

Between public and private


P5 presentation

Public Building Copenhagen

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4819659 | 24.06.2025

Sundholm

Henk Bultstra
Florian Eckardt
Sien van Dam



“The point of cities is multiplicity of choice”
- Jane Jacobs

What is a **public condenser**

Access & opportunity

Good access to basic public functions & necessary institutions & education

Work; opportunities, study, local business



Communal living room



Encounter, sharing and exchange. Meeting places for all

Generate new forms of social interaction, be yourself

Creativity & expression

Space for recreation; culture, sports, leisure



Urban hotspot

Condense the community

Hybridize programs





City centre

Christiania

Amagerbro

University campus

Sundholmskvarteret

Amager Vest

Amager East

Amagerbrogade

Airport



1 : 20.000



Amagerbrogade



Amager Fælled
school

After-school care



Sundholm 8
office

Homeless shelter

Sundholm
activity center

Kindergarten /
daycare

Youth
reintegration
centre

Temporary
residential

Utility centre

Sundholm city
garden

Daycare centre



Fabrikken

Residential

Residential

Hørgården retirement flats

Hørgårdens
activity center

Social housing flats

Supermarket



1:1500

History of Sundholm



The problems of Sundholm



focus on vulnerable individuals



residential segregation



lack of identity



social fragmentation

The people of Sundholm



vulnerable individuals

Homeless people, mental and physical health problems and addiction.



artists

Living in and around Sundholm. Mostly in the Fabrikken area.



students

Stay mostly in the neighboring university campus.



families

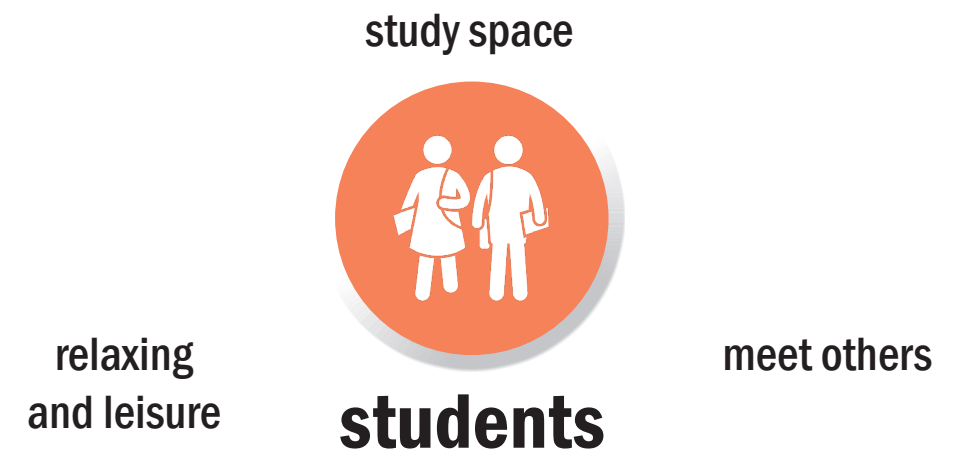
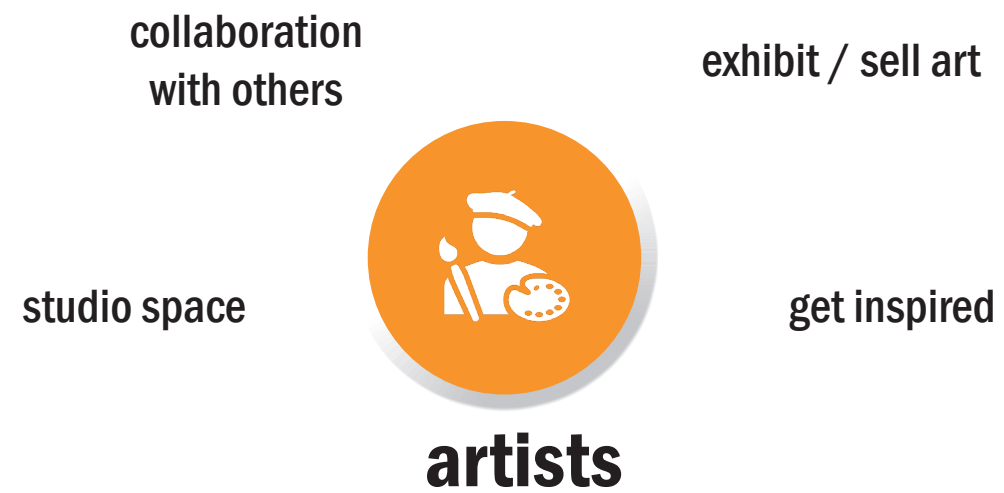
From all backgrounds and ages.

The goal for Sundholm

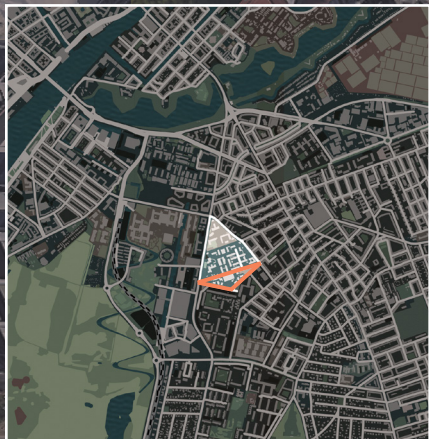
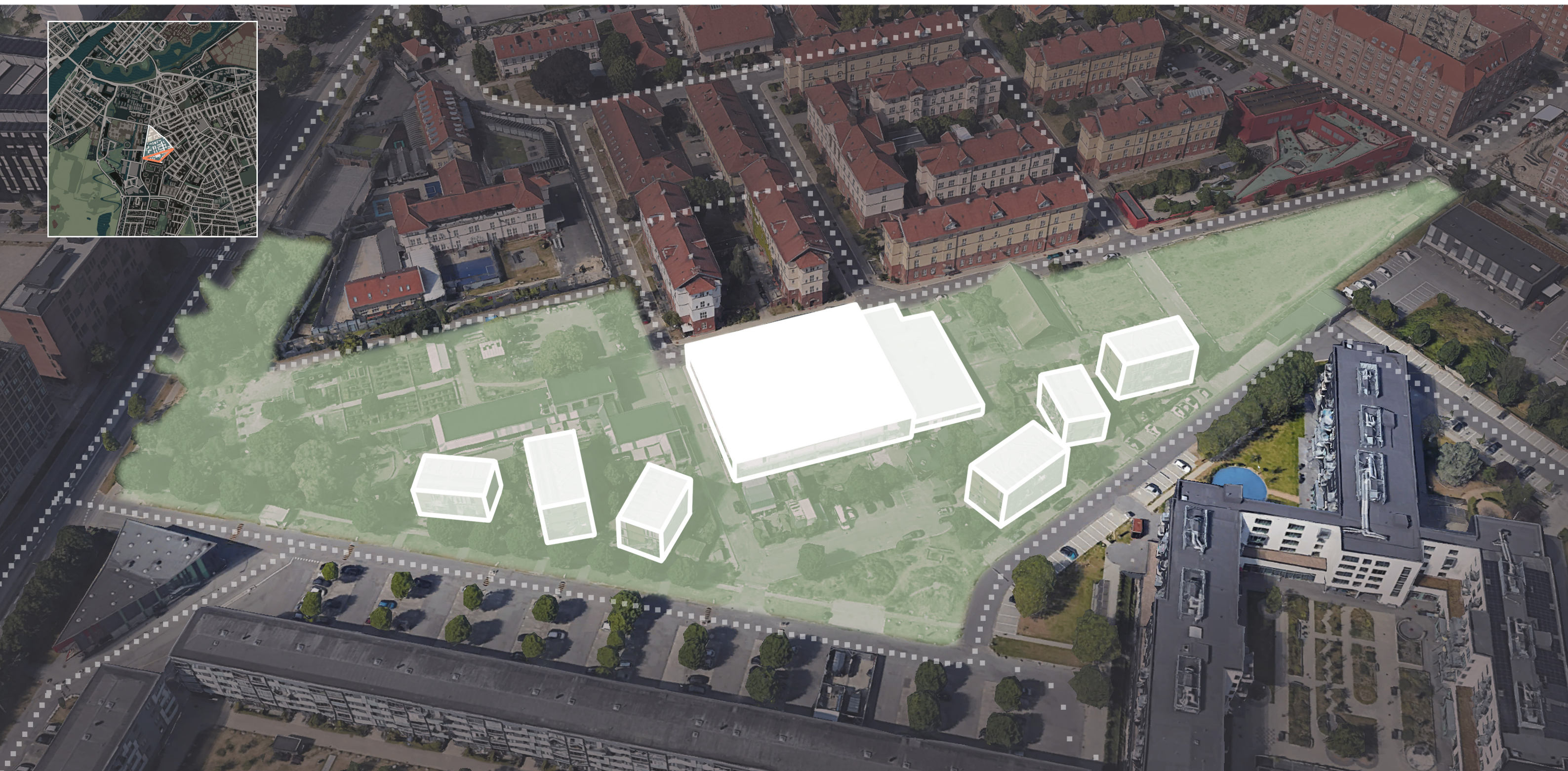


**“A coherent, sustainable area.
Exciting, creative and living district.
Social cohesion & identity.
Attractive greens stretches, connected to the city.”**

What do they need?









Uniform, mid-rise
buildings

Courtyards

Wide streets
with sidewalk

Anonymous facade,
no sidewalk

Narrow pathway

Temporary, dark grey,
residential 'wall'

High fences

Open
space

Small pathway
to Sundholm
gardens

Residential buildings
with frontyard
'border'

Open, messy
space

Small, dark alley

Very large, unnecessary
parking lot

Flats perceived as border;
'walls'

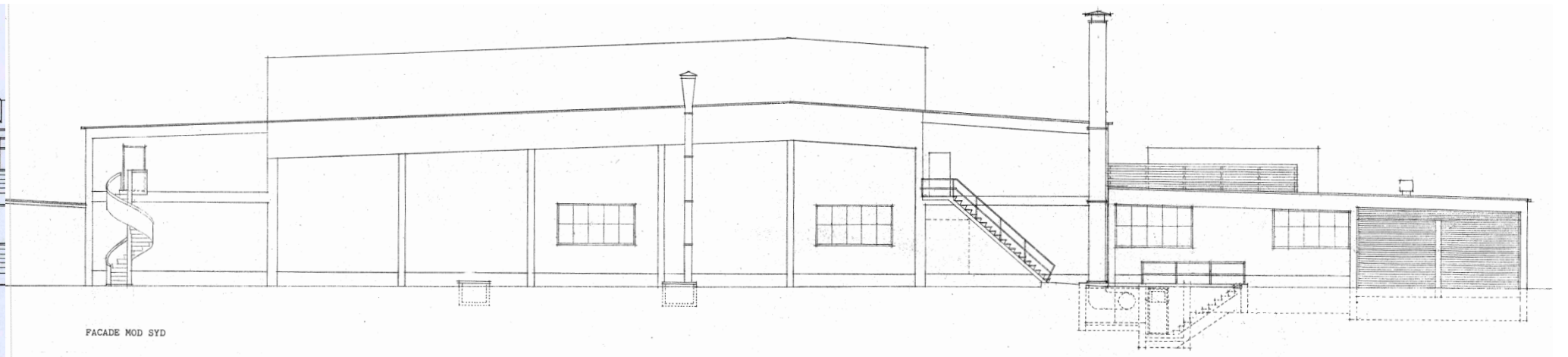
Fabrikken


1938 - 1980s - 2000s




Sundby Lokallhistoriske Forening og Arkiv



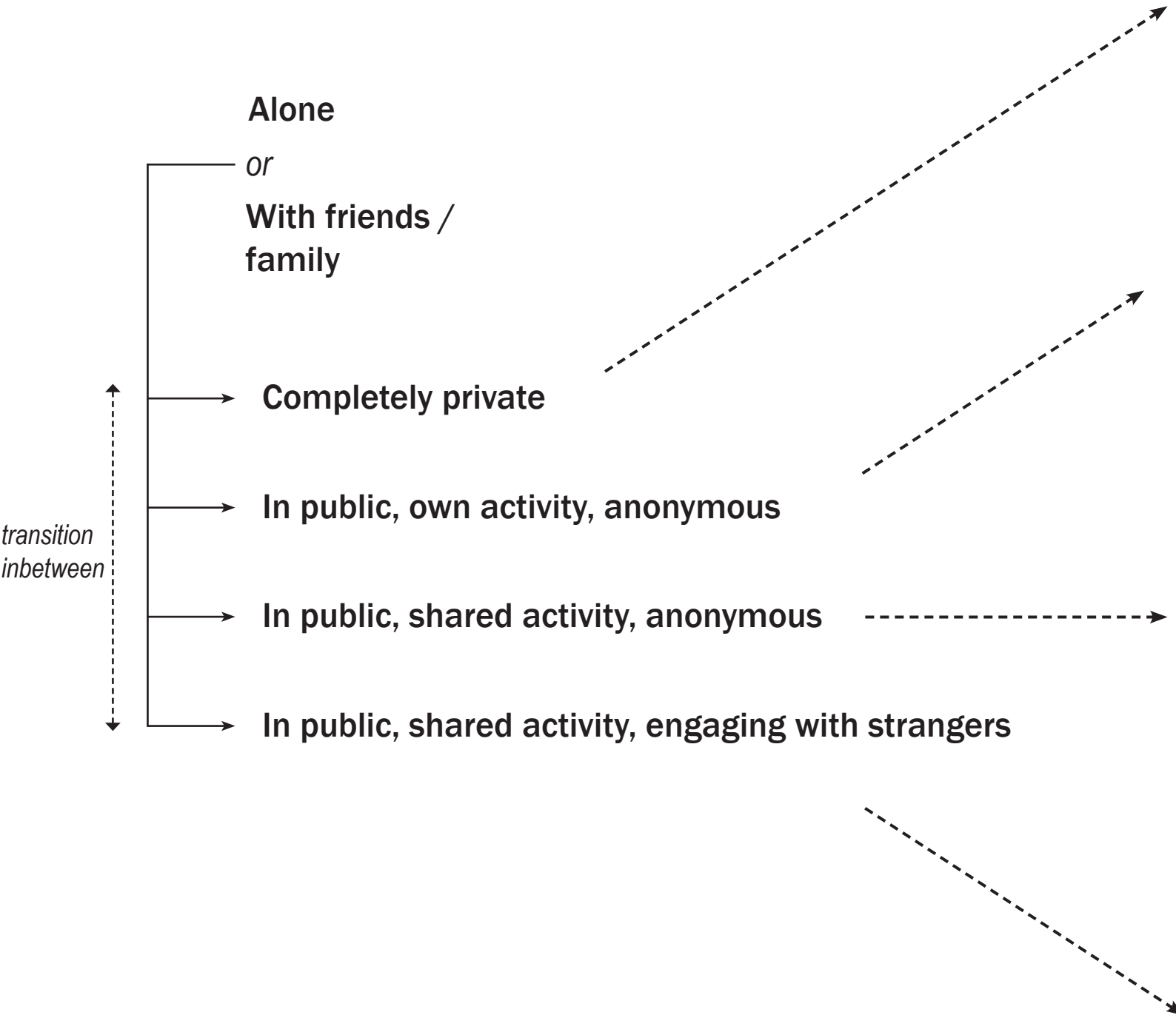


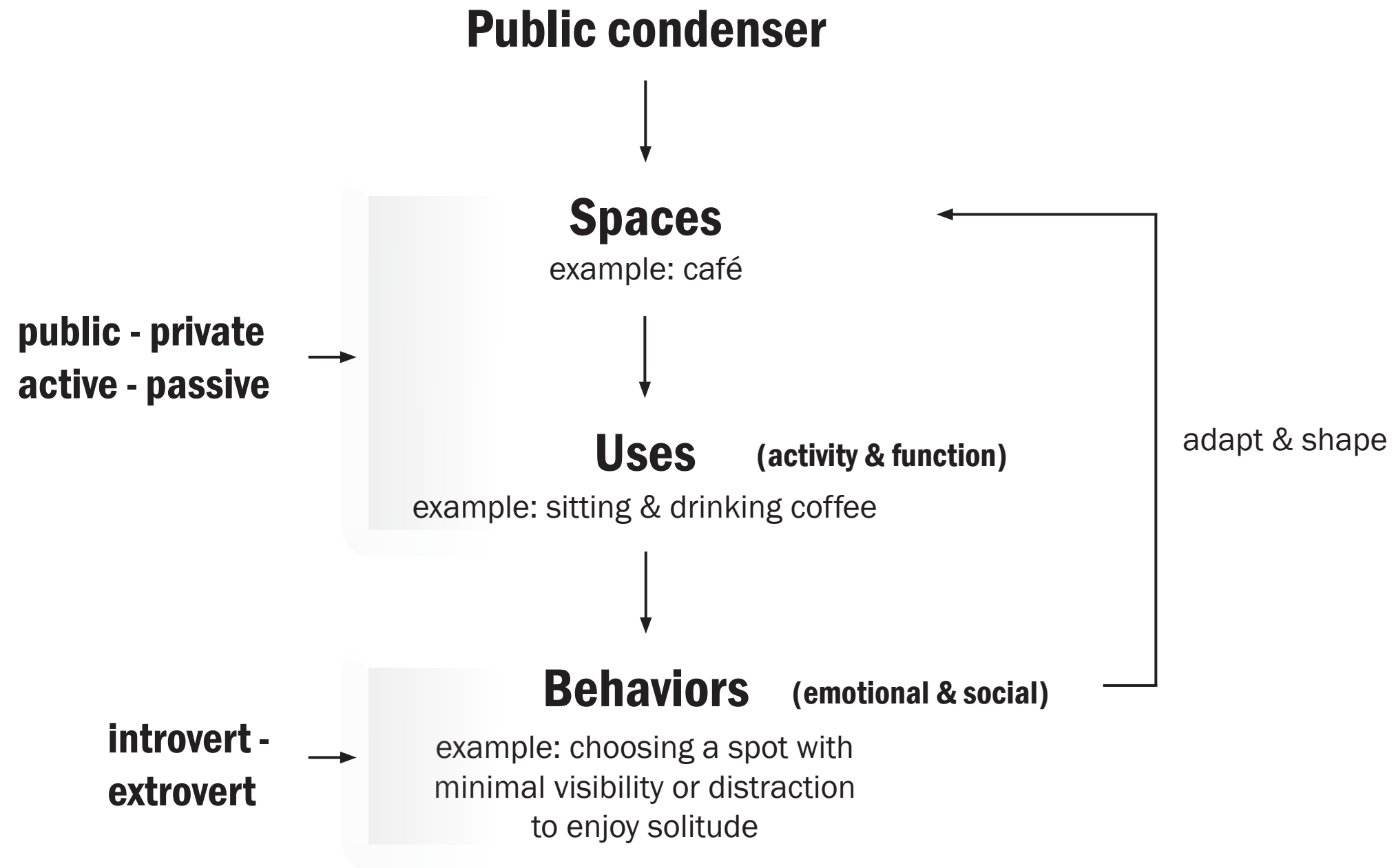


**How can architectural design enable social cohesion
by stimulating dynamic forms of publicness and
interaction in Sundholm?**



Public spaces: different for everyone







public

Freedom of anonymity,
Expression. Tolerance of others.

private

Appropriating space.
Identity.

active

lively & open

energetic & small scale

contemplative & detached

cozy & reflective

passive





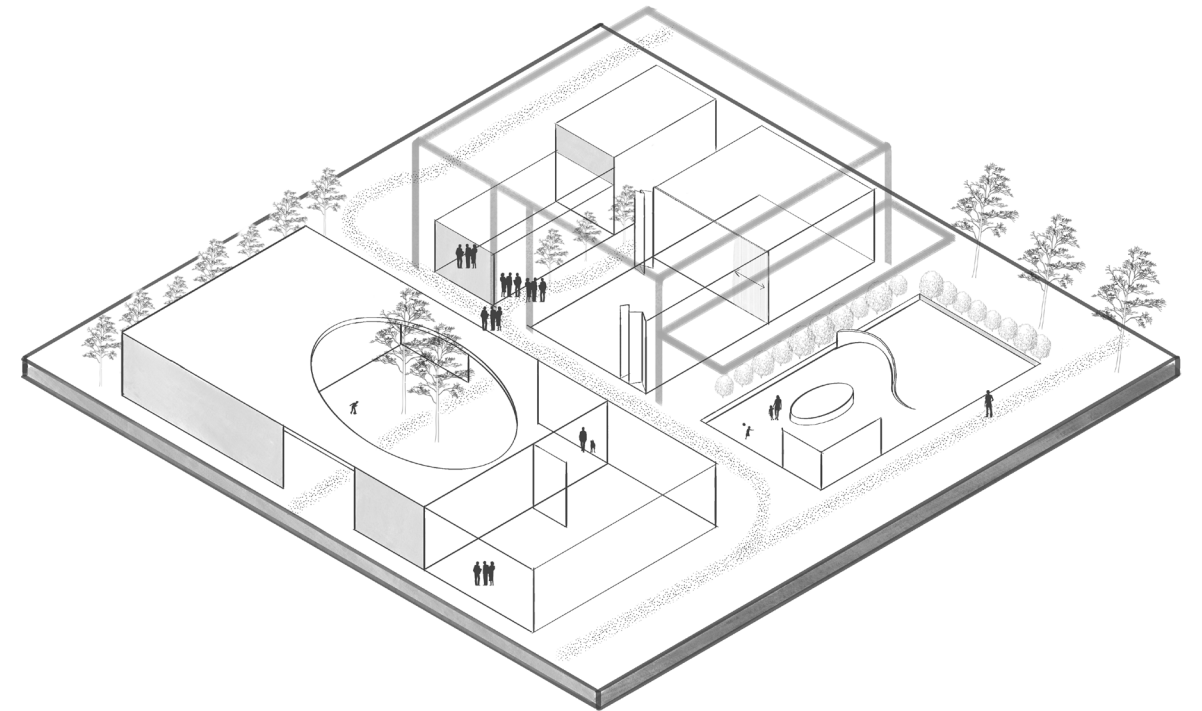
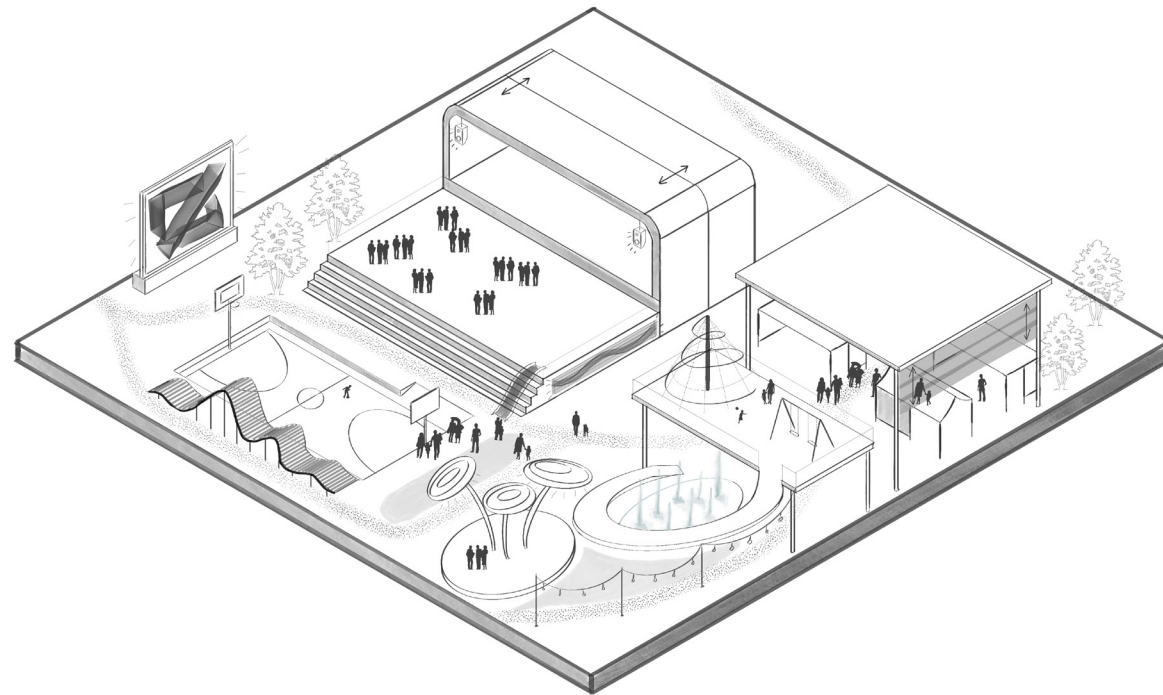
public

Freedom of anonymity,
Expression. Tolerance of others.

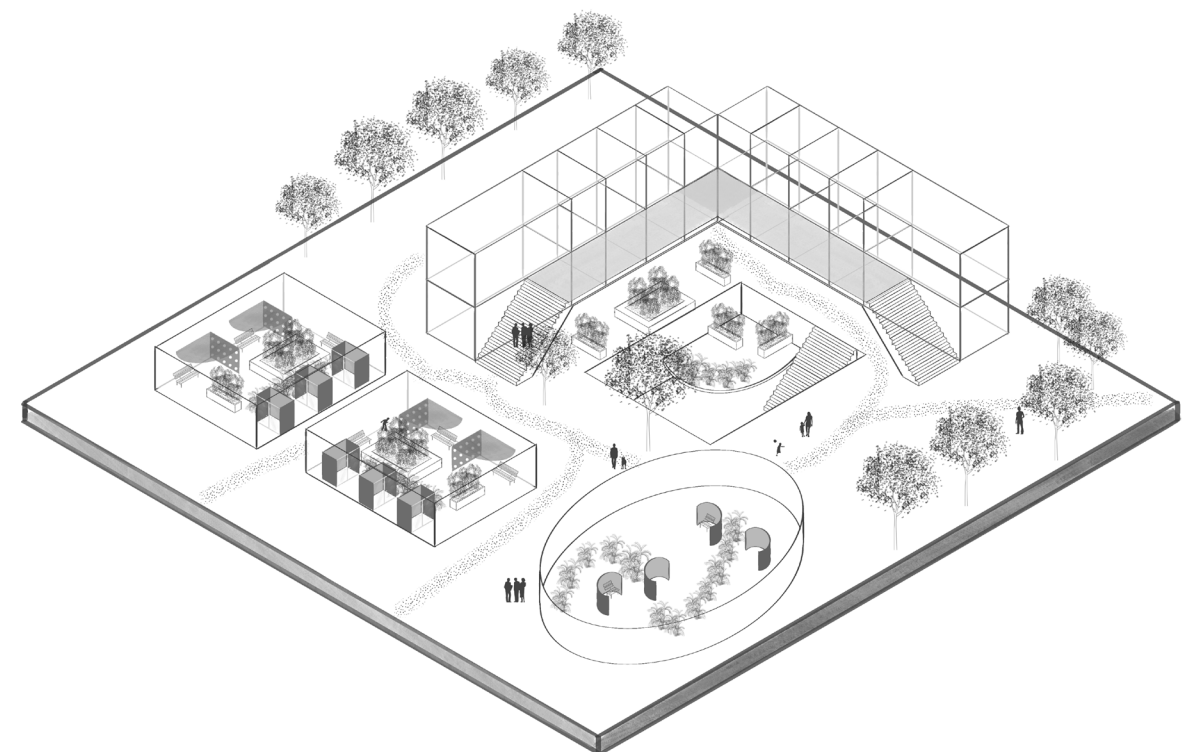
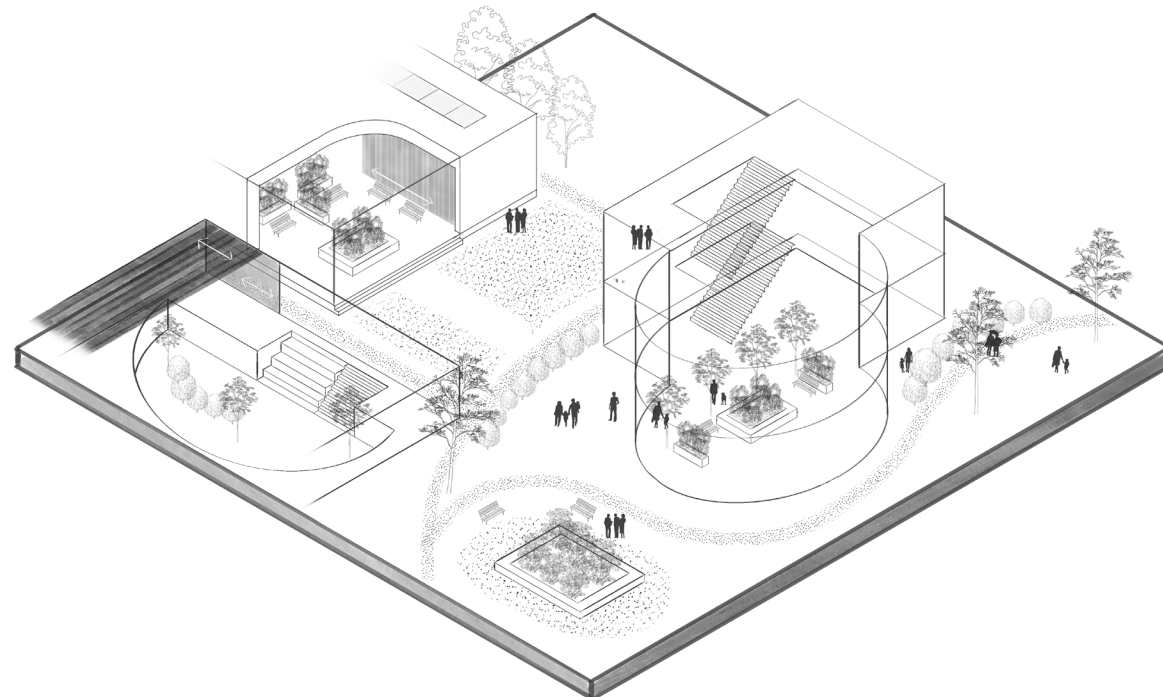
private

Appropriating space.
Identity.

active

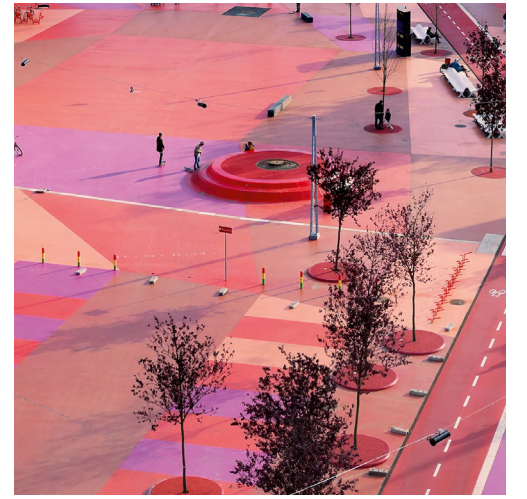
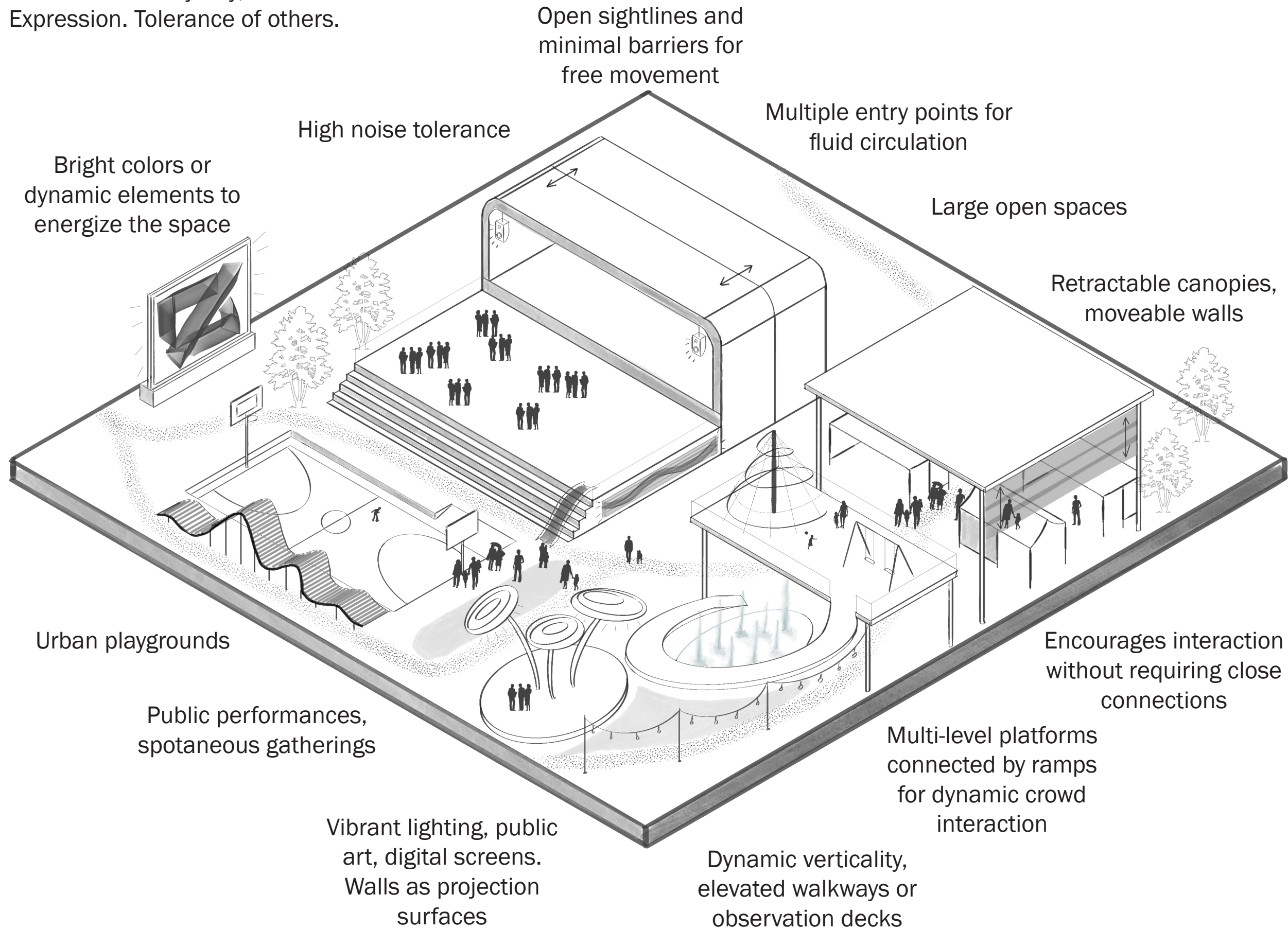


passive



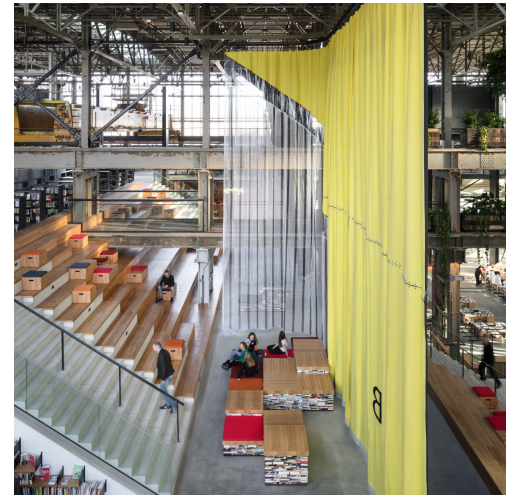
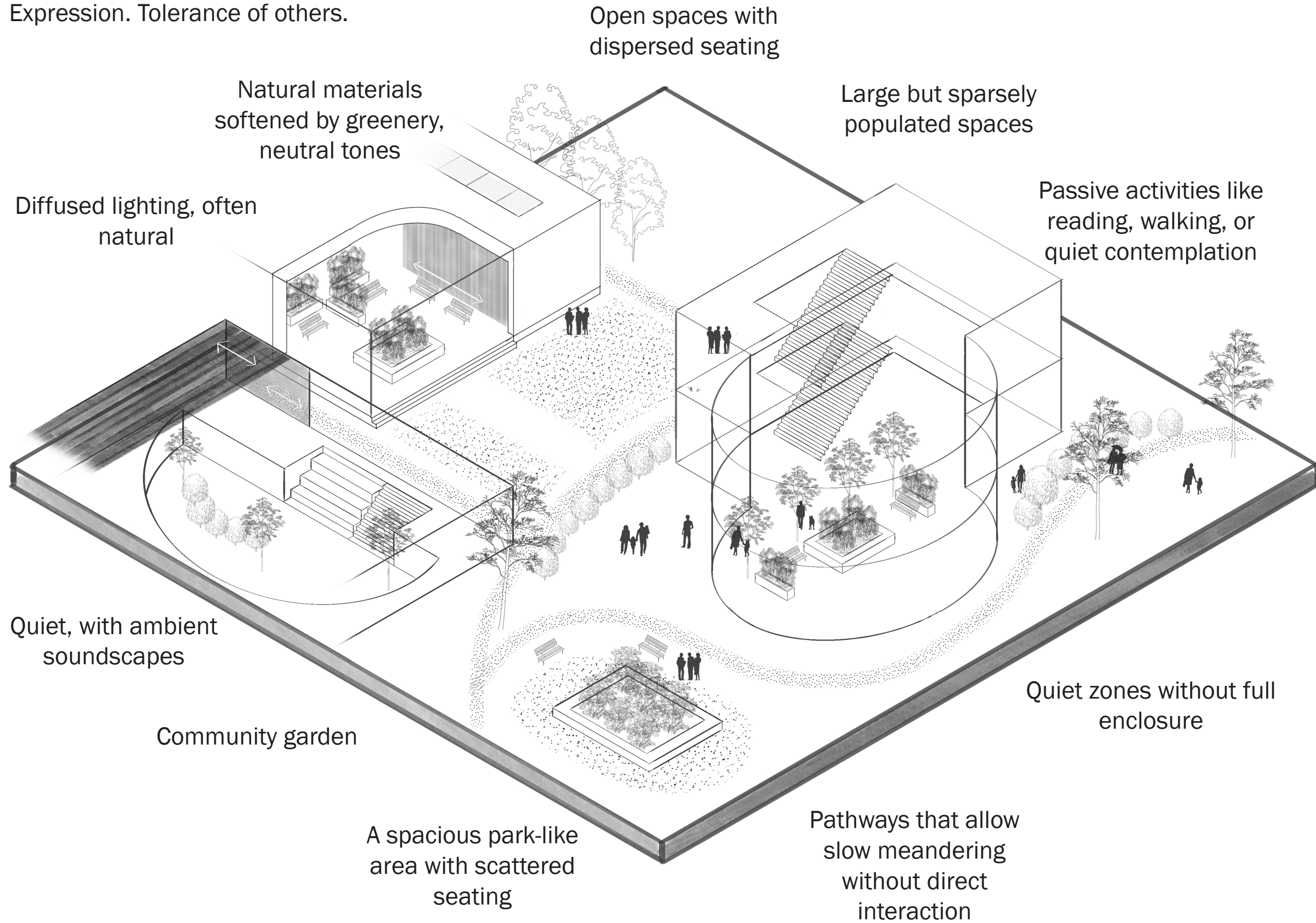
public active

Freedom of anonymity,
Expression. Tolerance of others.



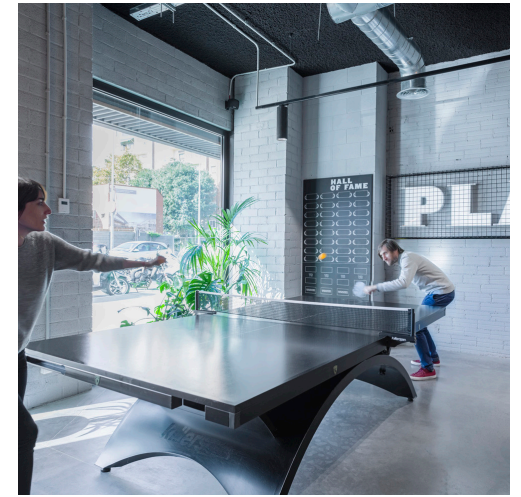
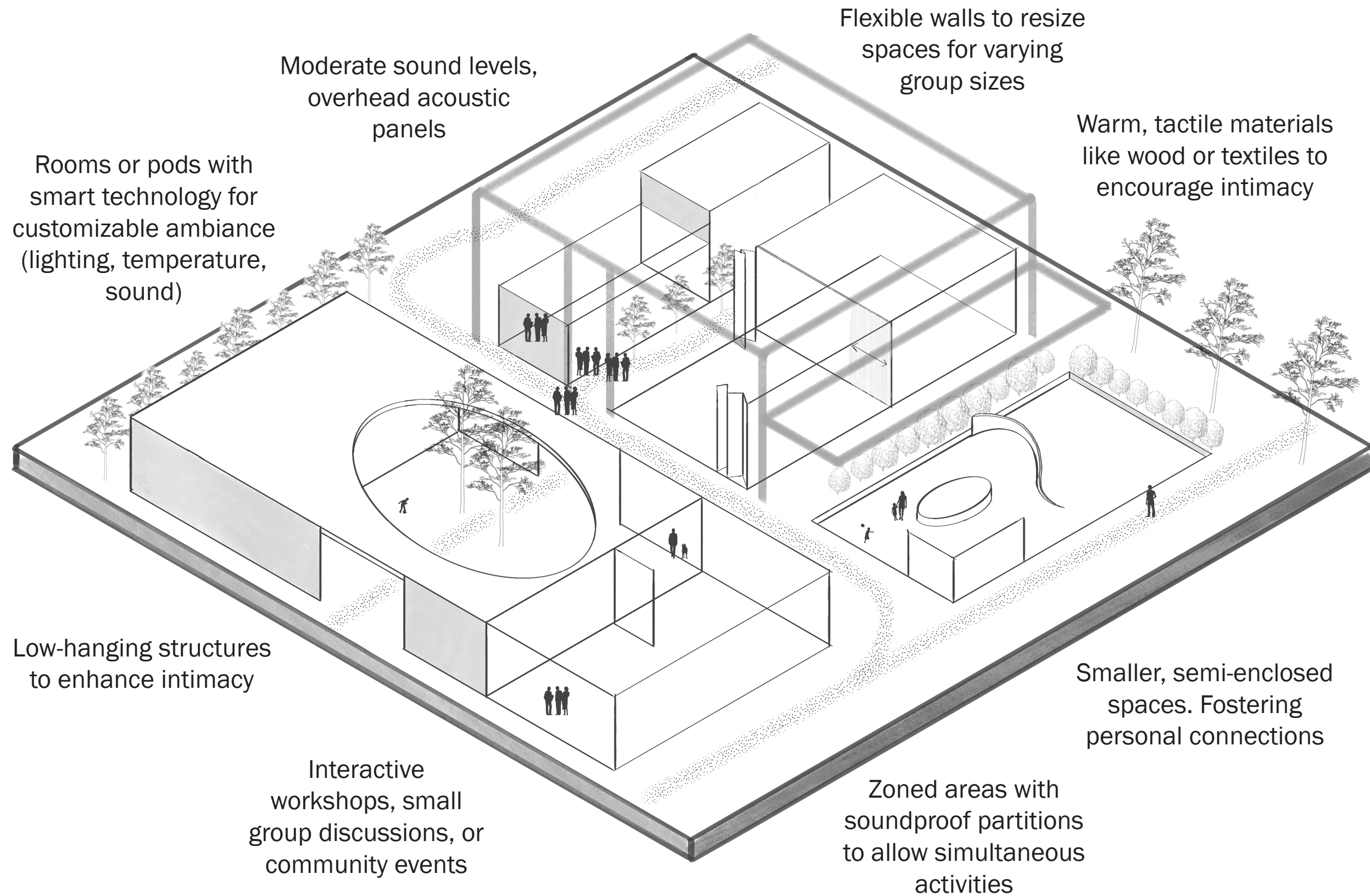
public passive

Freedom of anonymity,
Expression. Tolerance of others.



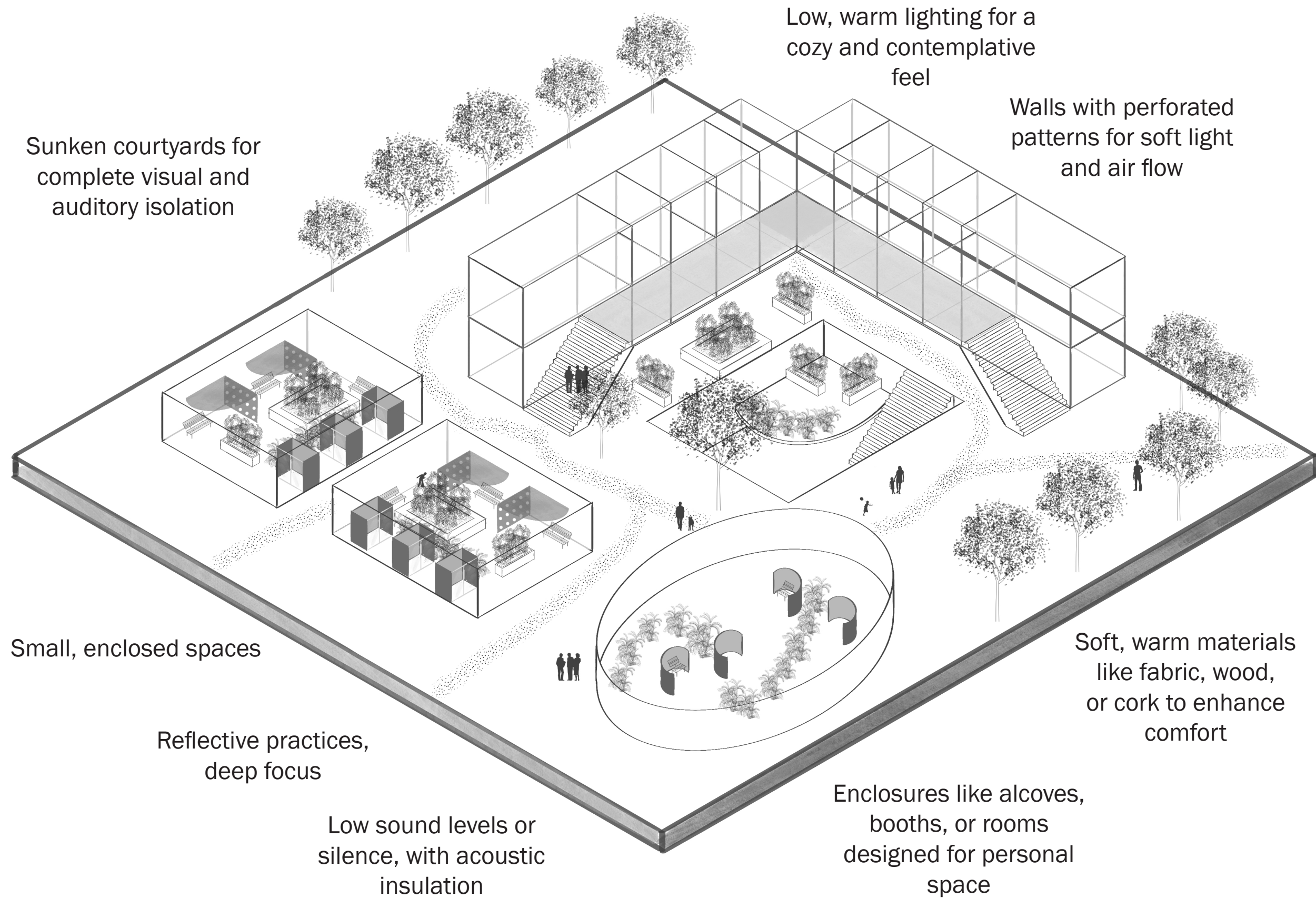
private active

Appropriating space. Identity.



private passive

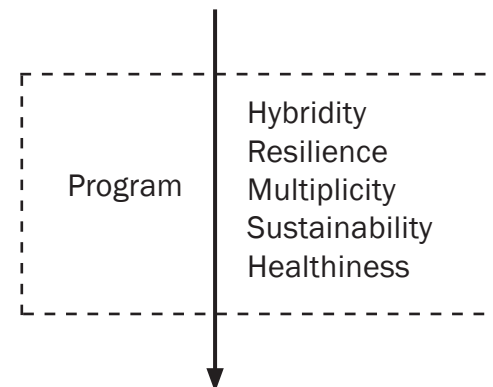
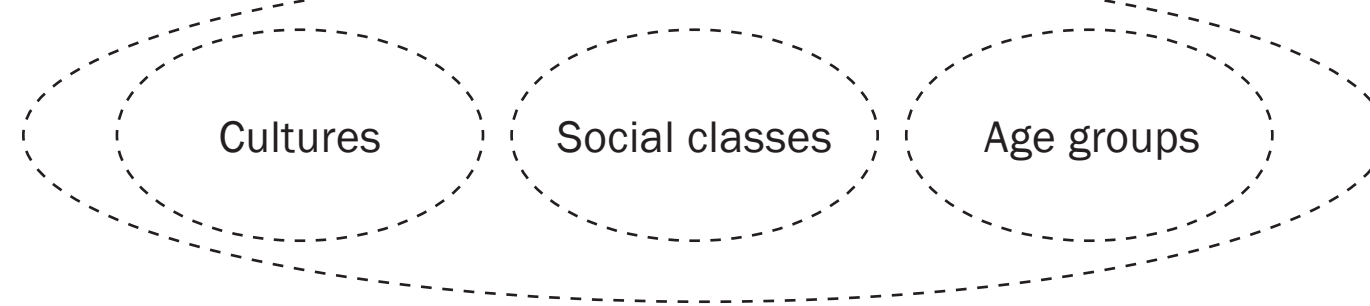
Appropriating space. Identity.



Sundholm, Copenhagen



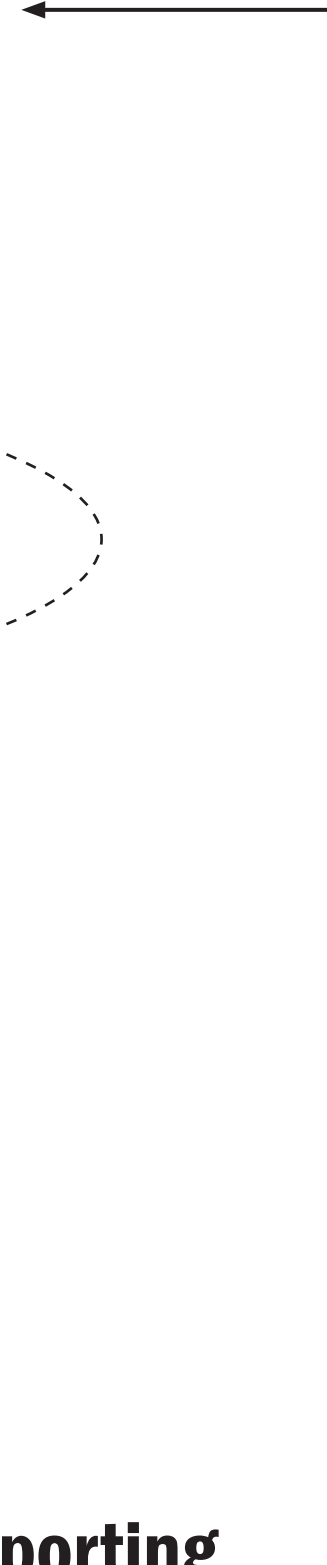
Introvert - extrovert personalities

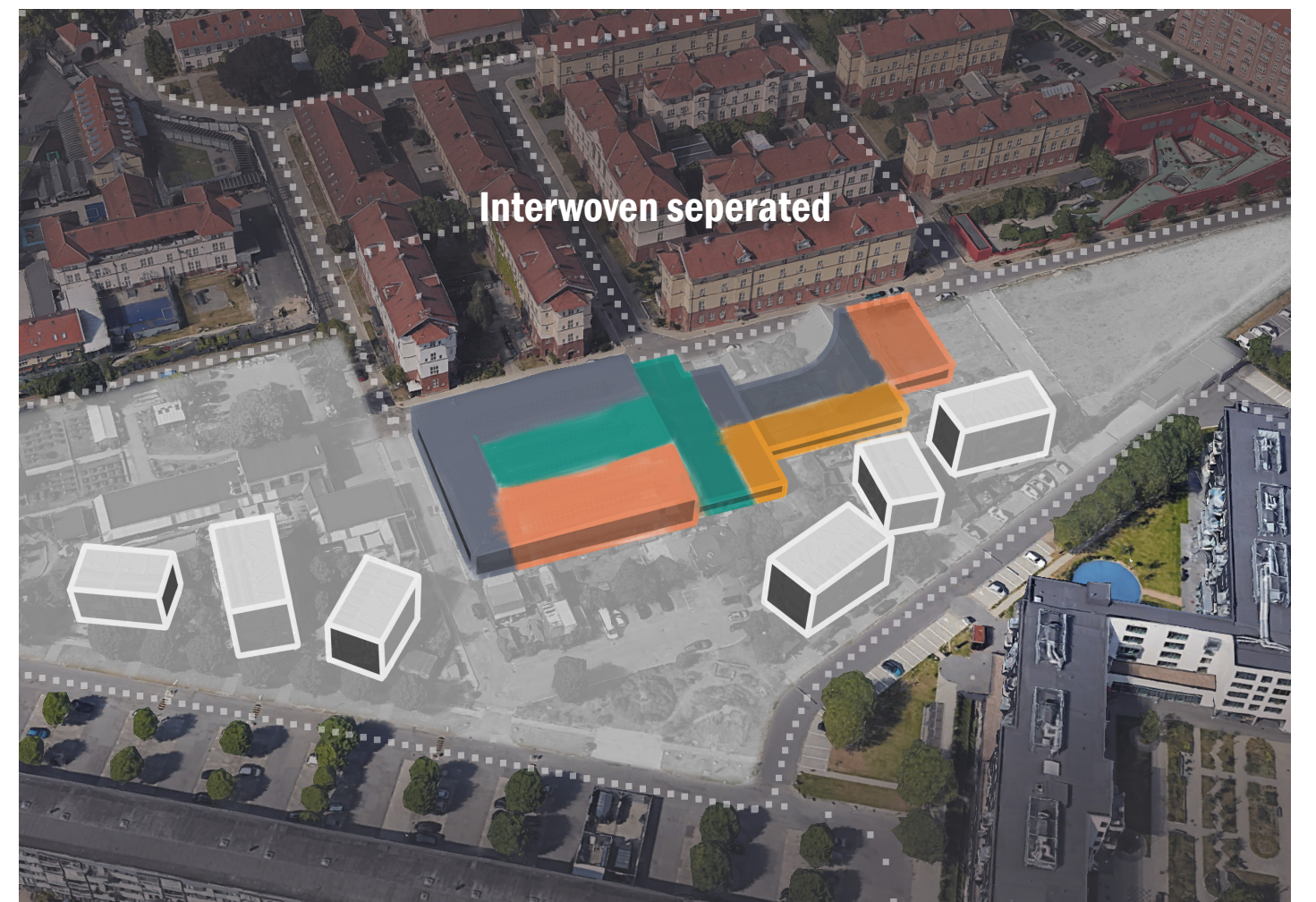
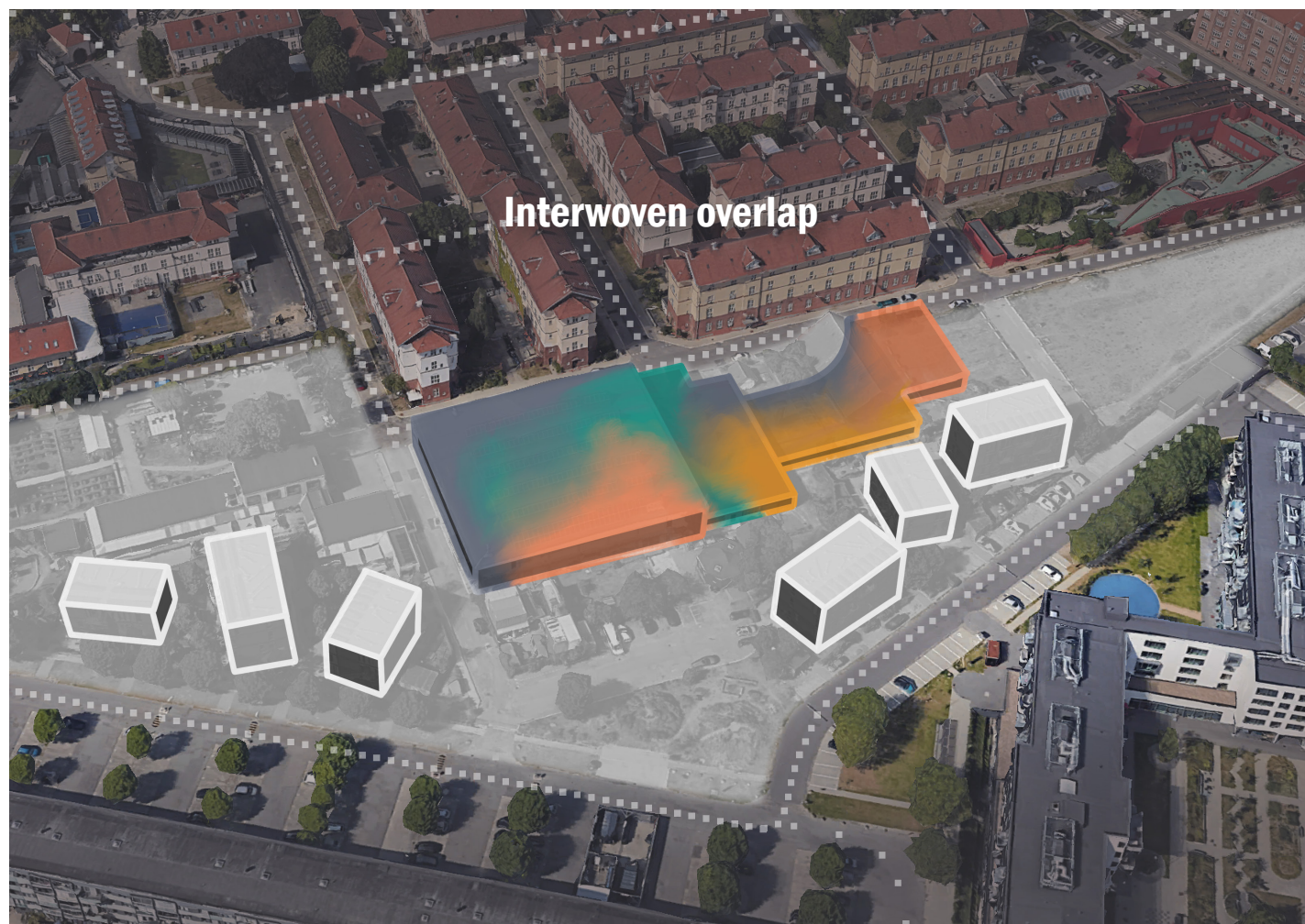
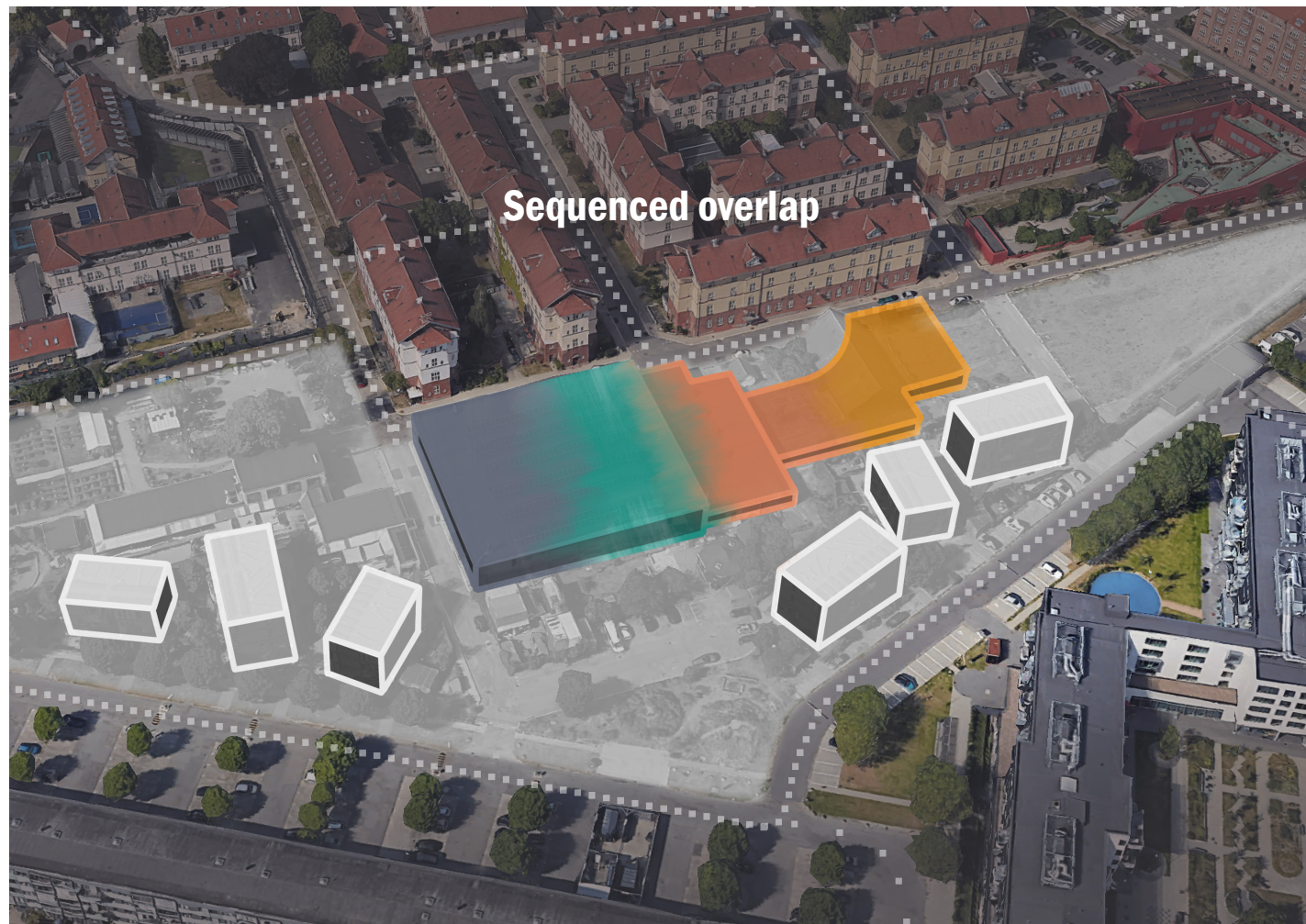


Public Condenser



**Belonging and connection: public spaces supporting
diverse personalities and social encounters**

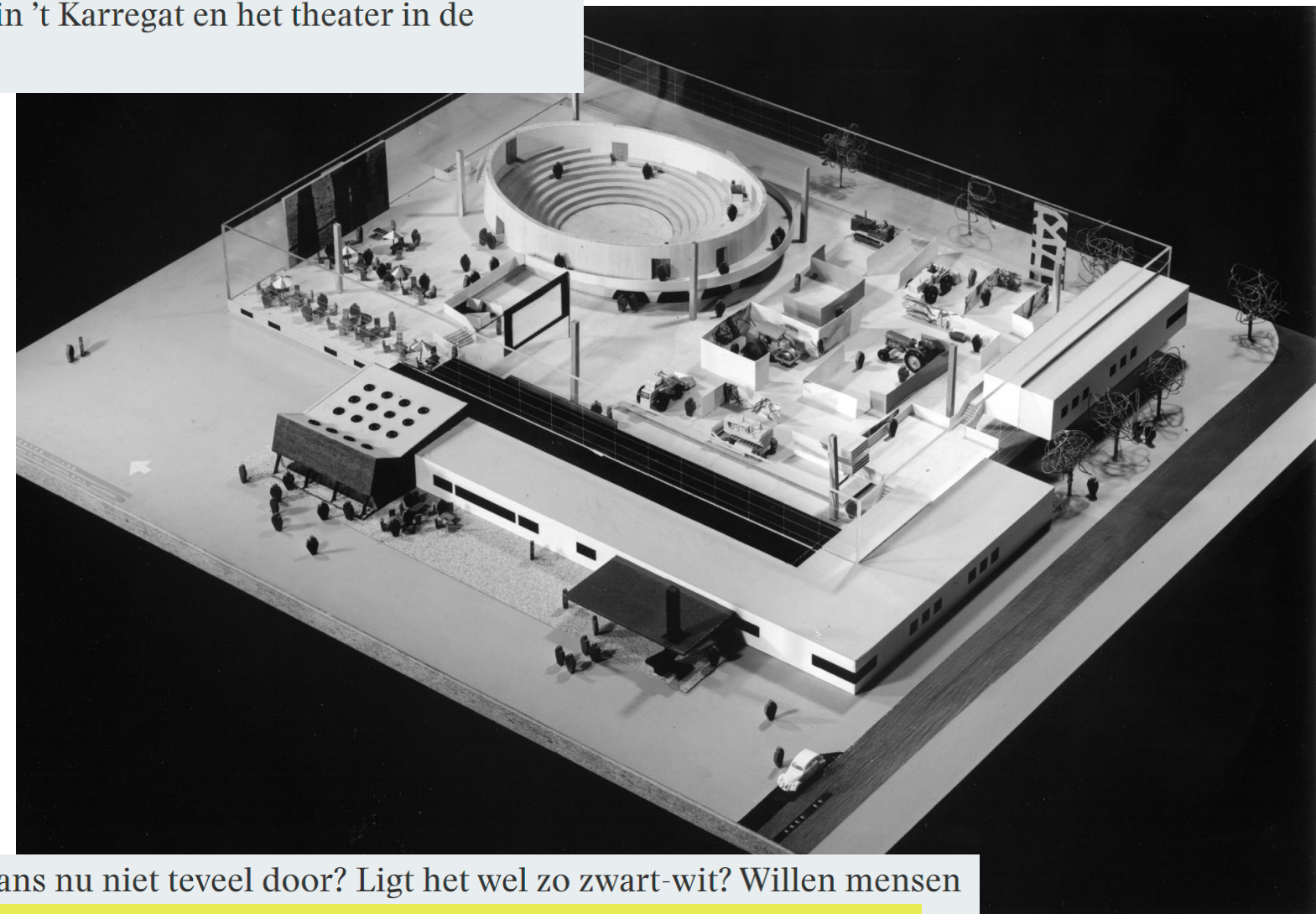
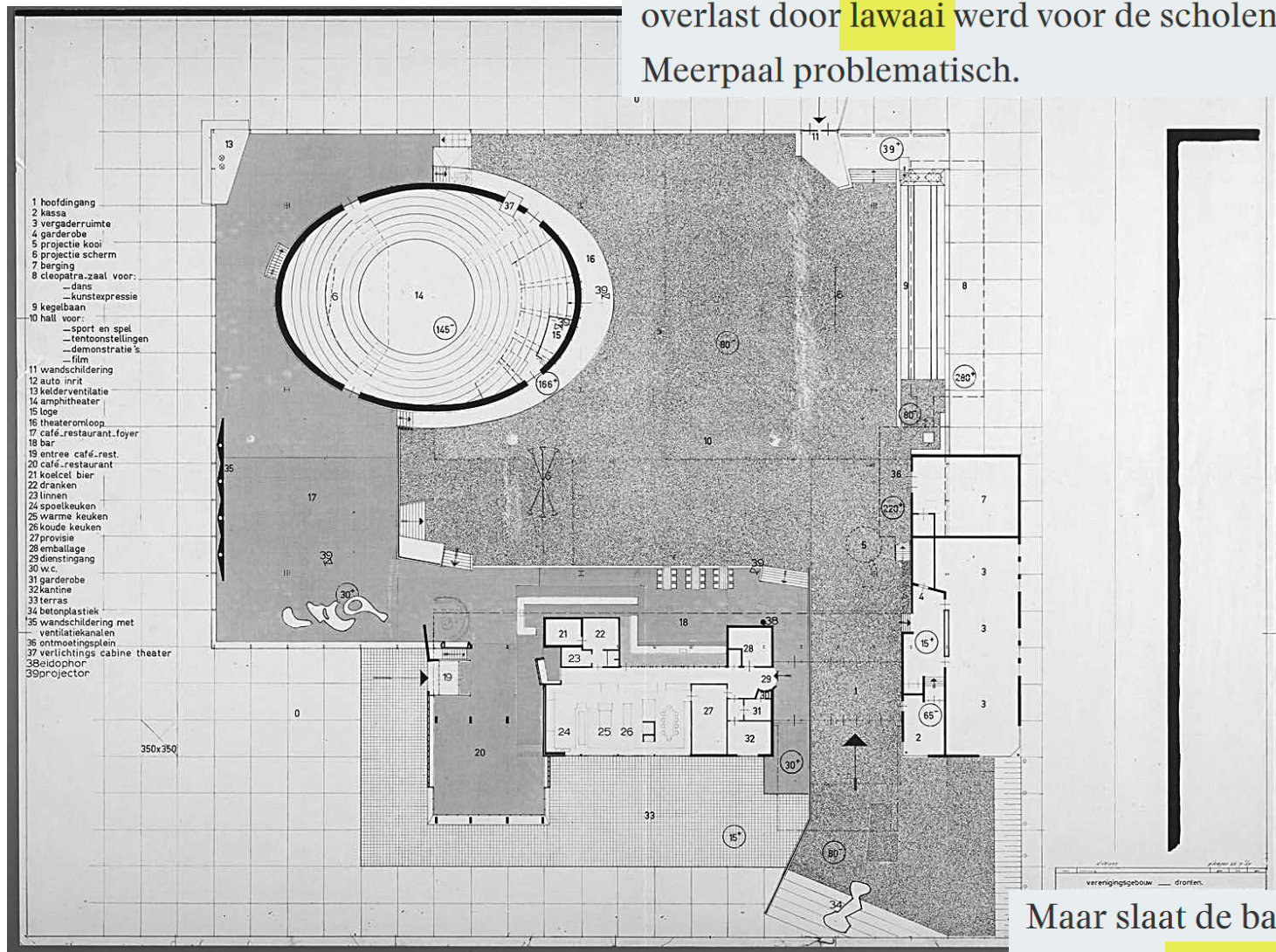




directeur met een achtergrond in het circuswezen had gehad? En wat is dan eigenlijk de 'erfenis' van De Meerpaal? Het architectonisch ontwerp? De sociale condensor die het gebouw gedurende een tiental jaren was? Het sociaal-maatschappelijke anachronisme dat het – volgens de sloopadepten – thans is?



schaduwzijde bleek de sociale druk die op iedereen werd uitgeoefend om gezellig mee te doen in de werkgroepen en gemeenschappelijke buurtactiviteiten. Ook de overlast door lawaai werd voor de scholen in 't Karregat en het theater in de Meerpaal problematisch.



Maar slaat de balans nu niet teveel door? Ligt het wel zo zwart-wit? Willen mensen niet juist beide: leuke interactie op z'n tijd en geen hinder in de resterende tijd? In

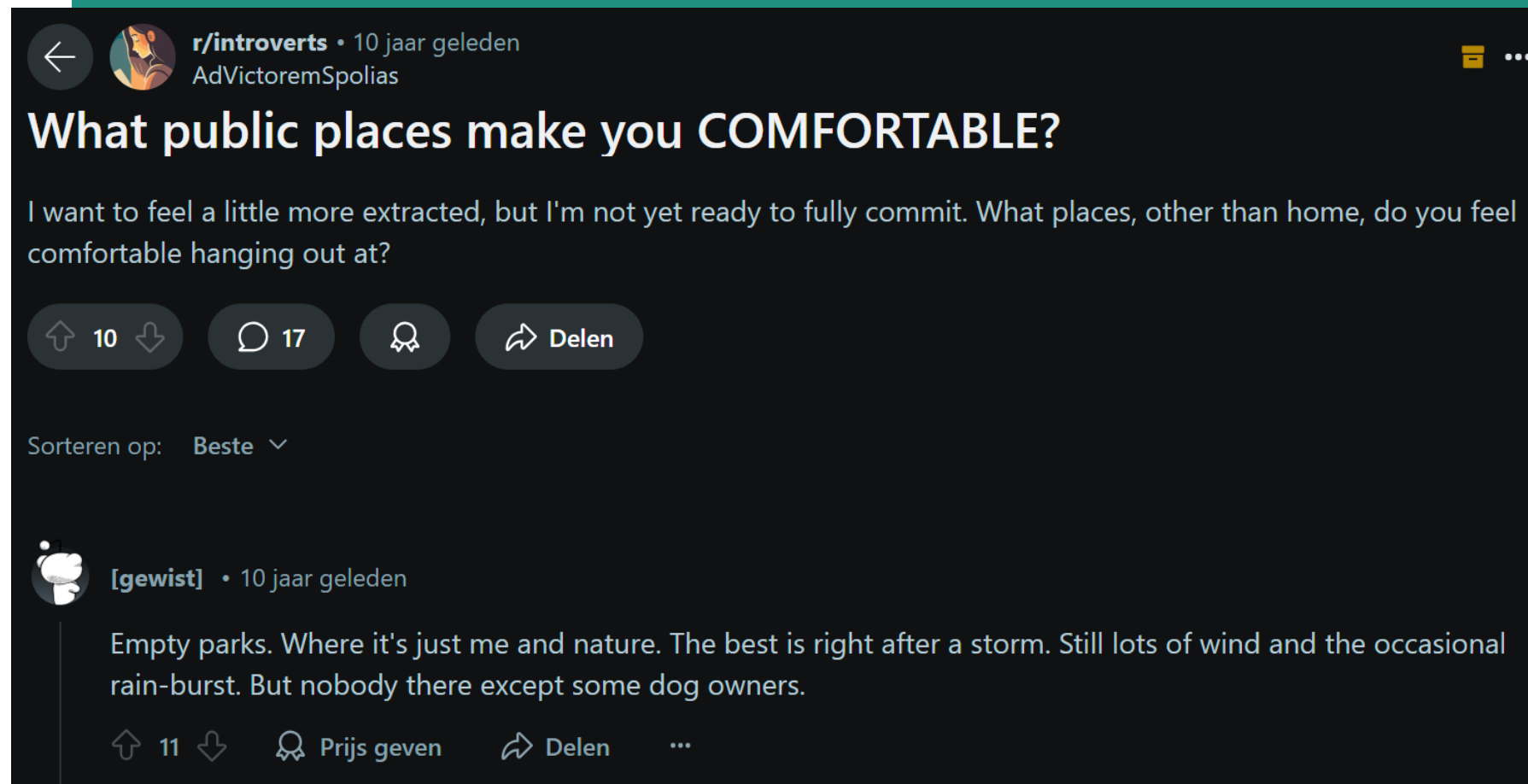


From university campus;
connection with students

From Sundholm;
connection with
neighborhood

From Amagerbrogade;
connection with city centre



- Extroverted
- Introverted

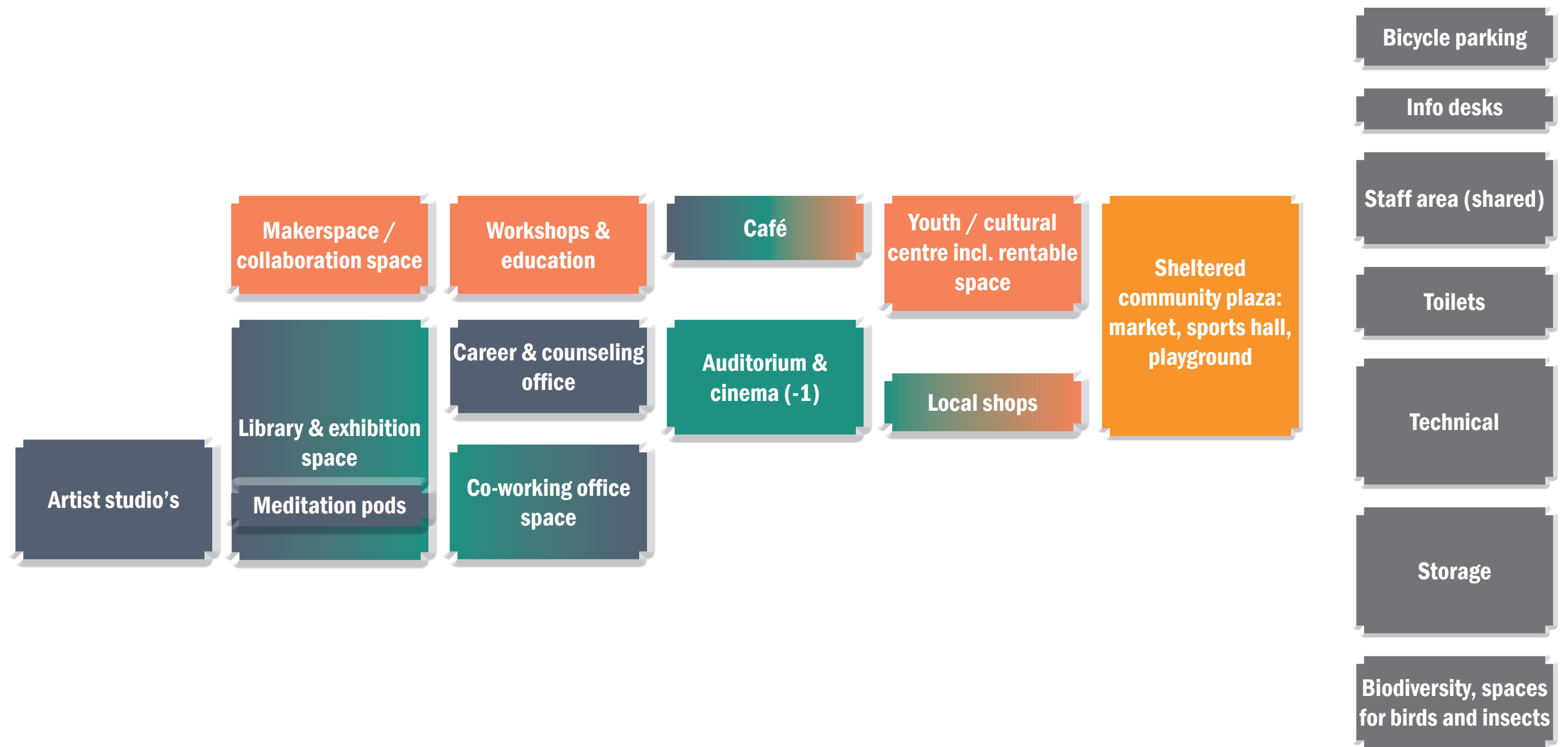


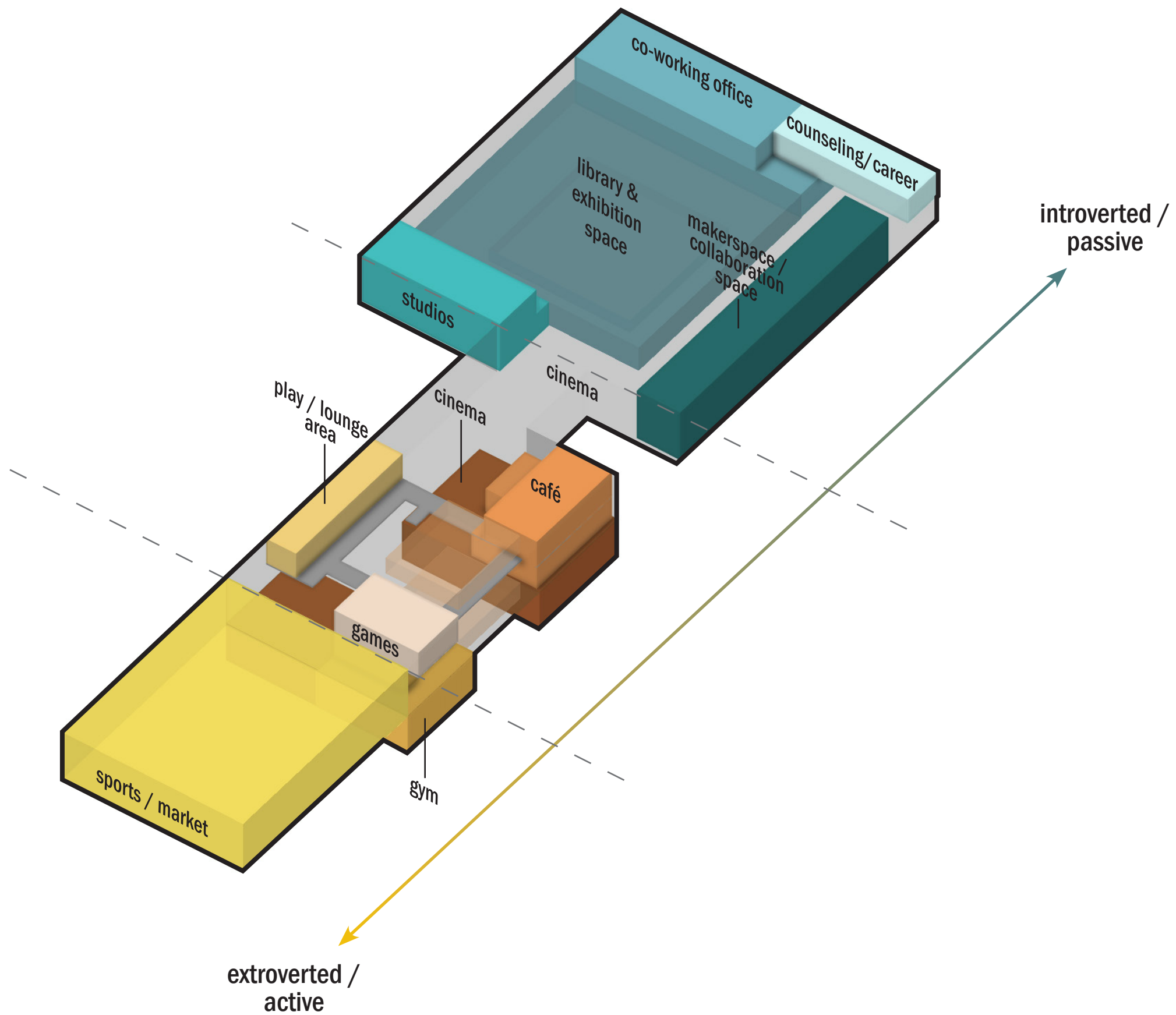
“To revitalize public life, the first condition is to learn again how to engage with strangers”

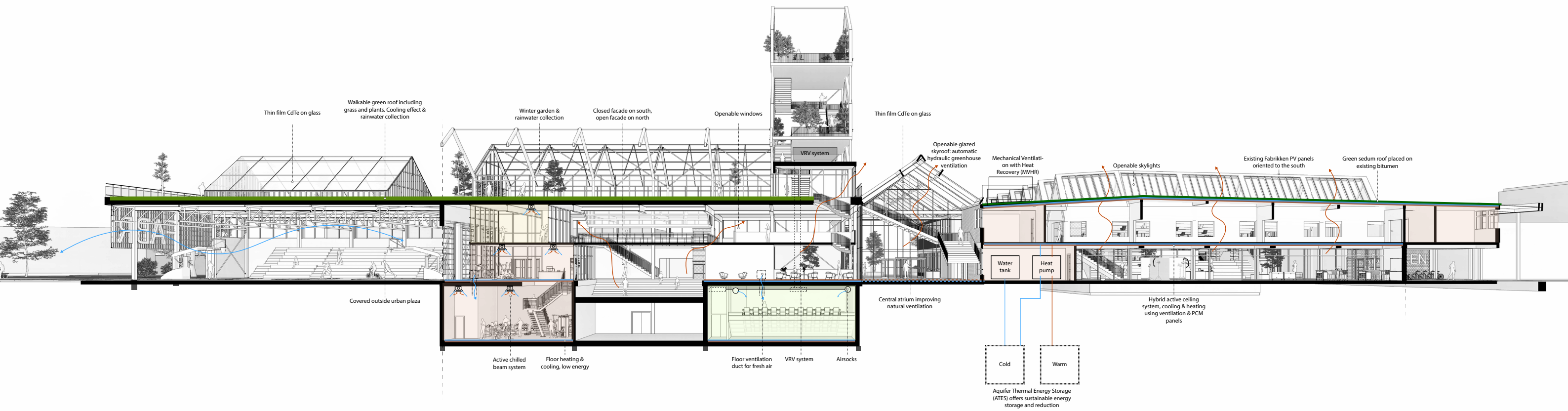
“The loss of public identity increases the tendency to shrink one’s world. People seek refuge in the private sphere, yet even that is fragmenting”

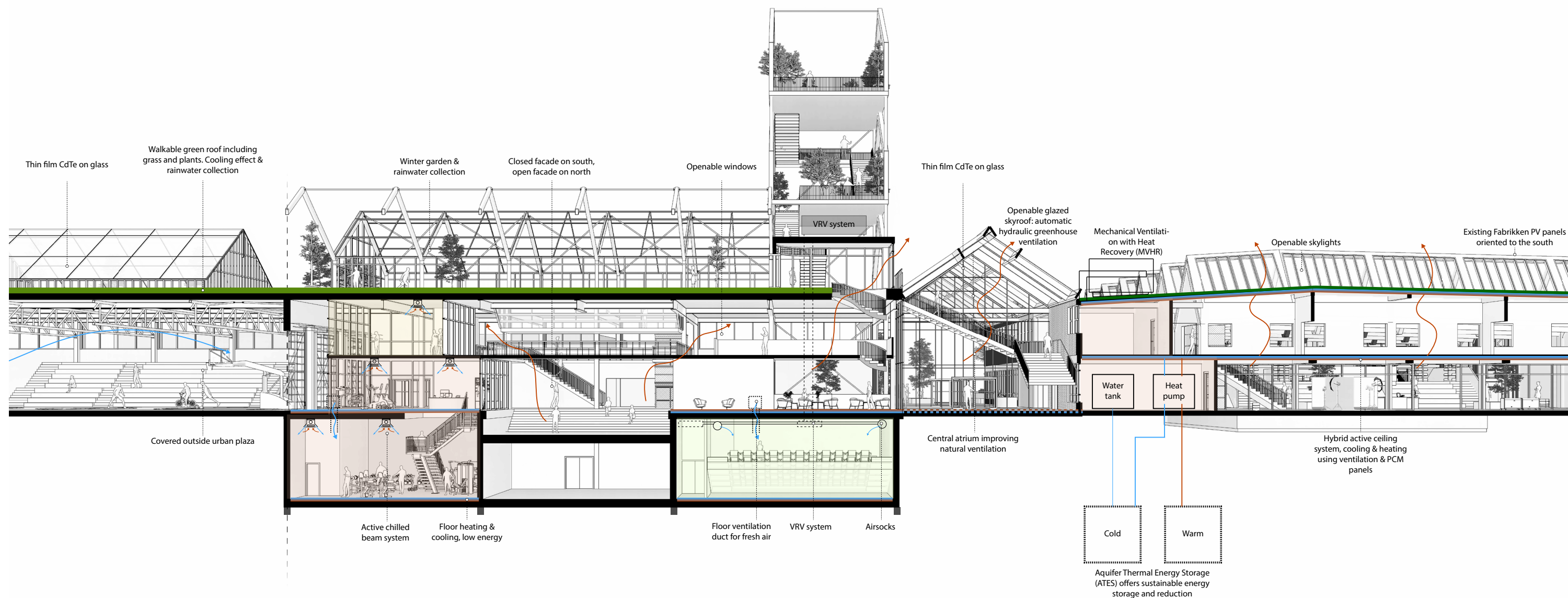
-Richard Sennett

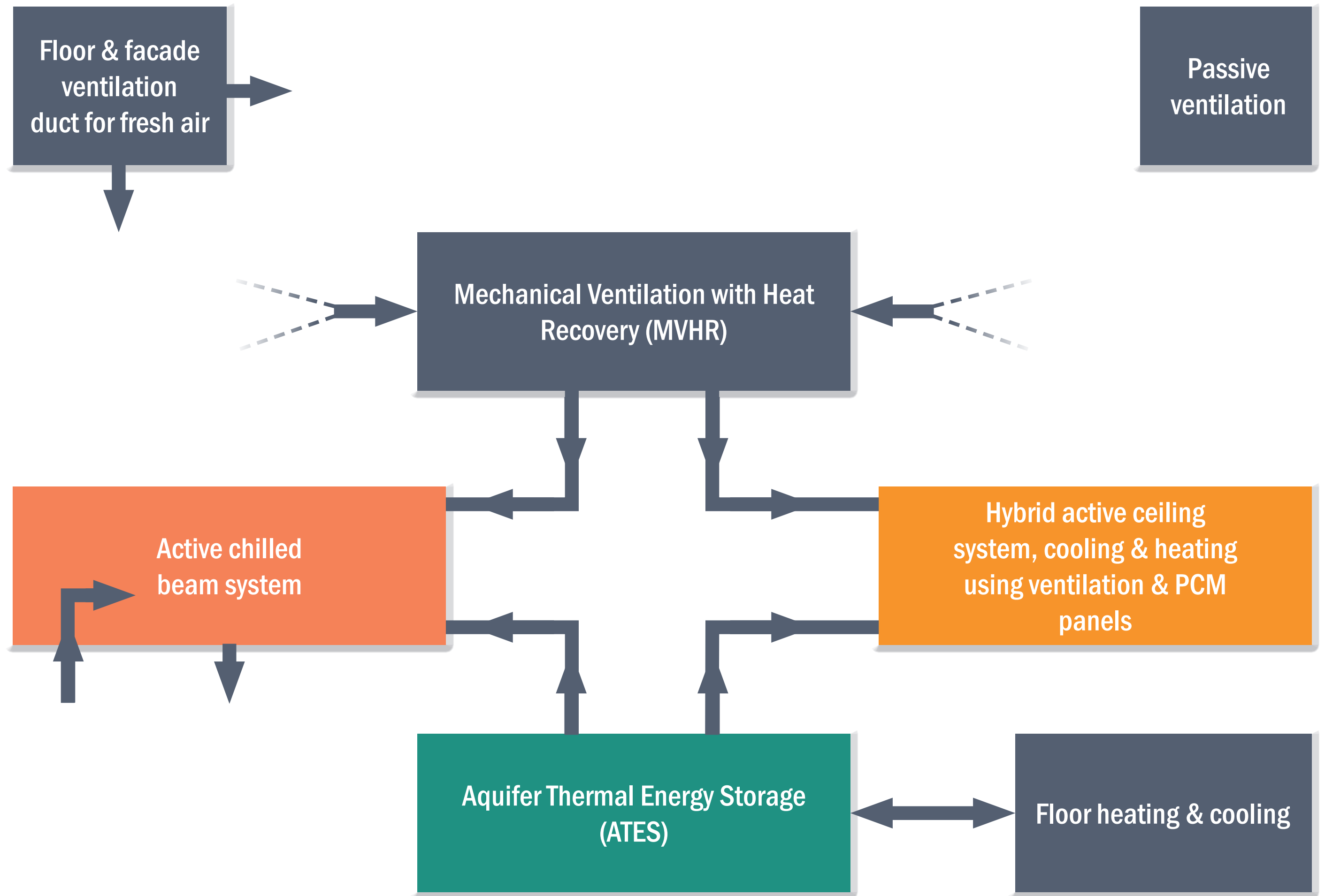
	lively & open	contemplative & detached	energetic & small scale	cozy & reflective
lighting 	lots of natural light, dynamic vibrant lighting	diffused natural light	activity dependant so adaptive from dark to very light	soft, diffused lighting / dimmed warm light, block out option
materials 	durable, light, colorful, varied	natural, neutral, greenery, soft	warm, tactile, human scaled	soft, warm, tactile, human scaled
sound 	high noise tolerance, soundproofing necessary	muffled, minimal, natural ambient sounds	vibrant, semi-contained, acoustic control	soft, hushed, absorbent surfaces
height 	double-height, generous ceiling	medium-high, room for dynamic verticality	low to medium, dynamic proportions	low ceiling, enclosed feel
size 	large, open-plan, expansive, adaptive walls	medium to large, spatial zoning, human scale	compact, dense clustering, small groups, spatial zoning (ex. curtains)	small, intimate, tucked-in
climate 	airy, cross-ventilated, temperature flexible	cool, calm, shaded, temperature flexible	locally controlled, slightly stimulating	locally controlled, warm, enclosed, steady
view 	panoramic, outward-facing, active street views	framed nature views, internal courtyards	partial views to activity or peers	inward focus, limited or niche views
flow 	free circulation, dynamic paths	slow-paced, contemplative transitions, park-like	interactive, looping or playful movement	still, layered, cornered pockets

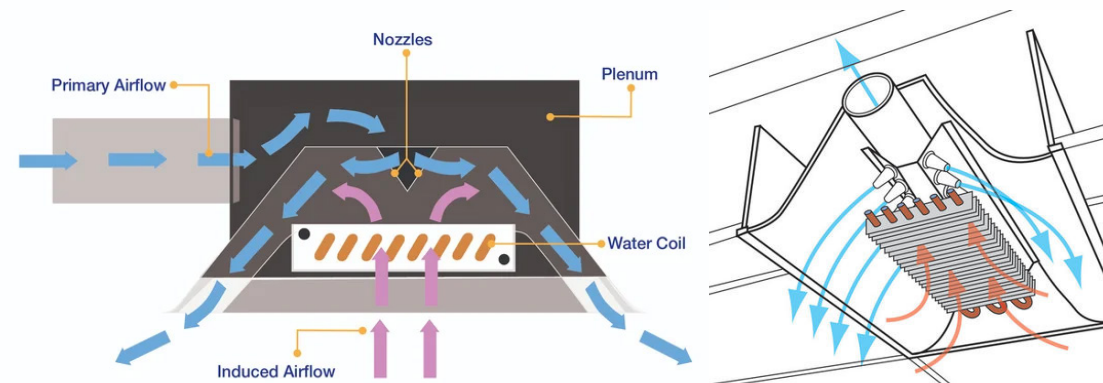
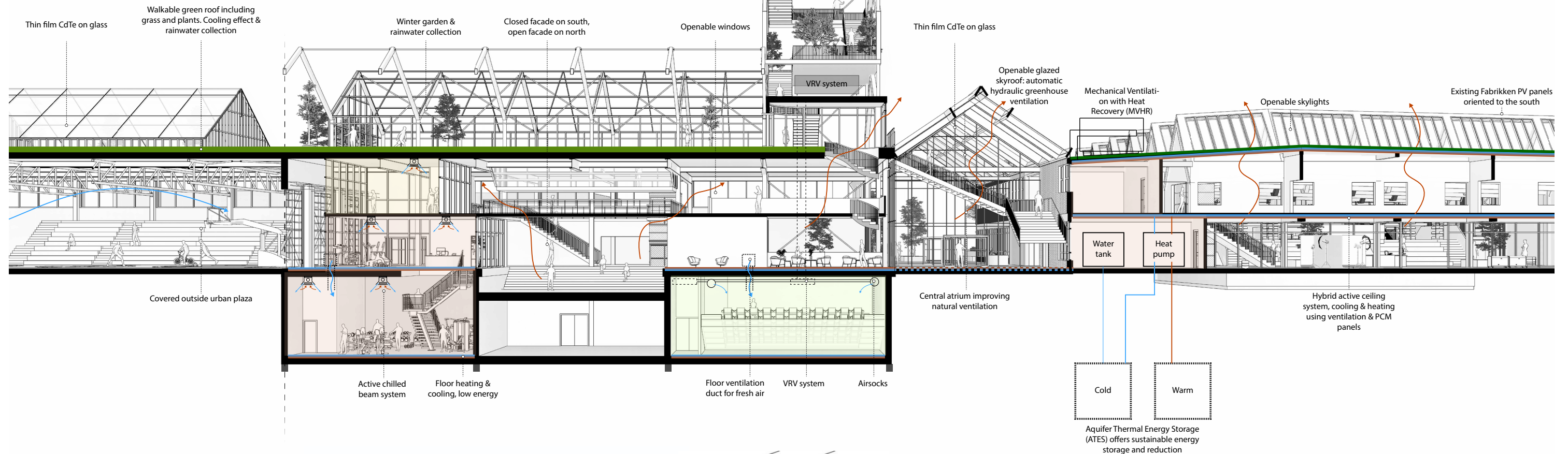
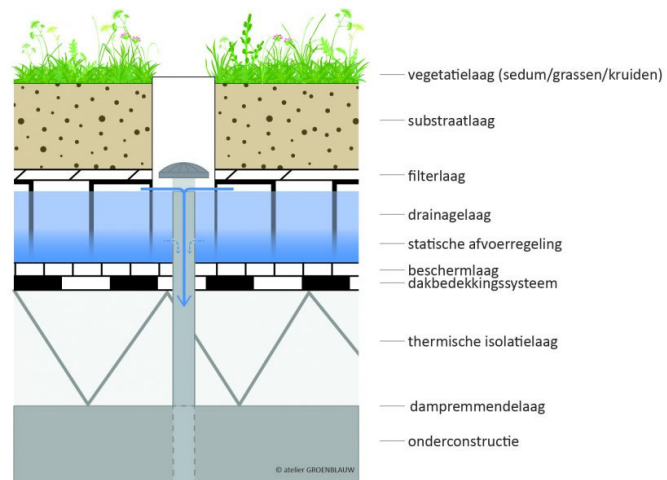


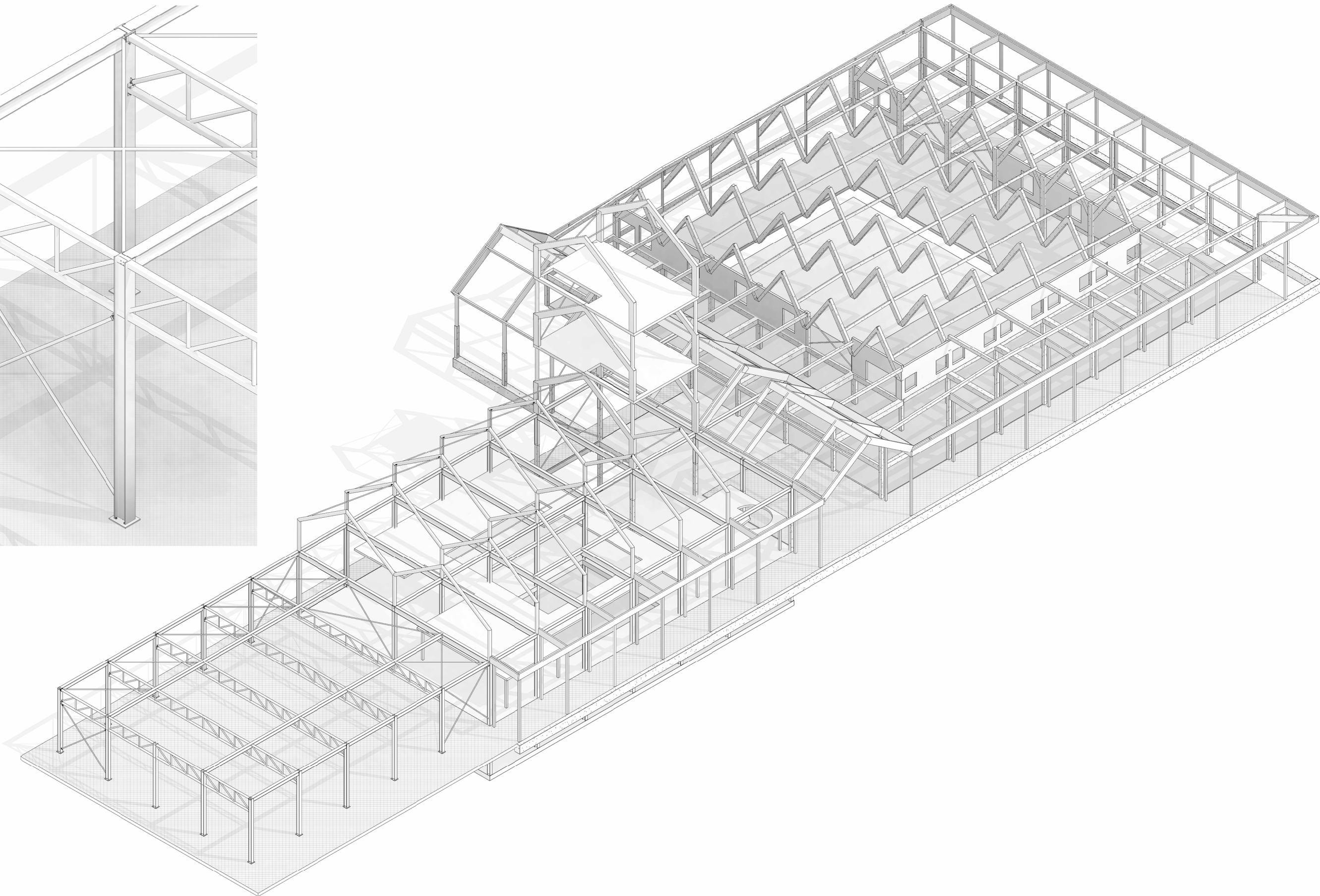
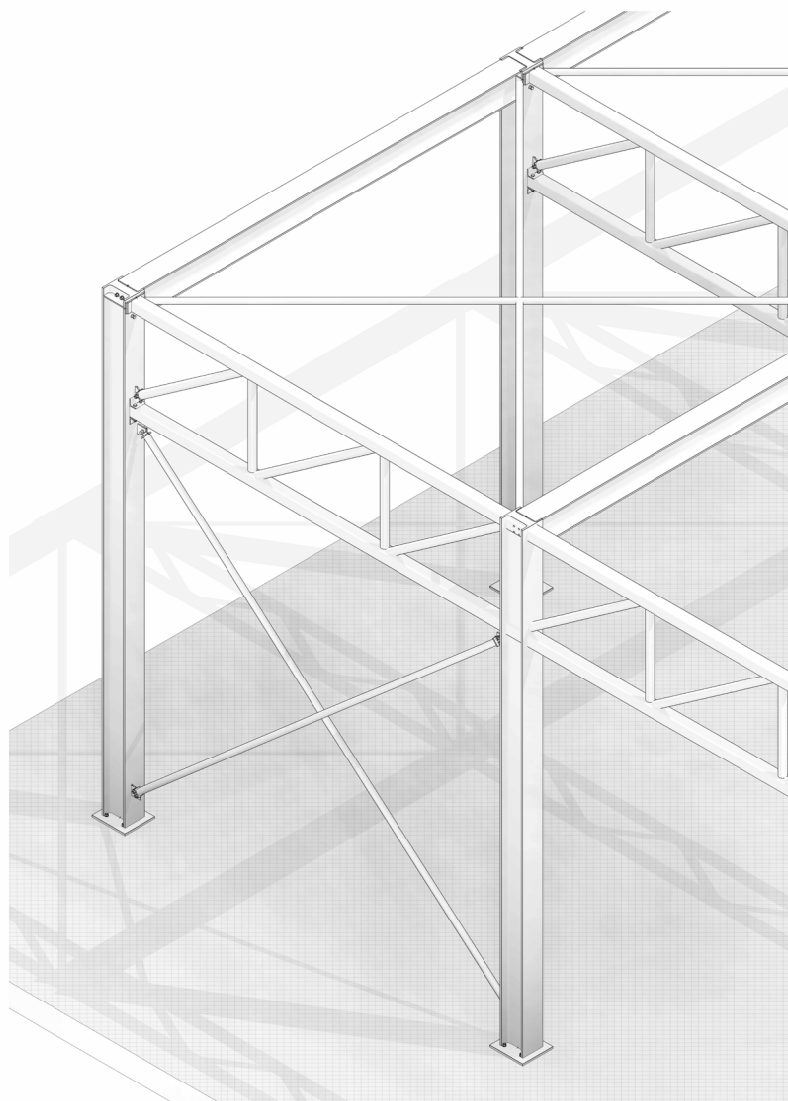




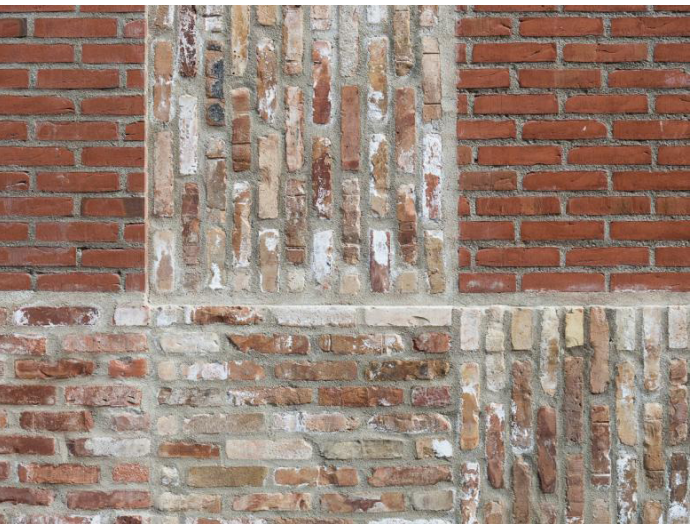


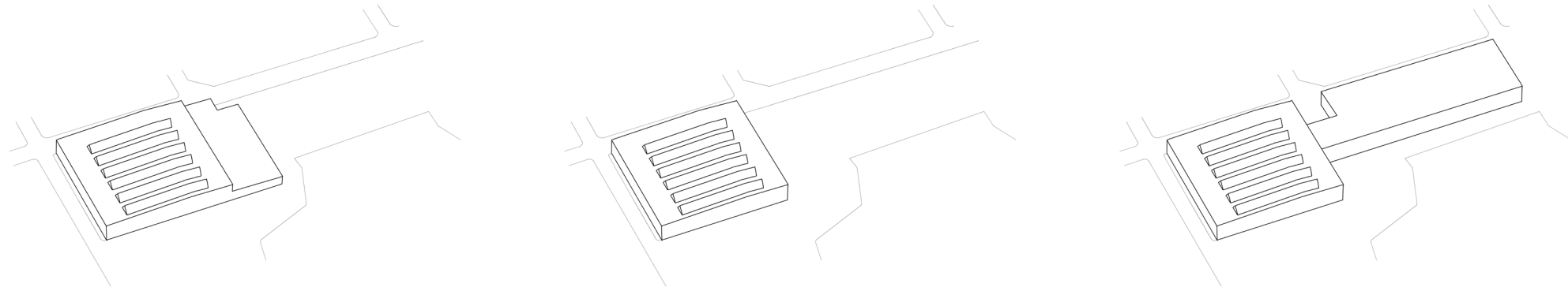












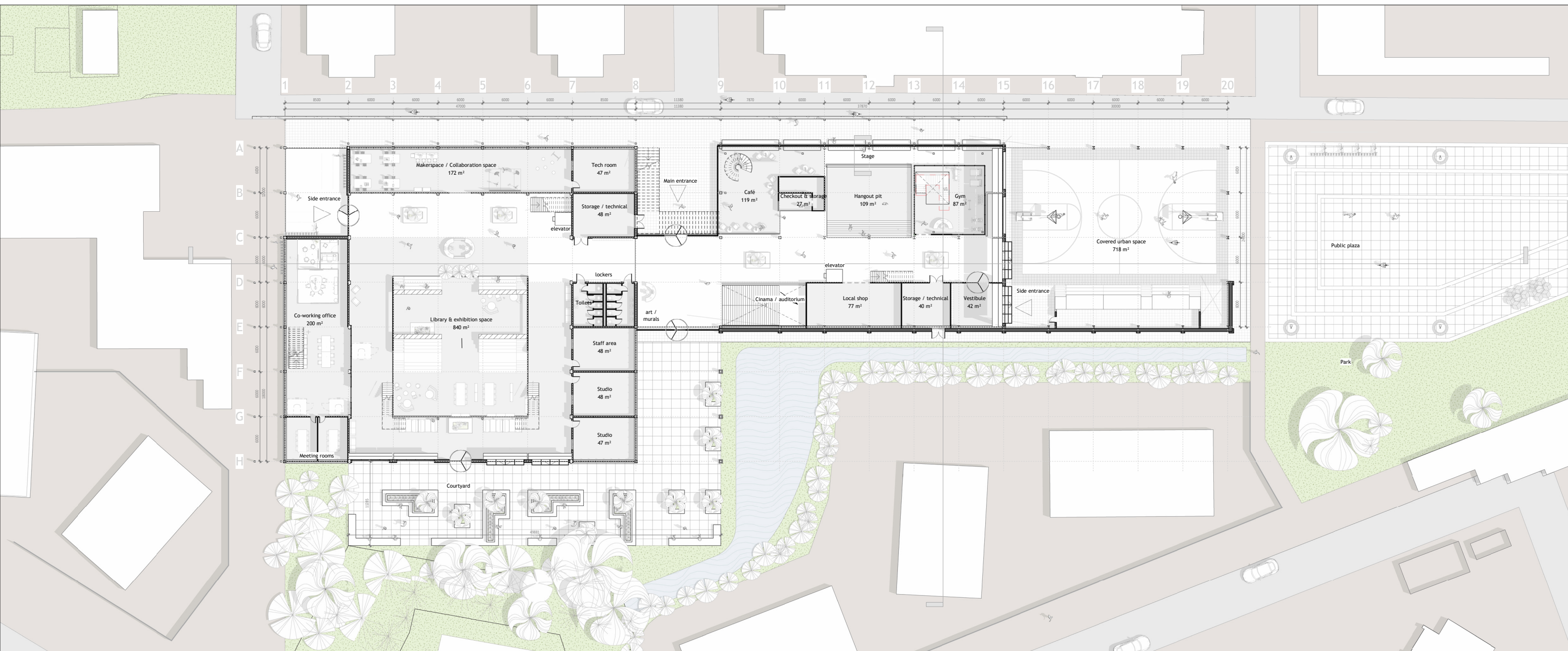
Site integration

existing situation

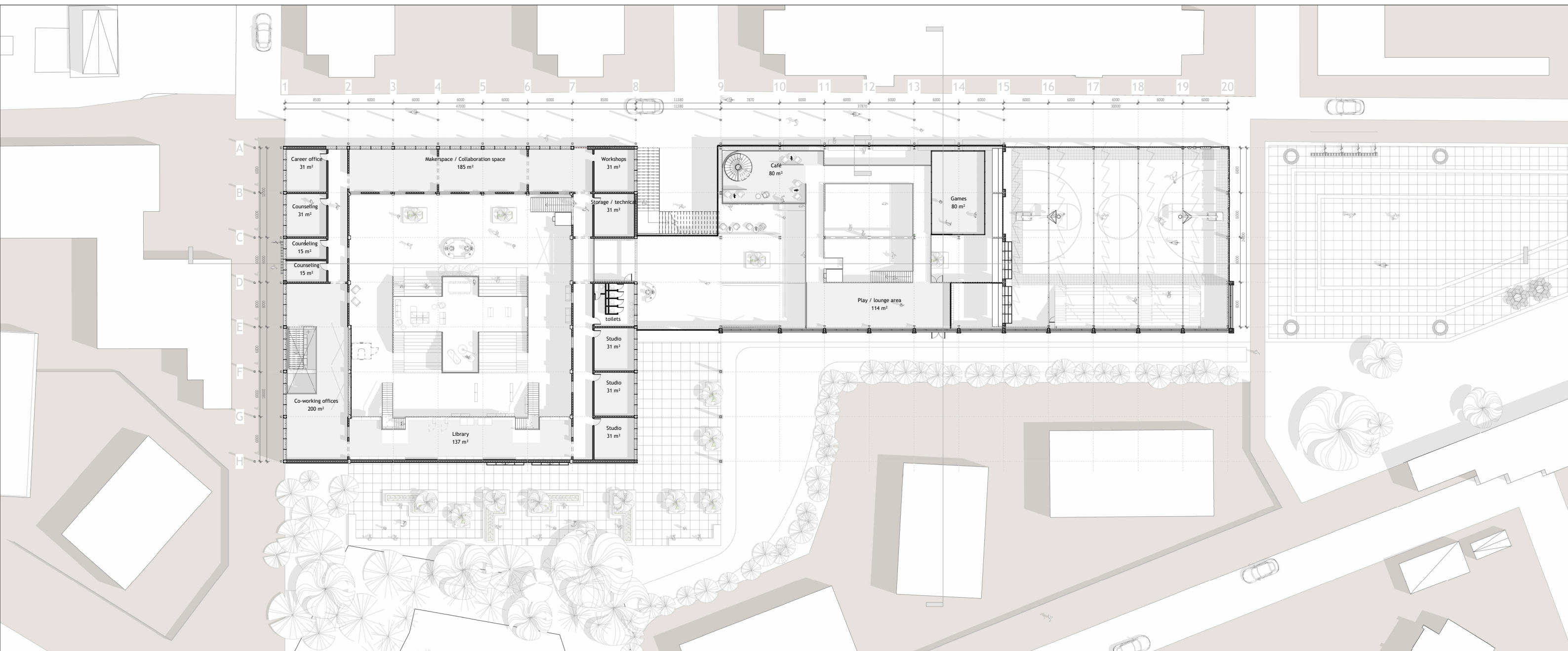


Site integration

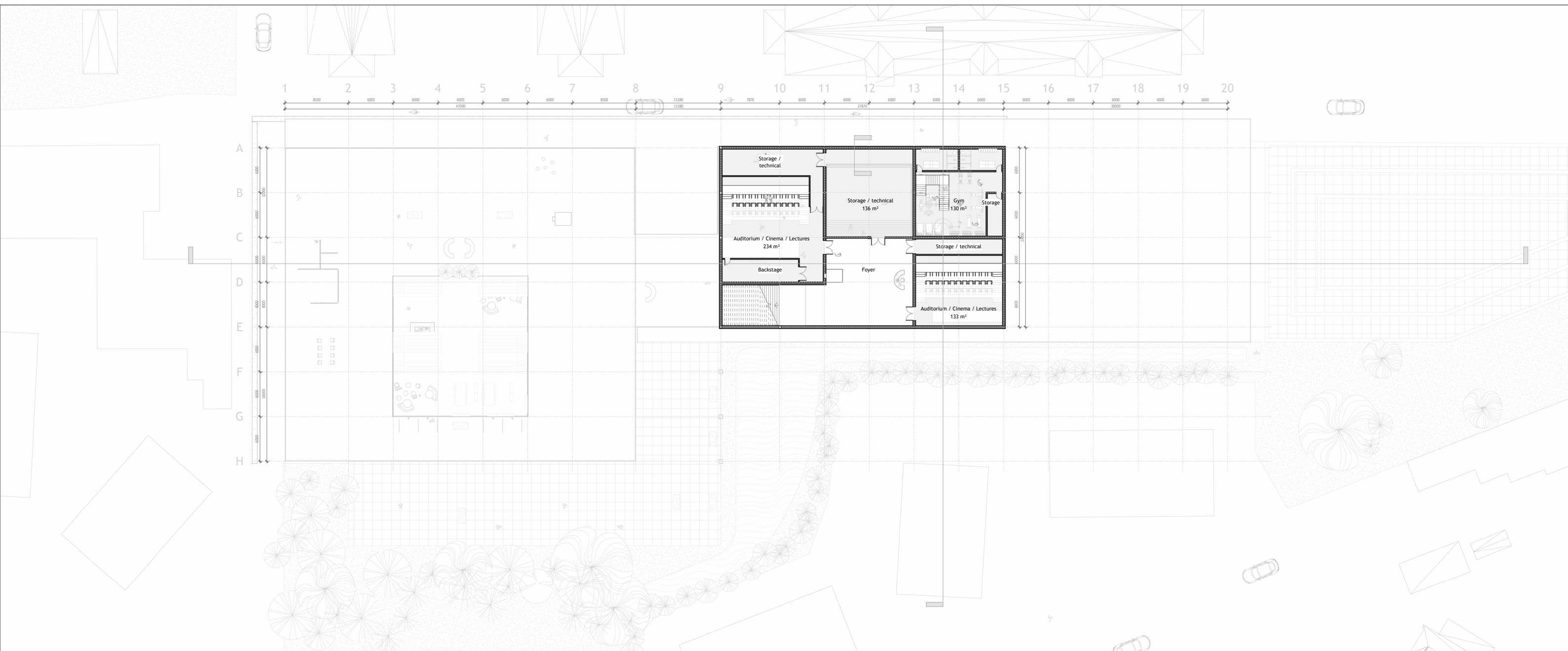
planned situation



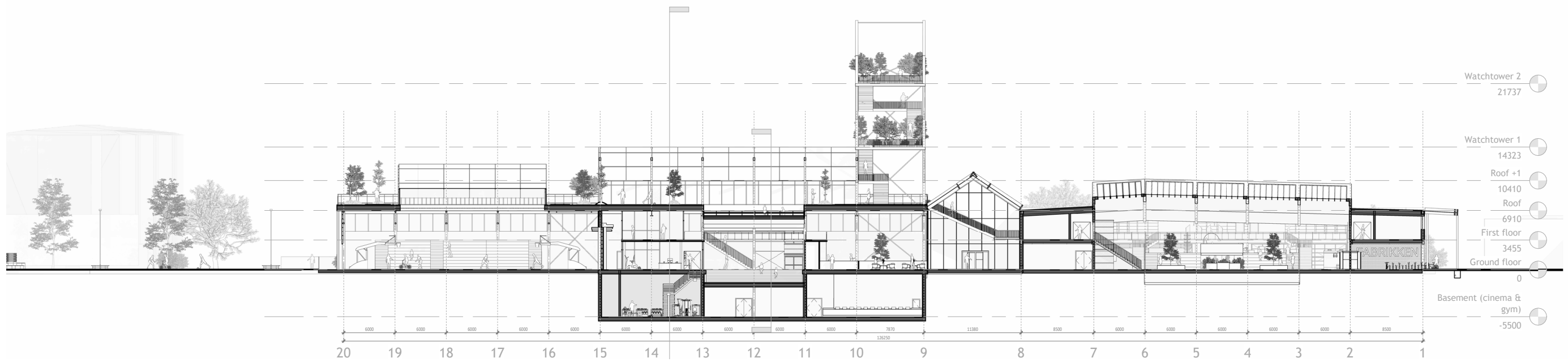
Ground floor

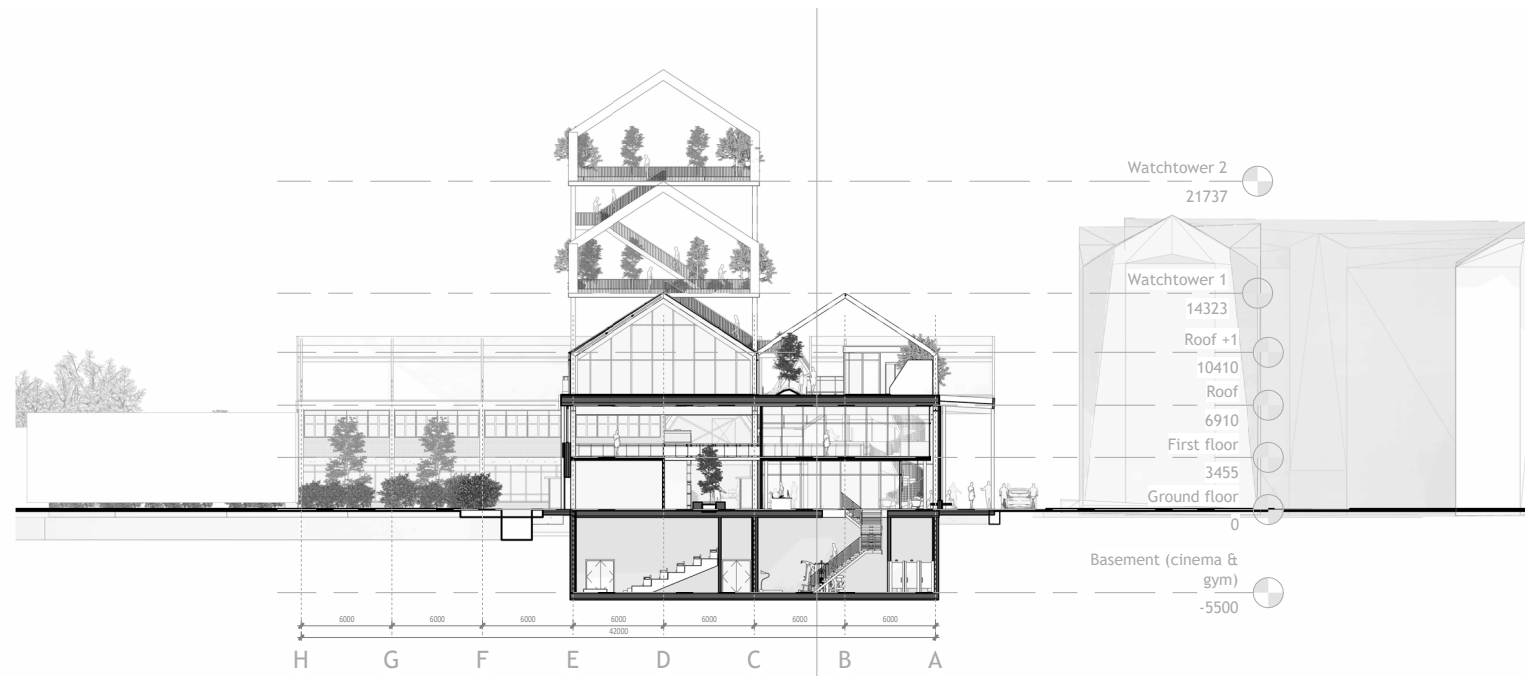


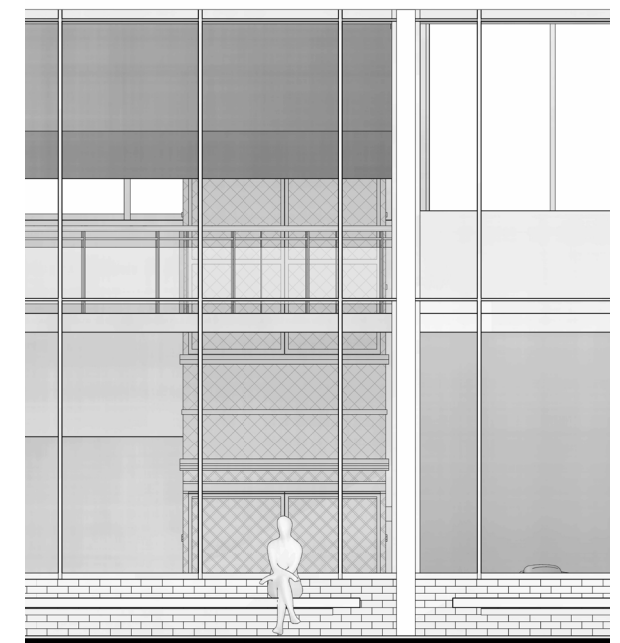
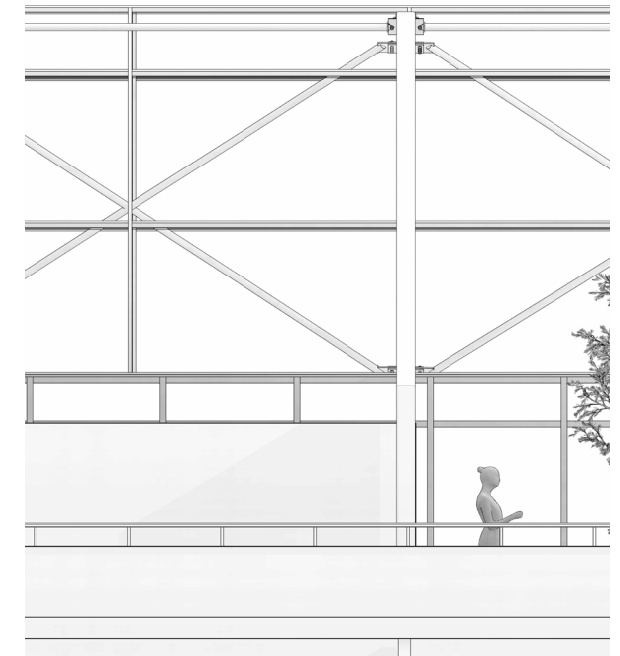
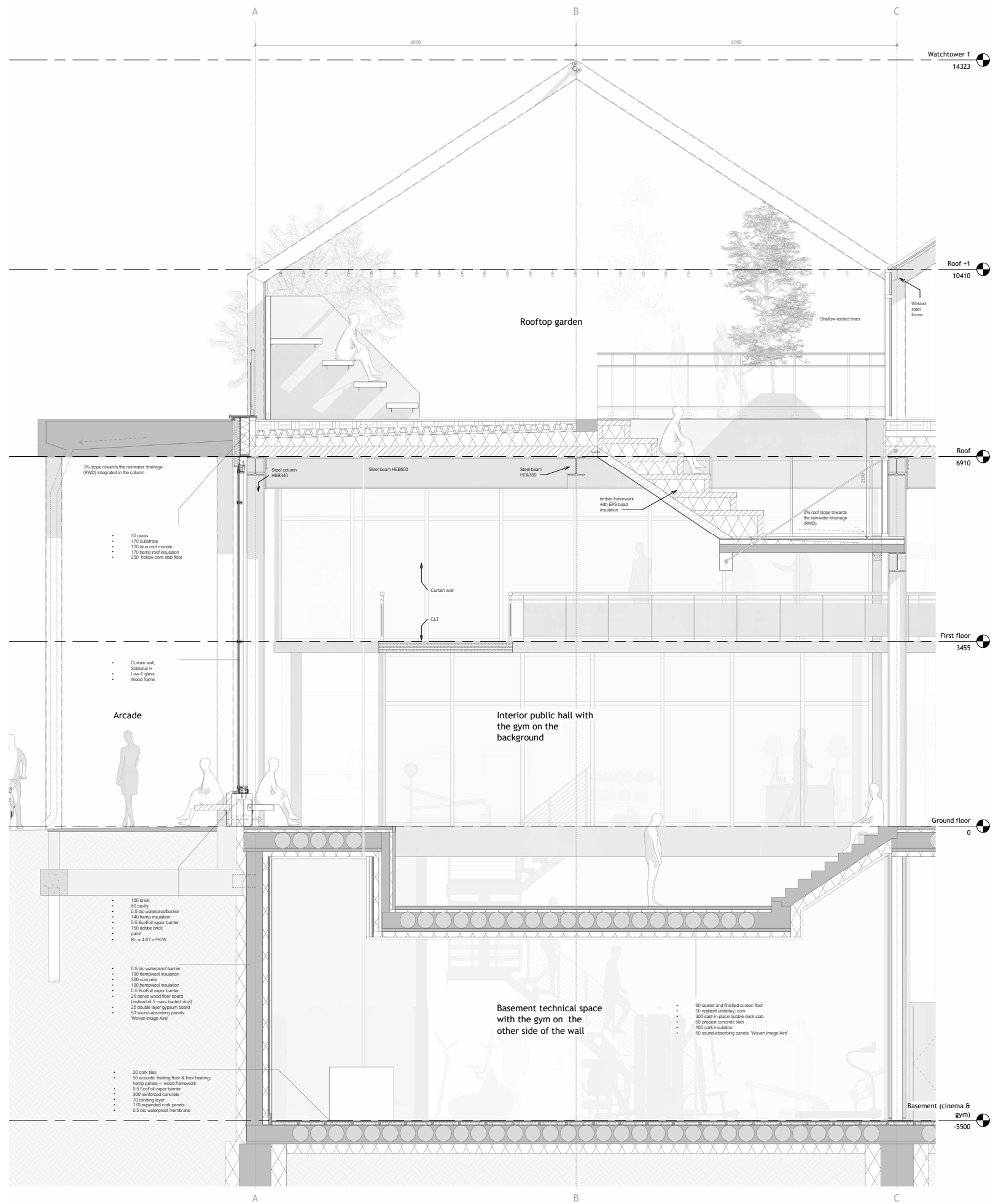
First floor



Lower ground floor







R-strategies

Circular
economy

R0 - Refuse

Don't use unnecessary products or materials.

R1 - Rethink

Use products more efficiently or in new ways; sharing / using multifunctionally

R2 - Reduce

Use fewer resources by producing or using products more efficiently.

R3 - Reuse

Use products again for the same purpose.

R4 - Repair

Repair and maintain products to extend their lifespan.

R5 - Refurbish

Refurbish or modernize old products so they can be used again.

R6 - Remanufacture

Make new products from old parts.

R7 - Re-purpose

Use parts of discarded products for a different function than originally intended.

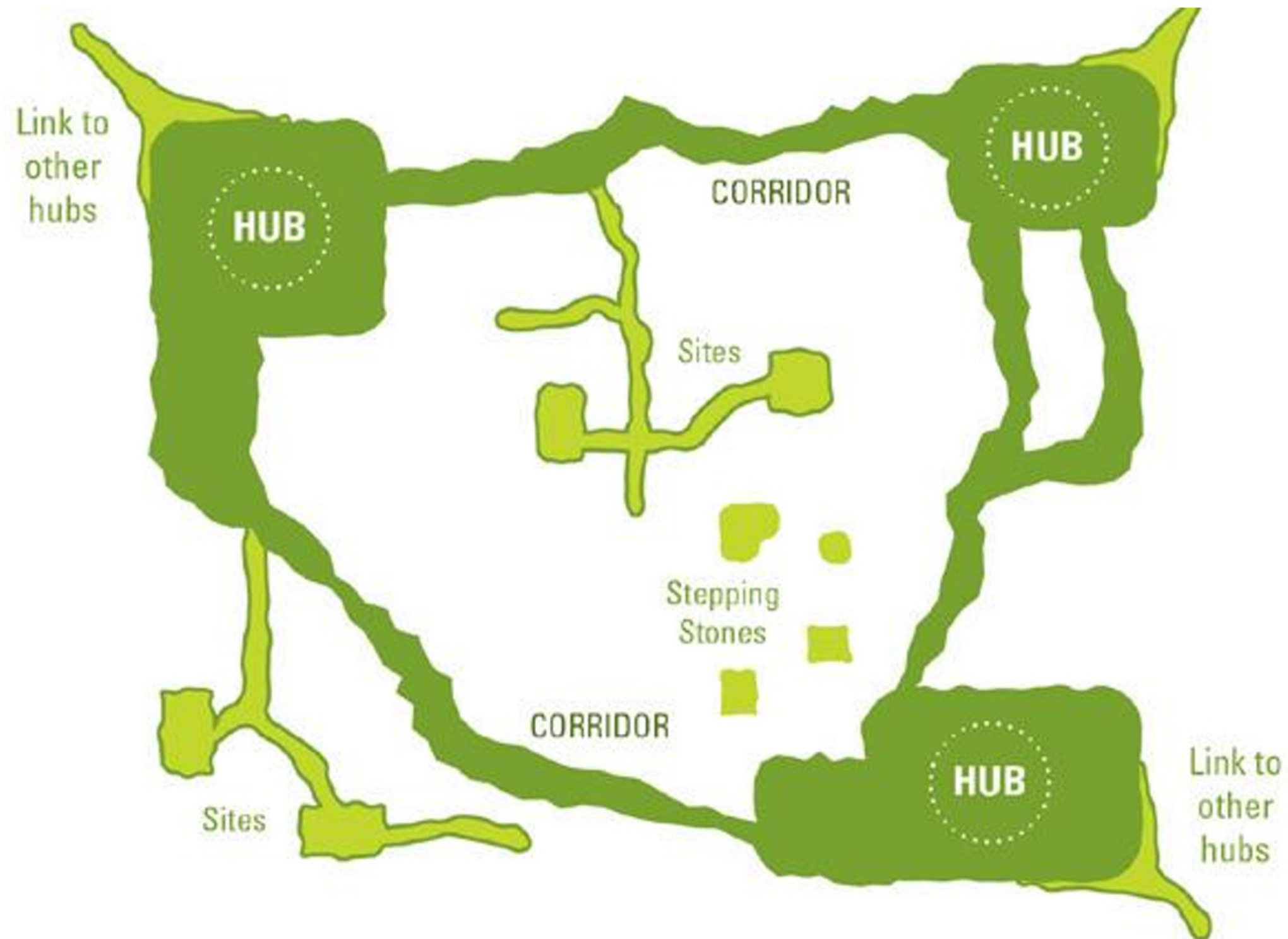
R8 - Recycle

Process materials into raw materials for new products, possibly with some loss of quality.

R9 - Recover

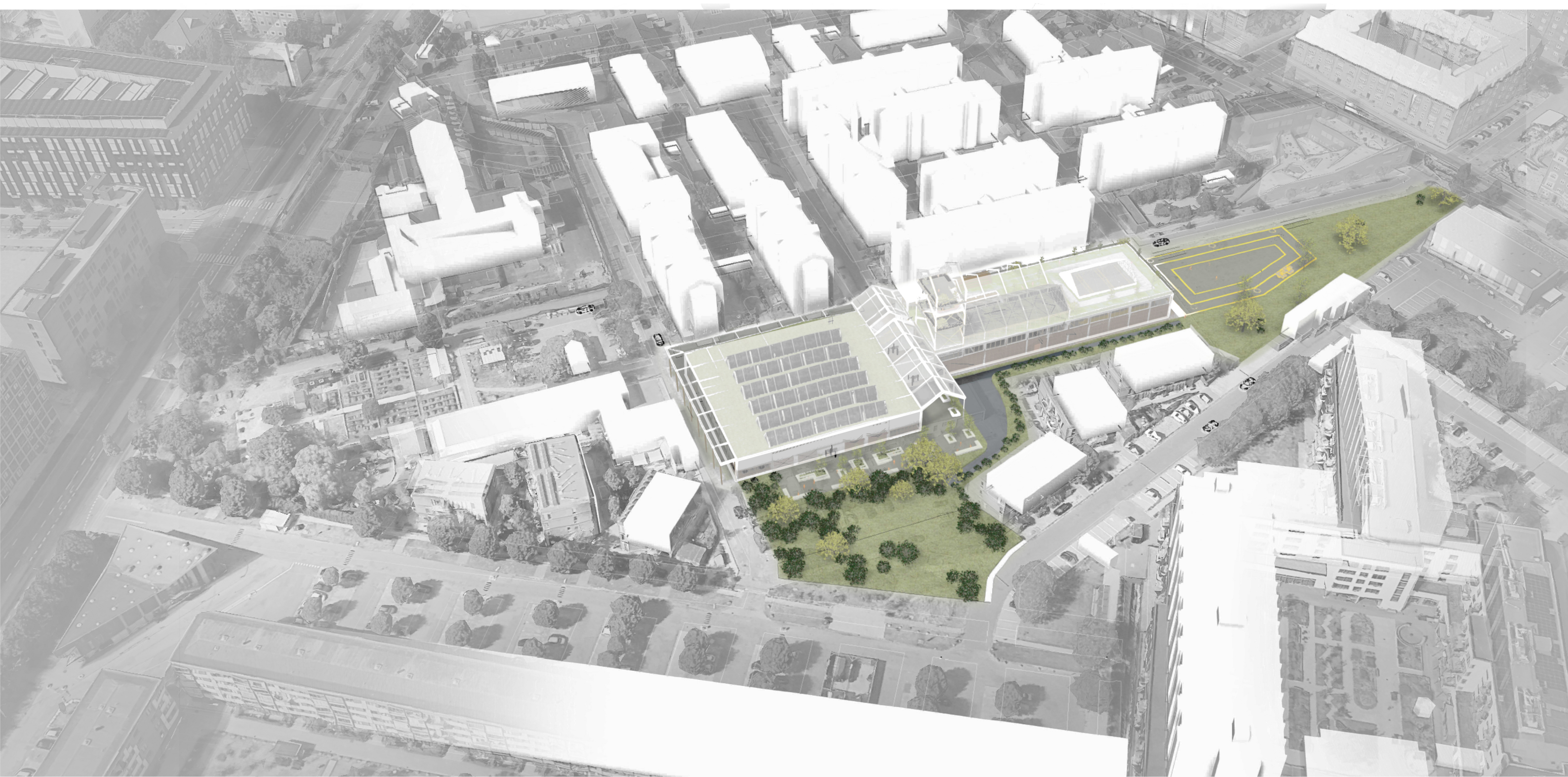
Recover energy by incinerating residual materials.

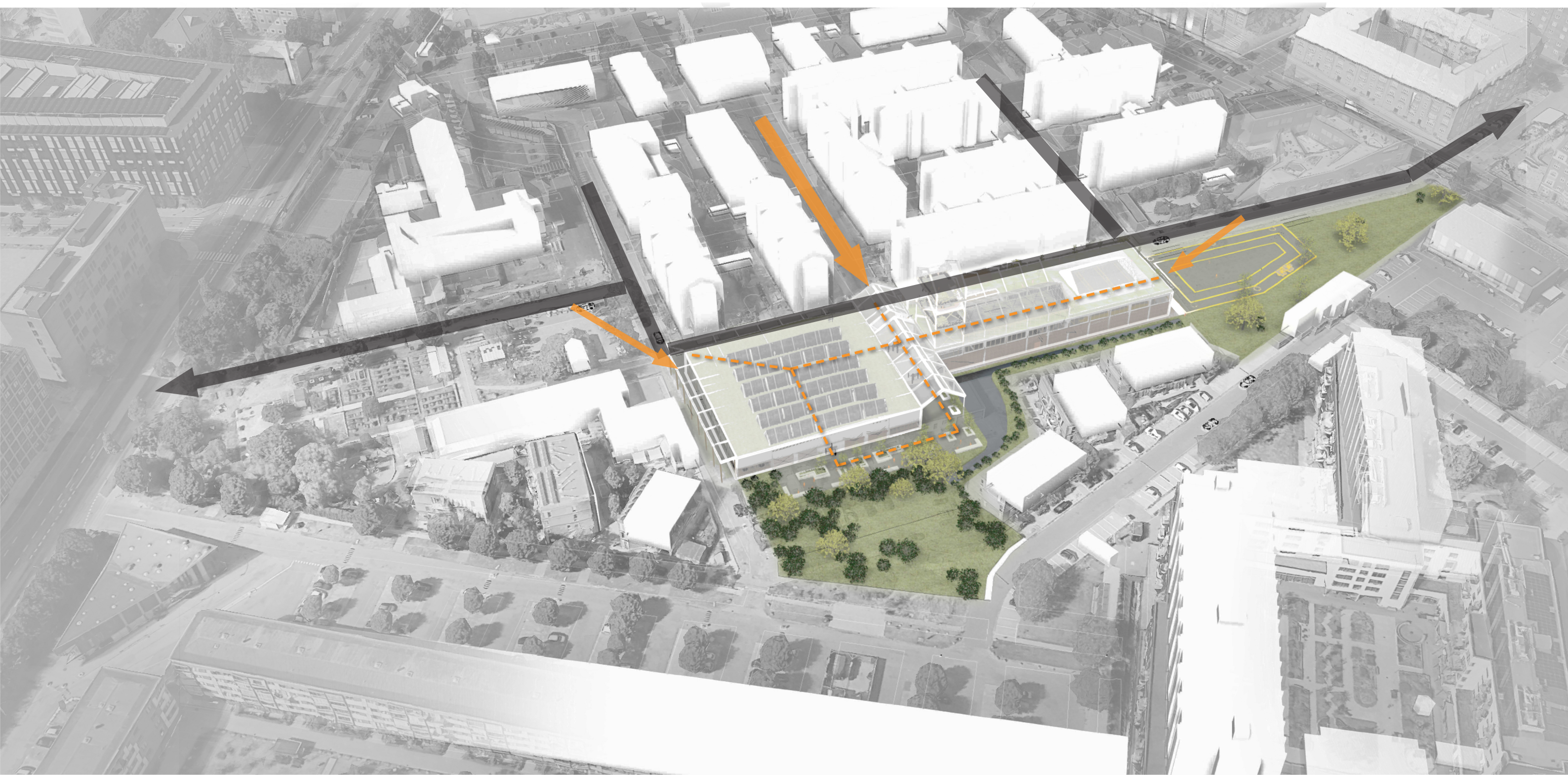
Linear
economy



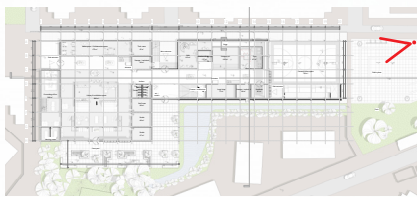
Green Infrastructure Network, specifically sourced from Diamond Head Consulting (2014)

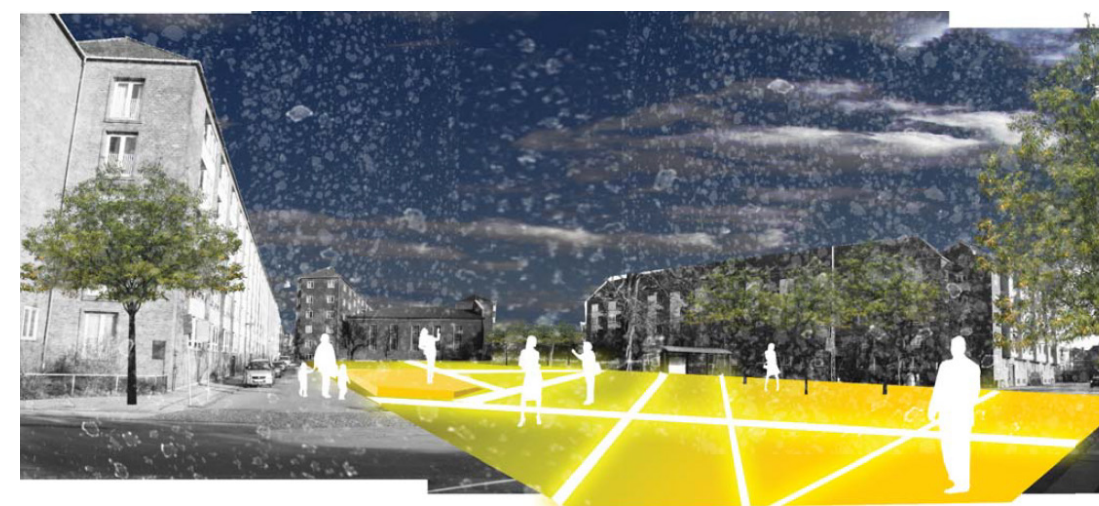
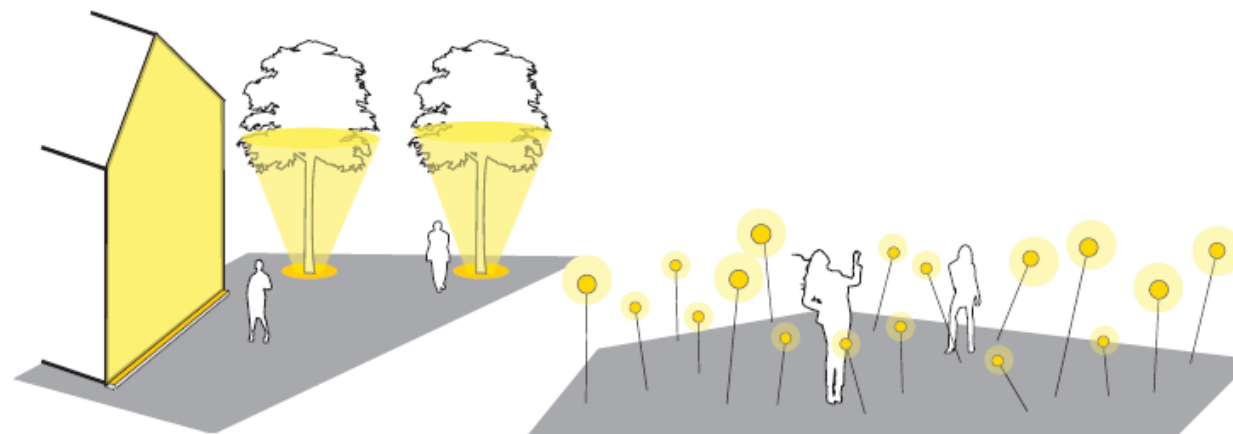
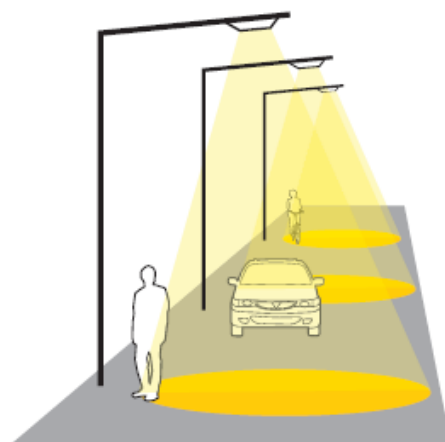






Context integration and access

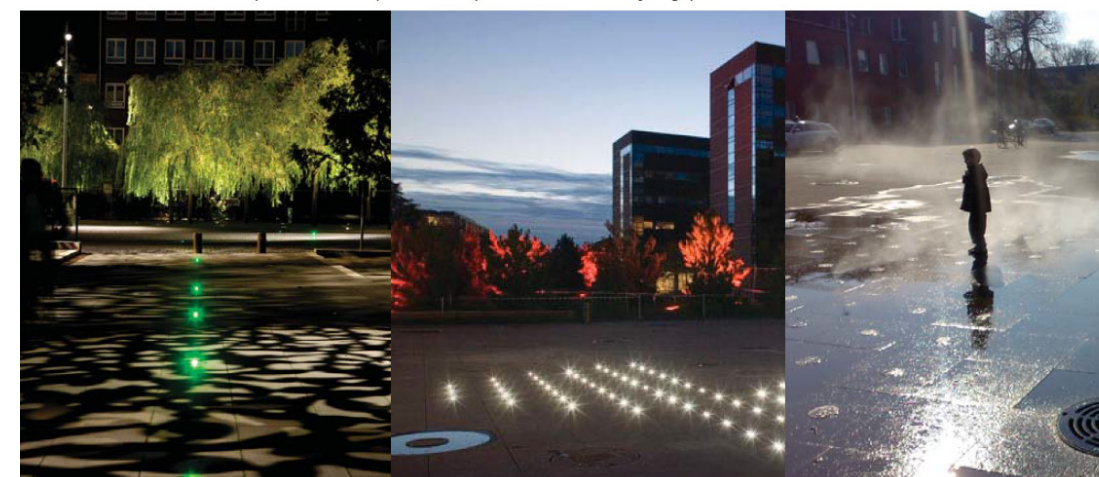




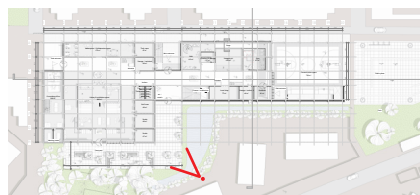
III.61: Collage af Skotlandsplads efter.



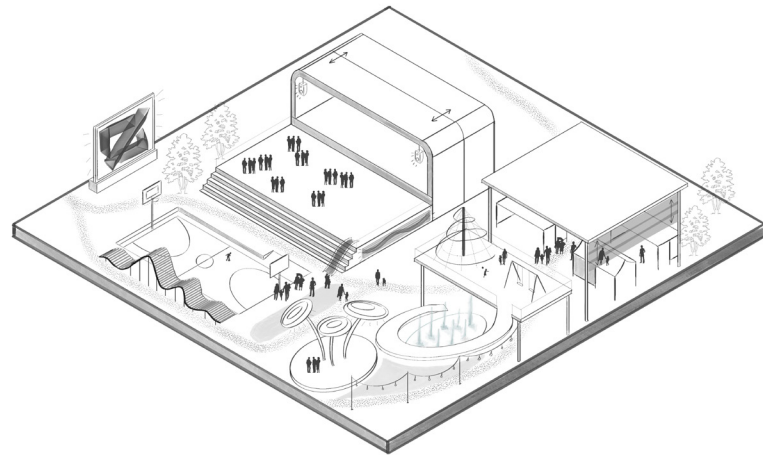
III.62: Referencebilleder til Solbjerg Plads, Frederiksberg, hvor lyssætning, vand og lyd er stemningsskabende elementer til at skabe et performativt byrum med oplevelse som omdrejningspunktet.



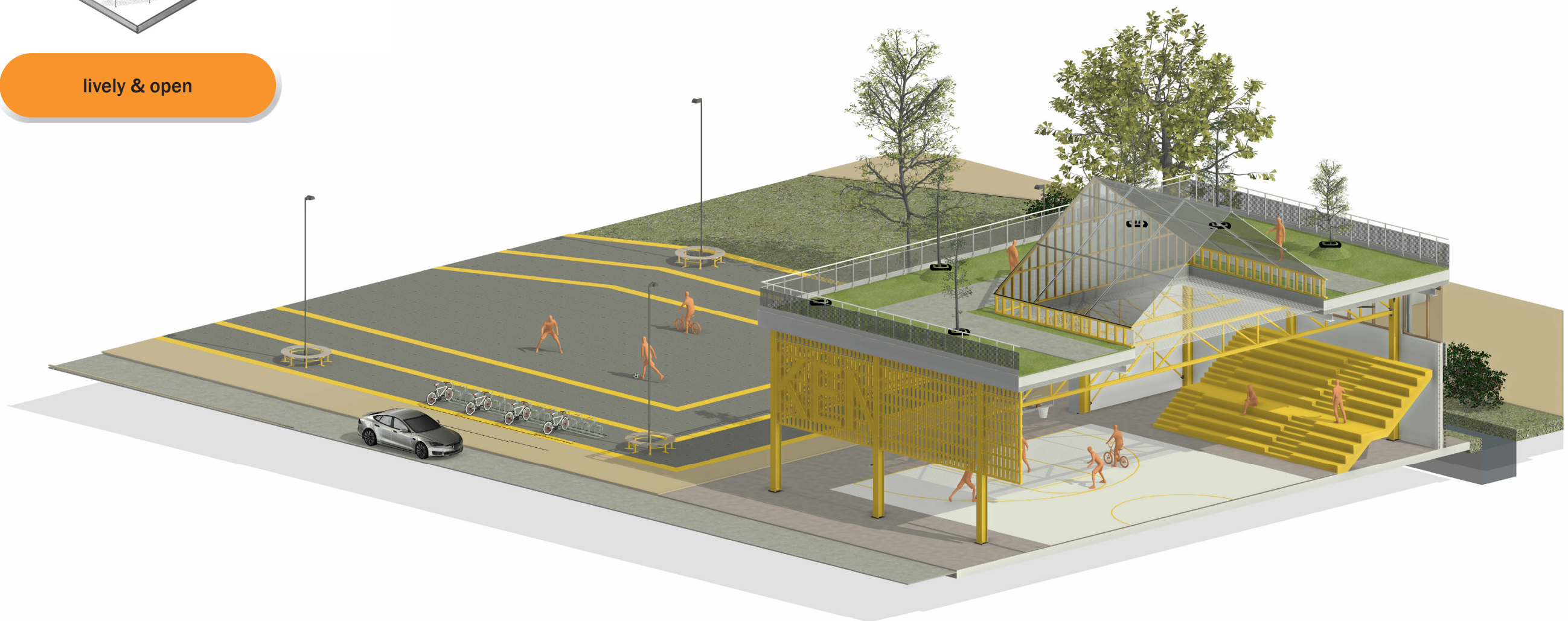




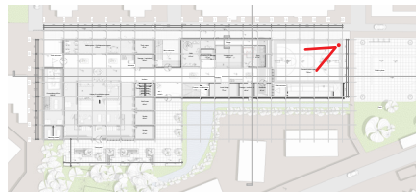


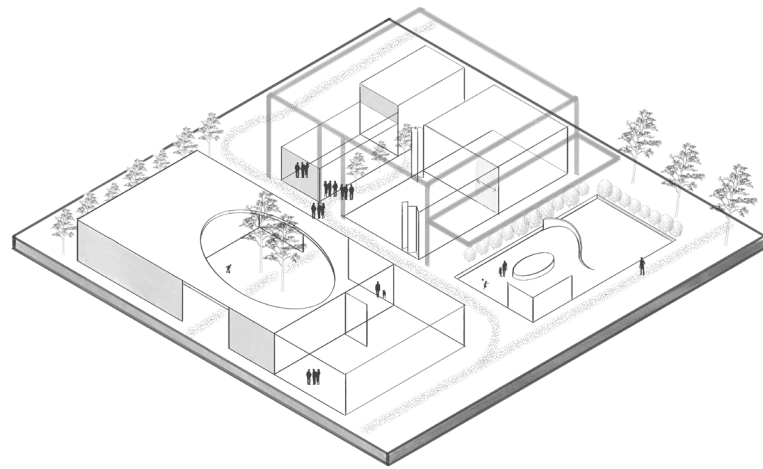


lively & open

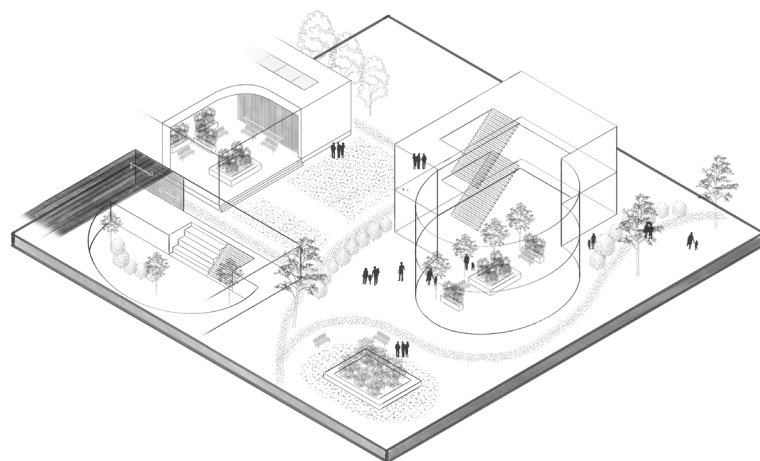


Active & open





energetic & small scale



contemplative & detached



Connection & multiplicity



Café Sundholm

GYM

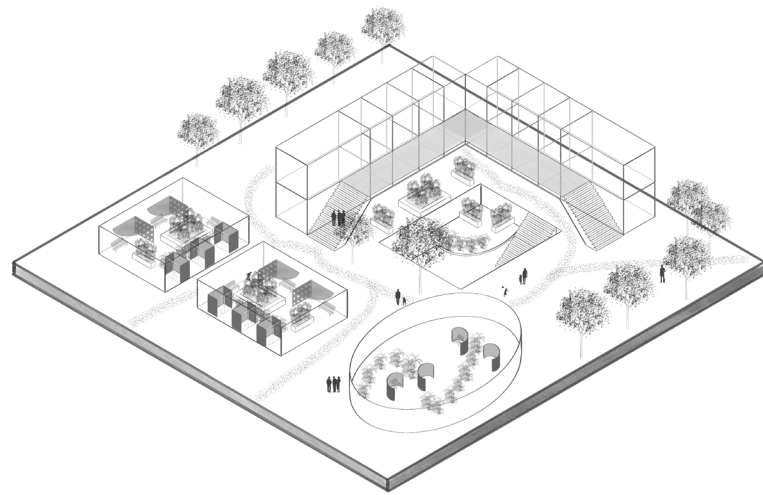
NOW SHOWING
PALIN FAMILY THEATRE

BACK TO THE FUTURE	5.00 9.35
TAXI DRIVER	2.30 6.30
CITIZEN KANE	8.30 10.30
SUPERMAN II	2.00 7.30
VERTIGO	8.45 10.45
THE BREAKFAST CLUB	8.05 10.35
CASABLANCA	2.00 7.20
JURASSIC PARK	2.30 6.30
LOST IN TRANSLATION	7.55 11.00
MULLHOLLAND DRIVE	8.05 11.00

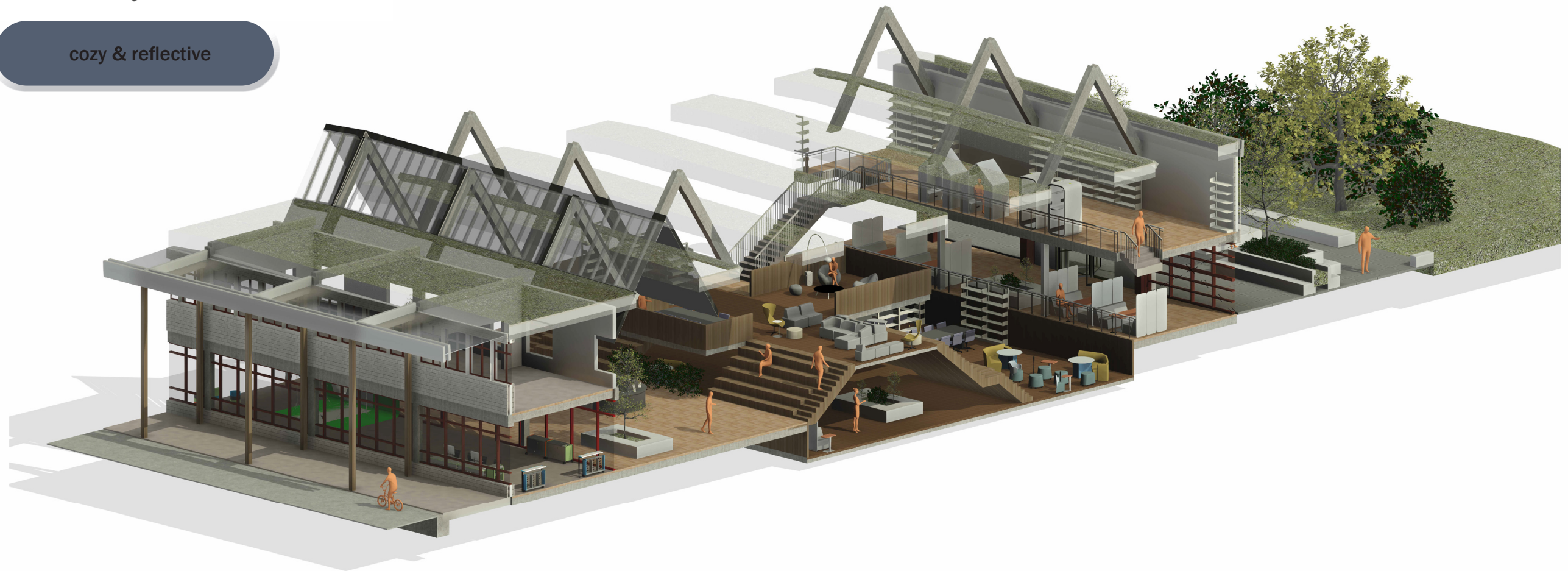
POPCORN 99P ICE CREAM €2 HOT DOGS €2



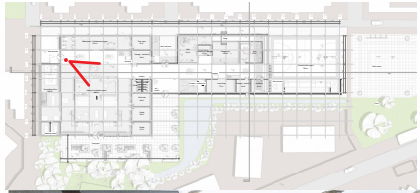
OCTOBER 4

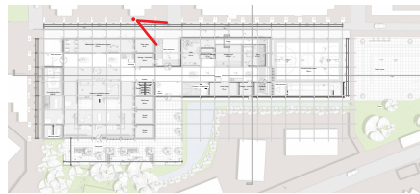


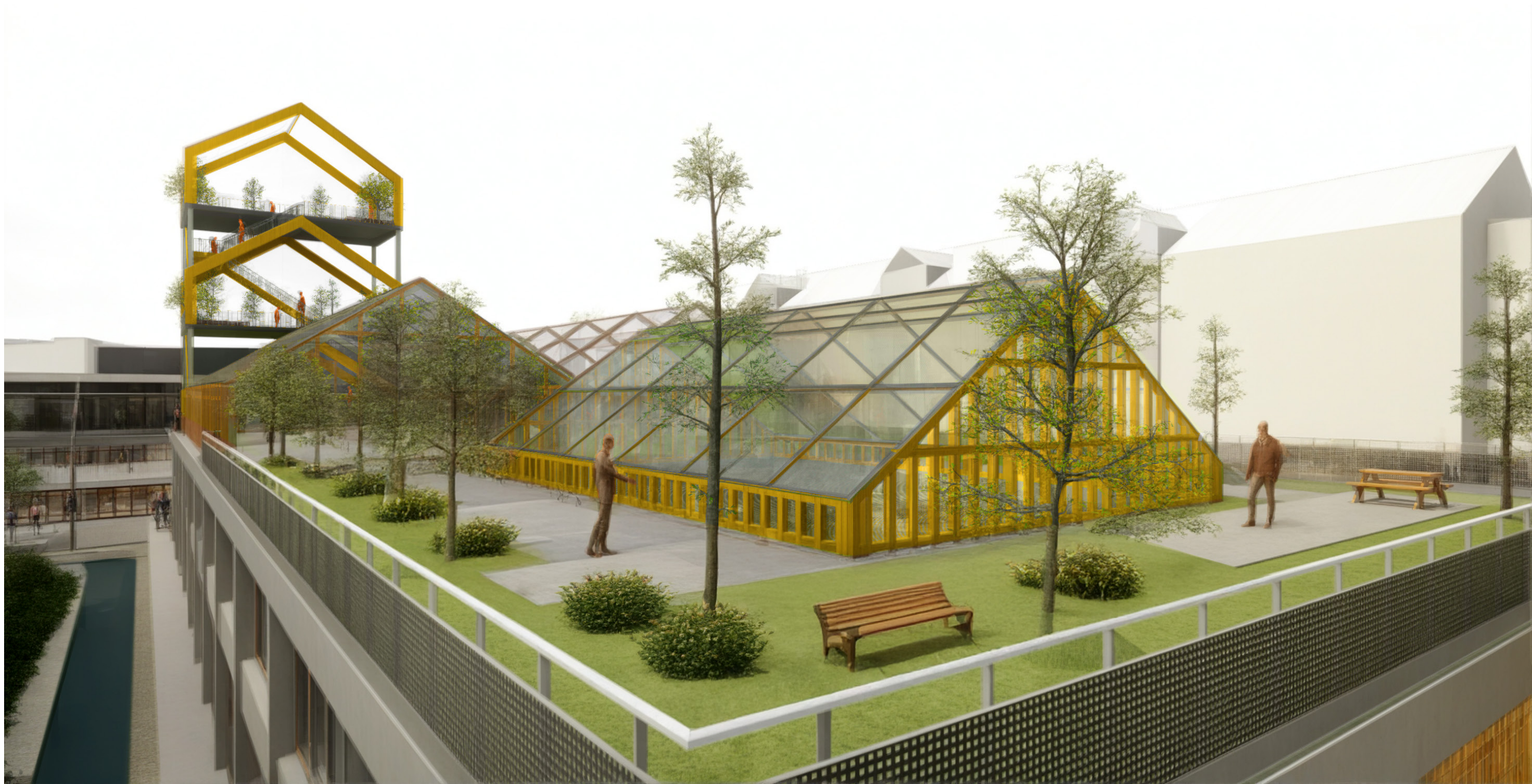
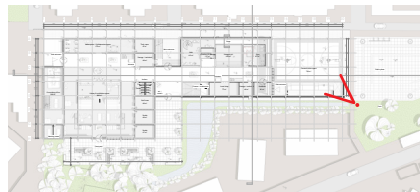
cozy & reflective

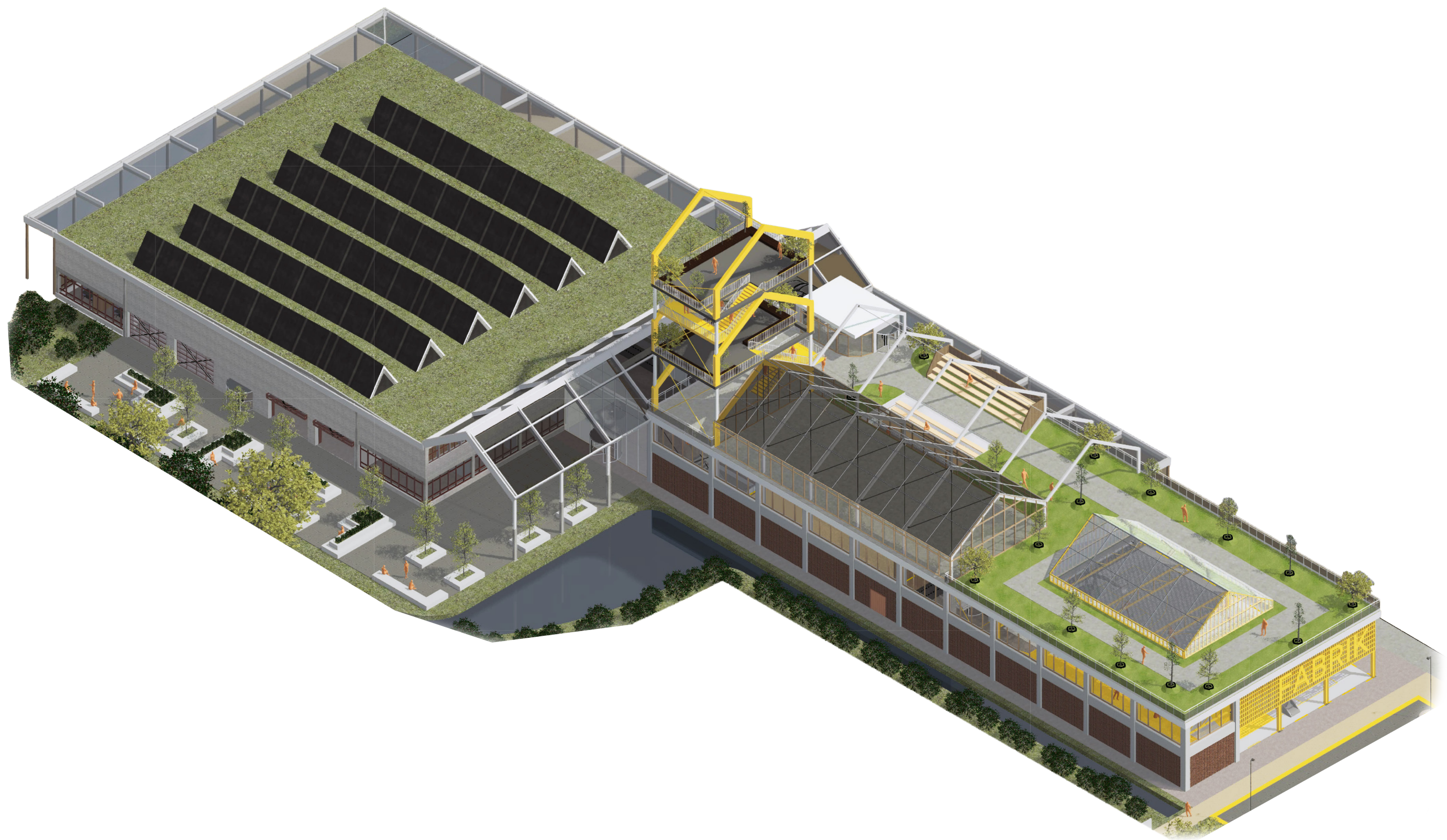


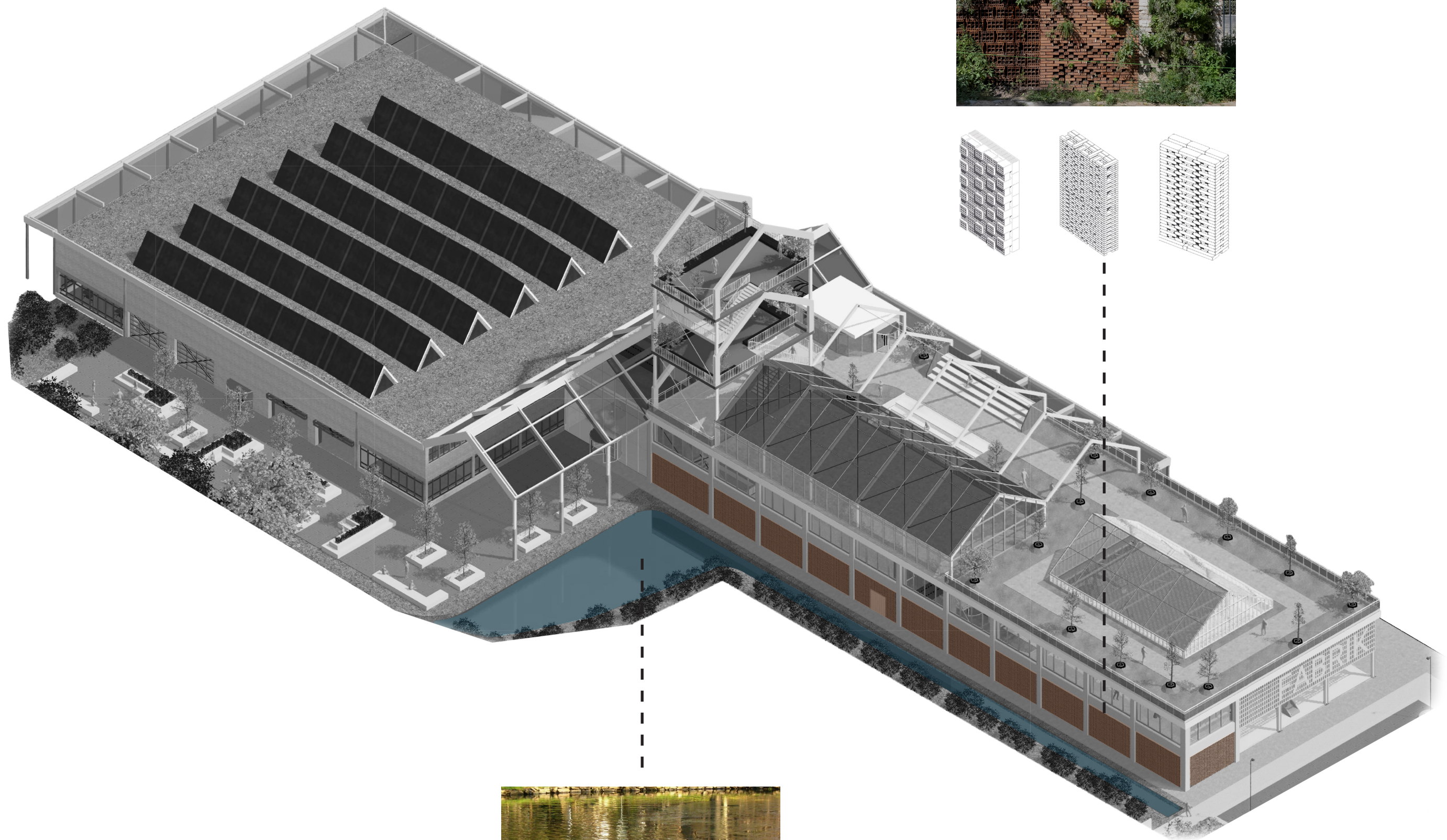
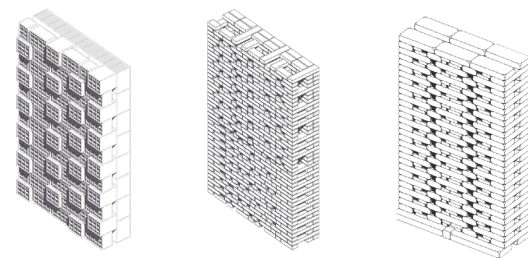
Passive & introverted

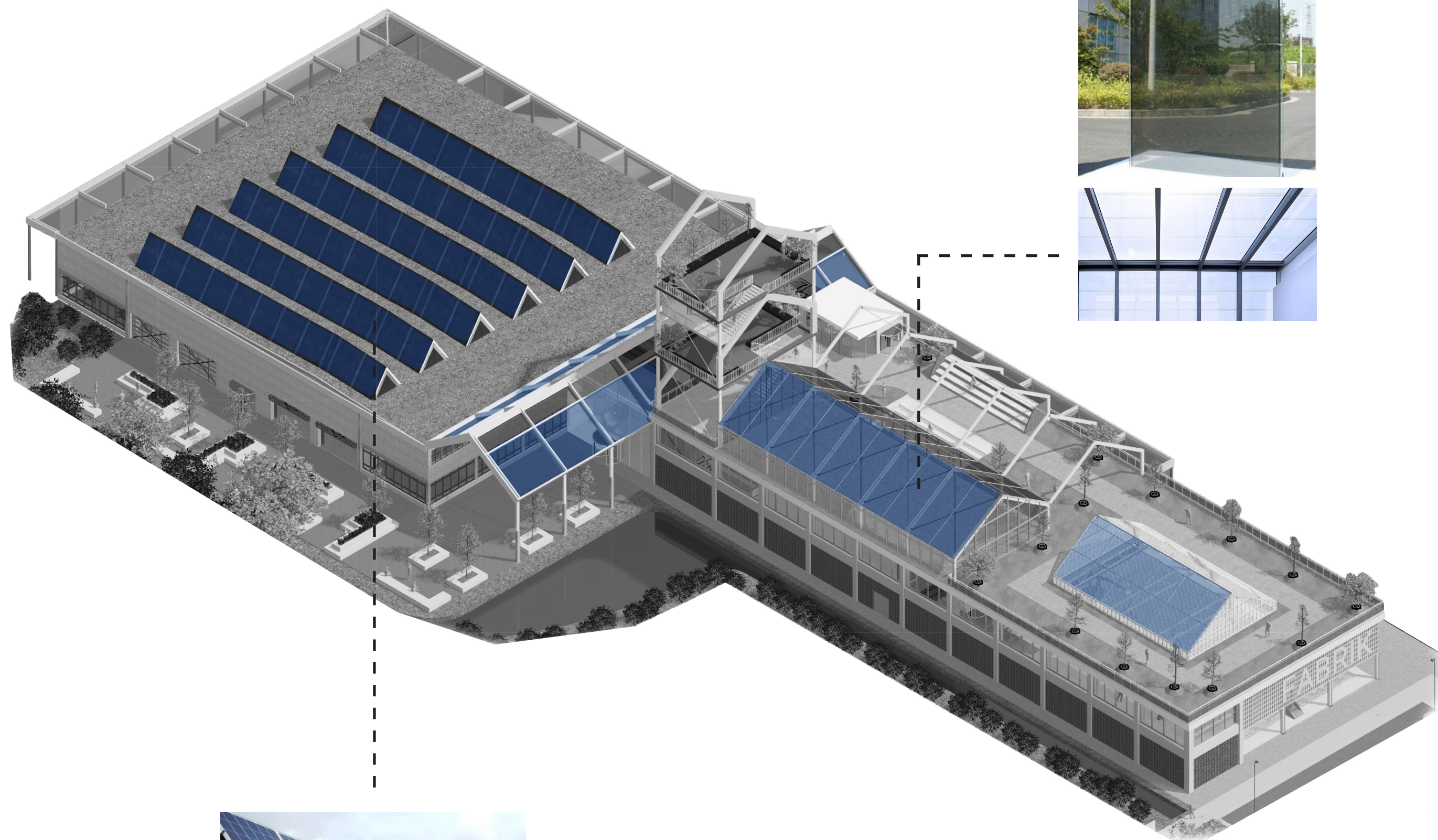




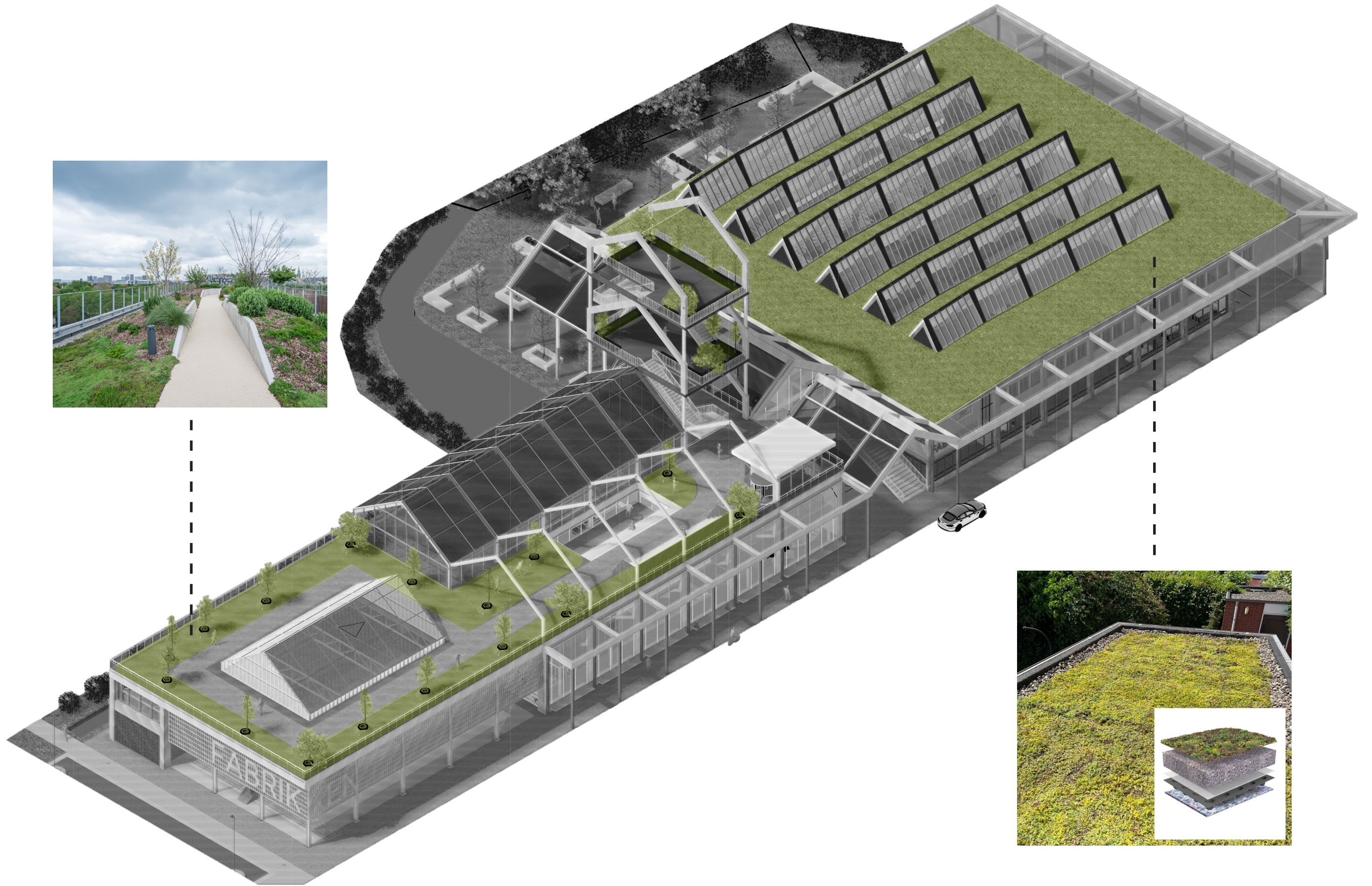


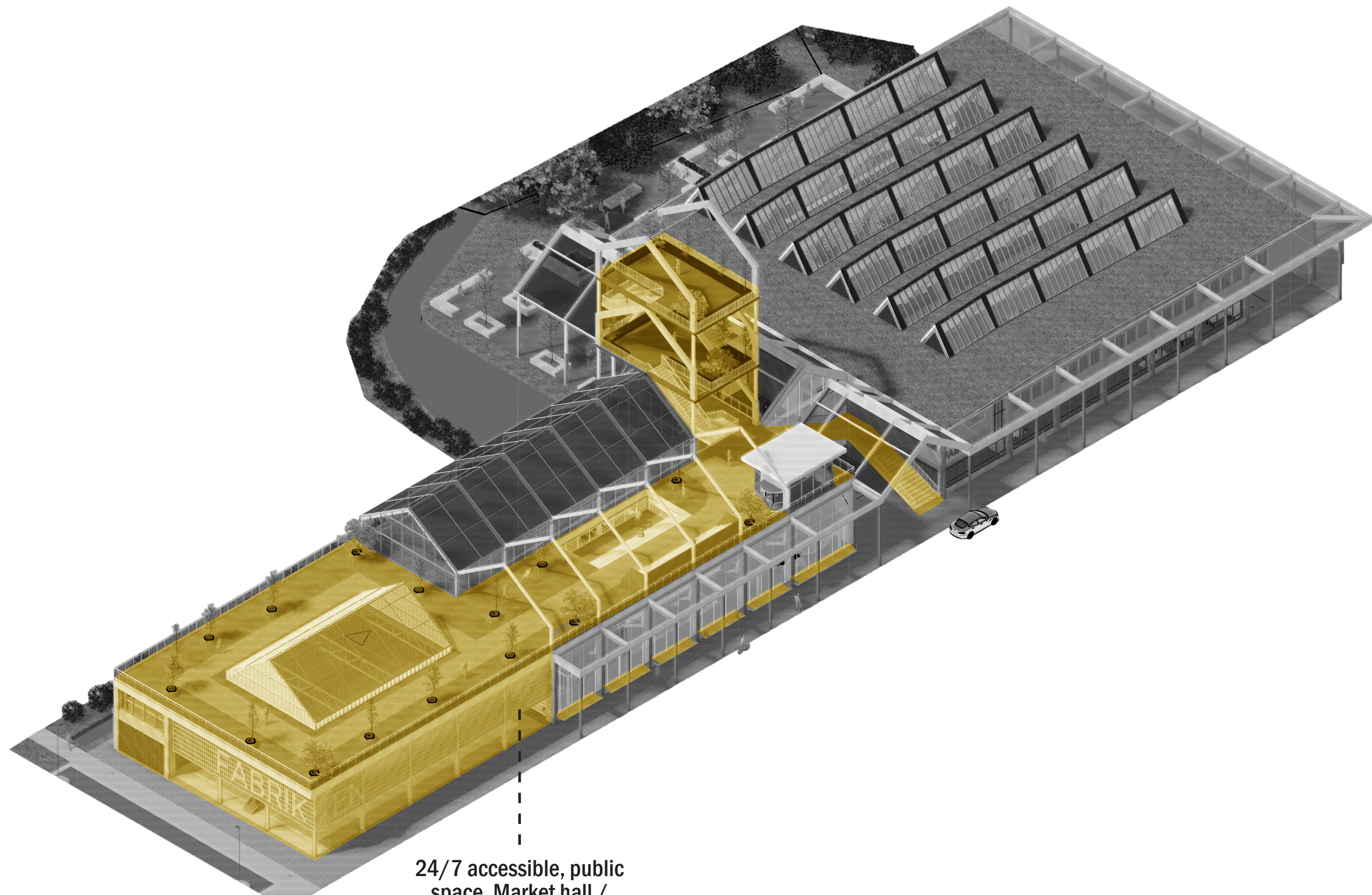












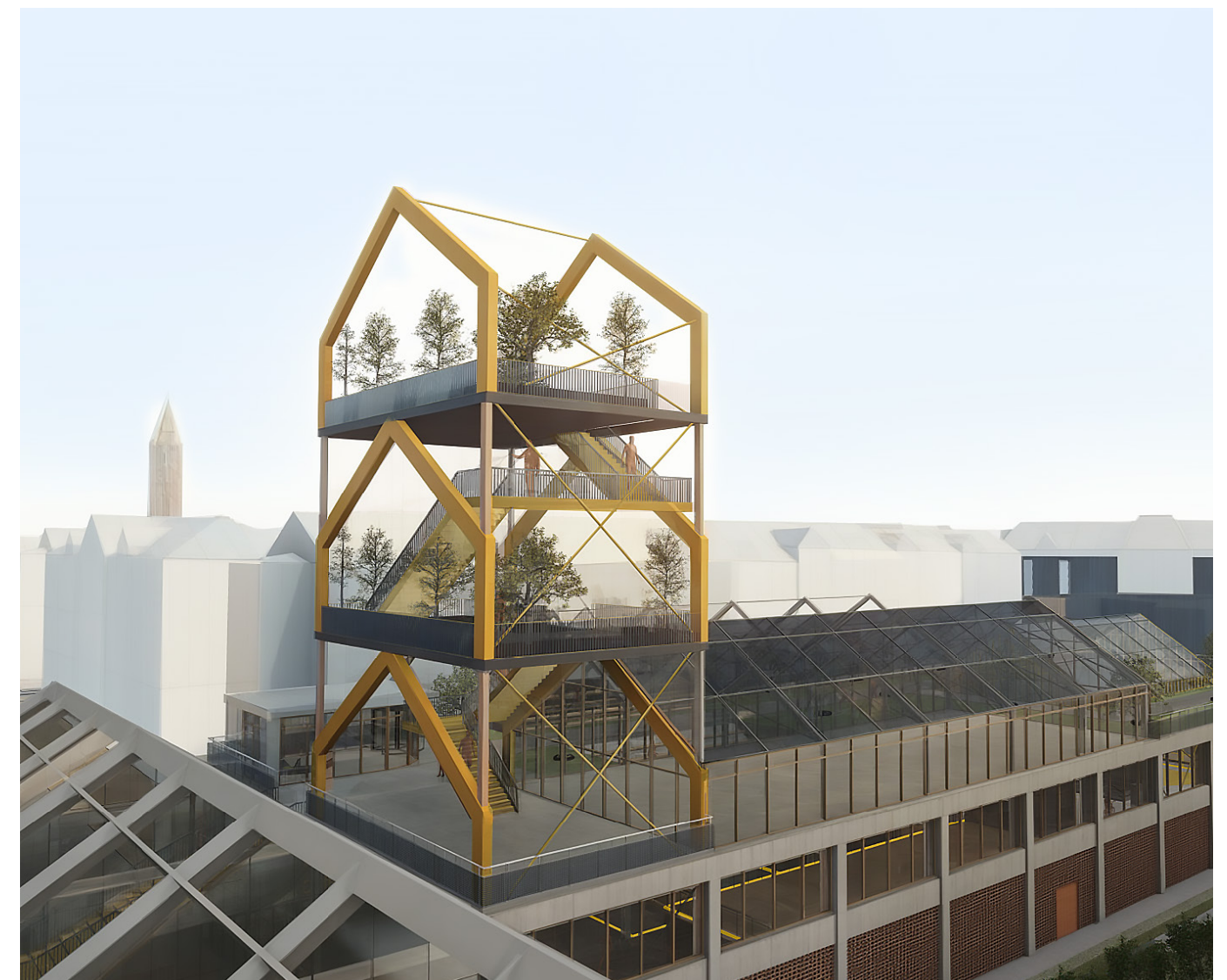
24/7 accessible, public
space. Market hall /
sports hall, rooftop
garden, watchtower

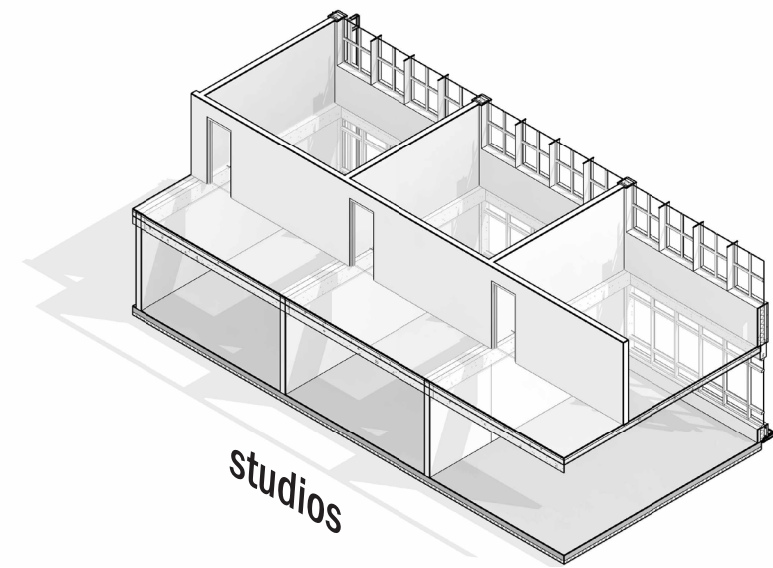


The Nursery Pavilion / MAIO + Nomadic Studio + Studio Peisaj

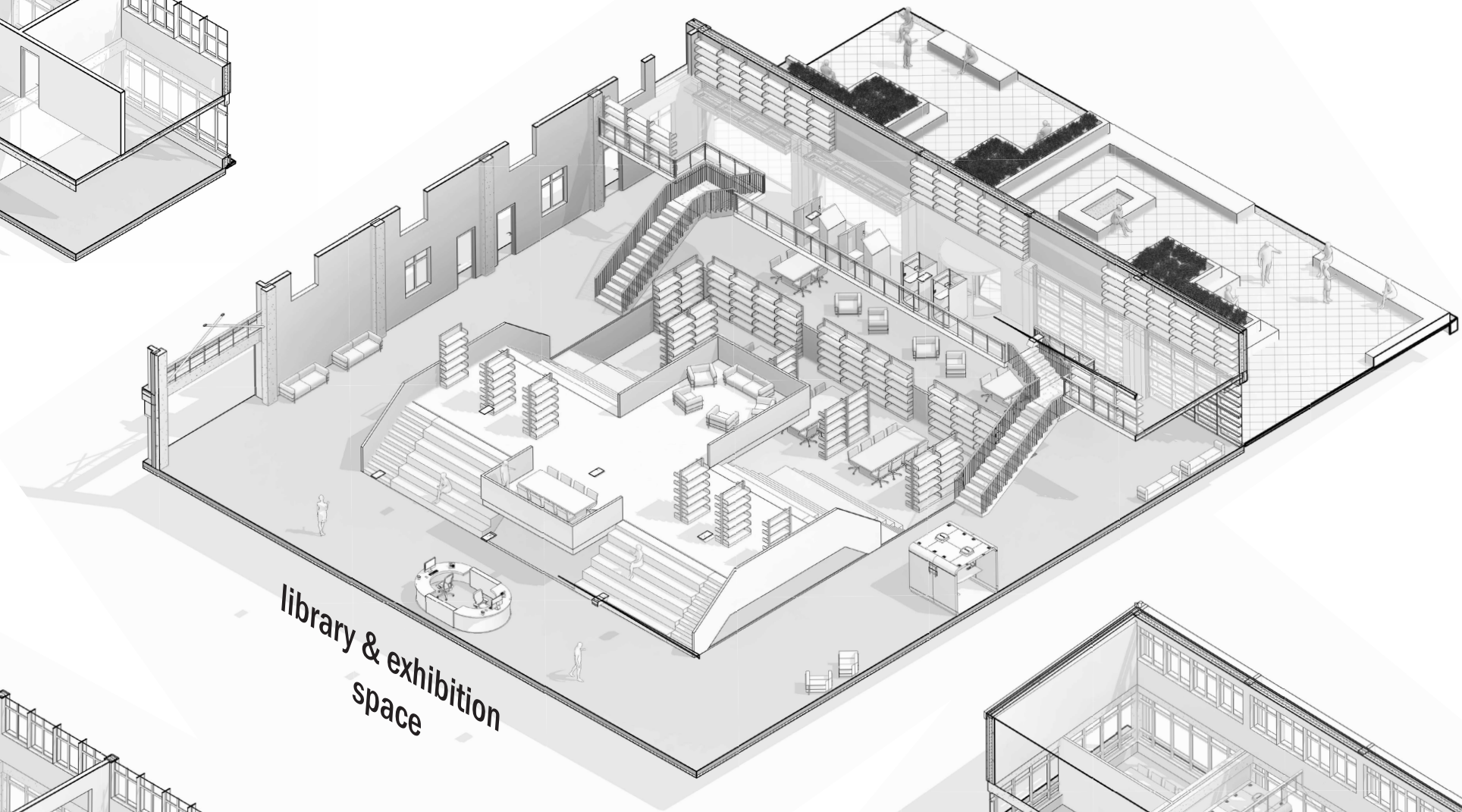


The watchtower

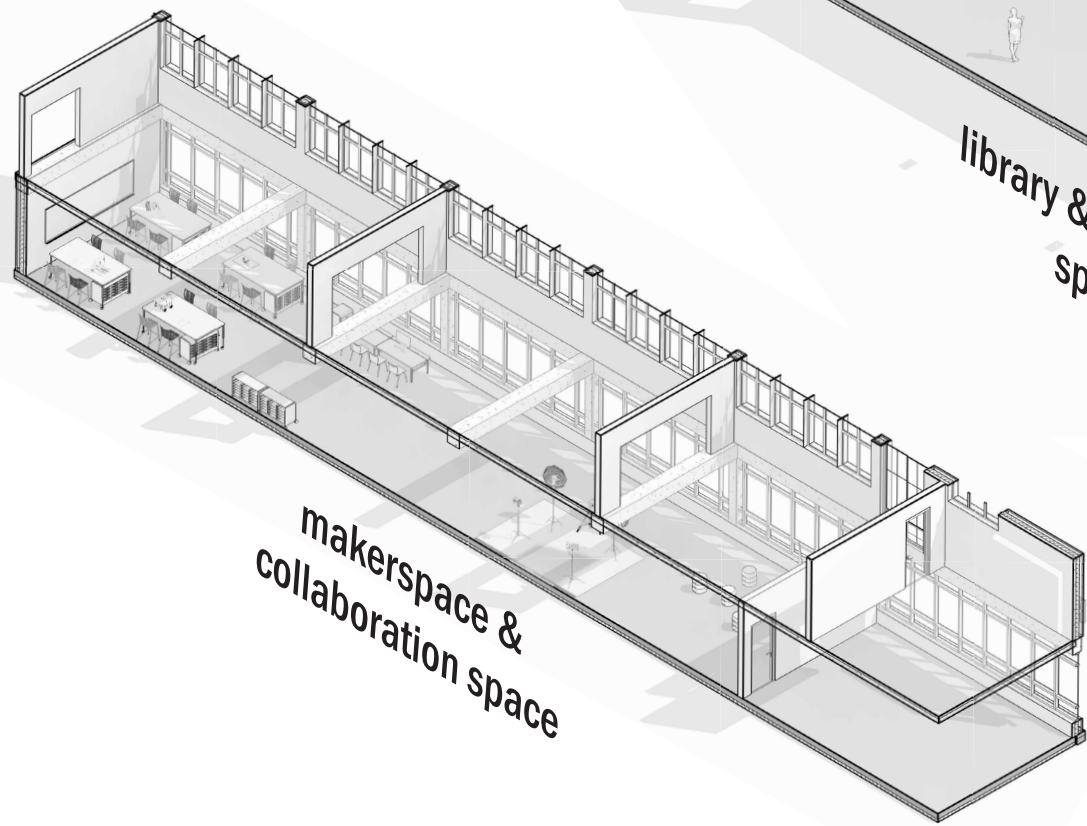




studios



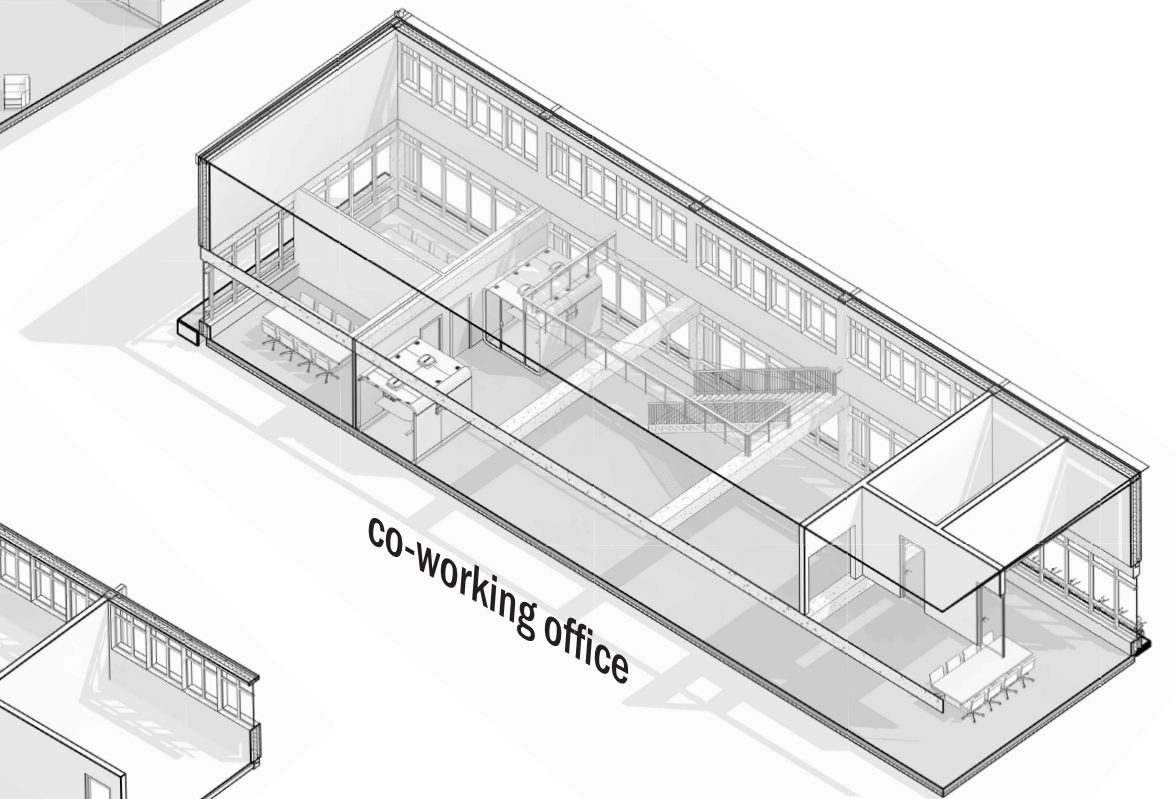
library & exhibition
space



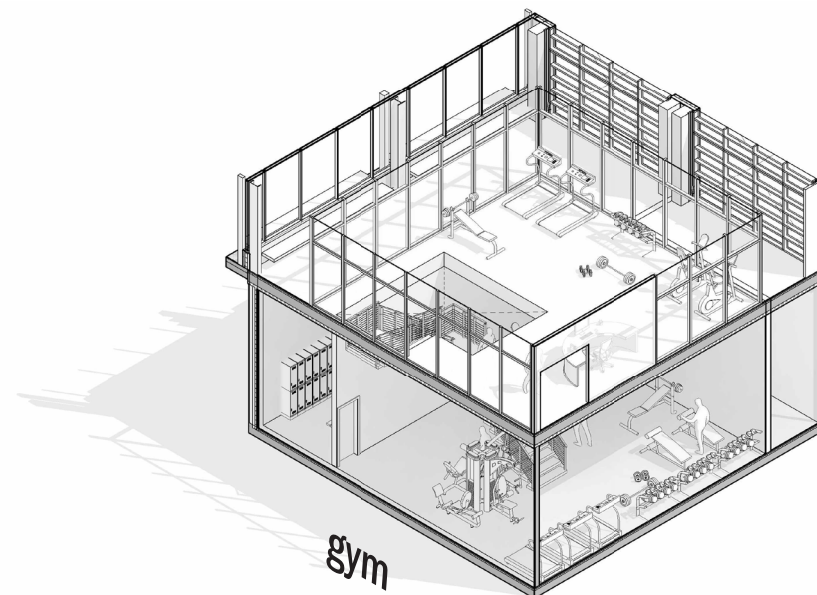
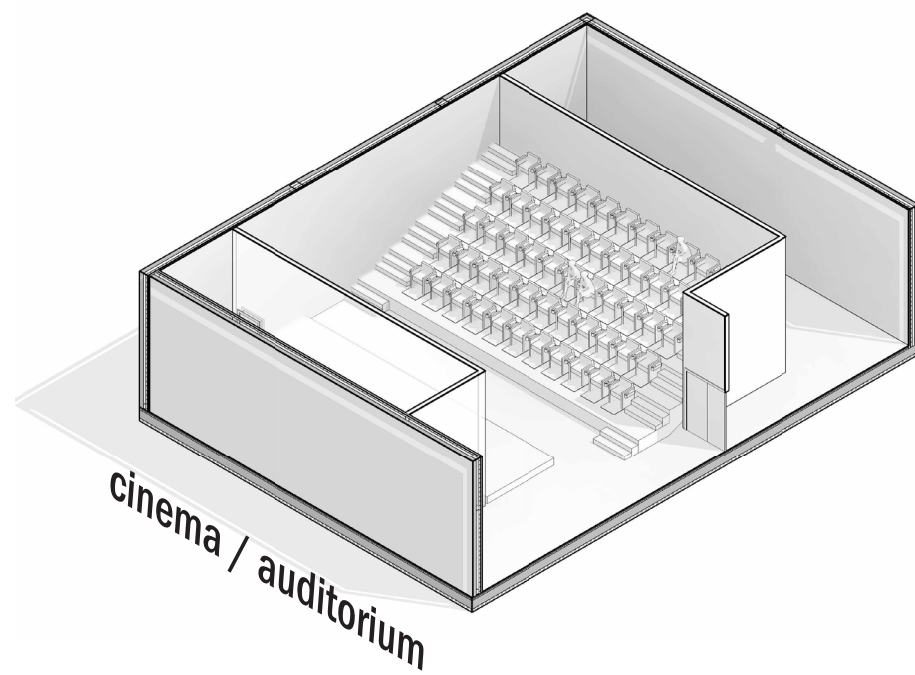
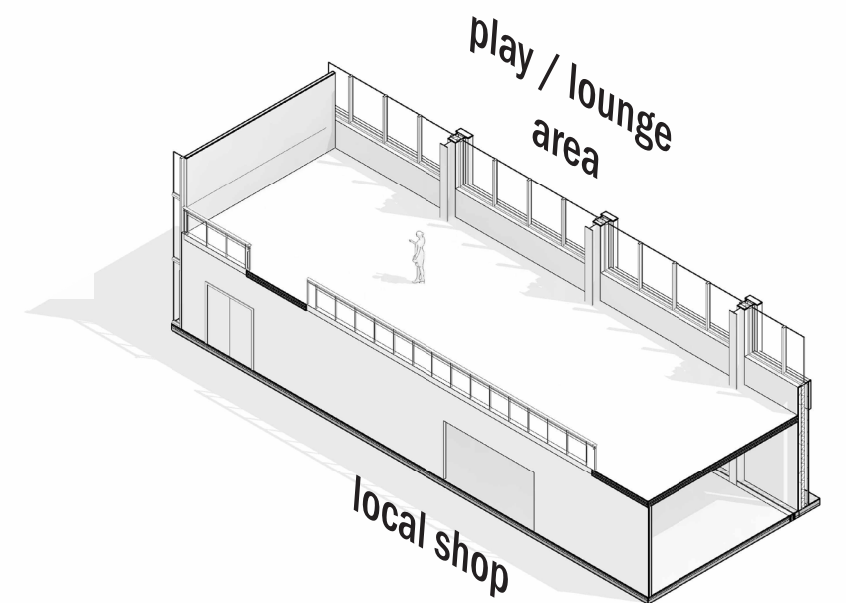
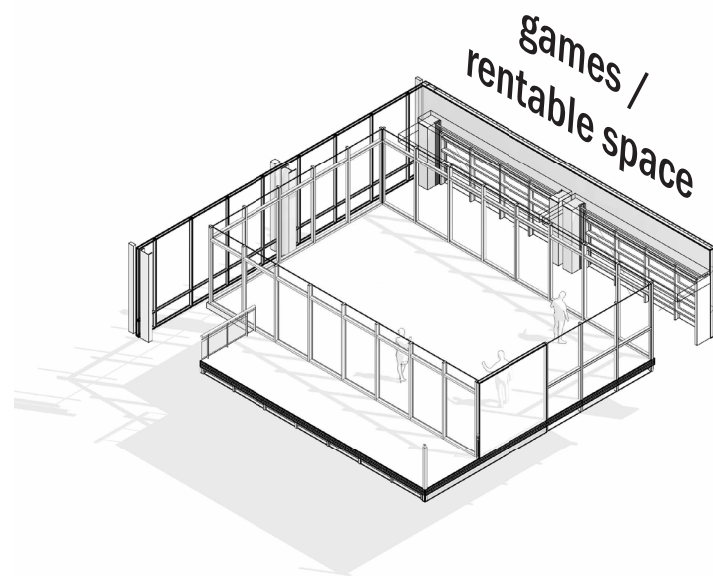
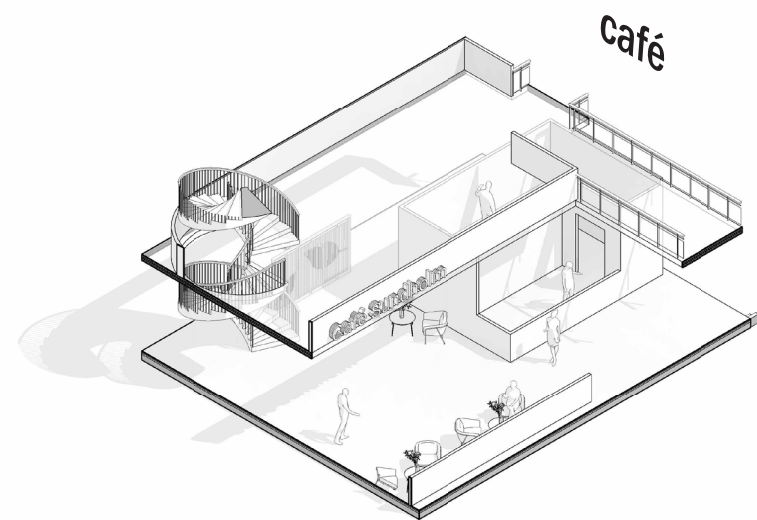
makerspace &
collaboration space

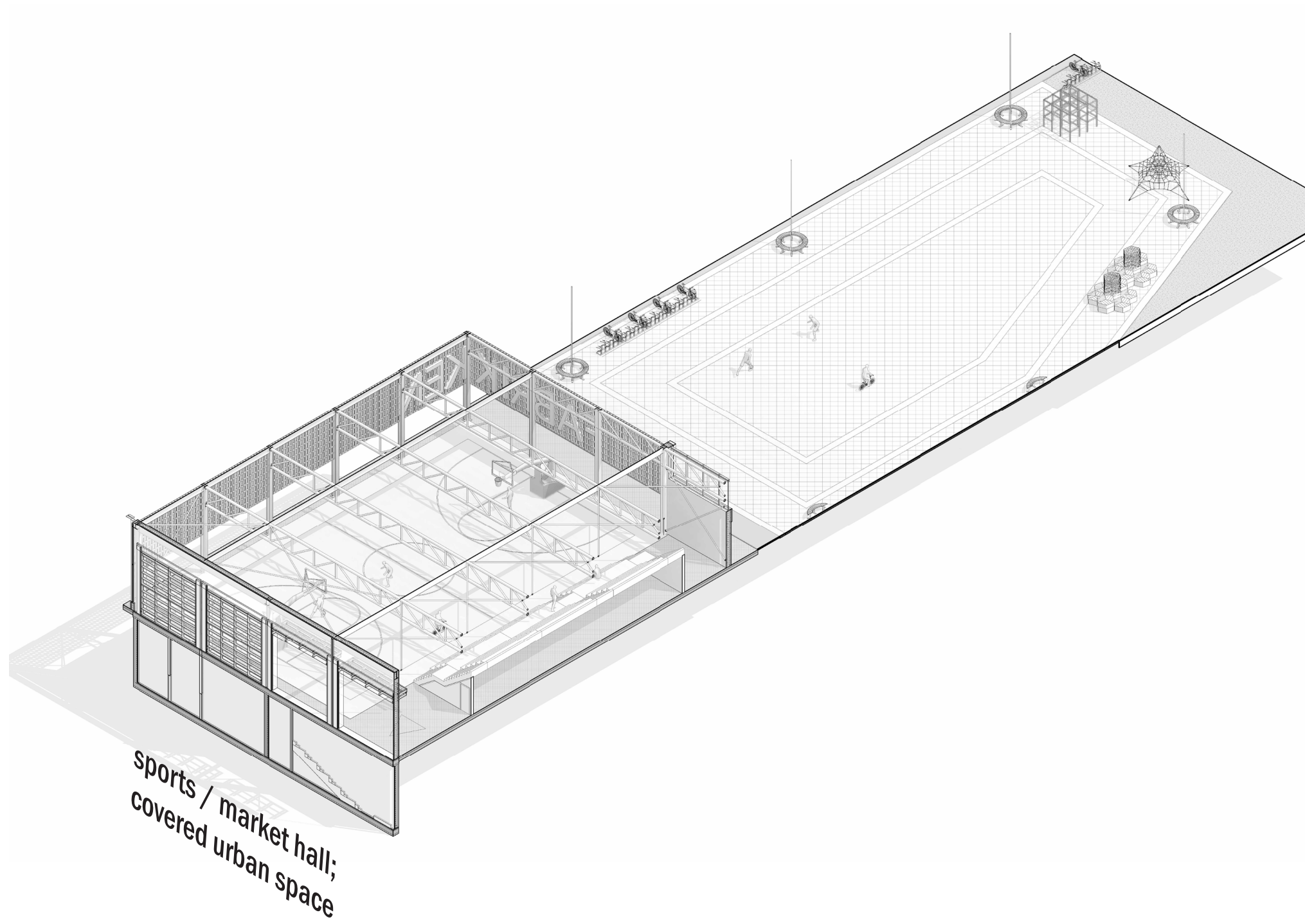


counseling /
career office



co-working office







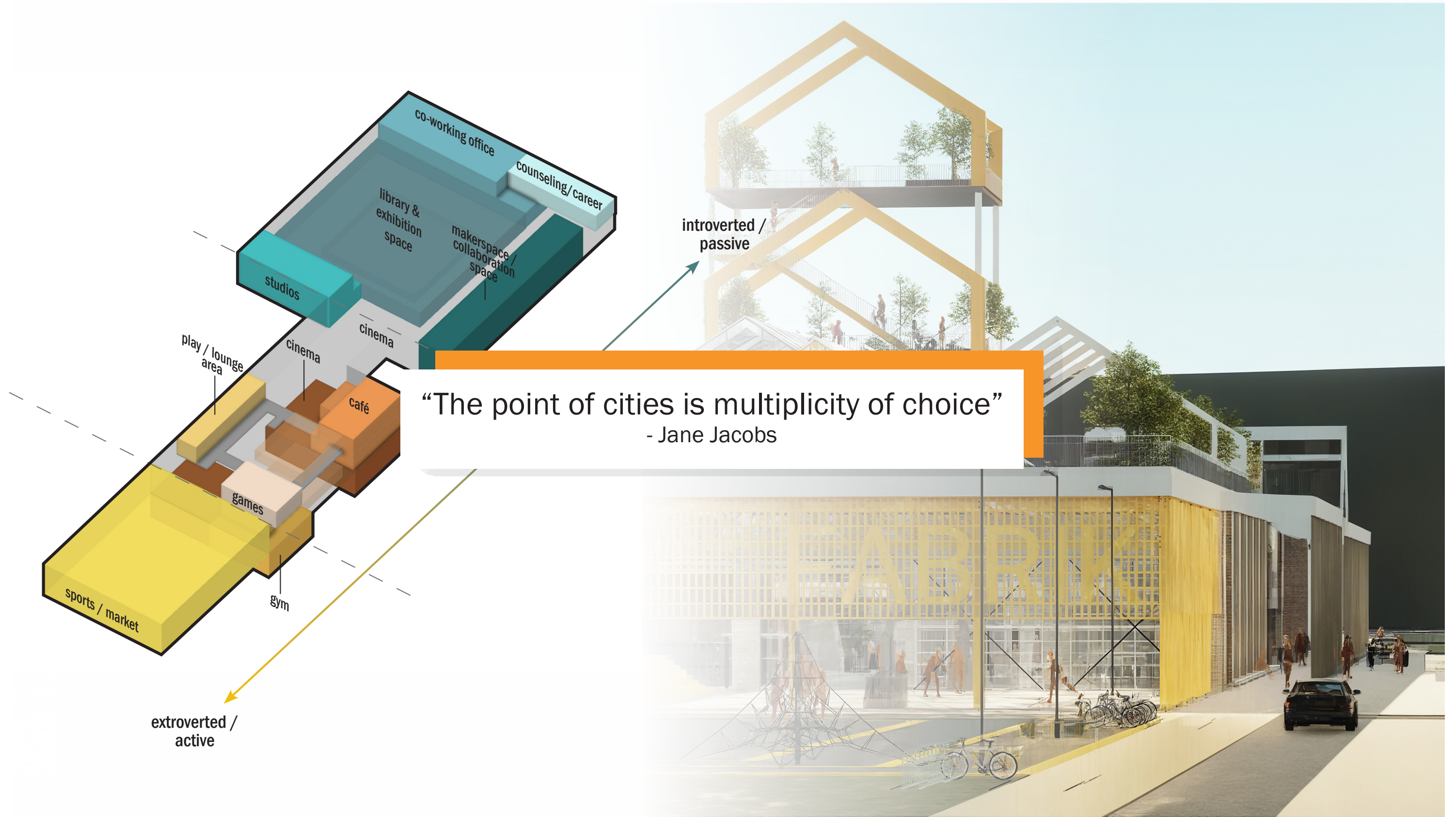
PUBLIC CONDENSER FOR ALL TYPES OF PUBLIC LIFE

FABRIKKEN.

COMING SOON - JUNE 2025 | TU DELFT | FINAL P5
ABOLFAZL PURIA MOSAYEBI | HENK BULTSTRA |
SIEN VAN DAM | FLORIAN ECKARDT | PUBLIC
BUILDING GRADUATION STUDIO | ARCHITECTURE

FUN FACTORY







Thank you!

