

CONSTRUCTION IS EXPECTED TO RUN FROM 2019 TO 2021. The City of Stockholm's ambition to develop Norra Djurgårdsstaden, in which Södra Värtahamnen is included, to a sustainable district has attracted international attention and is supported by the Clinton Climate Initiative.



FOREFRONT ~ at the ~ WATERFRONT

Södra Värtahamnen is the largest waterfront property for development in Stockholm. And right where land meets sea, Wallfast plans two new blocks of offices and apartments. In 2019, the first soil will be dug for the company's most highprofile environmental project ever.



The City of Stockholm will call the residential building Kvarteret Hull (below) and the office block Kvarteret Gibraltar (left).



ILLUSTRATION C.F. MÖLLER + DINELLJOHANSSON ARKITEKTER

The fact that it's precisely here, where there is more land bordering water than in any other part of the sustainable urban development project Norra Djurgårdsstaden, is no coincidence. For 10 years, Wallfast, part of Wallenius Real Estate, has been in discussions with the City of Stockholm about building on this site, where the city ends and the archipelago begins.

"It's a great location where we, by building, can connect our different business areas with both rental properties and new office space," says Jens Jenslin, who along with Yuan-Chen Qian constitutes the project team at Wallfast.

WALLFAST HAS BEEN given the right to build on the largest piece of land in this part of Södra Värtan, with two whole blocks, and is currently working on detailed planning. The City of Stockholm aims to create a showcase for sustainable urban construction, and wants the district of Norra Djurgårdsstaden to be completely free of fossil fuels by 2030, which puts high demands on builders and architects. The offices are built closest to the quay and will have a great view of the many boats that pass outside.

"Wallfast's pronounced sustainability focus rhymes well with the City of Stockholm's ambition for Södra Värtan in Norra Djurgårdsstaden, where we have tough demands on sustainability," says Jens Edholm, project manager at the Norra Djurgårdsstaden development offices.

He continues: "Wallfast demonstrates a clear commitment to sustainable construction and is a good partner. The city welcomes the combination of offices and housing in their projects, as it can provide synergies for smart energy and parking solutions, for example."

WALLFAST HAS commissioned two different architectural firms for the job. BSK Arkitekter will design the

office building, and Dinell Johansson in cooperation with CF Möller will plan the hotel and residential properties.

"Our ambition to create a world-leading environment-friendly district, where, for example, at least 30 per cent of the consumed energy is produced on site, ensures we don't choose simple or old solutions. We really have to go for the newest technology. Energy from exhaust air as well as wastewater that leaves the building can be recycled and reused in that same building," Jens Jenslin explains.

BUILDING FOR THE FUTURE comes with a price tag, and Jens expects the cost to be about 15 per cent higher than for a traditional construction project.

"Energy consumption, however, will be considerably lower than in a traditional building. Many office tenants also demand that their companies are located in certified premises. The fact our properties will have the environmental classification gold, which is the highest class, can be a great competitive advantage for us."

The environmental aspects equally apply to the external environment. In addition to demands for green roofs – which absorb rainfall and insulate – and green terraces, there is a requirement to create an area that favours pedestrians and cyclists over cars.

"It's great to be part of such an important project. Our whole society is facing transition – from short-term thinking and fossil fuels to recycling and renewable energy. We are in the middle of a technological leap, and Wallfast can contribute to public welfare through this and other new construction projects in Stockholm," Jens concludes. ☺

"WE HAVE TOUGH DEMANDS ON SUSTAINABILITY"

THE PROJECT IN BRIEF

The project will see the construction of 10,000 square metres of office space and between 100 and 150 rental apartments, depending on the size of the units, as well as an apartment hotel with 250 to 300 rooms. The two blocks will also contain local services such as shops, cafés, restaurants and fitness centres, to create a neighbourhood that thrives around the clock.

Consultations will commence at the end of the year. If everything goes according to plan, construction will start in 2019. In addition to the project in Södra Värtanhamnen, Wallfast plans to build another 2,400 rental units over the next 10 years.