



# 8 House

Ørestad, Copenhagen

Architect: BIG

Year completed: 2009

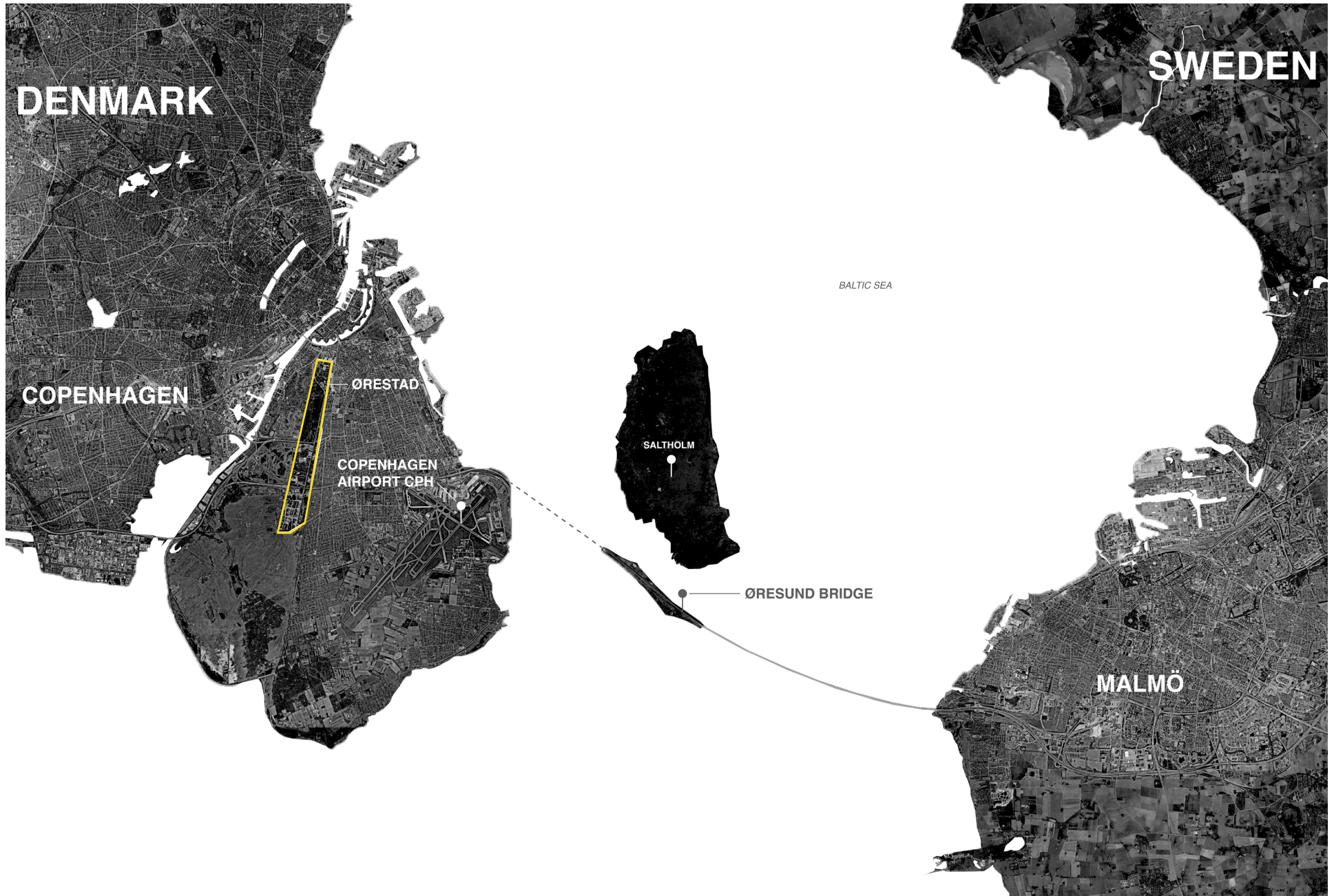
Type: Mixed-use

Size: 62,000m<sup>2</sup>

Client: St. Frederikslund Holding

Brooke Hudy - Veronika Salamun - Kaveh Taherizadeh

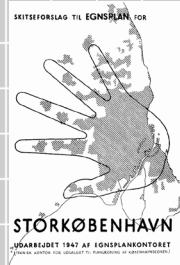




## Geographical Context.

This map demonstrates how the construction of the Øresund Bridge created new socio-economic links between Malmö and Copenhagen. The construction of the Copenhagen Transit System further allowed for citizens to commute to and from downtown Copenhagen, Ørestad, Malmö and Copenhagen Airport.

- Post WWII, suburbanization increased in Copenhagen
- Ørestad became the center of discussion for new development outside the city center
- Loss of manual industrial jobs due to technological advancements



- Financial crisis was mitigated by governmental grants
- Housing Policies changed to favor middle and high income households
- Urban development was used to achieve a service-based post-industrial economy



- Metro system became available in Ørestad connecting the inner city to Ørestad, Copenhagen Airport and Malmö, Sweden
- Merger of Ørestad Development Corporation and the Port of Copenhagen resulted in CPH City & Port Development Corporation

60s

70s

80s

90s

00s



- Oil Crisis caused an increase in unemployment rates
- National decentralization policy caused smaller governmental entities to govern



- Social housing development stopped
- Planning for the Copenhagen Metro system was established
- Ørestad Development Corporation was created by the state of Denmark to revitalize what was formerly Danish military land
- Land was being sold by the municipality to private investors to finance the public transit expansion project in the city.
- Incentive to public institutions to develop new headquarters in Ørestad
- Debt for Ørestad Development reaches 1 Billion

Ørestad's Timeline 1960 - 2007.



2005

1. VM House
2. Fields
3. Metro Station
4. Akustikplader
5. Bella Center Station
6. Tietgenkollegiet
7. Det Juridiske Fakultet



2011

1. 8 House
2. Skøjteklub Amager
3. Royal Arena
4. Sejllhusets Vuggestue
5. " Housing Project
6. Mountain Dwelling
7. AC Hotel
8. Concert Hall



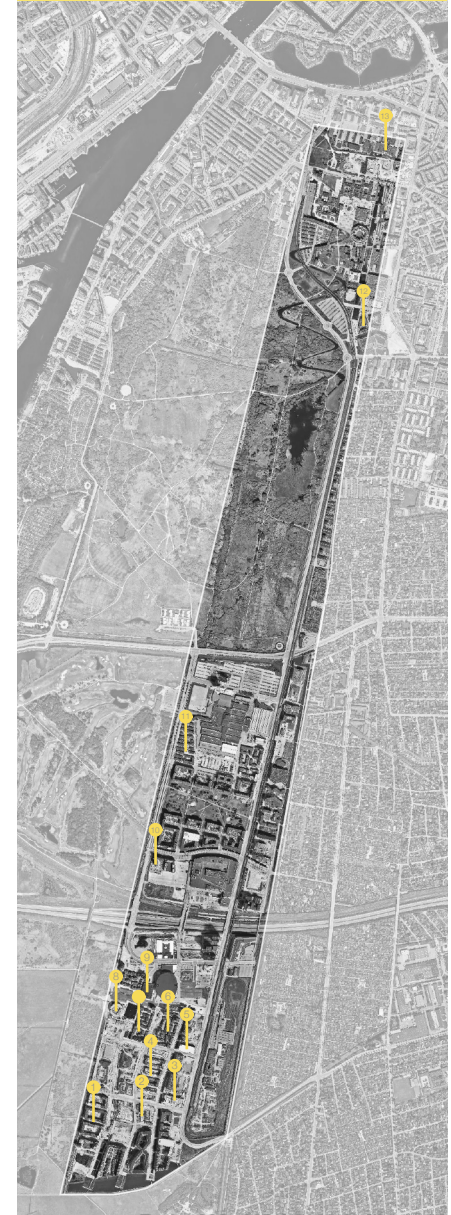
2015

1. 8 House
2. Copenhagen Metro Team
3. Mette Weensgaard Lindbjerg
4. Royal Arena
5. Ø-Huset
6. Ørestad Streethal
7. Mixed-Use Apartment



2020

1. Fælledkanten (Apartment Complex)
2. Lavetten (Apartment Complex)
3. Dino's Legeland Ørestad
4. Residential Apartments
5. P-Hus Ejler Bille (Parking Garage)
6. Pappuf (Animation Studio)
7. Skovkvarteret (Apartment Complex)
8. Kalvebod Fælled Skole Elementary
9. Ørestad Skøjtehal (Skating Rink)
10. CABINN Metro Hotel
11. Elizabeth Munzlinger Townhomes
12. & 13. Office Building







**Field's**



**Sky Hotel**



**Royal Arena**



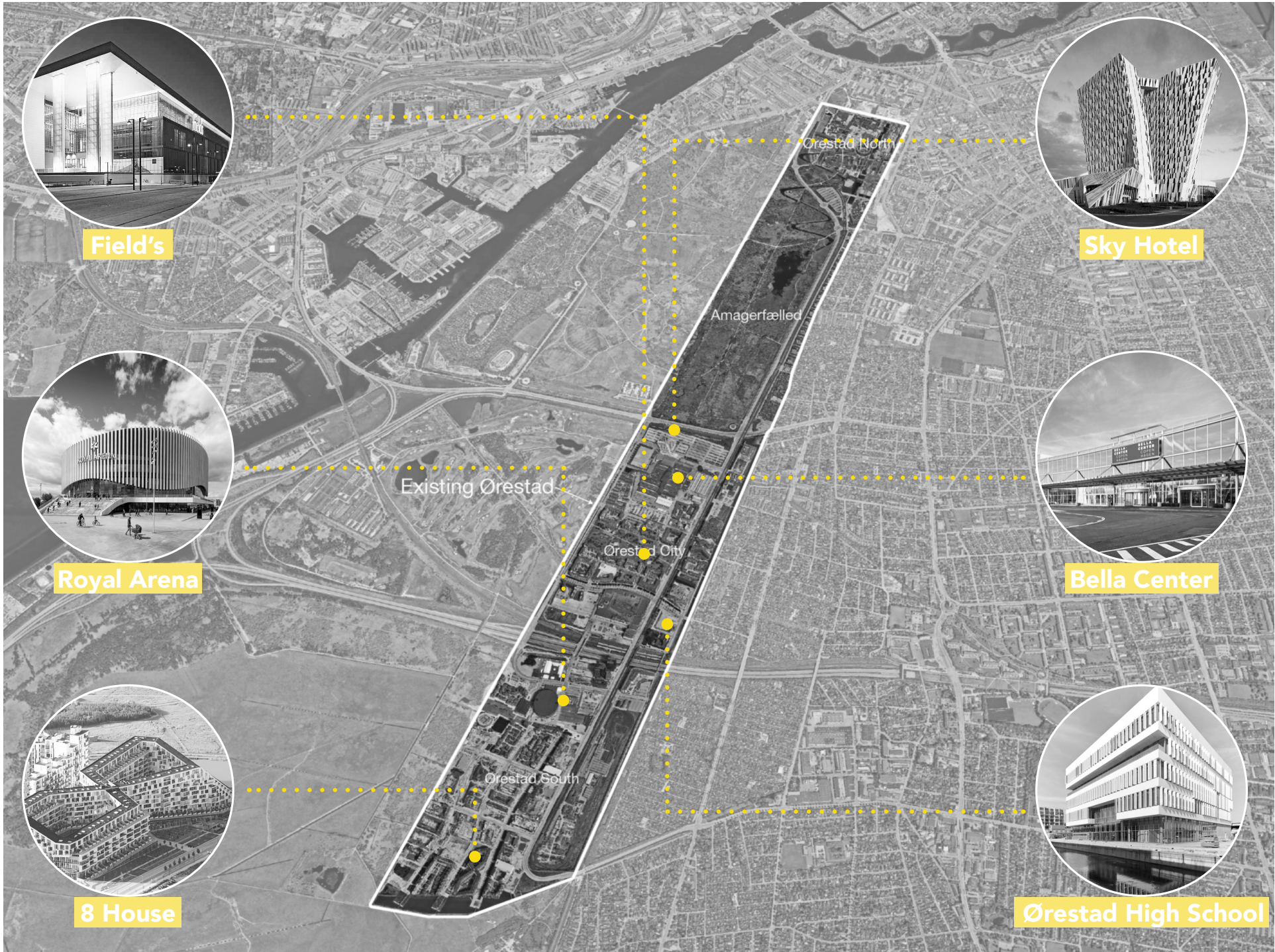
**Bella Center**



**8 House**



**Ørestad High School**

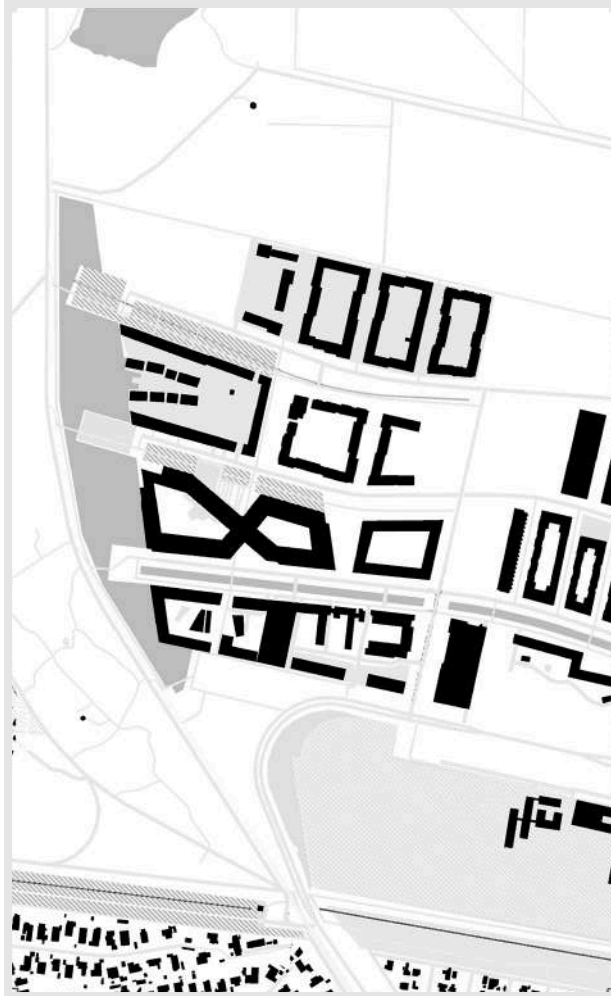




Copenhagen - Ørsteds Park



Ørestad South, Copenhagen

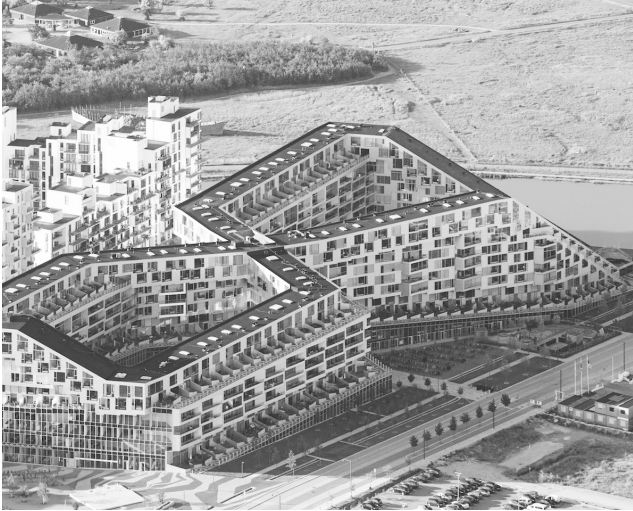


Paris - Square Boucicaut



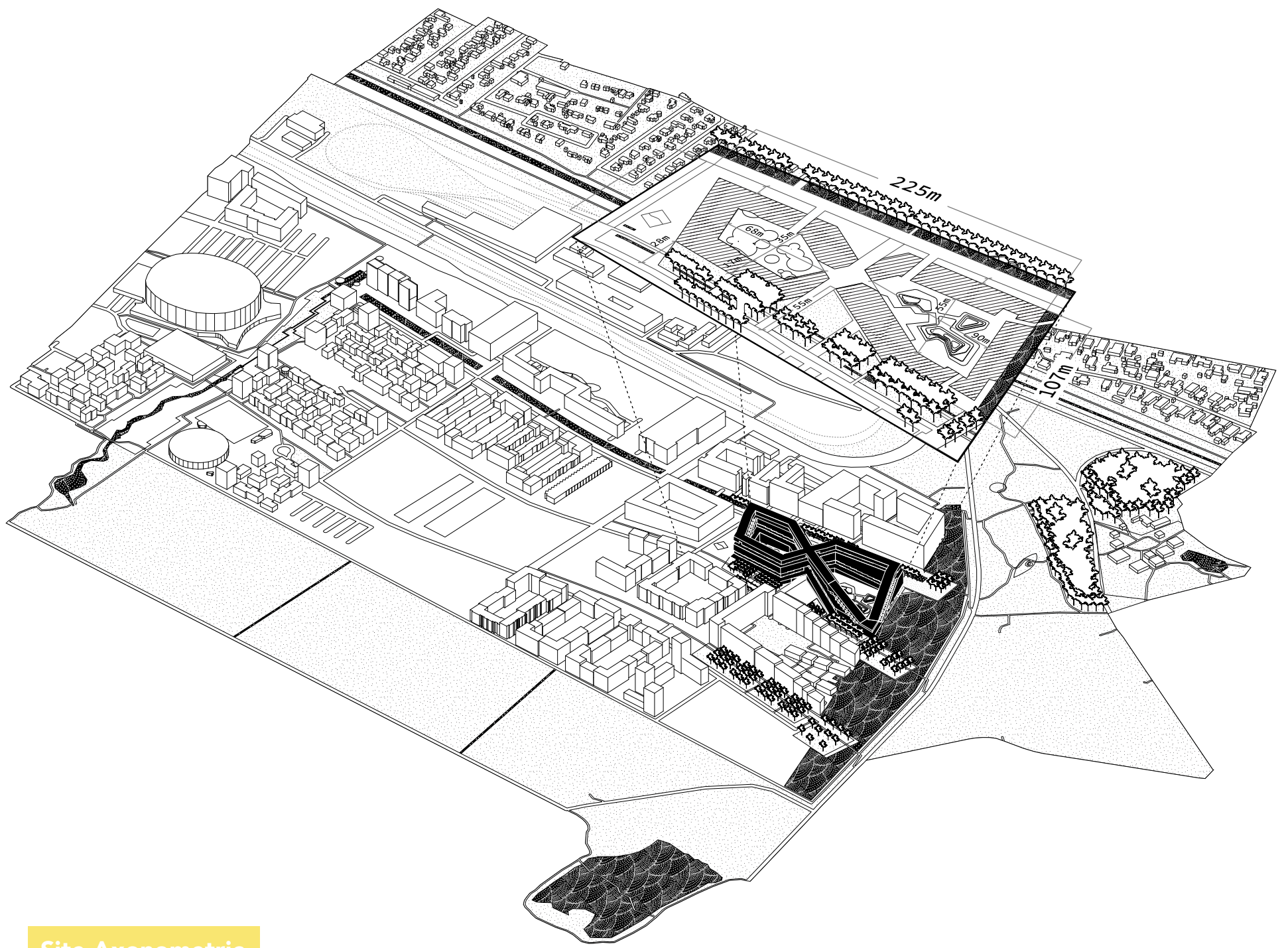
Perimeter Block Typologies





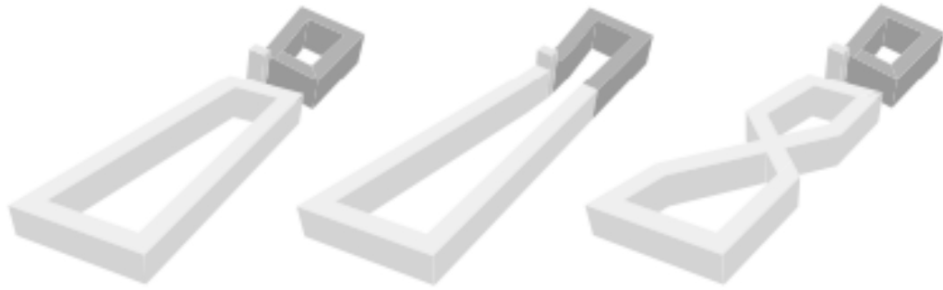
Site Photos



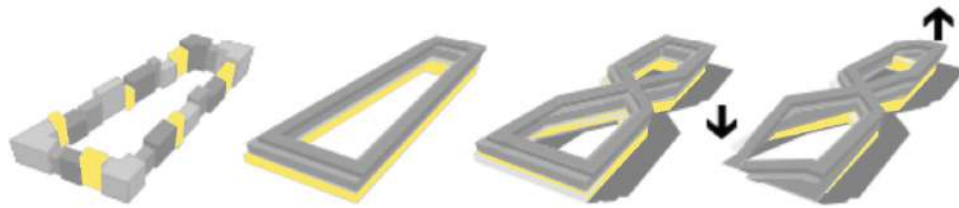
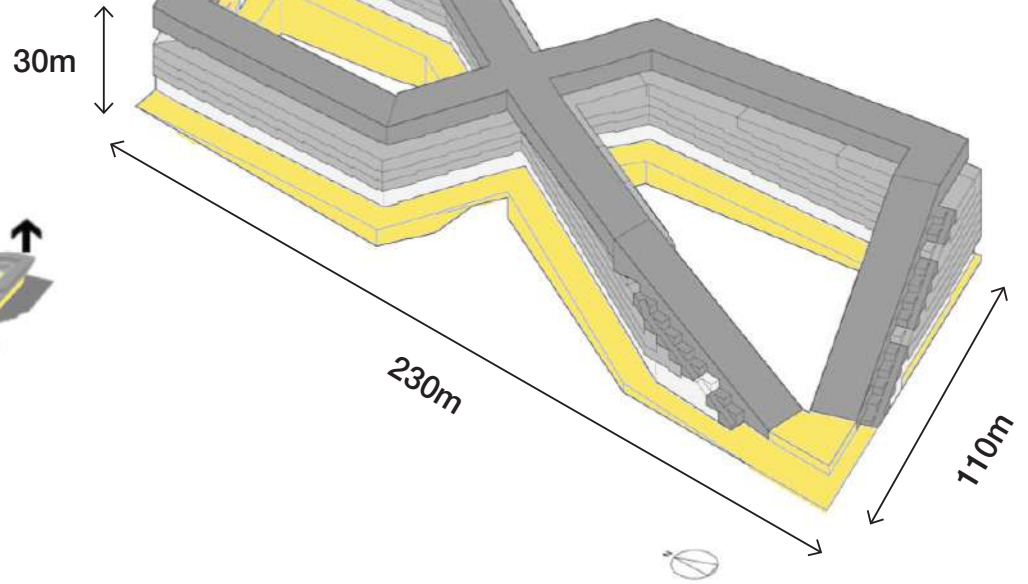


Site Axonometric

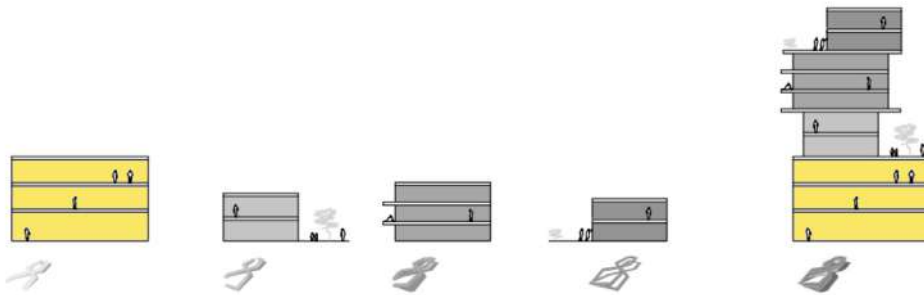




The "8" volume was intended to maximize the amount of light and air entering the southern courtyard, views of the canal and green spaces beyond.



Diagrams showing how residential block typologies (rowhouse, apartment, penthouse) were all integrated and stacked on their own individual levels while offices and retail space connect with the street level.



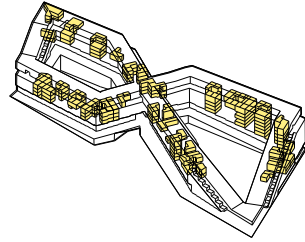
Diagrams demonstrating massing evolution and how the "8/bow-tie" volume was intended to maximize the amount of light and air entering the southern courtyard, views of the canal and green spaces beyond.

- Penthouses
- Apartments
- Rowhouses
- Retail/Offices

## Massing Analysis



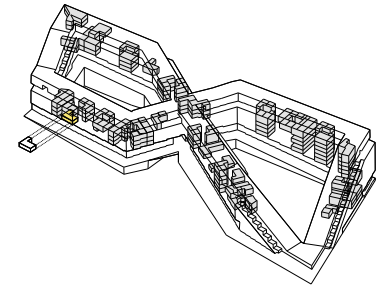
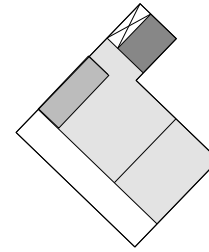
2 Rooms / 1 BR  
58 - 112 sq m  
112 units



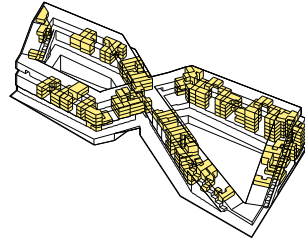
2 Rooms / 1 BR  
60 sq m  
3 units

0 2.5 5 10 m

Bedroom/Living  
Kitchen  
Bathroom



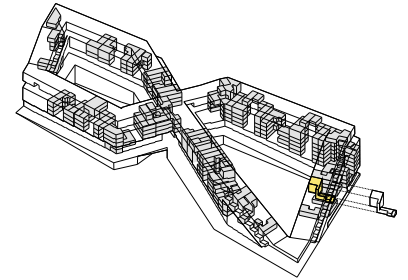
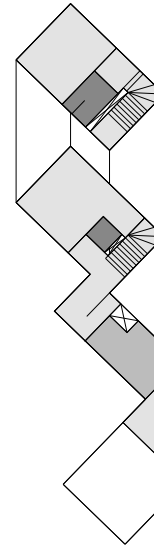
3 Rooms  
68 - 138 sq m  
125 units



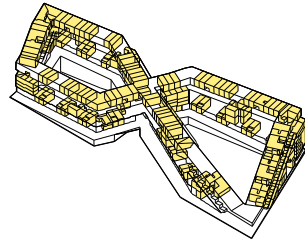
3 Room PH / 2 BR  
113 sq m  
1 units

0 2.5 5 10 m

Bedroom/Living  
Kitchen  
Bathroom



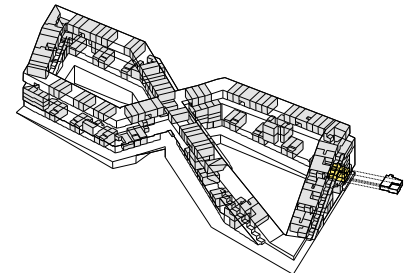
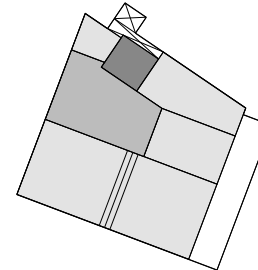
4 Rooms  
99 - 146 sq m  
152 units



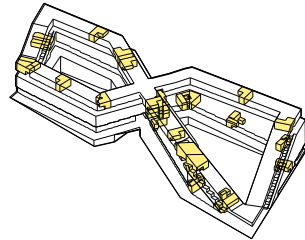
4 Room PH/ 3 BR  
106 sq m  
5 units

0 2.5 5 10 m

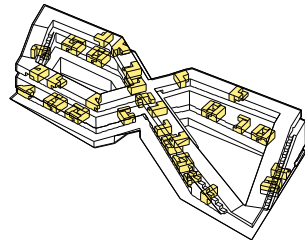
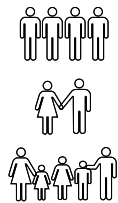
Bedroom/Living  
Kitchen  
Bathroom



5 Rooms  
120 - 174 sq m  
26 units



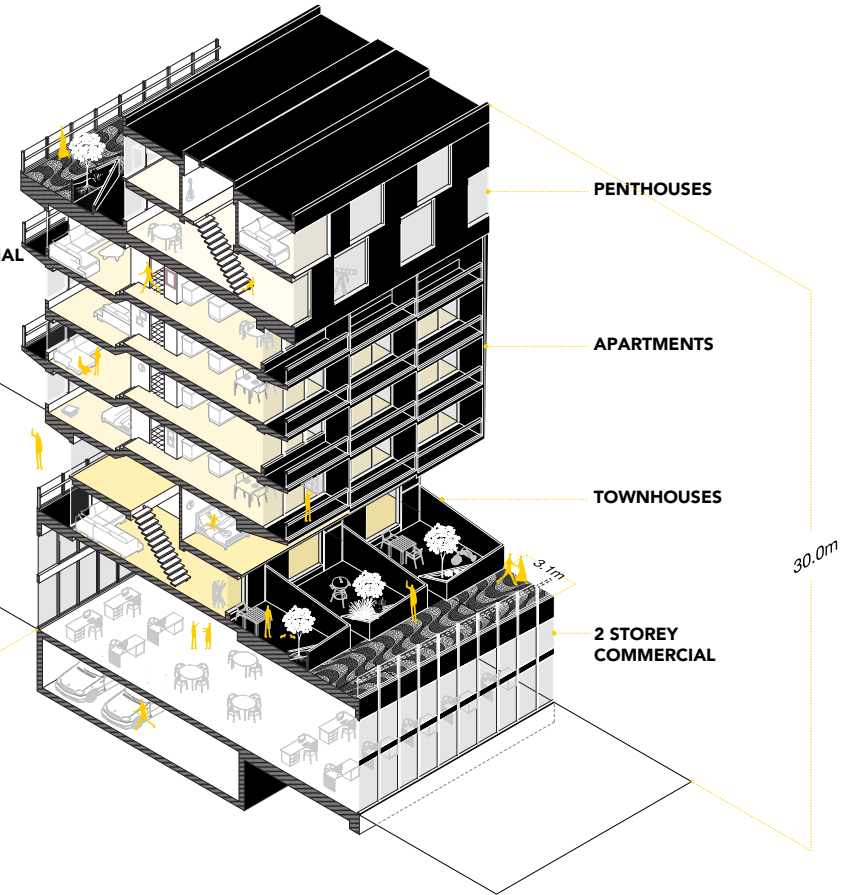
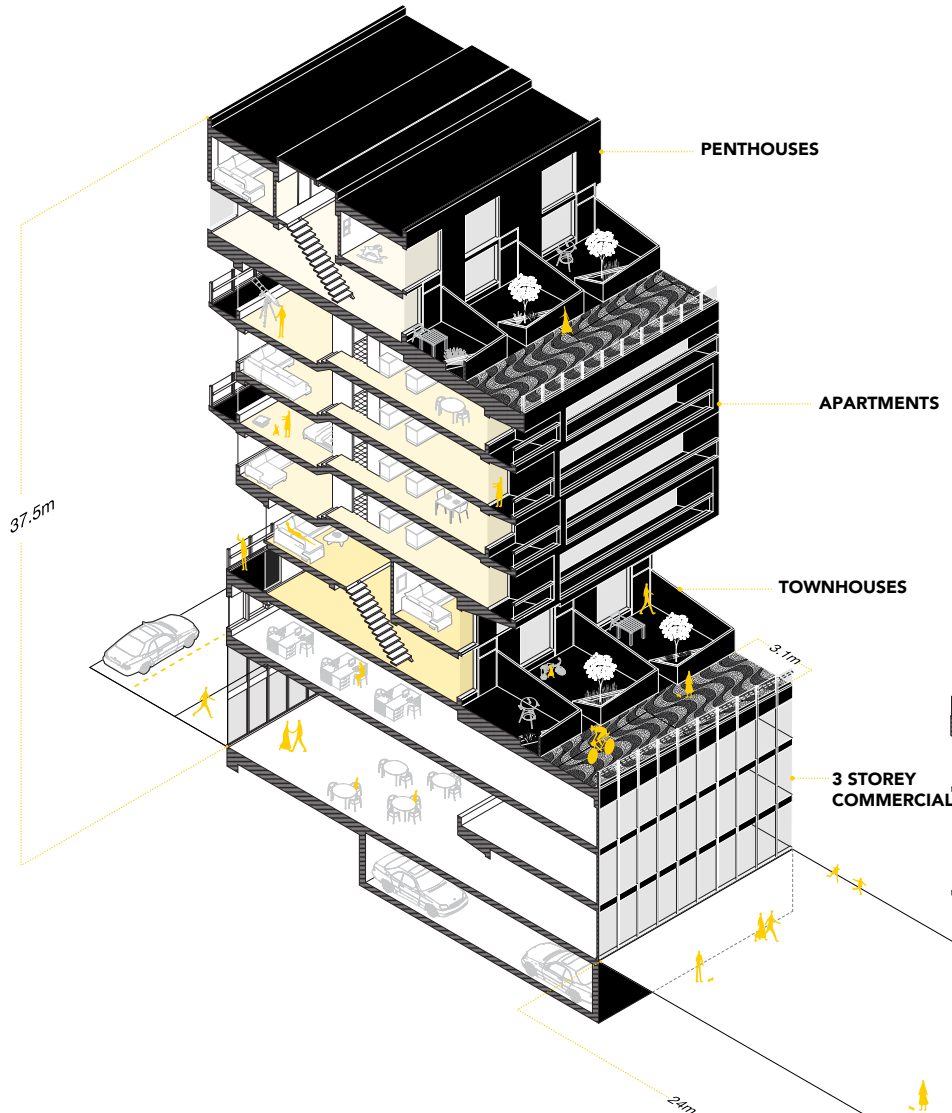
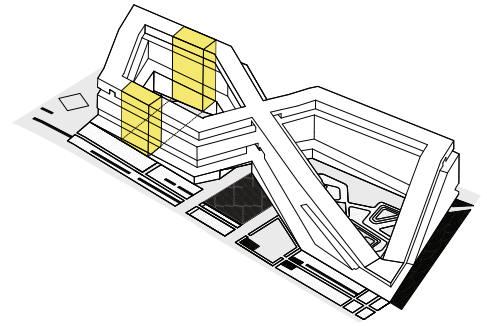
6+ Rooms  
127 - 176 sq m  
39 units



## Residential Unit Types

Source: Urban Intensities by Peter G. Rowe & Har Ye Kan  
According to the architect's website, there are more than 80 different types of dwelling unit variations ranging from studio to 6-bedroom (58 m<sup>2</sup> to 176 m<sup>2</sup>)





Sectional Axonometric

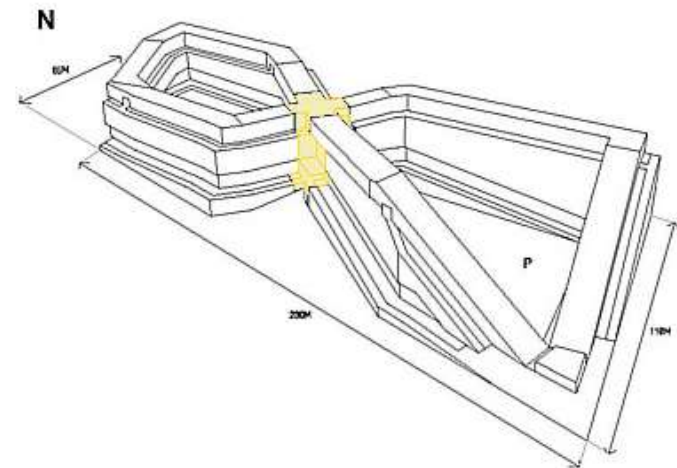
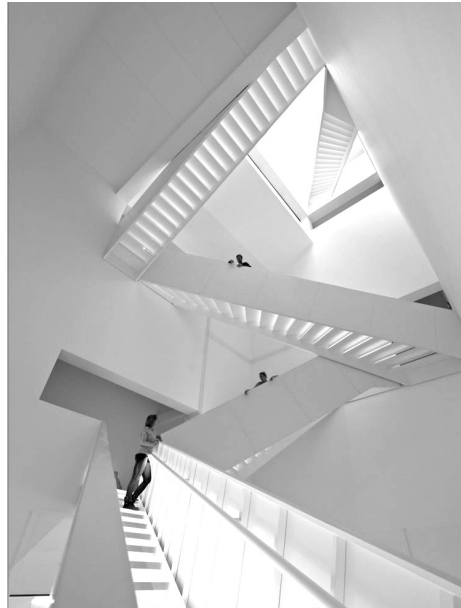




## Facades

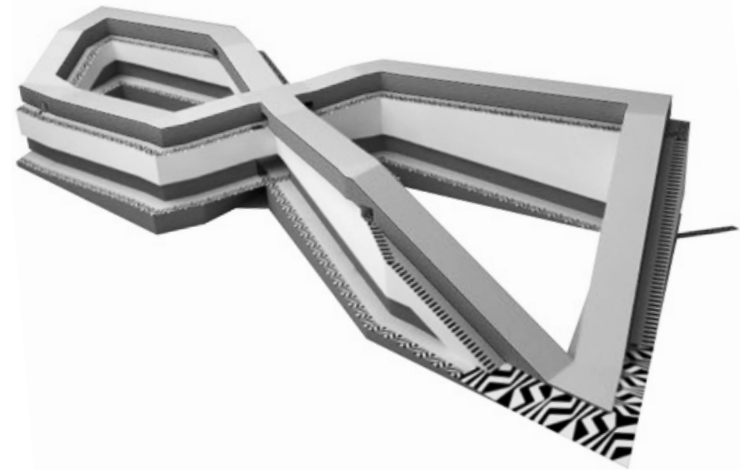
The 8 House truly wears its heart on its sleeve when it comes to its program and facade. The facade exemplifies the layering of programs (Retail, Office, and Residential) as imagined by Bjarke Ingels. The detailed facade implies the richness of these typologies. The residential units above benefit from the surrounding views, sunlight, and fresh air, while retail and office layers merge with life on the street.





## Central Knot

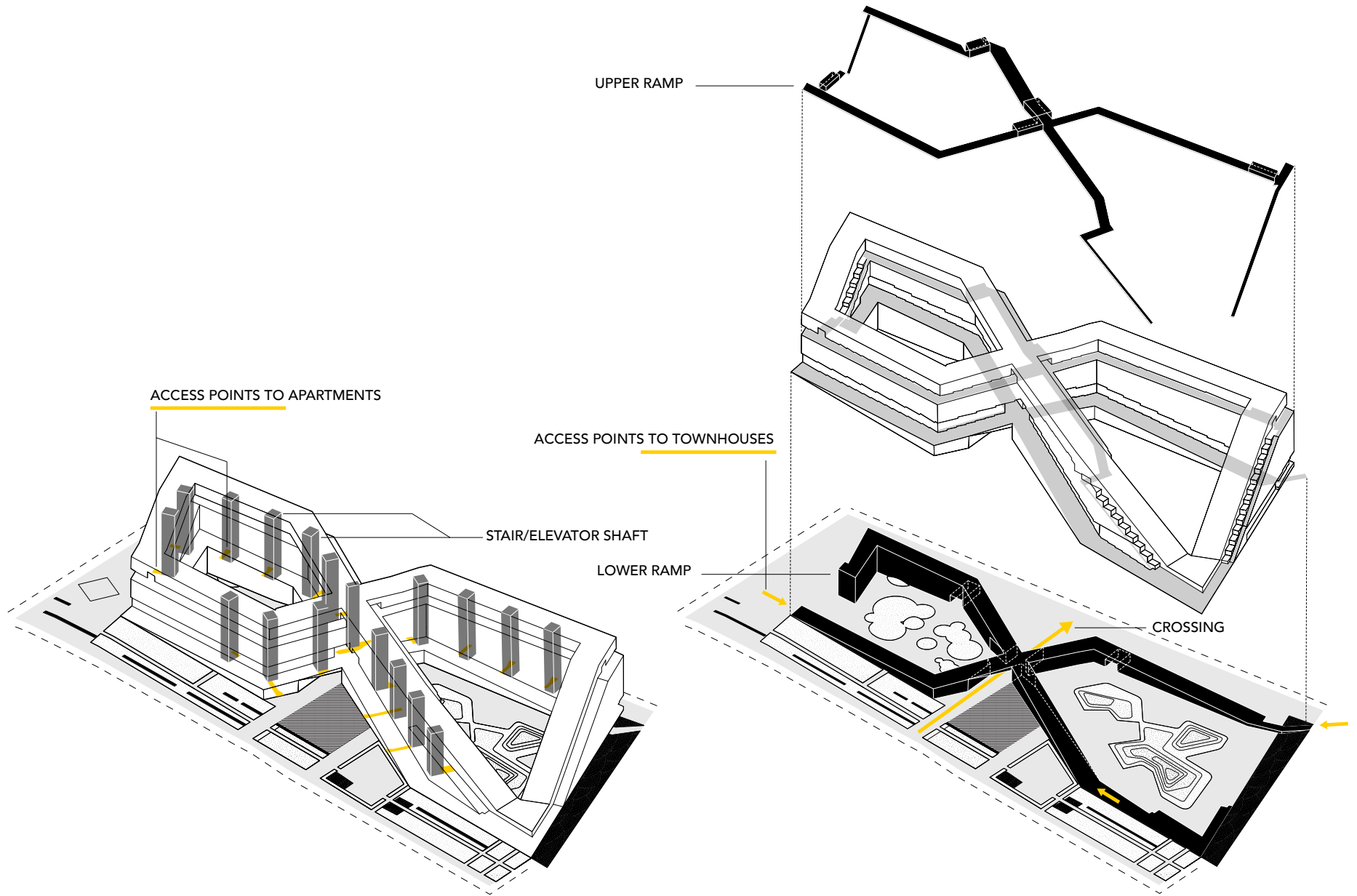
The building's figure eight or bow-tie form creates two courtyard spaces. Where the eight/bow-tie intersects, BIG packed 500 m<sup>2</sup> of communal spaces and facilities, such as meeting rooms, canteen for parties, kitchen, outdoor spaces, barbecues, etc. This central point of connection is often referred to as "the knot" and is additionally meant to facilitate pedestrian access between bordering streets and courtyards. This space is clad in aluminum gold composite to distinguish itself as a communal - different - space within the block.



## Cycling Paths

The public path was imagined as an elevated street that would canvas the entirety of the building. It was designed with the cyclist in mind, thus it is wide enough to accommodate both pedestrian and cycling traffic. This path starts at the street level and continues all the way up to the uppermost penthouses level.





Circulation Axonometric



## Green Roof

The green roof is an important aspect for the 8 House, not only because it reduces the urban heat island effect, lowering heating and cooling costs, but also it contributes to the building's identity by means of reconnecting it to the adjacent farmlands. The 8 House features two sloping green roofs totalling 1700 m<sup>2</sup> and offers views towards the Copenhagen Canal and over Kalvebod Fælled's protected open spaces. The green roof includes a built-in irrigation system which allows for rainwater to be collected and repurposed through a stormwater management system.



- Ørestad, as it stands today, is the product of the laissez-faire, internalised and market facilitative policies of the ODC, the private developers and market-oriented forces, the financial crisis and the attempts to recover from it.

- Because of the scale of the plan and driven by the need for high profits, the Ørestad project developed in a top-down and non-participatory way. This while Denmark traditionally has a strongly present civil society and participatory local government system.

- The fragmented urban fabric is vast and compiled by public spaces of poor quality. The unequal balance within the public-private alliance caused an incoherent urban morphology in Ørestad.

- Ørestad is dominated by buildings which have been designed in isolation from each other. Many of the buildings that have been built by private developers have an inward orientation and do not connect to the passer-by on the street.

Ørestad Today



<https://www.tandfonline.com/doi/full/10.1080/14649357.2014.935610?scroll=top&needAccess=true&instName=University+of+Toronto>

<https://www.tandfonline.com/doi/full/10.1080/09654313.2015.1014780?scroll=top&needAccess=true>

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[https://en.wikipedia.org/wiki/Ørestad#cite\\_note-tandfonline.com-2](https://en.wikipedia.org/wiki/Ørestad#cite_note-tandfonline.com-2)

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<https://www.insidescandinavianbusiness.com/article.php?id=104W>