

Waterfronts and Life

Dundee December 1st 2014

Lars Gemzøe Architect M.A.A.

Senior Consultant Associate Partner Gehl Architects

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS



1. People and Public Space

Two case studies – Aker Brygge & Oerestad

2. People – Space - Buildings

Björvika Oslo

3. Different strategies for waterfronts

Office waterfronts, Housing Waterfronts,
Entertainment waterfronts or People waterfronts?

4. Life on Waterfronts - Some thoughts



1. People and Public Space

Two case studies

Aker Brygge, Oslo and Kay Fiskers Plads, Copenhagen



Published by Jan Gehl in Topos 2007

Data collected by Martina Templá and Robert Sedlák
Centre for Public Space Research 2006

The Oerestad –the new town in Copenhagen

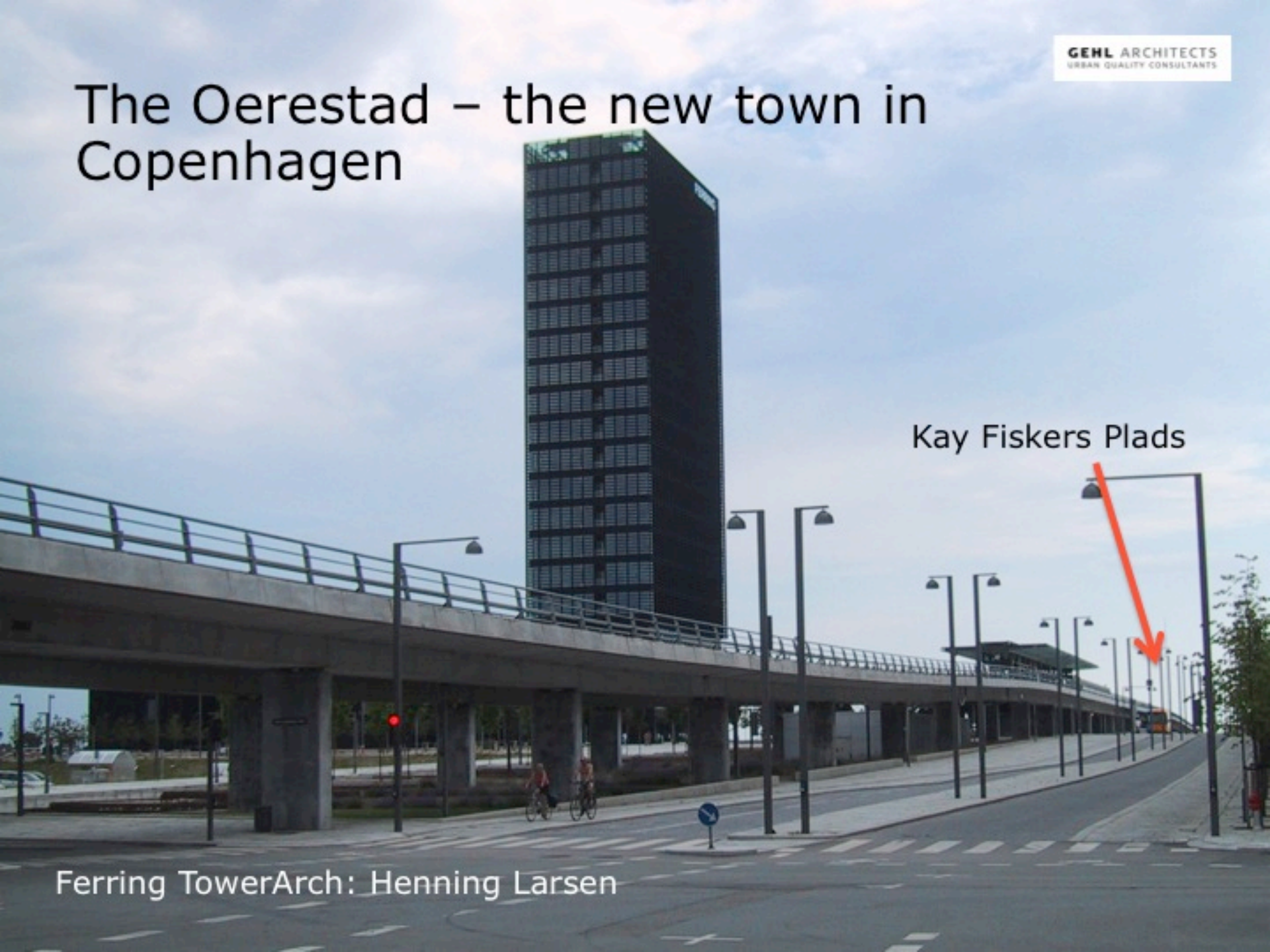
The elevated metro-line is the “main street”



The Oerestad – the new town in Copenhagen

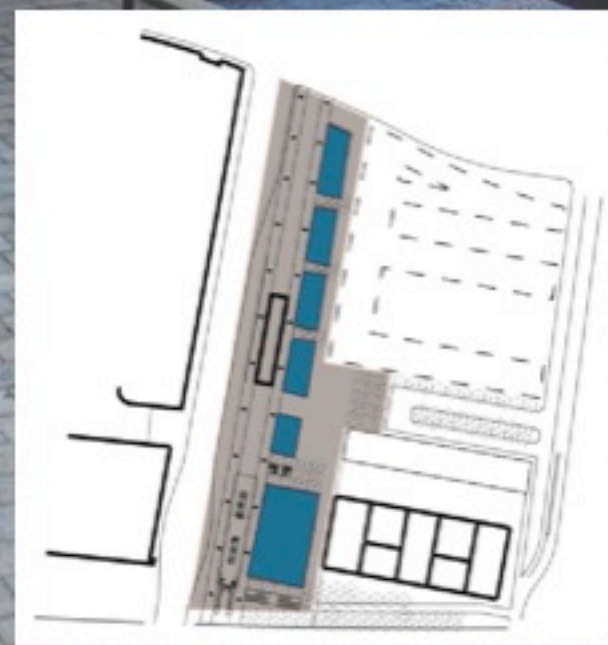
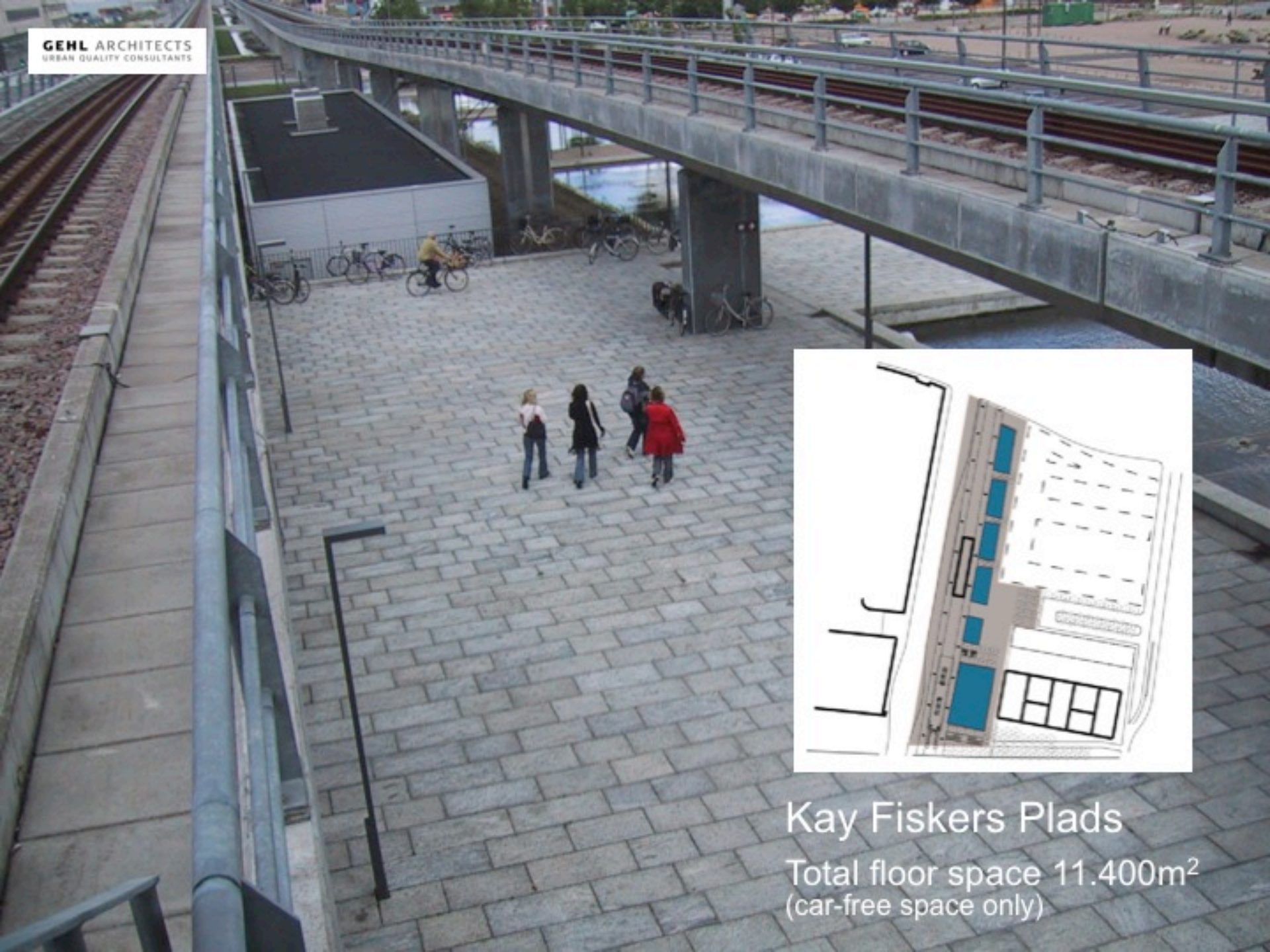
Kay Fiskers Plads

Ferring TowerArch: Henning Larsen



Kay Fiskers Plads





Kay Fiskers Plads

Total floor space 11.400m²
(car-free space only)

One long closed facade

Fields Shopping Centre

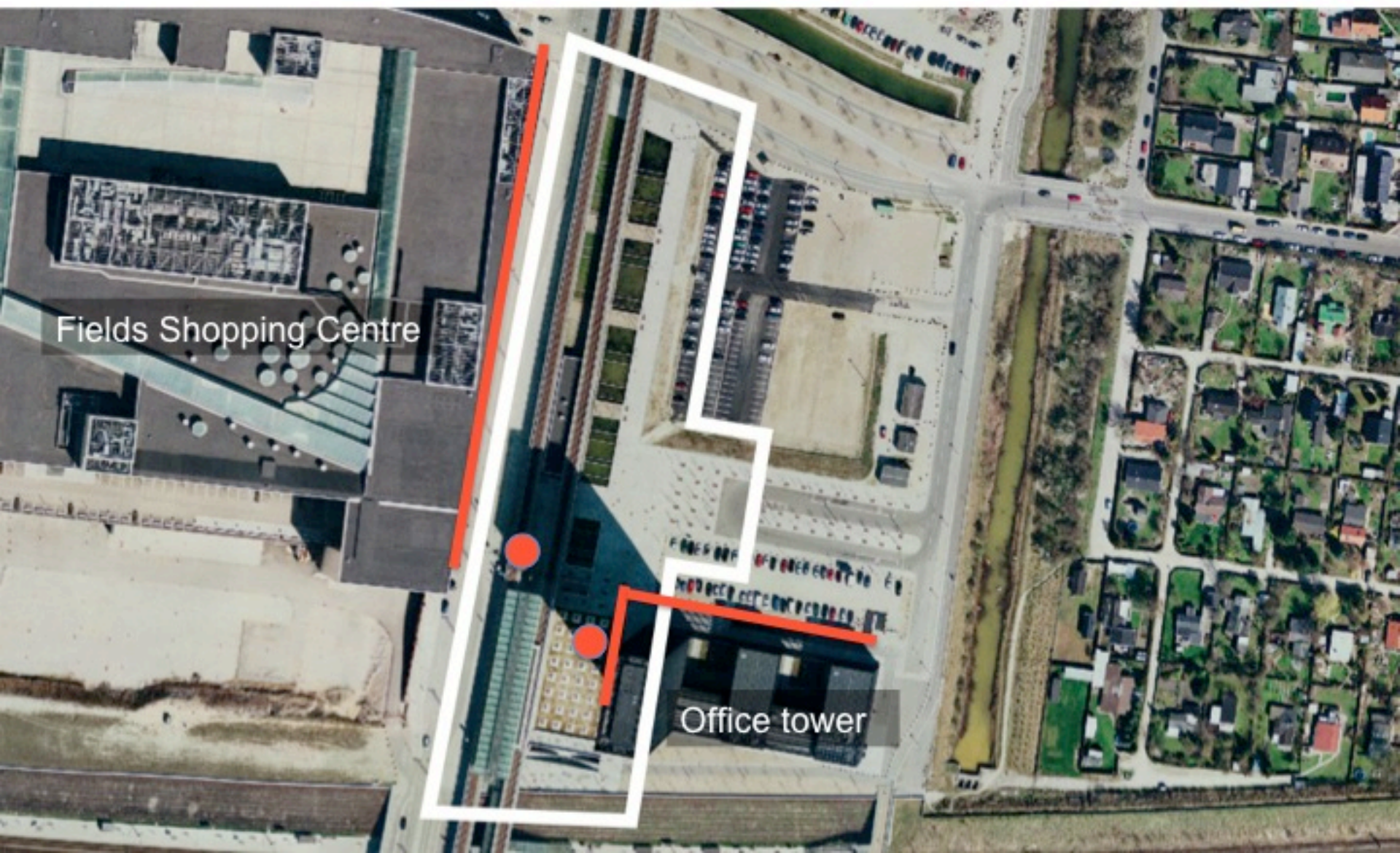
A large internalized box

Arch: Wilhelm Lauridsen

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

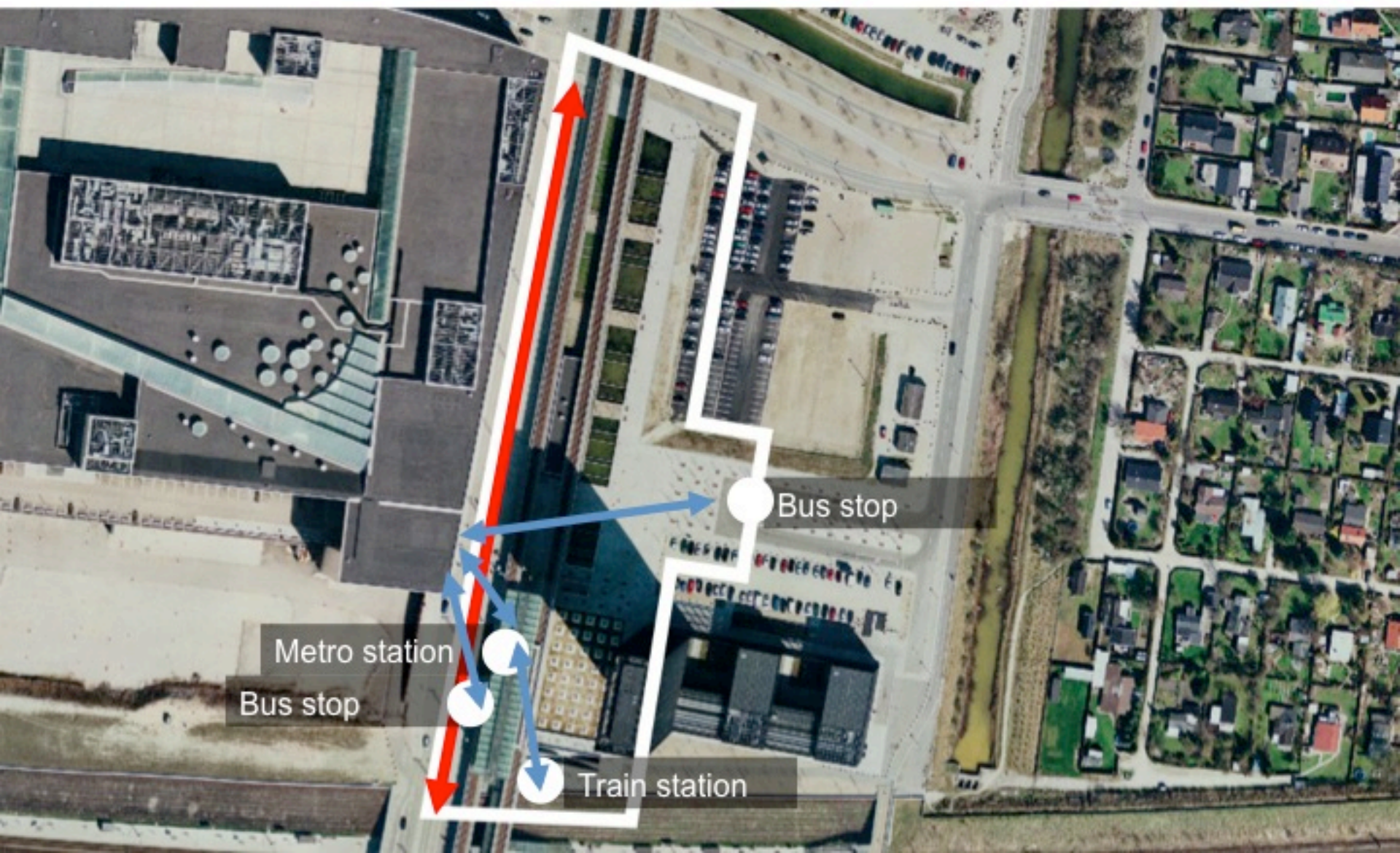
Kay Fiskers Plads (Kay Fisker's Square)

Closed ground floor facades and only 2 entrances ●



Kay Fiskers Plads (Kay Fisker's Square)

Access by rail, metro, bus, bike and car



What is life like on a normal weekday?

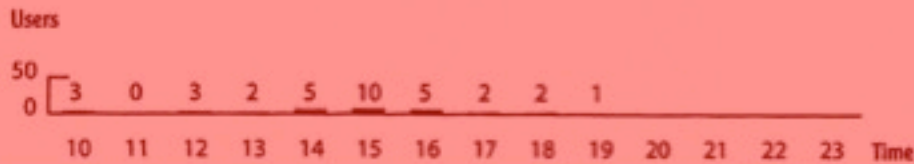


How many people are there?



7-8,000 pedestrians pass it daily

Published by Jan Gehl in Topos 2007



- Children playing
- Sitting total
- Sitting on things not intended as seating
- Sitting on a cafe chair
- Sitting on a bench
- Standing

7-8,000 pedestrians pass it daily - nowhere to sit
Average number of people staying is 5.5





The waterfront at Aker Brygge is a great people place Oslo Norway



The waterfront at Aker Brygge is a great people place Oslo Norway

But what about the square behind?



The square at Aker Brygge is inside the district



Not on the famous waterfront

Open ground floor activities and many entrances



A people space with a rich edge



Photo Martina Templá and Robert Sedlák

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

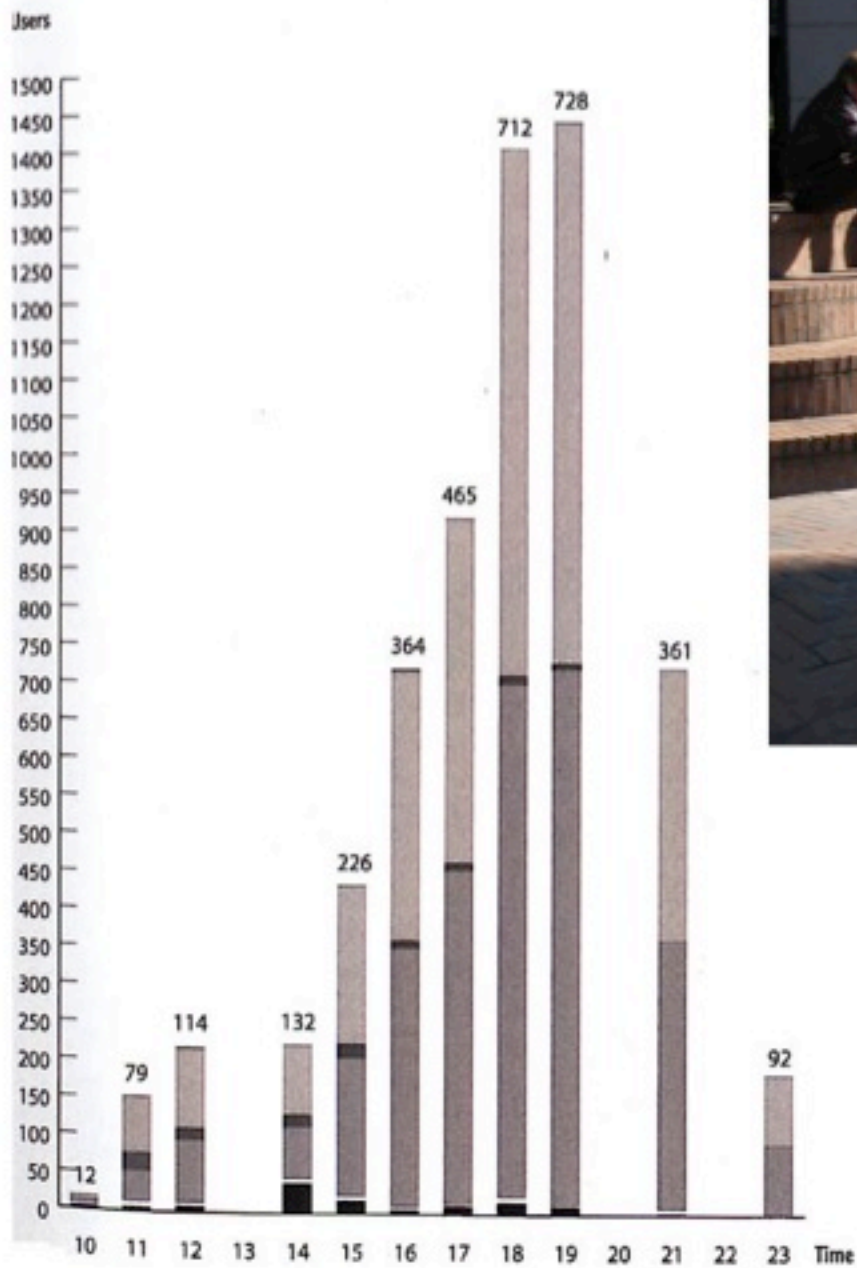
A shopping mall inside the urban blocks at the back

A kindergarten at the corner, cafes on the right and offices and housing on the upper floors



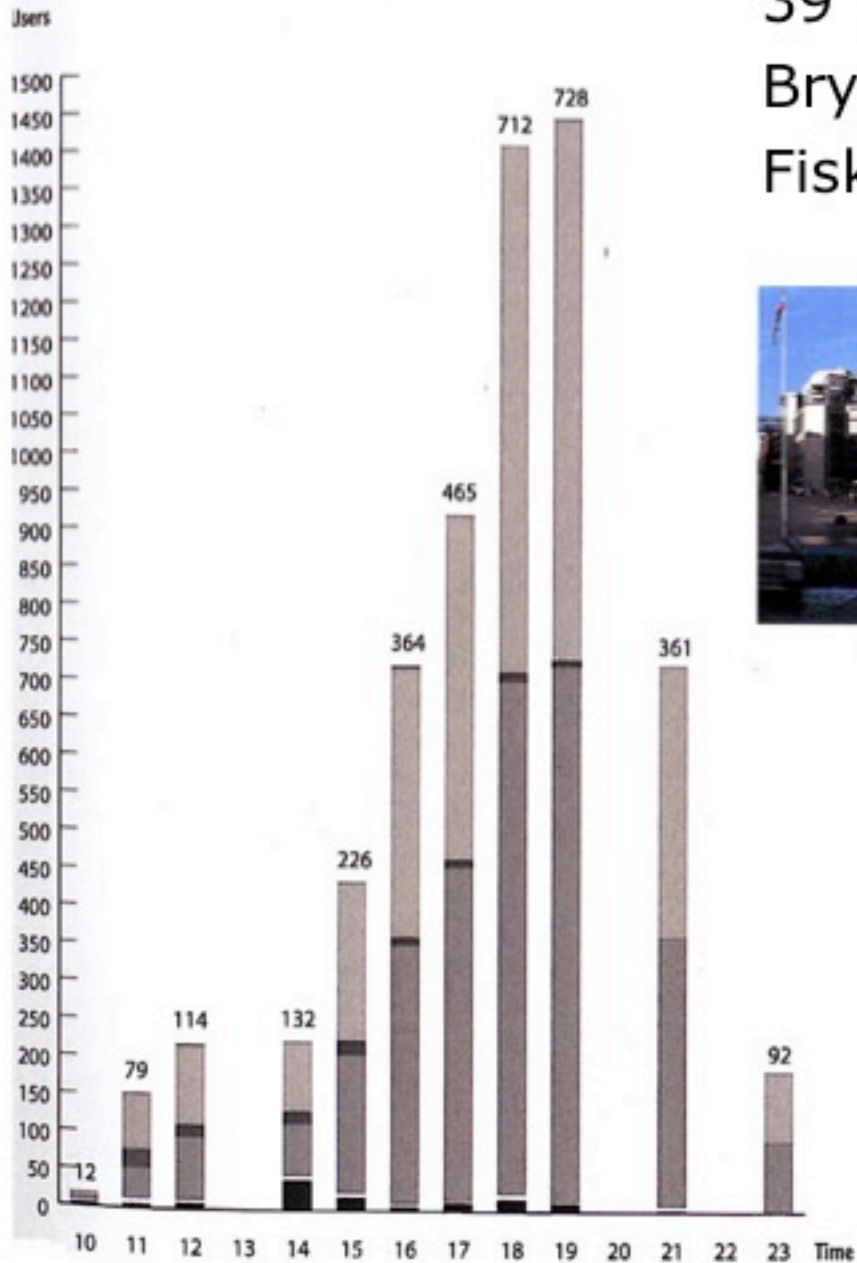
GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

5,000 pedestrians pass it daily
Plenty of places to sit
Average number of people staying is 212



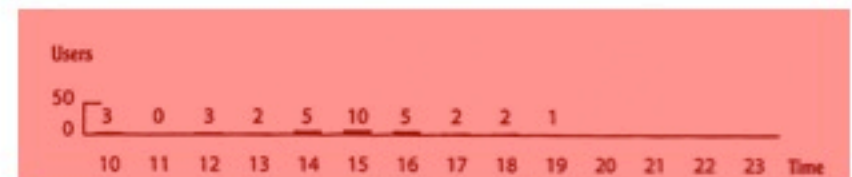
- Children playing
- Sitting total
- Sitting on things not intended as seating
- Sitting on a cafe chair
- Sitting on a bench
- Standing

39 times more activity on Aker Brygge Square compared to Kay Fisker's Square



- Children playing
- Sitting total
- Sitting on things not intended as seating
- Sitting on a cafe chair
- Sitting on a bench
- Standing

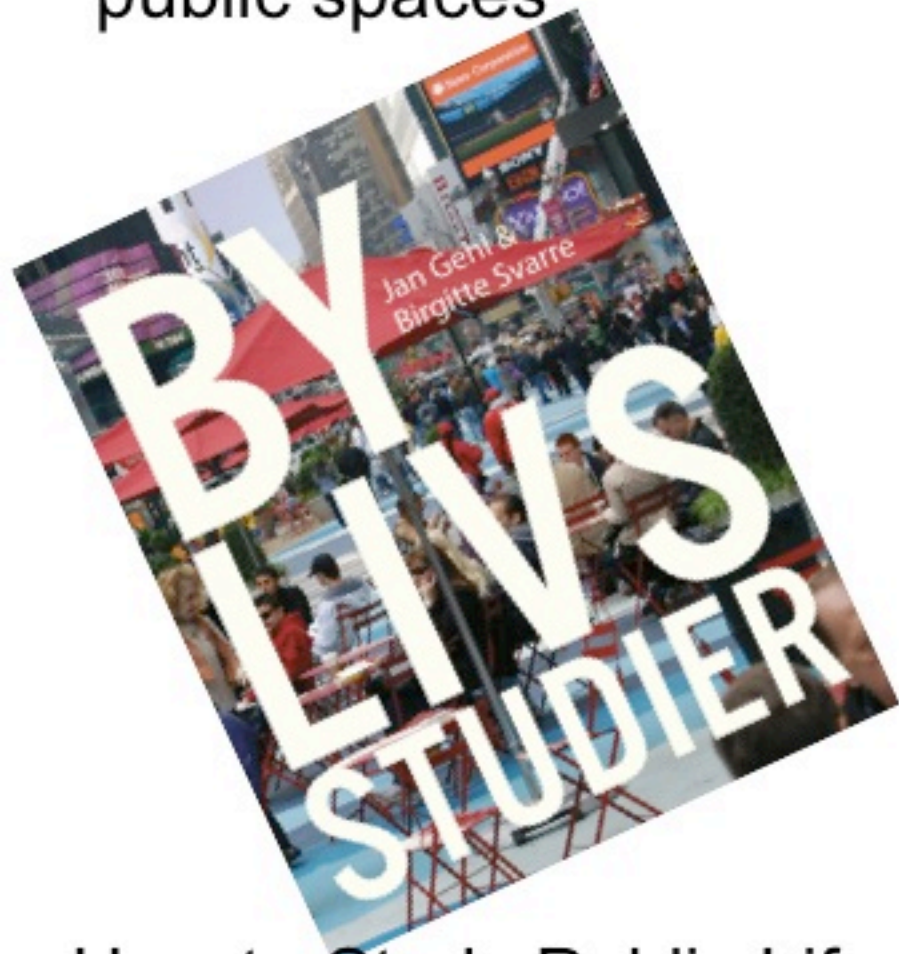
GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS





You can read
more about
evaluating the
quality of public
spaces in
Copenhagen
including Kay
Fisker's square
in New City Life
Gehl and
Gemzøe 2006

Now you can read more about methods for the study of public life in relation to planning and design of public spaces



How to Study Public Life
Jan Gehl & Birgitte Svarre 2013



The Oerestad...and many other places



Planning from the helicopter



Focus on buildings

Life?



2. People – Space – Buildings

a new planning process is necessary



life

space

buildings

A closer look at the waterfront in Oslo



Aker Brygge Oslo, Norway

Before we thought it
should be like this....



Før trodde vi det var sånn det skulle være.

Now we know better.



Nå vet vi bedre.

Aker Brygge Oslo, Norway

Car free access to the
waterfront

...and a new tram line



Aker Brygge Oslo, Norway

A great well
furnished
public
promenade
And a lot of
cafes along
the
buildings



What about other parts of Oslo's waterfront?



Waterfront strategies for Bjørvika, Oslo's waterfront

Et sterkt hovedgreb

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

A new process

1. General Master Plan
2. Public Space Plans
3. Plans for buildings



Allmenningene i Bjørvika 'læner' til de omgivende bydeler.



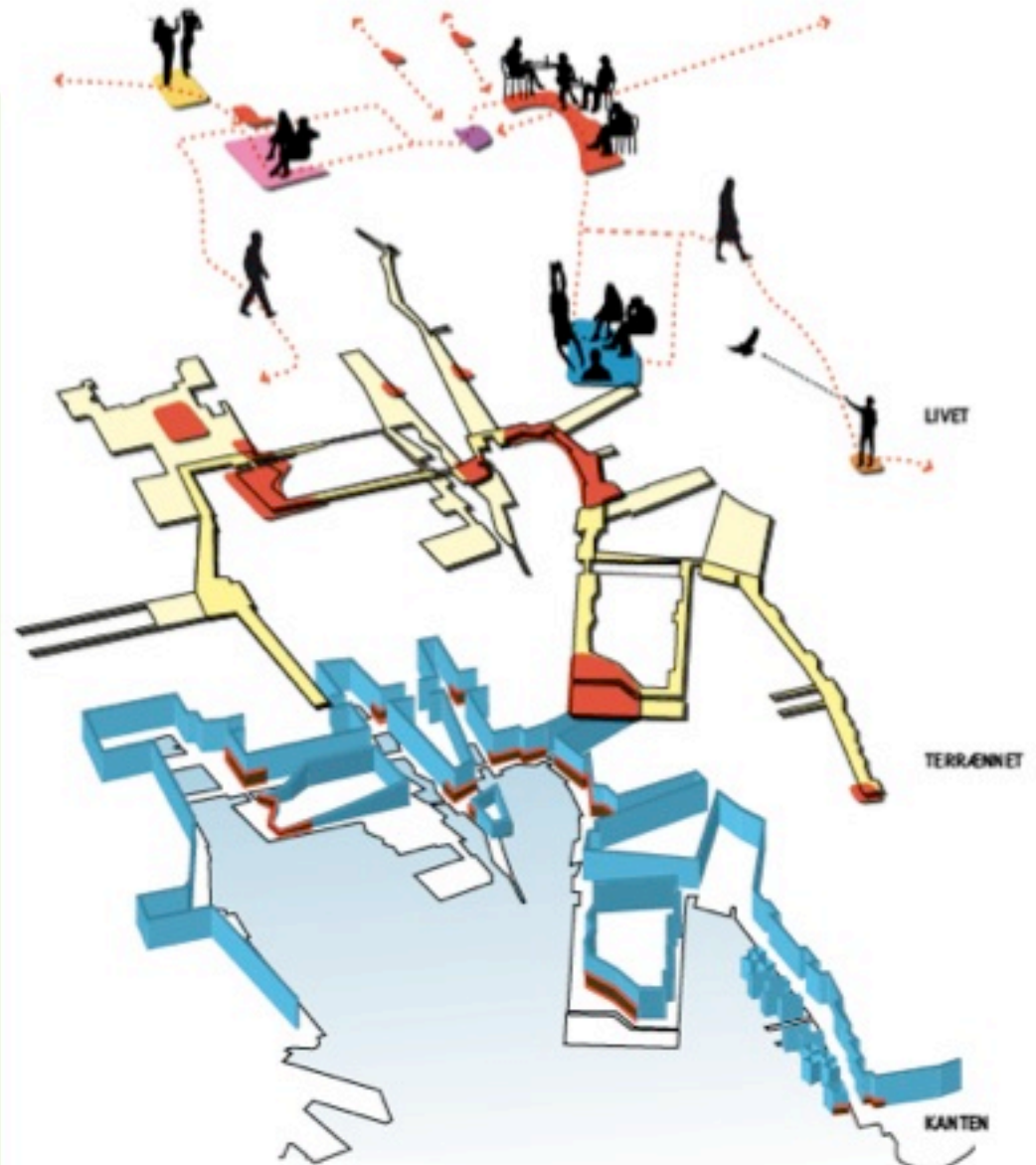
Diagram fra konkurranseprogrammet til "Byrum i Bjørvika"

Waterfront strategies for Bjørvika

Part of Oslo's waterfront

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

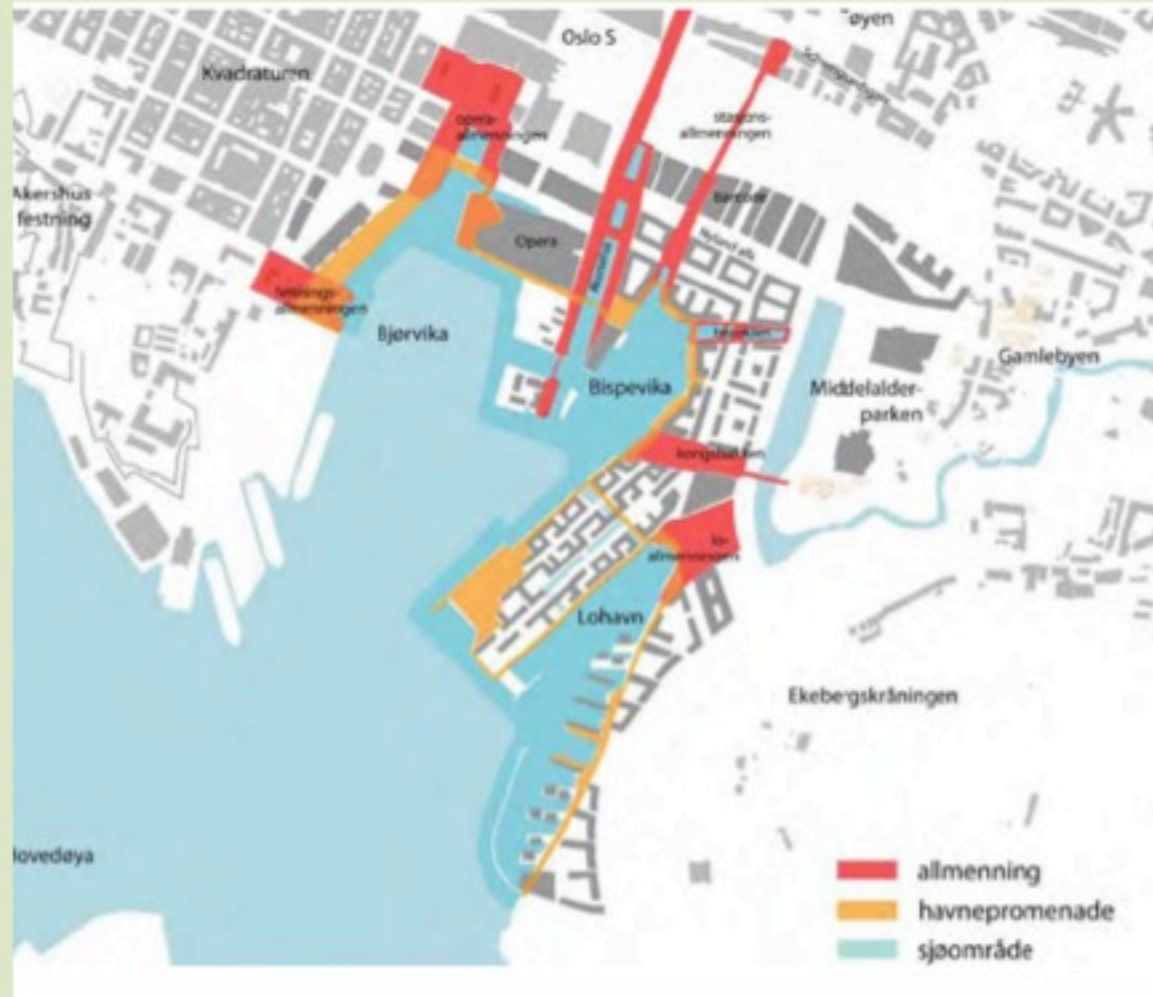
1. Life – use and activities
2. Public Spaces
3. The Edges



Waterfront strategies for Bjørvika

Precondition: New tunnels will take the through traffic away

1. A continuous promenade
2. Links to the city
3. Different activities for each sequence
4. A strong identity with a water theme developed in each space leading to the water



Waterfront strategies for Bjørvika

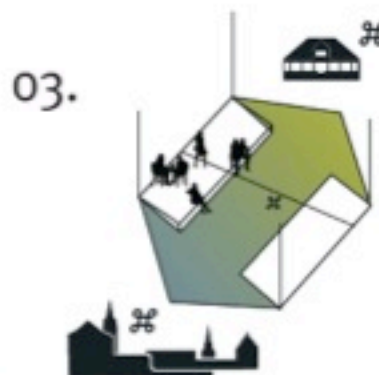
1. Inviting public Spaces for all user groups
2. A concentration of commercial public life
3. Public spaces with a story to tell
4. A rich edge with functions that relate to the public life

01.



ET BYLIV I BALANCE

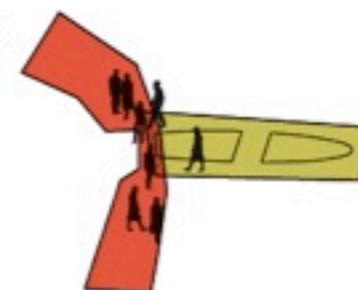
Bispeken skal være et godt byrum for alle grupper. På et lille areal er flere interesser samlet, og byrummet skal have noget at tilbyde alle sine brugere. Bispeken skal være et byliv, der rummer kommercielle, kulturelle, naturorienterede og sociale oplevelser. Det vil sige være et publikum orienteret funktioner og det boligorienterede byliv, der skal finde en god balance.



ET BYRUM MED FORTÆLLINGER

Bispeken har både historiske og nutidsnære historier at fortælle. Bispeken forbindes i sig selv Gamlebyen til Akershus, bevarelsen fra Gamlebyen til fjorden krydser en række historiske lag fra middelalderens strandlinie til industriens kajkant - disse historier kan kommunikeres i byrummet. Der kunne, som en reference til UNO, udstilles historiske skibe i Bispeken. Bispekens vandellement synes afmånen, og vandstandens foranderlighed kan studeres i dette byrum.

02.



KONCENTRER DET KOMMERIELLE BYLIV

Ud fra den vision 'at samle og ikke sprede' har den kommercielle aktivitet i Bispeken koncentreret om udmundingen ved Havnepromaden i Bispeken. Set ud fra Bjørvika som en helhed, er det vigtigt, at Bispeken bliver et livligt og dynamisk sted, som visionen ligger op til. Denne vision skal Bispeken hjælpe på vej ved at koncentrere den kommercielle aktivitet i den vestlige ende og ikke trække denne type aktivitet længere op i Bispeken.

04.



SYNERGI MELLEM FUNKTIONER OG BYLIV

Kantens funktioner bidrager til livet i byrummet, og den variation som vil være i kantens aktiviteter afspejles i bylivet. I Bispeken skal der skabes god balance mellem kantens boliger og det offentlige liv. I tillegg til den boligorienterede og kulturelle aktivitet, kunne lokale aktiviteter såsom bænkeinstitutioner og foreninger bruge livet i byrummet.

What about an inside type of activity like an opera?



Architect: Snøhetta – 2008

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

Oslo Opera at Bjørvika

easy access



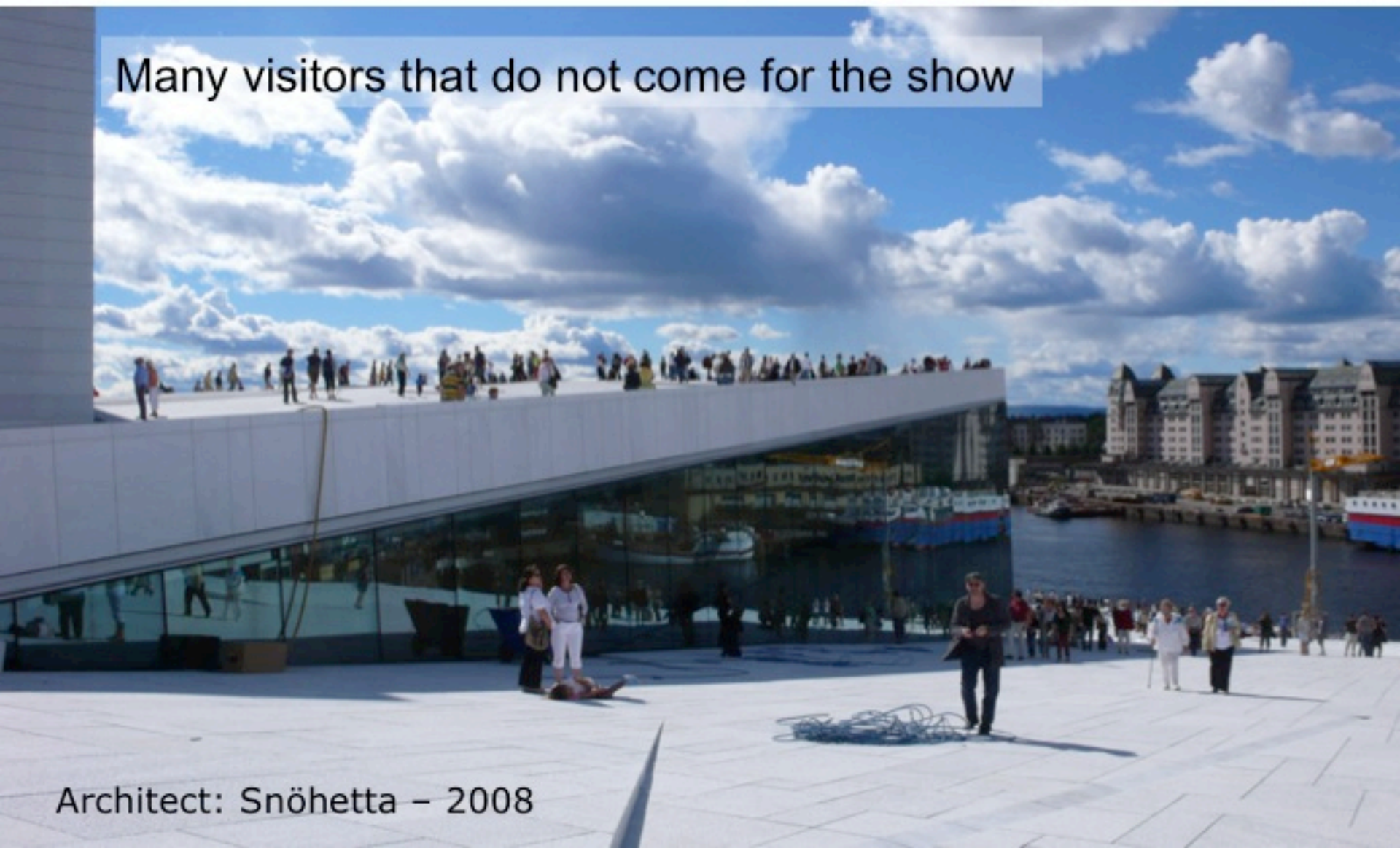
Much more than an Opera



Architect: Snøhetta – 2008

A great place to view the city and the fjord
Free access all over

Many visitors that do not come for the show



Architect: Snøhetta – 2008

The Oslo Opera

You can walk all over it – also on rainy days



Architect: Snøhetta – 2008

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

Restaurants and cafes inside



Restaurants and cafes inside



3. Different strategies for waterfronts

Intro:

The city used to be at the water...but something got in the way

Office waterfronts

Housing Waterfronts

Entertainment waterfronts

People waterfronts

The city used to be at the waterfront
- but other things got in the way



A working harbour is still a great attraction



The Shavn Faroe Islands

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

A working harbour is still a great attraction



Hobart Tasmania

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

A working harbour is still a great attraction



Hobart Tasmania

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

Office Harbour?

Mono-functional city districts

Parts of London's and
Copenhagen's waterfronts
and many other cities



Usually lifeless...and even the buildings are empty in the evenings, nights and weekends

Kalvebod Brygge



Housing Harbour?

Mono-functional city districts



The former Free-port in Copenhagen

Housing Harbour?

Mono-functional city districts



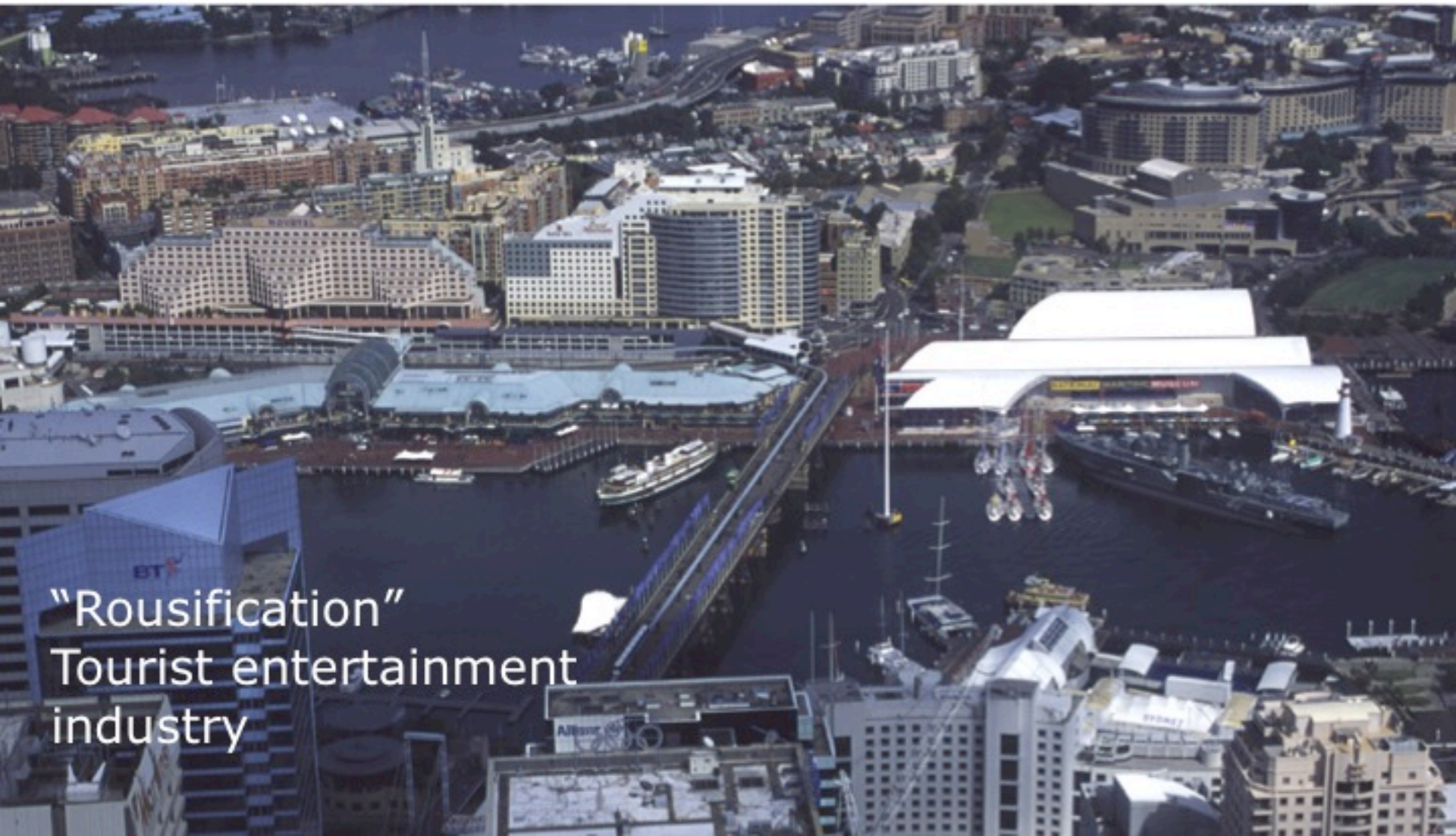
Usually lifeless at day time...and they often become privatized

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS



Entertainment Harbour?

Baltimore, Sydney and many others



"Rousification"
Tourist entertainment
industry

People to the Waterfront

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS

Toronto's Waterfront, Granville Island, Vancouver
and Islands Brygge, Copenhagen



Toronto's Waterfront

People to the Waterfront

Granville Island, Vancouver and Islands Brygge, Copenhagen

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS



Toronto's Waterfront

"Please Walk on the Grass!"





Projects to be released from interim control bylaw :

1 THE HARBOURS 1
KLEINFELDT MYKALOWICZ ARCHITECTS
ROWNEY DEVELOPMENTS



2 THE HARBOURS 2
KLEINFELDT MYKALOWICZ ARCHITECTS
ROWNEY DEVELOPMENTS



3 WATERS EDGE CONDOMINIUMS
JOHN COWLE ARCHITECT
RAMPART DEVELOPMENTS

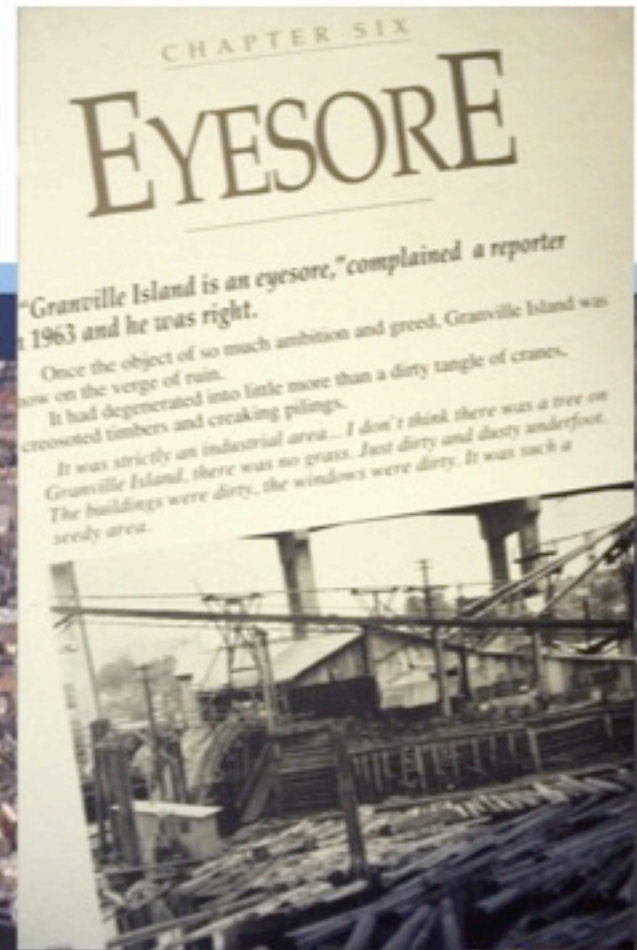


4 LE LIDO CONDOMINIUMS
BARTON MYERS ARCHITECT
HUANG & DANCZUR LTD



Granville Island

Vancouver



Granville Island

Design guidelines to keep the industrial character

Keep it unique

No chain
stores.

Everything
which are
made or sold
on the island
must be from
the
Vancouver
area.



Granville Island Farmers market



Granville Island

Great diversity of places and landscapes



Granville Island

Great diversity of places and landscapes



Granville Island

Boat repair wharf and house boats





Granville Island

Art college....and a working cement factory



Granville Island

Art college....and a working cement factory



Granville Island

Art college....and a working cement factory



Small ferries for people and bicycles



Granville Island for both for locals and tourists

A great place with a true local identity



People Harbour

Islands Brygge Waterfront Park Copenhagen

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS



Islands Brygge Waterfront Park Copenhagen

– a short walk from the city centre but on the “wrong” side of the bridge and in a “wrong district”

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS



Islands Brygge

- Before: A barrier to the waterfront



Photo Poul Jensen

Islands Brygge

Dense housing,
narrow courtyards
and no parks,
no playgrounds or
squares



Photo Poul Jensen

Islands Brygge

A local action group made the park



Islands Brygge

"Take care of the park
– it is yours"



Copenhagen - Islands Brygge

A Waterfront for the people - made by the people



Islands Brygge - A multi-functional waterfront park with a series of overlapping activities



Islands Brygge

Public
grills and
sports
facilities



Islands Brygge



Islands Brygge



Islands Brygge



Islands Brygge



Islands Brygge



Islands Brygge

GEHL ARCHITECTS
URBAN QUALITY CONSULTANTS



Islands Brygge



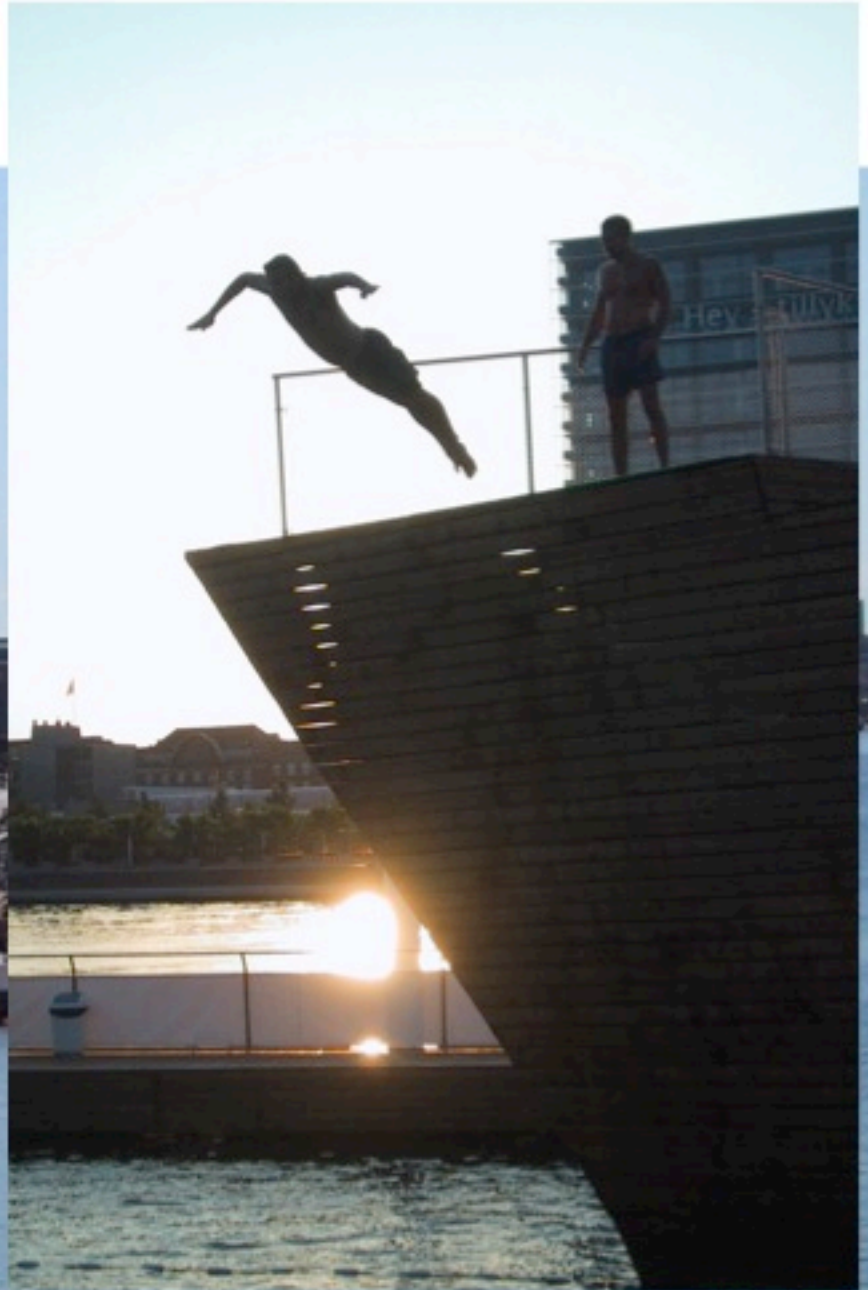
Islands Brygge Waterfront park

1000 users in the park on a sunny summer weekday
– during the day



Islands Brygge

It was a successful
local park....



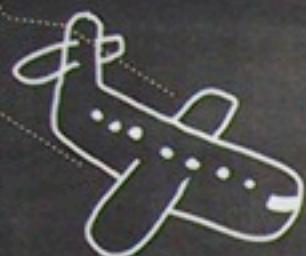
Islands Brygge

With the swimming facility it became a regional hotspot



Islands Brygge

Nominated the 4th hottest city district by the lifestyle magazine "Wallpaper" in 2005



Ifølge det internationale livsstilsmagasin Wallpaper er **Islands Brygge** det fjerdehotteste bykvarter i verden. Det tidligere industriområde ved Islands Brygge er blevet invaderet af natteravne med kulturel pionerånd. **IBYEN** viser vej til de smarte scener og de skjulte huler.

Fabriksfest på havnefronten

Af Joakim Grundahl Kjeldsen **Grafik:** Philip Ytounel 5396

Havnens nye scene

Med godt et år på bagen har teater- og musikscenen **Play** sat sig solidt på Bryggen med et udbud af forestillinger, der ikke er set før i Danmark. Det er ny dansk dramatik og nyoversatte forestillinger fra udlandet, der sættes på, men i overensstemmelse med den særlige ånd på Bryggen lader stedet sig ikke begrænse af genrebetegnelser, så den intime sal med 50 sæder byder også på live-musik, stand-up, kabaret, litterære arrangementer og meget mere.

Play, Njalsgade 21 E, Kbh. S.
www.play-cph.dk



4. Life on a waterfront?

Some thoughts about how to make active waterfronts

Why would you come there?

What is there for you?

- Attractive functions?

- Interesting activities?

- Inviting public spaces?

How to get there?

Easy access – reduce barriers – access for all

- From the city behind

- From the water

4. Life on a waterfront?

Some thoughts about how to make active waterfronts

What to do when you get there?

What to do when you have seen the “Giraffe” as we say in Denmark?

Other non planned activities that you happened participate in when you were there or walked a bit around

Inviting public spaces with other people doing something

Overlapping activities – spatially and visually

Surprising mixes of uses

Rich edges with open interfaces

Invitations to enter, invitations to stay, sit down

Yes, it can still be done!

Go and see Western Harbour Malmö, Sweden



Thank you