

# WE BUILD HOMES

A tool for dialogue/strategies  
for the development,  
qualification and prioritisation  
of housing construction





...one of the most remarkable  
non-profit cooperative housing  
projects in recent times  
which can inspire other  
non-profit cooperative  
housing associations

Copenhagen Municipality's Culture and Leisure  
Administration's award for Bo-Vita's Dortheavej, 2019

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# Preface



↑ Jan Hyttel  
Chairman of the Organisational Board  
of Bo-Vita

Through the years, Bo-Vita has been an industrious developer – both for new construction and renovation of existing buildings. We would like that to continue.

If we are to do it successfully, goals need to be set – and that is what we are doing with this strategy.

The non-profit cooperative housing organisations are characterised by a widespread democracy among the residents. Therefore, we are very committed to ensuring that the democratically elected residents' representatives define the strategies for the work. In Bo-Vita, we are adamant that the residents' representatives from the housing organisation sit at the top of the table. This does not mean that the democratically elected residents' representatives have to do the architect's or the engineer's work, but it means that the residents' representatives lay down the guidelines for the work, and preferably take part in the dialogue on the work's direction and progress. This is what is reflected in this developer strategy.

One must make an effort. And that applies throughout the process. Whether it concerns a new building or a renovation, the construction process must be seen as a whole, in the context of the surroundings, the neighbourhood and the city which the building is or will become part of.

Of course, the building must be designed to physically last for many years, i.e. be able to stand the test of time. It must also work in relation to its purpose, i.e. meet the needs of families if family housing is what is required, form a framework for the life of young people in cases of youth housing, and similar for the elderly, when we talk about homes for seniors. Each type of housing has its own unique design, depending on the purpose.



The non-profit  
cooperative housing  
associations build  
housing for everyone  
– hence the name.  
This means that all  
kinds of people can  
stay with us.

The non-profit cooperative housing build housing for everyone – hence the name. This means that all kinds of people can live with us. The synthesis of the physical design and function should materialise into a beautiful architecture that interacts with the surroundings and form spaces which give you a good and positive experience when you move around – or, in other words – add value to the city. That's why we say: "We build homes – not houses".

We want to be part of the "mixed city". Most major cities need to be. Everyone should be able to live together, despite both cultural and economic differences. The nurse, the cashier and the police officer must be able to stay in the same place as the academic, the director and the self-employed.

We emphasise cooperation with private developers, funds and institutions – preferably in partnerships, so we can have both council and private tenanted properties, co-operative housing and individual owner-occupied flats, all on the same plot.

As a non-profit cooperative housing organisation, we have challenges in terms of building within the economic framework, i.e. the maximum amount per square metre area built.

In addition, we want to build sustainably and meet both climate and energy goals. Turning the UN Global Goals into everyday objectives means that the need for partnerships with private developers is becoming even more relevant. This developer strategy has been designed to clarify our ambitions, and simultaneously prioritise openly, both in new construction and renovations.

We are happy to extend our hand to anyone who wants to cooperate around the objectives of this new developer strategy for Bo-Vita.

**Jan Hyttel**  
**Chairman of the Organisational**  
**Board of Bo-Vita**

# We build homes

## Development of new construction and renovations

Bo-Vita wants to build homes and not just buildings. Our buildings are homes for everyone, and must therefore meet different needs. Outdoor spaces should be designed to have value for the individual and create a framework for communities, right from the balcony to the corridor to the large shared spaces. Bo-Vita builds good architecture that lasts and is functional

→ The outdoor spaces must both provide value for the individual and create a framework for the community.

With this strategy, Bo-Vita wants to present the values and qualities that are to guide our future new construction and major renovation projects. We want all our projects to be based on the residents' needs. To be anchored well in the community and the city and have a strong sustainable profile.

The strategy contains eight indicators through which our objectives are translated into concrete action points. The indicators are presented as a dialogue tool that the organisation's board and administration can use to qualify and prioritise future projects, in cooperation with residents and other internal and external parties.

The residents' needs and the city's role and composition are ever-changing. Therefore, this strategy may be updated as new needs arise and demands and opportunities change.





← We build homes – not houses.

## The residents' needs

Bo-Vita creates attractive homes for everyone, and keeps the residents' needs as a guiding principle. We also want to reflect the needs of society and the city, based on the population's age profile, household sizes and family types.

Urban housing needs are ever-changing. There is still a great need for more housing in cities, and there is an increased need for flexible housing types, which are able to accommodate different stages of life – for young people, families or senior citizens, as well as flexibility for bonus families, where household sizes vary greatly from week to week.

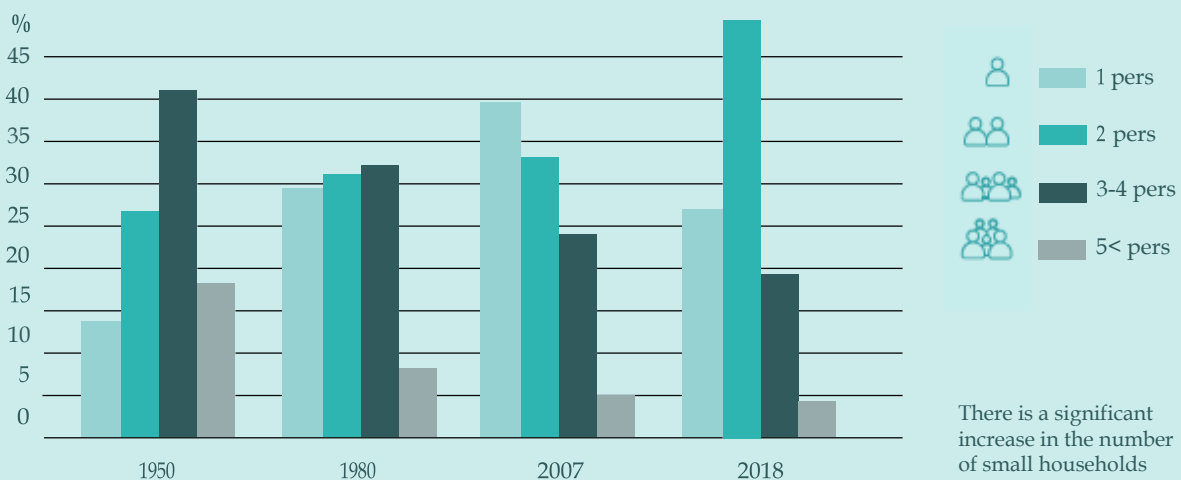
The homes must form the framework for everyday life, and therefore the interior of the homes must be designed in accordance with the exterior spaces

to provide as many options as possible. This is achieved by designing the shared exterior spaces so that they are an integrated part of the whole housing package.

Today, a lot of people live alone, both through adulthood and as pensioners, and have a greater need to stay in a building that offers opportunities for shared activities and a setting for planned and random encounters. In addition, children and young people need a safe environment where they can meet and engage in social communities close to their own homes and in good balance with the area's other activities.

## Bo-Vita builds homes

Historical development in household





## Bo-Vita wants to be included in the city's partnerships

### Anchored in the city

Urbanisation and rising prices increase the pressure on the market for rented housing in the cities. There is a need to deliver a lot of new homes within a short time, without compromising on quality and sustainability. To make the most of the city's resources and infrastructure and reduce CO2 emissions, we must help utilise the city's areas optimally. The proximity to public transport and services, short distances to recreational areas and between everyday destinations for pedestrians and cyclists must be converted into, and perceived as, home quality. We cannot do it alone. In the future, we wish to create strong partnerships and collaborations with the city's other actors — the municipality, other housing associations, funds and development companies — to ensure that the anchoring in the city and the variety of service offerings, functions and housing types reflects the city's and residents' needs, and creates the best possible life's framework — for all of life.



↑The Non-profit cooperative housing sector plays a crucial role in the development of the city, and we want to be a part of the city by entering into partnerships.



← At Sluseholmen, a mixture of council, cooperative, owner-occupied and private rental housing exist side by side. To the left, Bo-Vita's Birkholm.

## Sustainable homes

Bo-Vita wants to contribute to an increased climate effort. We want to strengthen our ongoing efforts to create sustainable construction which both complies with the national requirements (DGNB) and is at the forefront of new technological developments in relation to materials and smart, energy-saving operation. Our homes must make it easy for residents to live a sustainable everyday life, e.g. by placing waste sorting and bicycle parking where it is natural to use.



## Bo-Vita wants to use the UN Global Goals

↓ When the bikes are parked just outside the door, it is easier to choose the climate-friendly solution.



# UN Global Goals

Focus on sustainable  
development

As a guide for our future work, we want to apply the UN's 17 global goals for sustainable development that embraces the broad definition of sustainability, where the social and economic goals are also assigned great importance.



Bo-Vita wants to turn the global goals into everyday objectives

→ On the opposite page, we describe the goals which are particularly relevant to Bo-Vita's projects.



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**3**

## Health and well-being

Bo-Vita wants to work with the layout of outdoor areas in a way that supports the health and well-being of the population, e.g. by having outdoor spaces that encourage common and social activities and an active and healthy lifestyle, e.g. by placing the bicycle parking where it makes it easy and convenient to cycle more.

**5**

## Gender equality

Bo-Vita wants to create homes and outdoor areas that are safe and attractive for everyone to use - regardless of age and gender. By giving everyone a purpose for moving and staying in the common outdoor areas, the area becomes safer and more attractive to use for all.

**7**

## Sustainable energy

Bo-Vita wants all buildings to be based on sustainable energy sources and minimal resource consumption. The sustainable approach must apply to both resource consumption in housing and to the general operation and maintenance of the development

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**8**

## Decent jobs and economic growth

Bo-Vita wants to support the local economy and the creation of local jobs by allowing a mix of functions in buildings, e.g. by integrating shops and public services and institutions or by offering tenancies where residents have the opportunity to combine residential occupation with smaller shop or business functions.

**11**

## Sustainable cities and communities

Bo-Vita wants our buildings to deliver sustainability in the broadest sense, where the social sustainability plays a particularly important role, and where a healthy sustainable economy in the long term is essential to ensuring that this is housing for all and not the few.

**12**

## Responsible consumption and production

Bo-Vita thinks long term and wants to reduce material consumption and that the materials used for construction projects are chosen based on a balancing of the carbon footprint, social responsibility in production, the materials' durability and operating costs, as well as the possibility of reusability and circular economy.

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**13**

## Climate action

Bo-Vita wants to create climate-friendly developments, where rain and surface waters are managed, and solar and wind technology are used where possible. Climate solutions are integrated into the architecture and landscape design in a way that delivers both optimal durable and weather-resistant solutions, and offers positive sensory experiences and reinforces both architectural and housing quality.

**15**

## Life on land

Bo-Vita wants to create green developments, which form part of the city's other green network of parks and green corridors, in order to strengthen the city's biodiversity. Front gardens, community gardens and urban nature should be high on the agenda in all developments.

**17**

## Partnerships for the goals

Bo-Vita wants to seek out and engage in partnerships and collaborations with public and private partners who can help meet the other climate goals and strengthen the quality and attractiveness of the homes and buildings as a whole.

# Eight indicators

## that will be building homes

Bo-Vita wants to build homes through three physical scales; from the relationship with the city, the actual development's outdoor spaces and the home of the individual. This is described below using eight indicators.

Together, the eight indicators constitute the optimal ambitions for Bo-Vita's housing. However, the conditions are different at every site, and all developments do not have to have everything. It is important that individual projects are assessed on their own terms.

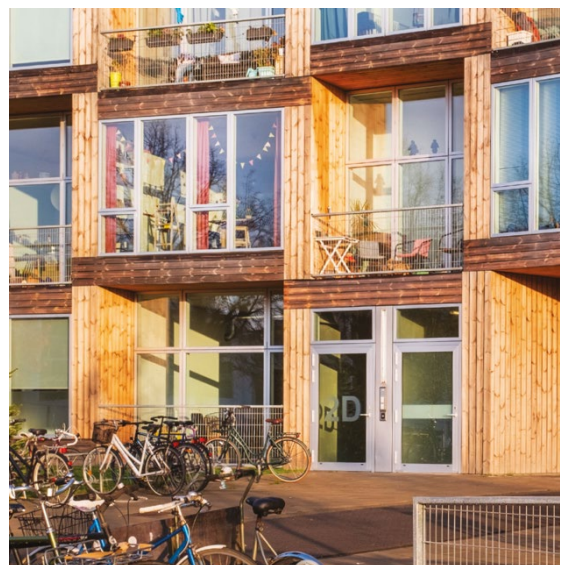
For each indicator, it will be described how it can be put into action in relation to residents' needs, the anchoring in the city and sustainability.

At the end of the strategy, the eight indicators are illustrated in a way that makes them useful as a tool for dialogue and prioritisation. The tool can be used in the collaboration with residents, partners and neighbours, when new buildings are to be planned or when existing buildings must be renovated or evaluated.



Dortheavej specify the developer strategy from 2014 to create room for life and good architecture

Justification for the awarding of the Little Arne Award, given by the Danish Association of Architects in 2018



↑ The development on Dortheavej is a successful example of how it is possible to create non-profit cooperative housing with a strong identity and world-class architecture.

1

**Housing for all**  
for life

2

**Closeness as a principle**  
close to most things

3

**Room for communal activities**  
welcoming meeting places

4

**Climate with amenity value**  
a green local environment

5

**Outdoor spaces with an edge**  
encourages being outdoors

6

**Attractive homes**  
quality that creates identity

7

**Natural everyday life**  
sturdy and sustainable

8

**Together as one**  
how we organise ourselves

# 1

# Housing for all for life



The non-profit cooperative housing associations have a long tradition of building housing for all. With the pressure on the housing market, cooperative housing associations play a vital role. In order to ensure housing for all, work must be done on mixing housing types, sizes and forms of ownership — both for new construction and renovations. The aim is always that everyone can feel at home and be able to find an offer that suits where they are in life.

In order to meet everyone's needs at different stages of life, we want to offer different ownership and housing types, preferably within the same development or area. To the extent possible, housing should have an inbuilt flexibility, e.g. the option of establishing an additional room (if necessary). This must also accommodate the new needs such as bonus families where the household size varies from week to week.

Bo-Vita is open to trying new ways of building. Thus, projects like "Small and Smart" have multifunctional layouts and new ways to arrange your life. For example, this has happened with a re-thinking of the kitchen's size. "Small and Smart" has provided an opportunity to sharpen the focus in relation to meeting the residents' different needs.

## Remember

- ☐ Create the best possible framework for the entire life through various types and sizes of accommodation — not everyone has the same needs
- ☐ Think of flexible solutions — the individual's needs change throughout life
- ☐ See the project at eye level — the user experience creates the success

**This strategy particularly contributes to deliver on the following UN Global Goals**

- 5** Gender equality
- 11** Sustainable cities and communities



↑In everyday life, the nearby spaces right outside the door are what can add quality to everyday life — in particular, families with children and the disabled can benefit from a terrace on the ground floor.



↑In Grönings Have, the rooftop terrace has been prioritised to give people a meeting place and utilise the local qualities with a view of Islands Brygge.



↑The common outdoor areas right outside the door are essential to the sense of security.

”  
Bo-Vita builds home  
for everyone,  
regardless of  
age, gender  
and faith

## Grönings Have

In order for residents to adapt their homes as their needs change, Grönings Have has been built with light partitions that can be taken down or erected without changing the heating or electrical systems. The relatively small homes create an even greater need for common facilities, and among other things, at Grönings Have a large and attractive roof terrace has been prioritised.

### Facts

**District/City:** Islands Brygge, Copenhagen **Landlord/owner:** Bo-Vita and AKB København **Number of homes in total:** 90

**Housing types:** 15 senior homes, 15 co-owner homes, 15 family homes (Additionally, there are 33 co-operative homes, 45 non-profit cooperative homes (AKB) and 48 owner-occupied flats throughout the development, with a common patio).

**Architect:** Gröning Arkitekter

**Year of construction:** 2006

# 2

## Closeness as a principle

### close to most things

We work towards keeping our housing developments closely linked to the local area's amenity values and trade and service offerings. Whenever possible, we want to supplement the area's local offering of shopping opportunities, recreation, education, institutions and public service. This is to make quality of life better for everyone — both the residents and the city's other citizens. We want to plan for optimal use and disposition of land, so that functions and institutions supplement each other and benefit the whole local area. Residential areas must connect directly to public transport and the city's network of roads and paths, so that the development forms part of the city's structure and flows and supports sustainable transport patterns. In order to ensure local anchoring, it is essential to engage in collaborations and partnerships with local partners, neighbours and municipalities, so that the diversity of urban functions and needs are met and aligned as best possible, while joining forces to create an attractive city for all.

### Remember

- Create a development with closeness between people
- Create physical closeness to the city's offering of services and transport
- Link the development to the city's sustainable network of public transport, green spaces and urban spaces, pedestrian and bicycle connections and support active and healthy everyday life
- Create local partnerships that strengthen cooperation, diversity and coordination of efforts for the benefit of the whole community

**This strategy particularly contributes to deliver on the**



Decent jobs and economic growth



Partnerships for the goals



↑Mjølnerparken is located in the city centre and in the future, with the new overall plan, must be more integrated into the city than it has been so far — both internally and externally.



**Bo-Vita builds densely but well, and focuses on the local**

## Mjølnerparken

One of the focus areas for the new overall plan for Mjølnerparken is to create a better coherence with the Nørrebro district by establishing new roads and paths that link the area to the surrounding city's citizens and services.

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### Facts

**District/City:** Nørrebro, Copenhagen

**Landlord/owner:** Bo-Vita

**Number of homes in total:** 560

**Housing types:** 510 family homes, 18 senior homes + 32 youth homes. Homes are divested, 82 fourth-floor homes are converted into two-storey loft flats.

**Housing sizes:** 2, 3, 4 and 5 rooms / 61-115 m<sup>2</sup>

**Architect:** KHS Arkitekter, BOGL + MOE

**Year of construction/renovation:** Expected finished 2024

# 3

## Room for communal activities

welcoming  
meeting  
places

It should be easy to seek out and form communities in the outdoor spaces and common areas which the development holds. The buildings are not alone in giving an area character and creating the framework for communities and ownership, the outdoor spaces very much contribute to this. This helps make the area safe to live in.

To an even greater extent, outdoor spaces must be prioritised as part of the "housing package" and can act as an extended living room, if rest spaces where people meet — planned or impulsively — are created e.g. in the common house, by the waste sorting or on the playground. A good framework for neighbourliness, a community in the stairwell and common facilities for the entire development.

Outdoor spaces must be able to encourage many different activities: a cup of coffee outside the door, ball games, neighbourhood parties, kitchen gardens, a place to sit alone, look at the passers-by, the playing children and so on. It is also important that there are no common areas or stretches where views in and out are obstructed with e.g. fences or plants, so they appear unsafe and dark in the evening.



↑The playgrounds in Gyldenrisparken are designed not just for playing, but as a natural meeting place for both residents and locals.

### Remember

- ❑ Create common facilities and activities that meet residents' diversity and needs: activities, quiet, something to look at and so on.
- ❑ Create small and large places where you can meet (e.g. right outside the stairwell)
- ❑ Support social communities, e.g. by prioritising common houses and places to spend time by everyday destinations (e.g. by waste bins, the playground, the bicycle racks)

**This strategy particularly contributes to deliver on the**

3

Health and well-being

11

Sustainable cities and communities



↑ Right outside the stairwell, it is possible to establish small, informal meeting places in everyday life, as it has been done here in Gyldenrisparken.

“  
Bo-Vita wants to create closeness between people through communities and common areas



↑ Much of the activity takes place in the semi-private room in connection with the ground floors. Therefore, it makes sense to create the opportunity to talk over the hedge.

## Gyldenrisparken

Gyldenrisparken has a strong, social community. Residents have the opportunity to participate in a variety of activities for residents, to use the common house or to meet casually on the bench right outside the stairwell. New institutions, care homes, small shops and the supermarket, with the construction of front gardens, provide a varied life for the whole development and created smaller, more intimate spaces between the buildings.

### Facts

**District/City:** Sundby, Copenhagen

**Landlord/owner:** Bo-Vita

**Number of homes in total:** 468

**Housing types:** 370 Family homes + 62

youth homes + 4 business leases. New

construction: Daycare centre and care home

**Housing sizes:** 1-5 rooms.

**Architect:** Vandkunsten + Witraz + Algren & Bruun

**Year of construction/renovation:** 1966 — renovated in 2006-2014

# 4

## Climate with amenity value a local, green environment

Green areas in neighbourhoods include everything from the small oasis or blooming front garden right outside the door to the green common areas, where children gather and play. This is where residents are offered the opportunity to spend time outdoors; here, the framework for both a quiet period of reflection, communal dining and resident events has been created.

Bo-Vita's residential areas must support the city's biodiversity and be part of an overall climate effort, where the residential area's green areas are linked to the green networks and corridors of the city. This contributes to diverse wildlife and the management of rain water — both in general and during cloudbursts. The residential areas must implement solutions for climate protection and water management, in a way that creates sensory experiences. Plants are selected based on knowledge of local soil conditions, water surface, sun conditions etc., so that plants may be expected to both enjoy healthy growth and help solve local climatic challenges. At the same time, the layout of the green areas must be based on an understanding of the area's expected use and wear. For example, taller plants must be placed carefully, so that they do not create undesirable shadow or block visibility for the area's users.

### Remember

- ☐ Create green common areas that are easy and attractive to use and that provide residents with good sensory experiences
- ☐ Create green spaces that connect the buildings directly to the city's other climate measures and bio-corridors. This helps to both handle local climatic conditions and strengthen the entire city's resilience.

**This strategy particularly  
contributes to deliver on the**

**13** Climate action

**15** Life on land



↑High Five will be an example of how the landscape between the buildings should not only be seen as recreational, but also as a contribution to rainwater management. At the same time, it can offer a new sensory experience.



**Bo-Vita wants to create sustainable neighbourhoods with green amenity values.**

## High Five

The High Five development's three pentagonal towers are built on a overgrown, former industrial site. The area must become a green residential district which — as a contrast to the city — retains the wildly growing nature and the tall trees to enhance biodiversity and utilise the differences between seasons. Rainwater will be handled visibly as part of the experience, i.a. in a rainwater lake.

### Facts

**District/City:** Outer Østerbro/Copenhagen

**Landlord/owner:** Bo-Vita

**Number of homes in total:** 69

**Housing types:** 69 – 2,3 and 4 rooms.

**Housing sizes:** from 57-115 m<sup>2</sup>

**Architect:** Rubow Arkitekter, Balslev consulting engineers, Klaus Nielsen consulting engineers, Møller & Grønberg

**Year of construction/renovation:** Ongoing; expected 2021

# 5

## Outdoor spaces with an edge encourages being outdoors



The architecture must encourage an active use of edge zones and have a human touch that makes outdoor areas attractive to stay in. Along the edge of a building is where you find shelter, sun or shade, and are able to survey the surroundings and life in the area. Therefore, the edges must also be treated with care in order to create a good environment.

Private outdoor areas in the form of front gardens, terraces and balconies can expand the housing unit's floor space for the individual. At the same time, outdoor activity and life along the building edge can help the area be perceived as alive and safe, and thus positively impact life in the associated common areas. Research shows that the biggest part of outdoor life in residential areas takes place in the private outdoor areas. They are easy to use and take ownership of.\*

Where possible, a defined public area is placed right outside each stairwell to contribute to a positive joint ownership and better social context in the development. You know your neighbour and take an active role in the community and have a safe environment, where young children can be active in a safe way — with others, but nearby.

In order to make the area feel safe, a clear division between the private, common and public areas of the residential development is required. This should make it easy to decipher where you are allowed to move around, stay, and strengthen the neighbourhood spirit and make it safe and easy to get around in the area.

### Remember

- ☐ Create a clear and natural division (without signs and fences) between private, semi-public and public areas.
- ☐ Place functions on the ground floor with relevance to the outdoor space, private gardens or common functions
- ☐ Create edge zones which encourage residents to take a positive

**This strategy particularly contributes to deliver on the**

**3** Health and well-being

\* Outdoor spaces — outdoor activities: design and use of outdoor spaces in more recent Danish housing' PhD thesis by Camilla van Deurs, 2010



↑The room for close communities starts in the stairwell and continues right outside them. This is where you can move in a homely and secure manner among neighbours, if there is a clear indication of the close, shared spaces.



↑The semi-private room can really contribute a good and homely atmosphere to the whole area. However, as here in Birkholm, it requires a clear indication of what is private and public.



Bo-Vita wants to create good boundary areas, where the buildings meet the surroundings

## Birkholm, Sluseholmen

The housing at Birkholm is organised around an interior courtyard, where the front yards and balconies help merge the private outdoor space with the common areas and activities of the yard space. Here you can enjoy privacy and play safely in the common spaces. Smaller trees and shrubs provide spaces for both active play and quiet stays which appeal to all age groups.

### Facts

**District/City:** Birkholm, Sydhavnen/Copenhagen  
**Landlord/owner:** Bo-Vita  
**Number of homes in total:** 78 rented homes  
**Housing types:** 14 types 2-4 rooms.  
**Housing sizes:** 70-110 m<sup>2</sup>  
**Architect:** Arkitema  
**Year of construction:** 2006

# 6

## Attractive homes

quality that creates identity

We strive to create architecture that gives a feeling of being at home. A home should be a place you are happy to show to others — not just the inside of the home, but the whole area. There are many factors that determine whether a building becomes an attractive home. It may be the layout and the choice of materials in the individual home, or factors related to the whole development and the local area — that it is safe, clean, personal relationships, etc.

In order to create an attractive home, the resident must feel a sense of belonging to the place and be able to leave their personal mark on it. The architecture should help create identity and atmosphere and give the individual influence, e.g. on layout, kitchen decor or the planting of the front garden.

Architectural choices, in relation to balconies, light and facade, must be up to date and create a clear identity that relates to the area's qualities and scale. Larger developments cannot be too uniform. Variation and individual housing choices must contribute to an exciting and attractive living environment overall.



↑ "Just bloody well done. Nordvest, the northwestern district in Copenhagen, has received what must be some of the most attractive urban non-profit cooperative housing. It shows great ingenuity and a clear vision which has been followed through. It is excellent." Karsten Ifversen, review, Politiken.

### Remember

- ☐ Create identity and variation by providing the opportunity to leave a personal mark on the decor and partitioning
- ☐ Let the architecture give the place identity and character by creating spaces and contexts in a way that relates to the area's scale and architectural features and qualities.
- ☐ Create varied housing types and a safe, proud setting in which everyone, regardless of age, gender and physical abilities can thrive

#### UN Global

- 3** Health and well-being
- 5** Gender equality



↑In the middle of the area, where the building has been retracted the furthest, there is a south-facing square with three gateways that bind the neighbourhood together. One gateway is a public pedestrian and cycle path, which runs through the building and connects Dortheavej and Birkedommervej.



**Bo-Vita wants to create unique and attractive housing, where everyone can feel at home**



↑The prefabricated elements have been joined in a way that gives every other flat an entire metre of additional floor-to-ceiling height, and offers extra space in the kitchen-dining area.

## Dortheavej

On Dortheavej, the curved shape of the building and the use of different building modules have allowed for shifts in the block and facade, which allows variation in the housing types and a strong identity in the construction. The building has been honoured with a 'Little Arne', awarded by the Danish Union of Architects for creating room for life and good architecture on a limited budget. In addition, the building received the Culture and Leisure Committee's award for good development.

### Facts

**District/City:** Nordvest/Copenhagen

**Landlord/owner:** Bo-Vita

**Number of homes in total:** 66

**Housing types:** 65 family homes + 1 youth housing.  
56 are 1-STORY, 6 are 2-storey.

**Housing sizes:** 2, 3, 4 and 5 rooms / 61-115 m<sup>2</sup>

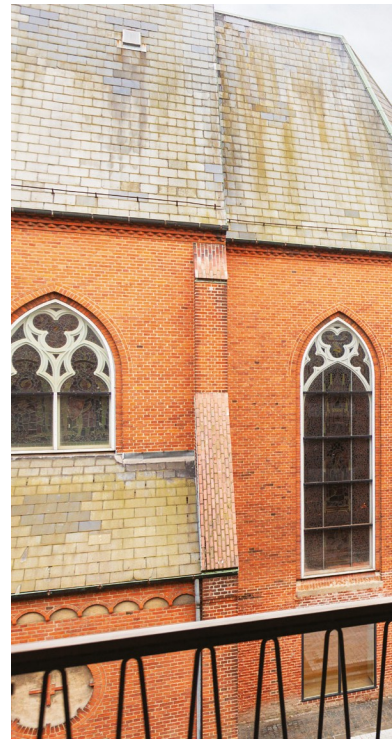
**Architect:** BIG architects + MOE consulting engineers

**Year of construction/renovation:** 2016-17

# 7

# Natural everyday life

sturdy and sustainable



Inspired by the UN 17 Sustainable Development Goals, the housings' layout and materials must contribute positively to the global climate agenda. With everyday life in focus, Bo-Vita wants to create housing and developments, that make it easy to make sustainable choices and live sustainably. Initiatives like e.g. placing covered and convenient bicycle parking for all types of bikes near the stairwells can help 'nudge' residents into leaving the car and opt for active transport — an action that is both good for the climate and gives each resident a healthier and more active life.

To ensure the best locations and solutions for e.g. bicycle parking and waste sorting, it is crucial to involve the knowledge of caretakers and other relevant persons early in the process.

At the same time, Bo-Vita continues to be at the forefront and work with the new opportunities and techniques, e.g. in energy-saving and alternative energy sources – whichever is best suited for individual project.

Bo-Vita wants well-designed solutions adapted to local needs, which create identity and atmosphere and have sustainable/recyclable materials that through honest and robust solutions, are easy and economically viable to operate.

## Remember

- ☐ Make it easy to live sustainably – place and arrange e.g. bicycle parking and waste sorting, so it is logical for all
- ☐ Make it easy for residents and caretakers to maintain housing and common areas
- ☐ Think long-term and select materials that are sturdy, can handle daily application and can be recycled (re-cycle or up-cycle/total economy)
- ☐ Work with new sustainable opportunities and techniques for energy optimisation and DGNB standards in general

**This strategy particularly contributes to deliver on the following UN Global**

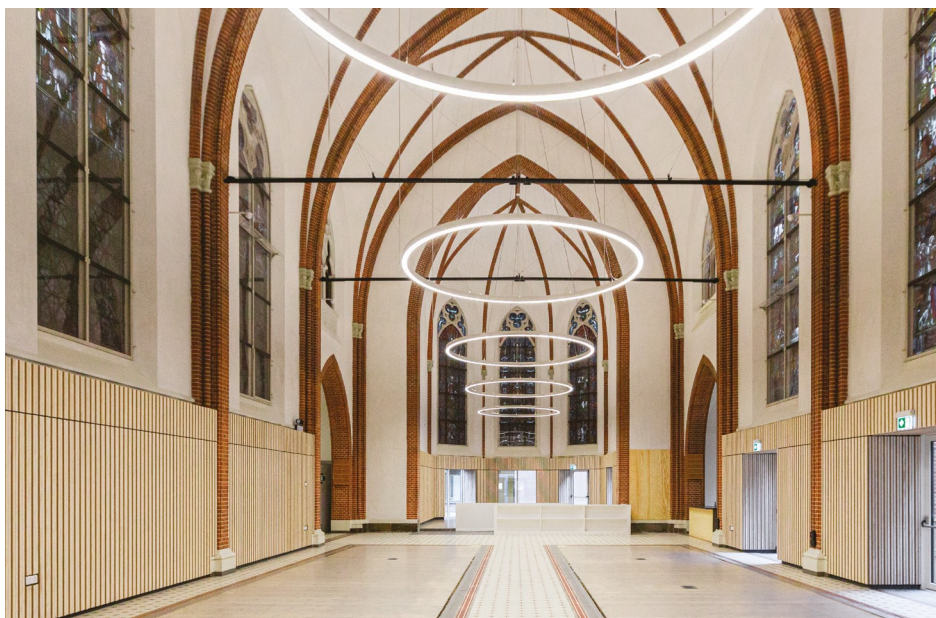
- 3** Health and well-being
- 7** Sustainable energy
- 12** Responsible consumption and production



↑With the renovation of the St. Joseph monastery, it was significant to reuse the existing.



← Example of one of the beautiful old floors that were preserved.



↑The former church has become the development's spectacular meeting place.



Bo-Vita wants to make it easy for everyone to live sustainably

## Saint Joseph

The renovation is based on the desire to preserve the monastery building and the church with as many materials and floors as possible, in order to highlight its unique qualities. In contrast, the nursing home from 1970 has been torn down and replaced by new construction. The reuse of materials and the utilisation of the church as the common building lends a unique character to a sustainable construction.

### Facts

**District/City:** Østerbro, Copenhagen

**Landlord/owner:** Bo-Vita

**Number of homes in total:** 92 assisted living facilities, 29 homes in senior group homes

**Housing types:** Assisted living facilities and senior group homes

**Housing sizes:** 1, 2 Rooms / 43-75 m<sup>2</sup>

**Architect:** Rubow Arkitekter, Enemærke and Petersen, Sweco

**Year of construction/renovation:** 2016-2019

# 8

## Together as one

### how we organise ourselves

Good cooperation and the democratic dimension are the backbones of Bo-Vita. We strive to enter into partnerships that can strengthen the non-profit cooperative sector in the city. This applies both to construction partnerships, but also to partnerships with neighbours and other actors in the neighbourhood.

In building projects, the organisational board is the responsible developer and concludes project agreements for the launch of construction projects. The organisational board is elected democratically, has a broad perspective as regards Bo-Vita and always views cases in a larger context. Simply put, the department boards represent residents here and now, while the organisational board must also represent future residents. The organisational board makes the final decision on all building projects.

The developer committee follows the individual cases in more detail. The committee handles the developer function, parameters, preparation and project development. The developer committee ensures the implementation of the developer strategy in construction projects.

For selected major construction projects, a steering committee is set up to make all decisions close to the project, and to manage the process with respect to time and cost and ensure the quality of construction.

In individual cases a construction committee will usually be set up, whose main task is to ensure that residents' wishes etc. are received and included in time.

#### Remember

- ☐ Create an organisation that focuses on quality and uses the developer strategy actively to prioritise and improve quality
- ☐ Be sure to anchor locally through residents' democracy and incorporate both current and future residents' needs
- ☐ The local anchoring should reach out broadly by involving residents in renovations
- ☐ Involve operations early and throughout the process.

**This strategy helps deliver on the following UN Global Goals**



Partnerships for the goals



↑The chart shows the organisation in building projects. The Residents' democracy is an absolutely fundamental part of building projects.

# Checklist for project development

The checklist sums up the points from each of the eight indicators. Most items on the checklist apply regardless of whether it is a project for new construction, or a renovation. Each project must be assessed on its own terms.





## 1 Housing for all

- ☐ Create the best possible framework for life through various types and sizes of housing — not everyone has the same needs
- ☐ Think of flexible solutions — the individual's needs change throughout life
- ☐ See the project at eye level — the user experience creates the success



## 2 Closeness as a principle

- ☐ Create a development with closeness between people
- ☐ Create physical closeness to the city's offering of services and transport
- ☐ Link the development to the city's sustainable network of public transport, green spaces and urban spaces, pedestrian and bicycle connections and support active and healthy everyday life
- ☐ Create local partnerships to strengthen cooperation, diversity and coordination of measures for the benefit of the whole community



## 3 Room for communities

- ☐ Create common facilities and activities that meet residents' diversity and needs: activities, quiet, something to look at and so on.
- ☐ Create small and large places where you can meet (e.g. right outside the stairwell)
- ☐ Support social communities, eg. by prioritising common houses and places to spend time by everyday destinations (e.g. by waste bins, the playground, the bicycle racks)



## 4 Climate with amenity value

- ☐ Create green common areas that are easy and attractive to use and that provide residents with good sensory experiences
- ☐ Create green spaces that connect the buildings directly to the city's other climate measures and bio-corridors. This helps to both handle local climatic conditions and strengthen the entire city's resilience.



## 5 Outdoor space with an edge

- ☐ Create a clear and natural division (without signs and fences) between private, semi-public and public areas.
- ☐ Place functions on the ground floor with relevance to the outdoor space, private gardens or common functions
- ☐ Create edge zones which encourage residents to take a positive ownership of front yards and common areas



## 6 Attractive homes

- ☐ Create identity and variation by providing the opportunity to leave a personal mark on the decor and partitioning
- ☐ Let the architecture give the place identity and character by creating spaces and contexts in a way that relates to the area's scale and architectural features and qualities.
- ☐ Create varied housing types and a safe, proud setting in which everyone, regardless of age, gender and physical abilities can thrive and feel at home



## 7 Natural everyday life

- ☐ Make it easy to live sustainably — place and arrange e.g. bicycle parking and waste sorting, so it is logical for all
- ☐ Make it easy for residents and caretakers to maintain housing and common areas
- ☐ Think long-term and choose materials that are sturdy for everyday wear and operation and be recyclable (re-cycled or up-cycled/total economy)
- ☐ Work with new sustainable opportunities and techniques while DGNB standards are complied with



## 8 We do it together

- ☐ Create an organisation that focuses on quality and uses the developer strategy actively to prioritise and improve quality
- ☐ Be sure to anchor locally through residents' democracy and incorporate both current and future residents' needs
- ☐ The local anchoring should reach out broadly by involving residents in renovations
- ☐ Involve operations early and throughout the process.

# Together, we build homes

The 'dialogue rose'



This is a tool to qualify projects and make the dialogue between the different parties more focused, while the whole is made visible.

The dialogue rose can be used at different stages of the development and can help both to articulate and define the values and qualities that the project will build on and to prioritise different values and measures in relation to each other.

The dialogue rose can help visualise where things are good and less good, and it allows you to have a more open dialogue on prioritisation and evaluations:

If this needs to be better, where do we cut costs?  
Or do other solutions give more in both one respect and the other?

## User manual

The checklist on the previous pages lists the criteria included in the assessment of each of the eight points.

The dialogue rose on the opposite page is printed and filled in either individually or in groups. The rose's points are evaluated from 1 to 4, i.e. the lowest score is at the bottom, while a project that fully meets the objectives is filled in completely.

The conversation about individual strategies and their weighting and prioritisation is carried out by comparing the similarities and differences in the assessments and priorities that the individual or group has made. Can consensus on a common rose be reached?

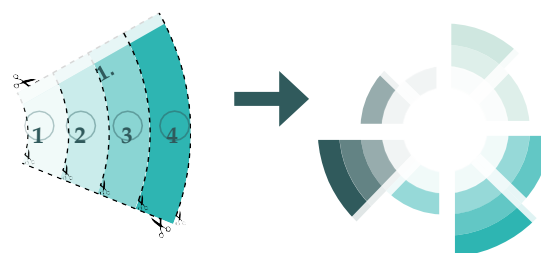
Each project must be assessed on its own merits. However, most items on the checklist apply in virtually every case – whether new construction or renovation.

### Step 1

Each strategy is assessed on a four-point scale:

- ① Poor
- ② Average
- ③ Good
- ④ Excellent

Then the superfluous points are cut away.



### Step 2

Compare all the dialogue roses to prepare the final strategy

#### Bo-Vita:

#### Collaborative partners:



↑ Board



↑ Municipality



↑ Caretaker



↑ Project team



↑ Residents



↑ Other....



Common



We create the good,  
healthy home in a  
safe residential area,  
in conjunction with  
the city





## **We build homes**

This strategic document will act as a tool for dialogue in the development, qualification and prioritisation of measures, when new or existing housing must be developed.

A collaboration  
between Bo-Vita and  
Gehl

