



'Transform' - Østre Havn after the transformation

TRANSFORM



Østre Havn before the transformation

'Transform' concerns the transformation of three industrial silos at Østre Havn, Aalborg. The buildings have been converted to new lease. The constellation of the program has been effected by diversity to meet the demands of "The Creative Class" and hereby create an interesting environment that can contribute with a lot of different activities and aspects to a more vibrant lifestyle. The transformation is with great respect to the historic characteristics of the existing buildings, however with an addition of a new atrium linking the buildings together in relation to the activities and functions.

CONTEXT

ACTIVITIES IN THE AREA

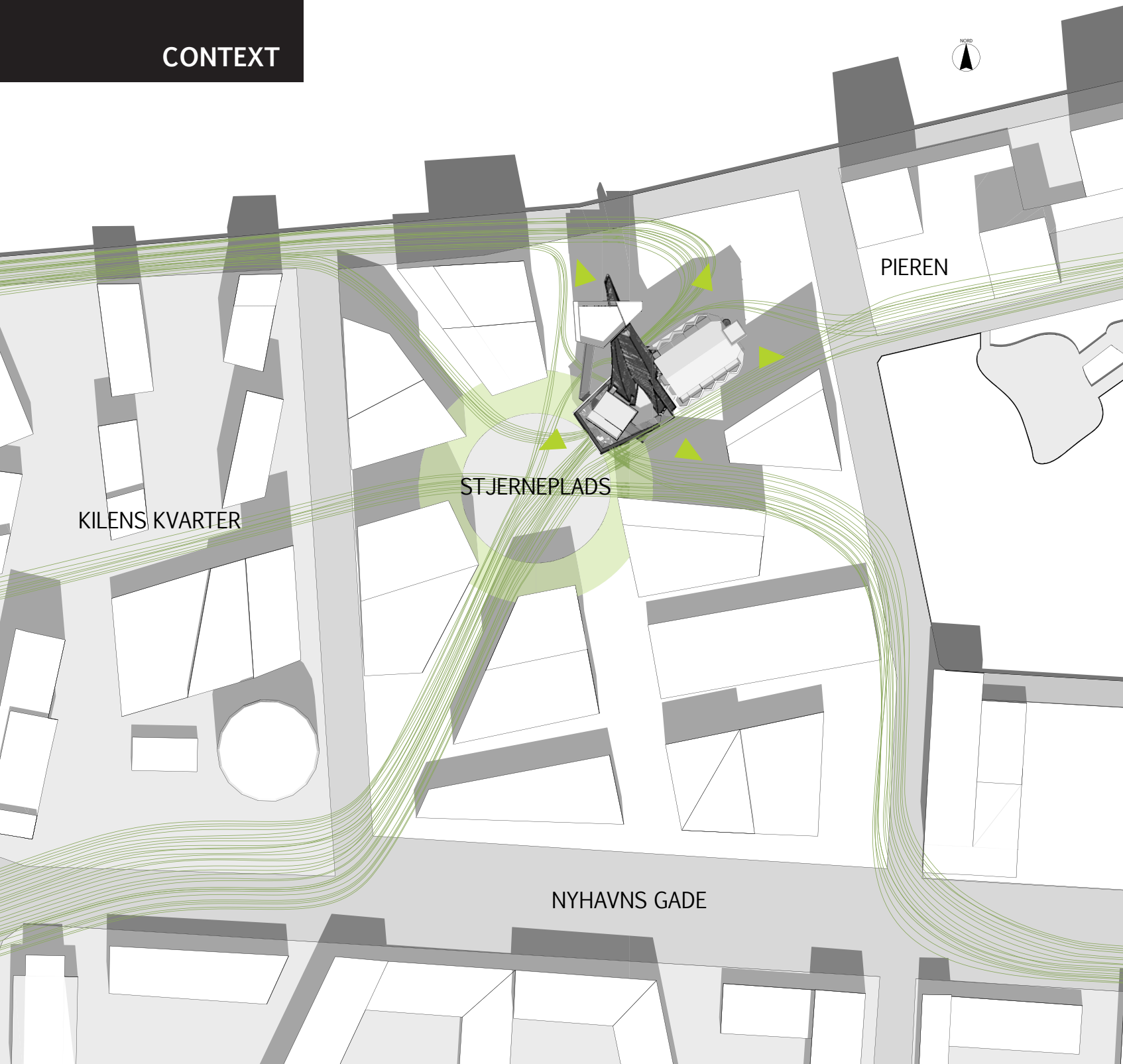


Looking upon the city of Aalborg, it is obvious to see that the city is in a transformation phase, where the existing city centre is bound together with the former industrial districts.

The present master vision presents a conversion from heavy industry to high technology and knowledge based innovation.

The first marks are already appearing in the context of Aalborg where the conversion of the old power station, Nordkraft and the planned development of 'House of Music' near the harbour front, are the most outstanding. "Transform" will be a further contribution to this development becoming the new gathering point in the new city centre of Aalborg.

CONTEXT



1:2000
Flow and view diagram

The whole area around the buildings is being converted to a new city centre with the master vision from Schmidt Hammer Lassen.

The masterplan creates an alternative city centre within the city of Aalborg with a mixture of commercial and residential functions,

arranged in a layout, that consider views to the surroundings, green urban spaces, infrastructures and imprints of history.

The orientation of the buildings, flow and view points are important aspects which are incorporated in the complex.

CONTEXT



1:400
Flow in ground level

It has been crucial to preserve the different diversity and characteristic from the buildings however create a connection and cohesion between the buildings to make them appear as one unit.

Here the existing footprint of the buildings is seen as a significant aspect to retain, which has been created by the railway tracks that combined production with the harbour.

The connection between the volumes is the atrium that twist vertical with the buildings. At the bottom it underlies the footprint only making a small impact at the ground level.

CONTEXT



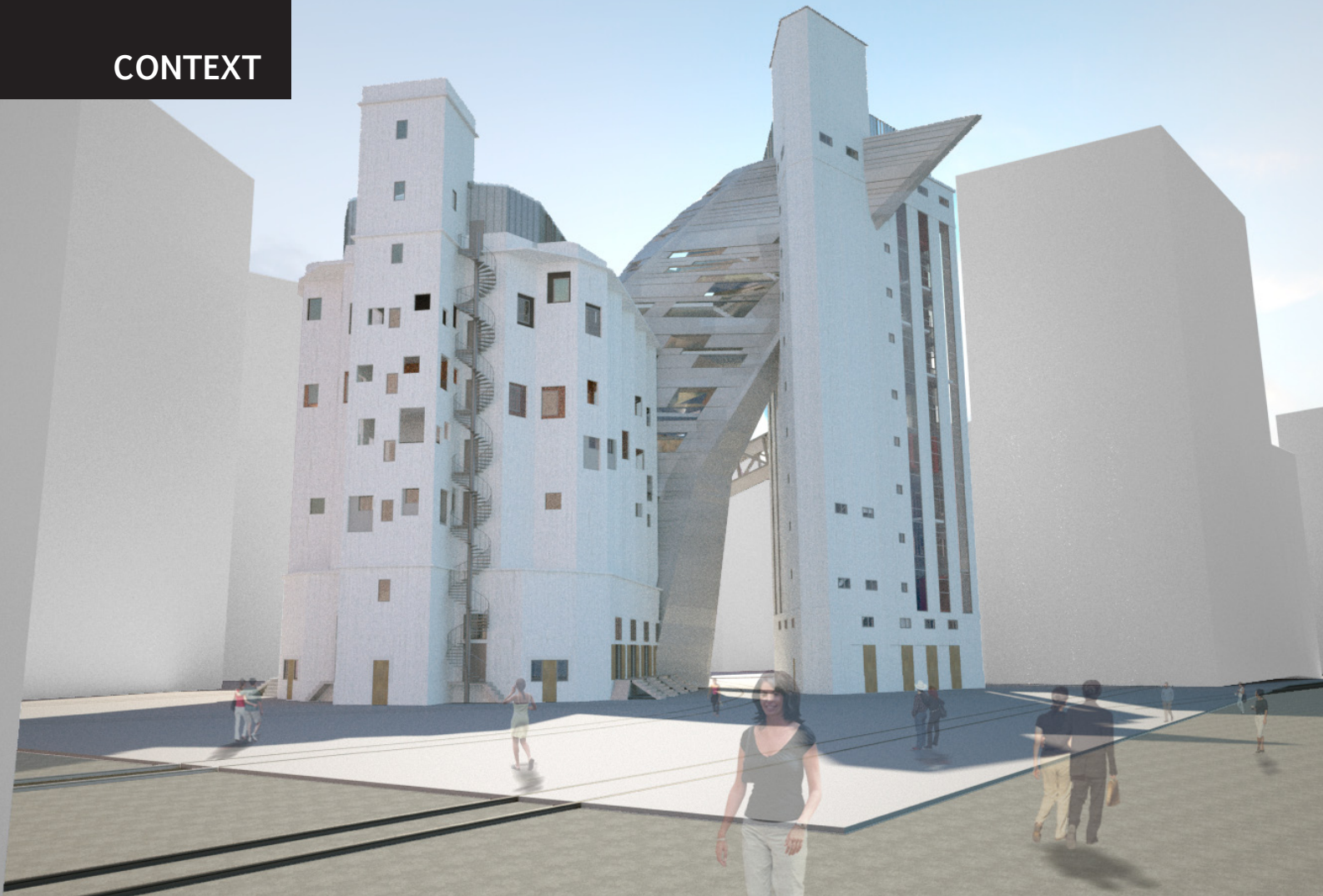
Entry to 'Transform'

The view between the buildings is very important for the project where the footprint is displayed. The continuous flow in the area towards the fiord are not disturbed but framed by the complex.

Furthermore the footprint emphasizes the vertical expression of the buildings, which is broken by the atrium defining the transformation of the project.



CONTEXT



1. View from the harbour Østre Havn

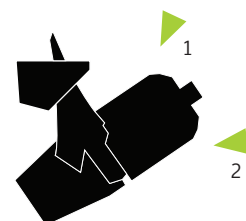
The complex fulfils the requirements of a low energy class 1, which implies that the complex only uses 50 kWh/m² year. This is the result of the optimisation of the existing walls, the layout of windows and utilisation of the context.

Here the orientation of the buildings in relation to solar radiation and prevailing wind direction are important parameters what influence the architectural expression.

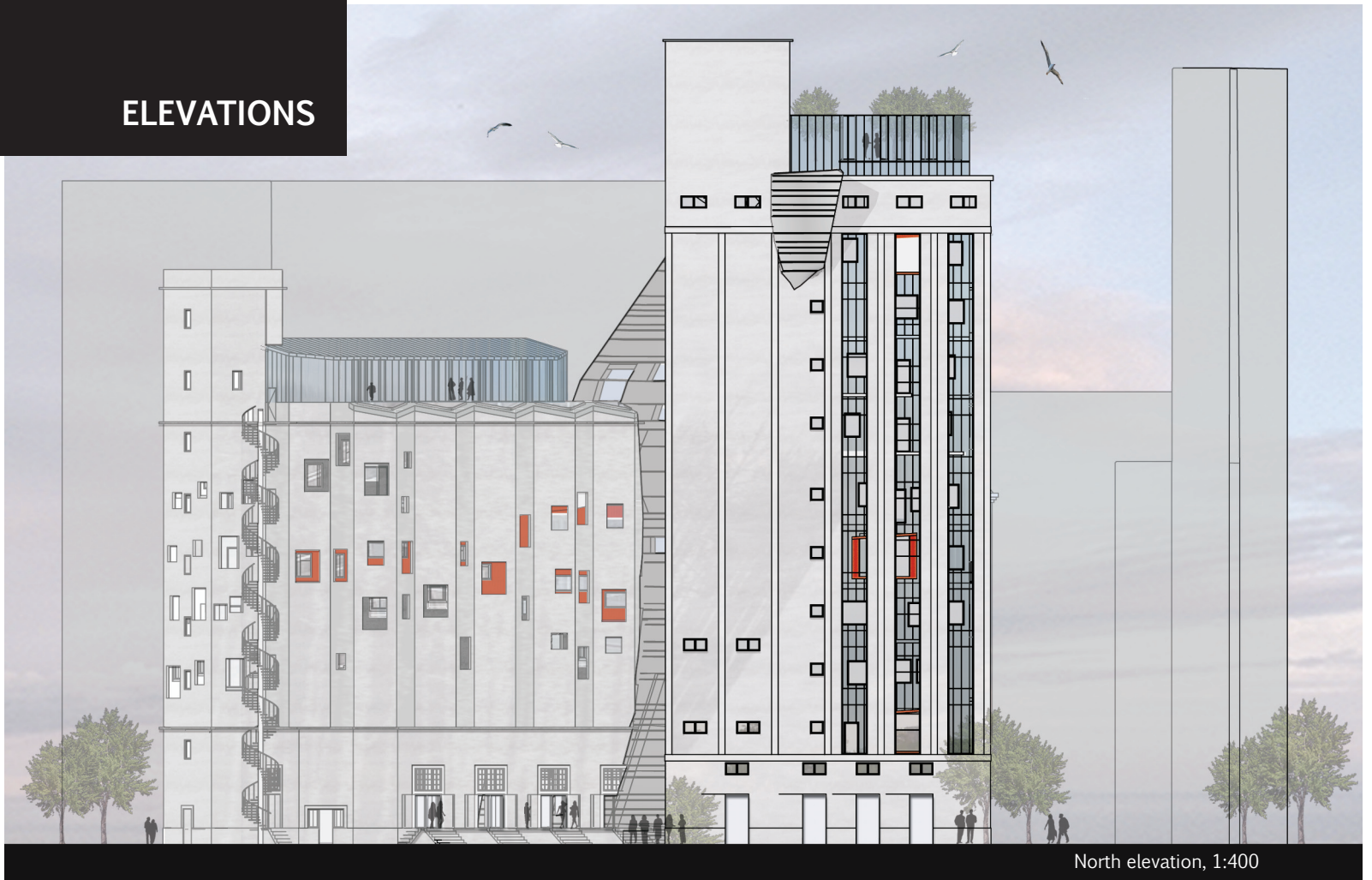
Furthermore the complex consists of interesting and harmonious spaces optimised for the utilisation. Here the individual activity has affected the design of each room to generate the right atmosphere.



2. View towards silo 04 - entrance through 'Green market'



ELEVATIONS



ELEVATIONS



East elevation, 1:400

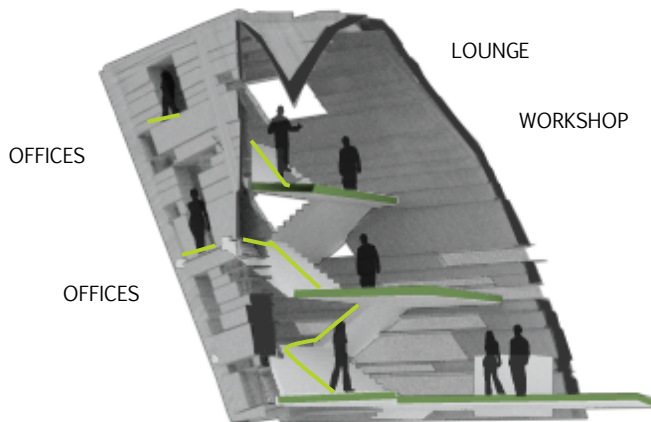


West elevation, 1:400

FLOW

The new element creates the flow and connection between the different functions and activities located in the silos. It has been crucial to create a continuous flow influenced by a range of informal meeting points and casual activities.

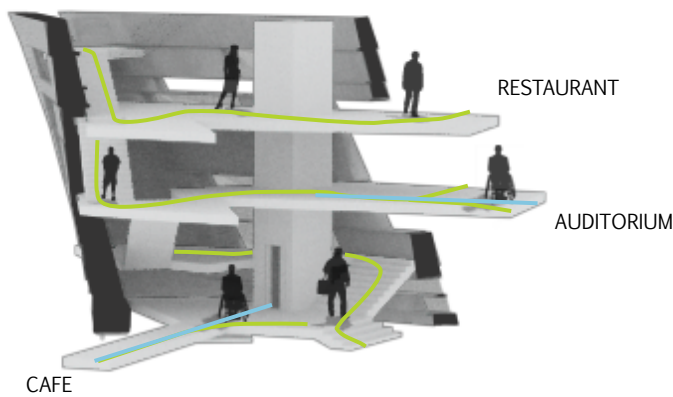
The various meeting points provide opportunities for networking, workshops and exhibition areas where employees and students can work and network during the day without the necessity of being a permanent part of the house.



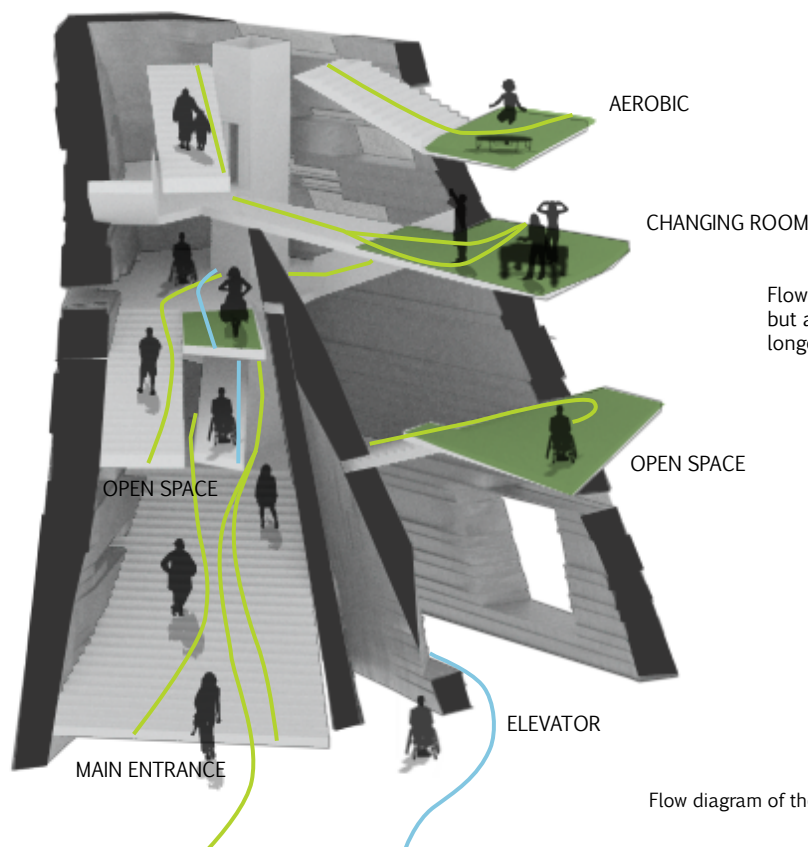
Top floors; connection between the open office space and lounge.

LEGEND;

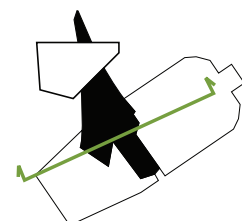
- handicapped
- walking



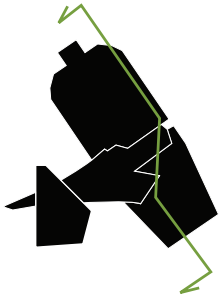
Service area between restaurant, auditorium and cafe.



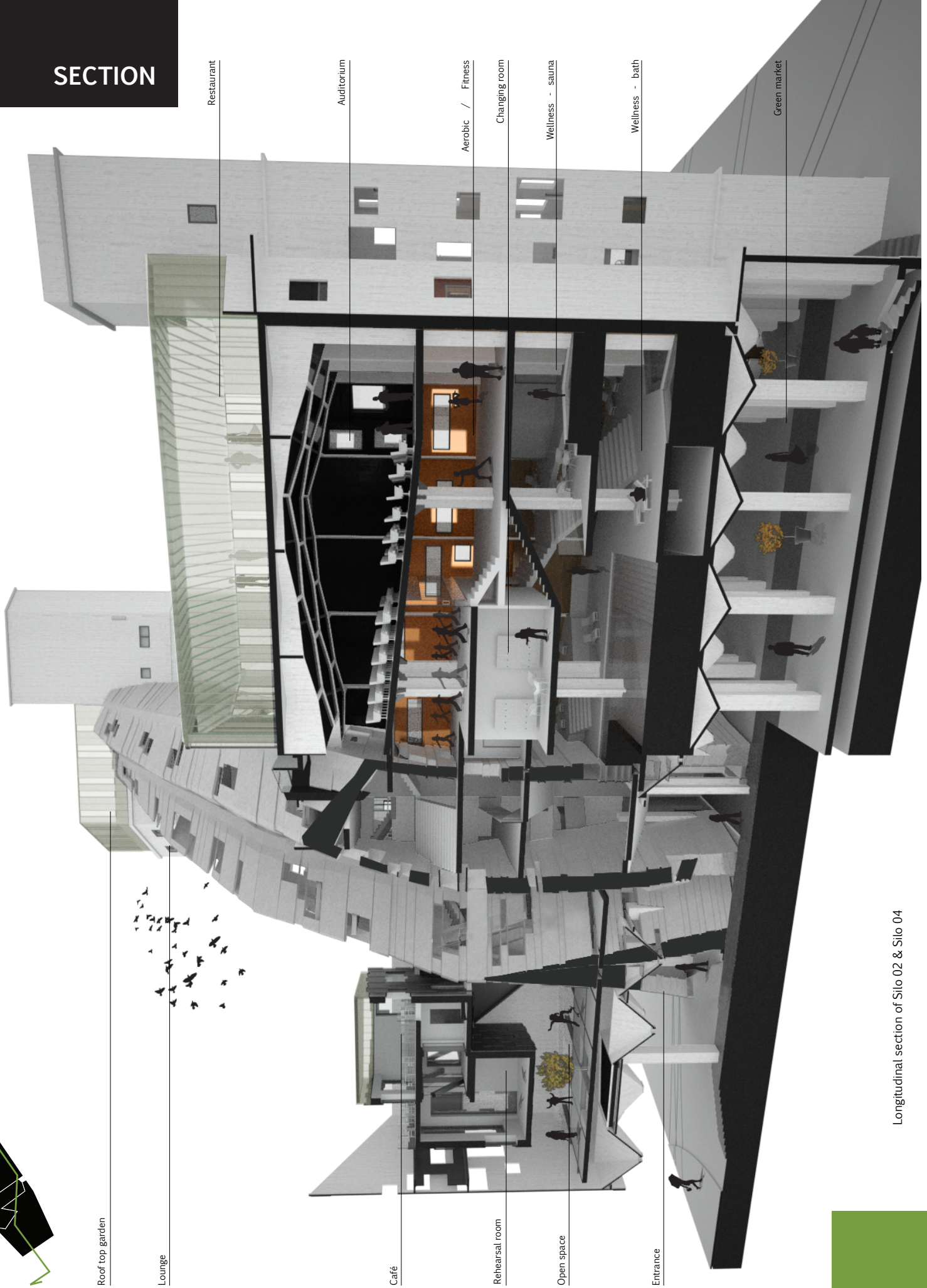
Flow between the lower activities, but also an area designed for longer stays and entertainment.



Flow diagram of the atrium



SECTION



Roof top garden

Lounge

Restaurant

Auditorium

Café

Rehearsal room

Open space

Entrance

Aerobic / Fitness

Changing room

Wellness - sauna

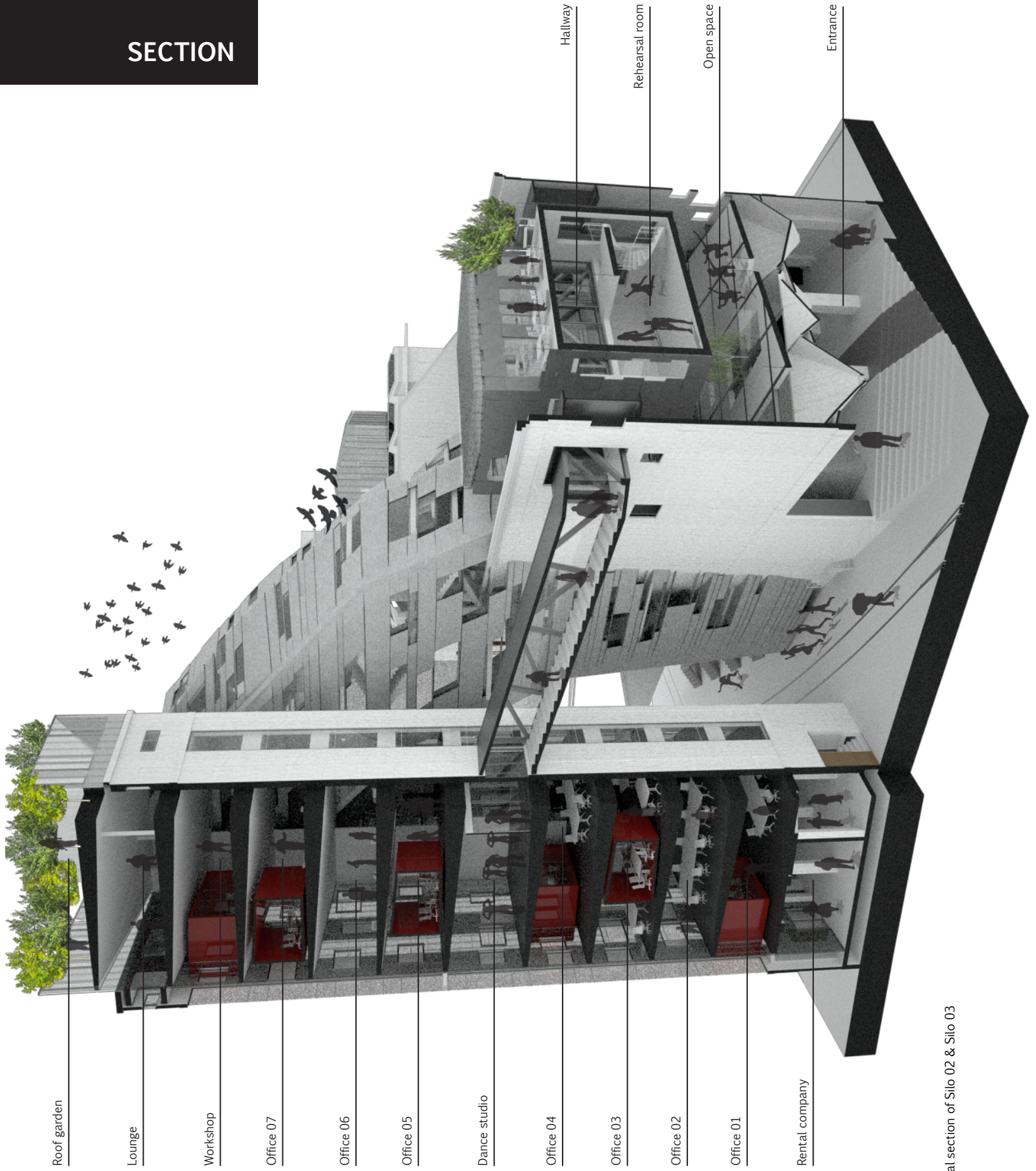
Wellness - bath

Green market

Longitudinal section of Silo 02 & Silo 04



SECTION



Transversal section of Silo 02 & Silo 03

ENTRANCE



The entrance from "Stjernepladsen" underneath the cantilevered Silo 02

The main entrance to the complex is located below the cantilevered silo 02. The entrance embraces the urban city life and drags people into the complex. The entrance space is open and creates opportunities for the urban life through informal meetings and breaks.



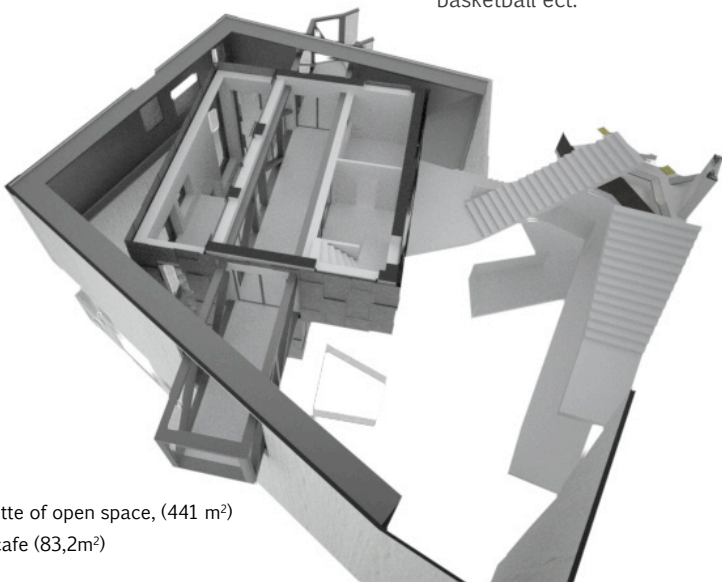
OPEN SPACE



Open space seen from the atrium

The open space marks the entrance to the complex. The open space is seen as a significant part of the complex where only the facades of silo 02 are remained. The atmosphere is kept rough and dominated by the old features.

The space is an enclosed open space functional for diverse purposes. Here a small concert, temporary exhibitions and various workshops could be arranged, however during the week the space will supply the complex with a common place where people can meet, relax or enjoy the activities as climbing, basketball ect.



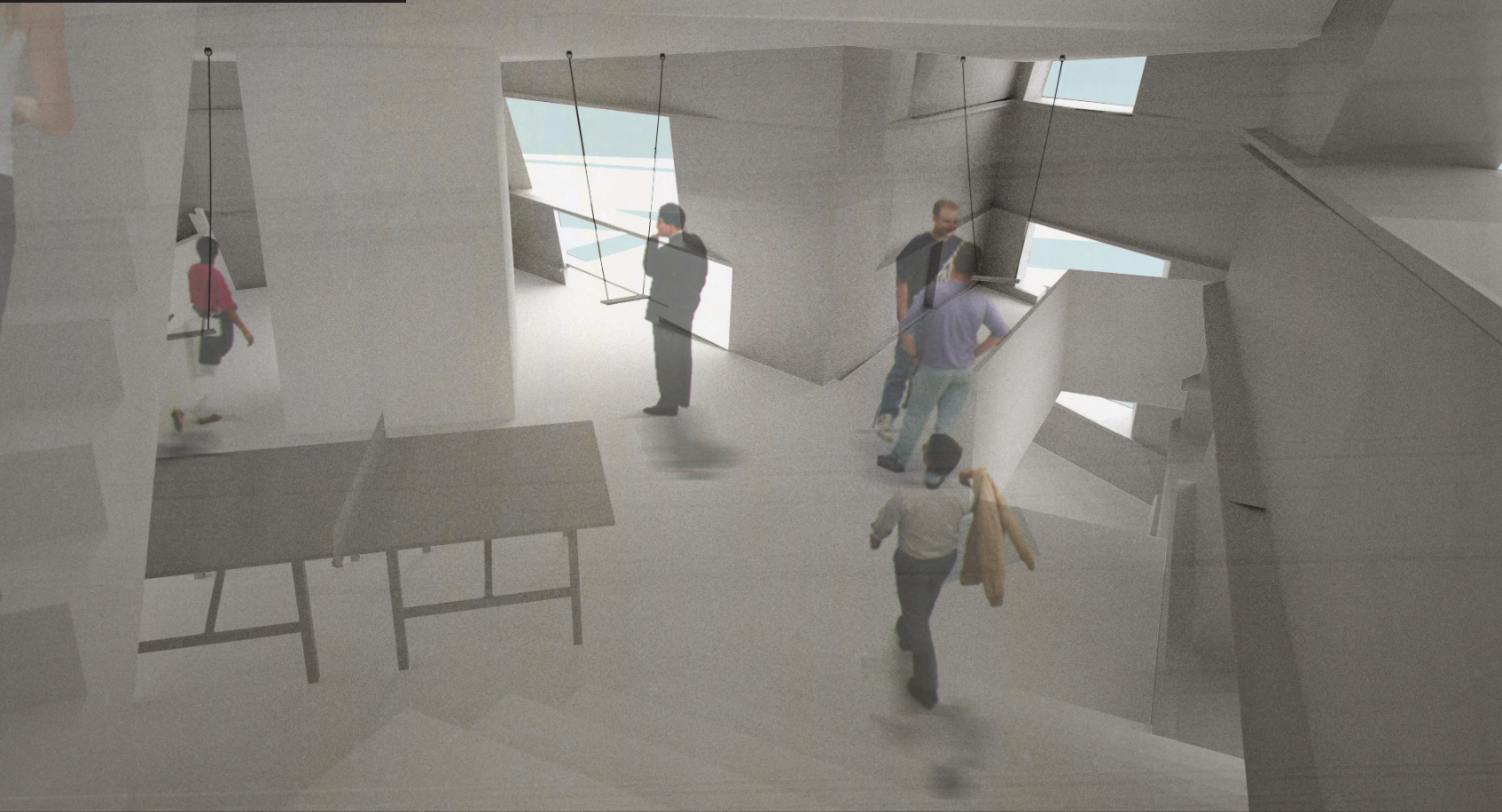
Vignette of open space, (441 m²) and cafe (83,2m²)



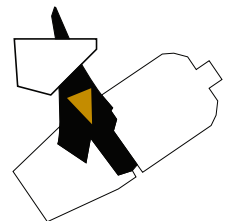
Detail of the doors into the atrium meeting the existing building.

From here the atrium expands and generates the further flow through the complex. To be able to close of the atrium in regards to opening hours, fire, noise and indoor climate door openings will be attached to the construction and 'meet' the existing building volume to create the connection.

ATRIUM



View down the atrium



The implementation of the atrium has generated the connection and coherence between the existing buildings. The atrium encompasses the flow between the functions but informal applications as hot desk, table tennis, gaming- and relaxing areas are implemented in the atrium to create a dynamic flow and interaction between the occupants.

It is crucial for this project to maintain the remembrance of the industrial expression of the buildings however still indicate the transformation of the complex. The balance between new and old has been essential where the hierarchy and mixture of the elements is clearly defined during the complex. The atrium is seen as the new element that barge into the old which also is illustrated in the detailing of the meeting.



WELLNESS



The large bath in wellness with the columns as elements in the water.

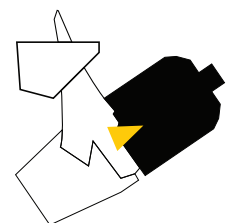
The wellness located in silo 04 exploits the concave and convex facade to create small niches where privacy can be obtained.

Wellness covers two levels where the focus has been upon visibility and flow between the floors.

The existing silos are reused as columns. The detail indicates that the ceiling is new and attached to the column. This illustrates the clear separation and definition of the existing component and the additional element.



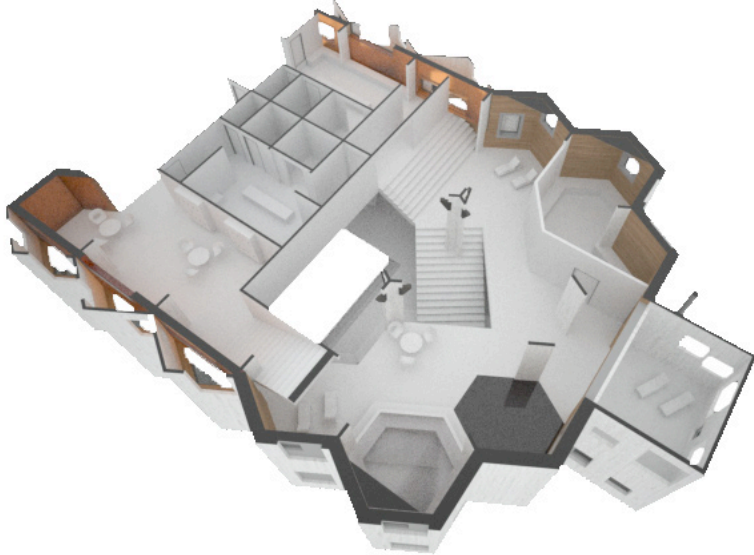
Window detail - old and new - exterior and interior - has different rhythm, which can be seen in the detailing of the window frames.



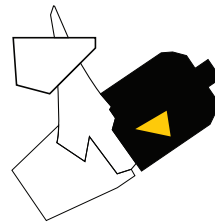
WELLNESS



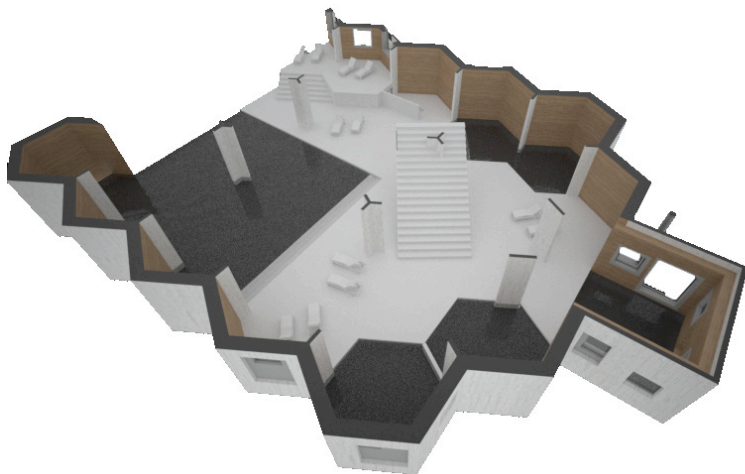
Wellness seen towards the atrium



Vignette of wellness (2. floor) and dressing room (214, 80 m²)



Detail of the column



Vignette of wellness, (1. floor) - 722,84 m²

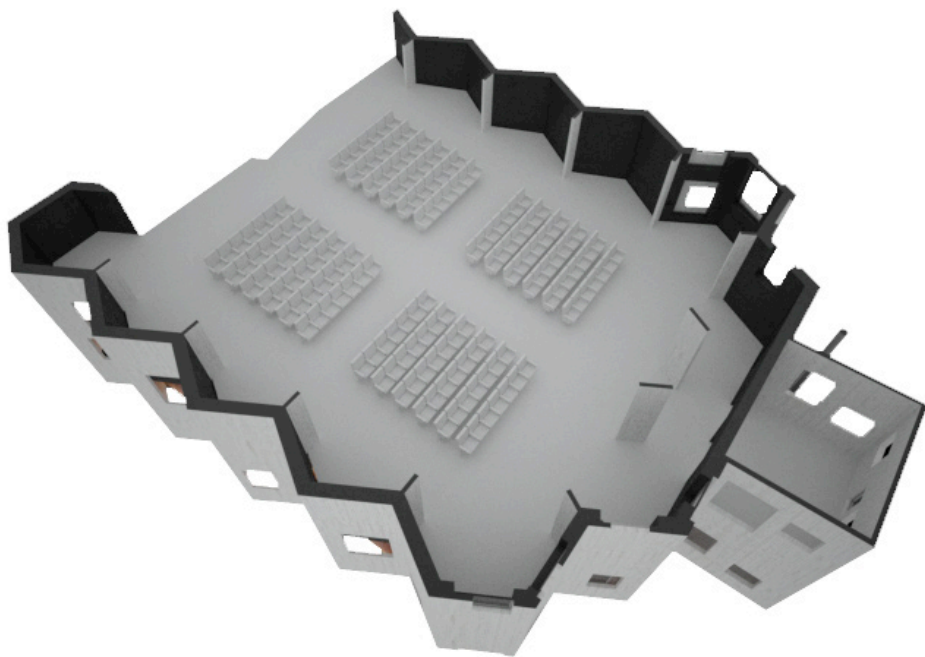
The columns in wellness are elements from the existing buildings and will be detailed to become an element in the room. To emphasize the existing elements in the room the meeting between the new slab and the old columns is created with a distance between to pay great respect to the old. The joint is mounted as a steel element emphasizing the void in between.



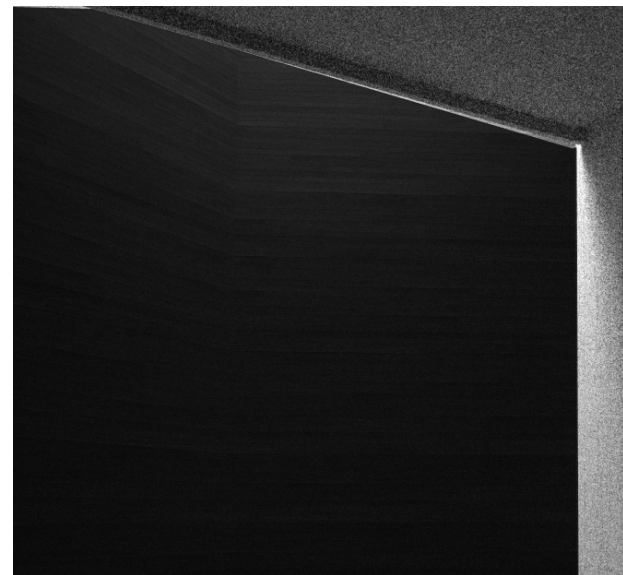
AUDITORIUM



The auditorium with the sloping ceiling. Windows in the facade create views to the surroundings.



Vignette of auditorium, 458,43 m²



Detail of skylight in the auditorium creating a diffuse light source.

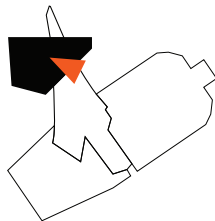
The auditorium is designed to ensure a good acoustic environment according to the demands for speech and music. For a better sound distribution the ceiling is designed as sloping and reflective elements are introduced in the voids in the ceiling construction, which is a remembrance from the existing silo building.



OFFICE



Office seen from the atrium



The office layout is designed to be as flexible as possible without disturbing columns or walls. The arrangement varies on the different floors where some are supplied with meeting boxes as others have access to the unheated area in between the office facade and the existing silo wall.

West and North facade consist of polycarbonate which entails a bright and friendly environment for the occupants.

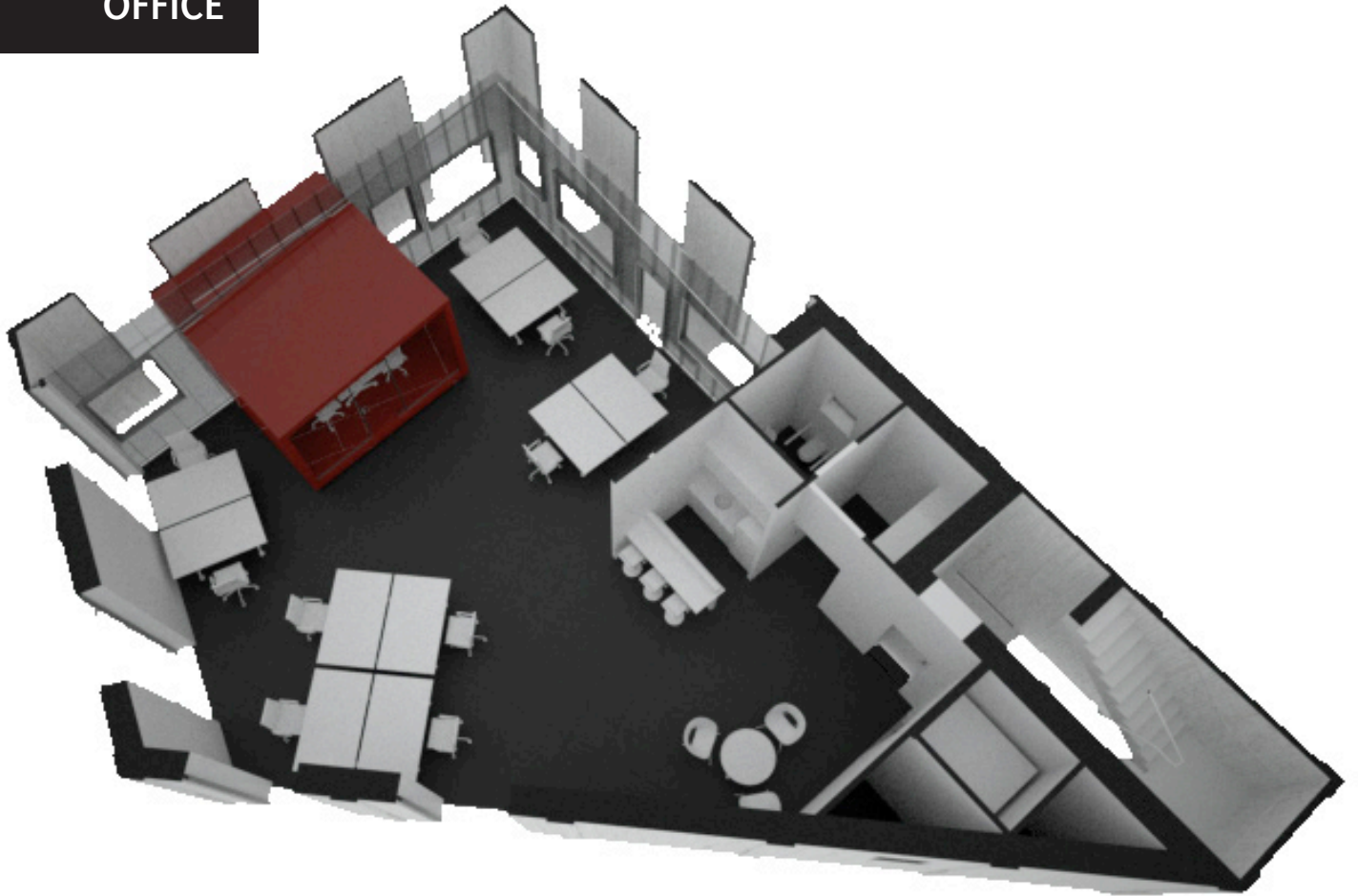
The top floors have connection to the life and flow in the atrium creating a fantastic opportunity for more creative and new developers to interact with the flow and life in the complex.



Meeting box



OFFICE



Vignette of the office, 145 m²



Slabs in the unheated space to function as balconies with a view, but also as support for the existing facade, which has been penetrated to let in natural daylight in the offices.

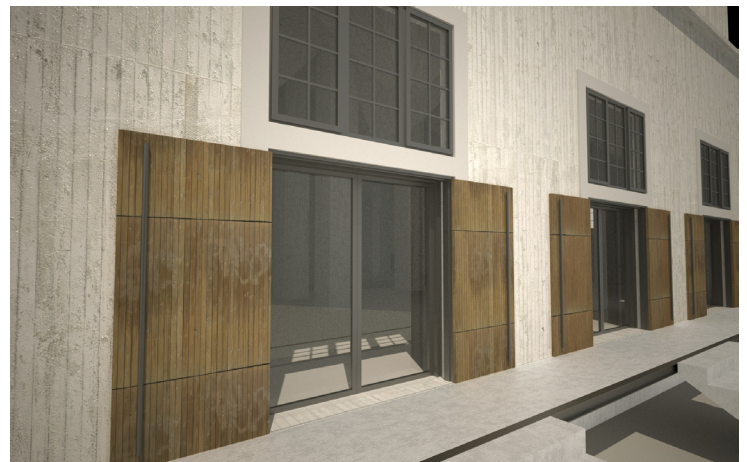
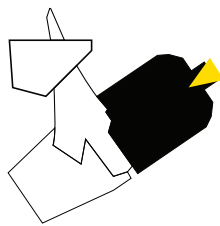


‘GREEN MARKET’



Green market - enclosed outdoor area with possibility for different utilizations.

The Green market is located in the ground level of SIllo 04 and opens up towards the surroundings. The function of the space is an unheated space for different utilizations. An embraced outdoor area with large flexibility and possibility for market, exhibitions and outdoor cinema.



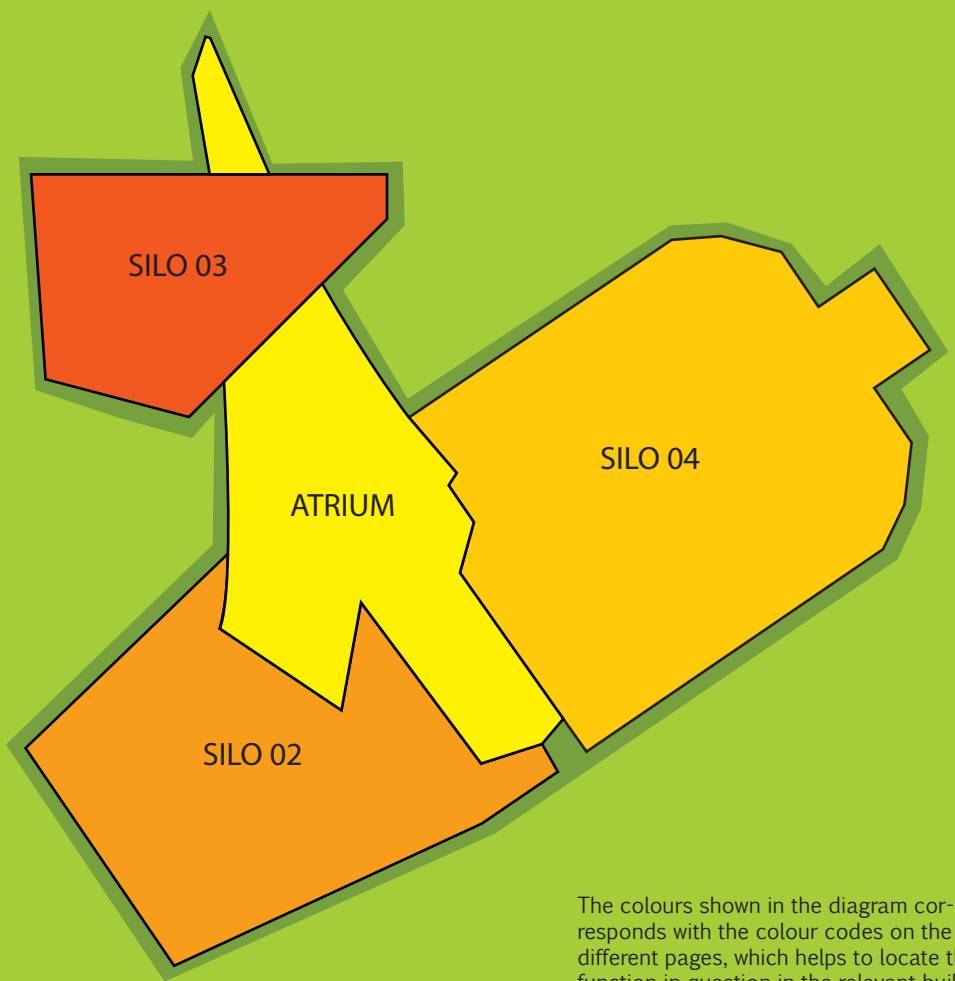
Exterior detail of the doors to Green market



Interior detail of the doors in Green market



TRANSFORM



The colours shown in the diagram corresponds with the colour codes on the different pages, which helps to locate the function in question in the relevant building.

Area calculation

Silo 02	
Open space	441,00 m ²
Rehearsal room	71,50 m ²
Cafe	83,20 m ²
Hallway	66,10 m ²
Total	230,80 m ²

Silo 04	
Wellness 0. level	479,52 m ²
Wellness 1. level	243,32 m ²
Dressing room	214,80 m ²
Fitness	226,32 m ²
Aerobic	190,69 m ²
Auditorium	458,43 m ²
Restaurant	285,74 m ²
Total	2098,94 m ²

Silo 03	
Office (7)	145,44 m ²
Dance studio	145,44 m ²
Workshop	145,44 m ²
Lounge	145,44 m ²
Total	1612,28 m ²

Atrium	
Atrium footprint	204,00 m ²
Other	1200,00 m ²
Total	1404,00 m ²

Buildings total	5346,02 m ²
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