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A model of urban ecological rehabilitation - Aalborg - Denmark

The implementation of an ecological rehabilitation project in a district of town which demonstrates that ambitious ecological pilot projects can be completed using limited financial resources.

Target Groups	Sector	Field
<ul style="list-style-type: none"> - Local authority - Decision makers 	<ul style="list-style-type: none"> - All sectors 	<ul style="list-style-type: none"> - Equipment / appliances - Information

ANALYSIS

Aalborg, on the edge of the Limfjord in northern Jutland, has 160 000 inhabitants. Its urban ecological rehabilitation project, implemented between 1994 and 1998, won the "urban renovation special initiative" prize awarded by "Realkredit Danmark" in 1997 .

Built during the 1950s, the Danmarksgade district is in the centre of Aalborg and consists of 4 housing blocks. It holds centre stage in the rehabilitation programme.

Six projects have been completed for this project:

- Green space: aiming to improve the environment and green aspects in the district, giving homogeneity to the urban ecological project.
- Blue house: the idea of this project was to install innovative water saving techniques. The aim is to separate domestic water according to quality and reduce consumption of drinking water and wastewater levels by 30%.
- Yellow house: the idea of this project, which involved renovating a 1900 construction with eight apartments, was to install innovative energy techniques, which may become the standard for renovating residential buildings. The aim is to reduce energy consumption by 30%.
- Basic concept for new ecological constructions: the intention is to construct a building using materials which respect the environment. The aim is to reduce the consumption of resources by 30%.
- Basic concept of public area: the idea is to formalize a series of proposals and creative ideas aiming to find solutions for developing a public area
- Basic concept of rehabilitation: its aim is to use as many ecological and environmentally-friendly solutions as possible in urban renovation.

These projects use new trail-blazing technologies and solutions. They must be of excellent architectural quality and encourage local inhabitants to take part.



BLUE HOUSE

COST AND BENEFITS

The total cost of converting the yellow house was 1.56 million Euros. Heating consumption has certainly fallen by 30% to reach approximately 60 kWh/(m²yr). On the other hand, electricity consumption has risen slightly to 29 kWh/(m²yr).

For the blue house project, water quality is permanently monitored and resource consumption measured. The total cost of the installations involved was almost 1.5 million Euros.

Within the terms of the project for public areas, experience has shown that interest in ecology may differ widely from one person to the next.

Aalborg town council decided that the basic concept for rehabilitation would be the model to follow in future projects. It has already been implemented in three properties.

The total cost of the Aalborg renovation model, including construction costs, was more than 13 million Euros.



YELLOW HOUSE

PARTNERSHIP

ACTORS INVOLVED

Besides the Aalborg municipality, which managed the project, the Danish housing ministry took part in the project, as well as a certain number of qualified design offices and SBS Byfornyelse, a private company which coordinates technical and organizational aspects of urban renovation projects throughout Denmark.

The inhabitants of the area to be renovated were kept informed of the project's progress through large explanatory panels, special information meetings, brochures and local press releases. In addition to this and over two and a half years, they were given the chance to express their feelings on two afternoons per week at the Louisegard information centre. An employee of the urban renovation office was on duty there; she had been specially trained in public relations and social affairs.

RECOMMENDATIONS

DIFFICULTIES ENCOUNTERED

The greatest difficulties appeared to be in using the water-saving technologies which had to be modified several times.

EVALUATION

The project shows how an old urban area can be renovated, while respecting ecological resources and criteria. Overall, the project had set ambitious objectives. While using leading edge technologies, the project intended to pass on a clear ecological message while providing top class architecture. It also took residents' behaviour into account and made this a major factor. Until now, experience has shown that the residents of pilot projects really do try to use the new technologies, as had been hoped. However, in spite of the interest shown by private owners and in spite of offers of subsidies, it is still difficult to obtain common agreement on the application of the basic concept of Rehabilitation to improve property or renovate private homes.

Using the methods applied to the Yellow House and the Blue House, the project is five to ten years ahead of its time and of other parts of the project, and can be applied to urban renovation in the near future. The Aalborg renovation model has been used as a lesson in Denmark and several towns, including Copenhagen, have copied this model.

TO KNOW MORE

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USEFUL INFORMATION

List of Internet sites

[danish / english / http://www.aalborg.dk/site/f_velkom.htm](#)

[danish / english / http://www.sbsdy.dk](#)

List of Downloadable documents

[THE YELLOW HOUSE - INTEGRATION OF SOLAR ENERGY IN FUTURE RENOVATION OF MULTI STOREY HOUSING / english](#)

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