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Development Fund

# Regional Status Quo



**Municipality of Aarhus (DK)**

## REGIONAL STATUS QUO – JUNE/JULY 2020

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## INTRODUCTION

Through ages, the Danish city of Aarhus has been closely tied to water through its distinctive river and the large harbor. The River Aarhus flows through the historic inner city, and the harbor is an all-important center for trade and industry. Due to a growing population and the diminishing demand for the city's harbor functions, some areas connected to these sites are in all probability about to be transformed in future development projects. Projects that will inevitably create new kinds of living environments and residential areas. Such changes put pressure on the water-linked heritage concerning the architectural integrity and historical links to the past. By documenting the historical backgrounds of water-linked sites while describing the many qualities that define the specific cultural environments the better the foundation is for protecting the locations when urban development projects are being planned.

The Cultural Heritage Report is one of the operational policies of the Municipal Plan 2017 for the City of Aarhus and the one that focuses on the listing, administration and policy-making related to the valorization of the city's cultural heritage sites. The objective of the report is to inform policy-makers and city planners on the values of so-called 'cultural environments'. Shaped by the grouping of built heritage the "cultural environments" transcends the level of individual buildings in order to describe coherent areas that reflect essential socio-economic and environmental functionalities, and by doing so the report influences decision making related to the urban transformation in the city of Aarhus. The Report addresses cultural environments following seven specific themes in which some can be linked to directly to water.

Within the WaVE project, Aarhus City Archives seeks to address the policy instrument (The Cultural Heritage Report) through the themes of 'landscape of the industrial community' and 'urban environments' that cover the majority of maritime and water-linked heritage environments in the city. As Aarhus is currently undergoing a rapid transformation process with its industrial docks heritage sites being one of the key economic and social redevelopment focus points, it becomes increasingly clear that the report is lacking in its capabilities to effectively cover and reflect on water-linked built heritage in these areas. This evokes the need to better align the report with future transformation processes in Aarhus through a revised valorization of these types of heritage, covering both urban, maritime and cultural functions.

Throughout the first few months of the WaVE project, three separate water-linked sites in Aarhus have been pinpointed for further analysis. The three sites will be subject to analysis that is bound to serve as the preparatory foundation for the final "Action Plans" that will contain clearly defined actions expected to lead to the possibilities of including water-linked heritage in the Cultural Heritage Report as well as other policy instruments that might be relevant.

### 1. SITE CONDITIONS

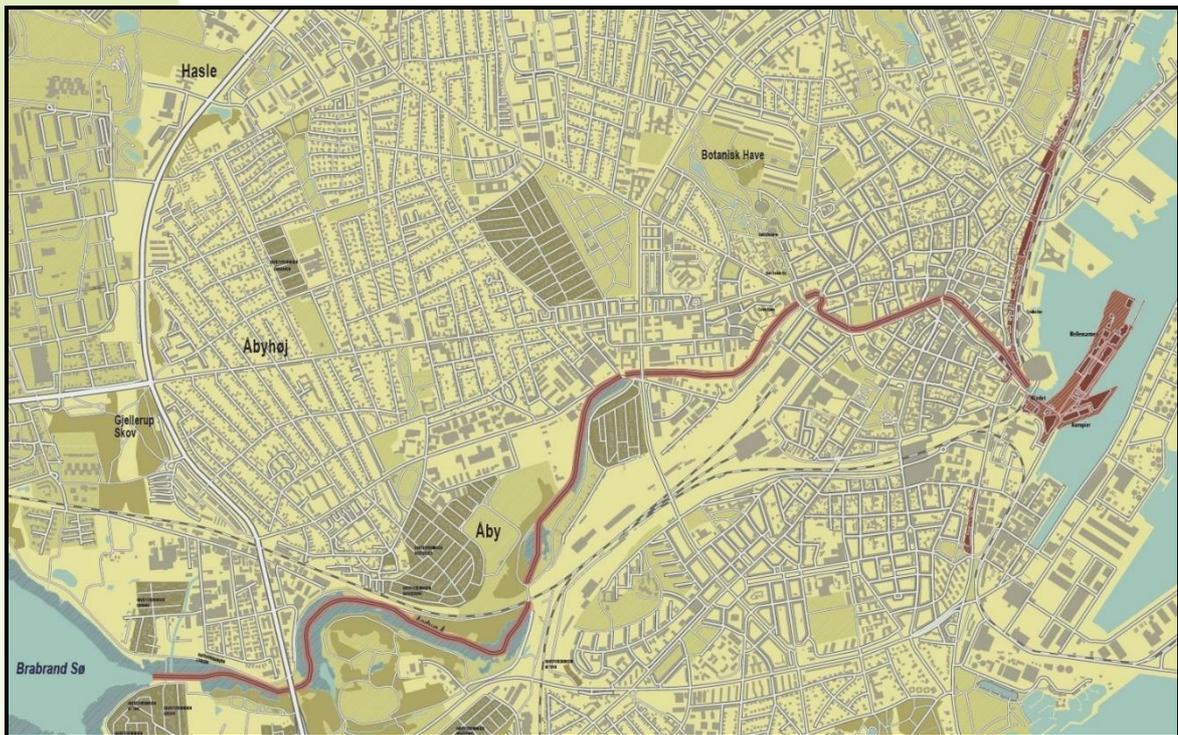
The name of the geographical site is "Waterfronts of Aarhus". The site consists of three interconnected areas located near the harbor and The River Aarhus. The three sites are all connected to water and have been so for many centuries.

The so-called "Redevelopment Sites" are in this project defined by their geographical locations, their physical structures and their connection to the historical past (both cultural and natural). The term "Redevelopment Site" does not entail a concrete redevelopment plan of the entirety of the three locations. However, there

might be separate redevelopment projects within the geographical scope of the “redevelopment site”, which are covered by local plans.

The following three areas are part of “Waterfronts of Aarhus”:

- **Aarhus Urban Coastline (“The Old Harbor Front”)**
- **The River Aarhus**
- **The Old Industrial Harbor**



*Image above: Overview of the three sites (marked in red) joined in one map. Map by Aarhus Municipality.*

## 1.2 Aarhus Urban Coastline (or “The Harbor Front”)

The Aarhus Urban Coastline “Redevelopment Site” is divided into two stretches separated only by The River Aarhus. Many buildings along the urban coastline and harbor front were constructed during the so-called *Belle Époque* period in the mid-1800s – early 1900s. These buildings form an architecturally uniform yet varied row of facades that is unique and tell stories of a maritime neighborhood that has changed markedly within the past 50 years. Historically the area can be characterized by its function near the sea and the buildings that were erected along the coastline.

- **The northern part** of the Urban Coastline-site includes the streets of Europaplads, Havnegade, Skolebakken, Kystvejen, Mejlgade and Skovvejen.
- **The southern part** of the Urban Coastline-site includes a part of the street Strandvejen.

The above-mentioned streets are part of a continuous stretch that goes from the north to the south. Most buildings face east to The Bay of Aarhus.

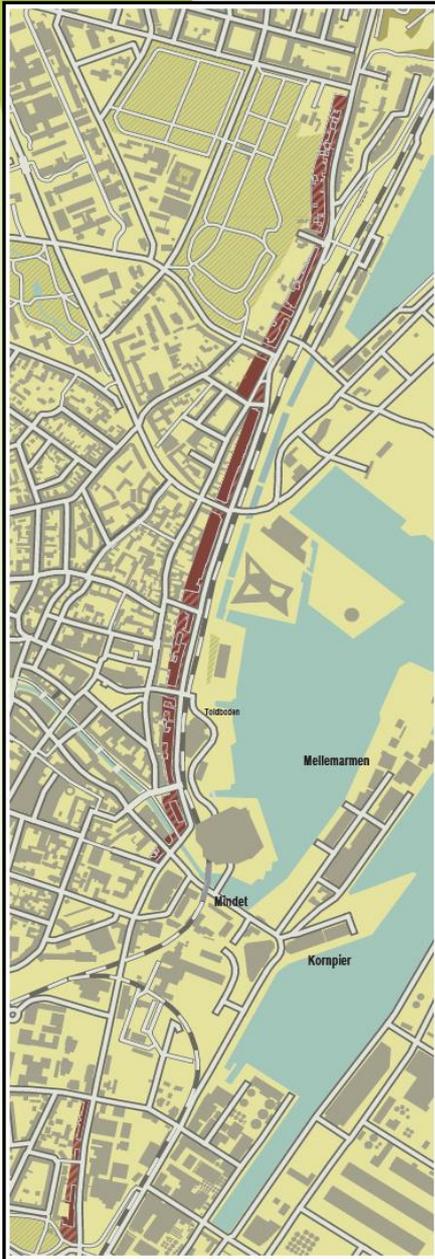


Image below: The historical and centrally located “Mejlborg Residence” at Kystvejen.



Map above: The two stretches of the Aarhus Urban Coastline. Image below: The Street of Skovvejen at the corner of Østbanetorvet.

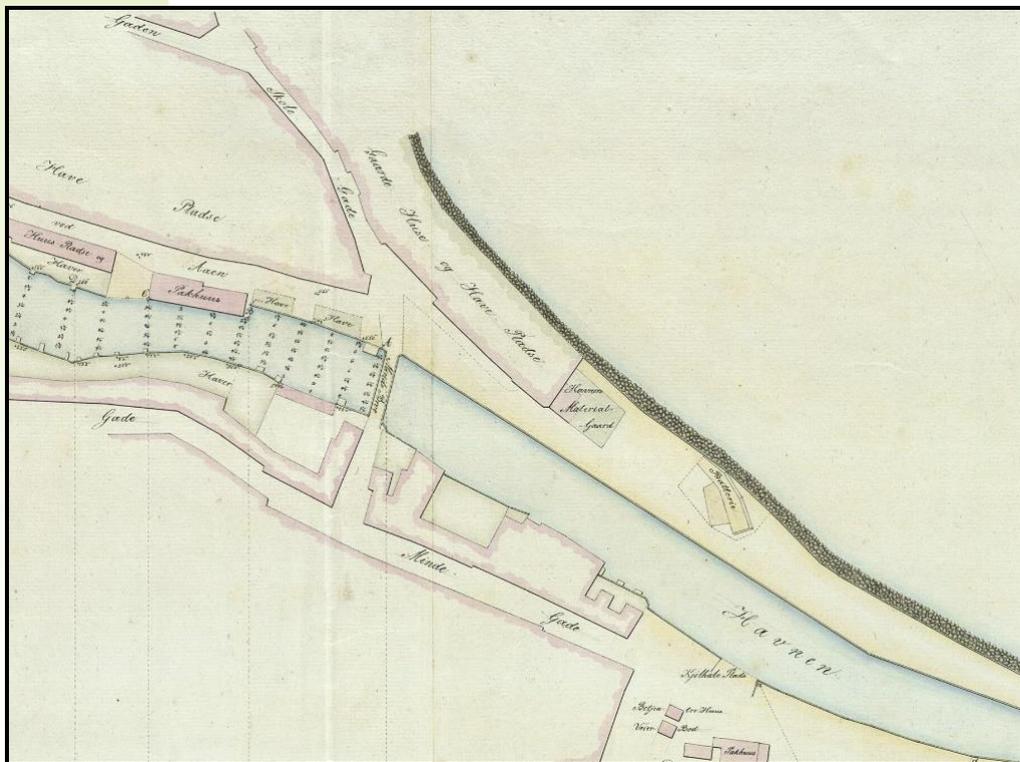


Photos by Phillip Fangel, 01-12-2019.

### 1.2.1 Historical background of the Urban Coastline and Harbor Front

The history of the urban coastline dates back many centuries. In the early to mid-1800s the coastline north of the River was mainly used as private gardens and backyards only separated to the water by stone walling. (The map extract seen on page 6 shows the extent to which stonewalling separates the buildings and gardens from the water).

In 1862 a small path east of the Cathedral School was established along the coast. Due to an accumulation of rubble, this pathway eventually turned into an actual street. The uneven ground behind the houses in Skolegade (School Street) had to be leveled in order to create a practicable road, and once this was accomplished, the new street was given the name Havnegade (Harbor Street). This street became front seat for many company headquarters and harbor-related businesses during the late 1800s. Havnegade was connected directly to the other coastline streets of Skolebakken, Kystvejen and Skovvejen. Skovvejen already existed as a northern road out of town, and its curvy path has not changed much throughout time. The majority of buildings at Skovvejen were constructed between 1865 and 1911.



*Image above: Historical map from 1815 shows the stonewalling separate the buildings and gardens from the water. (<https://hkpn.gst.dk/>)*

The area facing the sea has changed significantly over time. A large chunk of the urban coastline at Havnegade, full of notable buildings, were demolished in the mid-20<sup>th</sup> century. This was done in order to construct modern style office buildings while shaping the new inner harbor with functions that had not been present before. Around 1956-58 while covering up the last part of The River Aarhus, a new name was given to the area closest to the mouth of the River; Europaplads (Europe Square). Among the buildings lost in the process were the former Aarhus Stock Exchange and the city's third Customs House. Similarly, a block of smaller buildings that used to house traditional maritime shops, pubs and inns in the southern end of Havnegade was torn down.



Image above: "The Mouth of the River" in 1933. Former Customs House and Stock Exchange in the center-left of the picture. <https://www.aarhusarkivet.dk/records/000335986>.

### 1.2.2 What constitutes the heritage in the area?

Many of the houses and buildings along these streets were constructed from the mid to late 1800s as well as the beginning of the 1900s. Buildings from this period were often constructed in distinctive architectural styles that contrast the sharp lines of modern buildings. Together these old buildings shape the culturally distinct harbor neighborhood facing the waterfront. The area can be seen as a visual representation of the city, as it introduces the medieval town center to the viewer from the seaside.

The northern part of the urban coastline-site consists of several buildings in the following streets:

Street name:	Amount of distinct buildings (not addresses):
Havnegade	<ul style="list-style-type: none"> <li>• 13 buildings face eastward along Havnegade</li> </ul>
Europaplads	<ul style="list-style-type: none"> <li>• 4 buildings face south-east at Europaplads</li> </ul>
Skolebakken	<ul style="list-style-type: none"> <li>• 6 buildings face eastward along Skolebakken</li> </ul>
Kystvejen	<ul style="list-style-type: none"> <li>• 1 historical site of the medieval St. Olufs Church/St. Olufs cemetery (Church no longer visible)</li> <li>• 16 different buildings facing east</li> </ul>
Mejlgade	<ul style="list-style-type: none"> <li>• 8 different buildings facing east at the very end of Mejlgade.</li> </ul>
Skovvejen	<ul style="list-style-type: none"> <li>• 62 different properties and buildings facing east. Mainly townhouses.</li> </ul>
In total 101 different building structures are lined up along the northern stretch of the Harbor Front.	



*Image above: Mejlborg, an example of an aesthetically pleasing “Bell Epoque” building and façade at the “Aarhus Urban Coastline”.  
 Photo by Phillip Fangel, 29-10-2019.*

The southern stretch of the urban coastline consists of several streets, however most of these streets (i.e. Spanien, and Dynkarken) lack the historical and so-called Belle Époque buildings that face east and are therefore not of interest to the heritage perspective of the WaVE project. However, a small section of Strandvejen marks the southern edge of Aarhus Urban Coastline-site. Most dominant in this part of the stretch is the so-called “Skansepalæet”-building (it more or less translates into “Entrenchment mansion”). The massive building was constructed in 1909 as a hotel for the national fair, which took place just on the opposite side of the road.

Street name:	Amount of distinct buildings (not addresses):
Strandvejen	<ul style="list-style-type: none"> <li>• 16 buildings face eastward along Strandvejen</li> </ul>

An additional number of properties are not included, as they are not situated directly at the street of Strandvejen. Instead, these properties are further up the steep slope at Strandvejen. The picture below shows these gaps between no. 18 - 30A and 10B – 14. Furthermore, the picture below shows the characterization of SAVE values given to the individual properties at the southern stretch of the Aarhus Urban Coastline. Read more about the SAVE values in the section on policies (3.2).

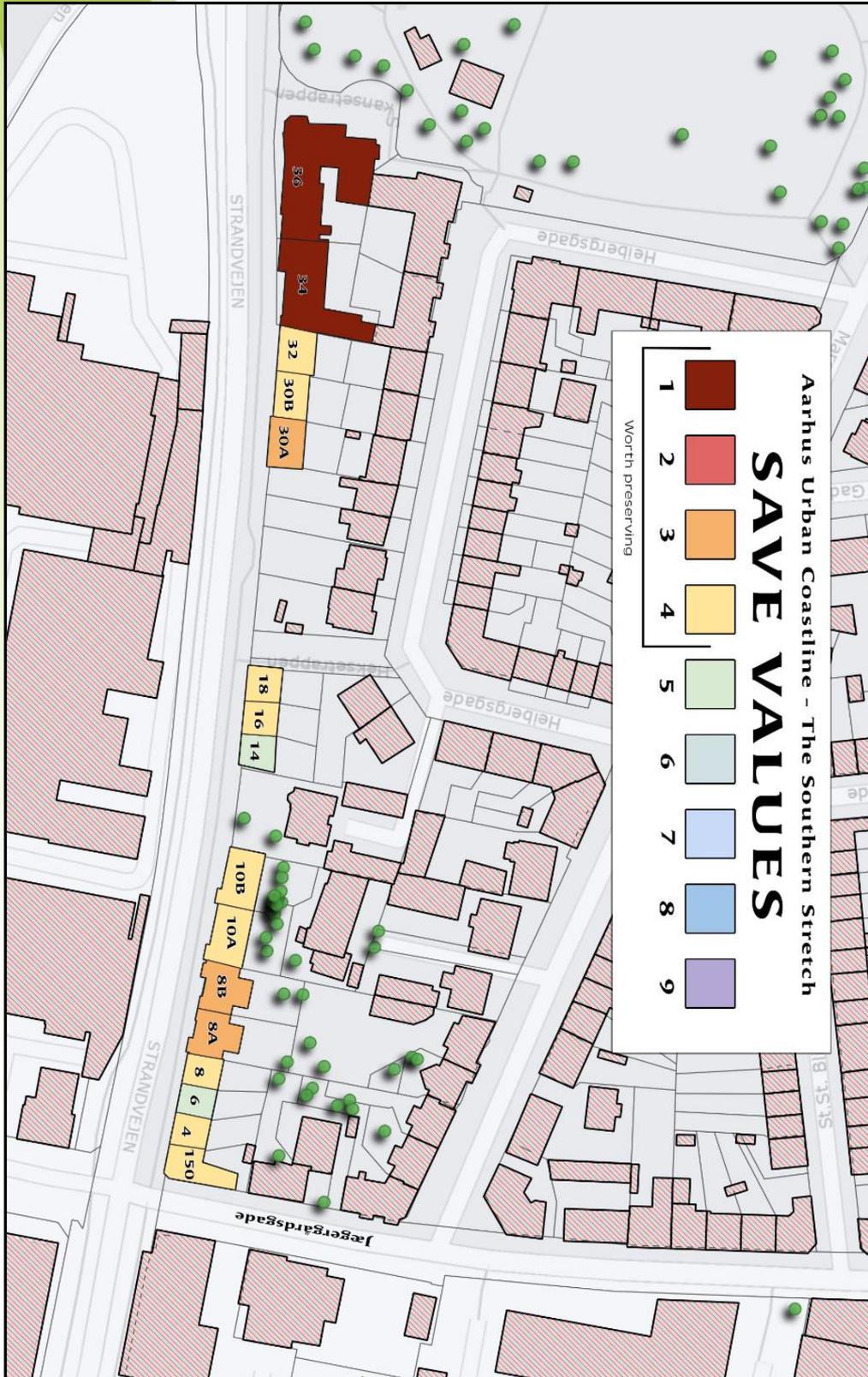


Image above: Southern stretch of the “Aarhus Urban Coastline“. Colors on structures mark the various SAVE values. Map by Phillip Fangel.



Image above: Aerial view of the Southern Stretch at Strandvejen (<https://skraafoto.kortforsyningen.dk/>).

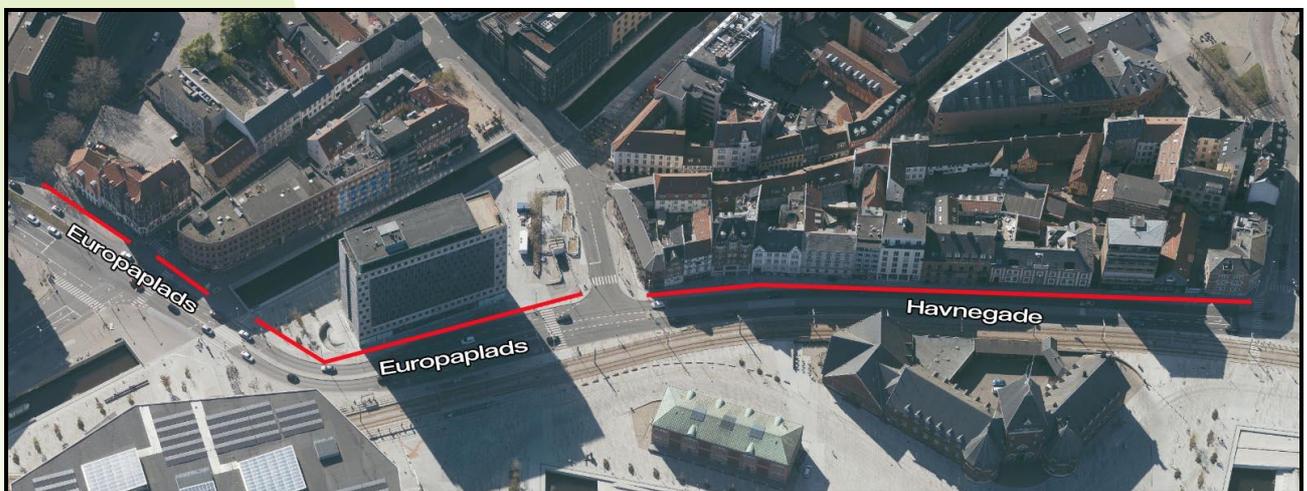


Image above: Aerial view of the first part of northern stretch covering Europaplads and Havnegade. (<https://skraafoto.kortforsyningen.dk/>)

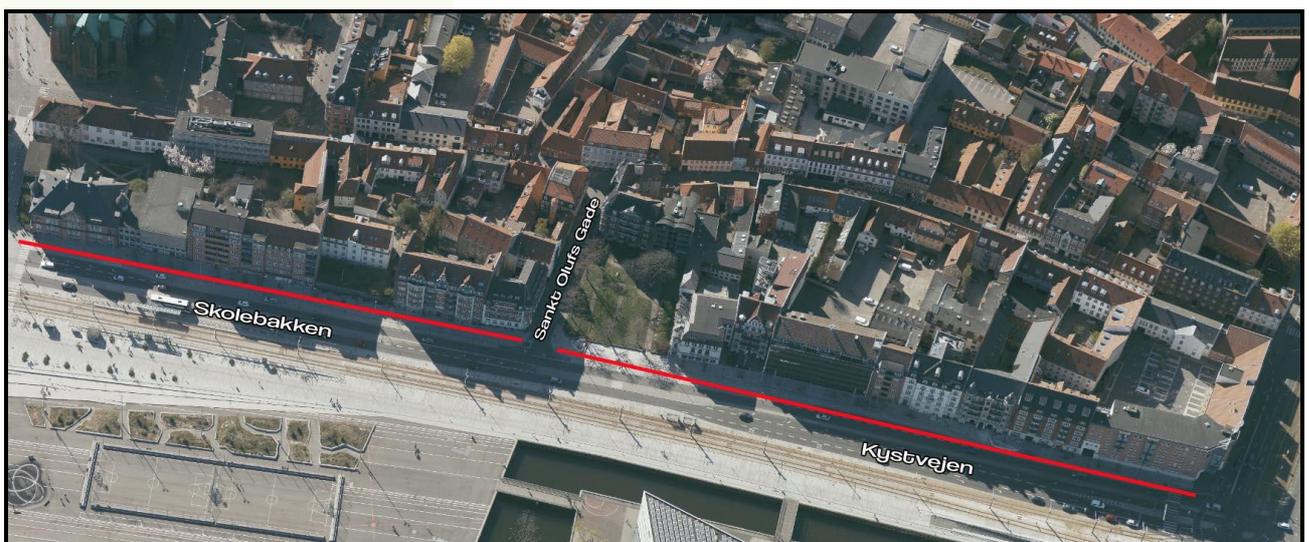


Image above: Aerial view of the second part of northern stretch covering Skolebakken and parts of Kystvejen. (<https://skraafoto.kortforsyningen.dk/>)



Image above: Aerial view of the third part of northern stretch covering parts of Kystvejen and parts of Mejlgade. (<https://skraafoto.kortforsyningen.dk/>)

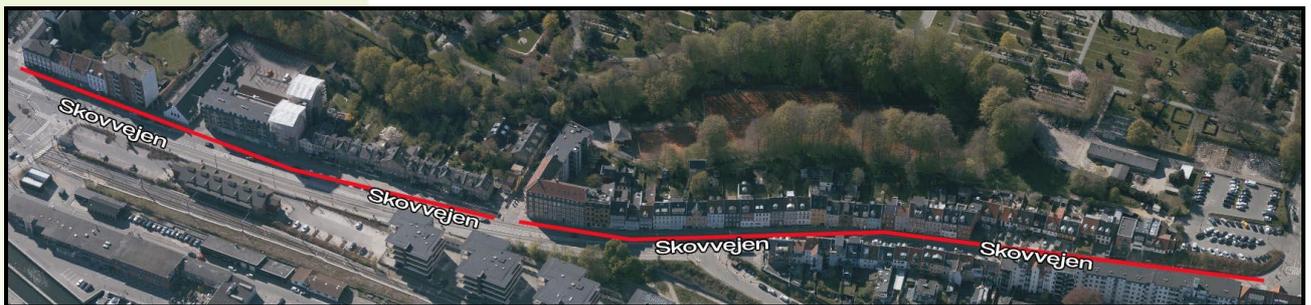


Image above: Aerial view of the fourth part of northern stretch covering Skovvejen. (<https://skraafoto.kortforsyningen.dk/>)

### 1.3 The Riverbed alongside The River Aarhus

The 6,3 km long stretch of riverbed along The River Aarhus consists of a large variety of public spaces, buildings and nature. The eastern end of the river is full of stores, cafés, entertainment and leisure activities. In the western part, closer to Lake Brabrand, the riverbed consists of larger areas of nature and undrained, moor-like stretches in some cases used for grazing.



Image above: Aerial view of the dense city and the natural surroundings further to the west. (<https://skraafoto.kortforsyningen.dk/>)

The River Aarhus can be described as the heart of Aarhus. It flows right through the inner city, but it does not split the city in two separate parts. This is mainly due to its rather small-scale width. The many bridges across the river glue the city together. Newcomers, old-timers and inhabitants of all classes, businesses and tourists alike are all attracted to the qualities of the river. The river is the birthplace of the city, and the river has since acted as an engine for growth and development. Nowadays the river is mainly part of a living cultural and recreational environment in which businesses flourish due to the attractiveness of the water.

Even the ancient Norse name for the town, Aros, is related to water. It can be directly translated as “The Mouth of the River”. During the Viking Age (ca. 793-1066 AD) houses were constructed in a fortified village just north of the river. Throughout medieval times, the city naturally expanded, and buildings further inland and on each side of the river became a common sight.

The use of the riverbed has changed over the years. In the Viking Age the riverbed was part of the town fortification, and in some locations used for pulling up boats ashore. In the beginning of the 1800s it was common for some of the wealthier families of Aarhus to have a garden directly connected to the river. From the Mouth of the River to the Aarhus Mill (today named Mølleparken) quite a few gardens were prominently located on each side of the River. Later, much of the riverbed was reclaimed for industrial use and the steep slopes along the north side of the riverbed was partially leveled in the beginning of the 1900s. The Industry along the river contributed to a decrease in water quality, and new waterworks were constructed to help facilitate better water supplies to the inhabitants. There are only few traces left of some of the bigger industrial buildings that contributed in making Aarhus the second-largest city in Denmark. Most of the industrial facilities were demolished to create new infrastructure, shopping malls or apartment buildings. Currently the long stretch of landscape covers a variety of ownership situations. Some parts are public and other parts are private.

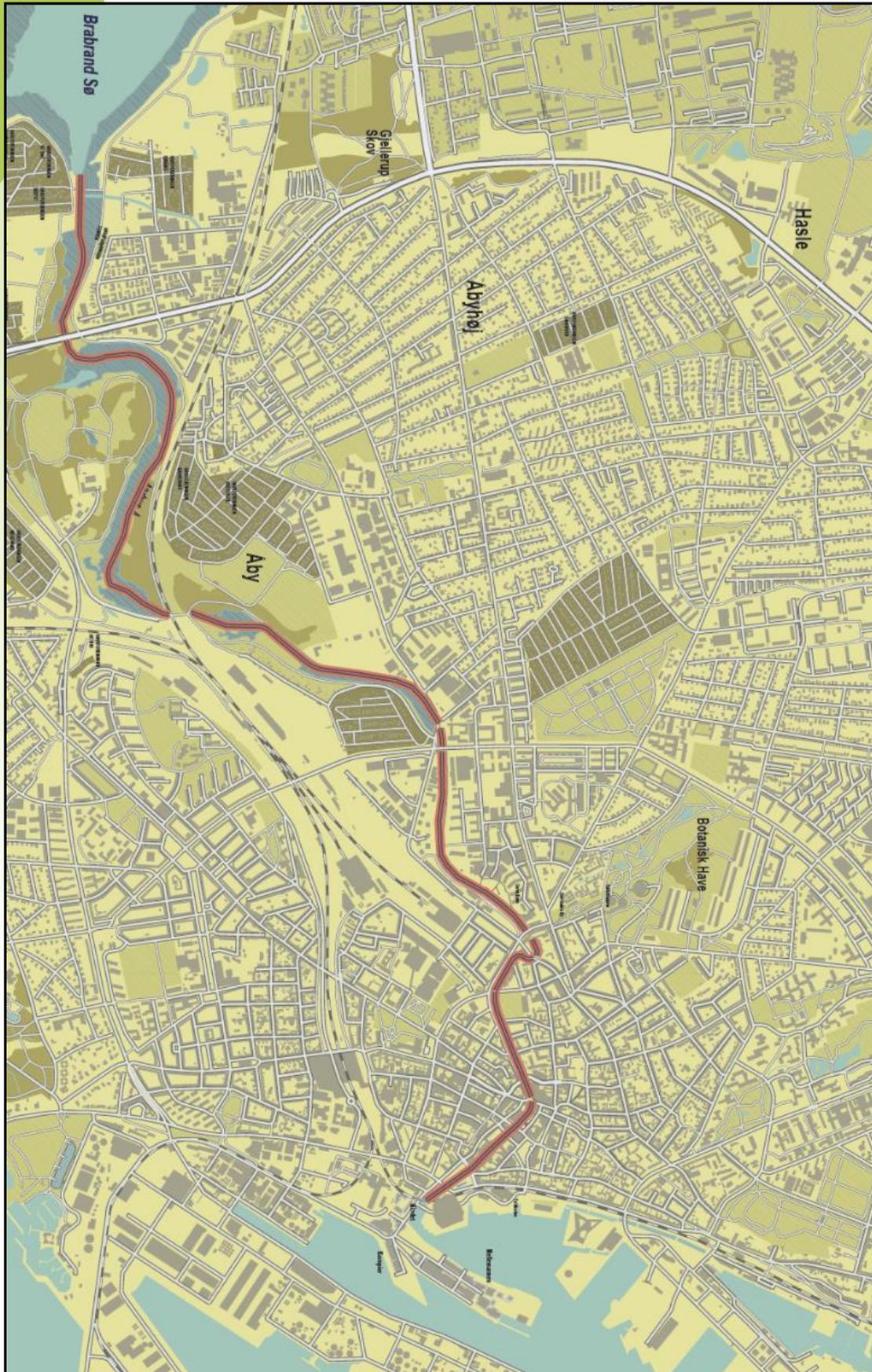


Image above: The stretch of The River Aarhus (Aarhus Å) to the beginning of Lake Brabrand (Brabrand Sø) marked with a red line.

## 1.4 The Industrial Harbor

The third redevelopment site is part of the Port of Aarhus. Traditional harbor industries used to flourish in this area, but now this activity has decreased. It has become quite an interesting redevelopment site to city developers and construction facilitators. Several businesses take part in an active economic life in some of the old industrial buildings. The areas of Mellemarmen and Kornpier are owned by the Port of Aarhus. The majority of buildings at Mellemarmen are rented out to a private facilitator that leases offices and buildings to private companies.

The site consists of the following three areas:

- Mellemarmen ('The Middle Pier')
- Kornpier ('The Grain Pier')
- Mindet

The Mellemarmen site consists of approx. 100,000 m<sup>2</sup>.

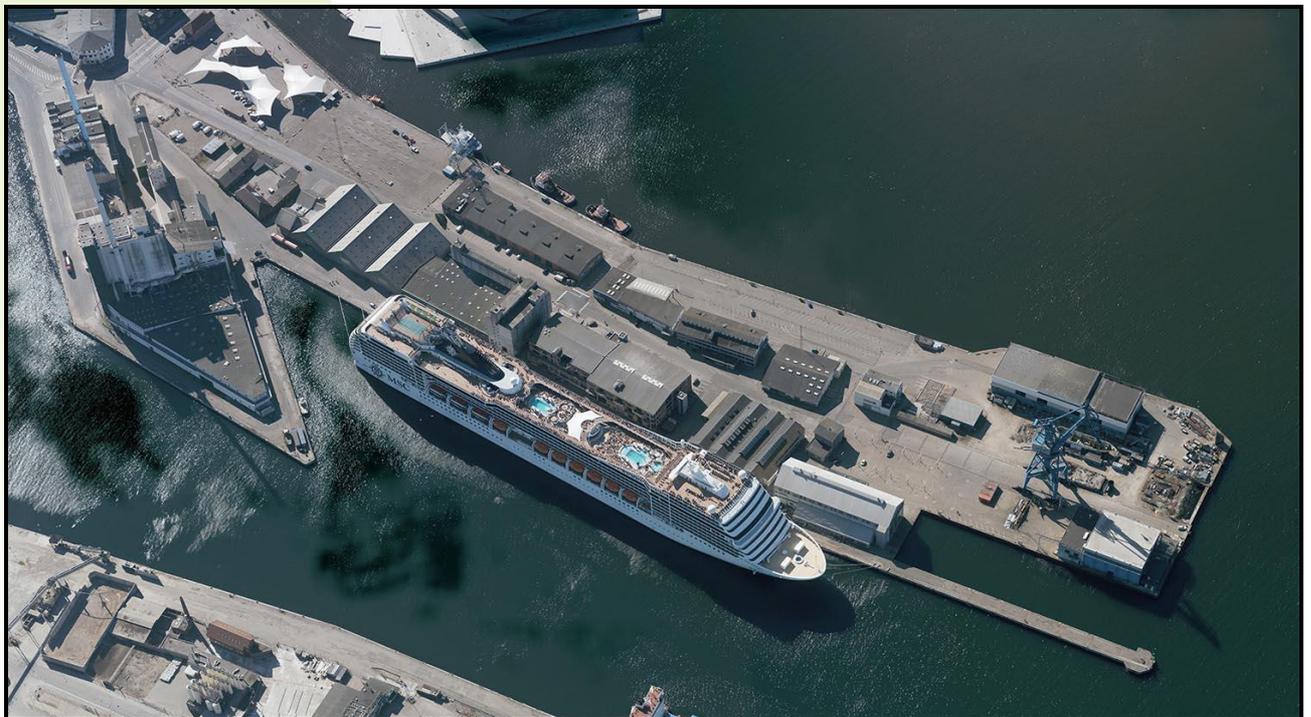


Image above: The Middle Pier (Mellemarmen) and The Grain Pier (Kornpier). (<https://skraafoto.kortforsyningen.dk/>)

### 1.4.1 Historical background

Mellemarmen is the outcome of several man-made extensions to the harbor area. In 1915 the city council of Aarhus decided to expand the harbor. The Søndre Mole Pier ('Southern Pier') was to be renamed Mellemarmen ('The Middle Pier'). This became reality after a newly constructed part south of Søndre Mole was created as the new 'oil harbor'. The current shape of Mellemarmen is basically the same as when it was constructed in the beginning of the 1930s.

The Industrial Harbor (Mindet, Mellemarmen and Kornpier)



Image above: The Middle Pier (Mellemarmen)



Image above: The Grain Pier (Kornpier)

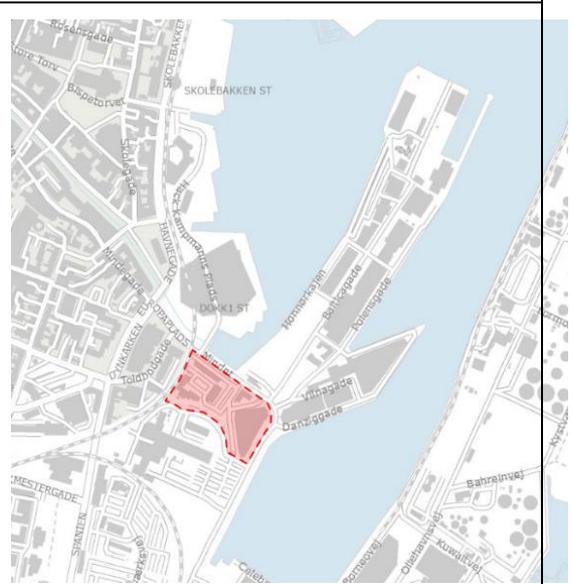


Image above: Mindet

## 2. EXPLORING THE WATER-LINKED HERITAGE VALUES

### 2.1 - What is the significance of the site(s) for the identity of the city and region?

The waterfronts of Aarhus are of vital value to the identity of the city Aarhus, and has been so throughout time.

- Geographically Aarhus is a river city only later to become a coastal harbor city.
- The identity of both the city and of the people of Aarhus are deeply rooted in the historical relation to the sea.

The River Aarhus and the Mouth of the River (Mindet) have become symbolic of the creation of the settlement that developed into a city. Not only is the name of the city directly connected to the river, the official city seal and coat of arms contain two human figures where one is presumed to be Saint Clement. Saint Clement is the patron saint for sailors/mariners. The Cathedral of Aarhus, which is located close to both the harbor and river, is even dedicated to Saint Clement. There are other connections to the strong symbolism of Saint Clement and the anchored cross which is connected to his background story. An example of this is seen at the Saint Clements Bridge connecting two parts of the main pedestrian street; the bridge used to be decorated with anchors on its iron railing.

In the past few hundred years the harbor has been a significant asset to the city. Trading and industry have brought a lot of employment to the city, and in one way or the other the harbor is a part of the consciousness of the current city. Likewise, it is almost inevitable to miss the large cranes at the harbor when entering the city from several directions.

### 2.2 - What are the specific heritage value characteristics? For whom do they matter?

The three sites share certain values, but also contain some distinct value characteristics.<sup>1</sup>

#### 2.2.1 Aarhus Urban Coastline:

- Aesthetic (visual appeal) and age value
- Historical value, including memorial value (memory of a place important for the image of place; human memory)
- Situational value (influences on evaluations of tourism)

Architecturally and historically several buildings along the site stands out. Examples of buildings regarded as heritage along the Coastline: The Cathedral School, the elegant residential building of Mejlborg, Sct. Olufs Graveyard and the former hotel constructed for the National Fair in 1909 known as “Skansepalæet”.

The value of the old harbor front is directly connected to the variety of buildings along the coastline. These buildings are synonymous with certain architectural styles that were common between 1850 and 1920. The water connection is just as important as the buildings themselves since the water enhances the building

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<sup>1</sup> Heritage value characteristics based on definitions by Iwona Szmelter (<https://journals.openedition.org/ceroart/3647>)

structures and creates viewpoints from the coastline streets. Having an undisturbed view to the water is key to the value of the area.



Images above (from left to right): The Cathedral School, Mejlborg, Sct. Olufs Graveyard and Skansepalæet. (<https://skraafoto.kortforsyningen.dk/>)

### 2.2.2 The Old Industrial Harbor:

- Historical value, including memorial value (memory of a place important for the image of place; human memory)
- Identity value (role of cultural heritage in the identity of society, both global and regional)
- Potential value for future exploitation and generation of value

The heritage of The Old Industrial Harbor can best be described as a unified whole. The distinctive buildings altogether valorize the area. The authenticity and the rather unspoiled nature of this industrial-like area is of high value. Buildings such as “The Five Sisters” as well as the industrial-like buildings at the streets of Balticgade 10-12 and Mindet 4 are considered to be of high value to the area.



Images above (from left to right): The Five Sisters, “Mindet 4”, “Balticgade 10-12” and the DOKK 8000 crane. (<https://skraafoto.kortforsyningen.dk/>)

### 2.2.3 The River Aarhus:

- Aesthetic (visual appeal) and age value
- Historical value, including memorial value (memory of a place important for the image of place; human memory)
- Situational value (influences on evaluations of tourism)
- Identity value (role of cultural heritage in the identity of society, both global and regional)
- Natural values

There is a large variety of heritage along The River Aarhus. The natural environment can easily be considered heritage just as manmade structures can be considered heritage. The water flowing in the river contributes to the overall value of the surrounding areas. There are multiple “river identities” along the banks. Each can be identified as a having distinctive characters depending on the exact location of the stretch. It is possible to divide the river several into zones:

- The “medieval” city zone with cafés, restaurants and pubs in a highly densified area.
- Cultural center near Folkestedet (former city museum, now public facility and gathering point with meeting rooms and café) with canoe rental and art installations.
- The recreational zone near Åbrinken where people run, bike, do exercises, engage in sports and other kinds of workout.



Images above (from left to right): City Zone near Åboulevarden, Cultural Zone near Folkestedet, Nature and Recreational Zone at Åbrinken. (<https://skraafoto.kortforsyningen.dk/>)

### 2.3 - What is the specific relationship between heritage and water in the site? In how much does water constitute a potential damage or enriches the value?

The relationship with water enriches all of the areas.

#### The Aarhus Urban Coastline:

Water is important for the identity of the site, but it can be experienced both actively and passively. At the old harbor front a high number of buildings used to function as properties serving a purpose for maritime business or as housing. Water used to be the prerequisite for the maritime environment, the hygienic bathing culture and the industry of the area. Nowadays the water functions more like a vector for commerce and tourism in the area. There is still plenty of potential of using the water to promote the area. This could be through the stories of the Bay of Aarhus and the ships sailing back and forth from the Mouth of the River.

Only few use the water and canals in front of the Aarhus Urban Coastline. It is mainly through large ship events that water is activated for the public. Occasionally it is possible to experience people kayaking, rod fishing or people practicing standup paddle boarding. Similarly, visitors in the area could find themselves experiencing seals and porpoises in the water.

#### The River Aarhus:

The environment, nature and buildings at the riverbed of The River Aarhus is naturally connected to the water. The flowing water means a lot for the identity of the area, as it naturally draws attention to itself while attracts living things. The water in the river means different things depending on the exact stretch of riverbed you walk. Traditionally water in the river has been essential for the living conditions, the nature, the industry and other practical functions. In the past, it also used to be the primary way of transportation, trade and fishing. Nowadays the riverbed in connection to the water is more about the recreational feelings.

#### The Old industrial Harbor:

In the case of The Old industrial Harbor many physical structures and much of the equipment is directly related to water and has been so since the construction of the harbor and the piers. The water can also be the source of reflection at the site. It is possible to walk around, to sit down and still feel you are in a very different place, although the inner city is close by. You can gaze at the cityscape from a perspective you rarely come across.

The view is now markedly different compared to 40 years ago when a lot of industry blocked the view to the traditional harbor front.

The area is like a small peninsula, where you cannot move on when you reach the end – unless you have boat waiting for you. The spaces you experience at the site when ships are docked are very different compared to the empty spaces that you see when no ships dock. The water establishes a connection between environments and the life you can experience there. Thus, the spaces change depending on the function of the area. This could be evident when the area is full of cruise tourists to an area when it just the raw industrial space.

The water also signifies danger and a threat to the area. The Mellemarmen site was constructed as a very low pier as its quays are close to the surface of the water. If water levels rise more than to be expected, the entire site is threatened.

## 2.4 - What is the current approach to heritage in the area by the local government and heritage related agencies (including interest groups)?

1. The Aarhus Municipality follows a method by the name of SAVE (Survey of Architectural Values in the Environment). Heritage in all three sites is mainly covered through the SAVE index, in which most Aarhus properties pre-1940 are rated from 1-9 (the lower the rating the better). If a property is rated between 1-4 it is considered “worth preserving”. The grade is based on five factors; architecture, culture, environment, originality and condition.

The SAVE approach of rating physical buildings as heritage is valid for all three sites.

There is no separate protection or funding for buildings based on the SAVE approach. This is only the case of listed buildings on a national level.

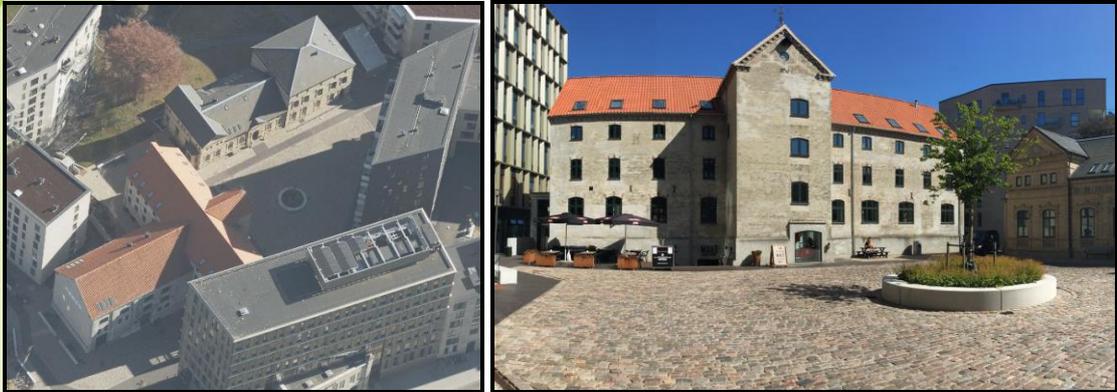
2. The Cultural Heritage Report is the operational basis of the Municipal Plan 2017 for the City of Aarhus that focuses on the listing, administration and policy-making related to the valorization of the city’s cultural heritage sites.

## 2.5 - Is there awareness (and approval) towards new heritage approaches considering heritage values as a vector for development and transformation of the sites?

It is a mixed picture. In most cases, there is an awareness towards the importance of cultural environments and historical buildings when transforming a site. Instead of just tearing down buildings in order to move along with construction more research on the value characteristics is undertaken nowadays. An evaluation of the values of a redevelopment site is often considered before progressing as seen in the example of “The Masterplan for the Peri-urban Harbor-area”.

An example of heritage being used as a vector for development and transformation is the old brewery Ceres, located next to The River Aarhus. As the brewery went out of function, it was just a matter of time before the valuable area would be transformed into a more city-like neighborhood. However, it was not a complete devastation of the site history as some of the old industrial buildings from the mid to late 1800s were included in the plans for the new area. Not without controversy, several of the old buildings were integrated in the new surroundings. The building heritage of the area now adds a distinctive story of the brewery’s past while adding

a classic architectural elegance to the area. The building with the red roof (seen in image below) now houses an art gallery and a large restaurant in its basement. The building heritage is in this case used for more outgoing activities, whereas most of the new structures are constructed as residential buildings.



*Images above: Aerial view of the “Ceres Byen” (<https://skraafoto.kortforsyningen.dk>). Image above: Old brewery buildings up close. (Phillip Fangel, 28-04-2019.)*

There are exceptions relating to the care of historical buildings. In the case of the “Aarhus Urban Coastline” two older buildings from 1853 and 1909 are facing demolition at the street of Europaplads. A private developer wants to erect a tall building in the spot, but this requires a change in the existing local plan. If the City Council approves the changes to the local plan, the remaining part of the maritime neighborhood around “Mindet” and Havnegade will be transformed markedly.



*Image above: Aerial view of the two threatened buildings (<https://skraafoto.kortforsyningen.dk/>). Image above: Europaplads 6-8 up close (Phillip Fangel, 28-08-2019).*

## 2.6 - Is there awareness (and approval) towards innovative heritage approaches speaking to the imagination of people through art?

Once again, it is a rather mixed picture. There is a lack of heritage-related art around the three sites. However, there is one clear example and a few innovative approaches in Aarhus regarding the focus of heritage in art installations.

- The piece of art with an obvious link to the past is located at the entrance to The Middle Pier. A life-sized sculpture of dockers with the title “Historiske Spor” shows the connection of the area’s laboring past through a life-like working situation.
- There are several new innovative and brightly colored light installations across The River Aarhus.
- A big black/white painting of a smoking man by the German graffiti artist Hendrik Beikirch<sup>2</sup> on the industrial facilities at the old industrial harbor. It is a progressive approach to invigorating old industrial buildings through contemporary art.
- At the kick-off event ‘European Capital of Culture’ in 2017, a huge video installation was projected upon some of the big industrial buildings around the old industrial harbor.
- Art installation at Mindet 6: Dokk of Visions. Photojournalism. Photographs of the area meant to promote discussion on the connection between city and harbor, the development of the area and the phasing out of the industry in the area.<sup>3</sup>



Image to the left: Art installation of dockers called “Historiske Spor” (“Historical traces”). In the background DOKK1 part of the Urban Media Space. Photo by Phillip Fangel, 26-01-2019. Image to the right: Painting by Beikirch on the industrial buildings. Photo by Phillip Fangel, 22-05-2018.

## 2.7 - Is there a specific approach to water-linked heritage? Are (water-linked) heritage values recognized in planning and policies? Is it needed? If not, why?

There are established approaches to heritage in the Municipality of Aarhus, but there is no specific approach to water-linked heritage as such. The concept of specific water-linked sites is in some cases relevant through other heritage approaches. Buildings that are near and around water are valued according to the same parameters of the SAVE index as other buildings that predate 1940.

There are no regulations or planning policies in which water-linked heritage is particularly recognized, however there are categories named “Coastal Environments” and “Industrial Landscapes” in the Cultural Heritage Report. However, these categories do not geographically cover the three sites pinpointed for the WaVE project. The Cultural Heritage Report acts as the basis for the administrative evaluation of “cultural heritage environments” in Aarhus.

The Cultural Heritage Report includes a section on “Coastal Environments” in which the connection between heritage and the sea is the basis for a selected few appointed areas such as “old harbor baths” and the

<sup>2</sup> [https://stiften.dk/artikel/nyt-kunstv%C3%A6rk-p%C3%A5-havnen-er-byens-st%C3%B8rste-nogensinde](https://stiften.dk/artikel/nyt-kunst%C3%A6rk-p%C3%A5-havnen-er-byens-st%C3%B8rste-nogensinde)

<sup>3</sup> <https://arbejderen.dk/kalenderopslag/aarhus-dokk-visions>

“Marina for Fishing and Wooden Ships”. In the section for “Coastal Environments”, there is currently no mention of the three areas pointed out in the WaVE project.

In the section on “Industrial Landscapes” Aarhus Harbor is mentioned through the two industrial plants Aarhus Oil Factory (“Aarhus Oliefabrik”) and “Jysk Andels Foderstofforretning”, the latter being an agricultural cooperative that trades within the grain industry. Some of the more remarkable silos are still in use and have been marked as a national industrial monument. The silos as well as a small part of Mindet are included in the Industrial Landscape in the Cultural Heritage Report.

One of the most relevant chapters, in a WaVE perspective, in The Cultural Heritage Report is about the inclusion of “Mellemarmen” as a potential “Cultural Environment” within the theme of “Industrial Landscapes”. It is described how the area should be valorized with regards to elements worthy of preservation if the area is to be transformed.

The regulative for Aarhus Å is mainly centered on the protection of natural elements connected to the river. This kind of protection is not considered through a heritage perspective.

The Cultural Heritage Report has not before been subject to public intervention and debate prior to implementation. As part of the WaVE project, it is in the interest of the Aarhus-delegation that new tools and approaches are developed in order to strengthen the sense of co-ownership of the recommendations of the Cultural Heritage Report amongst citizens and stakeholders.

We wish for the municipality to take into account the possibility of adding the three water-linked areas around The Aarhus River, The Aarhus Urban Coastline and The Old Industrial Harbor when revising The Cultural Heritage Report. It is important to recognize water-linked heritage values in order not to miss the huge potential of economic growth while shaping a local identity related to both the sea, harbor and river. This could be done through an appendix to the Municipal plan once it is revised.

### 3. EXPLORING THE POLICY CONTEXT

#### 3.2 What are the existing planning laws, regulations and policies related to heritage aspects, at national, regional and local level?

##### 3.2.1 National Level:

###### Listed Buildings.<sup>4</sup>

Denmark is rich in historically interesting buildings, from thatched farmhouses, stark factories and modernistic houses to castles and manor houses. Buildings, urban environments and works representing architectonic landscape values can be listed or declared worthy of preservation in accordance with the Listed Buildings and Preservation of Buildings and Urban Environments Act. Denmark has more than 9,000 listed buildings.

Listed buildings are buildings with special architectonic or culture historical qualities telling about important periods in the history of the country that may be said to be of national significance. Both old and more modern

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<sup>4</sup> <https://english.kum.dk/policy-areas/cultural-heritage/listed-buildings/>

buildings can be listed, and the buildings already listed range in size from small pavilions and sheds to castles and manor houses, and in variety from lighthouses and industrial facilities to blocks of flats and town halls.

The Agency for Culture and Palaces manages the preservation of buildings in accordance with the Listed Buildings and Preservation of Buildings and Urban Environments Act and approves alternations' to listed buildings.

### 3.2.2 Local level:

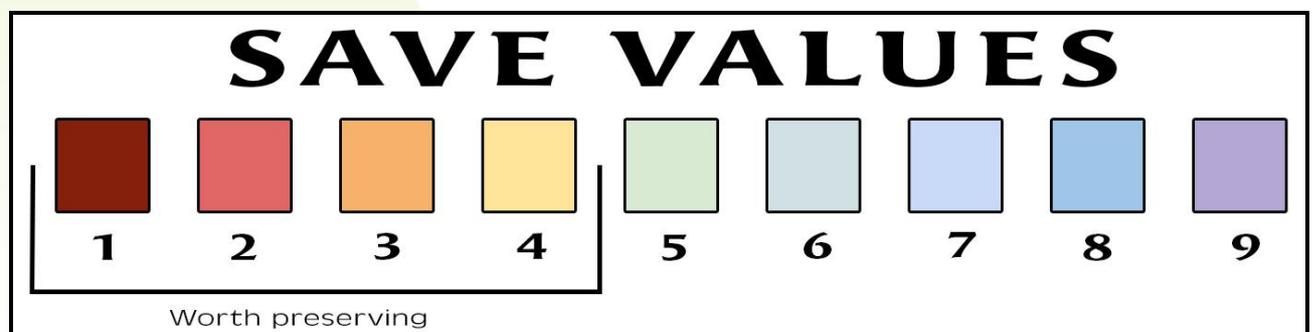
#### SAVE INDEX - Buildings Worthy of Preservation.<sup>5</sup>

When a building is designated as "worthy of preservation", only its exterior is protected, whereas listing protects the entire building. Both the Danish Agency for Culture and the local authorities may designate buildings to be worthy of preservation.

This opportunity is used in connection with local planning in order to protect buildings of major regional or local significance. Most buildings are designated as worthy of protection based on the SAVE (Survey of Architectural Values in the Environment) method.

A building worthy of preservation cannot be demolished, except by special permission of the relevant local authority. Approx. 300,000 buildings in Denmark have been assessed worthy of preservation. The rules concerning buildings worthy of preservation are administered by the local authorities.

The SAVE index values properties through a rating system that goes from 1-9. The lower the rating the more value in a preservation perspective. The values between 1 and 4 determine the building to be worthy of preservation.



#### Cultural Heritage Report, part of the Aarhus Municipal Plan

The Cultural Heritage Report is the operational basis of the Municipal Plan 2017 for the City of Aarhus that focuses on the listing, administration and policy-making related to the valorization of the city's cultural heritage sites. The objective is to inform policy-makers and



city planners on the values of so-called ‘cultural environments’, formed by the grouping of built heritage that transcends the level of individual buildings to create areas that reflect essential socio-economic and environmental functionalities, and by doing so influence decision making related to the urban transformation in the city of Aarhus. The Report addresses cultural environments following 7 specific themes.

#### The Masterplan for the Peri-urban Harbor-area

The Masterplan contains a section in which buildings worth preserving are mentioned and outlined. Many streets and environments that are connected to both the Masterplan and WaVE is covered in the Masterplan. However only one building stand out in the Masterplan connected to three areas of interest to the WaVE project. The red-brick building at “Mindet 2”, connected to the old industrial harbor-site, is marked with a green color and has the following description: *Buildings before or after 1940, that has not been appointed in the Municipal Plan, but because of its architectural, cultural historic or environmental value is deemed ‘Worthy of preservation’ within The Masterplan for the Peri-urban Harbor-area.*



In other words, care has been taken to somewhat secure the building with a marking as “Worthy of Preservation”. Throughout the process of drawing up the Masterplan new evaluations of buildings in the covered areas had to be undertaken – in this case a post-1940s building without a SAVE index registration.

## 4. IDENTIFYING EXISTING STRATEGIES AND PROJECTS FOR THE TRANSFORMATION OF THE SITE

### 4.1 – What are the current general proposals for the site in terms of functions and redevelopment? What status do they have?

District development plans are known as “local plans” in Denmark. A local plan is a set of detailed regulations and descriptions drawing up how a specified geographical area is supposed to function. Typically, infrastructural regulations and restrictions on building materials are also included in the local plans. A few of these local plans are currently under development or are otherwise interesting to the WaVE redevelopment sites.

#### 4.1.1 The Industrial Harbor - Mellemarmen/Mindet – Local plan 1093<sup>6</sup>

[STATUS: **HALTED**]

The local plan for the Middle Pier know as the Mellemarmen/Mindet-site was under preparation in the Spatial Planning department of the Municipality, but has of May 2020 been halted for unspecified reasons.

<sup>6</sup> <https://aarhus.viewer.dkplan.niras.dk/plan/3#/lokalplanid/1157>

The managing authority, Aarhus Port, requested a new local plan in order to utilize the 100.000 m<sup>2</sup> area of Mellemarmen with different types of harbor-related trades and industry. In case no harbor-related trade could be found for the site after the changes to the local plan, Aarhus Port wanted to be able to rent out its space at Mellemarmen to other trades. In the summary of the local plan, it was stated that the existing cultural environment of the area had to be supported in future local plans.

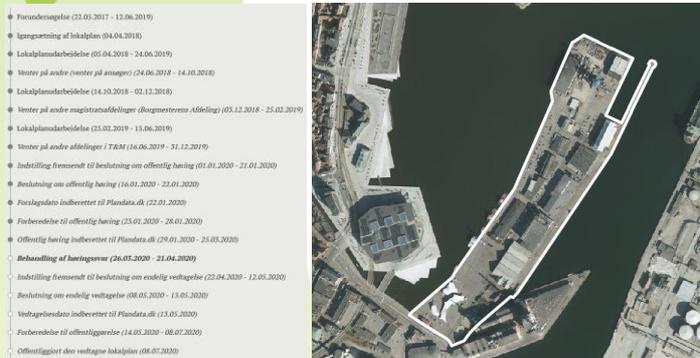


Image above: The time line and process of the local plan (in Danish). Image above: The Middle Pier redevelopment site.

#### 4.1.2 The Industrial Harbor - Mellemarmen/Mindet – Local plan X055 for a high-rise at “Mindet 6”<sup>7</sup> [STATUS: UNDER EVALUATION]

The private owner of the site has requested the development of a local plan that supports his intentions of constructing an approx. 150m tall high-rise. The high-rise will be connected to the existing historical structures. According to the hearing material the existing industrial structures will be renovated with respect for its historical past. This is done through preservation and by integrating industrial traces in the new construction. This case is still under evaluation in the planning department of the Municipality.



Image above: The time line and process of the local plan (in Danish). Image above: The site of the potential high rise.

#### 4.1.3 Aarhus Urban Coastline – Local plan 1124 (Projected construction for city purposes at Europaplads 6-8, Aarhus C.)<sup>8</sup> [STATUS: HEARING PERIOD]

There has been a request for a local plan change that would include a permission to construct a tall building at the old harbor front. In order to accomplish this plan several historical buildings face demolition. These

<sup>7</sup> <https://aarhus.viewer.dkplan.niras.dk/plan/3#/lokalplanid/1159/15283>

<sup>8</sup> <https://aarhus.viewer.dkplan.niras.dk/plan/3#/lokalplanid/1064/6931>

buildings are located at the addresses Europaplads 6-8 and Mindegade 12a. This area is part of the old harbor front.

Currently the local plan has been sent out in public for hearing. The deadline for comments of the local plan/project is 27<sup>th</sup> of August 2020. If no further objections is taken into consideration by the City Council it will be finally approved thereafter.

- Forundersøgelse (13.05.2016 - 07.06.2016)
- Forhøring (11.08.2016 - 01.09.2016)
- Supplerende forundersøgelse (02.11.2018 - 23.11.2018)
- Forhøring (ny forhøring) (04.07.2019 - 15.08.2019)
- Igangsætning af lokalplan (28.01.2020)
- Lokalplanudarbejdelse (29.01.2020 - 24.04.2020)
- **Indstilling fremsendt til beslutning om offentlig høring (11.05.2020 - 09.06.2020)**
- Beslutning om offentlig høring (05.06.2020 - 10.06.2020)
- Behandling af høringssvar (21.09.2020 - 09.10.2020)



Image above: The time line and process of the local plan (in Danish). Image above: The two buildings at Europaplads.

#### 4.1.4 The River Aarhus – Local Plan 1112 (Eskelunden, Natur- og eventområde)<sup>9</sup> [STATUS: APPROVED]

The City Council of Aarhus has recently approved a new local plan for the area around Eskelund which is a nature area bordering The River Aarhus. The plan is to convert the existing site into a park with recreational activities such as events and concerts with up to 40.000 visitors. There is an ongoing process about communicating and using the historical past in the area in events, installations, art and other physical elements established in the area.

- Igangsætning af lokalplan (09.05.2019)
- Beslutning om offentlig høring (14.08.2019 - 14.08.2019)
- Forslagsdato indberettet til Plandata.dk (14.08.2019)
- Offentlig høring indberettet til Plandata.dk (20.08.2019 - 15.10.2019)
- Vedtagelsesdato indberettet til Plandata.dk (27.11.2019)
- Offentliggjort den vedtagne lokalplan (18.12.2019)



Image above: The time line and process of the local plan (in Danish). Image above: Aerial view of Eskelunden.

<sup>9</sup> <https://aarhus.viewer.dkplan.niras.dk/plan/3#/lokalplanid/9628684> and [PDF] [https://dokument.plandata.dk/20\\_9628684\\_1576678258965.pdf](https://dokument.plandata.dk/20_9628684_1576678258965.pdf)



of the WaVE redevelopment sites into the Cultural Heritage Report it seems more likely that water-linked heritage will be recognized when developers prepare blueprints for new construction sites or the municipality draw up new local plans near the river, coastline or the harbor.

#### 6.4 - Are there any synergies with other policies (e.g. related to water resources management, flood risk mitigation, climate change adaptation, or environmental protection)?

- 'The Policy for Architecture and Urban Qualities' is expected to be presented to the city council of Aarhus in 2020. This could be relevant for all three sites.
- Potential synergy with Business and Trade policies regarding growth for example at Mellemarmen.
  - Focus on creative businesses and the ability to create clusters with companies that enrich each other.
- Potential synergies with environmental policies. The impact of climate change at the area of the old industrial harbor.

The list below shows the synergies with other policies for The River Aarhus. The policies do not cover heritage as such, but enforce other regulations that prevent natural heritage from being wiped out.

#### Existing policies connected to The River Aarhus.

- Primary national policy that covers the management of The River Aarhus: Vandløbsloven (English: *Consolidation act on Watercourses*).<sup>10</sup>
- National nature conservation legislation: Naturbeskyttelsesloven.<sup>11</sup>
- Local protective regulation from "Natur og Miljø – Århus Amt": *Århus Å inkl. Årslev Eng sø og Brabrand Sø regulativ. Amtsvandløb nr. 51, beliggende i Hørning og Århus Kommuner*.<sup>12</sup>
- Natura 2000 EU area: Area 233 (short stretch of river near Brabrand Sø - SiteCode: DK00DX324).<sup>13</sup>
  - Natura 2000 is a network of core breeding and resting sites for rare and threatened species, and some rare natural habitat types which are protected in their own right.
- EU - DIRECTIVE 2000/60/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 23 October 2000 establishing a framework for Community action in the field of water policy.<sup>14</sup>

#### 6.6 - Does the policy instrument in question require adaptation of existing practices and/or adoption of new ones?

The Cultural Heritage Report has not before been subject to public intervention and debate prior to implementation. As part of the WaVE project we would like to develop new tools and approaches to strengthen the co-ownership of the recommendations of the Cultural Heritage Report.

<sup>10</sup> Danish link: <https://www.retsinformation.dk/Forms/R0710.aspx?id=209504>

<sup>11</sup> Danish link: <https://www.retsinformation.dk/Forms/R0710.aspx?id=207969>

<sup>12</sup> Danish link [PDF]:

<http://webgis.aarhus.dk/Dokumenter/Vandloebesregulativer/Amtsregulativ%2051%20%C3%85rhus%20%C3%85%20inkl%20s%C3%B8er.pdf>

<sup>13</sup> Danish link [PDF]: <https://www.aarhus.dk/media/3288/brabrand-soe-med-omgivelser.pdf>

<sup>14</sup> <https://eur-lex.europa.eu/legal-content/EN/TXT/HTML/?uri=CELEX:32000L0060>

## WaVE Project

WaVE is a 3-year research project (August 2019 - July 2022) funded by the European Commission within the INTERREG Europe program. The Project focusses on the **improvement of regional and local policies** to open up their possibilities to support the **development of integrated adaptive reuse of water-linked cultural heritage** sites in human settlements. The partner cities and regions have in common that their territory is rich in heritage that is historically linked to, or formed as, a result of the interaction with water as part of the natural environment. The partners have a task in the field of heritage and water. The European grant offers opportunities to work together at European level on policy strategies that are needed for the restructuring tasks related to heritage and water.

## Partners

### Municipality of Aarhus

Aarhus is the second largest city of Denmark with 350.000 inhabitants. It is situated by the Bay of Aarhus and has a large contingent of universities and students



### Provincial Council of Alicante

Alicante is a coastal province in the Southeast of Spain. Its sand beaches, coves, mountain routes and gorgeous sunny weather attract lots of visitors all year long



### Municipality of Breda

Breda is a sparkling and historical city in the south of the Netherlands with around 183.000 inhabitants



### CertiMaC

CertiMaC promotes innovation in the energy and materials sector by offering laboratory analysis, industrial research and specialist consultancy services



### **Delft University of Technologies**

A leading Dutch university providing solutions to urgent societal challenges through science, design and technology



### **Ister-Granum European Grouping for Territorial Cooperation Ltd**

Ister-Granum EGTC includes 42 Hungarian and 40 Slovak municipalities. Its main goal is to implement joint cross-boarder strategies related to culture and tourism



### **Municipality of Ravenna**

Ravenna is an art and history lover's dream in the North of Italy. Its extensive mosaics are renowned worldwide as well as its sandy beaches and its port



**Comune  
di Ravenna**

[www.interregeurope.eu/wave/](http://www.interregeurope.eu/wave/)

