

# VALBY MASKIN FABRIK

Copenhagen's  
new neighbourhood  
- Space for living



## COPENHAGEN'S NEW NEIGHBOURHOOD - SPACE FOR LIVING

Welcome to Valby Maskinfabrik – a unique place in Copenhagen. Unique because of its historic past as an industrial factory for FLSmidth and unique because of its future as Copenhagen's brand new neighbourhood.

In 2001, real estate company De Forenede Ejendomsselskaber (DFE) made a deal with FLSmidth to take over the Gammel Køge Landevej site. Although the deal itself was a straightforward property deal, DFE's idea for the site was far from straightforward. The site was to become a brand-new neighbourhood for residential and commercial use, while still retaining as many of the site's original buildings and as much of the history as possible.

A number of bright minds turned this idea into a vision, which formed the basis for an architectural competition, won by Henning Larsen Architects. Henning Larsen Architects analysed and used the full potential and spaciousness of the site to develop new exciting connections with the surrounding city while ensuring that the new neighbourhood would be allowed to develop over time, in the same way as other neighbourhoods in Copenhagen have done. Their work resulted in a robust masterplan for Valby Maskinfabrik that has allowed Gehl Architects to further develop the site within a simple overall framework. You can read more about this on the following pages.



## **VALBY MASKINFABRIK'S DEVELOPMENT AND DISTRICT PLANS**

The new development plan by Gehl Architects that was created from Henning Larsen's architectonic masterplan for Valby Maskinfabrik builds on strong humanist values in which urban space and urban living play a vital role.

Two main parameters underpin the way Gehl Architects have worked with the further development of the overall plan for Valby Maskinfabrik: Living spaces and Buildings.

Based on Henning Larsen's masterplan, Gehl Architects have developed nine principles for Valby Maskinfabrik that are all designed to realise the main objective of creating an active and vibrant urban space. In short, people are the foundation for the planning of Valby Maskinfabrik.

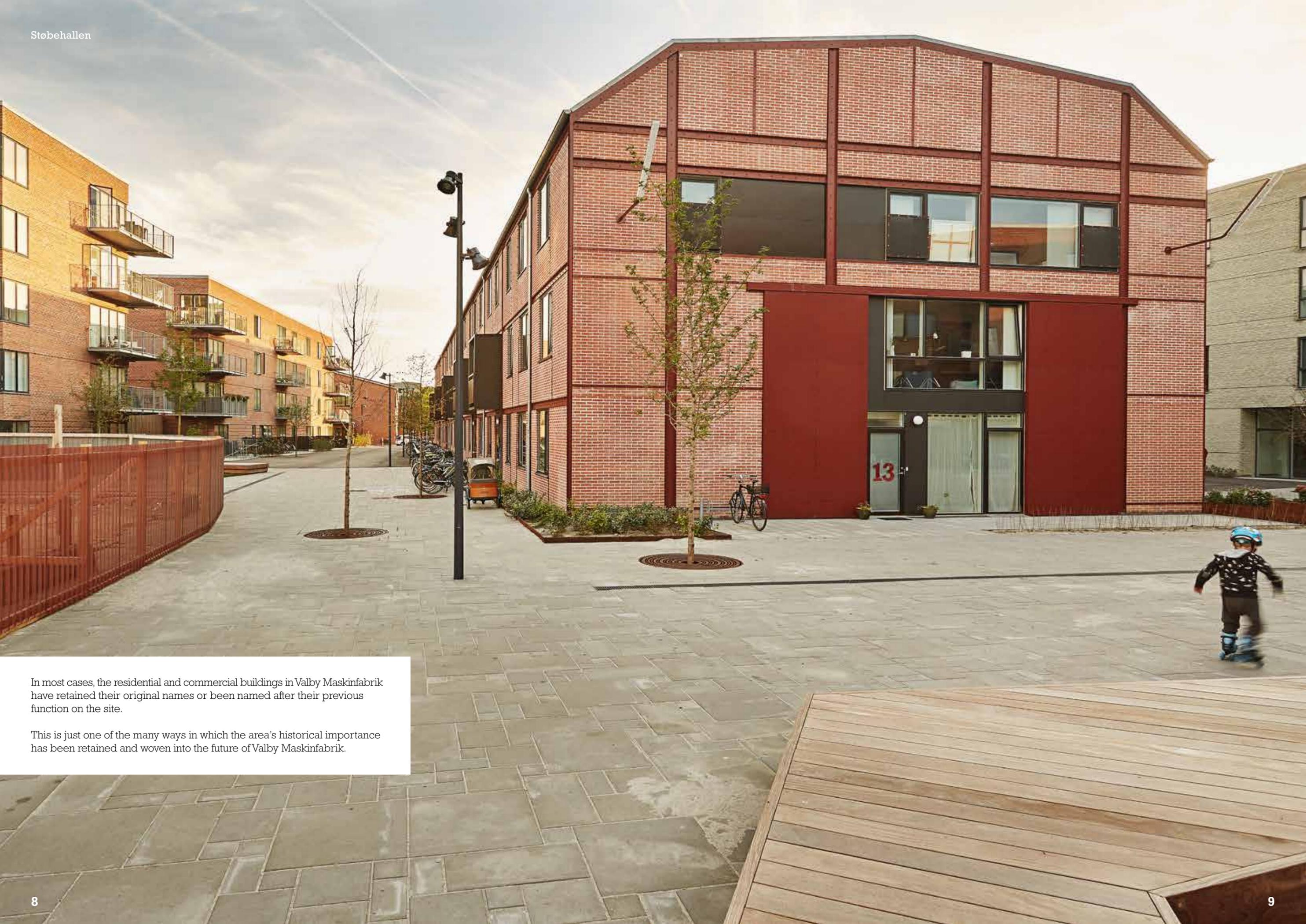
These principles will make Valby Maskinfabrik an integrated part of Valby. It will be more than a residential area – a mixed urban neighbourhood, an urban neighbourhood for everyone in particular its daily users, an area with different neighbourhoods, with connections, with distinct and varied characteristics, with places to meet offering different degrees of privacy, as well as a green neighbourhood, bordered by green spaces and a pleasant microclimate.

These principles are about being generous in the creation of urban spaces. Outdoor areas must invite people to linger and spend time and offer opportunities for informal meetings, for shorter breaks or longer periods of time, as well as provide facilities for all age groups and different user groups. This will ensure that the outdoor spaces are an important part of the social environment.



The idea is to create a new neighbourhood in Valby using the development plan for the area. This specifies how old factory buildings from the time of FLSmith are renovated and stand side by side with new modern buildings to create a neighbourhood where residential housing, commercial property and retail life are brought together in a vibrant and inviting environment with space for everyone. The site has several new underground parking lots, as well as ground-level parking while the urban spaces between the roads are car free.

Valby Maskinfabrik has everything a modern society requires in the way of facilities such as bike parking, recycling centres and disability access ramps. In addition, it gives residents the opportunity to enjoy outdoor life with others from the neighbourhood in the semi-private green recreational areas next to each residential building.



In most cases, the residential and commercial buildings in Valby Maskinfabrik have retained their original names or been named after their previous function on the site.

This is just one of the many ways in which the area's historical importance has been retained and woven into the future of Valby Maskinfabrik.



A city is a living organism, and a new neighbourhood is no exception. A neighbourhood needs space to breathe and Valby Maskinfabrik gets this space from the central open square Maskintorvet (*manufacturing square*). Here the new buildings blend in with the old warehouses and buildings.

There are courtyards and street spaces, places to meet and areas that give the neighbourhood and its residents and visitors fresh air and breathing space.



Montagehallen (*the assembly hall*) will become the heart of the neighbourhood. It will be home to an event venue at its southern end, residential units in the middle and commercial buildings in the northern end. This makes the 200-metre-long renovated former industrial building a strong symbol of the area's three central nerves: housing, business and space for living.

## THE HISTORY OF VALBY MASKINFABRIK

In 1882 Frederik Læssøe Smidth won a few thousand Danish crowns in a lottery. He spent this money starting a company which would supply equipment to the cement industry, and named it after himself - FL Smidth. For many years, the company's headquarters was in Valby on a site between the two roads Vigerslev Allé and Gammel Køge Landevej. A number of workshops, factory and production buildings were built on this site to process steel and iron. In 1990 FL Smidth stopped production in Valby but some parts of their administration are still found on the site.

Around 1950, an apprentice wage at the factory was under half a crown an hour and the working week was six days. Three days a week were spent at the local trade school so leisure was in scarce supply. However, the 1950s can also be remembered for a rather good bonus scheme. When a production employee (skilled or unskilled) had been employed for two years, he received a special bonus at the end of that year consisting of one week's wages. This increased every other year with another week's wages, until after 26 years of service the employee would receive a bonus of 13 weeks' wages. This was the equivalent to three months' wages – and that was in the days before taxation was withheld – so the employee could keep the entire sum. It was paid in cash and stories of that time report some recipients collecting their bonus and then disappearing off to town for a couple of days before returning home.

## ONE NEIGHBOURHOOD – SIX DISTRICTS

Valby Maskinfabrik is split into six districts. These are named after the original functions of the various buildings at the time FLSmidth manufactured machinery on the site. Each of the districts is presented on the following pages:

1. Værkstedskvarteret (*workshop district*) . . . . . Page 18
2. Markentenderikvarteret (*canteen district*) . . . . . Page 20
3. Støberikvarteret (*foundry district*) . . . . . Page 22
4. Maskintorvet (*manufacturing square*) . . . . . Page 28
5. Montagehalskvarteret (*assembly hall district*) . . . . . Page 30
6. Pakkerikvarteret (*packing district*) . . . . . Page 42

These six districts have housing units, commercial property, communal spaces, green areas, the event venue and parking spaces at ground level and underground.

The residential units consist of new buildings and former factory buildings that have been renovated in line with modern standards and requirements. Commercial property in Valby Maskinfabrik consists of former factory buildings which have been renovated and adapted to meet the specific needs of the tenants. This is mainly offices but also includes retail units.

The following pages give an insight into the character of each of the six districts. At the end of the sections on the districts, you can read about the landscaping of Valby Maskinfabrik, as well as the sustainability aspects of the neighbourhood. Finally, at the end of the book you can find a development overview showing all existing and planned buildings in Valby Maskinfabrik.

When development is complete, Valby Maskinfabrik will have a total of 160,000 square metres, including 1,200 housing units and around 1,500 workplaces.





Blok A/B



Blok A/B



Blok A/B



Modelværkstedet



Modelværkstedet

## VÆRKSTEDSKVARTERET

Værkstedskvarteret (*workshop district*) consists partly of the commercial building Modelværkstedet (*the model workshop*) as well as some of the first housing units that were built at Valby Maskinfabrik – block A/B and block C1.

Modelværkstedet was used to create the models of planned cement factories. For a period, it was also used for training the factory's apprentices. Its final use was by FLSmidth's IT department. The building has 5,200 square metres of newly renovated office space.

The 98 housing units in block A/B were ready for their new residents at the start of 2013 while residents moved into the 48 units in block C1 a year later in 2014. All housing units have been built to a high standard with a focus on sustainability. They all have a private outdoor terrace area or a balcony.

Block A/B and Block C1 have been designed by Vilhelm Lauritzen Architects and Kim Bjørn Architects.

## MARKETENDERIKVARTERET

Marketenderikvarteret (*canteen district*) consists of three buildings that are solely used for commercial purposes: Marketenderiet (*the canteen*), Fræsehallen (*the cutting hall*) and Omklædningen (*the changing room*). These three – very different – industrial buildings dating back to the time of FLSmidth have now been renovated and rebuilt for many new varied functions.

### Marketenderiet

Marketenderiet has around 2,000 square metres and space for up to 1,100 people. Today it functions as a modern event venue that is used for many different types of occasion. This building is rented by Nordic Catering A/S, a full-service event agency offering catering to private individuals and businesses. In addition to events here at Marketenderiet in Valby, they also hold events in other locations. Nordic Catering A/S runs a canteen that can be used by all businesses at Valby Maskinfabrik on working days. This fits well with the original purpose of the building. In the days of FLSmidth, this building was a canteen where employees could either buy lunch or eat their lunch packs that had been kept cool in the large ice-boxes.

### Fræsehallen

Fræsehallen is one of the three former buildings dating back to the industrial time of FLSmidth. It was originally used to produce cogwheels from the metal cast in the foundry. The cogwheels were then used to produce gearboxes in Gearhallen (*the gear hall*).

Fræsehallen consists of 5,000 square metres of commercial space, all of which has been renovated to become highly attractive and modern office facilities. It has been rented out to three different tenants.

### Omklædningen

Omklædningen is situated on the corner of the road Kirsten Walthers Vej. It consists of 2,100 square metres used for office space and as a showroom. The building used to be the changing rooms for FLSmidth employees. It has now been renovated and modernised to its current form as attractive and modern commercial premises.



Marketenderiet



Fræsehallen



Marketenderiet



Marketenderiet



## STØBERIKVARTERET

Støberikvarteret (*foundry district*) is exclusively used for housing. This district includes one of two historic halls that have been retained from the time of FLSmith – Støbehallen (*the foundry hall*). This has been renovated to become modern housing.

In addition, this district is also home to four other new buildings with high quality housing. The sections below describe three of these buildings – Elektrohuset (*electrical building*), Valsehuset (*milling building*) and Allé Haven (*avenue garden*) – as well as the foundry hall itself.

## STØBEHALLEN SHOWS THE STRONG DNA OF THE AREA

At the time of FLSmidth, Støbehallen (*the foundry hall*) was used for casting steel, in particular cogwheels. However, in 2015 it underwent a transformation to become a renovated and entirely modernised building with 36 high quality housing units. The units have between two and five rooms and range in size from 69 to 112 square metres. Those at ground level have an outdoor terrace area while the apartments on the floors above have balconies. The building's close proximity to Maskintorvet (*manufacturing square*) allows the residents to make full use of its green recreational areas and facilities.

Støbehallen was renovated with a focus on retaining as many of the original construction details and characteristics as possible. This means that the distinctive steel profiles have been reused in the new construction of the hall, just as the new horizontal facades have been created with vertical and horizontal partitions marked with steel profiles as a reminder of the industrial building traditions of yesteryear. These steel profiles give the building rhythm, variation, depth and a level of detail on the long facades.

### A focus on preservation

Danish architect Lone Wiggers MAA from C.F. Møller Architects designed the current construction of Støbehallen and says about its appearance, "Støbehallen is characterised by the same preservation value as Montagehallen – square roof surfaces with skylights above the roof trusses, red-painted rhythmic pillars, horizontal red-painted steel bands and the unbroken stern. The two halls, along with Gearhallen and the old buildings from the area, show the strong DNA for Valby Maskinfabrik. These historic old industrial buildings are interspersed with the new buildings in the final plan, like pathways leading back into the history of the area."



Valsehuset - Elektrohuset - Støbehallen



Støbehallen



Støbehallen - D1



Støbehallen



Valsehuset



Elektrohuset



Allé Haven



Elektrohuset

## ELEKTROHUSET, VALSEHUSET AND ALLÉ HAVEN

Elektrohuset (*electrical building*) and Valsehuset (*milling building*) were built in 2015 and 2016 respectively and have both been designed by Vilhelm Lauritzen Architects.

Jakob Meyling cand.arch., architect, from Vilhelm Lauritzen describes Elektrohuset and Valsehuset with the following words, "Ever since the start, the ambition with these two buildings has been to create modern buildings that can interact with Valby Maskinfabrik and its industrial buildings. The sheer size, scale, materials and physicality of the factory buildings have in this way been retained in these two modern housing blocks in order to strengthen the spirit and character of the place."

Valsehuset and Elektrohuset have been designed as one of the two long facades stretching towards Maskintorvet (*manufacturing square*). The opposite facade towards the square is the beautiful old industrial Montagehal (the assembly hall). The two facades face each other and reflect a sense of the present and history.

### Well-organised housing with lots of light

Elektrohuset consists of 65 well-planned apartments of between one and four rooms, in sizes of between 70 to 199 square metres. The Valsehuset building consists of 105 apartments ranging in size between one and four rooms and 68 to 117 square metres.

Combined, the almost 200-metre-long facade of Valsehuset and Elektrohuset towards Maskintorvet is broken up by vertical and horizontal openings which give the facade rhythm and vibrancy. The windowsills have been lowered to just 40cm above floor level so they function as places you would want to sit and look out over the treetops.

The central heart of all the apartments is the kitchen. The living space is bright and opens on to either the balcony or terrace while corridor space has been kept to a minimum to maximise living space. Residents of Elektrohuset and Valsehuset have access to the green areas in each of the two semi-private courtyards as well as to Maskintorvet on the other side.

### Allé Haven

Allé Haven consists of 110 mainly four-room apartments. The facades have been designed by Vilhelm Lauritzen Architects while Kim Bjørn Architects have created the interior design. Allé Haven has been adapted to the red buildings that characterise Vigerslev Allé and it is a neighbour to FLSmidth's beautiful headquarters designed by the renowned architect Palle Suenson. The view from Allé Haven stretches over the park in front of the FLSmidth office building.

## MASKINTORVET

Maskintorvet (*manufacturing square*) will become an important communal space for Valby Maskinfabrik and its residents.

The square is located along the western side of Montagehallen (*the assembly hall*) and it will create the largest green recreational area for the residents and daily visitors to Valby Maskinfabrik. Maskintorvet will have many different zones, each with their own purpose. For example, there will be soft surface areas for ball games, attractive planted areas, gravel areas for various activities as well as benches.

### **A vibrant, active and sensory urban space**

This generously proportioned city square is over 200 metres long and 45 metres wide. It has been designed with lots of light, beautiful design elements, lush greenery and a rich historical anchoring in the industrial past of the Valby Maskinfabrik site.

It has been designed as a recreational park, broken up by niche areas for the various activities. Its size, features and the activities available will ensure that the square becomes a meeting place that brings together people of all ages and interests from the different districts. The monumental Montagehallen, which borders the eastern side of the square, sets the tone for the atmosphere and expression of the square and ensures its coherence and cultural heritage. Maskintorvet has been designed as a vibrant, active and sensory urban space. It will be the heart and life blood of the new housing district in Valby, Valby Maskinfabrik.

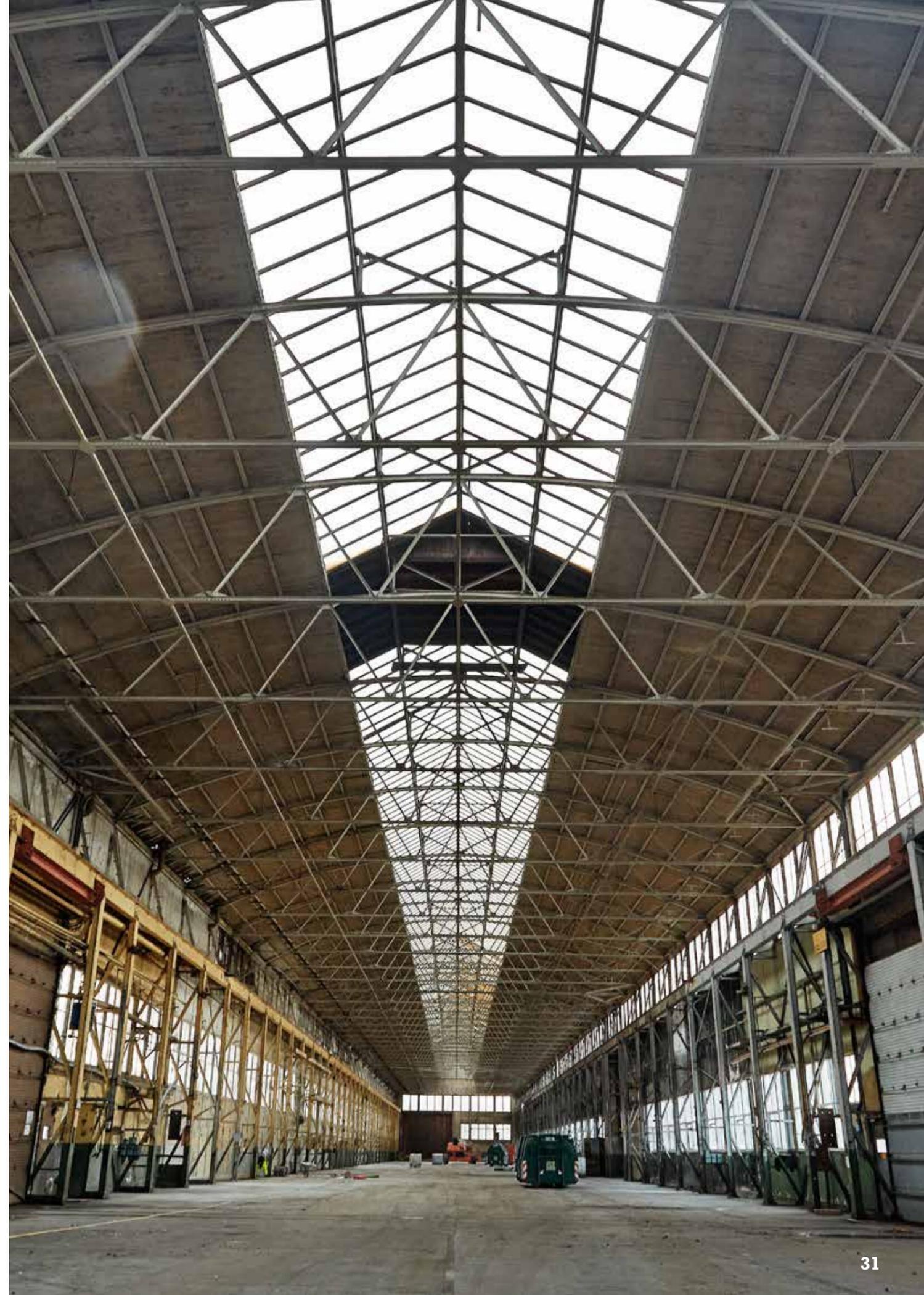


## MONTAGEHALSKVARTERET

Montagehalskvarteret (*assembly hall district*) is the most extensive district of Valby Maskinfabrik and it consists of both residential and commercial developments.

This district has 500 apartments including 66 housing units in the characteristic 200-metre-long Montagehal (*the assembly hall*), which was once used for assembling parts for cement factories at the time of FLSmidth. In 2016, this building was renovated and modernised. The image on the right shows Montagehallen before the building work started. This district will also be home to four new apartment buildings – Tandhjulet (*the cog wheel*), Kranhuset (*the crane cabin*), Gearhuset (*the gearbox*) and Montagehuset (*the assembly building*).

Two of Valby Maskinfabrik's commercial buildings are also located in this district: Gearhallen (*the gear hall*) and Administrationen (*the administration*), both of which have been rebuilt, modernised and renovated. This district also has an additional 3,000 square metres of new commercial space in the northern end of Montagehallen. Shops and businesses are also planned on the ground floor level out to the Gammel Køge Landevej road.





## MONTAGEHALLEN: FROM INDUSTRY TO HOUSING AND BUSINESS

Montagehallen (*the assembly hall*) is considered to be the heart of Valby Maskinfabrik. The 200-metre-long hall is centrally situated on the plot and will be home to housing units, businesses and an event venue. This makes Montagehallen a strong symbol of the three main components of the neighbourhood – the residents, the business community and open spaces where these groups can meet. In 2017 Montagehallen will be transformed into 66 apartments with a total of 7,000 square metres placed in the centre of the building, 3,000 square metres of business space situated at the northern end and a 1,200-square metre event venue in the southern end. The redesign of Montagehallen has been created by C.F. Møller Architects.

### A historical sense

The red steel framing with the red partitioning sections create a sense of history and provide a clear reference to the area's industrial past. These are important features of the building that give the Valby Maskinfabrik area its distinct character. The details from the time of FLSmidth have been retained where possible so the building reflects the area's history.

The architectural cut and roof form, the western facade and the two gables with steel framework, walls, windows and the large door openings are all worthy of preservation. The middle section with housing units has been rebuilt with respect for the structure and expression of the hall while the ends have been maintained in their original form.

## THE ARCHITECT'S FOCUS ON THE REBUILDING OF MONTAGEHALLEN

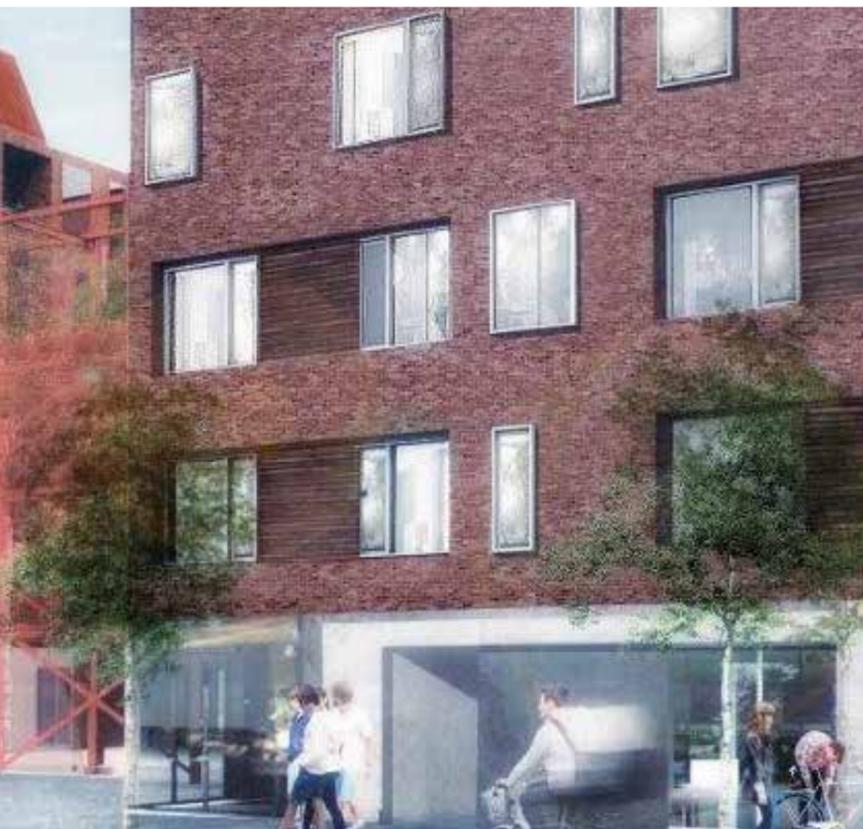
The fact that Montagehallen (*the assembly hall*) continues to exist at its full 200-metre-length makes it *"quite extreme as a building"* explains Lone Wiggers MAA, one of the architects from C.F. Møller Architects who are responsible for rebuilding the hall. *"Part of the preservation value of the old hall is that there is only one building profile down the entire length of the building. This gives the hall an even stronger expression. There is so much length in exactly the same profile and this is unique in a Danish context. It is a rare detail. That is why the flat profile of Montagehallen needs to be maintained in the new project. This also allows the old traces of the crane track to remain to show the building's original function and respect its history."* Lone Wiggers believes that by splitting up Montagehallen into housing, business space and an event venue, it will ensure a multifunctionality that turns it into a social meeting place for residents and visitors to the neighbourhood.

### **Maintaining the industrial identity of the hall**

For C.F. Møller Architects, the most important aspect with regard to the rebuilding of Montagehallen has been to retain its identity. Its industrial past needed to be preserved while being renewed. This will create a diverse area. *"It will go from being a building with a crane track and undergo a translation of its rhythmic features into housing. We'll open up with daylight and space for commercial developments and housing, which will thrive and bring new life as the neighbourhood's central, social meeting place,"* says Lone Wiggers.

Montagehallen will consist of 66 housing units on four storeys. The apartments will have between three and five rooms. The upper storey apartments will have a balcony facing east or west while the ground level apartments will have an outdoor terrace area. The apartments will be between 77 and 134 square metres with their terrace or balconies facing the large recreational area, Maskintorvet (*manufacturing square*). This puts the residents of Montagehallen in the best position to enjoy the good atmosphere and central location.





## TANDHJULET AND KRANHUSET

Tandhjulet (*the gearbox*) consists of 127 apartments of between 67 and 128 square metres while Kranhuset (*the crane cabin*) consists of 96 apartments between 52 and 135 square metres. The architects Tegnestuen Vandkunsten have striven to create a development that uses the history of the area in its choice of materials and exterior expression. The project is characterised by architectonic variation and different types of housing to ensure diversity.

The building is situated along the Gammel Køge Landevej road. It has been created with open blocks that form a transition between the surrounding city and the neighbourhood's green courtyards and small gardens at the back. The building varies in height from five to six and a half storeys and is at its highest towards Gammel Køge Landevej where there are penthouse storeys that follow the downscaling on the courtyard side. The residents of Tandhjulet and Kranhuset are able to use the green courtyards of the building.

Steel constructions with trailing plants inspired by the existing crane structures link the buildings. They function as a noise screen for the courtyards at the back, as an outdoor space/balconies for the closest apartments and they will also be the backdrop for the smaller spaces along Gammel Køge Landevej.

### Varied building with multiple functions

Architect Rikke Møller Andersen from the practice Vandkunsten says the following about Tandhjulet and Kranhuset – *"The large scale of Tandhjulet and Kranhuset requires the housing forms, living qualities and urban life to be varied. This has been achieved using a combination of commercial property on the ground floor level and large and smaller housing units in both Tandhjulet and Kranhuset – a mix of one-storey housing, two-storey terraced housing and small balcony-access apartment blocks."*

All housing units have light from at least two sides and at least one terrace area if they are on the ground floor level or a balcony if situated on the upper stories.

The housing units on one floor are mainly laid out along Gammel Køge Landevej and have their living space and balconies towards the quiet southwest-facing courtyard. All housing units facing Gammel Køge Landevej have sound-proof windows.

The two-storey housing units, which are all located in the courtyards, are typical terraced housing with access through a front garden, a kitchen and living room at ground floor level and more private rooms on the first floor.

The balcony access apartments are the smallest housing units of the development. They consist of a light kitchen/dining area opening on to a balcony and the option of dividing the space towards the southwest.

## GEARHUSET AND MONTAGEHUSET

Each of the two developments Gearhuset (*the gearbox*) and Montagehuset (*the assembly building*) is structured around its own semi-private open courtyard and consists of seven buildings. 97 housing units ranging in size between two to four rooms will be built in Gearhuset and Montagehuset. Both buildings have been designed by Arkitema Architects.

Architect Anders Halgren MAA from Arkitema Architects describes the two developments, *"The courtyards and the urban spaces between the buildings and the surrounding buildings will fit naturally with the spacious and varied urban space and the building patterns of the overall Valby Maskinfabrik development."*

Two entrance openings – one in each building – provide a natural connection between both sides of the buildings and make the urban space and flow patterns around the buildings dynamic and exciting.

### **Different types of housing with high functionality**

The housing types of Gearhuset and Montagehuset are arranged with a focus on good basic housing qualities with high functionality. They have the living and kitchen area towards the south or west with direct access to the balcony, or towards the edge of the development with their own terrace or roof terrace. Each housing unit makes best possible use of the space so it has as many rooms as possible.

Each individual building aims to achieve a high level of diversity in its housing in order to create a harmonious environment. In this way, the larger housing/terraced houses for families are on the lower levels with access to their own terrace while the more practical, compact housing units are found on the upper stories and the spacious varied penthouse apartments at the very top.

Gearhuset and Montagehuset have green courtyards that can be used by their residents.





## COMMERCIAL SPACE IN MONTAGEHALSKVARTERET

Commercial space in Montagehalskvarteret (*assembly hall district*) consists of the Montagehallen (*the assembly hall*) as well as the two former factory buildings from the time of FLSmidth, which have been rebuilt and renovated: Gearhallen (*the gear hall*) and Administrationen (*the administration*).

Montagehallen will consist of 3,000 square metres of office space in the redeveloped former warehouse with new floors added.

Gearhallen was originally used to assemble the gearboxes that drove the huge rotary kilns. Gearhallen has three floors, each with 2,000 square metres. A call centre is situated on the ground floor and first floor while the second floor has been rented to the Danish Emergency Management Agency, with the Copenhagen Fire Service as the daily manager.

Administrationen consists of 3,000 square metres of office space that have been renovated to their current modern and attractive state.

## PAKKERIKVARTERET

Pakkerikvarteret (*the packing district*) is home to the two buildings, Allé Huset (*avenue building*) and Pakkerihuset (*packing building*), where the plan is to have shops on the ground floor out to the road, Vigerslev Allé. Arkitema Architects have designed both buildings.

The location defines the main concept for the housing and commercial developments of Allé Huset and Pakkerihuset as they form the outer section of a larger, dense housing development/urban district with mixed residential and commercial property.

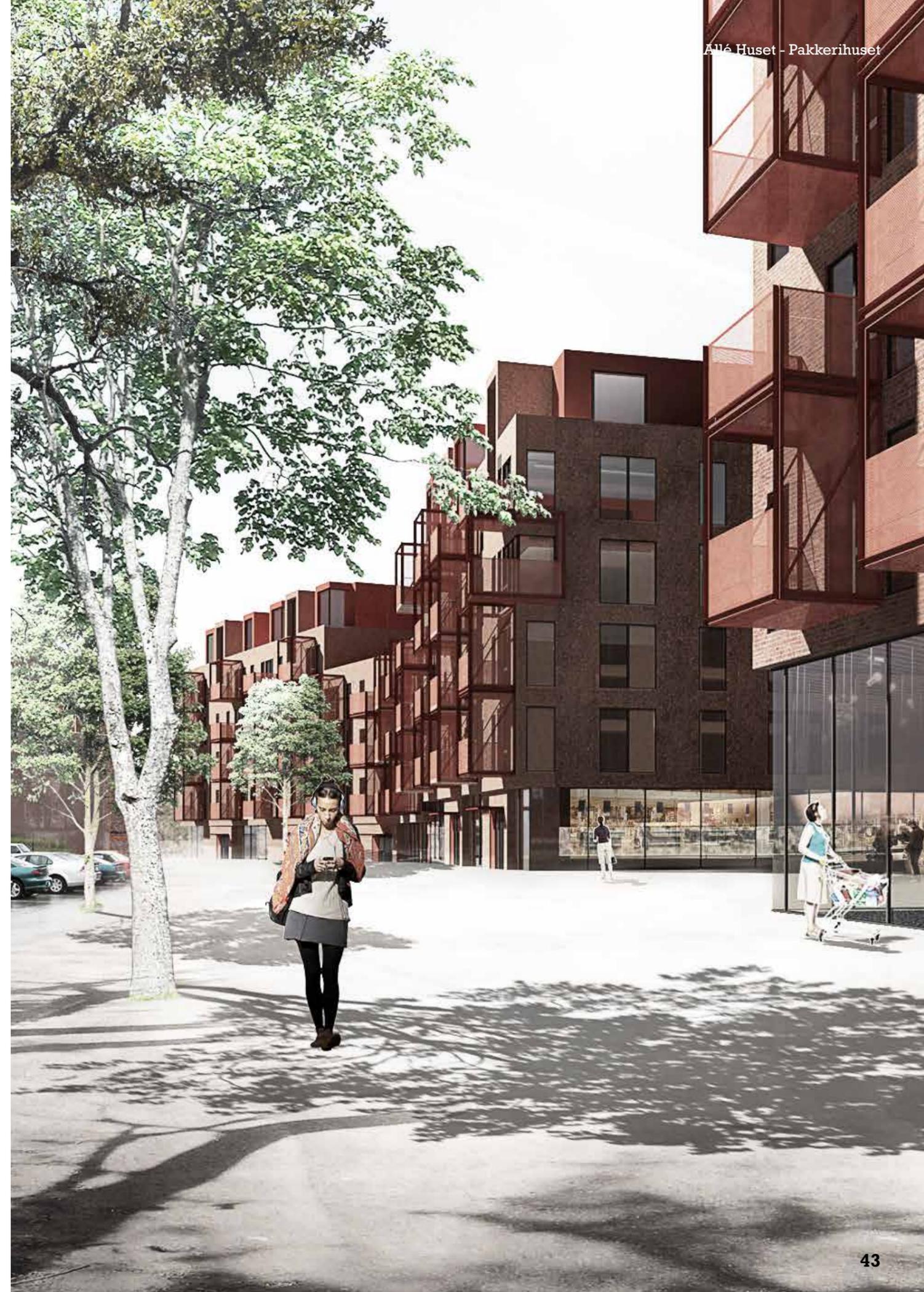
Each of the two buildings has been structured around an inner courtyard situated on the first-storey. The courtyards and urban spaces between the buildings and the surrounding buildings fit in naturally with the varied development and urban patterns of Valby Maskinfabrik.

Housing is on the first to fifth floor of the buildings while grocery stores and other commercial activities are situated on the ground floor. Parking spaces for residents and customers visiting the shops and businesses are found underground. Allé Huset and Pakkerihuset have green courtyards on top of the parking spaces that can be used by their residents. These form a planted roof above the commercial activities at street level.

### Housing types

The housing units of Allé Huset and Pakkerihuset are arranged with a focus on good basic housing qualities with a high level of functionality. They have the living and kitchen area towards the south or west with direct access to the balcony, or towards the edge of the development with their own terrace or roof terrace. Each housing unit makes best possible use of the space so it has as many rooms as possible.

Each block aims to have many different sizes of housing in order to create a harmonious coherent environment. For this reason, the larger housing/terraced houses for families and smaller housing units are found on all levels of Allé Huset and Pakkerihuset. On the first floor, the housing units have direct access to the courtyard and each housing unit has its own private terrace area.





## PAKKERIKVARTERET

### **Allé Huset and Pakkerihuset – southern and western facades**

The facades of the two blocks facing south and west – towards Valby Maskinfabrik's other buildings and towards the sun – have been broken up with balconies and window sections. The form of the balconies makes a clear reference to the original industrial character of the buildings. In addition, the scale of the buildings is broken down by access to the shops and commercial activities on the ground floor. When combined with the entrance doors to the apartments, this makes the buildings feel more open on these sides.

### **Allé Huset and Pakkerihuset – northern facade**

On the northern side, the expression is in line with the classic apartment blocks seen in Copenhagen, consisting of entrance doors, streamlined windows and no balconies.

To emphasise the two-sided expression, a horizontal expression on the city and street side has been deliberately chosen while there is a more vertical expression on the other facades. Architect, Anders Halgren MAA from Arkitema Architects talks about the building's focus on the history of the site, *"The facade materiality has been designed based on the industrial character of the site and its distinctive characteristics. For this reason, we've used relatively coarse and textured bricks on the facades. The bricks have been chosen in various shades of red, just like the old buildings of Valby Maskinfabrik. The brickwork, facades and balconies have been designed in a way that makes a clear reference to the industrial character of the original building."*

### **Direct street and courtyard access**

All stairwells in the two buildings give direct access to both the street and the courtyard. This also makes it possible to go directly from the courtyard to the street, which supports a sense of being connected to the area's other buildings.

## OUTDOOR SPACES IN VALBY MASKINFABRIK

### Focus on the area's history

The outdoor spaces at Valby Maskinfabrik have been designed by Schønherr Landscape Architects. They have focused on retaining some of the area's original industrial characteristics. Helle Katborg, Schønherr architect describes the design of the outdoor areas, *"In the choice of materials, we've looked for simplicity and robustness in order to create a link back to the area's industrial past. We've used steel edging and screens, concrete stones, asphalt, gravel and rubber surfacing, as well as simple wooden outdoor furniture and fixtures built up on several levels for spending time and for play."*

### Functional solutions with coherent characteristics

The design and layout of the area has to function for a wide user group consisting of residents, employees at the local workplaces and passers-by. The different districts vary in their development structure but they still have a familiarity in the design and choice of materials in the outdoor spaces.

The urban spaces vary in scale and character, which is also reflected in their layout and future use.

Maskintorvet (*manufacturing square*) is the big connecting space that links the area from top to bottom and side to side creating passageways from the new urban development areas towards the south to the old city district of Valby in the north. This space acts as a communal leisure and activity space for the entire area with sections for activity, play and ballgames concentrated at each end while the inner sections of the space are designed for spending time in a more leisurely way.

There are four types of outdoor spaces in the individual housing district: Neighbourhood squares, street spaces, courtyards and border zones – which are found on both the street and courtyard sides.

### Neighbourhood squares and street spaces

The neighbourhood squares and street spaces are the public areas for the entire neighbourhood as well as for visitors. They are traffic-free to encourage play and spending time in the street and the squares and are designed with benches and plants.

### Private courtyards

The courtyards are open towards the street spaces, but will be thought of as semi-private and belonging to the residents in the respective housing blocks. The courtyards provide protected green spaces close to the housing with room for play for the smallest children.





## OUTDOOR SPACES IN VALBY MASKINFABRIK

In general plants are used at Valby Maskinfabrik to screen off the private courtyard spaces. On Maskintorvet (*manufacturing square*) plants have been used to create an inner space for activity while there are grassy areas for games and spending time.

### Plants in Valby Maskinfabrik

Many aspects have been considered in the choice and use of plants at Valby Maskinfabrik. Above all, they add greenery and richness to the dense urban area. Plants give the residents a sense of the passing seasons as they flower, bear fruit and change colour over the year.

On the neighbourhood squares and other gathering places, so-called signature trees have been planted while smaller multi-trunk trees have been planted in the streets and courtyards.

The courtyards and border zones are given the feeling of a lush garden using hedges around the terraces, and beds planted with a variety of bushes, herbaceous perennials and ground cover.

## A SUSTAINABLE NEIGHBOURHOOD

Valby Maskinfabrik is a good example of the current trend for sustainable urban densification and development that is taking place in the former industrial areas of Copenhagen and other Danish cities.

For many years, urban development has taken place on new sites located on agricultural land on the edge of cities. However, this is changing and there is a growing focus on reusing the land in the city centres. This type of site has often been used for industrial purposes, for example the FLSmidth production site in Valby.

Valby Maskinfabrik is also a good example of the development of sustainable cities, where new urban areas are integrated with the existing city using connecting roads, paths and squares that create urban spaces for residents and neighbours. The neighbourhood is well-located for public transport and service facilities in the surrounding city. It has been designed with physical surroundings that attract a diverse and sustainable mix of residents. Furthermore, attractive outdoor spaces have been developed in the border zones and courtyards in order to create a robust and diverse social life in the area's urban spaces.

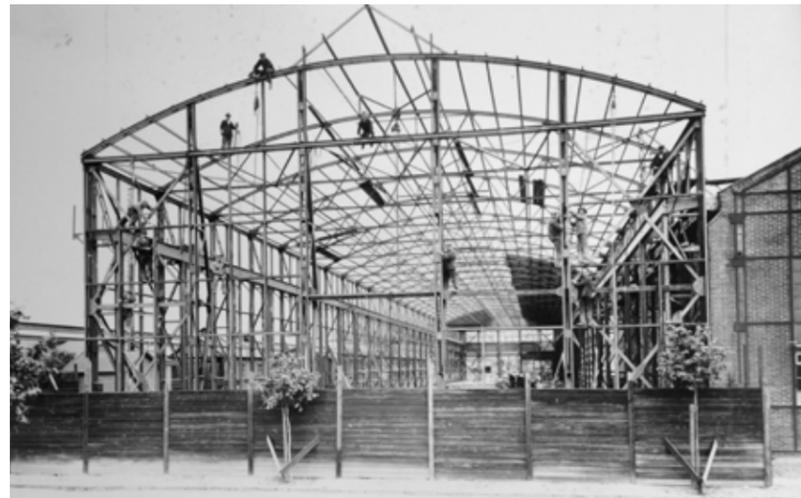
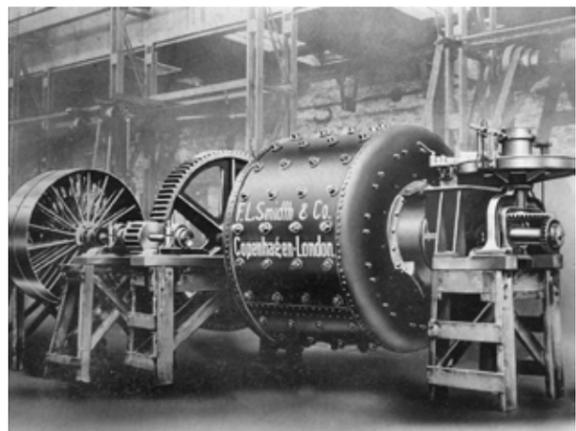
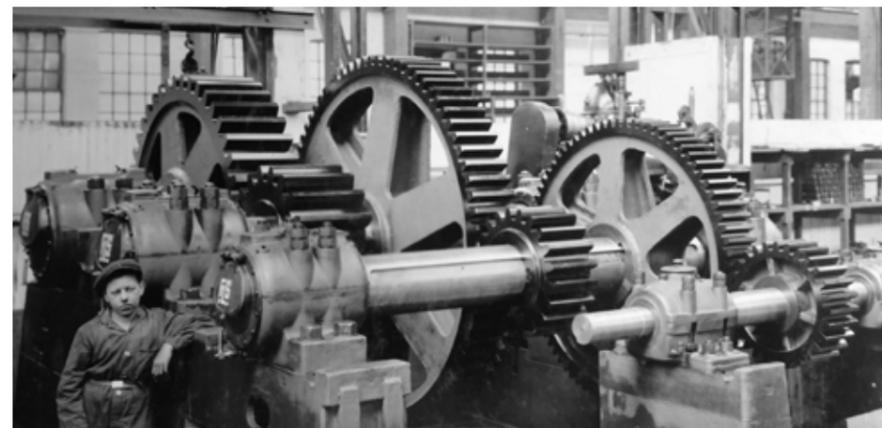
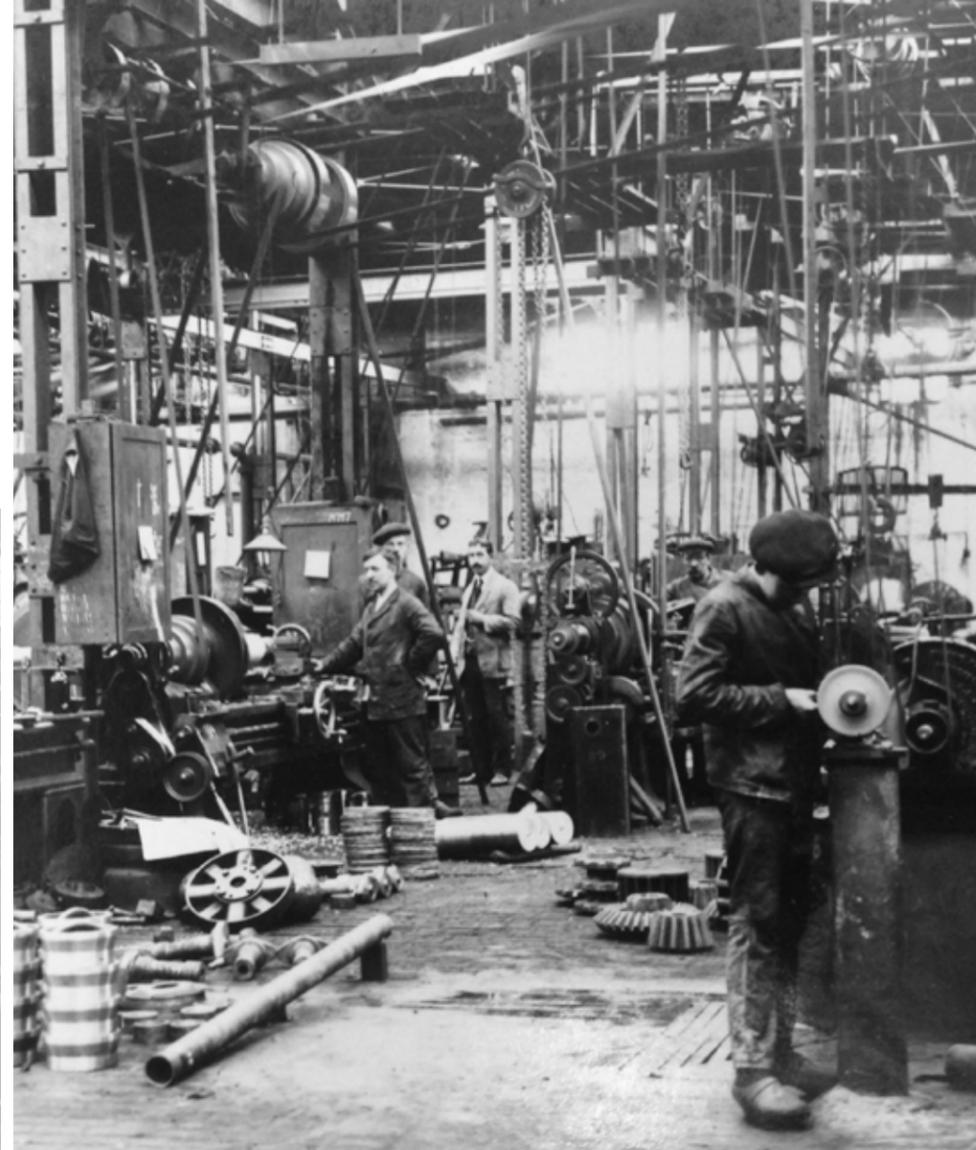
An important sustainable element in the urban development of the Valby site is the reuse of the distinctive buildings and structures. This contributes to the preservation of Danish industrial history.

Furthermore, Valby Maskinfabrik is a good example of how the area's outdoor spaces can be designed as attractive urban spaces so families are not dependent on their car but can use bicycles and public transport.

This makes it possible to design the areas as attractive urban spaces, small green oases and places to meet around the housing blocks and in the bigger urban spaces. By combining technical solutions with social needs, all of these elements contribute to greater sustainable urban development.

Overall, the development of Valby Maskinfabrik is a highly successful example of how a former industrial site can be transformed into an attractive sustainable district.







## DEVELOPMENT OVERVIEW

### 1. Værkstedskvarteret (*workshop district*)

#### Housing

Blok A/B: 98 housing units 2013

Blok C1: 48 housing units 2014

#### Commercial

Modelværkstedet

### 2. Marketenderikvarteret (*canteen district*)

#### Commercial

Marketenderiet

Fræsehallen

Omkledningen

### 3. Støberikvarteret (*foundry district*)

#### Housing

D1: 63 housing units 2015

Allé Haven: 110 housing units 2016

Elektrohuset: 65 housing units 2016

Valsehuset: 105 housing units 2017

Støbehallen: 36 housing units 2015

### 4. Maskintorvet (*manufacturing square*)

### 5. Montagehalskvarteret (*assembly hall district*)

#### Housing

Tandhjulet 1A: 69 housing units 2018

Tandhjulet 1B: 58 housing units 2018

Kranhuset: 96 housing units 2019

Gearhuset: 97 housing units 2017 / 2018

Montagehuset: 97 housing units 2018

Montagehallen: 66 housing units 2017

#### Event venue

Montagehallen 2017

#### Commercial

Gearhallen

Administrationen

Business in Montagehallen 2017

Shops towards Gammel Køge Landevej 2018

### 6. Pakkerikvarteret (*packing district*)

#### Housing

Allé Huset: 139 housing units 2019

Pakkerihuset: 61 housing units 2019

Commercial

Shops 2019

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