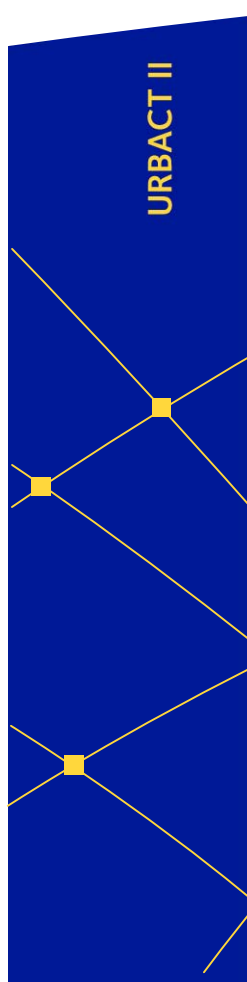




## REPAIR Good Practice Example: Karlskrona, Blå Port



Connecting cities  
Building successes



## ***Redevelopment of the Blå Port area will include and link it to the development zone that is defined in the master plan of Karlskrona.***

*The goal is to convert Blå Port into an attractive and mixed-use district and living environment. Proposed dwellings and business premises are located on a high plateau around an open asphalt surface - the former barracks yard.*

Blå Port, situated in the middle of this development zone, is an important and strategic regeneration project to fulfil this goal. The purpose of the plan's design is to provide for flexible use and design of the area. This new zone should be handled as an integrated planning development of the area between the City centre and the University area at Gräsvik covering a distance of approximately 2 kilometres and is owned by Skanska AB.



Ownership of Gräsvik has now transferred from the state to its new private owner - SKANSKA Ltd.

Heavy infrastructure, the highway in east, and the railway in the west border the area. A school is the neighbour in the north, connected by a walking-bridge to housing areas in the west. In the south small shops and businesses are the neighbours consequently; it has been somewhat isolated from the urban context.

On the other hand the location is very attractive with regard to its position

between the university and the city centre, which helped to focus on a sustainable goal for transformation and the future land use.

Skanska AB want to construct attractive housing and apartments. The proposal allows for up to 200 apartments in the area, and provides for the use of offices schools.

The new buildings should be, as far as possible, adapted to the existing townscape, topography, vegetation, and street and block classification. At the same time, it is important to preserve and strengthen the area's character within the environment.

The existing "Registry office building" clearly marks the centre in the city and the new buildings will help to highlight the area, with an adaptation to the historic buildings, and with former military buildings of great cultural and historical value. The area lies partly within the buffer zone of World Heritage Karlskrona.

The redevelopment area is situated adjacent to the old entrance to the city centre on Trossö, below the 1600-century inn that gave the Blå Port (Blue Gate) area its name. The military built the establishment in 1907 with barracks, stores, kitchens and dining rooms. The buildings are classified as National Romanticism architecture ideal of Nordic historical form. The large barrack (also called the 'Registry office') built in red brick with staircases is a good example of this type. The Royal Göta Coastal Engineering corps was located here from 1908 to 1937. Naval personnel have been based in a two-storey building since 1978.

The buildings are located around a single open space (the barracks courtyard) with the large cabinet building facing away from the city. The Registry Office, with its stature and staircases distinguishes it from the surrounding settlements, dominating the site and providing a significant landmark in the city. An old access road with retaining walls of natural stone, switches back to lead up to the Registry house and barrack yard from Blue Port Street. Other settlements in the area, with complementary buildings of lesser significance, also offer a value from the cultural point of view.

***Together they form a very significant combination.***

## ***The proposal for Blå Port is to eventually replace the buildings to allow for new uses of the site.***

*It is therefore important to take into account the specific characteristics of the area and to preserve and develop its strongest cultural values.*

The characteristics are defined as:

- \* The barracks in the central area is an important part of the area's military history and should not be built upon.
- \* The settlement pattern of single buildings around the barracks yard should be seen as a starting point for future settlements.
- \* The existing settlements where the prominent cabinet building is a character building of great significance within the city.

Blå Port is very easy to reach, from both the main entrance and from the east, as well as from the secondary road network. The nearest bus stop is about 200 meters from the area. The bus stop can be accessed via the footbridge over the railway track. There is reliable and a high frequency of public transport to the area.

Karlskrona inner city, south of the planned area, is the centre of administration and commercial and cultural activities.

Sunny and calm recreation areas will be available near the apartments and solutions to the challenge of parking, which will not burden the surrounding dwellings, will be found. The vista of the city and out to the sea will add value to the quality of the area.

The Municipal overview plan presents opportunities for greater density and there is at least one ambition is to strengthen and complement the urban environment and create conditions for settlement in line with this development.

The new building will complement existing ones and provide for good living and working environments. There is an ambition

that the city and sea will be visible from the majority of the dwellings.

For the city, it is very important that the settlement, specifically the buildings, will be designed to enrich and preserve the urban environment, strengthen and preserve the area's character and the significance of the Office building's. Signs and façade lighting on buildings should be avoided.

Blekinge County is one of the most densely populated in Sweden (excluding the major metropolitan areas). From the north to the south, the county extends about 40km and from east to west; 110km. Blekinge has about 950 lakes, 12 watercourses and around 800 islands. Karlskrona has a population of 64,000.

For several hundred years, Blekinge was a borderland between Denmark and Sweden. When Karlskrona was founded Sweden was a major power with territory all around the Baltic Sea. From the very beginning the intention was to build both a naval base and a city and a shipyard was also needed to build and repair the fleet because the aim was to create a strong defence here.

By the end of the 18<sup>th</sup> century Karlskrona was the third largest city in Sweden, and her military heart. The naval base and shipyards have maintained their status since then with many significant Naval features resulting in a high value, historically significant area. All this must be considered when developing a new city plan.

Over 300 years of continuous well-preserved naval history forms the basis of the Karlskrona 1998 inscription on the UNESCO World Heritage List as "an outstanding example of a European planned naval city of the late 17<sup>th</sup> century".

***This is one of the main reasons why redevelopment of Blå Port must be undertaken in a way sympathetic to the significant history of the site and area as a whole.***

Contact: Liliann Bjerstrom, Karlskrona Kommun  
Tel. 00 46 45 53 04 832  
Email. [liliann.bjerstrom@karlskrona.se](mailto:liliann.bjerstrom@karlskrona.se)  
Website: <http://www.karlskrona.se/>

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