

# RELAUNCHING ANNELUND

A responsible gentrification project.

SUSTAINABLE URBAN DESIGN THESIS PROJECT

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# PROJECT SUMMARY

## ***RELAUNCHING ANNELUND***

*A responsible urban restoration project.*

Annelund is a diverse neighbourhood in Malmö both in terms of the functions and the many foreign born inhabitants. The urban restoration of this area is planned to upgrade the quality and safety of the area. The goal for this responsible gentrification of the area is to achieve a healthy social blend and a safe public realm. The strategy works to give the power dynamics to the existing residents and allow them to choose the future of the neighbourhood. Also identifying the existing functions and qualities of the site and amplify it to power the life in the public realm. This will give us a sense of ownership and identity to the existing residents. An increased interest and activity in the public realm will attract new residents to the site. An approach to handle this influx of new residents is have many urban renovation projects to the existing buildings and propose some new typologies which are targeted mainly for the initial residents and users. This balance in the old and new will help achieve a good mixing of people in the area. "



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### DESIGN

# 1

Introduction  
Case Studies  
Process  
Site specific Inference

## GENTRIFICATION

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# INTRODUCTION

Gentrification is defined as a process by which economically declined inner-city neighborhoods encounter a “reversal, reinvestment, and the in-migration of a relatively well-off, middle- and uppermiddle-class population” (Smith, 1998,p.199) and experience a comprehensive identity change. However this was the most basic definition and it has had many alterations over time. Gentrification is a process that has many facets in the economical, social, cultural, environmental contexts. The influences of this process on many of these contexts individually cause very diverse effects to the resulting output.

Formerly deteriorating neighborhoods were identified and renovated, or given a face lift by erecting new structures in attempt to “recapture the value of place” (Zukin, 1991,p.191), the real-estate value is increased. And this “urban restoration” paved way to gentrification. However the movement of people was an initial consequence of the process. But in the project the idea is to make it a long-lasting factor continuing and evolving with time.

The term gentrification was initially coined in 1964 by Ruth Glass, a British pioneer of urban sociology in Europe, who tried to depict changes of central London neighborhoods formally inhabited by the working class. By gentrification, Glass entails a process by which local lower class residents are displaced by developers and higher class home buyers, while the area in question is rehabilitated from the spatial and economic aspects (Glass, 1964). But this classical gentrification was only directed towards residential neighborhoods with disadvantageous social and economic aspects.

Later it was identified that these effects can affect any neighborhood irrespective of its nature. As gentrification also questions the results of the change, from the social, cultural, economic and the aspect of overall identity shift, and as these neighborhoods over time accumulated similar if not the same qualities and suffered consequences as the ones that had faced only renovation, can easily be recognized as gentrified neighborhoods even if they are non-residential ones.

Up until the 1980 gentrification was associated with class based segregation. This ideology had stouted gentrification in a bad light. With major restrictions from the local people. It was looked at as a bad word in the political sector. 1985 marked a change in the wind with an article published in The New York Times (New York Times, 1985), gentrification was defended, at least for the time being. “Is Gentrification a Dirty Word?” it read. The social consequences were cleverly by-passed by emphasizing economic benefits of the neighborhood change in the article making people look at the process in a new light.

People started realizing the complexity of the process and the definition and ideology regarding the matter evolved. “Gentrification [is] complex and multifaceted, being simultaneously a physical, economic, social and cultural process” (Hammett, 1984, p.284). The idea of gentrification took to a economic shift and scholars and writers talked about it in a more positive lights. Gentrification has a potential to induce revitalization and reinvestment in depressed inner-city neighborhoods (Shaw, 2008; Freeman, 2005), as well as to increase property value and reduce vacancy rates (Atkinson and Bridge, 2005). “Gentrification is a highly dynamic process ...not amenable to overly restrictive definitions” (Smith, 1986, p.17).

“  
*Gentrification is the movement  
of capital, rather than people.*”

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*Smith, 1987, p.165*



However gentrification is most often instantly associated with a housing problem. But gentrification as a phenomenon is more complex in its influence. The influence of art in the process of up scaling a neighborhood is very important and when we look into the work of Ley it is quite helpful to note that Art can play a major role. The artists can help with the aesthetic face lift of their own neighborhoods, therefore contributing their "sweaty equity" to the renovation of the site.

"The aesthetic appropriation of place. . . Appeals to other professionals, particularly to those who are also higher in cultural capital than in economic capital, and who share something of the artist's antipathy towards commerce and convention." (Ley, 2003, p. 2540)

Therefore, these artists contribute to the aesthetic development and expand into workspaces and then affordable living spaces in the area. As can be noted in the case of Soho, US. Sharon Zukin's work shows accounts of Loft living which is a similar account of this pattern. Wherein the artists role helps significantly and the process begins to co modify their role in the housing market. The loft living where in the old industrial buildings are used for work and living wherein adding an "aesthetic conjuncture" making it a cultural model of gentrification where the existing residents continue to stay and contribute to the identity and characters of spaces.

"Herein lies a paradox of gentrification. The argument for historic preservation conceals the fact that with gentrification almost nothing is preserved. The original households are replaced and the meaning of the structure is redefined from a working-class use value to an aestheticised symbolic value." (David Ley, 1996, p. 310)

According to Ley, this loss of authenticity is certainly a paradox but I believe it can be handled by striking a balance to the old and the new. The approach here is to respect the existing physical fabric in the site as it is authentic and anchoring while work on the public spaces which majorly act as the support system to the authenticity. The aesthetics of the area is highly respected and historic preservation is most necessary to the site but it also opens to certain functional urban renovation with respect to availability and accessibility of the area. It is this balance that will help awaken the area. The main concerns of Ley and Zukin in this process have been respectively. Ley expresses that inspite of the recognition and value of these actors within the area and their role of adding (aesthetic) value their incomes have been minimal, and they have had to constantly settle for cheaper accommodation and work spaces forcing them to move due to subsequent gentrification. In the case of Zukin the same benefits given to these actors begin to commodify their contributions and therefore almost loses the authenticity of the value provided to the area. She goes one step further to say that this commercialized actors contributions could almost be compared to Disneyland and its distinct lack of authenticity.

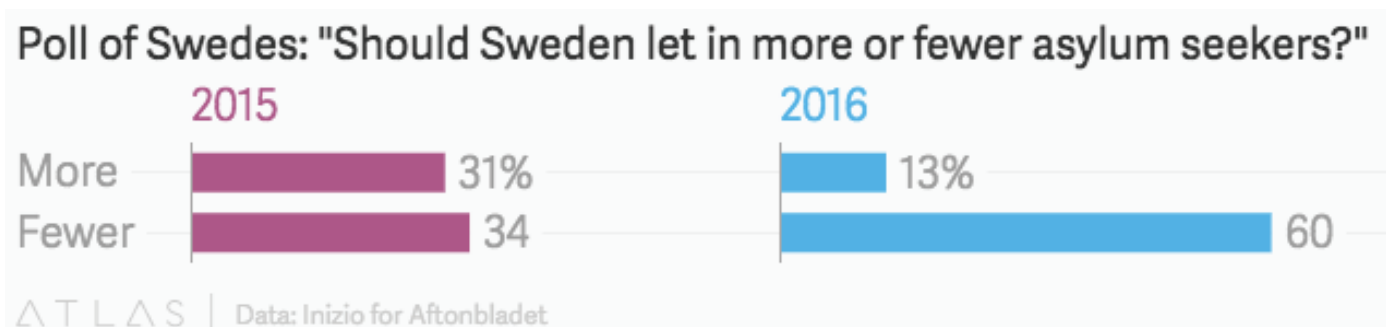
Around the 2000s the urban renewal plans emerged that began to not only develop the area to aid gentrification but also focused on neighborhood development which focused on child education, public participation, employment, training, people focused groups etc. This approach has certainly seen more positive results for the issue. Art is certainly a catalyst for urban regeneration and gentrification and it paves to work on other facets of the area. Art though can quite easily tip the balance on the authenticity barometer it adds aesthetic valuation

# MultiCulturalism in Sweden

The politicians in recent past have been heavily promoting multiculturalism in Sweden. It is interesting to understand the repercussions of these movements. One city most recognized for its ethnic and social blending is the city of Malmö. It is important to note that the multiculturalism in Sweden is not solely contributed by the recent immigrants.

According to Statistics Sweden, around 3,060,115 (30.6%) inhabitants of Sweden were of a foreign background in 2016, defined as being born abroad or born in Sweden with at least one parent born abroad. The most common countries of origin were Finland (1.53%), Syria (1.49%), Iraq (1.35%), Poland (0.89%) and Iran (0.71%).

It is true that Sweden has accepted a tremendous number of asylum seekers and war victims with open arms. It has greatly contributed to the immigrant population in Sweden. The Scandinavian country received more refugees per capita than anywhere else in Europe last year. But after a record-breaking 163,000 people applied for asylum in 2015—almost double the amount that came in the previous peak, during the early 1990s Balkan crisis. But with this increasing number of people pouring in concerns regarding lack of resources and over stretching the welfare system are beginning to arise. According to the polls taken in 2016 the willingness to help is beginning to stagger among some.



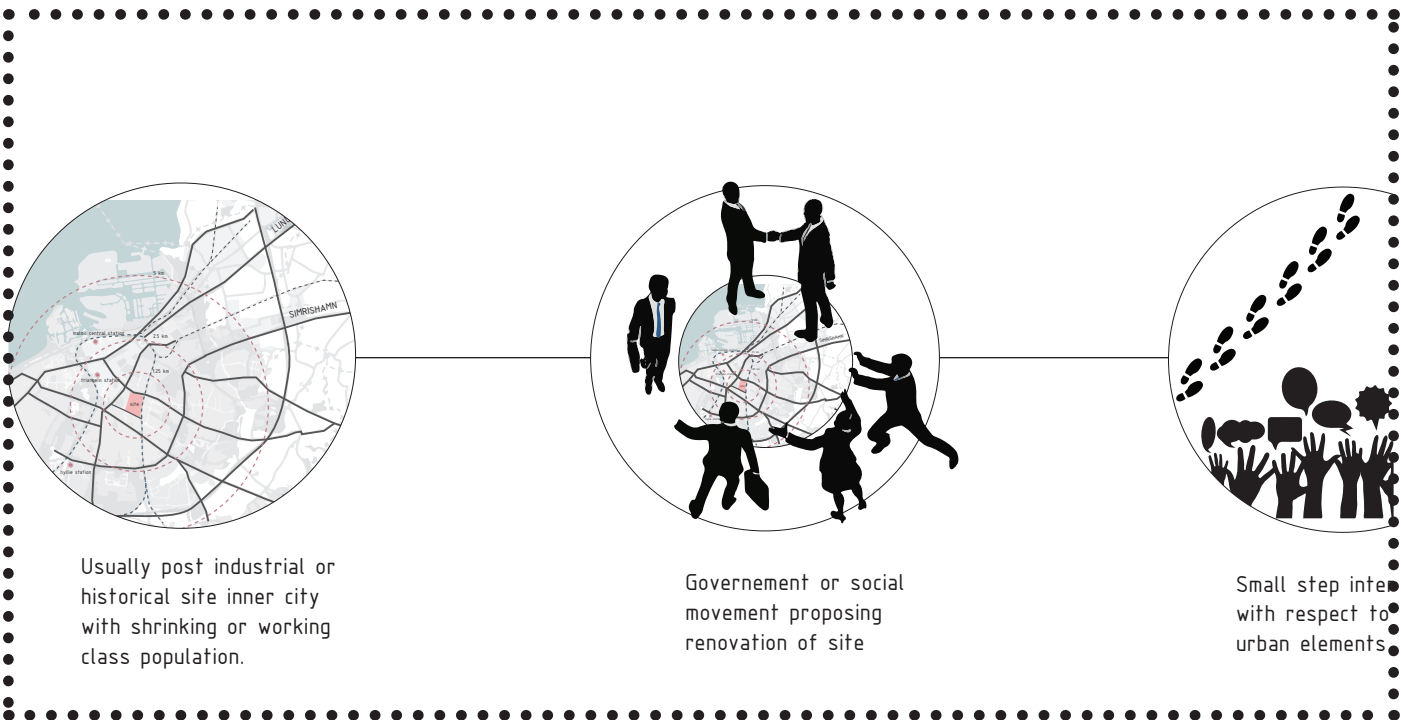
When all these inhabitants of Sweden mix together they bring a multicultural society. Almost 85% of people here live in urban parts so this social blending can be witnessed most in the big cities such as Stockholm, Goteborg and Malmö as well as some student towns like Lund. However even in this welcoming multicultural environment there is a subtle segregation within. Most prevalent in neighborhood planning and patterns in allocating housing areas.

Now there are two ways for immigrants to get integrated into the society. The American "Melting Pot" way, where the immigrant is expected to lose her personal value system in deference to the larger national value system, however defined, or the Indian "Mosaic" way, which allows her to retain her values, which adds to the larger set of national values, while emphasizing tolerance as a way towards social stability. The "Mosaic" way was probably best summarized by M K Gandhi. The society here is extremely accepting and respects the cultural disciplines of the immigrants. Therefore, creating a secure and comfortable environment for a healthy multicultural environment.

***“I do not want my house to be walled in on all sides and my windows to be stuffed. I want the cultures of all lands to be blown about my house as freely as possible. But I refuse to be blown off my feet by any.”***

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**- MK GANDHI**



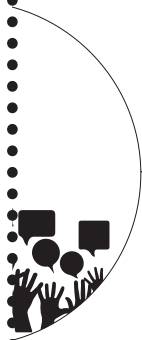
# THE PROCESS

The process of strategizing for our site started with identifying a good inner city neighborhood which are occupied by lower and middle class occupants which would require urban regeneration. Annelund located quite close to the city center was picked. This area was termed by the police as a vulnerable area and it was riddled by bad press and publicity. The site had diverse occupants and functions. It was predominantly foreign born inhabitants and there was a subtle segregation in their social interactions with the rest of the city. After the identification of the site, it was analyzed. We can walk through the analysis and the learning of the analysis as we go ahead with our project. Decision was made to intervene in the site.

During the analysis process, the key elements to look into were the number of inhabitants and their social backgrounds. Such as education, employment and family constellations. The analysis then continued to mapping the location and connections of the site. The space syntax was studied and the scale comparison drawings are made. The history of the site was examined and its character and identity was studied based on what the media articles had to say about the neighborhood. The characters and materials in the site identified and the events and ephemeral qualities was analyzed. The streets and connections of the neighborhood was analyzed and the street width and sections were drawn out. The topology and surface covers were studied. The analysis then proceeded to the functions and the built fabric. The character and nature of the built fabric was explored. The functions of usage of the site was studied. From the findings of all these findings the strategies for the site was formulated.

Another key step for our project was a detailed case study was made of many case studies and similar projects around the world. A similarity and pattern was drawn from these findings. Some case studied were





Conventions  
existing  
in site



Keeping the existing elements,  
working with public spaces  
strengthen - character, identity



Achieving a balance mixed housing  
and social blending in the area,  
identity = anchor

Södra Stockholm, Gbravic Serbia, Inner Adelaide, Ottensen Hamburg, Soha Newyork. The Södra Stockholm study shows the influence of external social movements in the influence of change to the neighborhood. How opposing change can also result in change eventually. Gravid project is an example of how when the project becomes too ambitious for the site, in this case the planning of mega blocks the authenticity of the area is lost and gentrification results. Inner Adelaide is interested in terms of residents choosing to live in inner urban districts but this pattern changes with urban sprawl and increasing residents move to the surrounding suburbs.

Some finer example of gentrification is what we can see in Soha, Newyork. Southern Harlem is a post-industrial site that took a backseat during the development plans of New York and it had an increased black population was quite socially segregated. But art and culture played an interesting an important role in this case and added value to the neighborhood and inviting a mixing people from all social classes based on



Industrial site at  
Sofielund, Malmö



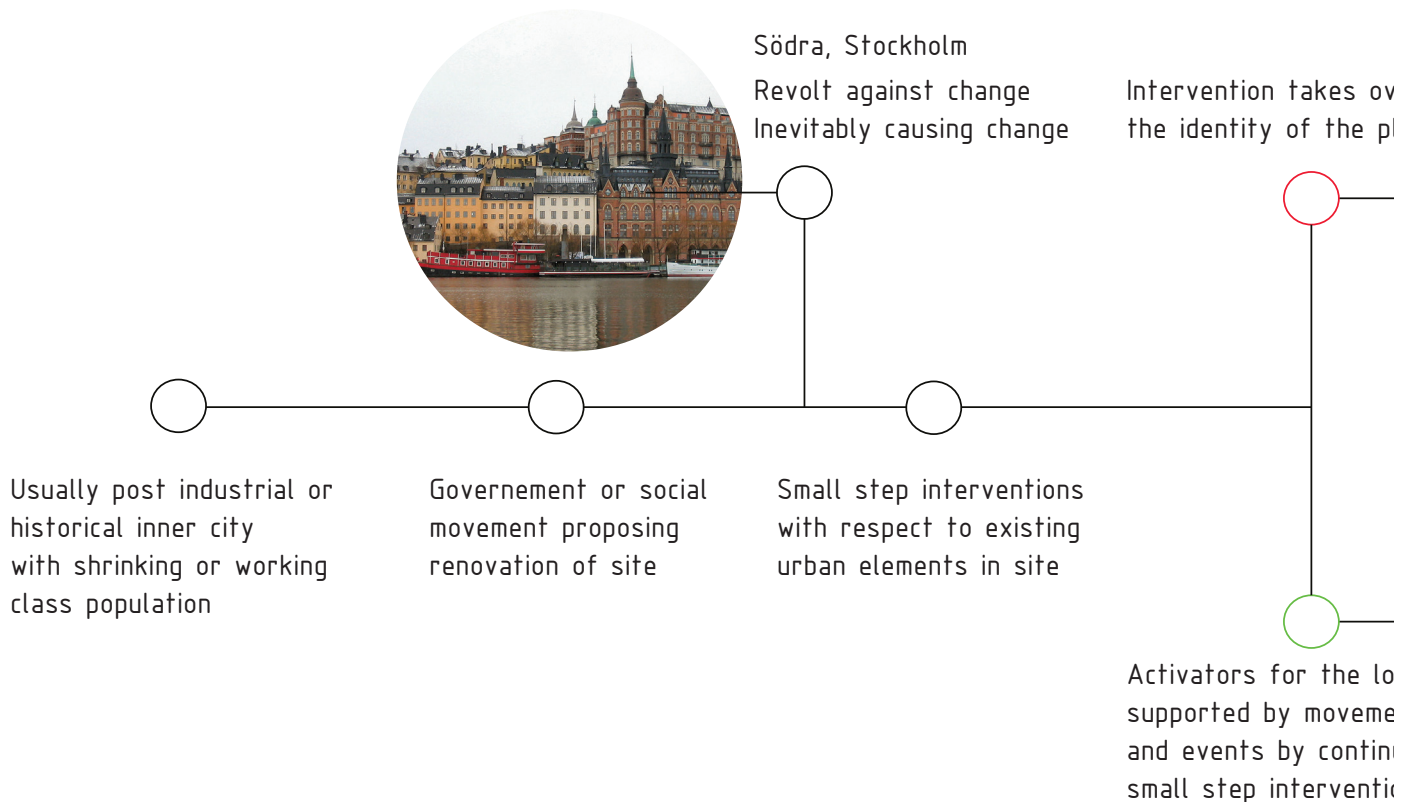
Ottensen-Spritzenplatz  
Hamburg



Harlem,  
Newyork

Its cultural value. The development of this neighborhood was heavily influenced by the residents and these artists helped add character and identity to the neighborhood. The vinyl record stores and loft living and post-industrial buildings modified to suit the character of the area have really helped in the urban regeneration of the area and making it almost diverse and a healthy social blend. The interesting actors in the case are the artists and their lifestyles which have attracted the new residents to choose to live here. However the balance is delicate and must be maintained with great care. As in the case of Ottensen, Hamburg. The richest example we can learn from here is the Fabrik. A post-industrial building that is re purposed to act as a place to celebrate music culture and life. A convenient location near the market, this place sort of becomes the heart of the neighborhood not only for these residents but attracts visitors from all around. Encouraging a healthy public realm and public participation.

Key lessons learnt from these case studies shows the importance of authenticity as the anchor point and familiarity for the existing residents to choose to continue to live here. This authenticity combined with affordable rents and reasonable interventions to maintain the rent gaps will certainly pave way for a diverse social blend in the site. For this to successfully happen we need to realize that the power dynamics must lie with the existing residents of the site. They must be allowed to choose. Their input interpreted and valued for the decision of whom to build for. Considering the preferences of stakeholders plays a vital part in the planning of neighborhoods to have responsible gentrification.



From these case studies and key lessons we can build a strategic timeline for our project. The timeline outlines our phasing and plan of action for the neighborhood. Once the timeline and the strategies are placed. The toolbox for the existing buildings are framed and this will lead to the planning of phasing and actions of each phase. The phasing heavily depends on the elements of the site and mostly influenced by the functions and activities. The three key phases then lead to the design of the spaces which are primarily the public spaces and the connections. The connections act as public spaces and their driving qualities will define the character and identity of the area. When the pilot projects of phase one draws attention to the site and the functions. Phase 2 connections and the in between public spaces will aid in place making of the site. With these successful public spaces and connections to all four sides of the site we have establishes a safe public realm.

Now it would be a natural transition to phase 3 of densification. With this phase we can start planning residential character of the area. This phase is powered by the actions of phase 1. Earlier our meetings of public participation and ownership goals discussion will naturally lead our strategies for the new housing neighborhood which will be the planned in the area.



# 2

Introduction  
Case Studies  
Process  
Site specific Inference

## ANALYSIS

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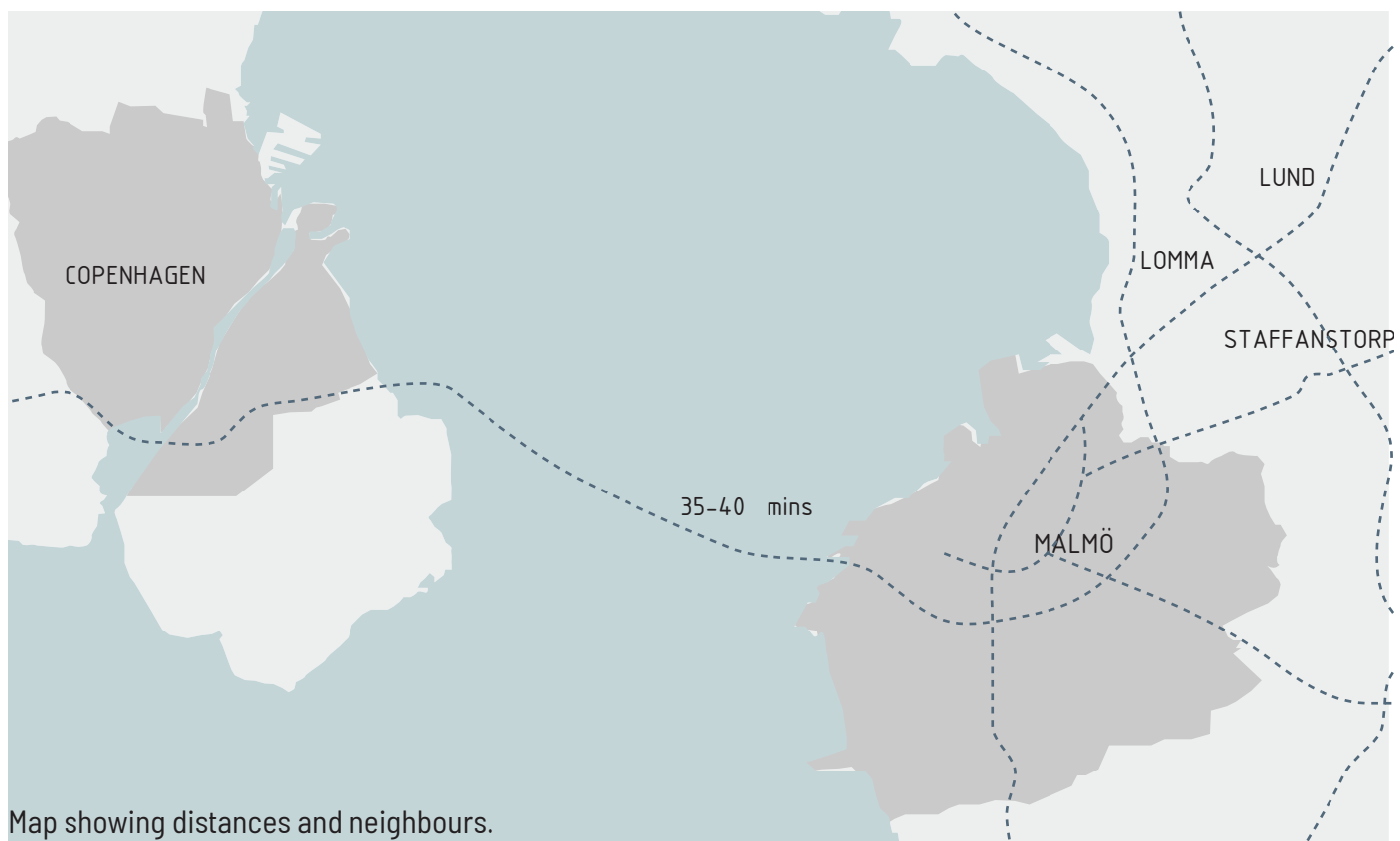


Malmö is the third largest city in Sweden after Stockholm and Gothenburg. It is the sixth largest city in Scandinavia. It lies in the Southern most tip of Sweden. It has a rich Industrial history. As a coastal town, there are many beaches and waterfront sites within the city. But it still struggles to tie many areas of the city together. Malmö is a socially diverse city with many ethnic groups inhabiting the area. The city of Malmö covers an area of 156 square kilometers. This windy city in the south of Sweden has a oceanic climate. Despite its northern location, the climate is surprisingly mild compared to other locations at similar latitudes, or even somewhat farther south, mainly because of the Gulf Stream. Owing to its northern latitude, daylight lasts 17 hours in midsummer, but only around 7 hours in midwinter.

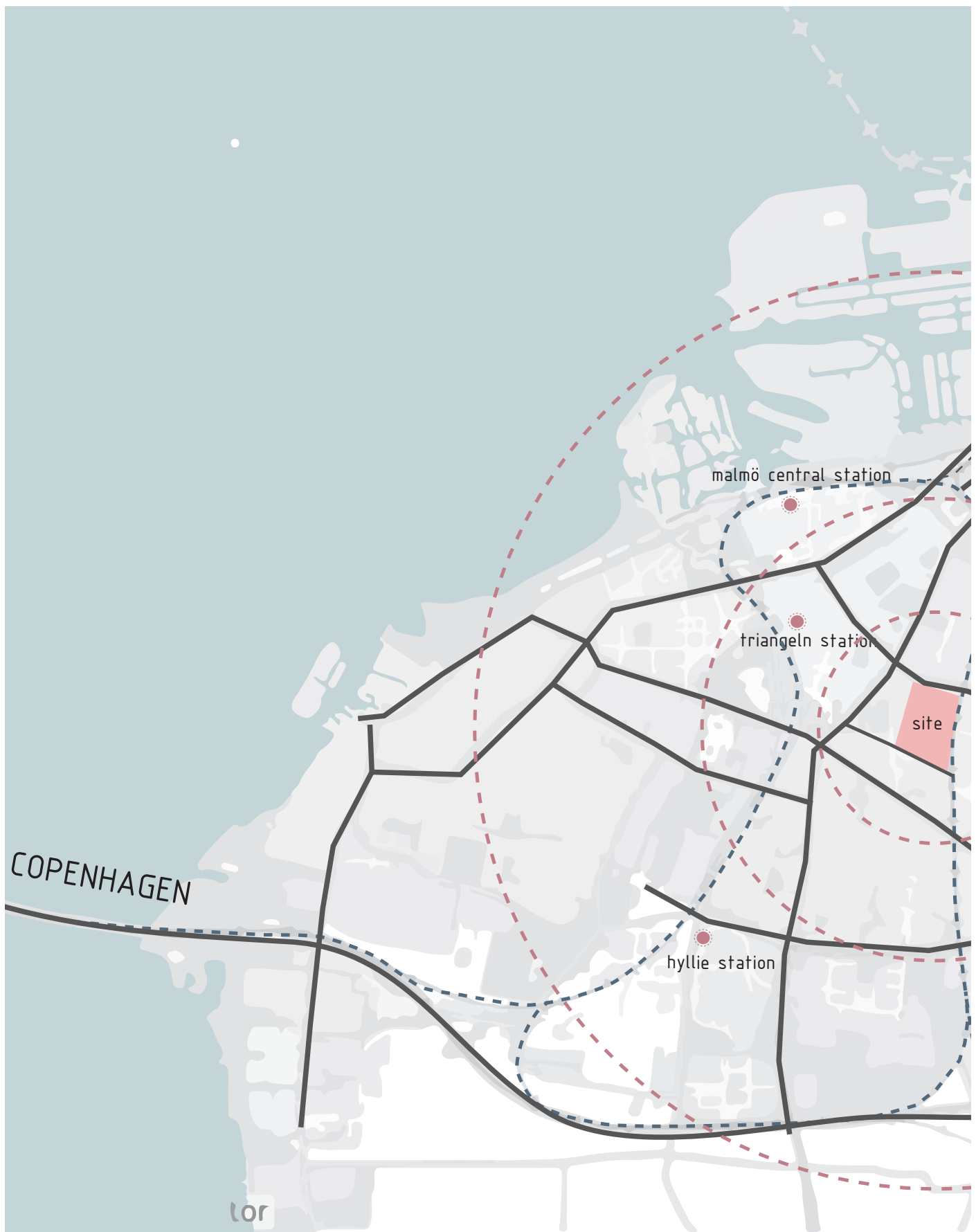
“By the mid-1970s Sweden experienced a recession that hit the industrial sector especially hard; shipyards and manufacturing industries suffered, which led to high unemployment in many cities of Scania. Many middle-class families moved into one-family houses in surrounding municipalities such as Vellinge Municipality, Lomma Municipality and Staffanstorps Municipality, which profiled themselves as the suburbs of the upper-middle class. By 1985, Malmö had lost 35,000 inhabitants and was down to 229,000. Due to the Swedish financial crises between 1990 and 1995 Malmö lost about 27,000 jobs and its economy was seriously strained. However, from 1994 the city of Malmö started to create a new economy as a centre of culture and knowledge. Malmö reached bottom in 1995, but that same year marked the commencement of the massive Øresund Bridge road, railway and tunnel project, connecting it to Copenhagen and to the rail lines of Europe. The new Malmö University opened in 1998 on Kockums’ former dockside. Further redevelopment of the now disused south-western harbour followed. Designed with attractive waterfront vistas, it was intended to be and has been successful in attracting the urban middle-class.

In 2005, Malmö gained a new landmark with completion of Turning Torso, the tallest skyscraper in Scandinavia. The new jobs have largely benefited the middle and upper classes. While the inner city becomes gentrified and the upper-middle class have settled the Western Harbour, little has changed for the inhabitants of the districts of the Million Programme; Malmö remains a city of sharp social divides and high unemployment.

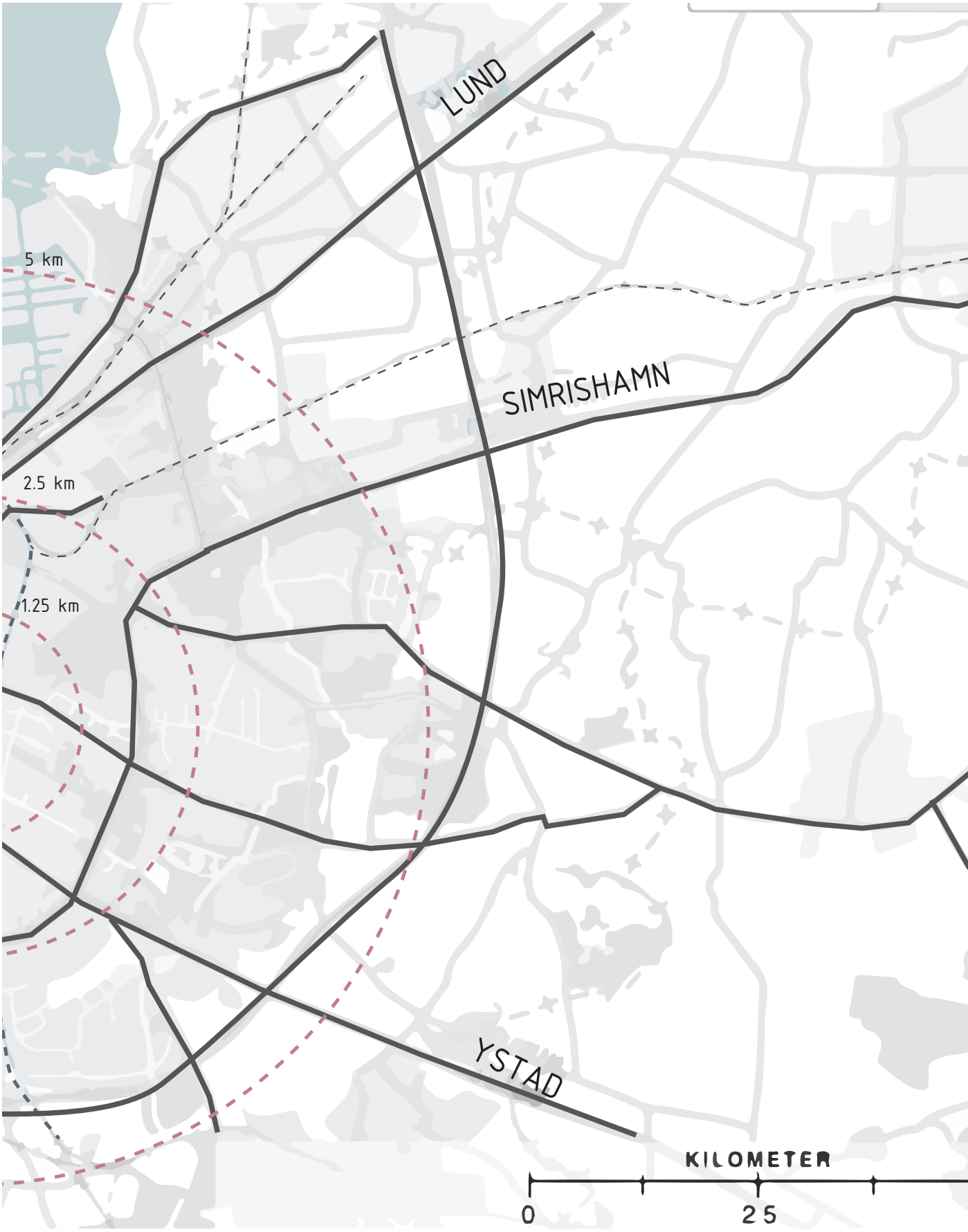
In its 2015 and 2017 reports, Police in Sweden placed the Rosengård and the Södra Softebunden/Seved district in the most severe category of urban areas with high crime rates.” (Wikipedia on Malmö)

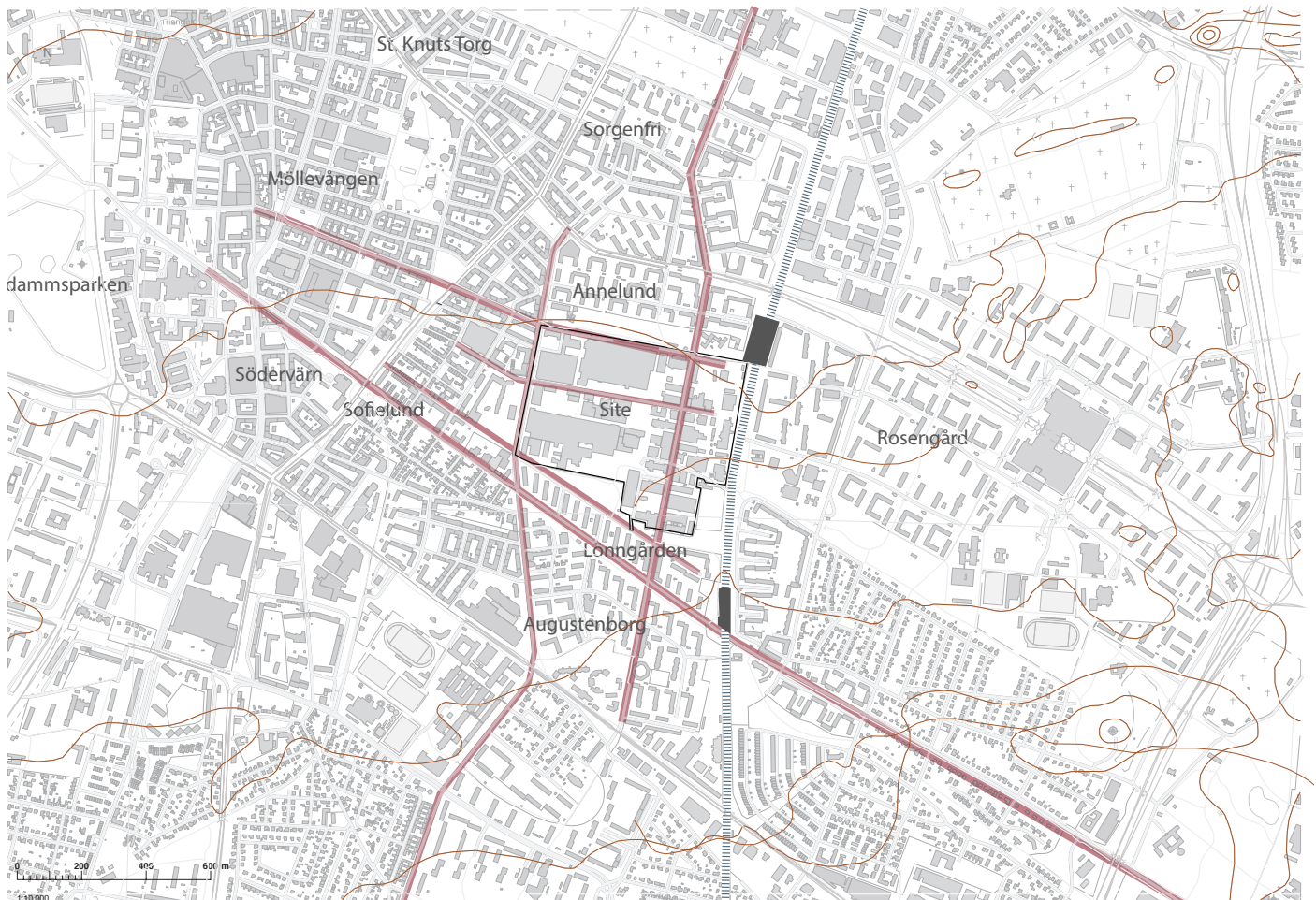


Map showing distances and neighbours.



Connections of Malmö





Zoomed in connections to site

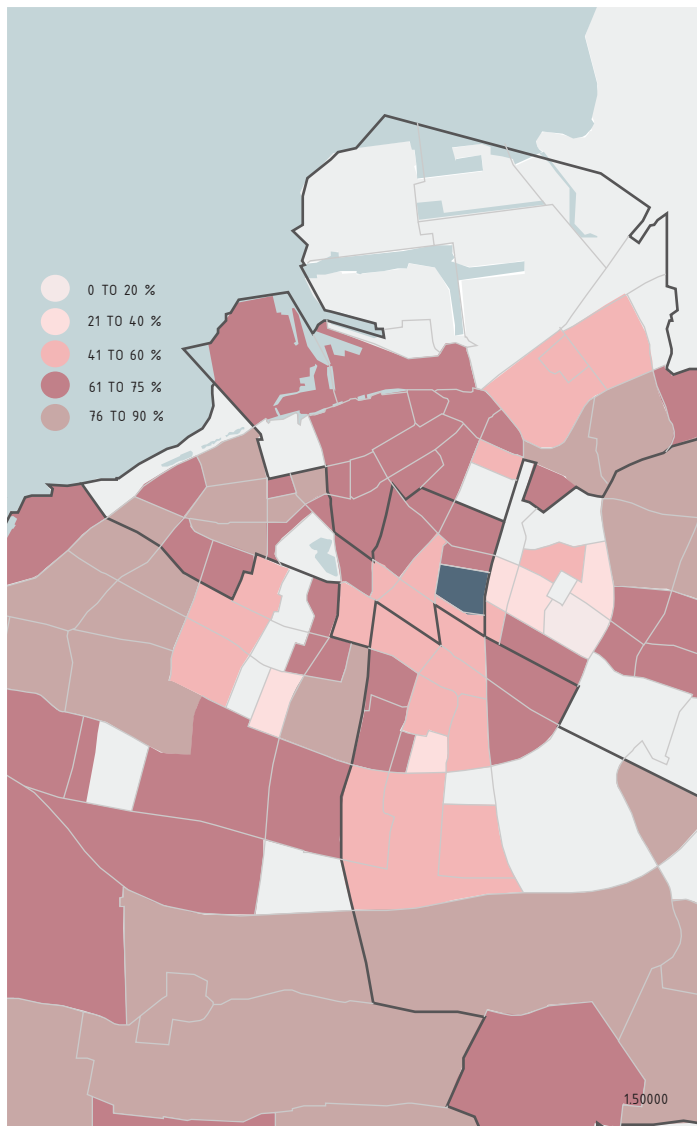
# TRANSPORT

“ The Øresund Bridge, connecting Malmö to Copenhagen through Denmark. The trip takes around 35-40 minutes. Additionally, some of the X 2000 and Intercity trains to Stockholm, Gothenburg, and Kalmar cross the bridge, stopping at Copenhagen Airport. A tunnel runs south from Malmö Central Station through an underground station at the Triangeln railway station to Hyllievång. Then, the line comes to the surface to enter Hyllie Station, also created as part of the tunnel project. From Hyllie Station, the line connects to the existing Øresund line.

Besides the Copenhagen Airport, Malmö has an airport of its own, Malmö Airport. The motorway system has been incorporated with the Øresund Bridge; the European route E20 goes over the bridge and then, together with the European route E6 follows the Swedish west coast from Malmö–Helsingborg to Gothenburg. E6 goes further north along the west coast and through Norway to the Norwegian town Kirkenes at Barents Sea. The European route to Jönköping–Stockholm (E4) starts at Helsingborg. Main roads in the directions of Växjö–Kalmar, Kristianstad–Karlskrona, Ystad (E65), and Trelleborg start as freeways. Malmö has 410 kilometres (250 mi) of bike paths; approximately 40% of all commuting is done by bicycle. The city has two industrial harbours; one is still in active use and is the largest Nordic port for car importation.[17] It also has two marinas: the publicly owned



# EMPLOYMENT



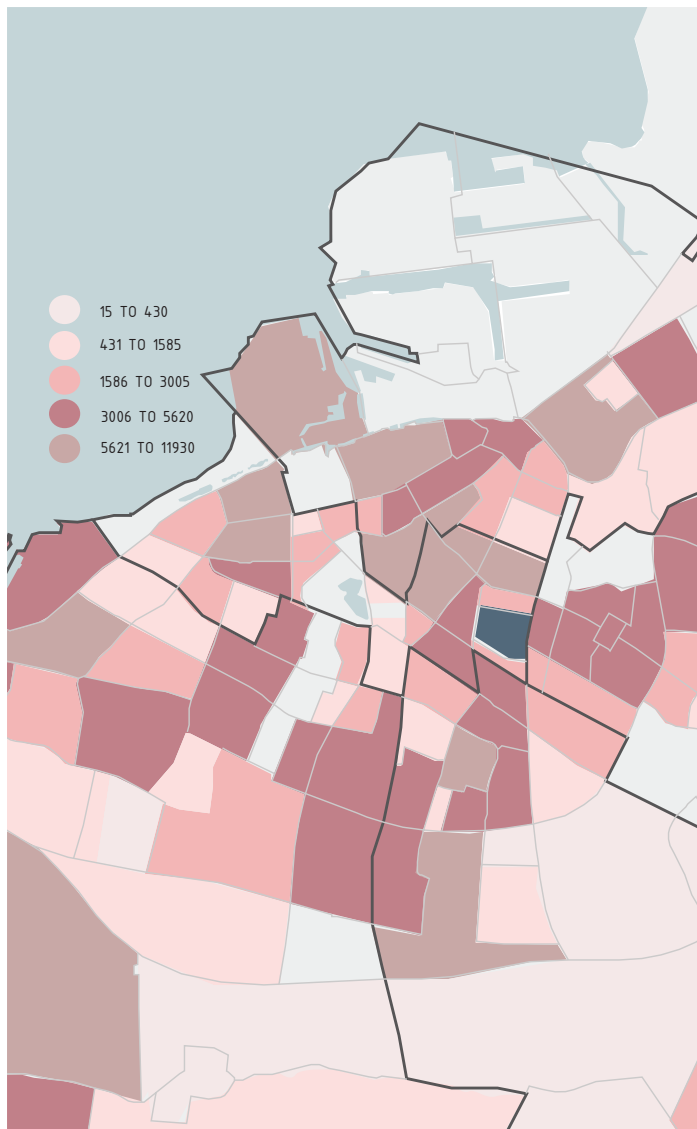
The information regarding the employed residents were taken from the municipality and were mapped. Based on these mappings conclusions were drawn on the social influence and character of the site. Annelund is quite centrally located in the city. And its surrounding areas are Rosengård, Augustenborg, St.Knuts and Sofielund. The interesting information to note is that the neighborhoods that are towards the East of the area are comparatively less likely to be employed. Whereas the areas on the west are have more number of employed residents. Consequently, the areas to the north of Annelund have more employed residents in comparison to the residents in the south. ttt §

The nature of Annelund is not residential and it is a commercial and industrial site, therefore it certainly provides employment to the residents of these surrounding areas. Some functions in the site are small business and car service and sales. Other business such as small spice stores, furniture stores, groceries store and restaurants and sports centers are found here. These activities generate jobs and one can observe that these employees maybe working in the surrounding neighborhoods.

This character of the site, which provides livelihood to the users of the site must be respected. Annelund adds value to the neighborhood areas by providing employment and reducing distances to work. This is a sustainable living setup for these residents. Therefore, care must be taken to identify these job providing enterprises within the site and nurture and nourish their business. The result of this intention helped us identify many hidden functions that when encouraged could help bring more life and activity to the public realm.

Therefore, the result neighborhood could be diversely functioned with both residential and commercial, industrial characters. This multi functional area could initially cater to the existing residents and users of the area and also simultaneously inviting new residents to move here based on attraction to the healthy and safe public realm.

# Population distribution



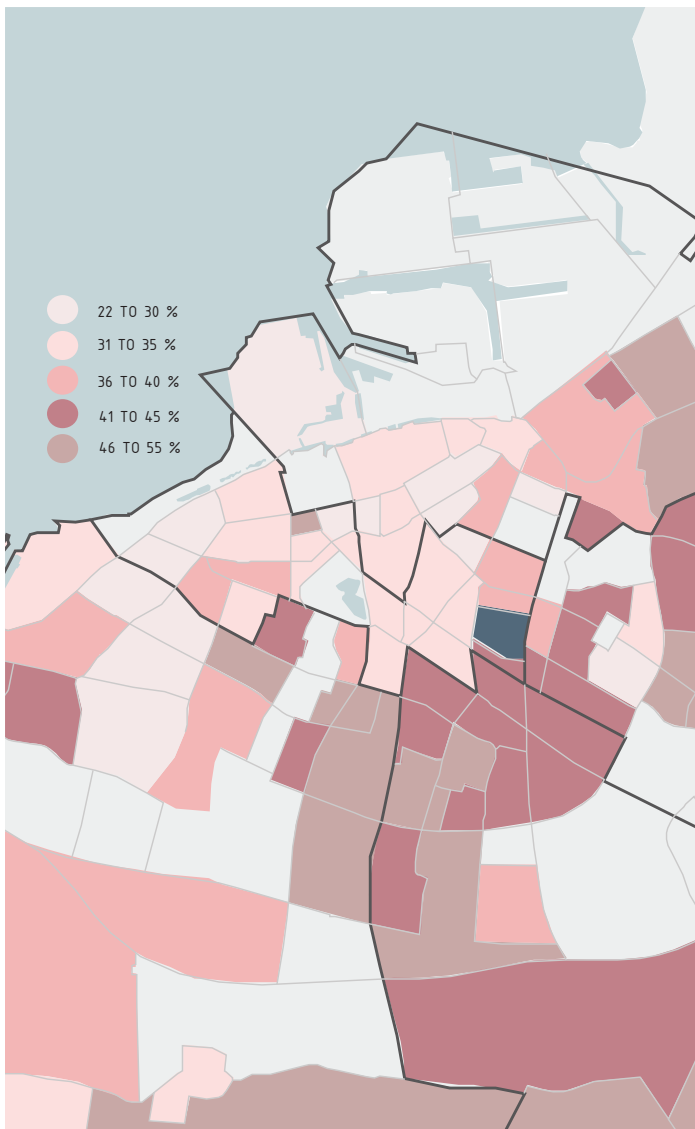
A look into the population distribution in the many areas of the city helped us get an insight into the functioning of the city. The demographic data for the city was sourced from the Malmö Stad website which is the municipality page. The site is an industrial site with almost no residential units. This gives it the flexibility to accommodate any nature of development. Because of its proximity to the city center it would be relevant to accommodate housing here.

The site lies between Rosengård, Sofielund and other neighborhoods. The two areas along the east and west of the site have similar number of residents of about 3006 to 5620 people. Along the North and South there were fewer people of about 1856 to 3006 people. Further investigation into the area shows that there were younger people mostly teenagers who live in the Western area which is Rosengård. This could be due to the cheaper living costs on this side as opposed to the Eastern side.

This influence of these slight changes in the demographics influences the public realm in our site. The movement within the site is mostly from the younger people as it is believed to be cheaper. Therefore, the functions here are mostly low key cultural or recreational. This also could discourage the older neighbors who can afford to choose their places of recreation to pick the industrial site of Sofielund to spend time in. The small businesses in the city usually the car wash, service shops and car dealers encourage these young inhabitants to come here to make some quick money.

Going further North towards the center of the inner city and train station, the population is higher and denser. Contrasting to the pattern in the South where the population is decreasing. But this trend could be influenced by the upcoming train line running through the inner city of Malmö. The new functional stations lie right in the middle of the areas in the south and the east from the site.

## Education



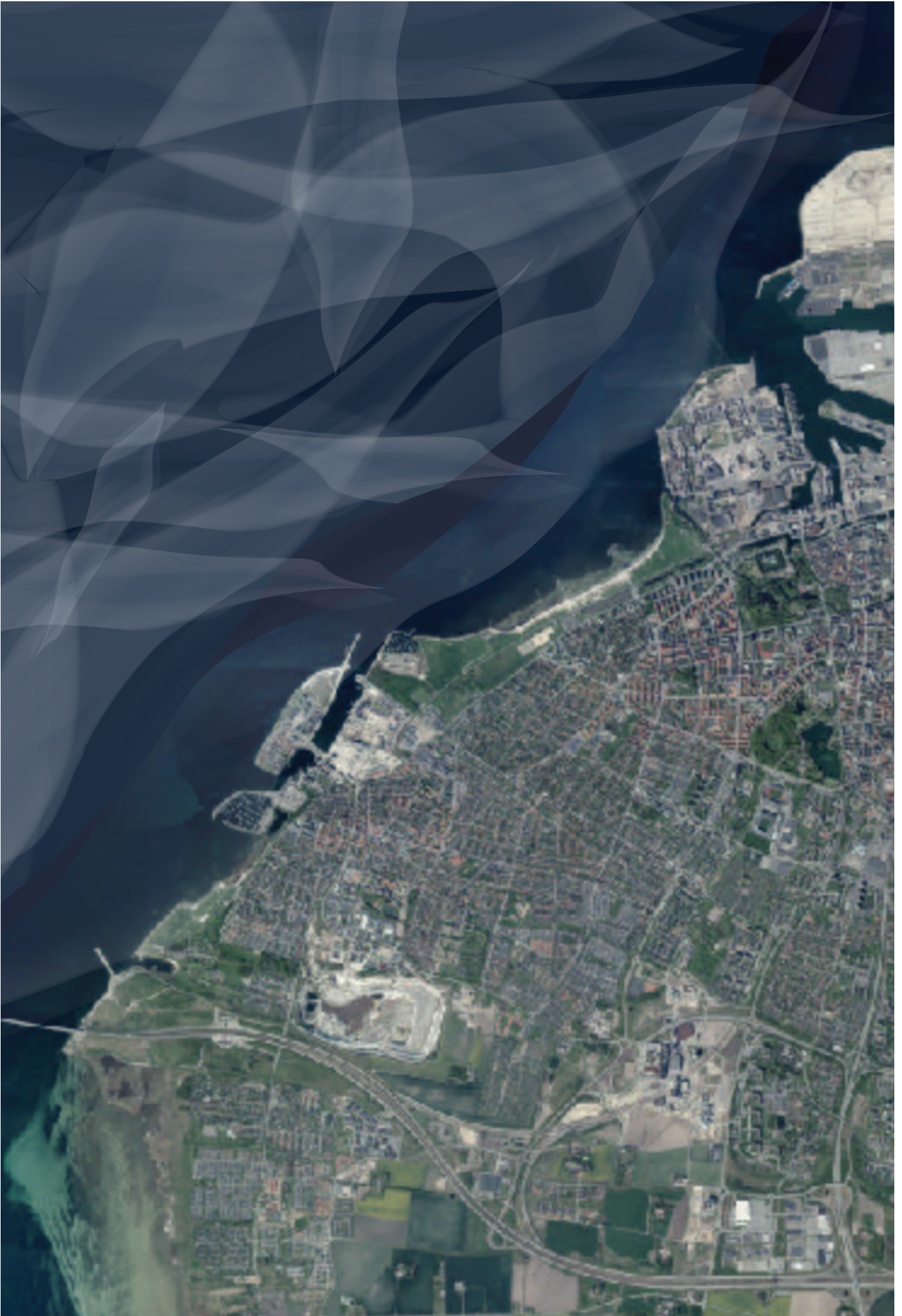
Similar to the above readings the findings for the education revealed the same pattern. There was a higher number of educated people along the West compared to the West. However the number of children and young people on the East were higher but still there was a difference.

Also interestingly our site though it is industrial and commercial in nature has many schools in the vicinity. Within the site boundaries along the south and north near the rail line there are two primary schools. The site also has Folk Universitet, which is a educational institute. This aspect of the area encourages the movement and interaction of children and young parents to the site.

According the newspaper and media articles and also municipality web page shows that there is an increase in single parent family constellations and also an increased family constellation with young children. Therefore, attracting such family constellations to move to this area to access the different schools and educational institutions.

There is a distinct duality within the site based on the contrasting characters of the built fabric which encourages movement of difference social groups in the site. The proximity to the parks in the north and south also encourages a richer public realm with children moving about.











SPACE SYNTAX OF ZOOMED OUT SURROUNDINGS FROM SITE



SPACE SYNTAX OF SITE AND BOUNDARIES

## SPACE SYNTAX

A space syntax analysis was done to the site and its neighboring area. This space syntax analysis shows that the site is not well-connected and the grid is quite discontinuous in this area.

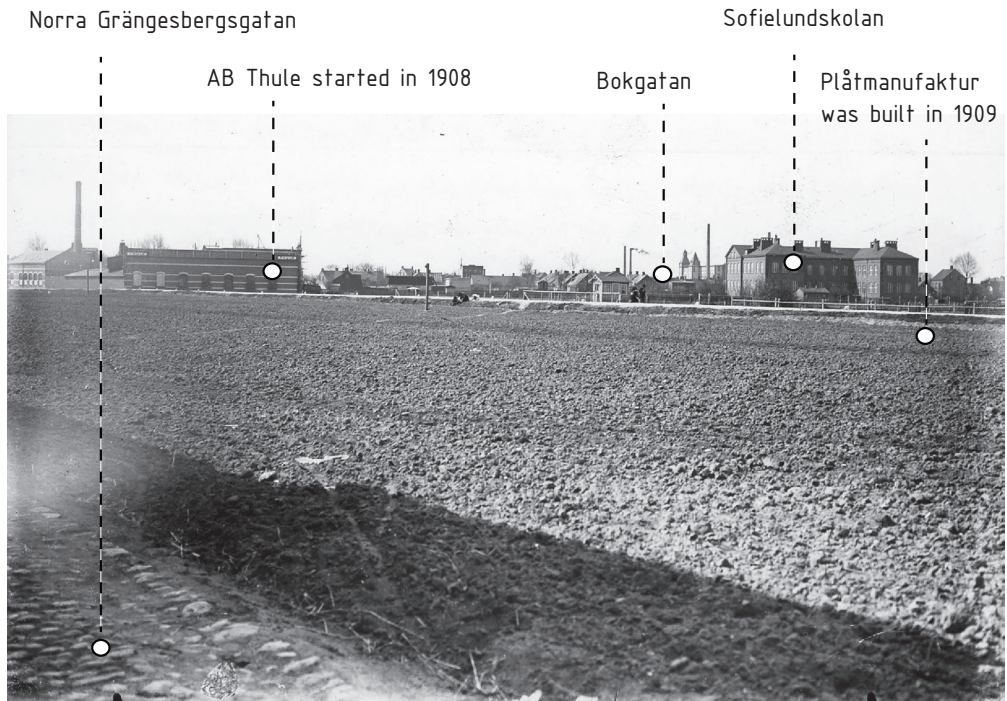
The main boundary in the site is along the rail line. Though in a larger perspective this rail line connection is quite strong. It connects Annelund to the rest of the city and to Copenhagen, Gothenburg, Stockholm, Lund and many other cities through the rail lines and stations. The rail line which has two stations along the boundary of the site in the north and south are key nodal points to access the area. However at a site scale this rail line is a major boundary and obstacle to the site. Therefore, the core connections were intended to connect Annelund to the rest of the city.

This goal was achieved by connected the streets to Rosengård through tunnels of different widths to create interest. The other key connection were connecting to the Bokgatan, Mollevånstorget, and the other green city parks in the West. The connections along the north towards the park are opened up and this encourages north-south movement along the side. Therefore, a healthier space syntax is achieved.



# 1786

The governor Tage Thott sold his farm from West Skrävlinge town to trader Hans Bauert and his wife Sofia van Trolle. The farm was broken iand scattered in Ängavången - today the Enskifteshagen. After Sofia's passing they put a memorial stone of: "Sophielund. This farm was built in 1793 by Handelsm. H. Bauert and the wife of SC of Trolle".



The area became a labor force, known as "Swine Island" - probably because the residents had pigs in the self-built houses, and because the workforce was inaccessible far east.

# 1860



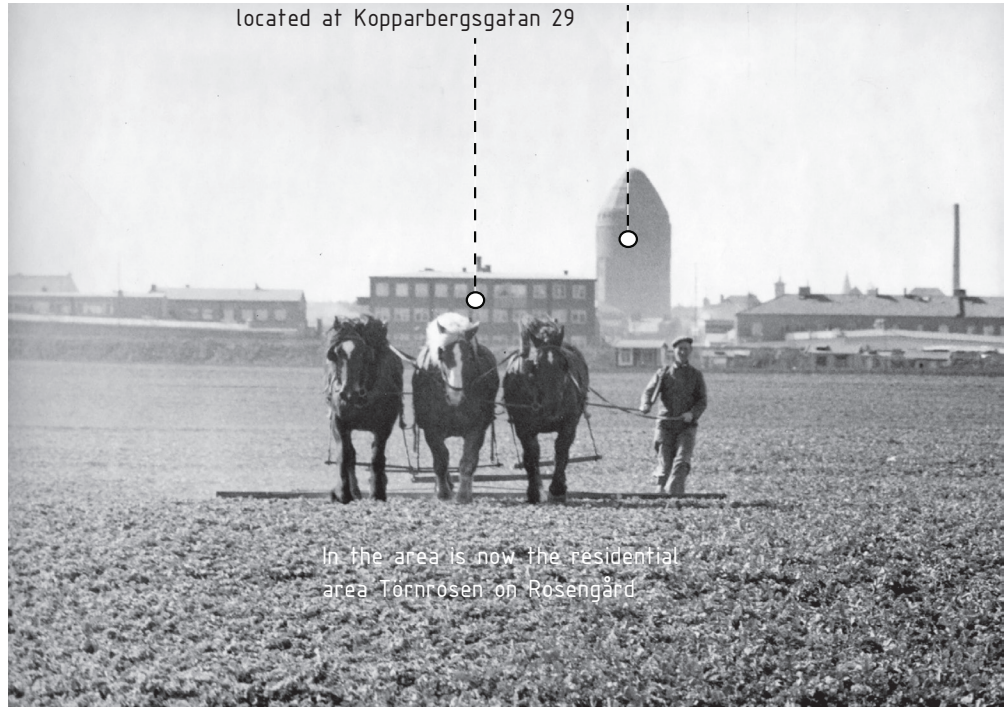
Grängesbergsgatan was laid out in 1932. There was plenty of space and proximity to the railway. There established companies such as Metzéns kemptvätti, Malmö Kvarnmaskiner, Wojdkow & Co, Saturn, Plåtmanufaktur (PLM), Malmö Lakrits Compani (Malaco) and Ohlsson's Bakery (Påsen). The expansion of the industrial area continued until the late 1970s when some companies were dropped and others moved. At the same time, smaller companies and workshops began to establish themselves in an

# 1932



Annelund's office center,  
located at Kopparbergsgatan 29

Södervärns water tower



1949

Behind the horses is Annelund's office center, located at Kopparbergsgatan 29. At the far end of the street, Södervärns water tower is seen. Beyond the buildings in the picture is Norra Grängesbergsgatan and in the area is now the residential area Törnrosen on Rosengård.

Sofielundsgården



1953

Sofielunds farmhouse remained tall, long after the farm had fallen. The white semi-detached house of crossroads, named the entire area, was demolished in 1953. At the corner of Ystadsgatan and Lantmannagatan, the church of St. Matthew was later built there. The memorial remains, however, in storage at Malmö Museum.



Saturn House



**2000**

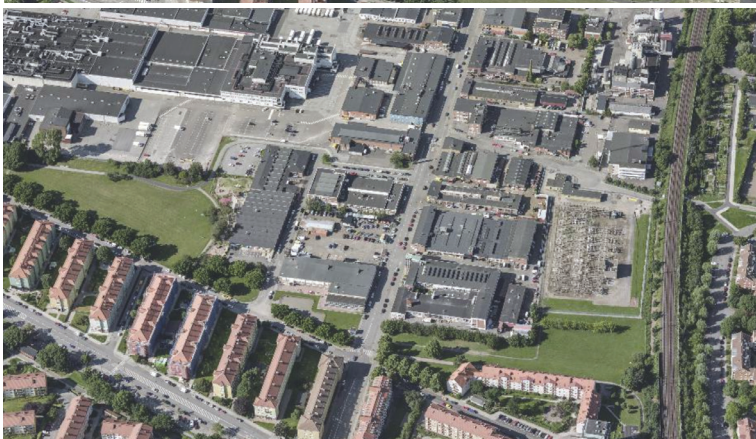
The Saturn factory in the corner of Lantmannagatan and Ystadsgatan was active until the move to Bronsyxegatan in 2000. The premises remain, but now it is abandoned. Sydsvenskan's picture is from 1994.





SITE AND QUALITIES





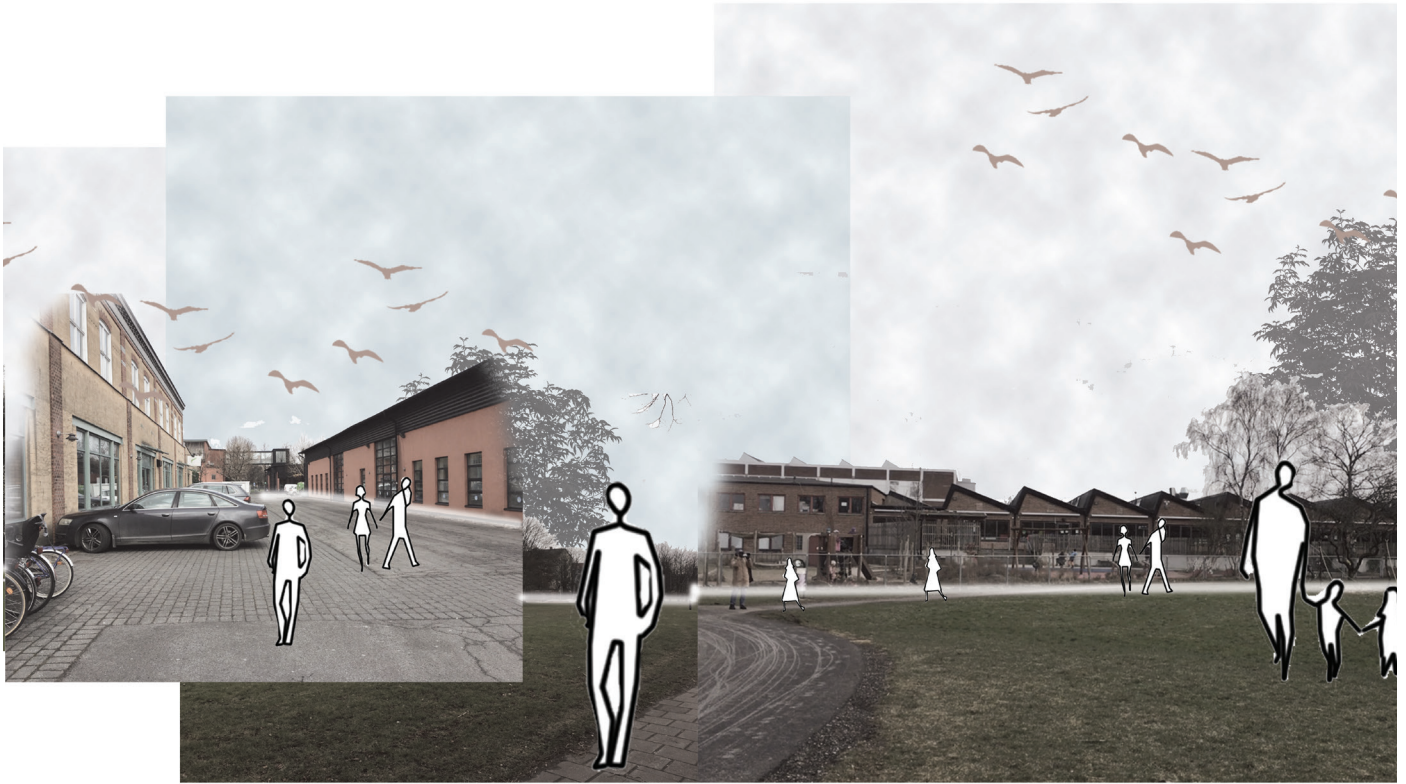




QUALITIES OF SITE







MALMO February 16, 2018 15:00

# TV: Here the gangman pushes me under the giant noise

In the midst of the giant battlefield on Norra Grängesbergsgatan, two men throw off their firearms. Thanks to the noise stuck on surveillance films, a gangman is sentenced to two years in prison.



Peter Herkel

FOLLOW THE WRITER

Back-pressed and in numerical mode, the 30-year-old man lifts his arm over his head and relieves a shot. Then his friend does the same thing.

Read more: See the giant battle caught in film: 31-year-old is charged with a knife in the throat



Övervakningsfilm visar skottlossning

MALMO January 20, 2018, 13:17

# Shop owner at Sofie succeeded in the hearing armed robbers

## No-go zone? Here's how one of Sweden's roughest areas edged out its drug gangs



Kjellöfgren  
kjlofgren

June 2017  
:ST+02:00

in focus

seved

sofielund

malmö

crime

Share this article



Police after a shooting in Seved in June 2017

MISSING MALMO

MALMÖ'S BEST

MALMO January 26, 2018, 3:35 PM

# Several se police atta

On Thursday night, the police area near McDonald's barred



Jon Velander

FOLLOW

The police are very fortunate abc during both the day and the even "We have a number of detainees moment. The investigation is still South.

Late Thursday night, several poli blocked. At 00.30 the night to Fri According to the police, there is r

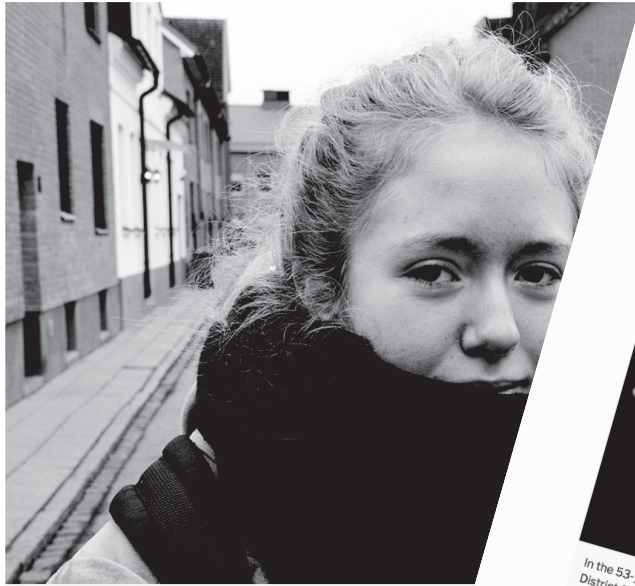
source



SWEDEN December 18, 2017 14:29

## Suspected group violence rages neighbors

Accommodation in the area is upset after the weekend's suspected assault murder at Sofielund in Malmö, which is the third in a short period of time. "There should be security hosts in the area," said Kawzar Hamo.



MALMO December 18, 2017 09:00

## Special review "criminal zone" at Sofielund

Unlocked laundry houses and cell phone drug centers. It tries to stop the crime. Lännsförsäkringar Skåne by special



Andreas Persson

FOLLOW



## Robbery was found in bags in the car seat



In the 53-year-old man's car, one and a half million kroner and 122 | 500 Norwegian kroner were found in three plastic boxes. According to the District Court, parts of the money are a change from a robbery to an exchange office in Gothenburg 2011. Archive image. Photo: JESSICA GOW / TT

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THE WRITER

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to sexual offense. Ne

- Sydsvenskan

## IDENTITY

The general notion of the place is not very advanced to the site. Being marked as a vulnerable area by the local police, this area is believed to be riddled with crime and danger. Though it rings true to some of these accusations the local residents believe that it does not affect them directly. These crimes are usually internal within the concerned parties and rarely target outsiders. However the general state of unrest and fear prevails among visitors and residents. Though eventually these crimes and dangerous activities can be curtailed the identity of the site may continue on as. Therefore discouraging people from visiting or using this site. The basic identity of the site needs to be changed.



## OPENINGS ON THE STREET





## NAMES OF STREETS



GROUND COVER IN THE SITE

# MAPPING THE STREETS, OPENINGS AND SURFACE COVER

In Annelund, the idea was to focus on understanding the essence of the site and its characters. The many elements of the site were mapped and the a broader understanding of the site was achieved.

Mapping the openings of the buildings showed how the character and qualities of the building established the movement pattern in the site. The buildings were usually bulky and with few openings which were meant for loading and unloading. This showed us that more openings and more interaction with the public realm increased activity on the streets.

Mapping the streets and their hierarchy and names. This area shows a vast and elaborate history and the stories can be traced back to a long time. Therefore mapping them puts a more defined context and understanding to the space. The names of the streets carry an intense history and an image in the minds of the people and these characters from the streets can be used and its character could be borrowed.

The third element to be mapped in the site was the surface cover and though quite subtle they tell a story of the functions and use of the site. The materials influence greatly how a space is being used. The site here is mostly covered by the hardscape showing the industrial nature of the site. However the north and south of the site is covered by the green landscaped parks. Though one more successful than the other it is perfect breather for this harsh hard scaped urban site.

# 3

Objectives  
Strategies  
Phases of Development  
Detailed Design  
Inference

DESIGN

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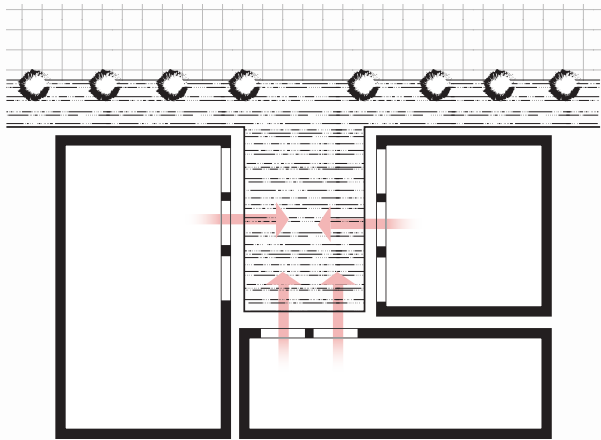
# Objectives

In Annelund, my main objective was to prioritize the existing residents. Shifting the dynamics of power to them would ensure anchoring their place in the site. It is important to note that the nature of occupation in the site is not residential but it is mostly industrial, art, recreational and small businesses. Therefore when emphasis is given to these residents the proposed spaces must respect the character of these functions.

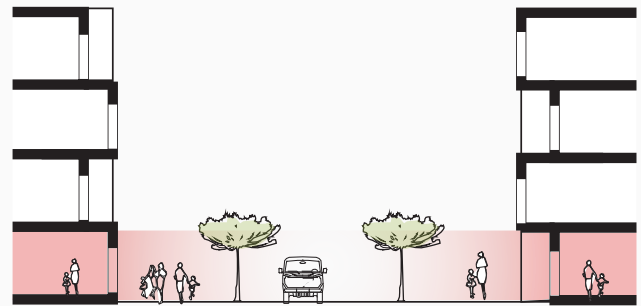
The proposal works on keeping the existing physical fabric and working on the in-between spaces. In the very essence we are working on amplifying the existing character to bring it to the public realm. What this will do is bring the qualities to the forefront so the residents will have elements that are already preexisting in the site. Not new ones but factors they already associate themselves and the site to. This play on familiarity is important for the anchoring of the site. Making people believe they belong in the site while still giving them a better public space. Better in this case will also stretch to safer and that is because of sense of ownership that will be cultivated from familiarity.

Familiarity and personalisation and urban renovation are key actors here at Annelund. And I believe these small steps towards public participation can really influence the utilization of the site. As for the new residents to move within the fine grains of this area it is simply a play on these qualities and identities. As a visitor on further exploring when one could find numerous activities hidden within the huge block buildings in the site, it was quite interesting to bring these qualities to the front. Defining the spaces and still creating flexibility for life to unfold within them sparks a wonderful result for the site.

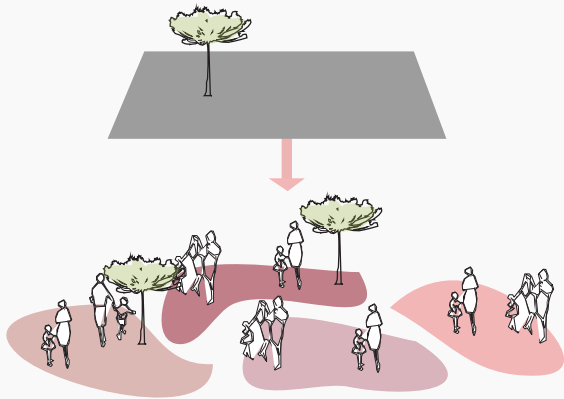
This diverse blend of people and movement in the site is further benefited from the Malmö ringen which may appear as a barrier in one scale is very much a grand connection in the larger perspective of things. Also this boundary opens ways for interesting connections by means of tunnels in the site.



Activate public spaces



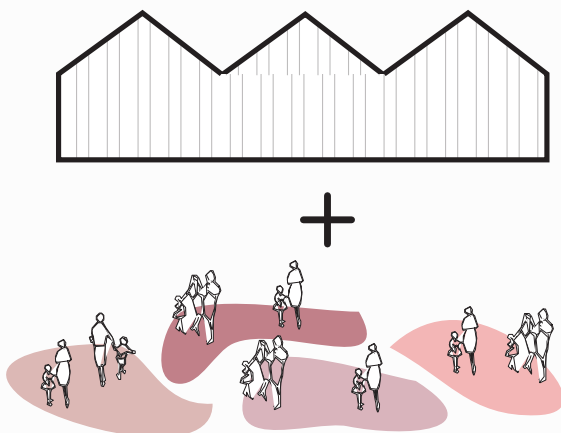
Programmes to streets



Multi functional Space



Move within green

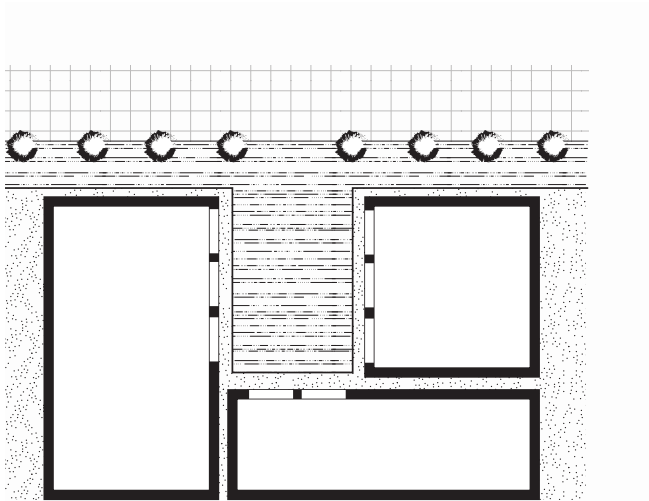


Existing character + new functions



Identity redefined by functions

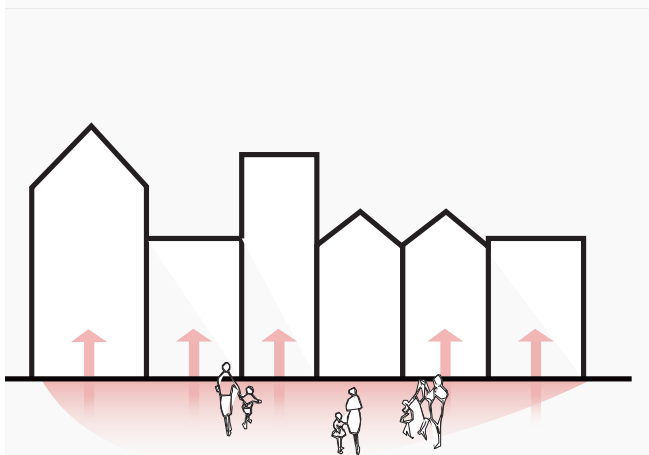




Materials define space



Hierarchy with lighting , materials



Many openings, mixed typology

## ToolBox

During the renovation of the site an important step is upgrading the public realm. The site development has a clear duality in terms of built structures. That is it has a contrast of existing buildings and new buildings. This toolbox addresses the strategies for the urban regeneration of the existing buildings in the site. These buildings were originally industrial buildings and had a lot of industrial qualities. The idea of re purposing these buildings will maintain authenticity and also increase the functionality. There are nine key strategies for the renovation of the site.

### 1. Activating the public realm

The public realm must be activated by the built fabric and the functions of the re purposed industrial buildings.

### 2. Bringing the programmes to the street

Power the functions of the buildings to power the functions and programmes of the street.

### 3. Material define the space

The materials define the boundaries and hierarchy in the streets, squares, public and private spaces.

### 4. Multifunction spaces

The buildings are mostly non functional, and they must be changed to multi functional.

### 5. Move within the green

The low quality vast green spaces are changed to form high quality by adding levels and movement and programmes to the green spaces.

### 6. Hierarchy with lighting and material

The street hierarchy determined by the materials and lighting and other elements for way finding ease.

### 7.Existing characters and new characters

Keeping the existing characters new ones are added to increase functionality and maintain authenticity.

### 8. Identity redefined by functions

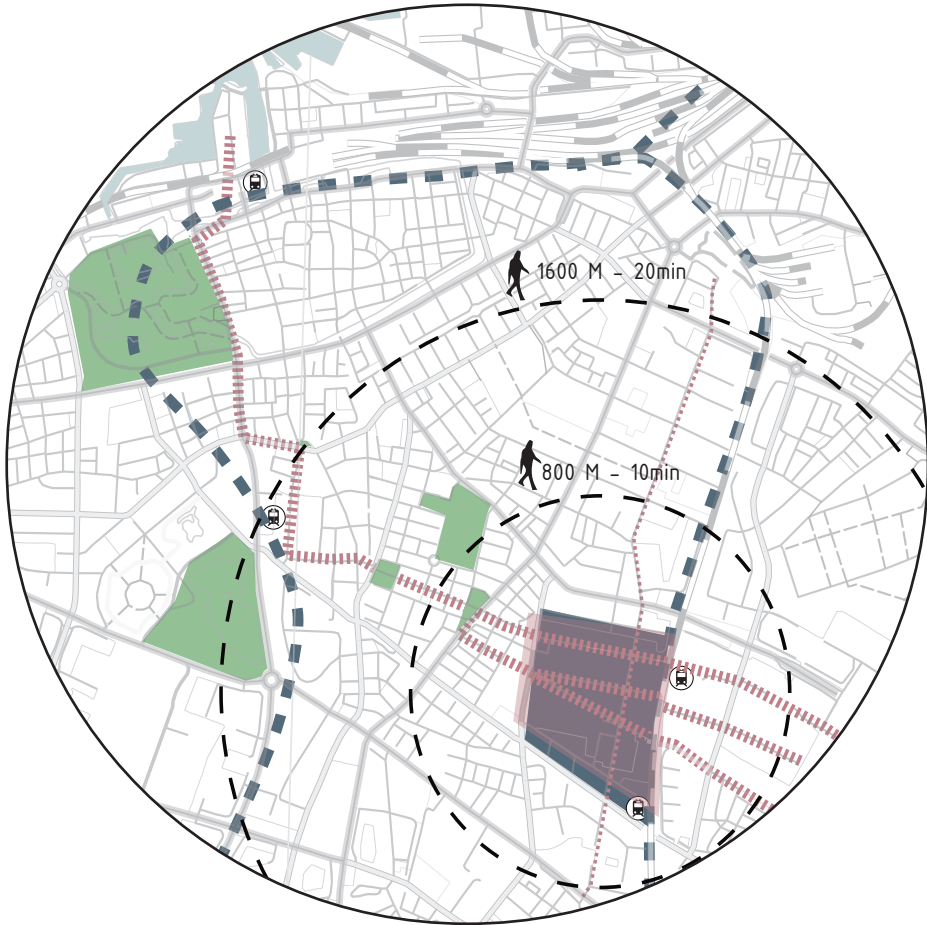
The old negative identity replaced by a newer one based on the functions and diversity elements.



## CONNECTIONS TO THE CITY

The sites connection to the city can be studied in three perspectives. The bigger city scale is the connection to the Malmö ringen. This connects the site to the other important cities. The stations lying on the north and south of the site ensure these connections evidently. In the small neighborhood perspective the important connections of the site to the green parks of the city shows an interesting movement pattern through the green spaces of the city.

In a site scale the main connections of the site show the connections to Rosengård, the St.knuts and Mollevånstorget, Sofielundpark and Sofielund respectively on all sides.







run, nature walks,  
wetlands



residential  
street



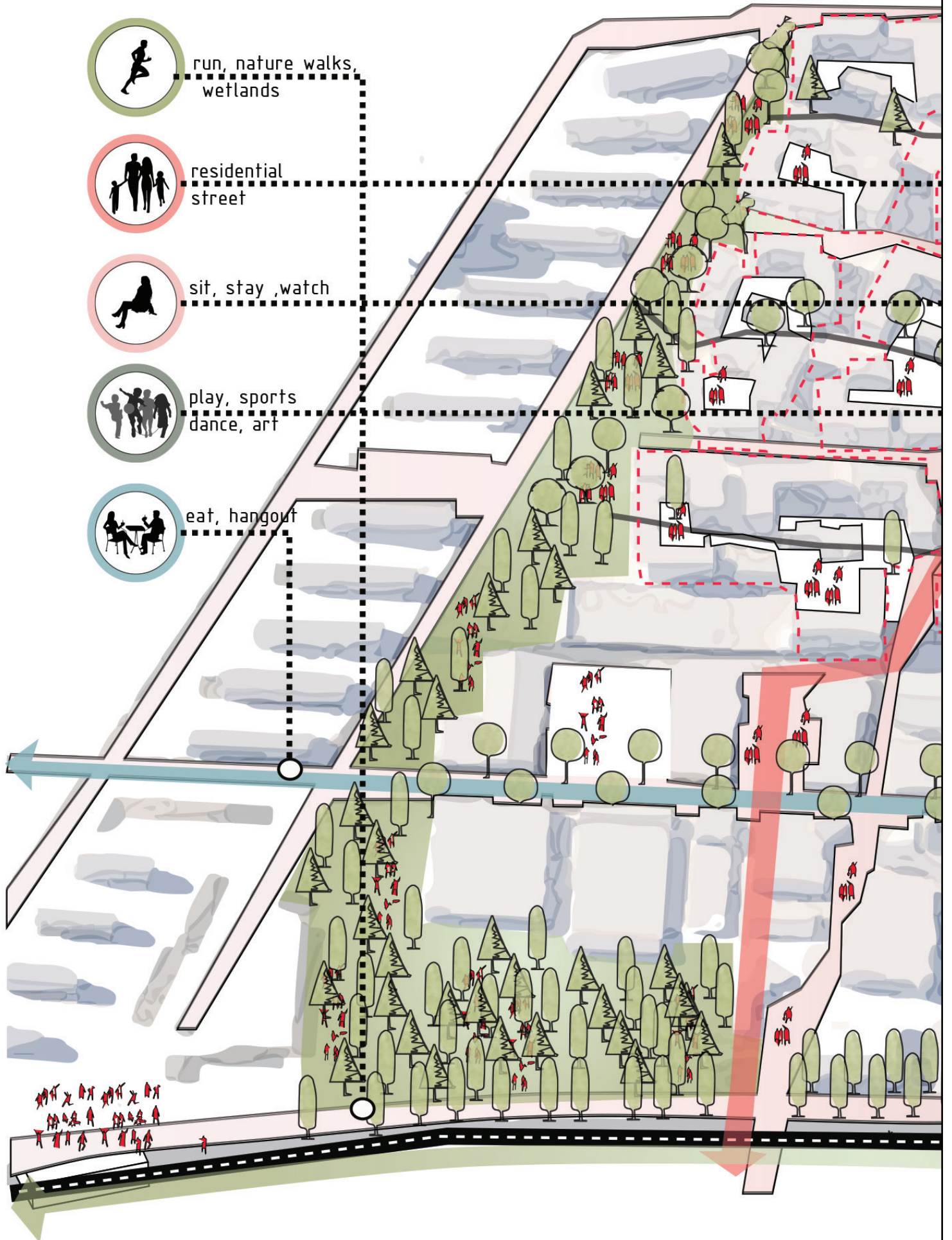
sit, stay ,watch



play, sports  
dance, art



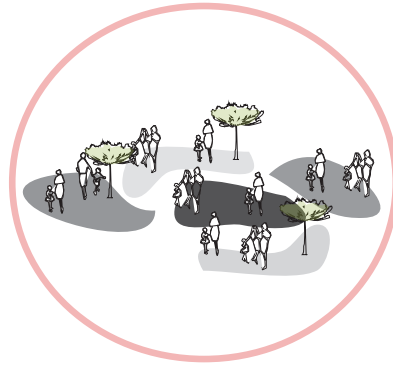
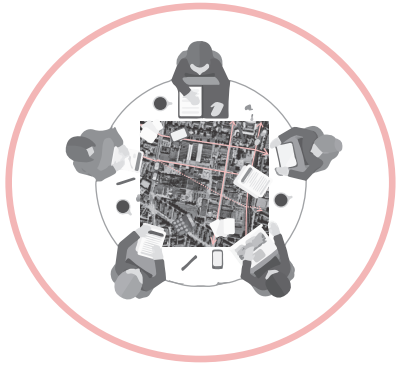
eat, hangout



DISCUSSING THE CORE STRATEGIES







## Strategy for Phasing

In a project like the Annelund phasing plays an absolutely vital role. It is almost a pilot project and the goal of the project is to have a sensitive interventions almost timid to create comfort for the existing residents. While working with such sensitive social causes the strategy to phase is must be delicately chosen and not too drastic to create any mayhem or sense of unease for the residents. Also the strategy is meant to be clean and simple though we have a complex problem.

The main goal is to control the interventions to keep them minimalistic the entire time to not alter the authenticity of the place. The authenticity is the anchor and the project must hold good to maintaining that throughout the phasing of the project. Setting such goals and frameworks for the timeline can help with moving forward without deviating from the goals. This project is sensitive in many respects and it is one that holds the values and expectations of great many stakeholders.

As for the timeline of the project, it is heavily dependent on the timeline of the Malmö ringen and the train stations of the nearby areas. The site follows a simple timeline that tries to mimic the timeline of the neighborhood project of Norra Sorgenfri, which is a recent proposal that the municipality of Malmö is about to begin work on. This site is close by and has many similar values as the other site and a similar timeline can help set a framework for the design.



# Phase 1

Phase 1 of the strategy is very clear. The main idea of the site is that it does not start with the designing or planning of the area. It gives absolute importance to the participation of the many residents and users of the site. Therefore, the first step is mainly public participation and understanding the pulse, concerns and expectations of the residents. Finding the essence of the authenticity and making it the main vein of the project that runs throughout the process.

This strategy is carried forward by starting numerous pilot projects within the site. The idea behind this is that from our analysis we have identified the many functions and characters prevalent in the site. But these elements are not known or available to the people of the city. So in order to make people aware and to make these functions accessible to everyone numerous pilot projects are started. Some of these pilot projects are at locations which would later go on to become squares and public spaces that still continue on the same character.

For example on the projects is an outdoor theater for people in the Softbound Park. Another one is the dance workshop outside Fabric, the dance house in the site. A food stall or market with multi cuisine choices to bring awareness to the culinary geniuses available in the site. Little pocket green parks and organic farming events to show people the potential of green in this landscaped site. These are some of the qualities which will be taken further when we go ahead in the project.

While we bring people into the site, they will also help participate in the dialogue for the planning of the area and most importantly in the planning of the new housing area. The ownership and typologies will be discussed in these meetings. Different meetings will be held in the interest of different stakeholders. With a separate and more intense meetings for the existing residents discussing not just the future of the area but also matters of authenticity.



#### KOPPARBERGSGATAN

Temporary street events influenced by Sports centre and Dance house in the site.

#### DANCE EVENTS

Temporary street events influenced by Dance house and repurposed Saturnhus in the site.

#### NORRA GRÄNGESBERGSGATAN

Temporary street events influenced by the oriental food stalls and other ethnic restaurants in the site.

#### PARK STREET

Temporary street events influenced by Sofielund Park and the connections to the park from the site.



PHASE 1 - NODE POINTS





PHASE 2 - CONNECTIONS



## Phase 2

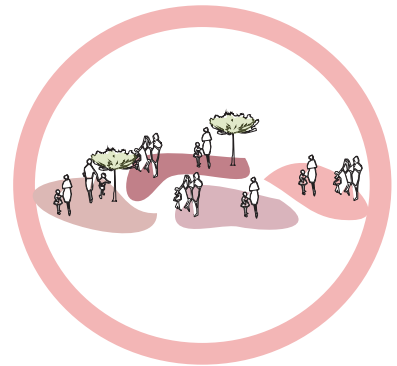
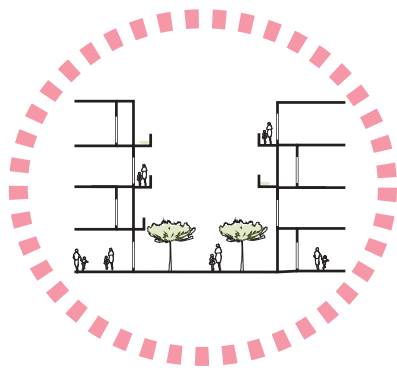
After phase 1 and the city has been made aware of the interventions in the area. The many activities and characters available in the site is brought to everyone's attentions. The potential of the site is explored in a temporary line of thinking. We move on the next step in term of the intervention.

The most important aspect for the success of any neighborhood is the clear connections and nodes, where the key connections converge. These nodes determine the accessibility of the site. Therefore, extreme care has been given to connect the node and connections of this site. The area has five main connections. Each represented by a different color. The qualities of these connections becomes the defining point of identity of this new neighborhood. These five connections are a derivation of the authenticity of the site and build on those characters.

The green trail connects the site from north to south creating movement along the rail line therefore handling the buffer in the space syntax. The second connection is the NorraGraängesbergsgatan. This authentic and important street is quite efficient in its connection but is mostly car dominant, so the lanes have been reconfigured to provide for bikes and pedestrians. This influences more movement and direction within the site.

The third connection is the Kopparbergsgatan, that connects the Bokgatan and Rosengård. It is quite straight and leads us straight to the other side of the area. The fourth connection is the park street. The main objective here was to open more connections to the park and also excitingly this street leads straight to the train station and it is a pedestrian friendly street that opens into the park replacing the huge parking lot that was available in the site.

The fifth connection is defined but will work after phase 3. The planning of the residential area. This street mimics the characters and qualities of the housing in Bokgatan, which is a successful and new neighborhood. The characters in this neighborhood will extend and bring familiarity to the housing area here.





PHASE 3 - DENSITY

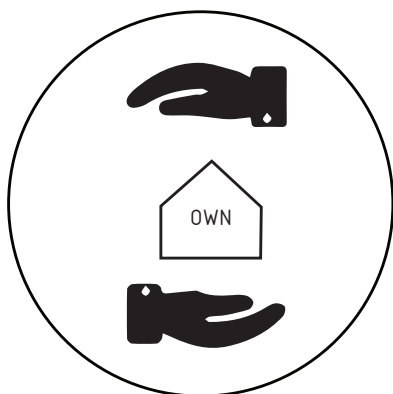
## Phase 3



After the pilot projects and the kept connections are in place we can safely say that the public realm has been well considered and designed. This public realm with all its characters and qualities cater to the existing residents while resonating the memories of the site keeping its authenticity intact.



Now the planning for the housing area begins. Based on the public participation and dialog in the first phase the framework is set for the housing layout. The layout in our design is mostly an idea of how this area will evolve based on the dialog and also a framework and it will soon develop in its own merit to open doors for residents. The key goal of these housing area is to provide housing for the existing users and housing. Based on our understanding we have a framework and number of who lives in this area. Also based on the information in the Malmö municipality web page it is evident that Malmö suffers from a housing shortage and this issue is soon meant to increase. Therefore, planning of this housing area is an obvious move. However it is clear that though our project aims at addressing that housing shortage we want to design for the users of site. Therefore, the typology here will mostly cater to affordable housing markets and student housing. There are many angles of shared but good housing options to choose from and perhaps these qualities might attract other city dwellers of Malmö to choose to move here even under affordable conditions.



The idea is to create a healthy public realm that attracts all city dwellers to come and enjoy the area and inadvertently move here but since the existing residents enjoy partial ownership their say is important and it will help aid a good social blend in the area. Also maintaining the existing buildings while planning new housing. This will create a balance in the rent gap between the old and new in the site.





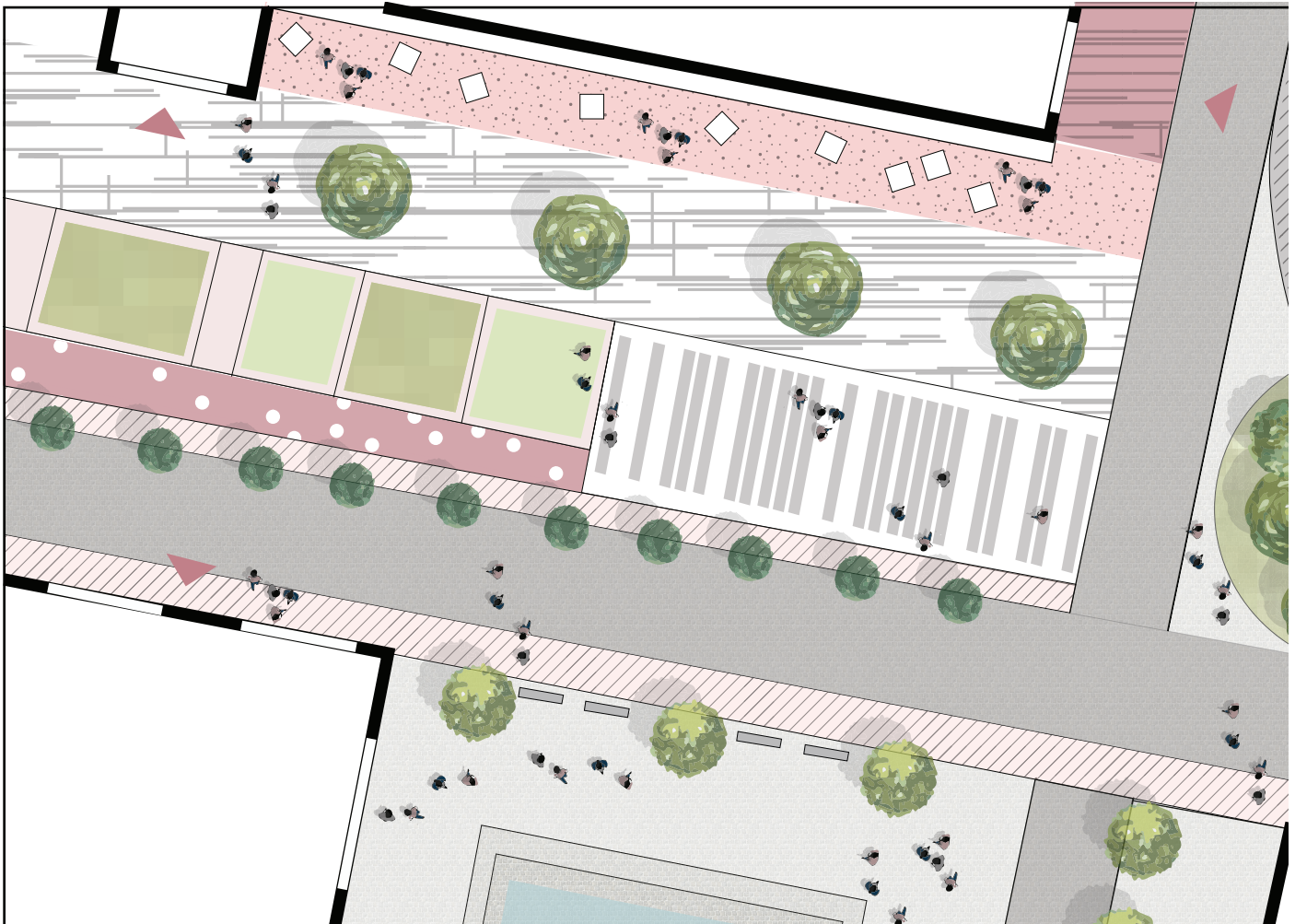
SOFIELUND

AUGUSTENBORG



## MASTERPLAN OF ANNELUND

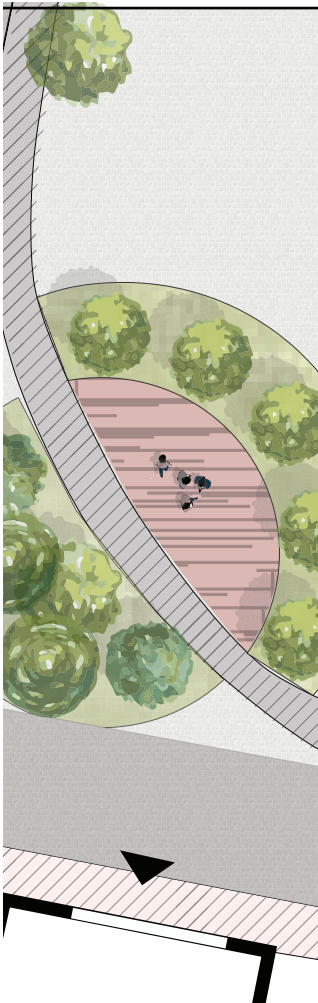
Showing the key connections and qualities of public space along with new typology.



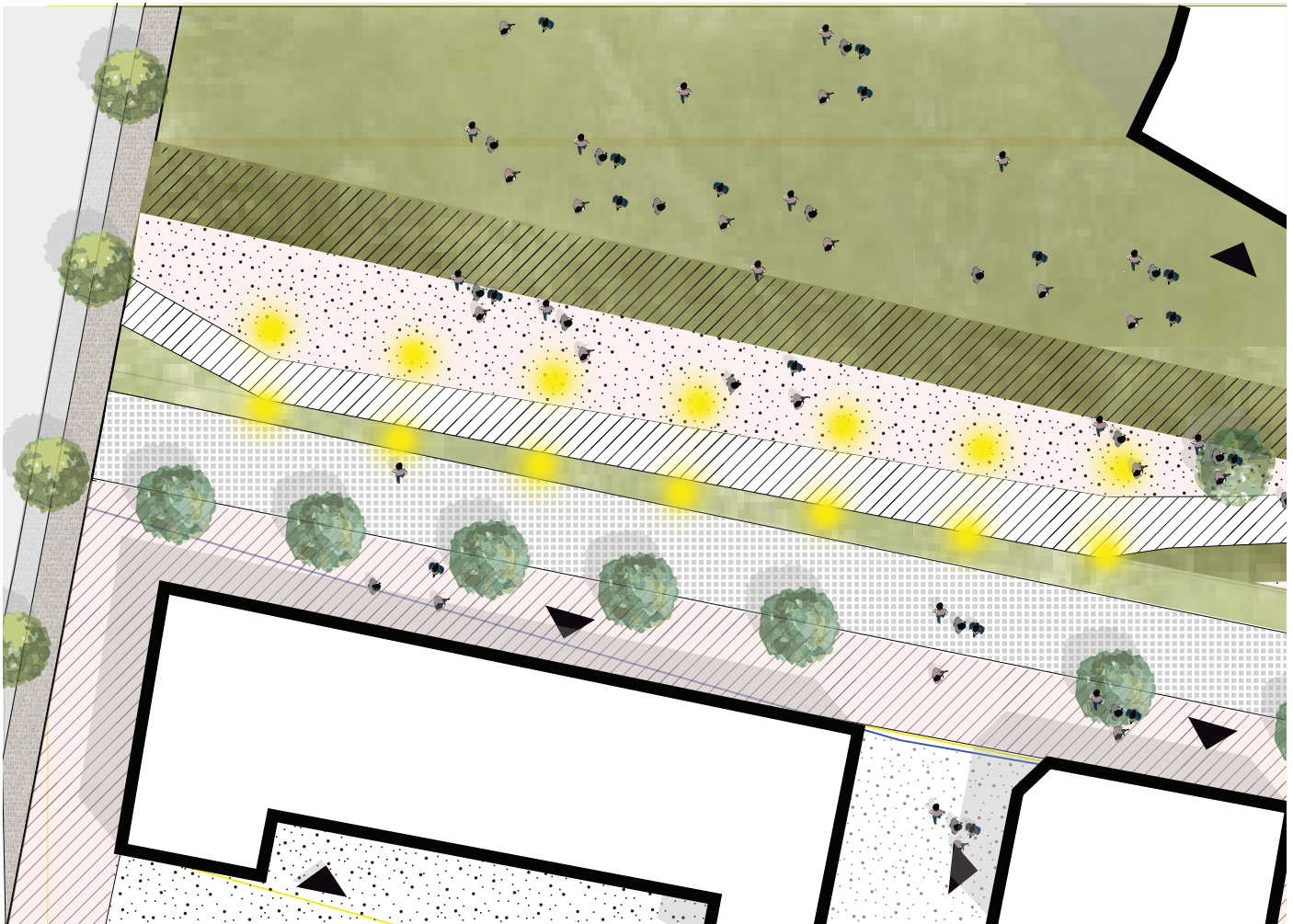
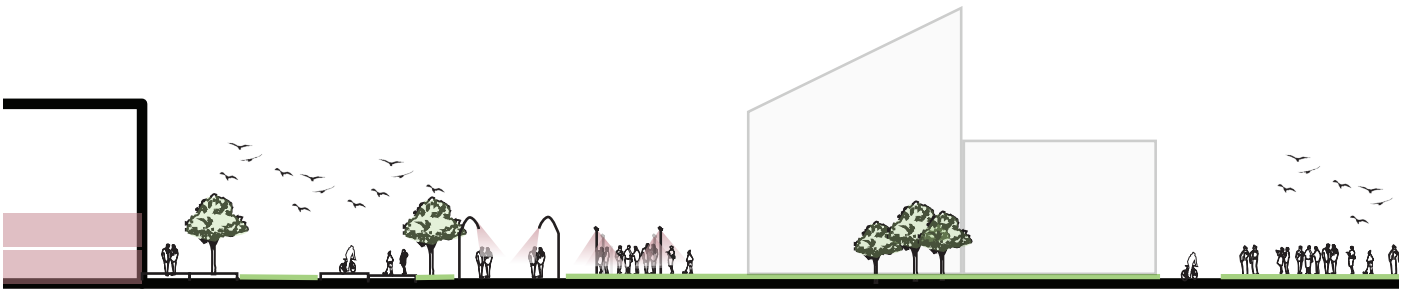
# KOPPARBERGSGATAN

Initially a car dominated street that is also a dead end street as it ends at the tunnel was absolutely unnecessary. Its main goal was to get connected to the NGBG. But for such a short connection the car dominated lanes seemed frivolous and also discouraged pedestrian and cycle movement within the streets. Therefore, these qualities of the street were planned to change in the design.

Quite close by on one side of the street it connects to the square along NGBG. That square is a food square with multi cuisine foods and food stalls and public seating that when paired with our super programmed square could be a great place to hang out and have a "Kati Roll" perhaps with the children playing in plain sight. The seating near the buildings are flexible and can be moved around to create flexibility in the constellations of the social gatherings that happen around here. It is well exposed to the sun while still have protective pockets to give people to choose the kind of spot they prefer to sit in.









# PARK STREET

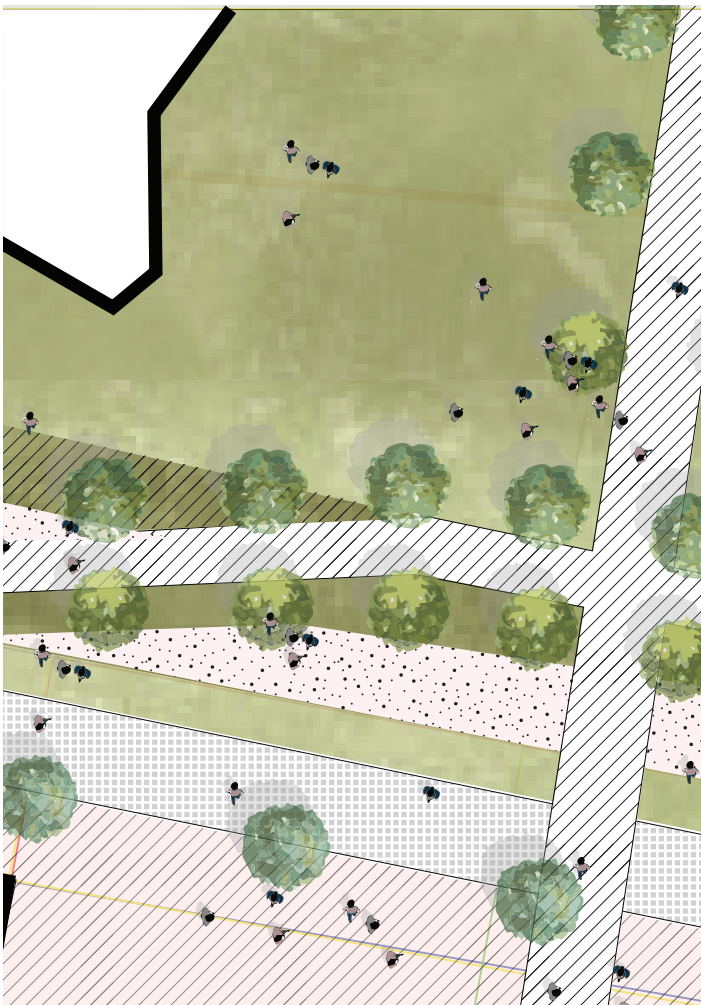
Connection along the park and Annelund is an integral connection.

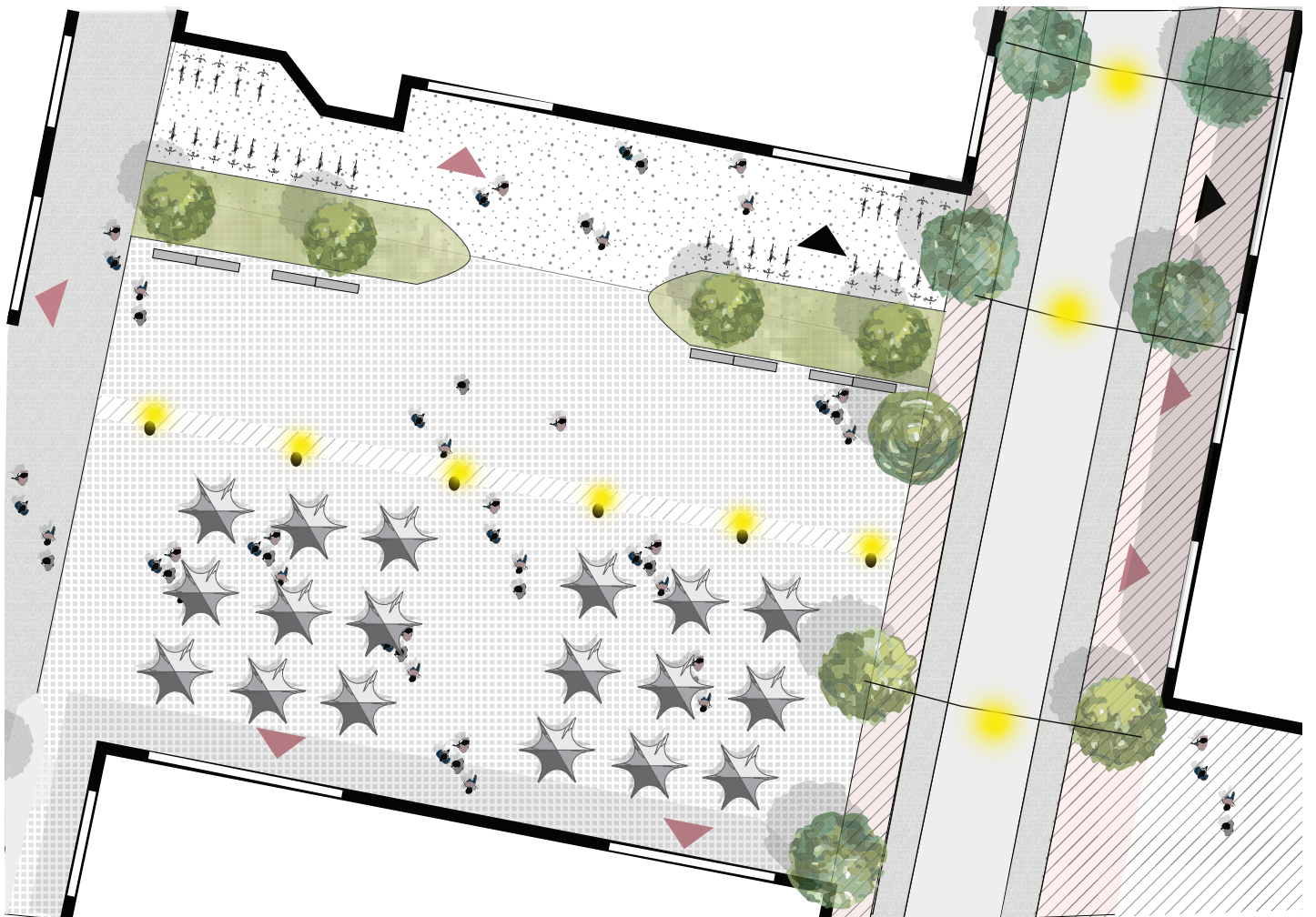
An already successful park with the only limitation is people not noticing the park. The entrance of the park has been redesigned encouraging people to enter this space more with more connections.

The Sofielund park is a well programmed and successful park that is used by the residents of areas other than Annelund. This is due to the many fences and security arrangements made around Annelund and these fences hinder movement and access into the site. However opening up these connections and streets to lead to the park can make a difference to the accessibility and usability of the park. However the residents of the neighboring areas find this park quite good. This park could serve more people and almost become a city park. This is due to its proximity to the other parks in the city and it is quite well-connected. It is also hidden in plain sight.

Steps would be taken to connect the park to the site with many streets leading to it. The huge parking area that acts as a boundary to the site will be moved and that street will be changed to accommodate the buildings and will become the front of the park. A grand entrance to the park is needed for people to notice it while moving along the main streets in the periphery of the site.

The entrance to the park is from the Church entrance and hierarchy has been achieved by adding lights and trees to guide a seemingly narrow passageway that will open into the huge open Green meadows. This bottle neck entrance will create and hold interest to access the Sofielund Park and work as a city park that is well-connected to the other green areas of the city.





# NORRA GRÄNGESBERGSGATAN

Showing the key connections and qualities of public space along with new typology.

NGBG is a famous and important street in Malmö and especially in Annelund. This north south street is the only car road and it has small pedestrian pathways and non-existent cycle paths. The interesting part of NGBG is the ephemeral qualities it brings to the site. The annual NGBG festival is quite interesting and it brings a lot of life and happening into the street. This festival shows off all the assets and identity of the street. It is these qualities and characters that we are working on to enrich the area.

This street is a wide and car dominant street and the proposal deals with designing a functional bike path and a pedestrian pavement and discouraging the extensive parking spaces on either sides of the sidewalk. The key buildings in the area are mostly dealing with car rentals, services and sales. These small business help the residents of the neighboring area thrive. Therefore, keep characters intact some of the other functions are explored. The site has a really interesting grocery store that sells multi cuisine and multi cultural foods, another store sells interesting spices and snacks that one might not find in many parts of the city. These interesting and exciting food choices paves for the squares in the area to open up as food squares that serve as the Malmö Saluhallen but cheaper and more affordable and extremely diverse cuisines are made accessible.





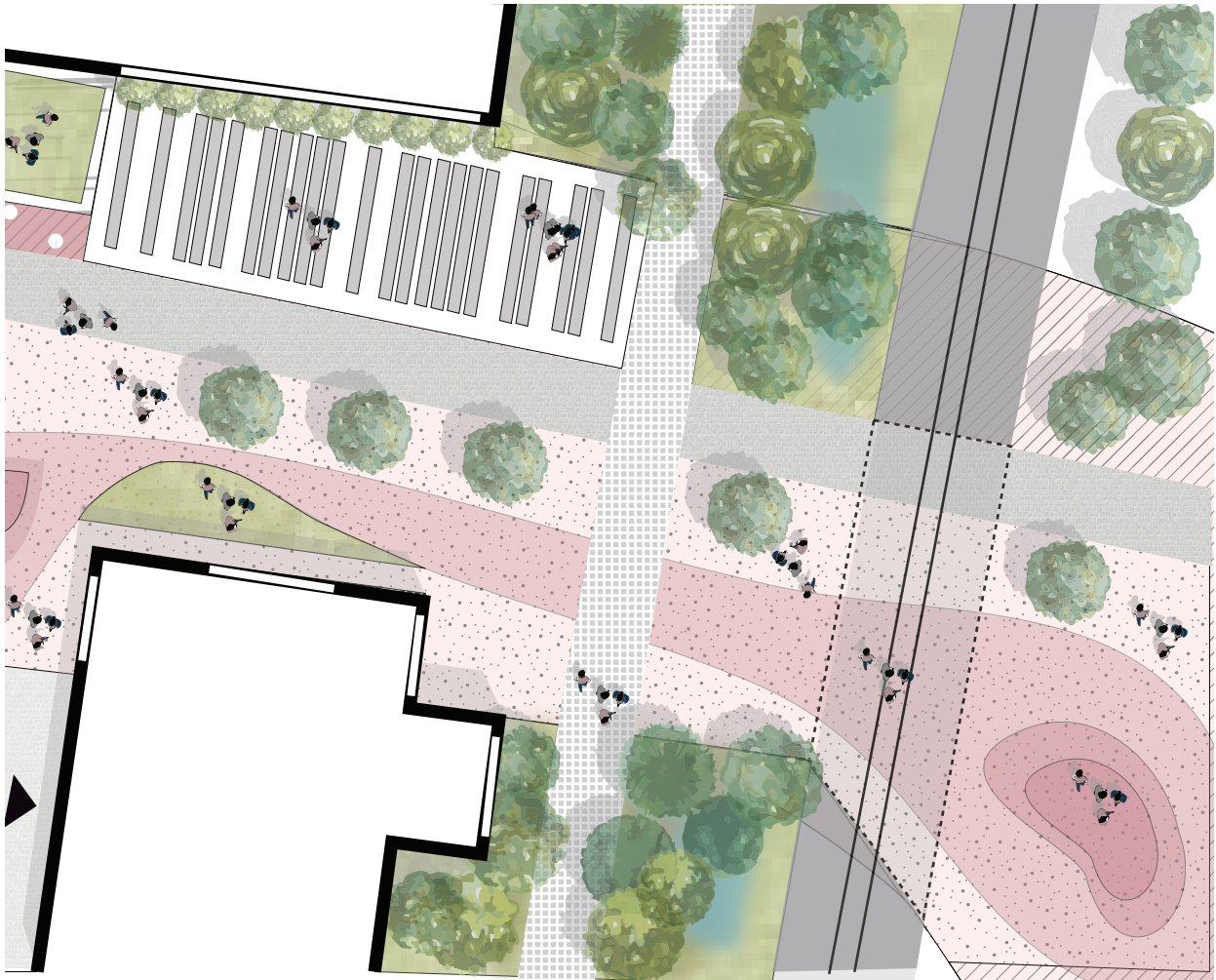
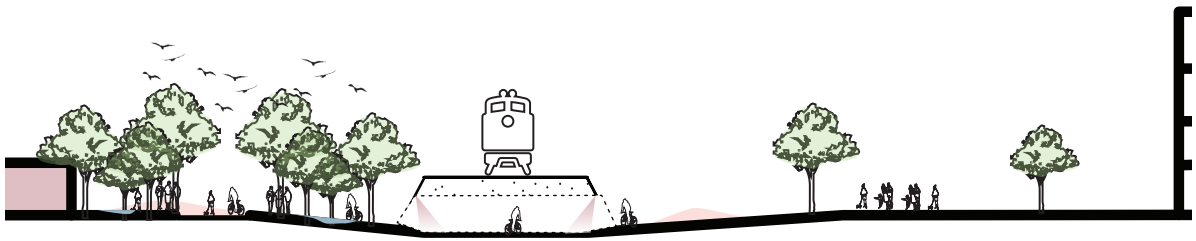




**WELCOME**  
[www.streetfood-festival](http://www.streetfood-festival)







# GREEN TRAIL ALONG RAIL

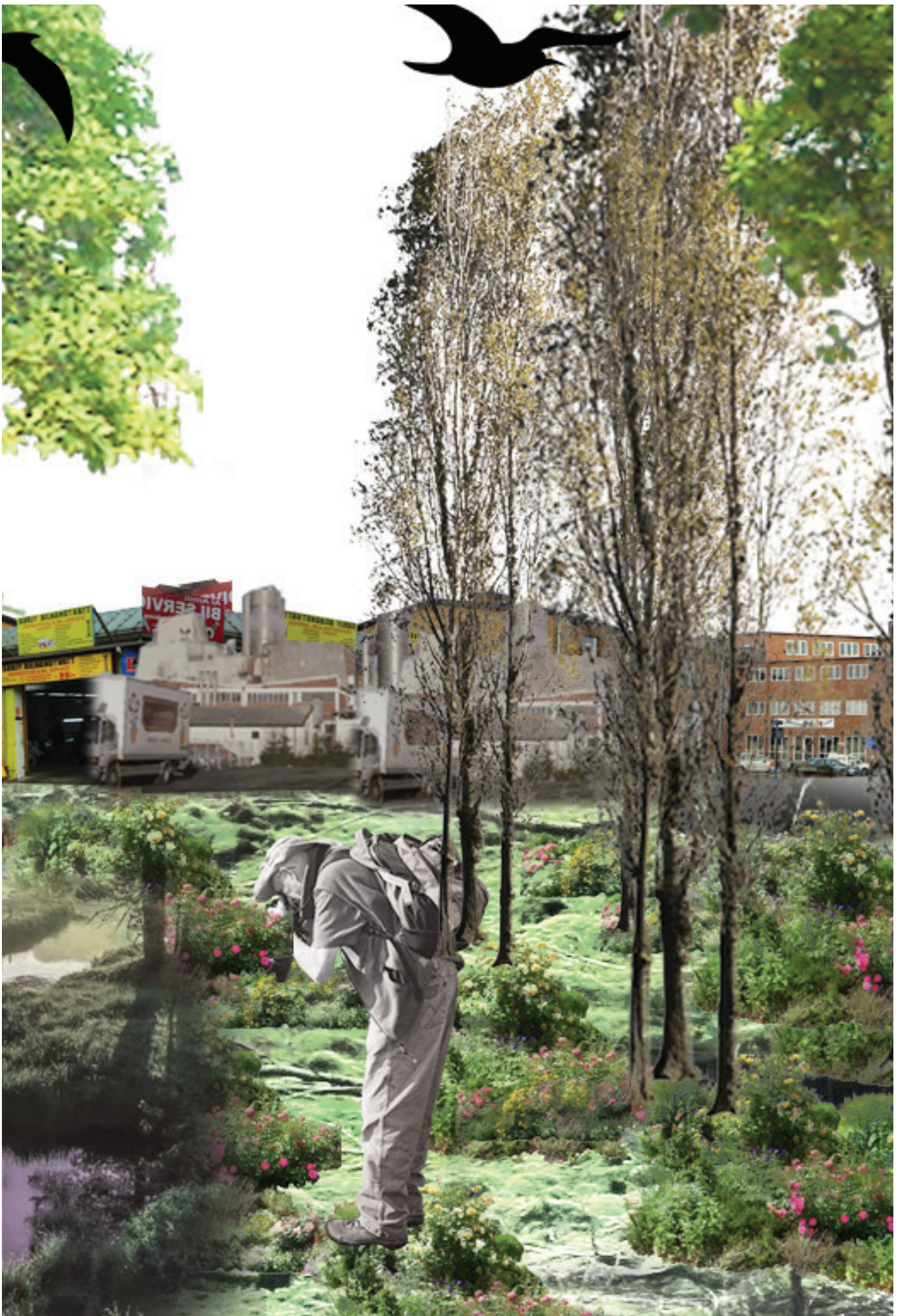
Showing the key connections and qualities of public space along with new typology.

This dense green space in the midst of such a landscaped site promotes an interesting approach to bringing movement along the boundary of the rail path. It also creates interesting organic green train encouraging people to run here.

The idea behind this connection was identified on the gap in the space syntax drawings of the area. The rail line was acting as a boundary and discouraging people to move to this side of the site. So the key goal for this site was to make people move along the boundary and make people come here and stay here. The ideal way to do that was to add a connection parallel to the rail line. This connection was the connect the North south oriented distance however what it will be doing is connected Rosengård to the rest of the city. How it manages to do that is quite simple. The idea of encouraging movement along this trail instantly pushes the attention to notice the different and interesting tunnels that run us to the other side of the rail line.

Annelund is a site with predominantly landscaped spaces. Therefore, A distinct and organic green body right in the middle of this urban city was a natural choice. This contrast to the urban contrast creates interest and encourages people to come and explore and breathe and run and learn. The green trail will act as an attraction in its own merit and will encourage the city people of Malmö to come and explore. And also though this north-south green connection is quite green and organic, there are numerous perpendicular streets that intervene and cross paths here and the characters of those streets are urban and different and the meeting places of these streets adds an interesting angle for the runners. The choice and character of the green determines the attractiveness of this trail and it is intended to be aggressively organic

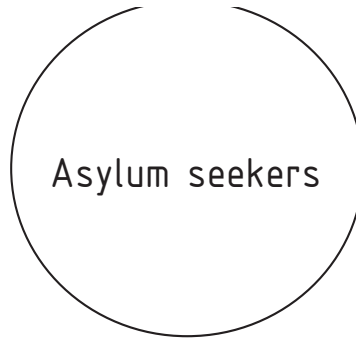
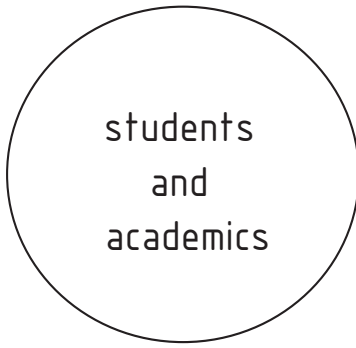












## INHABITANTS

The inhabitants of the site can be tracked down based on the news and statistics reports from the municipality and the findings are quite simple. There is a simple pattern and this can influence the typology and the kind of places we plan for the residents of the site. Of course though the existing residents of the site are mostly the people working here it is important to plan for the housing of the area. This housing must be planned for these existing residents first and then others. The housing market in Malmö is such that it is a clear requirement planning in the site.

The average of residents in Malmö is about 38 years and with special mention to this site the age goes down more. The area has more young people. These residents are mostly students or young entrepreneurs and other such. The attraction to this site could be mostly due to the cheaper rents and also the many dark illegal night clubs and bars. This encourages group and gang behaviour in the area. The students particularly pick this area due to the reduced rent. It is this rent gap that we are working on bridging by maintaining the existing the built fabric and introducing new typology for the residents that are most suitable and efficient for our target group stakeholders.

Another important group of people we notice living in and around here are the immigrants and asylum seekers. Their initial arrival point was quite close by so it is an easy transition to move these areas for housing and work. Also while we plan for them we must also note that one family constellation was given preference over most others during the time of accepting the stay of asylum seekers.

ers  
reneurs  
ers

Single parent  
families

Diverse ethnic  
groups

Priority for admission was given to single parent families and children without parents. This was practices all through Sweden and this resulted in a number of similar family constellations moving to the city. Therefore, it is important to note that this same family constellation could be found in bigger numbers around our site as well. So it is important for plan for them. Single parents would prefer to work in places which are closer to home and the many small business and food industry and sport activities will in turn generate jobs for the parent. Whilst the children will have access to a healthy and safe public realm which has a number of activities and events to participate in.

The green train along the rail and the park in the north provide enough opportunities for the children to spend time outside. According to Jan Gehl, a healthy city is when we can see children in the outdoor spaces and this site works towards achieving that.

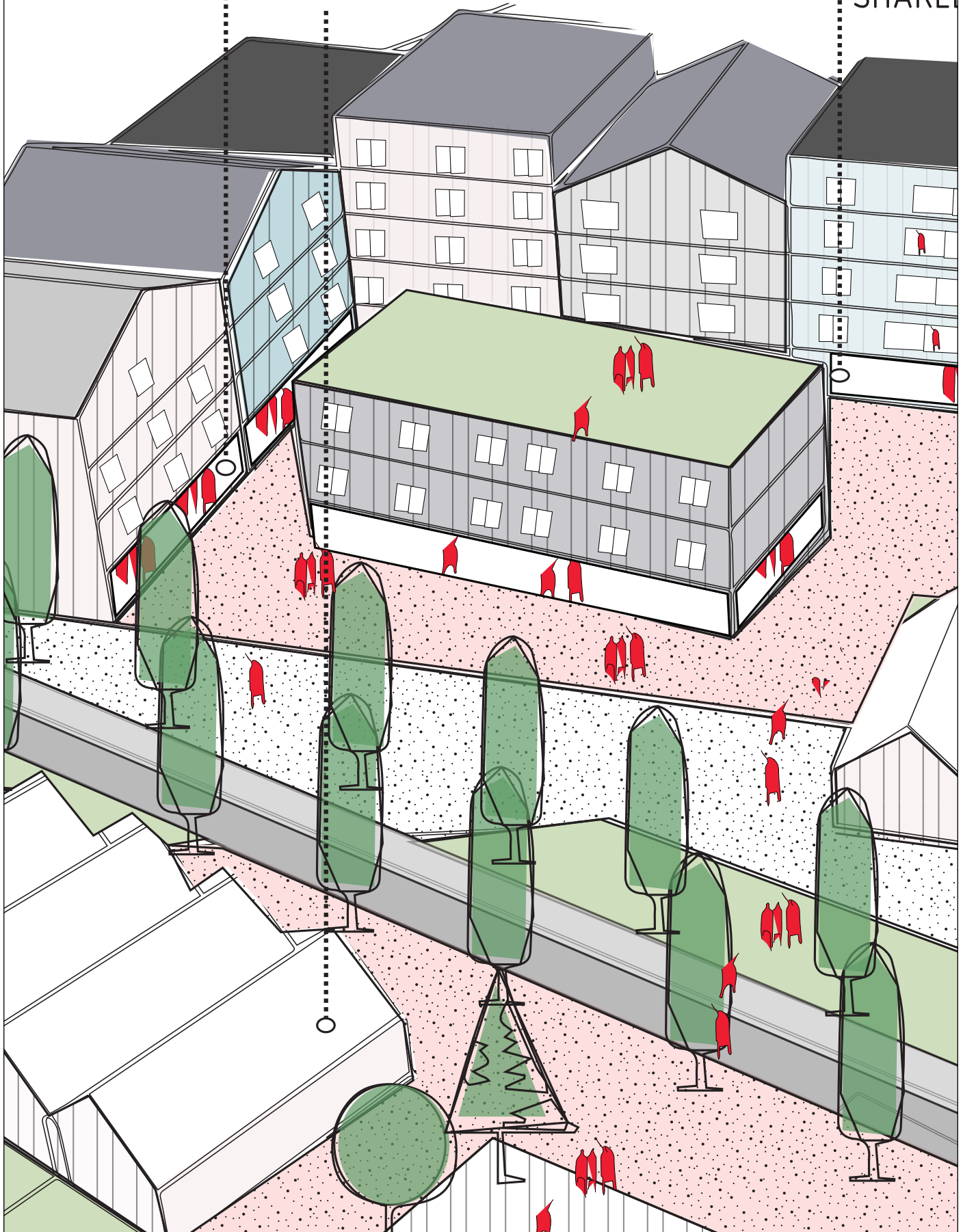
The other target group for the area are the youngsters who use the spaces for art, culture and other such activities. They are a positive asset for the site and should be encouraged to expand on their activities to bring it to the outdoor spaces. This is done by providing the right environment for the activities. This in turn will be advantageous to them as well as promote movement and life in the public realm.

ACTIVE GROUND FLOOR

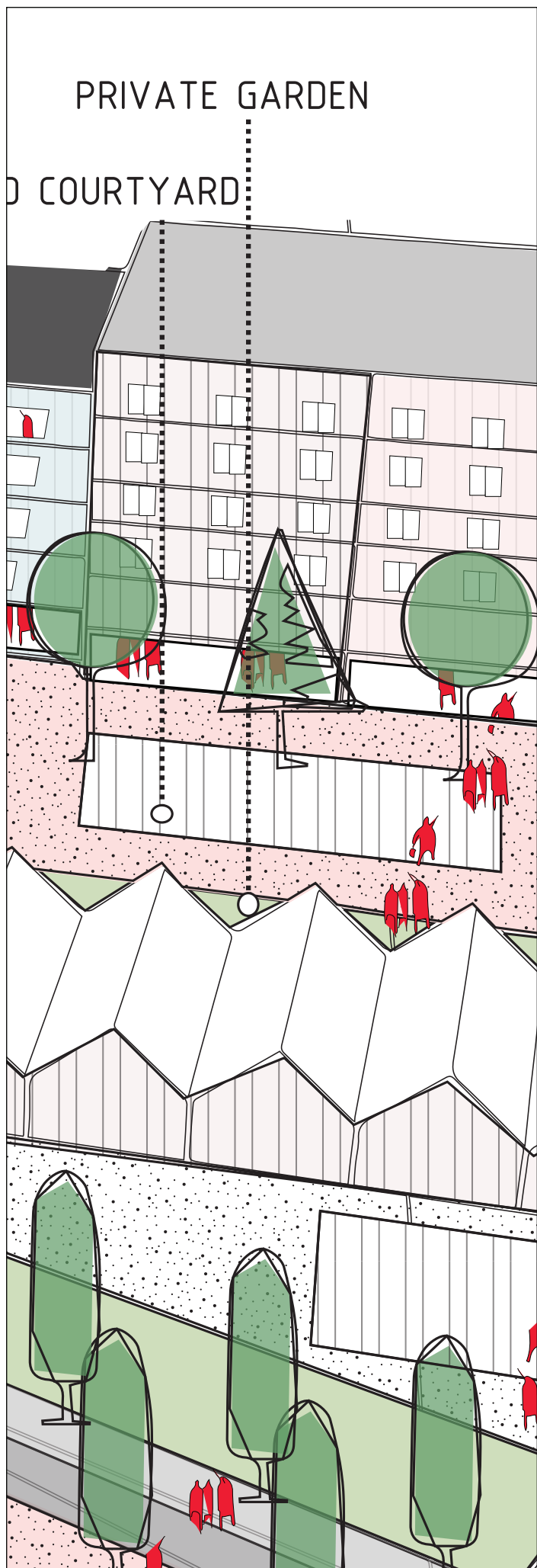
SHARED SPACE

ROW HOUSES WITH GARDENS

SHARED







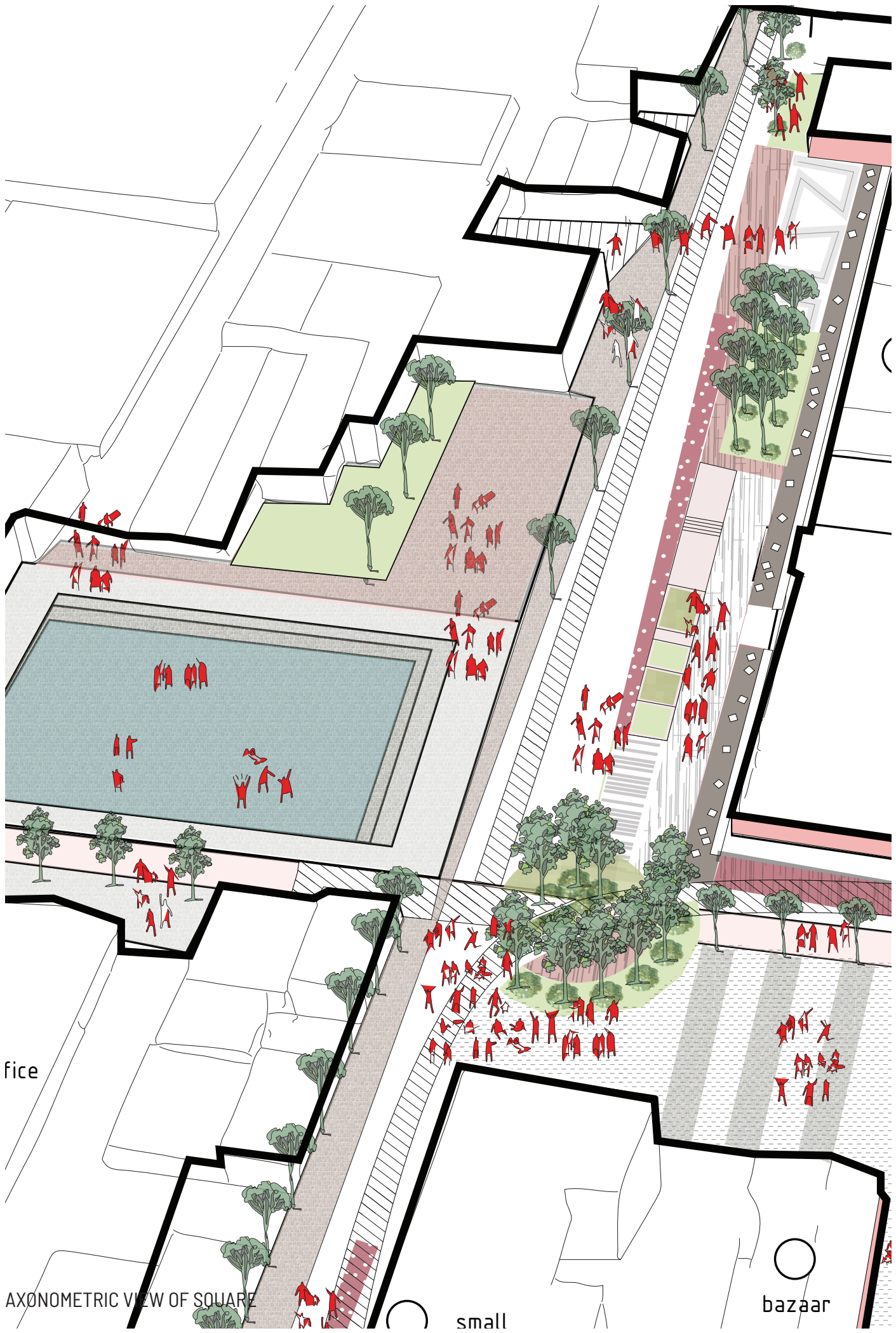
## HOUSING AND COURTYARD

Based on the research and analysis conducted by "Shared Living, Copenhagen" the housing neighborhood is planned. Because we know that our area is predominantly inhabited by young people. And the core target group for the housing is designed for the existing residents of the area. So according to these points it is ideal to plan a shared living affordable living housing project.

From the research it is found that people prefer sharing kitchen, Wi-Fi and workspaces in their living module while they chose not to share toilets, living spaces. This module was attracted for many reasons. Along with being affordable for many residents it was also attractive for the shared spaces which encourage social interactions and community feeling within the housing. In our urban lives which could get lonely this kind of community and shared ownership reaches out to the residents in a deeper level. Therefore, we can expect that though the housing was targeted for the existing residents, this level of shared spaces and community living attracts all residence irrespective the economic angle.

The housing typologies are also extremely varied with apartment living and student housing which are within the same grid as giving away lots of land for row houses. Though the row houses enjoy a private garden they still have a shared courtyard which they share with residents of the affordable housing and the shared ownership housing and the student housing. This drastic mixing of social groups is coherent with the diverse cultural influence of the Annelund area itself.

The housing neighborhood is based on a grid system and the grid is further divided into two smaller shared courtyards, this allows for a finer grain of movement pattern that runs vertically. The smaller shared courtyard is quite protected and private. These courtyards have trees and shelter to not



fice

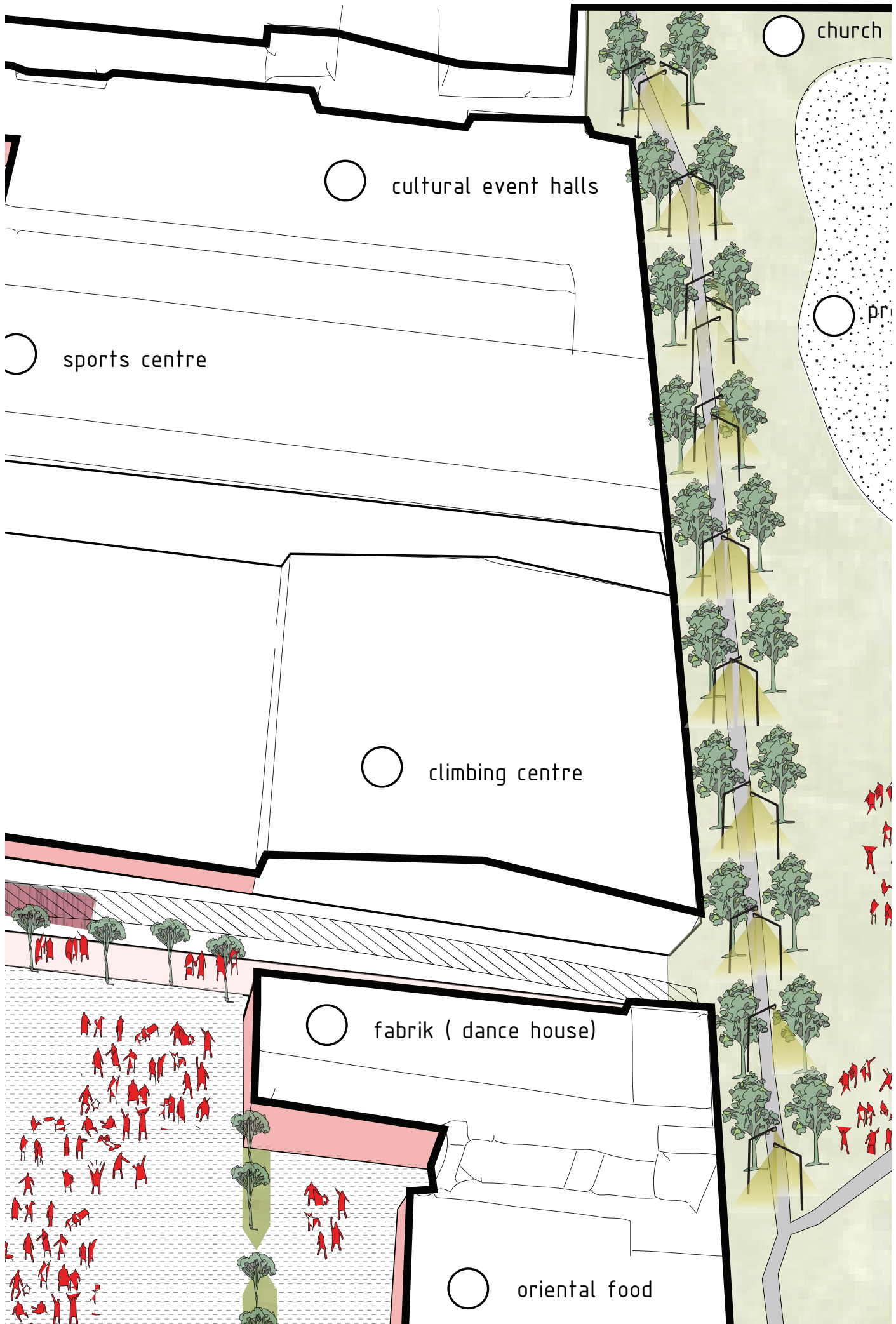
AXONOMETRIC VIEW OF SQUARE



small



bazaar

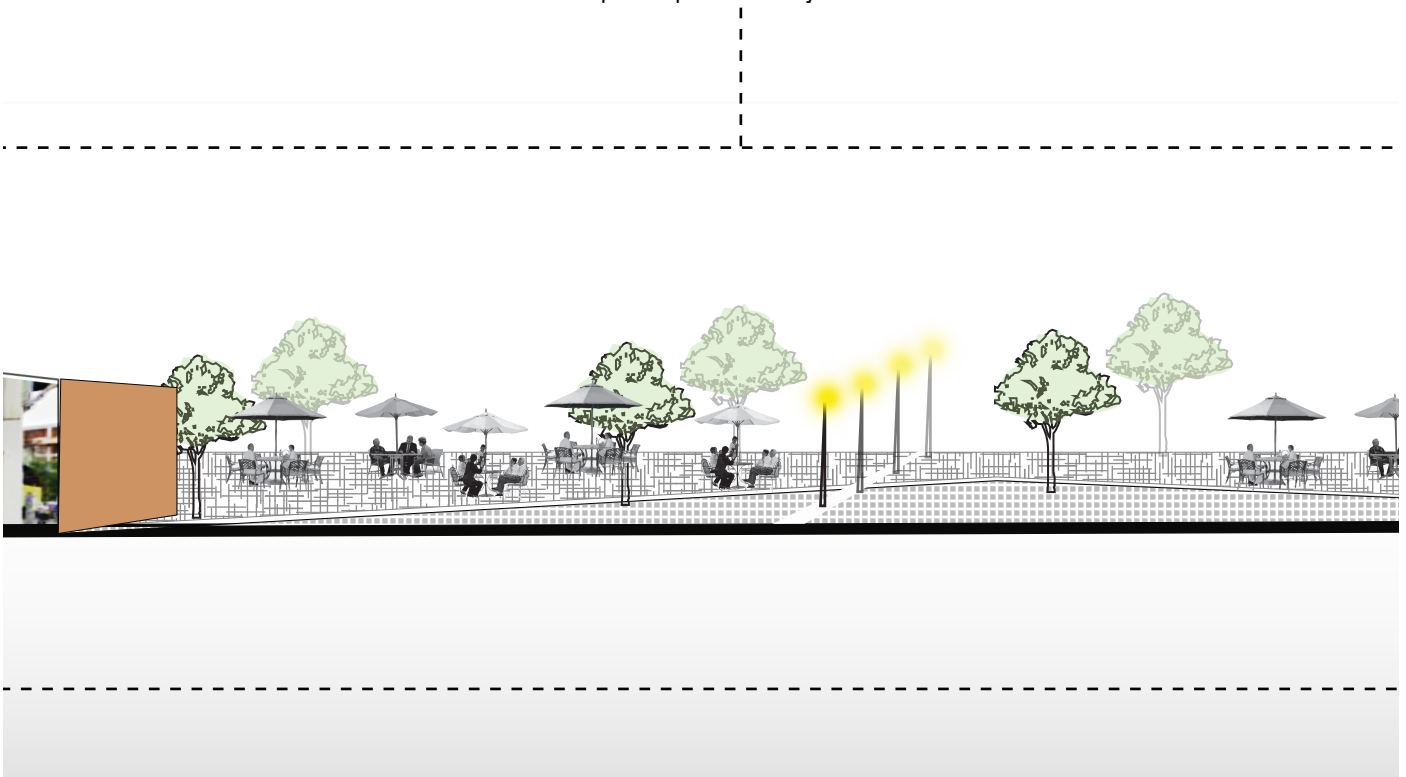


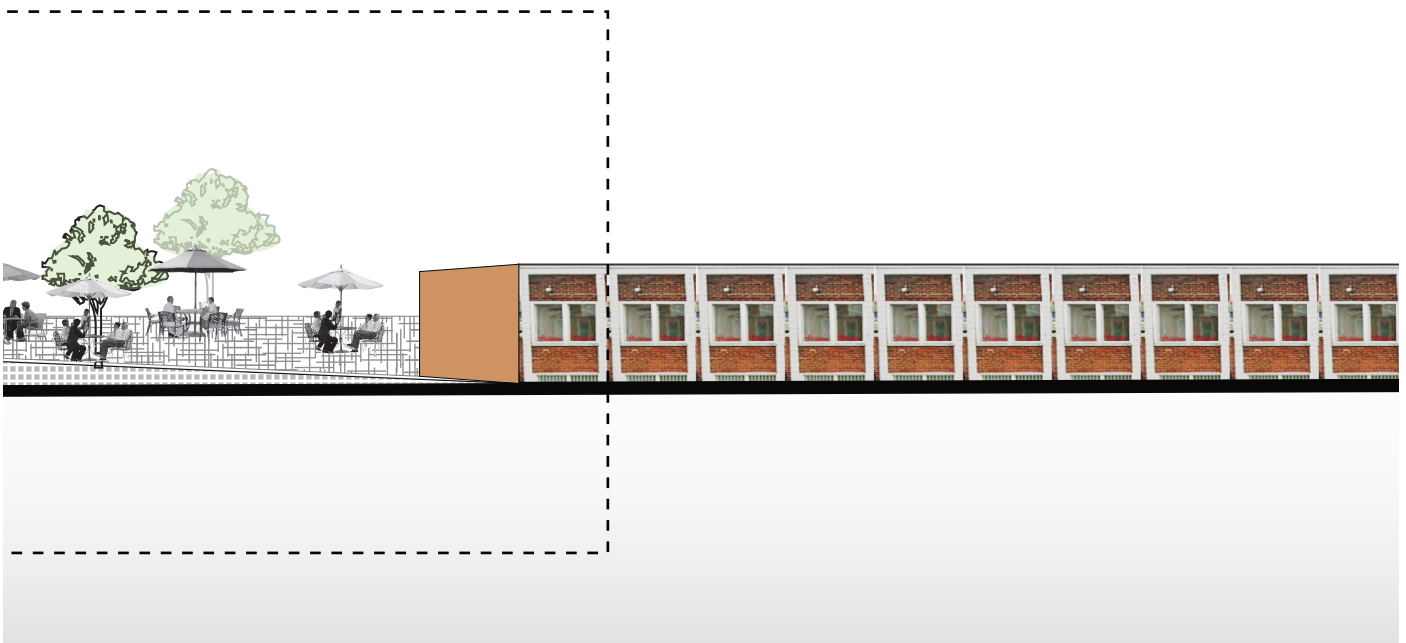
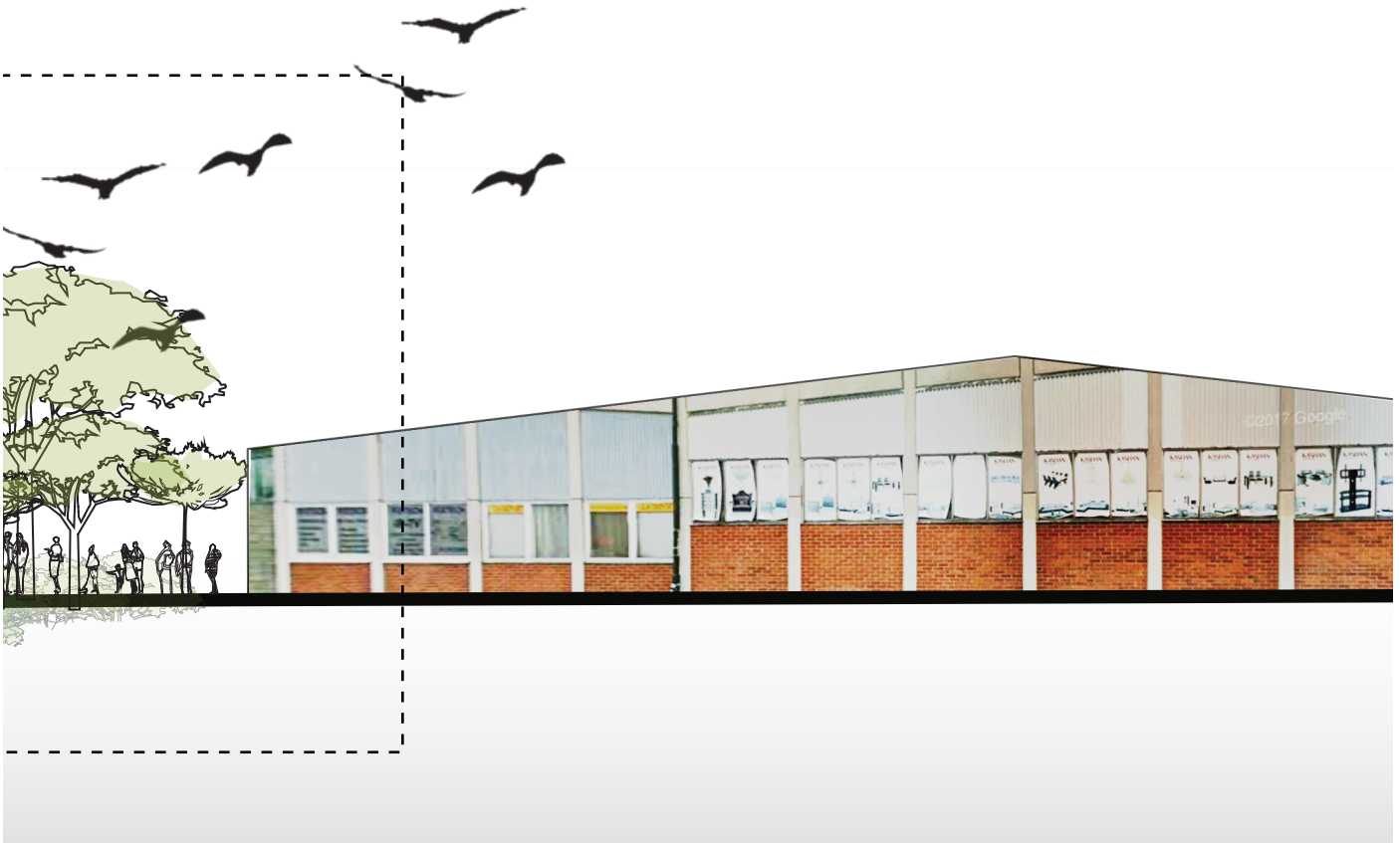


green trail with wetland and retention ponds



food square powered by the multi cuisine restaurant and market

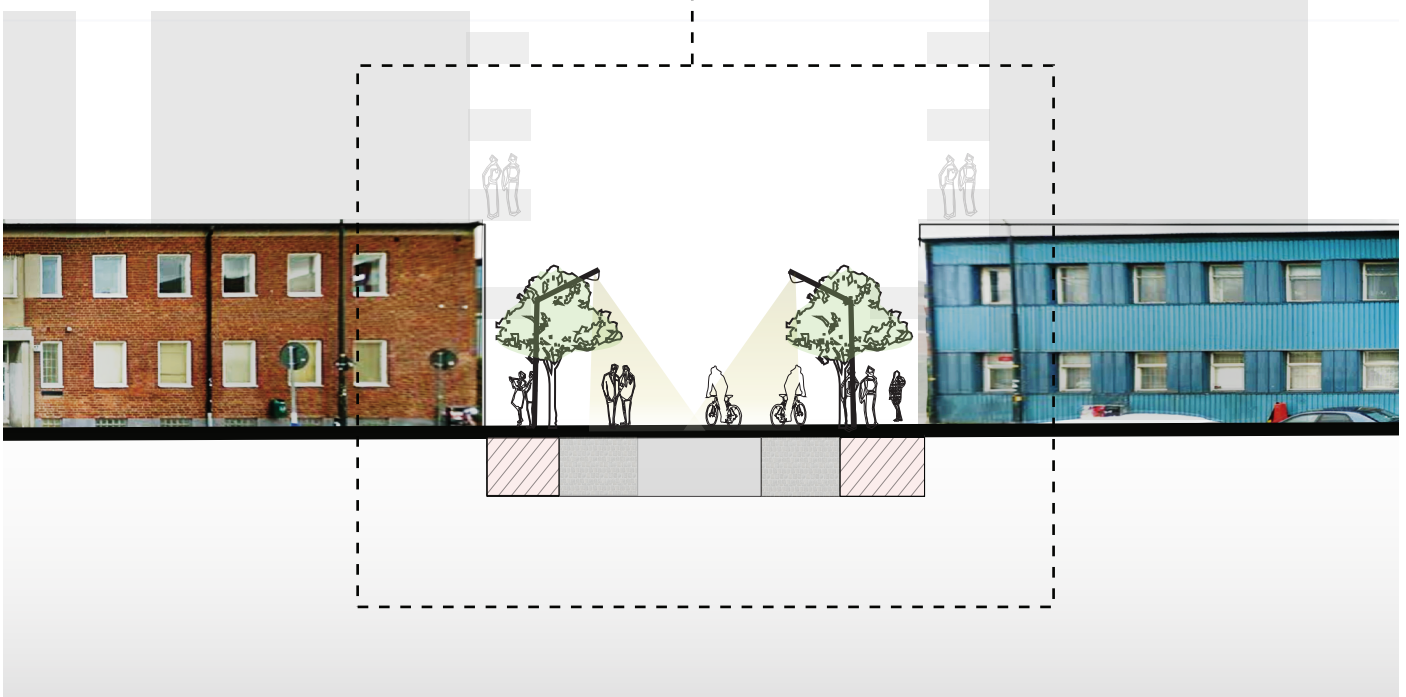




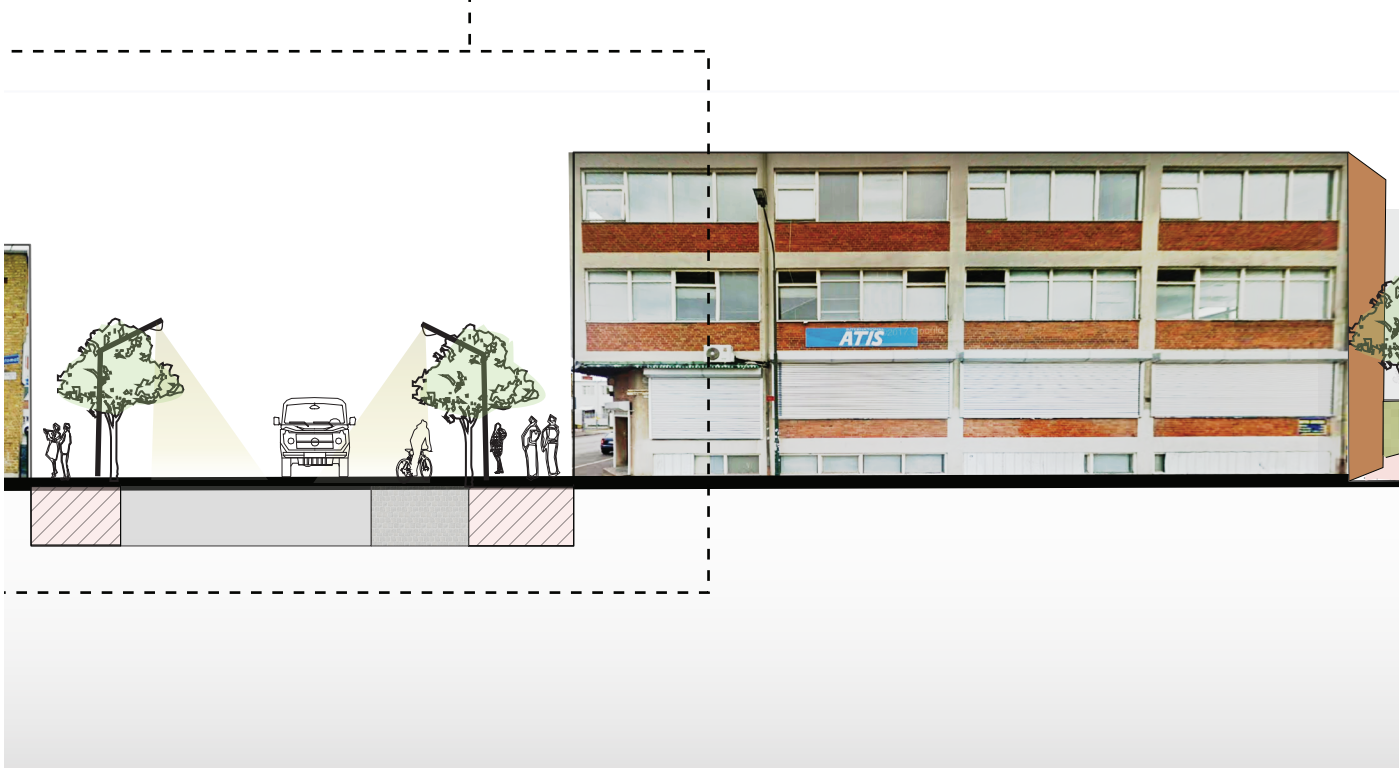




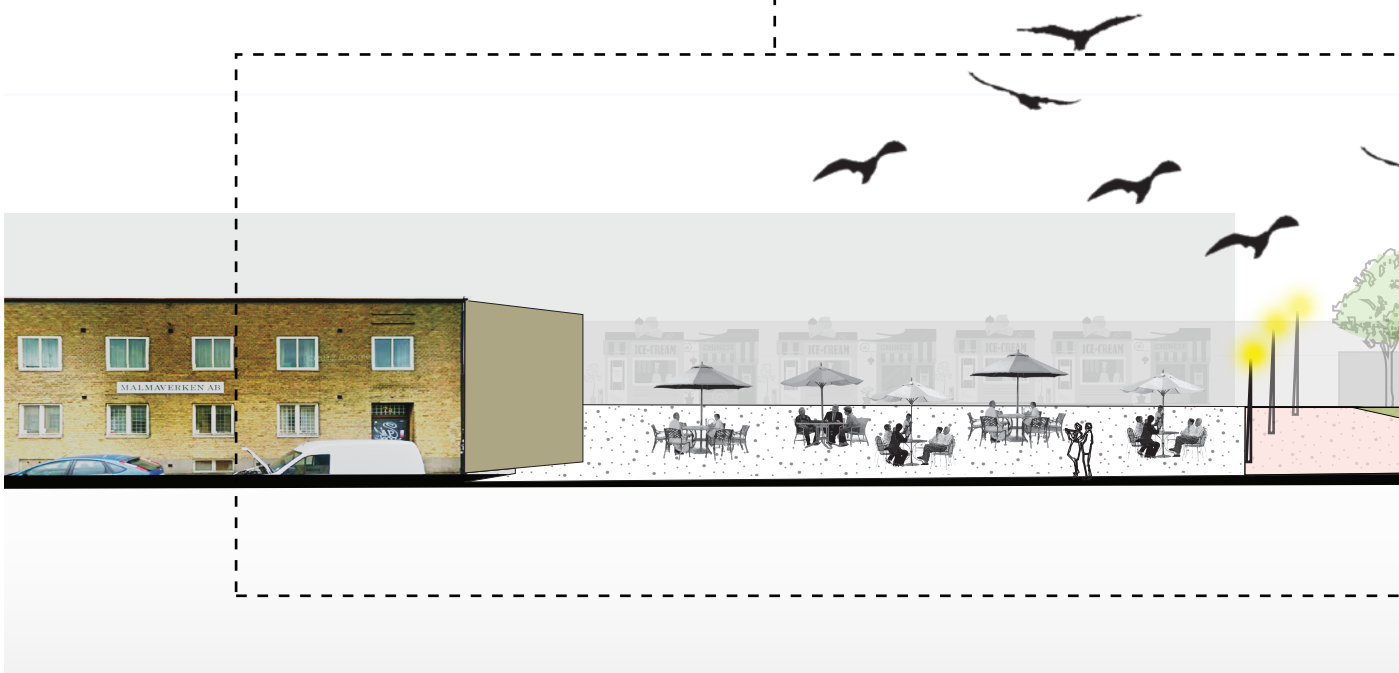
Connection to Rosengård through tunnel



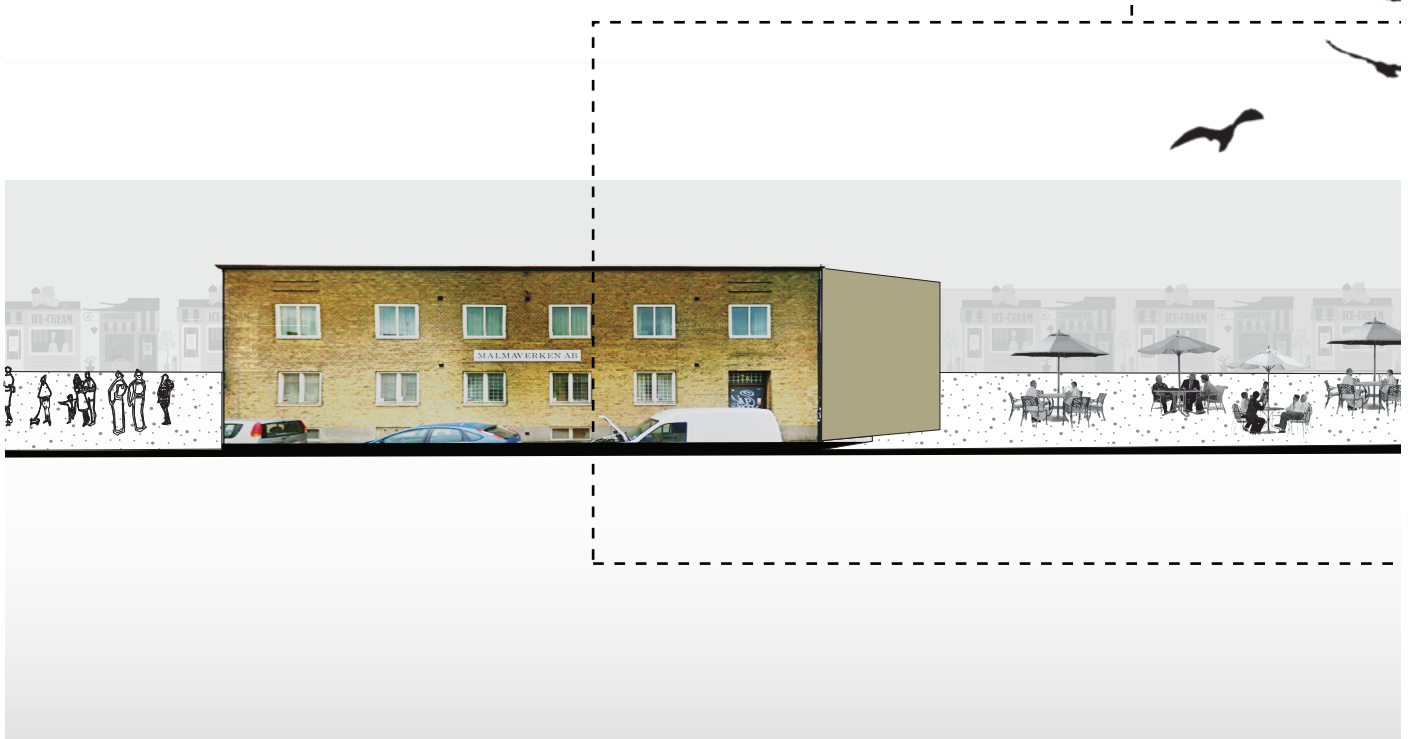
Arbergsgatan connection to Rosengård through tunnel



food square powered by the multi cuisine restaurant and market



food square powered by the multi cuis





# SUMMARY

Annelund is a diverse neighbourhood in Malmö both in terms of the functions and the many foreign born inhabitants. The urban restoration of this area is planned to upgrade the quality and safety of the area. The goal for this responsible gentrification of the area is to achieve a healthy social blend and a safe public realm. The strategy works to give the power dynamics to the existing residents and allow them to choose the future of the neighbourhood. Also identifying the existing functions and qualities of the site and amplify it to power the life in the public realm. This will give us a sense of ownership and identity to the existing residents. An increased interest and activity in the public realm will attract new residents to the site. An approach to handle this influx of new residents is have many urban renovation projects to the existing buildings and propose some new typologies which are targeted mainly for the initial residents and users. This balance in the old and new will help achieve a good mixing of people in the area.

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[Paper first received, September 1990 ; in final form, February 1991]

3. INFLUENCES OF GENTRIFICATION ON IDENTITY

SHIFT OF AN URBAN FRAGMENT - A CASE STUDY

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