

Fact Sheet

The Bryghusprojektet process

At the turn of 2006, Realdania acquired Bryghusgrunden through its subsidiary Realea A/S. Bryghusgrunden faces the waterfront between Langebro and Knippelsbro in the area between Vester Voldgade and Frederiksholm Kanal in Copenhagen. Moreover, the site is adjacent to Chr. IV's Brewery, "The Black Diamond" of the Royal Library, Søren Kierkegaard's Square, Materialgården and the residential and office property "Ny Christiansborg".

Selection process relative to choosing an architect:

On 31 March 2006 the prequalification programme for choosing an architect was announced. After the first round of the prequalification, three firms of architects (in addition to the three firms invited in advance) went on to the next round; the interview competition. This type of competition is new in a Danish context, and it helps ensure that the architect and the other collaboration partners can become involved in the process at an early stage and that they can assist the owner in the final planning.

The judging committee for prequalification and selection of the architect to develop Bryghusgrunden was composed of the following:

- Flemming Borreskov, CEO Realdania (Chairman)
- Hans Peter Svendler, Executive Director Realdania, Architect MAA (Vice Chairman)
- Holger Bisgaard, Chief Planner, City of Copenhagen, architect MAA
- Jan Christiansen, State Architect, City of Copenhagen, architect MAA
- Kent Martinussen, CEO, DAC - Danish Architecture Centre, architect MAA
- Sven Felding, rector, School of Architecture at the Royal Danish Academy of Fine Arts, architect MAA
- Mats Olsson, former director of city planning office, Malmø
- Peter Cederfeld, CEO, Realea A/S

The Dutch architect Rem Koolhaas/Office for Metropolitan Architecture (OMA) was chosen on the basis of the preceding process.

Citizens' dialogue:

The users of Bryghusgrunden; representatives of staff and parents at the childcare centres at Vartov and the local elementary school, Den Classenske Legatskole, were included in the preparations of the building programme for the project. Information on the current needs and requirements was collected by means of interview rounds in the summer of 2006. Subsequently, workshops and meetings were held in the autumn of 2006, where the inputs and users' ideas for a future playground were collected.

In January/February 2007, follow-up meetings for users on inputs for the building programme were held with participation of the architects.

In the spring of 2008, the users will again be invited to participate in further preparation of the playground proposal from the architects.

In addition to the user meetings, Realdania will invite all interested parties to public meetings and café meetings. There will be guided tours of the area during the course of the summer, and there will also be various activities at the site. At the same time, Danish Architecture Center (DAC) will hold a small exhibition and presentation of the project.

In the spring of 2008, bilateral dialogue meetings will also be held with cultural institutions and other larger stakeholders in the area.

Citizens are expected to be involved until the building is occupied.

Planning process

In connection with any major construction work, the municipality always prepares a local plan indicating the framework and guidelines for the construction. Before adopting the local plan the public must be heard and given the opportunity to make objections.

At a meeting on 8 March 2006, the Public Works and Environment Committee of the City of Copenhagen decided to draw up a new proposal for a local plan for Bryghusgrunden, enabling the construction work and urban space improvements planned by Realdania.

Since the start of the project in 2006, there has been a dialogue with the City of Copenhagen, and it has been agreed with the municipality to involve the public the local plan process, and before the framework of the project is completely finalised.

Since 2007, the owner and architects have been working on an outline proposal. The outline proposal includes plans and models of the building. Furthermore, the general choice of materials and construction principles were established at this stage, and the individual parts and functions of the project were inter-related with each other. In addition, the time schedule and budget items were laid down at this stage.

On 7 April 2008 the project was made public, and as described in the paragraph about public dialogue, user and dialogue meetings about the project will be held. There will also be exhibitions and café meetings at the Danish Architecture Center.

Local plan

Once the outline proposal has been drawn up, the City of Copenhagen will start preparing a local plan for Bryghusgrunden. Before construction can start, this local plan must be finalised. The local plan will be heard for the first time by the Public Works and Environment Committee on 9 April 2008. A more detailed proposal will then be prepared for the design of the building, and plans and models of the project will be completed. In the course of 2009/2010, the project will be prepared in more detail (project proposal and main project) so that it can be sent to the authorities with an application for a building licence. The project will then be sent to tender, and price quotations will be collected. From 2010-2013 the building will be erected, and in 2013 the building will be occupied.

For more information visit www.bryghusprojektet.dk.