

When?

Only two years ago Gammelsø was ready for inviting international architectural competition. As we all know things changed and the building industry was hit most of all. The administration and the City Council of HTK are now looking into different ways for a new beginning.

11CityDesign believe that some of the cornerstones in a new beginning might be:

- A manifest expressing the Gammelsø vision to be used as the ambition throughout the entire building period
- To start the "first quarter" in accordance with the ECO-life project
- To invite potential citizens to participate in "their home to be" and thus provide buyers/tenants before building starts
- Invite developers with special interest in Gammelsø as a show case

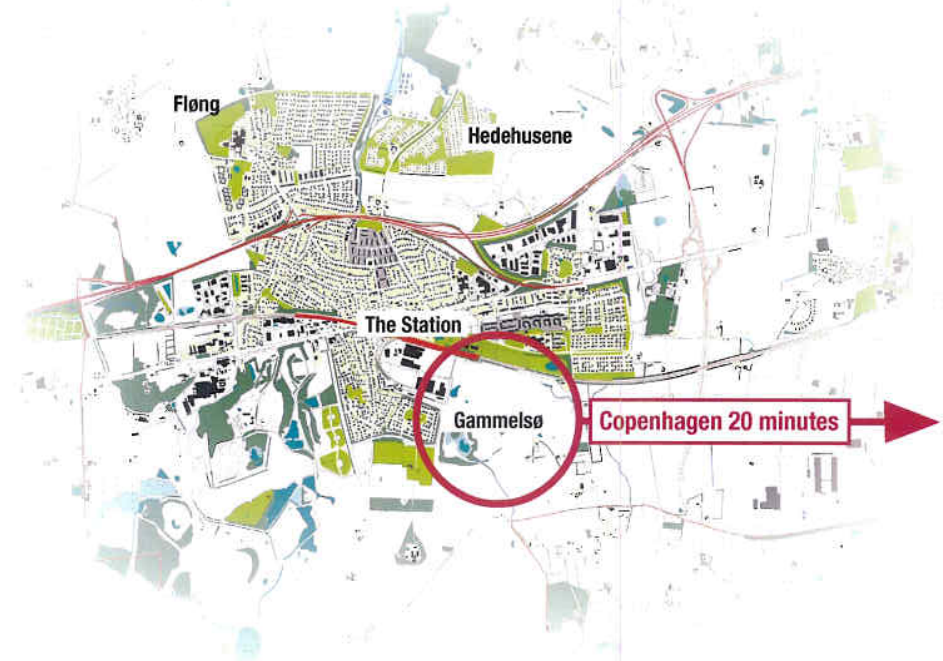
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Vision Gammelsø

Høje Taastrup-Kommune
Denmark



June 2010-05-25

A condensed version of The Idea Report 23-01-08
Prepared by 11CityDesign June 2010

Introduction:

This paper is a very condensed version and the results of a thorough process - amongst others involving The City Council of Høje-Taastrup, the administration, a number of highly profiled experts in city development as well as Citizens.

The process was conducted by 11CityDesign – a Danish consultancy specializing in city development seen through the eye of the citizens.

Why?

2007 the municipality of Høje-Taastrup Kommune (HTK) decided to start the development of a new residential area named "Gammelsø" after a small stream passing through. The ambition was to create a new city for at potential of some 7.000 – 8.000 inhabitants. The full process is considered to span 20 – 30 years.

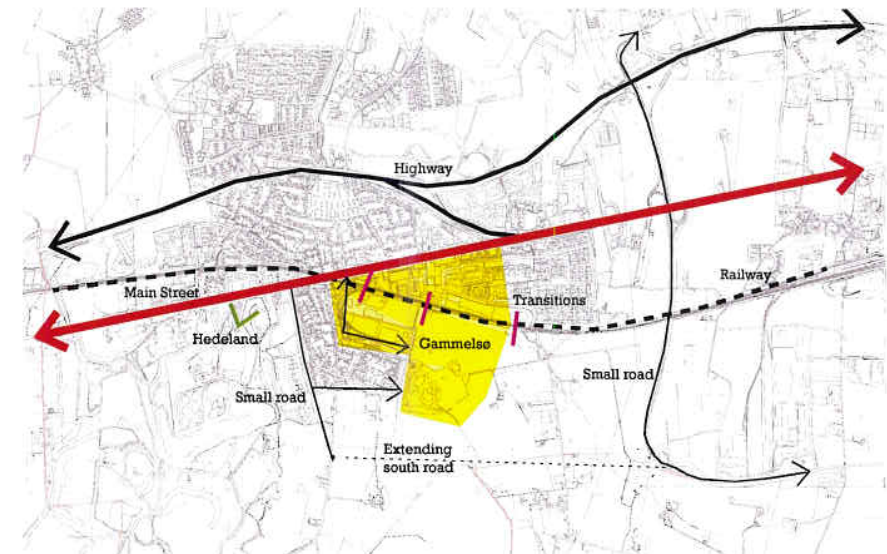
HTK is located close to Copenhagen. Infrastructure (car, bus, train) is high end - by train you will reach Copenhagen Centre in about 20 minutes. HTK has no big city within its borders but several small/medium sized "villages" and a very large shopping centre - City 2.

In HTK you will find a rich nature, small farms and open spaces. The Gammelsø area is close to Hedeland a 15 square km active nature resort including outdoor theatre, A golf course, skiing facilities in winter and room for many other activities.

The general perception of today's HTK is hazy and certainly not in accordance with conceptions of pastoral beauty. The beauty of Gammelsø will be able to attract more resourceful citizens over time and create a feeling of pride for HTK - bringing new direction to the image of HTK and an active part of the HTK brand.

It is believed that the following facilities are necessary improvement to the existing area:

- A Town House for multiple purposes (school, library, indoor sport, gathering sport for many, restaurant...)
- A shopping centre combined with a small cultural centre
- Infrastructure must be renovated and noise reduced



■ Infrastructure development

What?

Gammelsø will become very liveable. Gammelsø is close to nature, and Gammelsø itself is a small green city, where buildings have individual faces and are closely structured. It could be the revival of the "Station Village" of old times. The Gammelsø area will be divided into small quarters each with their own architecture. Citizens should influence their own environment.

Gammelsø should meet all three faces of "Sustainability" : Environment, Social Capital and Economics. The ambition is to become one of the trendsetters in Europe - a place to visit for those who develop buildings and cities around the world. Some of the ingredients will be:

• High density	• Water reuse
• Mix of functions (light business/private homes)	• All aspects of sustainability in action (including reuse of building material)
• Reuse of existing buildings of value	• Refuse systems
• Energy neutral in all aspects.	• Infrastructure/traffic



■ Ypenburg, Holland



■ Copenhagen Town Square



■ HTK The Station



■ Small village



■ City2



■ Hedeland

Where?

Gammelsø is located in the municipality of HTK on the south side of the old villages Hedehusene, Fløng and Baldersbrønde. The three are gradually connected into one area. "Charlotteager" is a relatively new residential area, containing of mostly tenement houses. The main road "Roskildevej" leading through the villages is by far the most important shopping area. The Rockwool Group (worlds leading producer of stone wool and the biggest employer in HTK) is located a mile to the west.



■ The Rockwool Group

Whom?

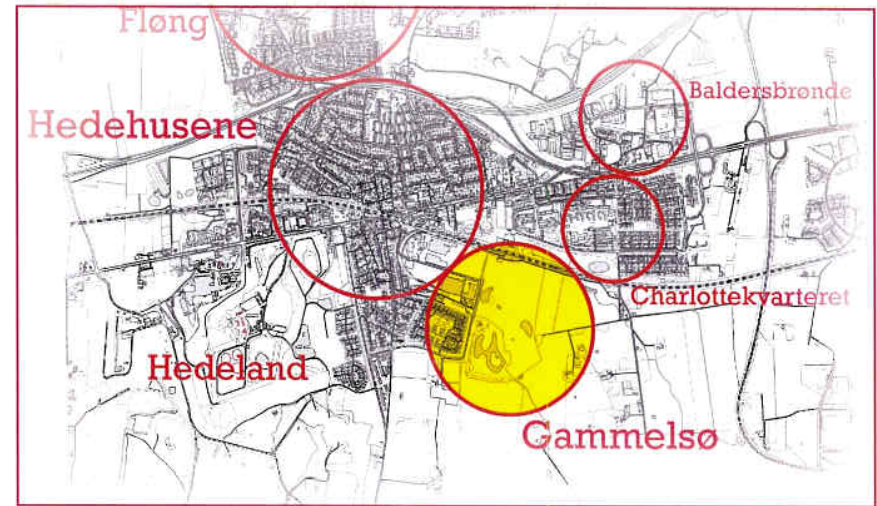
It is believed that most of the citizens of Gammelsø somehow will be related to HTK in general and the vision area in particular. Today most of them are young singles on their way to partnership or grown-up singles. Most share the values of: love of nature, reasonable prices and closeness to downtown Copenhagen. They will probably tend not to be very well off – if so they would choose another place to live. But they will be well educated and can contribute to the local society.

Choosing Gammelsø is less dependent of the architecture and more of the nearby services such as: Shopping facilities, schools, child care, cultural events, sports facilities ...

The new citizens will be demanding. They feel that they entitled to "all the right and good things". They have high expectations.

Outdoor life for all members of the family is of great importance. They will prefer direct access to the open spaces.

The first inhabitants are of decisive importance. Those who come later must be like their new neighbours. If they do not feel among "friends" who share the same values, they will not move to Gammelsø.



■ Neighborhoods of Hedehusene



● Gammelsø, "all the right and good things"

