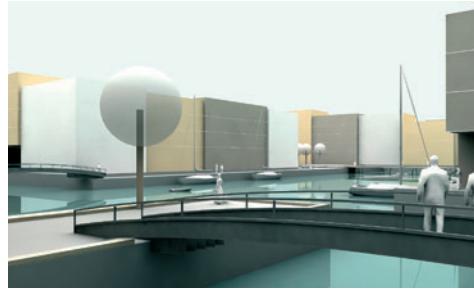
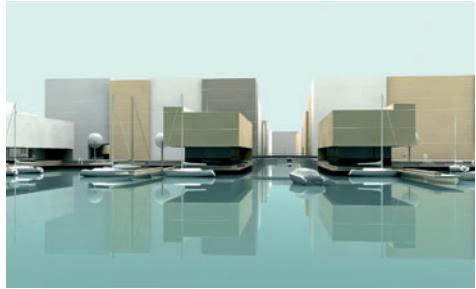
A green wedge with the character of a town park will bisect the Teglholmen district, ending in a harbour basin with mooring spaces which will provide a central recreational area.

The eastern part of Teglholmen will be a canal milieu. Four-storey canal houses will be erected alongside the canals, while a seven-storey row of houses will stand by the harbour entrance. The facade expressions will be varied to emphasise the experience of a diverse urban area with many different types of housing. The width of the canals and the size of the individual blocks have been designed to admit the largest possible amount of light to the courtyards of the individual complexes in relation to their heights.

There are many "intimate and cosy" urban spaces in the area, where people can wander to see what lies around the next corner.



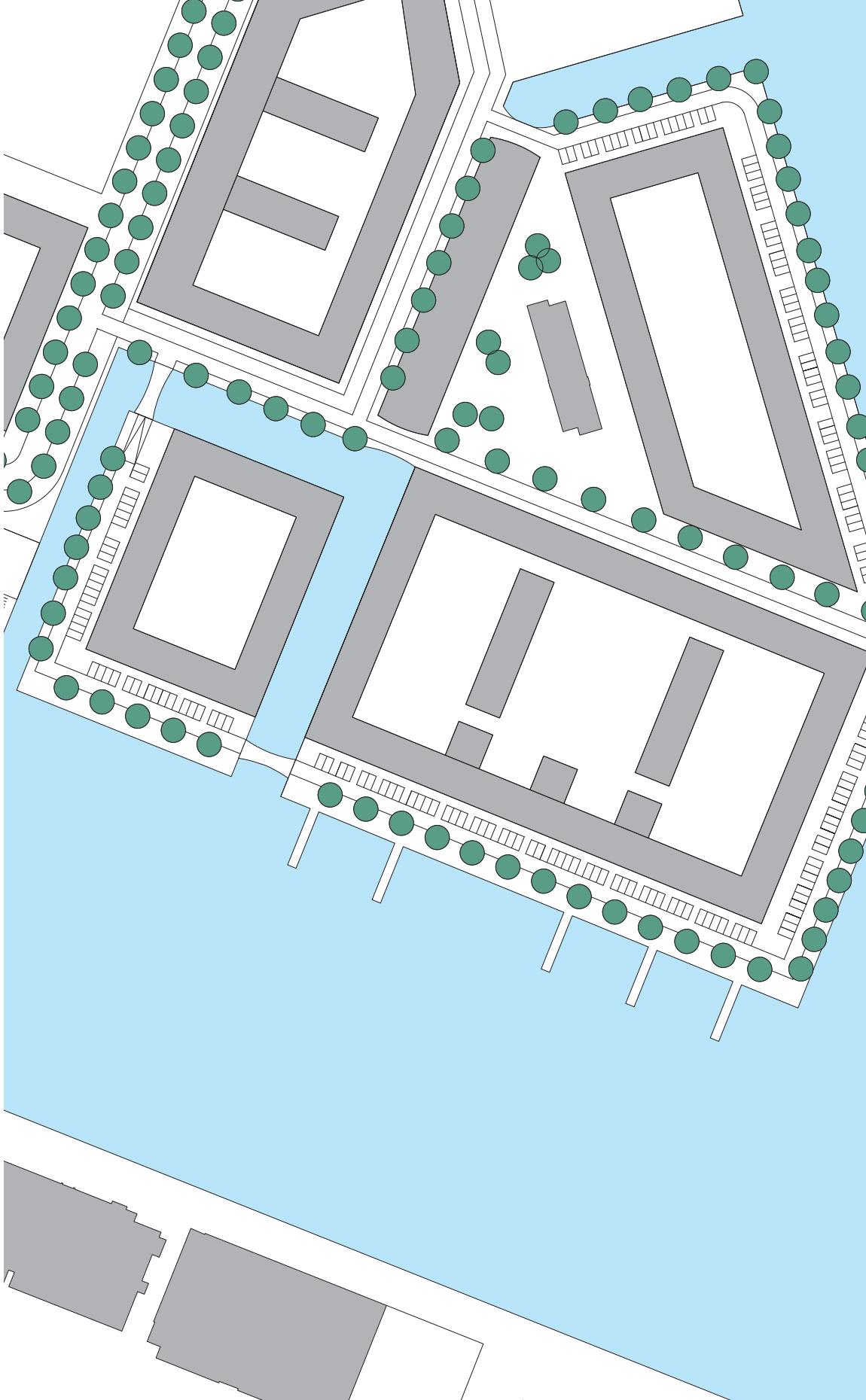




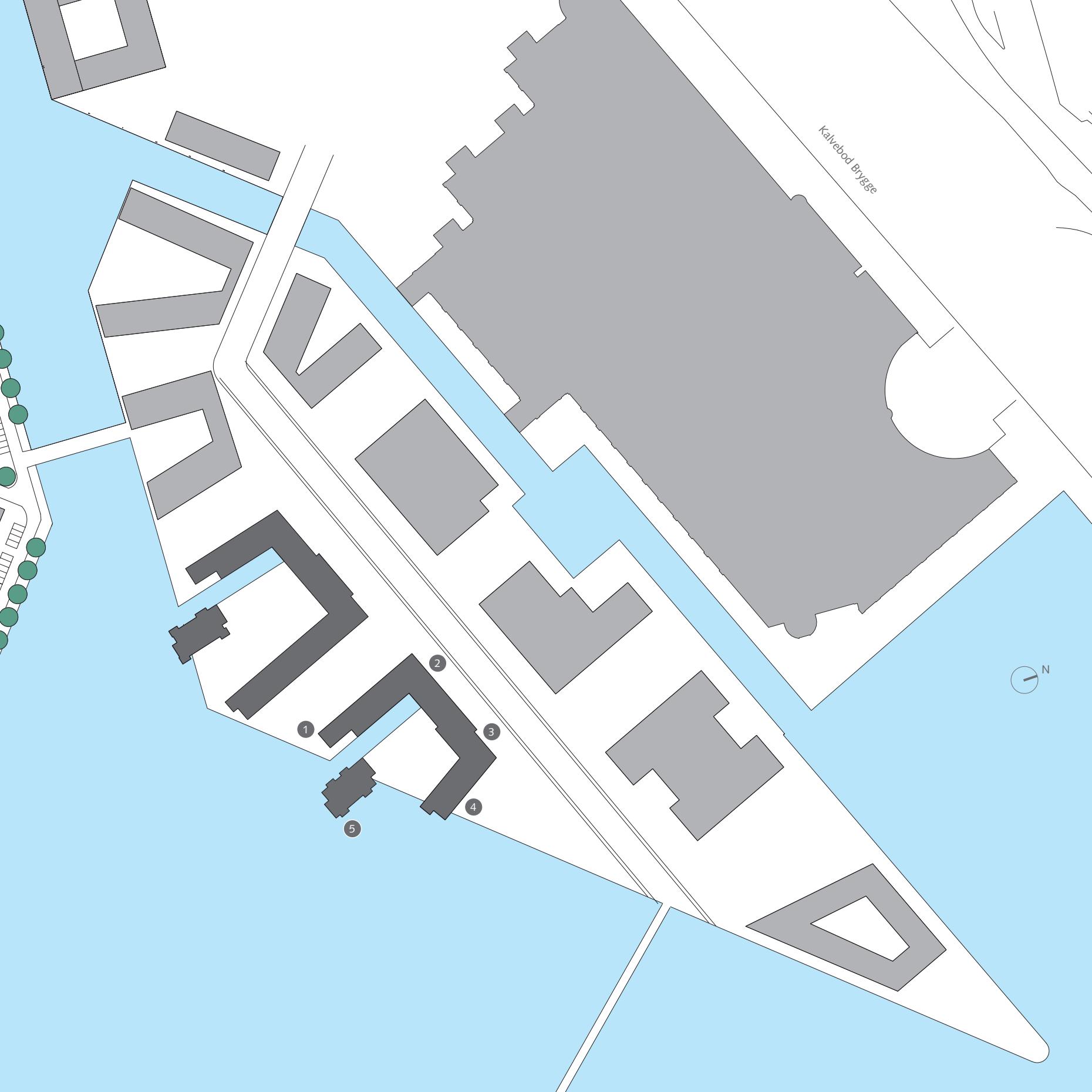
▽ The goal is to create a vibrant urban space with aesthetic value for its residents, as well as a formal adaptation for the relevant areas which will last well into the future.



# Havneholmen



- 1 Kanalhuset
- 2 Porthuset
- 3 Byhuset
- 4 Havehuset
- 5 Tårnhuset



# Surrounded by water

- Locality: Havneholmen
- Size: 230 residences
- Construction: 2006-08
- Architect: Lundgaard & Tranberg

The Harbour Island development is located on an artificial island in the harbour approaches to Copenhagen, on the same side as the city centre, and thereby possesses one of the most exclusive locations in the city. Residents will live in the city centre, but surrounded by water and greenery.

Harbour Island unites the best of both worlds: the development offers a view of the Havnstad district and the Copenhagen Opera House, and is situated just a few steps from the Fisketorvet shopping centre and the remainder of Copenhagen. It also lies adjacent to the harbour bathing area, where you can take a dip and afterwards relax in the Harbour Park. Jetties with moored houseboats emphasise the maritime atmosphere.

The development, which will be built in four stages, consists of five differ-

ent building types, named after the surrounding features: the City House, the Sea House, the Canal House, the Tower House and the Gatehouse. The development's slanting roofs will be the quarter's chief characteristic, seen from outside.

The development is based on an existing general plan for the transformation of Harbour Island from an industrial harbour to a residential area. The chief characteristic of the development will be the interplay that arises between the oblique roof surfaces and the lower-lying roof gardens, distinctive balconies and bays, varied according to the various types of apartment as well as the available view and the possibilities for outdoor activities. The aim is to downplay the building's large scale and at the same time exploit the unique location to create a dynamic, vibrant architectural expression.







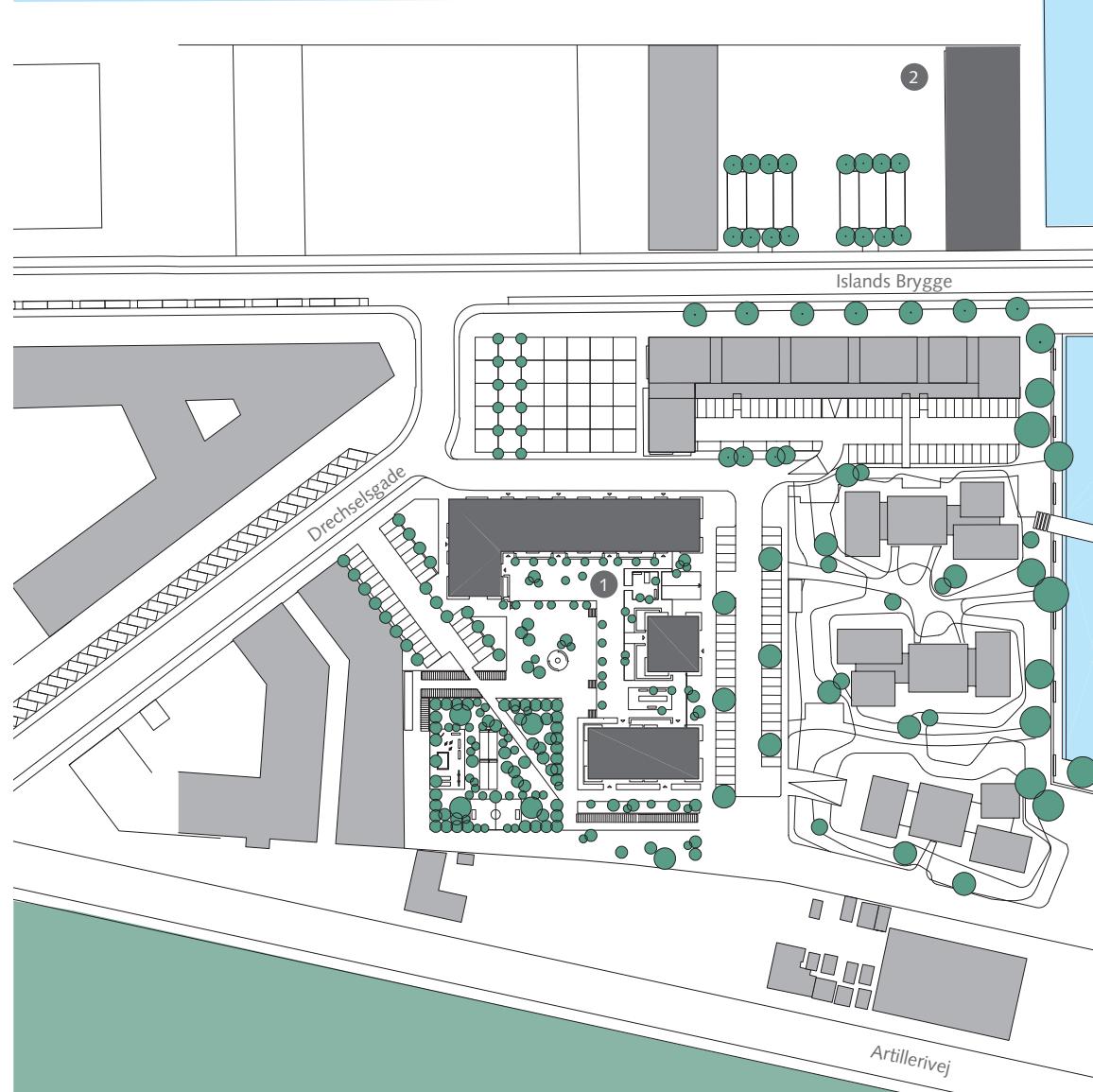
△ The Canal House with 38 residential units lies alongside the canal, in a setting reminiscent of Venice or Amsterdam.

◁ The Tower House, located on the edge of the quay, is surrounded by water on three sides. From the 21 residential units – three on each of the seven storeys – there is a fantastic view across the harbour.

▷ On their way to and from their homes, the residents of the Gatehouse's nine residential units will pass the 'water steps' at the foot of the building, which gives access to the canal.



# Havnested Syd



- 1 Bryggens Huse
- 2 Kajplads 24
- 3 Bryggens Have
- 4 Bassinhusene
- 5 Hekla Husene
- 6 Levnedsmiddelstyrelsen/  
Sundhedsstyrelsen



# The old meets the new

Havnested is a new residential district, built in a former industrial area on the Islands Brygge quay. This old industrial zone has already become one of the most exciting urban districts in Copenhagen, greatly assisted by the fact that the area lies adjacent to the existing city centre, in the old part of Copenhagen harbour. New and old qualities combine in Havnested.

The area has received new amenities in the form of a harbour park, harbour bathing spot, a cultural centre and a metro

station, while retaining and modernising the old silos, industrial buildings and factories. New properties have been built in accordance with the master plan's stipulation that each construction zone should have its own attractive qualities in relation to its location. The individual buildings are typically oriented towards the harbour, the green wedge, the mirror pools or the new harbour basin.

The master plan was drawn up by PLH Arkitekter and a range of Danish architects have worked to complete

the urban environment in the quarter. Sjælsø has contributed various constructions to Havnested.

Residential properties in Havnested comprise approximately 65-70% of the floorage, and encompass a wide range of housing types: private rented residential units, council flats, senior homes, housing association flats and owner-occupied flats.





# Bryggens Huse

## – a view of gardens and Amager Common

- Bryggens Huse lie in the southernmost part of Havnested. The development consists of three buildings in eight storeys, framing a common garden area. Part of this area is raised above street level, enabling privacy in a common framework, while the remainder, at street level, is designed for activities for children and families. 132 owner-occupied residential units.

Construction: Medio 2007

Architect: Hvidt & Mølgaard A/S





# Kajplads 24

– in the front row

- Kajplads 24 lies on the quay and is surrounded by water on two sides.
- 58 owner-occupied residences.
- Construction: 2003-2004
- Architect: Kim Utzon Arkitekter







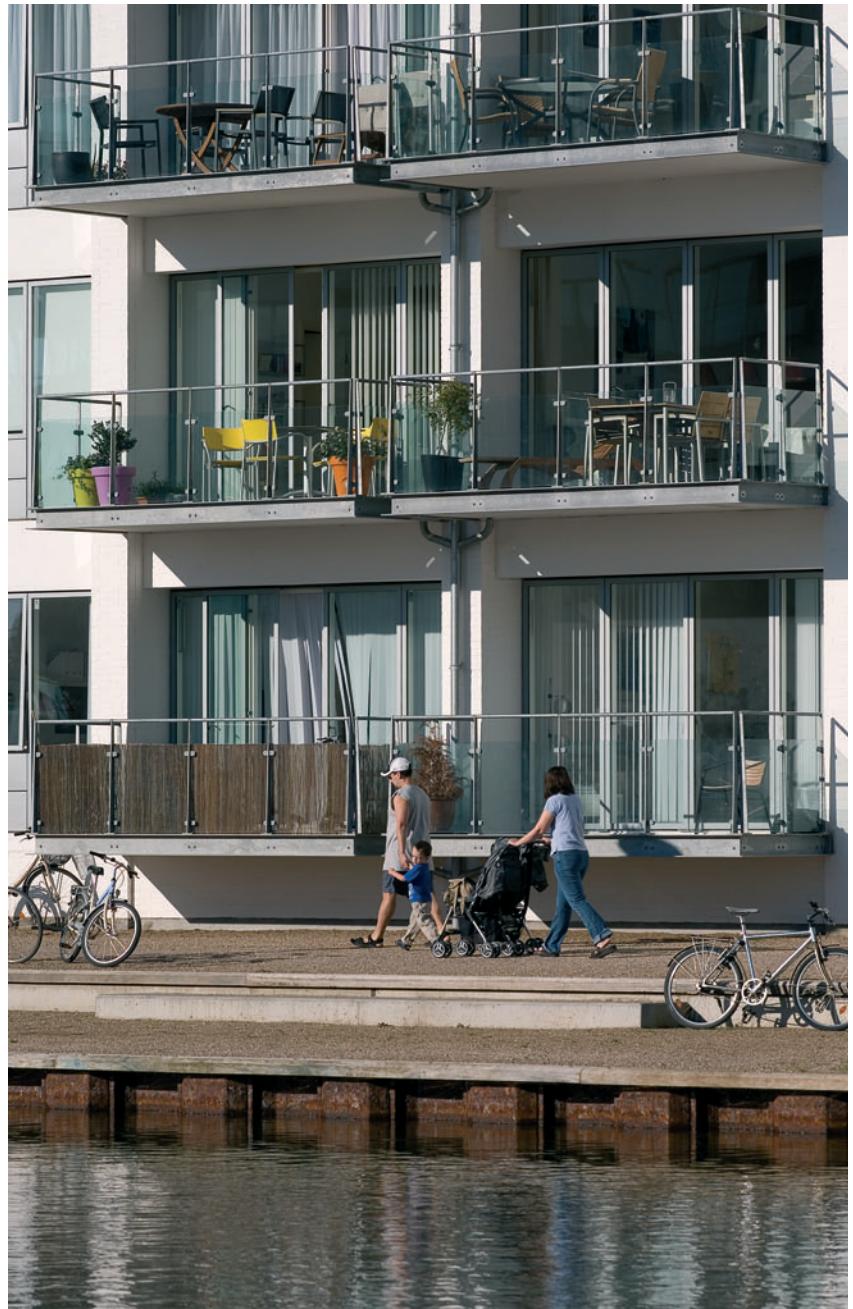


△ The building has a strong relief profile which makes reference to the old industrial buildings. The design of the building has enabled full exploitation of the view across the harbour, without compromising the privacy needs of the residents.

# Bryggens Have

– close to harbour and gardens

- Bryggens Have consists of a housing block in seven storeys plus a penthouse floor.  
254 owner-occupied and housing association residences.  
Construction: 2004-2006.  
Architect: Kim Utzon Arkitekter

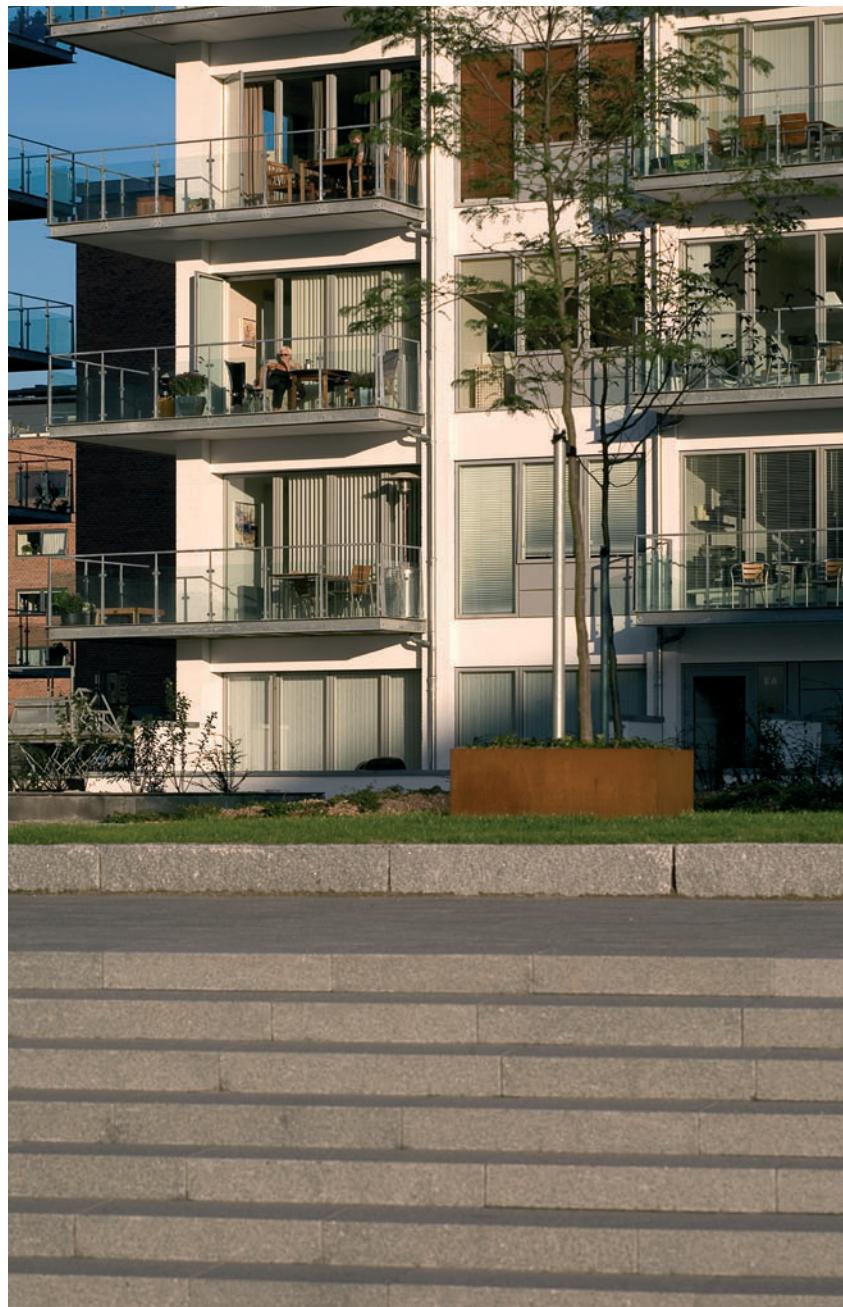






- ◀ The block surrounds a raised trapezoid courtyard which contains a garden and common relaxation areas for the residents. A sculpturally-formed staircase and ramp link the raised courtyard with the street level along the Islands Brygge quay. All of the homes in this vertical, bright-walled, segmented building have at least one balcony or terrace and a view of either the harbour, the mirror pools or Amager Common.

- ▷ The brickwork sections of the facades create a distinctive profile with shadow effects that alter in the course of the day.



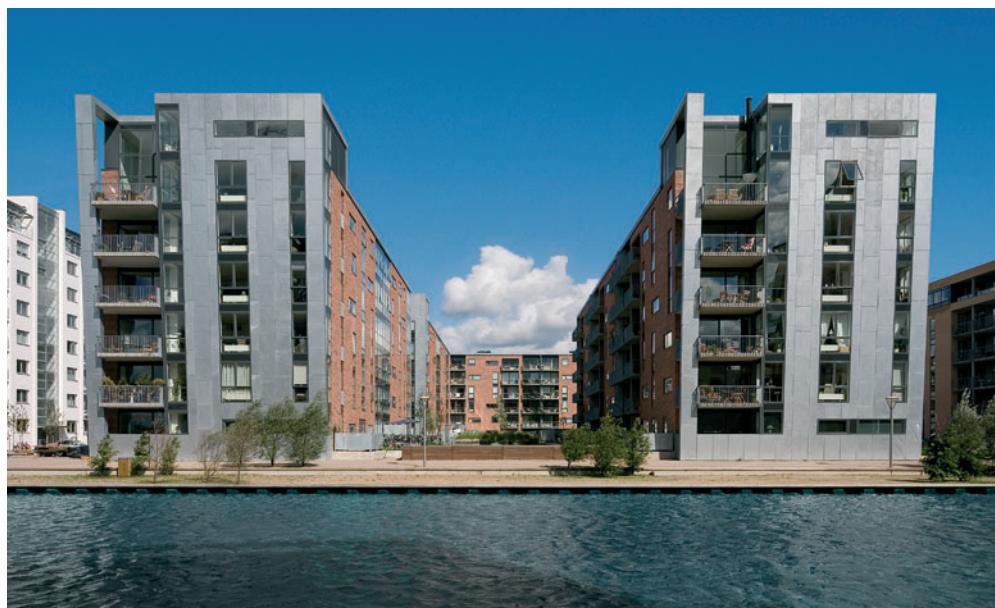
# Bassinhusene

## – a quarter with a strong identity

- The development, which is in six storeys, is formed by two parallel north-south-oriented rows which open up the development towards the harbour and provide good recreational areas in close proximity to the water.

Size: 170 rented residential units

Architect: Arkitema



◀ Bassinhusene enjoy an attractive location near the harbour, adjacent to the planned mirror pool to the southwest. The buildings' distinctive gables slope vertically, giving the development a special profile and identity. The gables also help to make use of the excellent view across the canal basins and Copenhagen harbour.

▷ The planted common area will over time develop into a lush amenity with playgrounds, benches, raised flower beds and bicycle parking, surrounded by flourishing trellises.







- ▷ The house gables and balconies are made of galvanised steel, while the other facades are in coal-fired brick.

# Hekla Husene

## – framing a beautiful garden

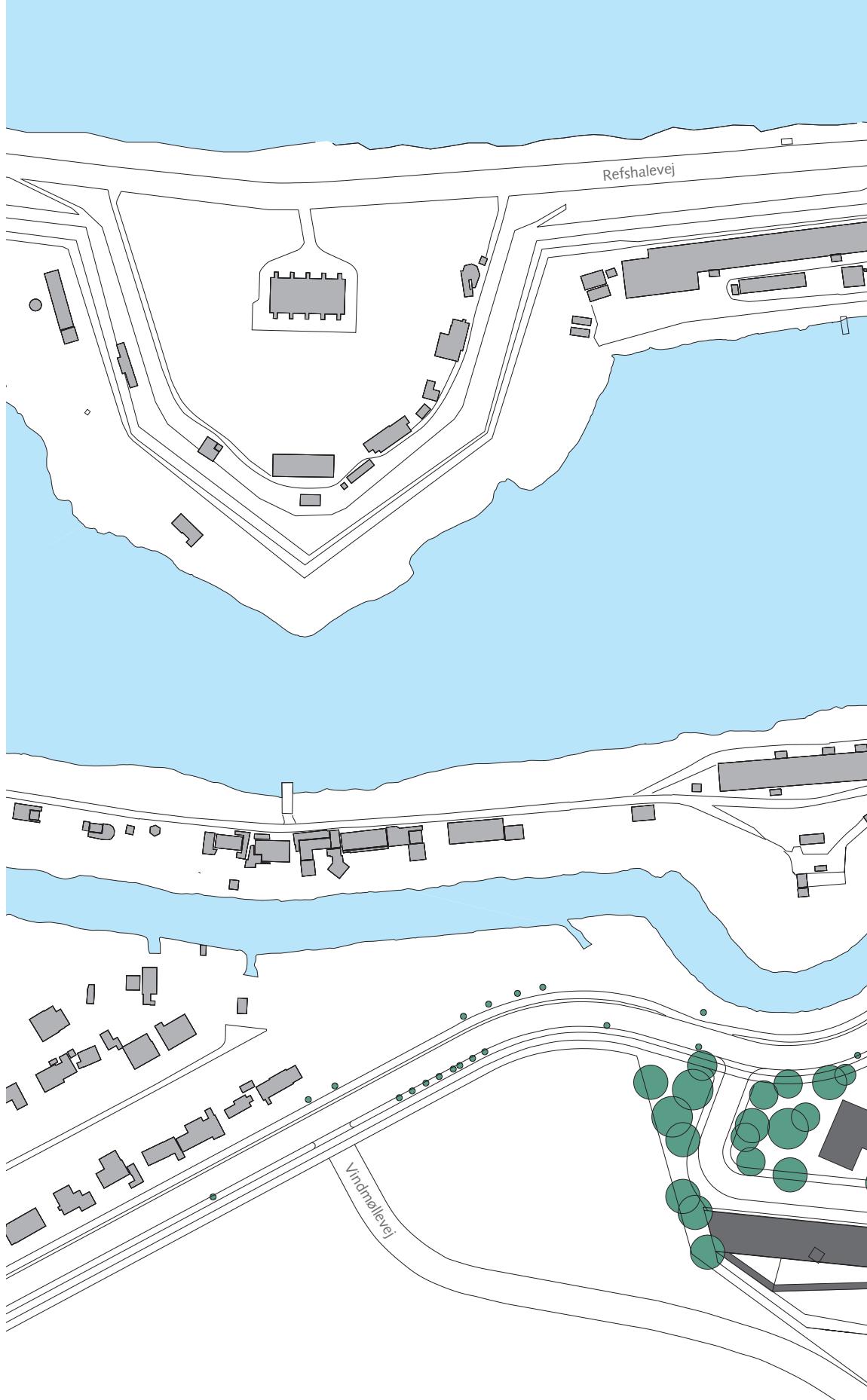
- Size: 130 owner-occupied residential units  
(11,575 m<sup>2</sup>)
- Construction: 2005-2006
- Architect: Arkitema



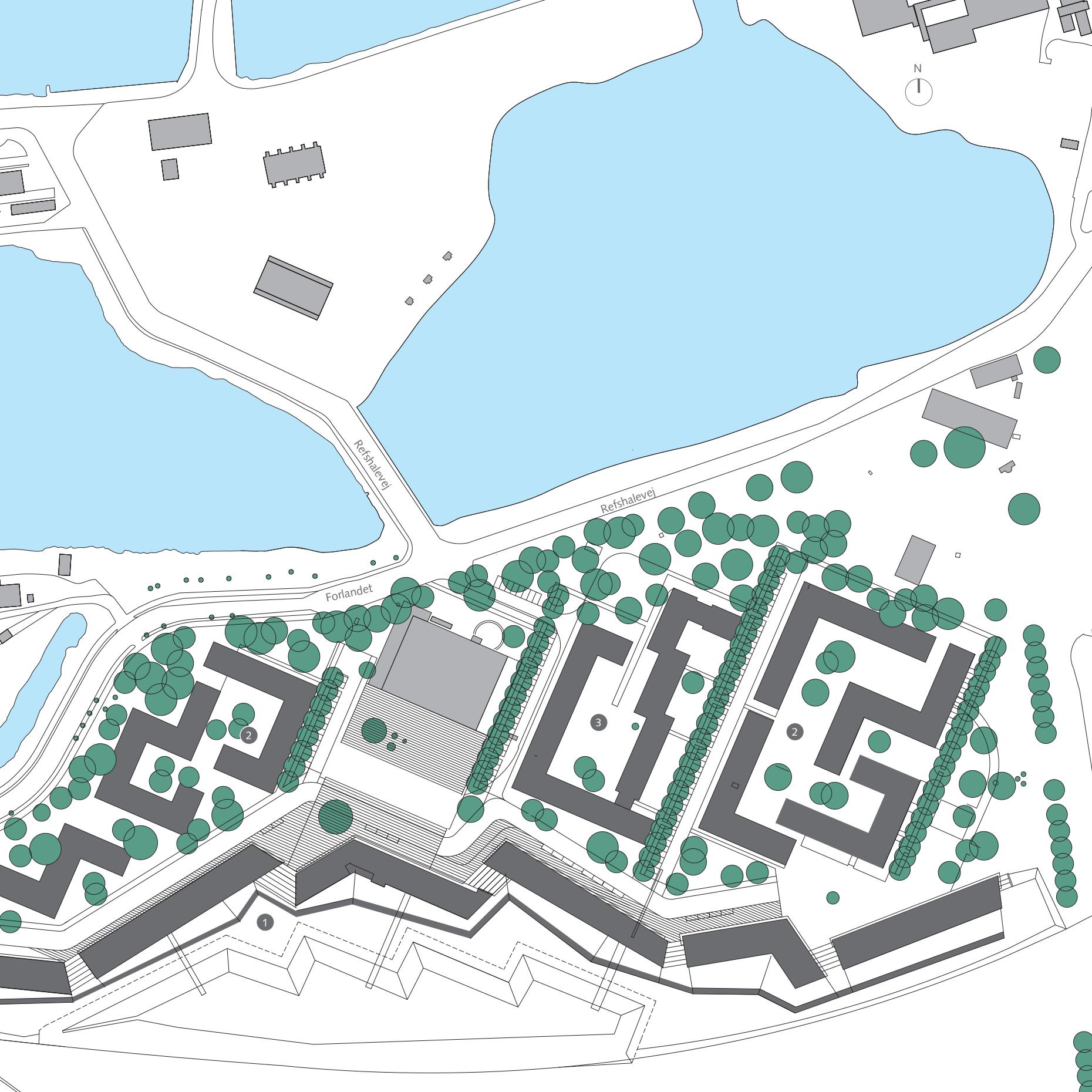
▷ Hekla Husene consists of three separate buildings, linked by a sea wall which provides a secure boundary to the common garden area with lots of recreational possibilities for children and adults. The lighter facades are open towards the garden and the view, while the more robust outward facades secure privacy.



# Margretheholm



- 1 Kanthuset
- 2 Kasbah'en
- 3 Korporalskolens Kaserne



## Diverse and recreational quarter by the old city moat

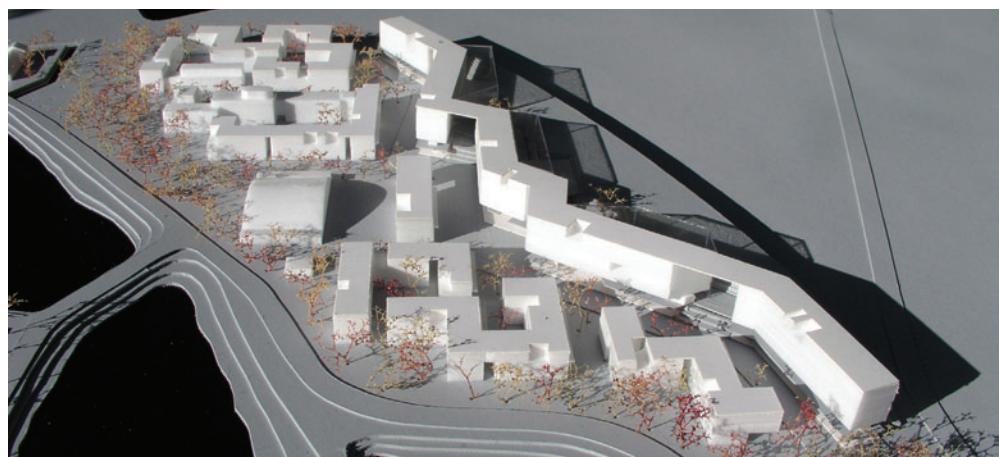
- Locality: North east of Holmen, south of Refshaleøen, Copenhagen
- Size: Plottage 110,000 m<sup>2</sup> – Floorage approx. 70,000 m<sup>2</sup>
- Approx. 450 residential units, offices, institutions etc.
- Construction: 2008-2012
- Master plan: Vandkunsten

Margretheholm, a former naval base, now provides a green idyll close to the yachts of the Margrethehavn marina and the broad open spaces of Christiania and Holmen. It will be an attractive area with just under 1,000 residents and many workplaces, close to Copenhagen city centre, Christianshavn and the recreational areas around the city moat.

The principal features of the construction plan are the several-hundred-metre long Kanthuset and a dense, low development, Kasbah'en. Kanthuset will encompass both residential and office properties in six storeys, and will screen off the existing industrial zone. An existing landfill will be transformed into a recreational green area between

Kanthuset and the nearby industrial zone, and at 12 metres in height will act as a natural noise barrier. Kasbah'en, a green development with family homes, mainly on three levels, will supplement the existing development of the former Corporal School and the renovated 1921 seaplane hanger, which has been turned into modern offices.

The goal is to retain the special natural atmosphere, as has been done in Holmen, for which reason the area will be planted as a park. Roads will be laid out to differentiate the traffic and achieve an optimum level of safety for road-users. The area will thus be ideal for families. There will be lawns just outside the door, and children will be able to play in an extensive area with low traffic.





# Kanthuset

– a glass-covered zone with room for expression

- Kanthuset, which encompasses a mix of residential and office properties, will stretch like a snake alongside an existing embankment, protecting the entire development against noise from outside. The six-storey building will be equipped with a number of glass panels which form the transition between the private residences and the common outdoor areas. This zone provides space for play, social activities, conservatories, etc.

Architect: Vandkunsten





# Kasbah'en

– town houses with Mediterranean inspiration

- Kasbah'en will be a dense, low housing complex which in terms of scale will match the old city defences at Christiania and Holmen. The development has been inspired by the Mediterranean kasbahs, with courtyards, alleyways and narrow streets. There will be room here for many green oases and courtyard areas. The buildings will mainly be three-storey town houses.

Architect: Arkitema



# Korporalskolens Kaserne

– the setting for New York-inspired apartments

- Korporalskolens Kaserne, built in 1937, has been preserved as a reminder of Margretheholm's naval past. An interesting detail on the roof – the oval-shaped command bridge – will be retained. The interior of the building will be gutted to provide room for New York-inspired apartments on three levels.

Architect: Arkitema



# Porcelænshaven



- 1 Porcelænshuset
- 2 Magnolia Husene
- 3 Fasan Haven
- 4 Fajance Haven
- 5 Flora Danica Huset
- 6 Georg Jensen/Royal Scandinavia
- 7 Student accommodation
- 8 Copenhagen Business School



# New urban neighbourhood in historic factory area

- Locality: Sdr. Fasanvej/Smallegade, Frederiksberg
- Size: Approx. 72,000 m<sup>2</sup> commerce, education and student accommodation
- Construction: 2004-2006
- Master plan: Dissing + Weitling Arkitektfirma A/S

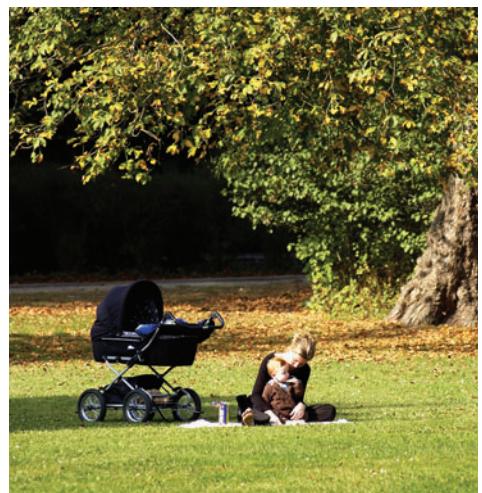
Porcelænshaven is a new district in the city, which, as the name implies, originally housed the Royal Copenhagen porcelain factory, built in 1883.

This beautiful area with its former workshops, owner's mansion and homes for pensioned workers will be developed into a living district with a mixture of housing, commerce, education and research functions.

The chance to create new buildings on a historical site is a rare opportunity, and our aim has been to show respect for the qualities of the locality by preserving whatever it has been possible to preserve. Buildings worthy of preserva-

tion have been converted into modern homes and offices, and where this has not been possible, new buildings have been constructed. The combination of fine old details which recall the past of the area and new details and functions help to create a very special atmosphere, as do the area's beautiful old trees, which emphasise the location's character of a green oasis. The area is moreover linked via paths to Frederiksberg Gardens.

The dynamics of the new urban neighbourhood are supported by varied functions and housing types, and as a result there is something here for every taste and income bracket.





# Porcelænshuset

– atmospheric residences in the old pottery building

- The old pottery building has been converted into New York-style apartments. The aim is to underline the history of the buildings both internally and externally. 52 owner-occupied flats.

Architect: Juul & Frost





# Magnolia Husene

– interplay between existing and new architecture

- In the conversion of the existing wing building, an interplay has been emphasised between the new elements and the characteristic existing details. The existing qualities have also been transferred to the development's second stage, which has recently been completed. 24 owner-occupied flats.

Architect: Juul & Frost





# Fasan Haven

– respectful dialogue

- The balconies and terraces of the newly-constructed three-wing development offer close contact with the fertile gardens. The architectural expression shows respect for the old industrial buildings.

78 owner-occupied flats.

Architect: Juul & Frost





# Fajance Haven

– plenty of light and good views

- Large glass panels in the yellow-brick building provide plenty of light and good views. The terraces and balconies are recessed into the facade, so that even in rainy weather you can sit outdoors and enjoy the prospect of the garden. On the uppermost floor there are penthouse flats on two levels. 77 owner-occupied flats.

Architect: Arkitema







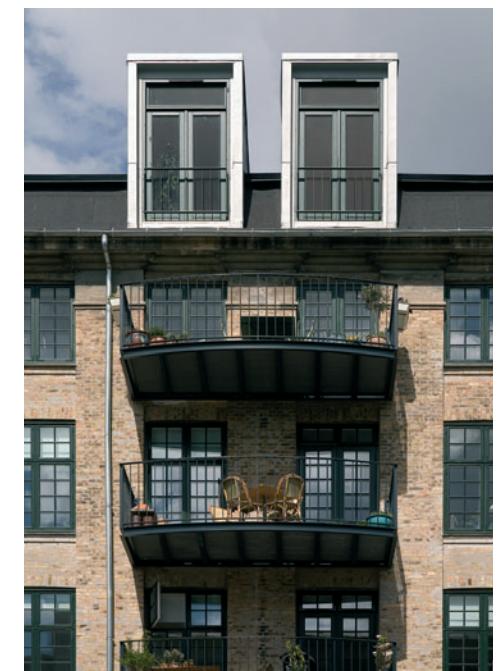


# Flora Danica Huset

– new flats in old factory buildings

- 'New York'-style apartments in the workshops where Flora Danica china was once manufactured. 44 housing association flats.

Architect: Juul & Frost





# Commerce, education and student accommodation

– Porcelænshaven is a diverse and living urban neighbourhood





△ An existing industrial building will be converted, partly for use by Copenhagen Business School (19,000 m<sup>2</sup>), and partly as student accommodation (120 residential units). It will be ready for occupation by the middle of 2006.  
Architect: Juul & Frost

◁ Establishment of a new factory for Georg Jensen, plus a showroom and new company domicile for Royal Scandinavia.  
Architect: Juul & Frost

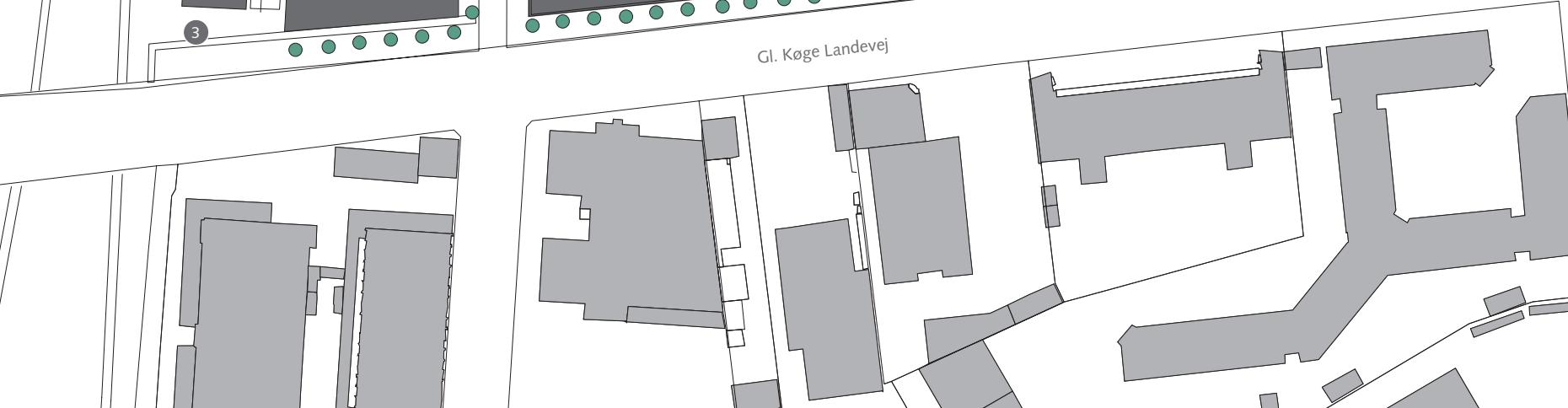
# Valby Have



- 1 Kirsebærparken
- 2 Brombærparken
- 3 Parking
- 4 Housing, offices

1:2000

△ Valby Have – before/after



# A mini-town in the town centre

- Locality: Gammel Køge Landevej, Valby
- Size: 515 residential units and 7,000 m<sup>2</sup> commercial
- Construction: 2005-2007
- Master plan: Arkitema

When an old industrial zone on Gammel Køge Landevej was demolished, it provided an ideal site on which to build the new residential area of Valby Have.

The area enjoys a central location in Valby, half-way between the square of Toftegaards Plads and the new Ring Line station which links the suburb to the capital.

A common green area forms the quarter's focal point, and the development is united by coherent landscaping. The result is a mini-town within the town, providing a strong local identity for residents and room for self-expression.

A choice between terraced houses and multi-storey residences is available in Valby Have.





# Kirsebærparken

– urban villas with access to common green areas



◁ The terraced houses in Valby Have resemble urban villas, in a form reminiscent of housing association-built terraced developments in Copenhagen, such as the well-known "Kartoffelrækkerne" (Potato Rows) and Medical Association houses. Between the terraces, common areas will provide space for play and recreation.

▷ The blocks of multi-storey residences are five storeys tall and surround well-defined courtyard areas with lawns and playgrounds, where residents can socialise with their neighbours.

# Brombærparken

– the frame for a lush common area



# Gyngemosen



- 1 Alléhusene
- 2 Åkandehusene
- 3 Kanalhusene
- 4 Søterrasserne
- 5 Æblehaven



# A new urban area in the old Television Centre complex

- Locality: Gyngemosen, Gladsaxe  
Size: 600 residences. Total: 160,000 m<sup>2</sup>, including 80,000 m<sup>2</sup> existing property  
Construction: 2006-07  
Master plan for old TV Center:  
Vilhelm Lauritzen  
New Master plan for mixed purpose:  
Europalan Arkitekter

In the Gyngemosen area north of Copenhagen, formerly known for the DR Television Centre, residents will find themselves living in a park district with many old trees, lakes and paths linking Gyngemosen with the green recreational areas of Utterslev Mose – just 8 km from Copenhagen's Town Hall Square, and two kilometres from Gladsaxe Stadium.

The aim of both the general plans for the area and the architecture is to emphasise a peaceful and recreational atmosphere. There will be broad lawns, large, newly-established lakes, and belts

of trees and groves to divide off the development's various sections and create an atmosphere of peace and quiet. There will be many open green spaces where the residents can relax and enjoy themselves.

The general plan for Gyngemosen has been drawn up by the architectural firm Vilhelm Lauritzen, who also designed the Television Centre. To emphasise experiential variety, five different architectural firms have been selected, each of which will design one of the five building areas in the district.



# Søterrasserne

## – a view of lakes and gardens

- Søterrasserne (The Lake Terraces) are so called because the house terraces face the newly-established lakes.

The water surface, combined with the simple and accommodating architectural expression, emphasises the development's friendly and peaceful character.

There will be 170 residences here, divided among six storeys and the penthouse floor of the buildings.

Architect: Vilhelm Lauritzen.





# Åkandehusene

– in green surroundings

- The landscape reaches right in to the Åkandehusene; you experience surroundings of great calm and beauty.

The first phase of the Åkandehusene consists of two seven-storey residential wings with a total of 54 owner-occupied residential units, each of which possesses two very large balconies offering a view of the surrounding greenery.

Architect: Lundgaard & Tranbjerg.





# Åhavnen

- 1 Terraced houses
- 2 Apartments

1:2000





# Terraced houses and apartments

## – New housing on Store Vejleå

- Locality: Risingevej, Vallensbæk
- Size: 50.400 m<sup>2</sup> (ved at blive bekræftet)
- 242 residential units
- Construction: 2006-2009
- Architect: Hvidt & Mølgaard Arkitektfirma A/S
- Master plan: Hvidt & Mølgaard Arkitektfirma A/S

To the north, Åhaven is bordered by an area of detached houses, and to the west and south by the roads Store Vejleå and Søndre Ringvej. Åhaven lies 700-900 m from Vallensbæk Station, close to shops, and just 700 m from Vallensbæk Strand Park.

The industrial area along Risingevej was formerly the site of a large and a smaller company. The large company, FMC Biopolymer, closed in the spring of 2005, while the other company, Cambrex, will remain in the area. The total site area is 56,600 sq m, of which the area that Cambrex will continue to utilise occupies approximately 6,200 sq m.

In Åhaven, Sjælsø is constructing 96 owner-occupied flats of 53-127 sq m each, and 146 two and three-storey terraced houses of 86-186 sq m each.







◀ Terraced houses:  
146 terraced houses in two or three storeys, each with its own carport, southwest-facing terrace, and small shed. The terraced houses feature such architectural details as an entrance hall with skylight, ridge ceilings, and extra high dormer windows. Common areas and two playgrounds are also established on the property of the homeowners' association.



▷ Apartments:  
96 owner-occupied apartments of two to five rooms each, with at least one terrace or balcony per apartment. The apartments enjoy a view of Åhaven's terraced houses and the green area towards the road of Store Vejleå. The development will be four storeys tall, with lifts and basement lumber rooms.

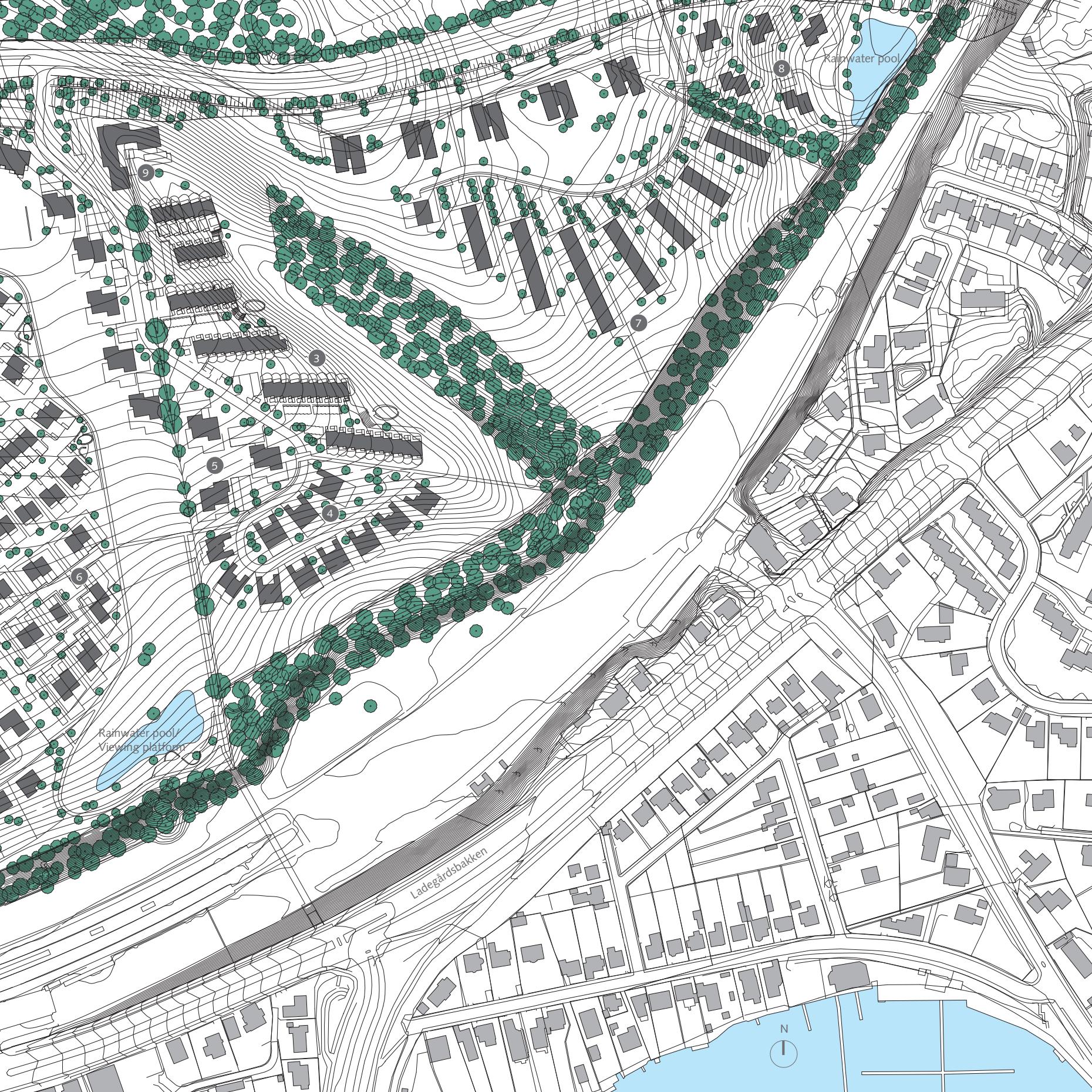


# Skanderborg Bakker

- 1 Alléhusene
- 2 Højlandshusene
- 3 Dalhusene
- 4 Skrænthusene
- 5 Urban villas
- 6 Søhusene
- 7 Bøgehusene
- 8 Tower blocks
- 9 Kindergarten
- 10 Detached houses/land development
- 11 Supermarket

1:2000





# Urban area in beautiful natural surroundings

- Exclusive owner-occupied flats in beautiful natural surroundings  
Locality: Skanderborg Bakker  
Size: 34 ha – approx. 700 residential units  
Construction: 2007-2008  
Master plan: Arkitema Landscape  
Architect: Arkitema

The Skanderborg Bakker development enjoys a unique location in the undulating landscape high above the town of Skanderborg, with a view of the town, the lake and Illerup Valley.

The development in the area is divided into smaller units, forming separate "villages" in the town. Each unit has its own individual architectural design, and thereby possesses a unique identity. The development will be built in a total of 10 stages.

Between the units, the original landscape will be retained, providing fantastic views across Skanderborg Lake. The extensive lawns will form common open spaces and "playgrounds" for the respective developments.

The development will allow residents to fulfil the dream of living in their own house, while at same time enjoying neighbourly relations and the use of common facilities.

The landscape falls away towards the south. The 5-6 highest tower blocks are thus located in the northernmost part of the area, while the development to the south comprises two and three-storey terraced and detached houses. The different building heights and types of housing serve partly to emphasise the sloping landscape, and partly to secure unique views – not just of Skanderborg Lake, but also of the landscape to the north. Neighbourhood shopping facilities and a forest kindergarten are planned for the area.



# Alléhusene

– the ideal framework in which to combine private life and community



- ▷ The Alléhusene development consists of terraced houses on one side of the road and semi-detached houses on the other, providing views of the landscape between the houses.
  
- ▷ In Alléhusene you can balance privacy and community as you please.



# Højlandshusene

– combining panorama with a garden scent



◁ Højlandshusene rise up at the top of the hills, where, with a building height of approximately 20 metres, they emphasise the plateau-like character of the area.

▷ The staggered facades create shelter for balconies which are large enough to hold family dinners or cultivate herbs and flowers. The staggered facades also provide the best views and give each individual home a certain independence.



# Dalhusene

– architecture in interplay with unique landscape qualities





- △ Dalhusene consists of two rows of residential units surrounding a valley with facilities for recreation and play. The houses' private gardens and terraces will offer views of either the forest or the landscape.

# Søhusene

– with a panoramic lake view







◁ The houses lie in the southernmost part of Skanderborg Bakker, and exploit to the full the fantastic view of the lake.



◁ The south-facing houses provide the split levels with exciting plan solutions and good living qualities. From the houses' arrivals area you can either descend to a ground-floor level, or ascend to the first floor, where the living area provides a view of the lake.

▷ There are two types of houses. By designing the southernmost lake house in split levels, a fine degree of interplay is achieved between the houses and the terrain, while at the same time securing the view of the lake from the northernmost houses by way of roof terraces located on top of the integrated garages.



# Bøgehusene

– a peaceful oasis surrounded by woods



◁ Bøgehusene are characterised by a simple but sophisticated design and choice of materials which gives the development a strongly graphic expression. Panels of black-glazed wood create a contrast to the white facades and the large glass panes, and contribute materiality.

▷ The extensive common areas south of the development slope down towards the surrounding woodland belt, which forms a discreet boundary with the rest of Skanderborg Bakker. The peaceful atmosphere is emphasised by the fact that cars are concentrated in common parking areas at the northernmost end of the development.



# About Sjælsø

Sjælsø Gruppen A/S, listed on the Copenhagen Stock Exchange, has been developing property – new build and conversions – for housing, business and retail purposes since 1977. Our head office is located in Copenhagen, and our approximately 250 staff members work at our offices in Denmark, Sweden, Norway, Finland and Poland. Via our partners and suppliers, we employ up to 2,000 persons on construction projects.

[www.sjaelsoe.dk](http://www.sjaelsoe.dk)

Denmark (East)    Sjælsø Gruppen A/S  
Sortemosevej 15  
DK-3450 Allerød  
Tel +45 4810 0000  
Fax +45 4810 0048

Denmark (West)    Sjælsø Gruppen A/S  
Olof Palmes Allé 44  
DK-8200 Århus N  
Tel +45 8730 9999  
Fax +45 8730 9900

Finland            Sjaelso Finland Oy  
Eteläesplanadi 22B, 2. krs  
FI-00130 Helsinki  
Tel +358 201 55 33 99  
Fax +358 201 55 33 96

Norway            Sjælsø Norge AS  
Universitetsgaten 10  
Postboks 7010 St. Olavspllass  
N-0130 Oslo  
Tel +47 22 99 32 70  
Fax +47 22 36 42 00

Sweden            Sjaelsö Sverige AB  
Söder Mälarstrand 57  
SE-118 25 Stockholm  
Tel +46 (0) 8 594 708 99  
Fax +46 (0) 8 710 08 66

Poland            Sjaelso Poland Sp. z o.o.  
Lumen,  
ul. Złota 59, 11th floor  
PL-00-120 Warszawa  
Tel +48 22 222 32 22  
Fax +48 22 222 32 44





ISBN 978-87-992210-0-4