

Development and Planning

Workshop, EHHF Annual Meeting, May 2015

Heritage protection in connection with redevelopment by private developers

- What kind of dilemmas are we facing?
- How can the discussion and negotiation be more productive?



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Danish experiences

Archaeology:

- We encourage developers to place construction outside areas of archaeological interest

Listed or historic buildings:

- We encourage developers to place functions in the building in respect of the basic values of preservation



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The Role of Local Authorities

- Since 2007, the municipalities have been the main stewards of cultural heritage in Denmark
- According to the Danish Planning Act local authorities must designate and protect valuable cultural environments
- Under the Danish Museum Act, the local authorities must consult the local cultural heritage museum when they draft plans for new housing, infrastructure, etc.



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Archaeology

- Local museums are evaluating new developments that affect sites of archaeological interest
- They suggest changes to the plans to avoid damages to the site. The dialog for a reasonable solution can involve The Agency
- The developers risk of bearing the expenses and delay of an excavation is a motivation to find alternatives

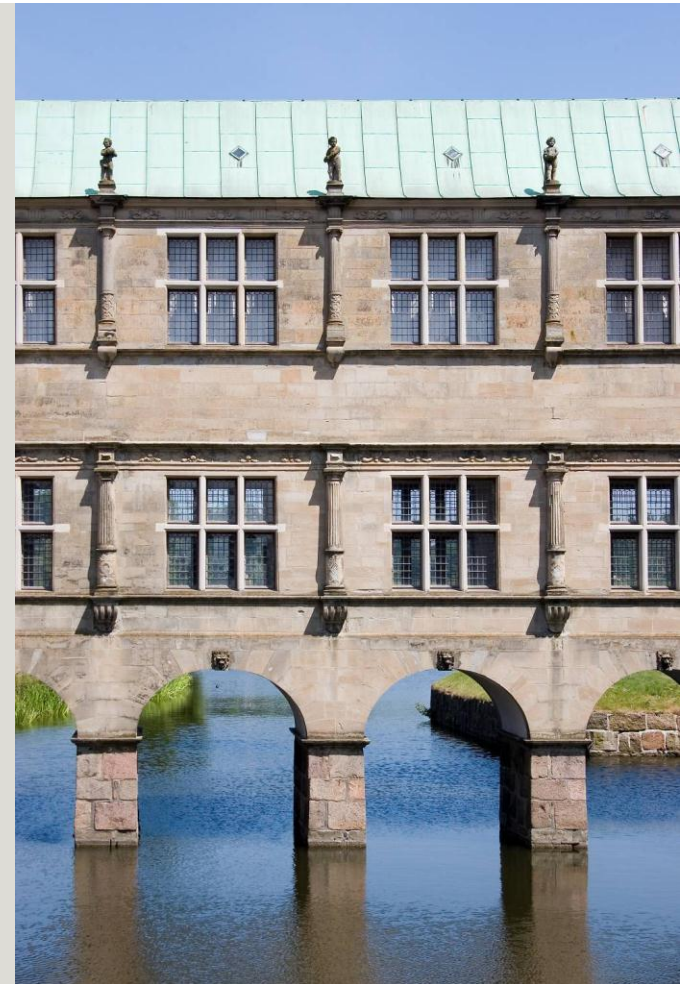


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Buildings

- Development plans of a certain scale requires local plans from the local municipality
- Heritage protection is part of a local plan and the local museum must assist the municipality in validating the plans
- Changes on listed buildings require a permit from The Agency



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General assessment tool:

The Agency uses a set of general principals of preservation applied to both archeological sites and buildings. The principals are derived from the UNESCO World Heritage valuation method:

- Authenticity
- Integrity
- Significance



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General approach

- In the dialog with the developer The Agency focus on both the responsibility and the value connected to the cultural heritage
- Surveys have documented, that a majority of the population appreciate cultural heritage and for instance take it into account when settling

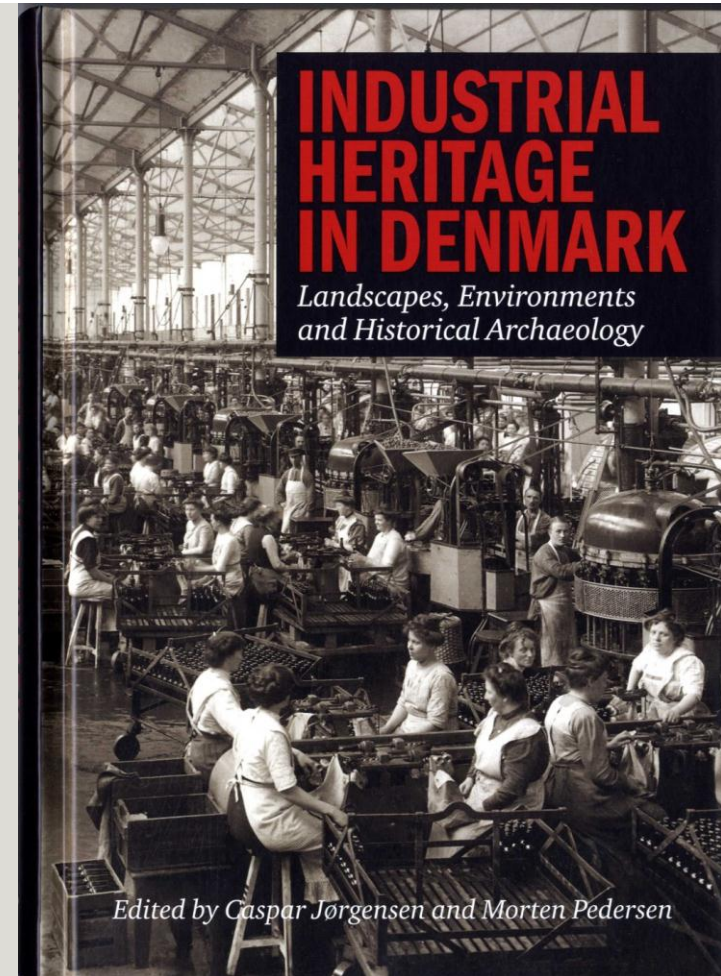


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Case: Carlsberg Brewery

- 1993: Listing of the oldest part converted to visitors center
- 2006- Brewing ended and transformation started
- 2009: Listing of the most significant buildings in dialog with Carlsberg
- One of 25 national industrial heritage sites
- Cultural environment in the Municipality Plan of Copenhagen



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Case: Carlsberg Brewery

- Dialog in the listing process to establish a common understanding on the basic listing values and possibilities for development in the individual buildings
- Some of the forecasted changes were described in the listing document
- Some buildings were only partially listed



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Case: Carlsberg Brewery

Storage cellar above-ground:

- Eastern facade covered with golden shields described as part of the listing values
- Transformation requires more daylight thus a reduction of the number of shields
- Dialog have continued after listing and more changes have been accepted than first agreed



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Case: Carlsberg Brewery

Hanging Gardens:

- The listed garden are closed to the east with a factory facade of curved brick-walls with terraces between
- The Agency accepted during the listing process that most of the factory building was demolished
- Only the western facade is left and the new building is higher than original planned



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Case: Carlsberg Brewery

Brew house:

- Carlsberg wants to transform the building to a new Brand and Experience Center inspired by Guinness Storehouse
- Carlsberg wants to add a new building on the roof to give the visitors a view of the city
- Accepted since volumes have been added on the roof several times. Simplicity and high quality is demanded



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Case: Aalborg Aquavit

- 2014-5: Production ends and development project starts
- 2014-5: Listing in process in close dialog with developers and municipality
- One of 25 national industrial heritage sites
- Cultural environment in the Municipality Plan of Aalborg



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Case: Aalborg Aquavit

Leanings from Carlsberg process:

- Developer have evaluated every building and space
- Dialog in the listing process to establish a common understanding on the basic listing values and possibilities for development in the individual buildings
- Forecasted changes addressed in the listing document



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Case: Aalborg Aquavit

Points of discussion in the dialog:

- Developer wants to add balconies and to replace all windows
- Developer wants all buildings to serve a purpose
- Developer have concerns about the distribution of daylight behind some facades
- Developer wants to add a high-rise in the courtyard



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Case: Aalborg Aquavit

- The Agency will not accept window replacement or balconies
- The Agency have agreed that some of the facades have less significance and can have additional windows
- The Agency will not accept a high-rise in the courtyard. There is a dialog about a new placement for the volume



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Case: Aalborg Aquavit

Next step:

- Listing will protect the part of the factory that tells the story of the production
- Most of the plant will be demolished, only a minor part of the factory area will be listed
- Urban spaces are addressed in local plan, but part of it can be listed if necessary



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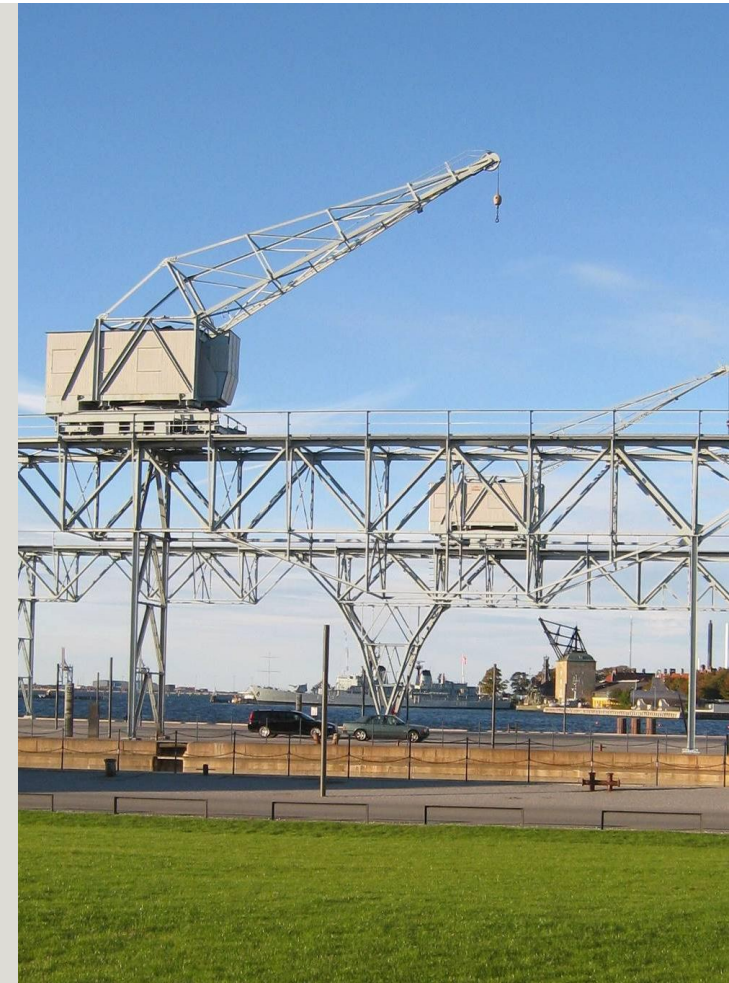
Conclusion

Focus on:

- Significance
- Value
- Responsibility

Dialog should lead to:

- Protection of the basic listing values
- Suitable programs for the buildings
- Protection of significant spaces
- Common understanding on the possibilities and limitations



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Debate:

- How do you change the perception of the historic buildings from being an expense to become an investment?
- What are the obstacles?
- What are the opportunities?
- What is the effect of storytelling/branding?

