



# Book of Pilots Transforming Cities and Landscapes through Temporary Use

SEEDS Workpackage 5  
University of Copenhagen

UNIVERSITY OF  
COPENHAGEN



The Interreg IVB  
North Sea Region  
Programme

*Investing in the future by working together  
for a sustainable and competitive region*





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## Introduction

Five partner countries in the SEEDS project have hosted ‘pilots’. These projects have been our test beds, where ideas and methods for temporary re-use and regeneration have been explored. They have also helped highlight how current legislations, policies and strategies are no longer fit for purpose. Throughout the SEEDS project University of Copenhagen has facilitated and followed all 20 SEEDS pilot cases.



### Why explore temporary use and reuse conditions through actual projects?

It is sometimes only through actual physical project implementations that we can truly learn what the potentials and pitfalls of temporary projects and site transformations are. Exploring new pathways and paradigms for planning often makes the road towards results more bumpy as projects are sometimes testing new implementation methods and the legal issues surrounding them.

The projects also demonstrate how temporary use and more iterative planning processes can truly solve current challenges when it comes to renewing and rejuvenating cities and landscapes. Each pilot is a unique demonstration of projects responding to local conditions in innovative ways creating new and more interesting places for people.

### What type of projects have been core in SEEDS?

The type and scope of pilots in the SEEDS portfolio is broad. Projects span from large scale rural or post-industrial sites undergoing long-term transformations, to smaller urban

interventions improving and involving local communities. What they have in common is the ambition to test out new planning paradigms, to meet local challenges and to rethink limiting project procedures and policies. This can be through temporary use, by activating abandoned sites with cultural interventions, through responding to stalled developments by supporting entrepreneurial initiatives or by exploring new methods of engaging with the public or local communities.

### What role have the pilots played in SEEDS?

The SEEDS project network has gained valuable insights through following its 20 pilots and the pilots have had the possibility to exchange experience, knowhow and inspiration between each other. The pilots have created a network of actors and practitioners for the project partners to engage and interact with, but also created a framework for the process of learning. In some occasions this has happened in a very direct way through site visits and exchanges of ideas where implementations on one site gave input and reframing of directions to another project.

On site discussions and workshops proved very fruitful to link specific project challenges in the field with the overarching goal of SEEDS. Customized transnational seminars and workshops have been arranged on the go and on demand and were very beneficial in creating focused discussions on specific challenges. Sharing of references, networks on a European but also on a global level, has been an important benefit for the SEEDS partners, sub partners and wider collaborators.

### Sharing the outcomes

In this publication we present the 20 SEEDS pilot projects by sharing the story of each of them and the valuable lessons learned along the way. Experiences from the pilot projects presented here have been collected through interviews, workshops and site visits and have been drawn from the questionnaires that pilots have submitted every 6 months documenting their process and results throughout the SEEDS project.

## Exchange of Farmland Uses A11, Zeebrugge, Belgium

Construction of a new A11 highway is part of a port expansion plan in the polder area between the city of Bruges and the port of Zeebrugge.

The roadwork dissects through agricultural land and will cut through the farmers' plots and thus create new barriers in the landscape. With temporary exchanges of land together with some material investments, farmers will be able to use the land during and after the construction of the road.

This project attempts to make the farming activities as easy and accessible as possible for the farmers by exchanging land pieces between them so no one has to cross the road to get to his/her land. It has been the goal to find the most socially accepted temporary solutions between farmers, authorities, government and VLM. Close to 100 local farmers are involved and the first step was to grow trust with the farmers who use the land.

The primary focus has been to accommodate land users as their ability to farm is directly affected by the road construction. This project is the first implementation of a new legislation (based on legal instruments from 1976) that permits exchanges of uses while disregarding land ownership. Land owners have to a large degree been kept out of the process as they do not have a significant role. The deed of the temporary use was signed at a press conference in December 2014. A procedure of land consolidation that will establish the permanent use and ownership (based on experience from the temporary use) will start in 2018.

The objective has been testing out new legislation, and land use exchange planning models for temporary use that could become a model for working with testing land exchange in the future.

### SEEDS partner:

VLM, Flemish Land Agency  
[www.vlm.be](http://www.vlm.be)









## Temporary Nature Reserve Dudzeelse Polder, Zeebrugge, Belgium

An 80 hectare green landscape of salt meadows and salt marsh has been established on farmland in the midst of a harbour development area. Habitat monitoring and maintaining of the Dudzeelse Polder are done as nature compensatory measures for the development of other parts of the harbour of Zeebrugge.

According to the strategic plan for the port of Zeebrugge the site can be claimed for future harbour expansion so the nature state is determined temporary.

But simultaneously the area is part of the Special Protected Area of the Birds and Habitat Directive under the pan-European network Natura 2000 which means that it is defined as having significant valuable nature qualities.

The project thus demonstrates how conflicting current and future discourses between industrial development, landscape preservation and farming activities can intersect as the Natura 2000 now imposes very strict regulations on current uses and future developments of the site.

The longer the transformation into new harbour activities wait, the higher the "nature value" of the site will become, and the bigger the compensatory measures will have to be once a development takes place.

So far the site is maintained and monitored (water and thistle) with minimal interventions and through supporting and establishing a good collaboration between stakeholders that include farmers (who are carrying out the maintenance), government representatives, the port authorities MBZ and the Flemish Land Agency VLM.

**SEEDS partner:**  
VLM, Flemish Land Agency  
[www.vlm.be](http://www.vlm.be)









## Community Engagement through Temporary Projects St Kjelds Quarter, Copenhagen, Denmark

This area renewal project is a 5 year intense investment initiated to improve and rejuvenate specific local areas. During the SEEDS project, Skt Kjelds area renewal initiative has activated public sites and involved residents in the neighborhood transformation processes through various temporary use projects and citizen involvement strategies.

Temporary projects have been used both as a way to test activities and site implementations but also as a method of user engagement. Some citizens will not join meetings but react to actual changes taking place in the neighborhood. The temporary initiatives can help establish a dialogue about how the area should evolve.

Tåsinge Square has been one of the test-beds for such involvements preparing the site for major transformations while simultaneously nurturing social local cohesion. Formerly it was a rather uninteresting site used mainly for cars and dogs and the ambition has been to cultivate new types of uses and public life through various temporary activities. One of these activities was the building festival where landscape architecture students from University of Copenhagen and other institutions participated in creating urban furniture with the aim to inspire people to move and play.

The furniture was part of a series of temporary projects that explored different design and use options for the square. Eight projects were built creating a complex and interesting landscape that especially attracted children and families to explore and play. The project "Wave" was selected

to be built as a permanent installation for the site and furthermore put into production.

The site has now undergone a full transformation into a mainly car-free storm water management recreational landscape. While the current design does not look like the previous temporary installations, they did engage locals and visitors in new types of uses and ensured the support of the full transformation project. The temporary projects have been actively used to create awareness and discussion about the future development and the ongoing process. The local area renewal office document and register the experiences from the installations and events taking place in the area throughout the lifetime of the renewal initiative as an important part of making the achievements and networks established tangible.

### Sub Partner:

Skt Kjelds Areal renewal office  
[www.klimakvarter.dk](http://www.klimakvarter.dk)

### SEEDS partner:

University of Copenhagen, Division of Landscape Architecture and Planning  
<http://ign.ku.dk/forskning/landskabsarkitektur-planlaegning>







## Locally-led Temporary Use

### Boiler Building and Site, Vanløse, Copenhagen, Denmark

In Vanløse, Copenhagen, an empty boiler building and adjacent vacant site is situated in the midst of a newly build residential area.

In Vanløse, Copenhagen an empty boiler building and adjacent vacant site is situated in the midst of a newly build residential area. The building was designed as part of the water supply system by State Architect Ludwig Fenge in 1902. Today the empty building is owned by the property agency of Copenhagen Municipality and it is currently for sale. A local community group, Vandværkets Venner, has initiated the transformation process of the building and site. The aim has been to enable the re-use of the building and its stalled surrounding grounds for local recreational and creative purposes.

The team was successful in obtaining funding to add a top layer of clean soil to the vacant site and make it accessible for the residents temporarily. Involving citizens and stakeholders were crucial in transforming the vacant site. This ensured the necessary support from local politicians who had an interest in projects improving communal environments. Continuous pressure backed up by political support was what made the owners “turn around” and authorize and finance the temporary use of the lot.

A design combining wild meadows and cut lawns was implemented dividing the vast area into different zones for soccer, play, eating and planting to create a landscape for the residents to add content to. The local friends group held building workshops creating play structures and benches

for the area. The fields are still in use but the ambition for the site to become a communal garden project has not happened, possibly because new housing construction activities can end temporary uses very soon.

Even with the many ambitions and support it has not been possible to get access to the building that in its 10th year lies vacant despite its heritage value. The boiler building remains empty and for sale. As the building is listed it requires quite a substantial funding for renovation – even for temporary uses.

For a group of volunteers to transform a vacant building is a huge task. The process requires continuous resources of man power hours and consistency. For an idea to fly it must be clear and specific with a plan for how it should be processed and financed. With day jobs and families the residents have not had sufficient resources. Further the unwillingness from the Municipality to support the visions has hindered the process.

#### **Sub-partner:**

Vanløse Local Committee  
[www.vandloeselokaludvalg.dk](http://www.vandloeselokaludvalg.dk)  
 Vandværkets Venner  
[www.vandvaerketsvenner.dk](http://www.vandvaerketsvenner.dk)

#### **SEEDS Partner:**

University of Copenhagen:  
<http://ign.ku.dk/forskning/landskabsarkitektur-planlaegning>  
 Site design and workshops by UoC SEEDS team









## Pavilion Testing Potentials Valby, Copenhagen, Denmark

A vacant site has been activated temporarily while the local community waits for a final decision on the fate of the place. The site is owned by the Municipality who after numerous protests abandoned the idea of selling it off to a supermarket chain. There is a local push for a new library and community centre.

The temporary installations – pavilion and blackboard – aim to include people by creating a platform for interacting and communicating. The pavilion is a house, a daybed for dreaming, a deck for recreation and play, a potential frame for the new to come, a stage and a meeting place.

The ambition was to create a structure that mirrors the building morphology of the surrounding historic area and simultaneously provided a frame for activities that can discuss and explore what a contemporary library can be. More projects and uses have been added to the site and activated it as a local public garden. Numerous markets and cultural events have taken place there. This way it has become a place of many stories with each new intervention bringing in a new ambition and interpretation of what this place could be. New elements have been added to the site including book swapping cabinets, a seeds library, planting beds and playing equipment.

On several occasions local politicians have used either the frame of the building or the communication wall as stages for publicity by having the site act as props in photo sessions.

The site is publically owned land, but due to the practice of “reservationsleje”, the Municipality has to pay itself rent to use the area to mirror the market value of a permanent use. This means that even cheap interventions can be costly depending on their circumstances and the site's market value. Currently the testing phase and use of the site for temporary use has been extended until the next budgeting period where a political decision on the library project will take place.

This undetermined phase of a site is a difficult one – but also one that yields potentials and the possibility to dream....

### Sub partner:

Valby Local Committee  
[www.valbylokaludvalg.kk.dk](http://www.valbylokaludvalg.kk.dk)  
 Valby Pavilion Facebook page  
<https://www.facebook.com/#!/groups/180199372178909/?fref=ts>

### SEEDS Partner:

University of Copenhagen:  
<http://ign.ku.dk/forskning/landskabsarkitektur-planlaegning>  
 Pavilion designed by UoC SEEDS team









## Youth Club Garden

### Klokkegårdens Fritidsklub, Bispebjerg, Copenhagen, Denmark

An abandoned alley was changed into a small garden space at a youth club, transforming an unused space into something meaningful with very little cost. The aim was to create an outdoor area where the kids could hang out and learn about growing vegetables. Their needs were planting beds, places to sit and a fire place.

The UoC SEEDS team facilitated a process where kids, researchers and staff worked together building up the garden. Kids were actively involved in taking down trees, creating terrace floors, putting together planting beds and making moss graffiti. It was a collaborative process where children, staff and researchers co-created the space united by a common goal. It also helped that several of the staff members had craftsman skills that were instrumental for the construction phase. The result was a robust outdoor space where the wood added warmth and a strong scent of forest to a rather unappealing urban site.

The building process was a valuable experience for everyone, and the physically demanding activities gave a sense of accomplishment. The fact that the young people have gained ownership through their active involvement is believed to play a big role in the garden remaining unvandalised. Involving the kids worked well most of the time and was fuelled by the high level of energy that some of them have. But the process was challenged by soccer that was often preferred over site construction.

An interesting outcome was that after the construction process the club started appropriating and transforming other spaces around them. It seemed that the activity had opened up the possibility that space can be used and changed through own initiatives.

Following construction there was a process in place to learn about gardening, planting seeds and creating food from what the site produced. It started well, but staff changed and the club went through some difficult months so it never became all it could be. A very important lesson learned is that it is never enough to just construct a space. There needs to be facilitation and culturing of desired and potential uses. And there has to be a maintenance plan in place ensuring the continued care of the place.

However the social outcome has been a big success and other institutions have learned from, and modelled their own activities upon, this process.

Recently the high wall enclosing the ally has been minimized opening the garden site towards the street. A new permanent design is in the process of being made and the hope is that lessons learnt from the garden site will be adapted into future uses.

#### Sub-partner:

Bispebjerg Local Committee [www.bispebjerglokaludvalg.kk.dk](http://www.bispebjerglokaludvalg.kk.dk)

#### SEEDS Partner

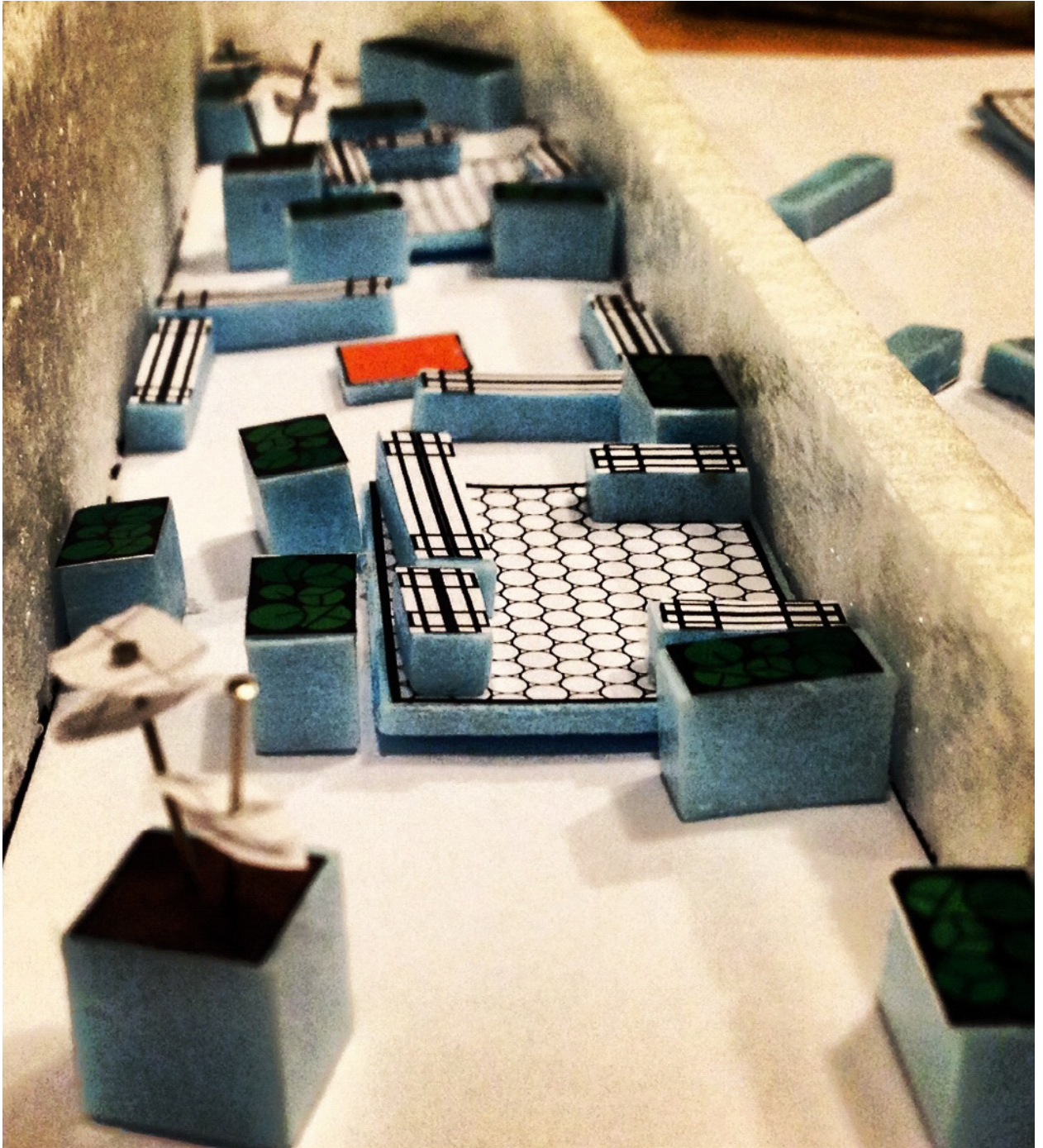
University of Copenhagen, Division of Landscape Architecture and Planning  
<http://ign.ku.dk/forskning/landskabsarkitektur-planlaegning>

#### Film:

[www.youtube.com/watch?v=u\\_ICF0IBjuo&list=PLXW24WZE6wnkDrdecTsPJpWclyuo6g2E4](http://www.youtube.com/watch?v=u_ICF0IBjuo&list=PLXW24WZE6wnkDrdecTsPJpWclyuo6g2E4)









## Cultural Warehouse Bernhard Nocht Quarter, Hamburg, Germany

This project is set in the Bernhard Nocht Quarter in the St. Pauli district of Hamburg – an area that has had disputes around gentrification for many years. As commercial developers are moving into the districts local tenants and artists are being pushed out of the neighbourhood.

The historic warehouse building and former erotic museum has been in the fire zone of these quarrels around gentrification for some time. When a developer wanted to transform the entire building into private expensive flats it raised deep local resistance. An alternative development plan had to be made.

The cultural warehouse project is therefore the result of a complex political negotiation between the commercial developer, the local anti-gentrification movements, artists and the official municipal administration.

A compromise was made where the extensive renovation of the building would give space to a public cultural warehouse that could host a broad art programme and serve as cultural community hub. Through the SEEDS

project the Lawaetz foundation has supported the renovation process and the negotiations between the many stakeholders.

Nochtspeicher, the organisation that now runs the place, combines commercial activities of bar and night club during the weekend with a non-profit cultural programme that runs throughout the weekdays. The rough spaces with brick covered walls, vaulted ceilings and huge beams are now hosting events around music, dance, art, architecture and literature as well as community activities.

Venue Nochtspeicher  
[www.nochtspeicher.de](http://www.nochtspeicher.de)

**SEEDS Partner:**  
Lawaetz Foundation  
[www.lawaetz.de](http://www.lawaetz.de)







## From Empty Shop to Community Centre Hamburg, Germany

In the suburbs of Hamburg, many housing areas are losing their neighborhood shops. Empty shops are a blight on local communities and send out the wrong message to both residents and visitors, blocking any further possible investments taking place.

An ambition with the SEEDS project was to transform these vacant shops into other resource places for local communities. However the rising population of Hamburg along with a government plan to create 6000 new flats annually created an alternative solution for the vacant shop sites. They were either torn down to make room for new housing construction or converted directly into residential apartments.

The more peripheral areas of North Germany are badly affected by the demographic changes as especially young people tend to gravitate towards the bigger cities. So the problem persists with shops losing business and lying abandoned with empty spaces. The reasons for the empty community shops are however not only demographic decrease but are also a result of larger discount stores and online trade replacing much of the shopping activities.

In cooperation with the public housing company SAGA-GWG Lawaetz helped convert the site of an empty shop located in the quarter of Schnelsen-Süd into a community activity centre. The local sport-club is now responsible for managing the site. Locals place for sport and other leisure activities. Many

residents requested a small sports club in the area. After some reluctance from both sports club and community, the club is now up and running and it has become a place where locals come to exercise and to meet.

Lawaetz :

*"Our task was to moderate and coordinate the process; we presented the project to local groups and are now supporting the marketing and promotion of the new location for public health and sport. The target group is people with a background of migration and relatively low income, unable to pay the fees for commercial sports clubs."*

Perhaps it is no longer trade that constitutes local points of interaction. Social and local interaction must have other ways to meet. The vacant shops can provide the necessary spaces for supporting community and local cohesion. However this pilot experienced property owners being reluctant to take part despite the obvious benefits.

### **SEEDS Partner:**

Lawaetz Foundation  
[www.lawaetz.de](http://www.lawaetz.de)









## University of the Neighbourhood Wilhelmsburg, Hamburg, Germany

The site of the former Wilhelmsburg public health administration building was transformed into the Neighborhood University (UdN) and for five years it was a laboratory and meeting place for students, professors, researchers, artists and local actors from the surrounding neighborhood.

The building became part of the academic curricula of the HafenCity University (HCU), allowing students of architecture and urban planning to participate actively in the construction-site and refurbishment of the building, and to work on the programming of its use.

UdN was thus both a community centre and a university campus. Taking an exploratory approach to developing and testing contemporary forms of education, students were embedded into the Wilhelmsburg location engaging locally through organizing community engaging activities and through physical alterations of the building and surrounding grounds. Activities included communal dinner evenings, music recitals, building play areas and constructing an 'hotel' out of recycled materials. The house itself was set for demolition so remodelling and removing parts of it to fit UdN activities became part of the process.

To connect to the surrounding grounds a terrace was extended towards the adjacent park, swings were hung from the trees and rooms were opened up towards the neighborhood. There was a vibrant merging of activities of studying, constructing, working, dwelling, eating and interacting within the UdN community. All happened in one place simultaneously and learning through this experimental open-end process was its core.

The time-limited duration of the project was seen not only as a limit,

but as a potential. It allowed students to experiment more freely through hands-on designing and building. The low-budget paradigm compelled students to provide materials by harvesting resources at neighbouring (de)construction sites, which helped to strengthen local networks; create opportunities for improvisation with found materials; and initiate innovative solutions. Staying structurally open and flexible enables surprising outcomes to take place in the process and gives space for new ideas to arise. Joint actions with local actors made students aware that aside from university lectures they can also learn from everyday experts. Getting out of seminar rooms and into the field enabled significant links between theoretical academic approaches and practical experiences on site.

In 2014 the university had to leave the building that was eventually torn down. A hope is that the networks and local relations created through the UdN will continue, surpassing the life of the physical building.

UdN developed and tested new forms of education while exploring temporary re-uses as models for alternative urban planning procedures. A future ambition for the team is to document, reflect on and share the experience and hopefully contribute to other projects in the field of urban regeneration and experimental educational settings.

The UdN ambience and method inspired the Urban Intervention Studio at University of Copenhagen. Each year the studio relocates to an area in transformation and students engage site specifically through 1:1 experimental interventions working with the current context, handling tools, stakeholders and ever shifting conditions. The joined meals, shared experiences and co-creative activities foster a cohesive and committed learning environment.

### Sub partner:

UdN University of the Neighborhood:  
<http://udn.hcu-hamburg.de/de/>

### SEEDS Partner:

Lawaetz Foundation  
[www.lawaetz.de](http://www.lawaetz.de)









## Facilitating Factory Transformation Sugar Factory Groningen, Netherlands

Situated in the city of Groningen, this former sugar factory needs a new lease of life now it is no longer in use. A large building structure and a vast landscape constitute the expanded site.

The Municipality bought the place but since city of Groningen has several other areas in development, the Sugar Factory is defined as testing ground for temporary use for the next 15-20 years, while further visions around longer term transformation are developed.

Programmes and initiatives have been investigated through idea competitions, collaboration with local partners, involvement of institutions and universities, a café/restaurant, events and exhibitions, as well as by improving the access. The vast area is close to city centre but cut off by infrastructural barriers and services. An 'open process', working on a long term vision for the site to 'stimulate and challenge parties' to join the temporary development has proven important. The development has been guided by a vision to facilitate local projects which could feed into a new use of the site.

The challenge has been to find an organizational and economic framework to guide this development. Planning authorities have worked to secure an enabling culture and to develop tools and policies to support initiatives and experiments. An independent company has now been appointed to run and manage the site and initiatives.

One conclusion from the project is that rules and regulations are not the main obstacles; it is a question of attitude, organization and involving decision makers. Though safety legislation, service functions etc. challenges access and activities, legislation is not seen as an obstacle and something which always needs change: it can be 'used in a more creative way'. The discourse on temporary use has also become more positive in the city during the period of the project.

Organizing events and activities is a strategy to create awareness. The project has been communicated extensively to open up dialogue, ideas and establish new networks. Being open for initiatives and discussing the project with as many parties as possible is beneficial: for instance a SEEDS workshop underlined the need to create access to the site, and UoC students worked with the Sugar Factory landscape bringing in new visions and design ideas. Knowledge exchange with related projects and sites has also been important with regard to getting inspiration.

A conclusion is that permitting public access to the area early is necessary and that the need for a guiding vision when working with flexible planning is key.

### SEEDS partner:

Regio Groningen Assen [www.regiogroningenassen.nl](http://www.regiogroningenassen.nl)

### Sub Partner:

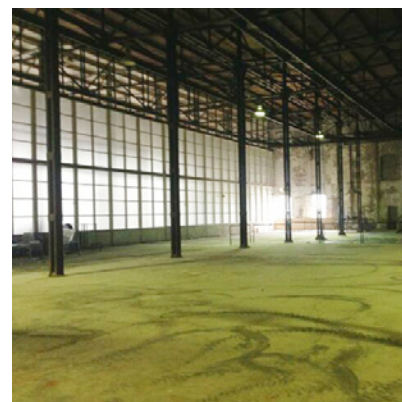
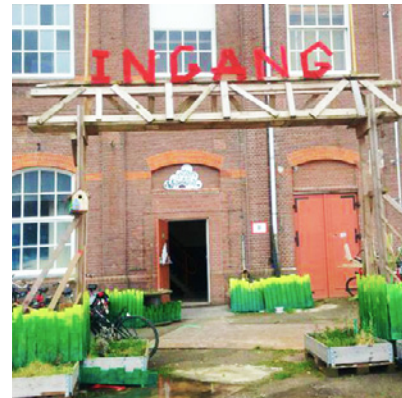
Municipality of Groningen  
<http://gemeente.groningen.nl>

### Sugar Factory:

<http://en.gemeente.groningen.nl/perspectieven/suikerfabriek>

### The Sugar Plant territory UoC student projects:

[http://issuu.com/landscapeplanning2014/docs/landscape\\_arch\\_plan\\_net](http://issuu.com/landscapeplanning2014/docs/landscape_arch_plan_net)









## Green Business Park Noordenveld, Netherlands

An old business park, Noordenveld has become a well loved nature area, but it is earmarked for business park development.

The project in Noordenveld aimed to transform and rethink an existing 28 ha business park (green area with businesses and prepared plots and buildings for rent) to attract and facilitate new users while maintaining and continuing its function as a recreational nature area. The concept was to combine the green area and business area to make more of the two parts and thereby seek beyond traditional borders of use (business/landscape/recreation).

The Municipality of Noordenveld has worked and negotiated with potential businesses to agree on commitment and developed a concept for shared facilities in the area, beginning with the design of a temporary meeting point as an attractor for starting businesses.

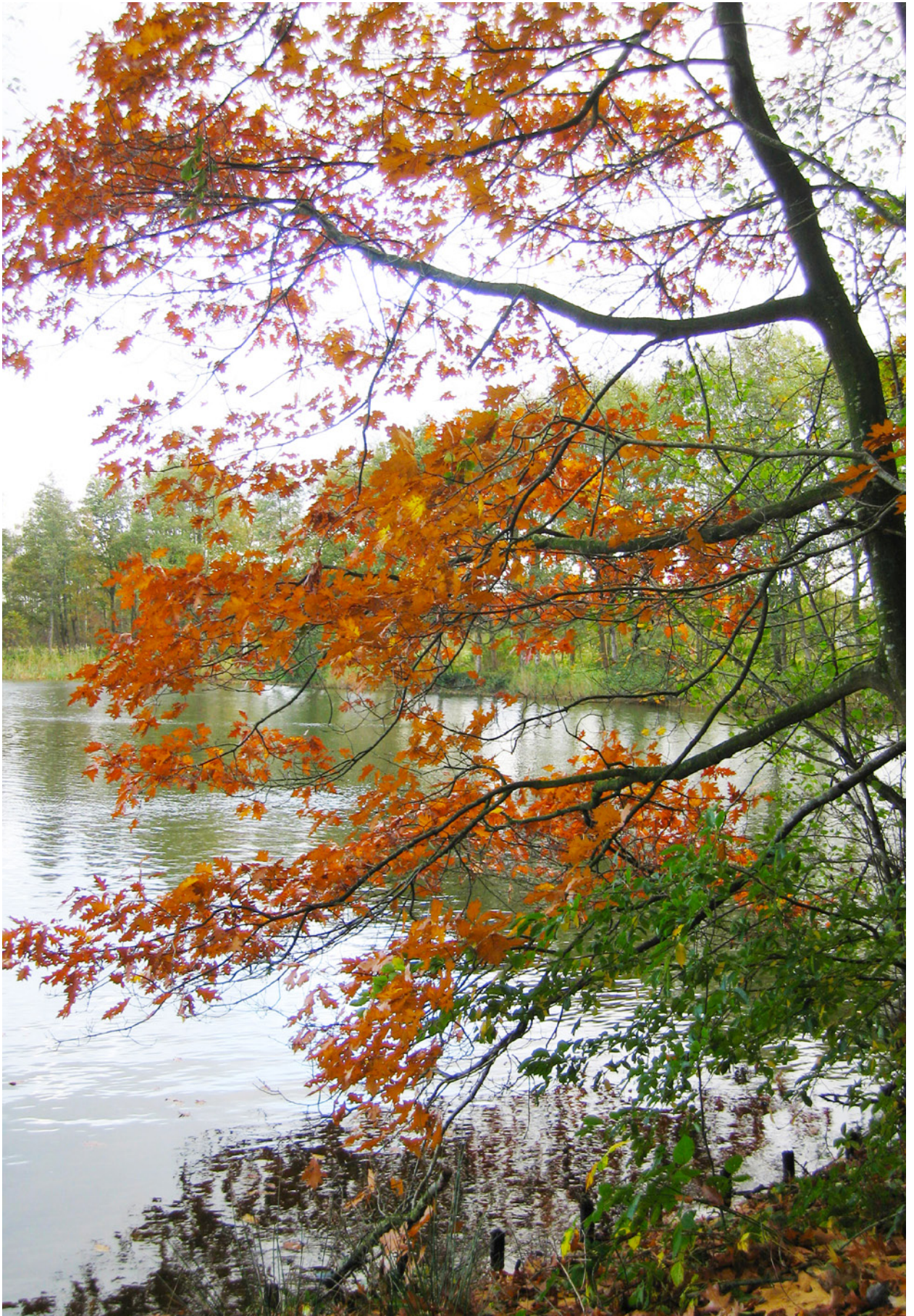
Finding solutions for getting the specific business concept started proved to be difficult. The Park Management Organisation decided to postpone the realisation of a temporary facility centre, finding it too early to take an investment decision at this point.

**Sub partner :**  
Noordenveld  
[www.gemeentenoordenveld.nl](http://www.gemeentenoordenveld.nl)

**SEEDS partner:**  
Regio Groningen Assen  
[www.regiogroningenassen.nl](http://www.regiogroningenassen.nl)









## Step by Step Transformation Assen Old Harbour, Assen, Netherlands

Assen old harbour is a 20 hectare disused harbour area in close proximity to the city centre.

The transformation project aimed to develop the area into a long-term future mixed living and working quarter. During the process, the original master plan was challenged by the economic stagnation and demographic changes. An alternative step-by-step site specific approach towards the potentials of existing buildings and open spaces proved valuable. The Ministry of Spatial Planning gave dispensation of the maximum time to realize the transformation: 20 years instead of standard 10 years, this 'improved the practicability of the project enormously'.

An ambition has been to strengthen the connection and street life between harbour and city centre and to initiate and support temporary uses and create catalyzing hot spots to attract people. Deciding on and seeking

approval of 'postage stamp sized' development plot by plot has been a major step in this strategy. Several initiatives have been implemented to support this step by step development.

Renting out municipal buildings was a success, since all have been rented out eventually led to an internal mind shift in the Municipality. Master classes were organized internally (municipal) to support the new approaches in the city and avoid processual misunderstandings (legal advisors/ building permits). This Increased internal discussion around permits for small size plots development to make it easier in future. Income from renting out own properties has been a good argument – significant income instead of 'uncertain future' and no income. A local development office in one of the existing buildings has both created a close relation to the activities in the area as well as supported the collaboration in the project group.

Site visits to temporary use projects in Køge Kyst, Denmark inspired the planners to focus on the attractions and connectivity of the public spaces rather than on functionality and

zoning. Looking for existing local qualities initiated the re-use of a former silo that was previously set for demolition. Now it has become a destination in the area for start-up companies needing incubation offices.

Reported learnings/good practice:

- Show your policy/be clear, be an advisor, not a regulator
- Make responsibilities clear/ do what you say you are doing
- Make a start –show willingness to cooperate (example theatre)

***'Making a pact with colleagues of regulations to make more initiatives possible'***

**Sub-partner:**

Assen Harbour:  
[www.florijnas.com/projecten/havenkwartier](http://www.florijnas.com/projecten/havenkwartier)

**SEEDS partner:**

Regio Groningen Assen  
[www.regiogroningenassen.nl](http://www.regiogroningenassen.nl)







## Village Entrance Leek, Netherlands

Leek is a small village in the Groningen-Assen area. This project seeks to revitalize the run down and underused area that constitutes the access point to the village.

At the entrance to the village sits a former hotel, a smaller business plot and a car dealer shop - all run down and abandoned.

The site is earmarked for future redevelopment and the initial plan for the site was to build luxury apartments. However the stagnant economy meant that the project was withheld.

The Municipality has since explored various temporary and alternative permanent solutions for the site. It is an important and very visible place as the first thing visitors to Leek sees when entering the village. The plan to build a local health care centre here were investigated but abandoned.

On one hand the rundown appearance gives a poor impression and has counteracted possible future investment. But simultaneously the poor economy of Leek means that it is impossible to develop the area in a commercial manner. There isn't really money for temporary investments either, which has resulted in a strategy of doing as little as possible leaving the place dormant.

The Municipality has continuously worked hard to find an acceptable temporary solution for the area. Subsequently new temporary tenants moved into the old hotel which brought in a small income but was not solution to the unappealing expression of the place. One challenge has been to maintain the tenants in the buildings to avoid further deterioration and ensure some income but at the same time work towards a visual

improvement and a new development plan for the area. One owner was not keen on bringing in any tenants or temporary uses to his building and site which gave the area an even bigger impression of decay.

There has been a local push to generally create a more appealing appearance for the whole site and the roundabout. Eventually it was decided to uplift the area through implementing a green plan with hedges and trees on the roundabout and the surrounding sites. The private owners of the sites gave permission to also do work on their areas and in March 2015 this green plan was executed.

Places are still in a situation awaiting actual development, but with the design of the surroundings the experience of entering Leek has improved.

In the longer term, there is an ambition that a development will result in quality buildings and spaces on the site that will uplift Leek.

### Sub partner:

Leek Municipality  
[www.leek.nl](http://www.leek.nl)

### SEEDS Partner:

Regio Groningen Assen  
[www.regiogroningenassen.nl](http://www.regiogroningenassen.nl)









## Activity Path Lundby, Goteborg, Sweden

A walking and biking pathway connects a housing area with a public bath house and swimming facility continues down through a tunnel under a big road connecting to another housing area where a youth club is situated. Many locals have felt unsafe along the long dark stretch especially in evenings.

The ambition has been to activate the area and create a place that both feels safer but can also become a public outdoor meeting place. With a strip of grass and a row of trees running along the walking path there was room to create an activity path.

The plan to build three housing blocks along the paths had already been decided when the idea for the activity path came to life. But the development would not happen for a few years so the Park- and Administration Office could start the process of transforming the green stretch immediately. What is unusual is that the activity park has been installed before the housing. It is typically the other way around where the park has to adapt to the buildings. This will in the end increase the quality of the new housing areas as they will hopefully connect to a lively public and active area.

Goteborg Park and Administration office tested a new dialogue method in this project. A poster was placed at the public bath house announcing an e-mail address that the public could send their ideas and opinions about the activity path to. This was complemented by the dialogue with the local youth club.

A conceptual design was produced for the activity trail. The ambition was to create activating content immediately while at the same time test design solutions for a future more complete transformation. The long term goal is

to address the lack of suitable places for children/young adults within this part of Goteborg. It is also a goal to test and prepare for the eventual permanent activity trail via temporary actions.

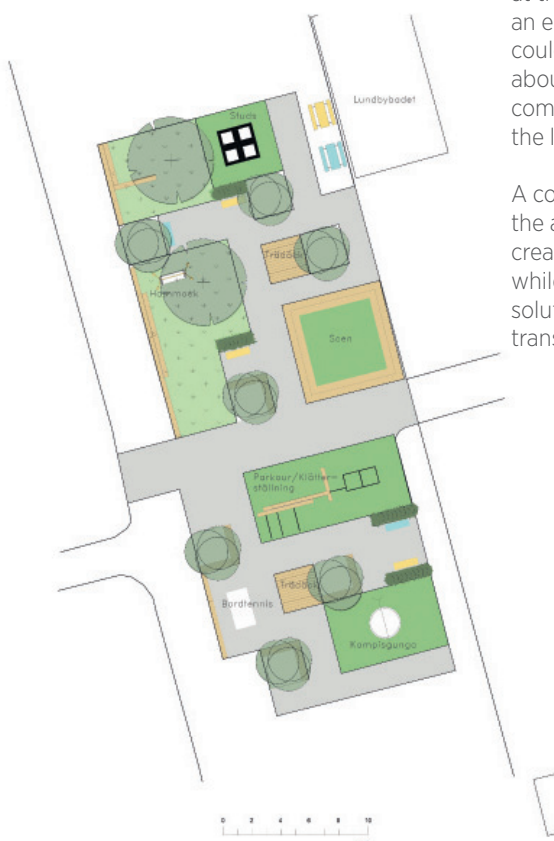
By planning and constructing parts of the trail as soon as possible, people will come and use it and make it to a safe place but also give the place the identity that it lacks today. The trail will not be something that one quickly walks past, like today, but a place where one will want to stay and where one can meet people of all ages.

"We have done something unusual by proposing the land use really early in the planning process. To come in early in the process has provided an opportunity to try something temporary before the site becomes permanent. This can be implemented for other projects in the future. To make places come alive while they are waiting on construction or rebuilding. The intention is that the activity trail will work as a meeting point for everyone in the neighbourhood."

In 2015 an evaluation will take place followed by a design and eventual construction of a more permanent activity path to be completed in 2017.

### SEEDS Partner:

Goteborg Municipality: <http://goteborg.se/wps/portal/enheter/fackforvaltning/park--och-naturforvaltningen>









## Community Capacity Building Bunkeberget, Gamlestaden, Goteborg, Sweden

Bunkeberget is a wooded green space hilltop in Gamlastaden 3km northeast of Goteborg's city centre. It is privately owned (by SKF) but managed as a public park by the City of Goteborg. Several large caverns were constructed inside the hill during the interwar period to accommodate SKF's production in the event of war. Today the caverns house a facility for skateboard, BMX and rollerskates and a party venue.

Gamlestaden has had a reputation for social deprivation, high crime level, extensive insecurity, overrepresentation of social housing, and neglected physical environment. Although dense vegetation at Bunkeberget was cleared in 2010, it has continued to be seen as an unsafe area. The city is continuously running crime-prevention projects including improvements of the public spaces.

The aim has been to transform Bunkeberget into an attractive green park activating its potentials through design interventions. The overall ambition is to draw visitors to the district of Gamlestaden and hence redefine Gamlestaden as an attractive neighbourhood to live, work and visit. The natural environment was used as a tool for participation through a transparent dialogue with the people living and working in Gamlestaden but also with the construction company that built the project.

The design proposal was based on ideas and wishes from the dialogue process with the people of Gamlestaden and made by landscape architects from the Park- and Administration office. Bunkeberget should be a place for people to meet and gather through highlighting specific points of attraction worked into the existing landscape. Using a signature bright red colour all added elements gave identity and became destinations in the park. There is a BBQ, a circular stone terrace that can be used as stage, dance floor or ceremonial wedding room. Wooden animals in a clearing constitute poetic play-sculptures, and sculptural sitting poles are placed on the highest peak providing a spectacular view from the mountain. The remake is adapted to the conditions on site underlining the existing character and special qualities

of the area but making them more interesting and approachable through the small design interventions.

The park/mountain Bunkeberget is a complex site with a strongly varied topography. It was difficult to make understandable construction drawings for the site. Instead the team developed a concept map defining the different "rooms" in the park combined with written instructions and dialogue between contractor and landscape architects on site during instalment, ensuring the exact placements. "This was a risk and not the way that we usually work" says the Municipality. But the construction company was very responsive and cooperative and everything has turned out exactly the way the architects designed it and wanted it to be. Furthermore it was much more cost effective to work in 1:1 directly on site.

The news of the remake of Bunkeberget spread all over Goteborg and awakened curiosity and interest throughout Goteborg. This is all in line with the goal to create an attractive venue that attracts visitors and thereby strengthens prospects for work and business in the district of Gamlestaden. The number of people, who consider the district a better place to live is also increasing. It is expected that the future will bring even more residents and visitors Gamlestaden. More people in this part of the city will make Bunkeberget even more important as a park and recreational area.

### SEEDS Partner:

Goteborg Municipality: <http://goteborg.se/wps/portal/enheter/fackforvaltning/park--och-naturforvaltningen>









## Urban Food Gardening Linnéstaden, Goteborg, Sweden

This vacant inner-city site has been given over to productive use – namely a community garden.

Initiated by the Municipality, the association-led urban gardening project, picnic spot and dog space at a leftover area on the foot of the Skans Hill (heritage site) is going to promote and secure local green recreational space in the dense neighborhood in the short and long term. It showcases how to activate an inner city vacant site that would otherwise lie dormant for many years, giving it productive use and respond to citizens increasing interest in growing food – and thereby form innovative partnerships –and in the end make the site more attractive as a park in the future.

Learnings have been gained through co-developing and managing in collaboration between Municipality and association leading to a formal agreement between the two.

The Growers association is now successfully running the area. It has 90 members and a waiting list due to high interest.

The project has supported local synergy and neighbor relations: ‘the local district has been encouraged by the project’s success to employ nursery school teachers with a keen interest in food gardening for the nursery school, enabling the Park - and Nature Administration to gain valuable lessons relating to collaboration, cohesion and safety. The summer water connection will also be drawn from the adjacent nursery school’.

Additional functions and more planters were integrated during the process due to popularity and practical matters. Altogether –the initiative should ‘convince politicians that the site should remain as part of a public park and not be developed’

An actual need in the area is addressed: ‘a densely populated part of the city, people in the area wanted to start growing but they had nowhere to do it’. The design was carried out in collaboration with users and drawn by the landscape architect from the municipal real estate office.

‘To highlight the project by publishing it in newspapers has given us a great response. If you want a big commitment, this is a good way. To co-manage a site in this collaborative way increase local interest and engagement in the public spaces of the city.’

### SEEDS Partner:

Goteborg Municipality:  
<http://goteborg.se/wps/portal/enheter/fackforvaltning/park--och-naturforvaltningen>

### Sub partner:

Skansbergets odlarförening  
<http://skansodling.se>









## Living With Nature Sheffield, UK

Living with Nature is a three-year programme which focuses on improvements to eight sites in green areas close to or within residential developments.

The aim of the project has been to create better and more interesting destinations for play and recreation in the green areas around housing estates. The project has taken its departure in existing but rundown playgrounds with the ambition to transform them into more interesting places for play and recreation that included more nature elements and could become meeting places for all.

Each project has been developed site specifically and with a large community involvement ensuring the projects' local ownership. This has been done through temporary plans for the sites including organising a series of events on each of the sites to not only engage people with the project but to re-engage them in a positive way with what are often forgotten sites. A challenge is to make sure communities remain engaged with projects, especially in the future when the sites have been improved and will need local help to keep them going.

The process of including the local communities has been done through a wide range of exciting public events like common meals, play days and dog shows. Particularly well attended was the Crumble Fest. Held on one of the Living with Nature sites, locals picked the fruit growing wild on the

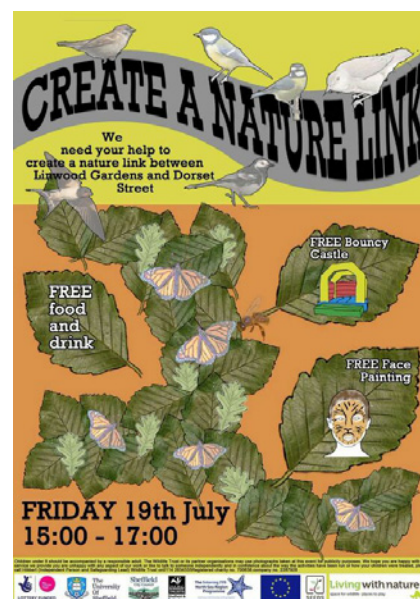
site – apples and blackberries – and learnt how to make fruit crumble. With a generous helping of custard, and the support of local businesses, the lovely puds were soon eaten and the plates licked clean.

Other strategies of engagement included temporary play features to give people an idea of the possibilities they could have on site permanently, such as sand as a play medium, or fallen trees as a climbing frame. Other short-term activities included tidying up the sites by litter picking or cutting back vegetation, helping people to develop a connection with a previously under-managed space.

Longer term, it is intended the sites will encompass play sites set within a landscape that will create multi-functional play spaces that will engage children with nature, and bring nature into residential environments – a smudging of the boundaries between urban and rural, and the built and natural environments.

**Sub-partner:**  
Sheffield Wildlife Trust  
[www.wildsheffield.com](http://www.wildsheffield.com)

**SEEDS partner:**  
South Yorkshire Forest Partnership:  
[www.syforest.co.uk](http://www.syforest.co.uk)









## Opening Water Systems Porter Brook, Sheffield, UK

Historic industrialized areas usually sit by water. Accesses to water as both supply and place for discharge were necessary in the former processes of production. It was a practical functional structure often built into manageable hidden canal systems. Our current view of water in urban settings has changed dramatically.

Now water is seen as an asset and something that can increase the aesthetic and recreational qualities of a city. It is also a place for biodiversity and even more significantly, a place for storm water management.

Porter Brook is a Sheffield city centre river running through an historic, formerly industrialized urban area that is now a centre for the creative and digital industries and home to a growing residential/student population. The site is a city river edged by old metal manufacturing buildings and derelict sites. This project aims to open up the covered river to integrate it better in to the urban context and life of Sheffield making better use of the potentials that the river holds.

In the short term this project will provide a temporary test site and a visioning document that details a strategy for naturalisation and deculverting of the Porter Brook. The overarching aim is to make it accessible to local people, create better habitat and encourage river wildlife, manage flood risk and ensure the river is an asset to the City.

The river should eventually be accessible to the public by walkways and viewing points through the river bank developments throughout the

city of Sheffield. Consequently, there is a need for a strategy to ensure an holistic approach is taken regarding the future of the river.

The ambition is clear but the process is complex needing extensive flood studies and negotiations around ownership and safety. A small amount of work has taken place on the site of the Brook and at last a part of the river can now see daylight.

A temporary pocket park is in the process of being built around this first test site becoming both a flood area and a place that permits recreational use with access to the water. The temporary project will be redeveloped eventually, and become part of a wider green water management structure in the future.

The city centre river has a fledgeling 'Friends' group and a workshop was held to begin pulling together a long term vision and strategy for the river.

### Sub Partner:

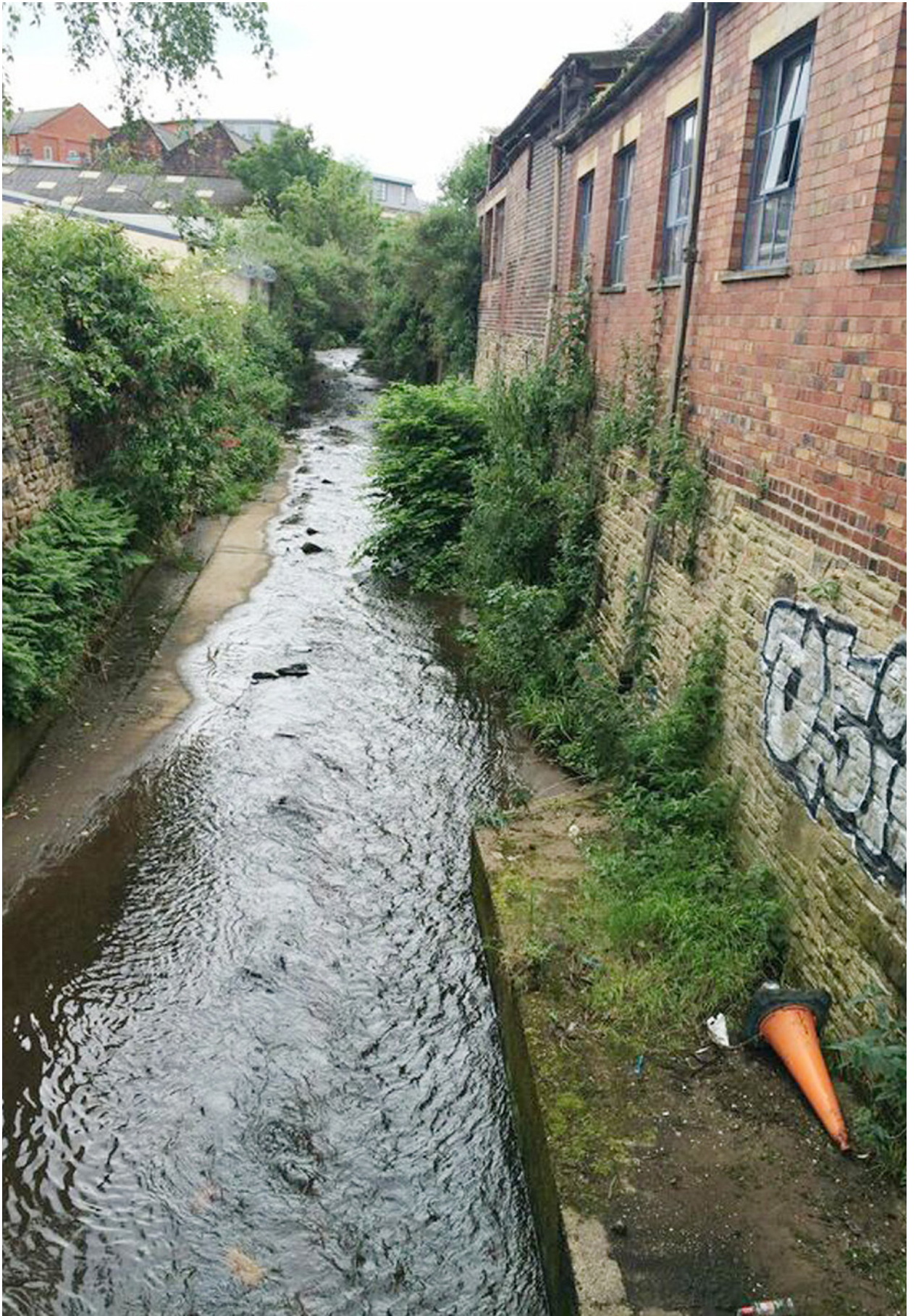
Sheffield City Council  
[www.sheffield.gov.uk](http://www.sheffield.gov.uk)

### SEEDS partner:

South Yorkshire Forest Partnership:  
[www.syforest.co.uk](http://www.syforest.co.uk)









**Rotherham Renaissance**  
**Rotherham, UK**

The town centre of Rotherham has had its challenges from economic recession, job loss and a general deterioration of the city centre. The competition from the shopping malls Parkgate Retail World and Meadowhall has played a significant role in the death of retail stores in Rotherham. On the former glorious High Street most of the shops have been boarded up for years leaving the heritage buildings to deteriorate rapidly.

This pilot's focus is on regeneration and plugging the skills gap between young people and the jobs market. "Rotherham Renaissance" is an initiative that aims to (re)create a high-quality, distinctive and accessible public realm in the city centre. A broad pallet of investments and initiatives has been made to upgrade the downtown area to create a thriving, active and attractive town centre.

This has happened through a variety of initiatives that each has played a role in transforming Rotherham town centre into a vital place. In the

process it has hosted temporary uses to enliven the town centre and draw people in. The ambition has been to provide something that you cannot get at the larger shopping malls.

The rapidly decorating buildings on Rotherham High Street have now been restored back to their former glory. All facades towards the street that were for a long time boarded up are renovated revealing the distinct heritage character of Rotherham centre. The town's historic high street is in the process of becoming what it always should have been; a thriving modern retail community in buildings that go back through centuries of the town's illustrious past.

Throughout Rotherham vacant stores have activated through creative uses promoting local artists and designers. The Makers Emporium at High Street is a new retail space showcasing a variety of products hand-made by local crafters, artists and designers. More than 30 makers have populated the space with an array of products including handmade bags and clothing, home-ware, gifts and hand-crafted fine silver jewellery.

The project also supports youth employment in the area. The shop is staffed by retail apprentices studying for a qualification in retail whilst learning on the job in the store. Other vacant spaces are given to local start up business providing them with low cost spaces to work from. The city also provides

advisory support to these emerging businesses to increase their chances of success. There is a realization that activating the city centre goes hand in hand with supporting local start-ups and creative businesses. Plugging citizen's skills gaps using re-use is a situation where everyone wins.

Other initiatives have been made upgrading the city section by section. The area around Rotherham Minster was opened up by removing a building to create a grander foreground and view across the city. It also provided a very welcoming green public space. And to support the local life a now successful market has been set in motion and art has been used to give the city identity connecting local stories to the streets and walls of the build structure.

Every little initiative is bringing more life back to the streets of central Rotherham that is well on its way to become an active and attractive city centre. This pilot shows that it is worth while starting a rejuvenation process and that through a range of both physical transformations and social activating initiatives the story of the city could be turned around from rapid deterioration to thriving city.

Sub-partner:

Rotherham Metropolitan Borough  
Council [www.rotherham.gov.uk](http://www.rotherham.gov.uk)

SEEDS Partner:

South Yorkshire Forest Partnership:  
[www.svforest.co.uk](http://www.svforest.co.uk)









## Sheffield Showcase Sheffield, UK

Throughout the city of Sheffield lies a vast number of empty stores and shops leaving areas of the city uninviting and unattended. The ambition of the project has been to fill to fill empty shops with activity and content while simultaneously stimulating creative start-ups and skill development.

Sheffield Showcase started as a social enterprise for window decorators to animate the barren store fronts as part of their educational programme but slowly expanded into lending out vacant spaces to creative entrepreneurs and artists that could renew life on street level.

One vacated building sat on a site marked for redevelopment but the project stalled leaving many square-metres of store space vacant. The project was abandoned altogether and the city took over the buildings that were originally set for demolition.

Some of the vacant uses have in the meantime developed into successful businesses including a restaurant, questioning the fate of the place. Some of the temporary interventions in the building designated for demolition and the construction of a new shopping mall were so successful that a new strategy for the area deriving from the temporary use might be on the way. Perhaps the opportunity that the temporary use gave did in fact evolve into sustainable businesses.

The SEEDS network was first introduced to Marcus Westbury from Renew Newcastle Australia when he lectured at the opening SEEDS conference in Copenhagen 2012. Here Westbury shared how his organisation managed to turn around the decline of main street Newcastle, Australia activating the empty stores with creatives. In 2014 Westbury came to Sheffield to further inspire the process of cultural temporary uses of the vacant stores.

The Sheffield City Council, City Regeneration Division has since been working towards creating a structured method for facilitating and supporting vacant spaces to new potential temporary users in close collaboration with various local actors and creative arts organisations.

The Council acts as a broker between landowner and potential user with the aim of making the process as fluid and unbureaucratic as possible to save potential creative tenants a lot of unnecessary administrative work. When one wants to attract the artist community it needs to be made easy and accessible to them.

Also landowners have been approached to encourage them to allow more interim uses in their stalled sites. Tax laws make it attractive for commercial enterprises to lend their unused store spaces to creative activities as it gives them a big break on business rates and this is used as a convenient personation to make landlords offer their vacant spaces to creative studios.

The University of Sheffield has supported the Council in developing a model for interim uses. But also the University took on the empty former department store Castle House and used it for a giant festival and the architecture department has set up studio spaces in empty stores.

Other collaborators include Chop Shop, CADS, CNC design facility, Common People, Birds Yard, Yorkshire Artspace studio providers and more.

The next step is a more formalised support system coined Re:New Sheffield that through a Strategic Board, a steering group and dedicated officer, will support and deliver interim uses over the coming years particularly on sites and areas in transition.

### **SEEDS partner:**

South Yorkshire Forest Partnership:  
[www.syforest.co.uk](http://www.syforest.co.uk)

### **Sub Partner:**

Sheffield City Council,  
City Regeneration Division:  
[www.welcometosheffield.co.uk](http://www.welcometosheffield.co.uk)









## A new landscape for transformation, planning and place making



**The 20 pilot projects represent a broad scope of development projects and methods of transforming our urban and rural areas.**

They represent many different scales from the community garden to the vast abandoned industrial sites, from the need to deal with vacant spaces due to recession to the ambition to transform common spaces into more interesting ones through temporary interventions. But what they have in common is the demonstration that a more iterative and adaptive approach to develop, enrich and cultivate urban and rural areas is both necessary and more resilient to withstand uncertainties and create meaningful environments. Things can happen in increments within one initiative naturally leading to the next merging physical changes with social cultivations.

Cities and landscapes are ever changing. However the expansion and alterations of cities does no longer take places at the outer rim but rather happens from the inside through growing, condensing, transforming and responding to urgent social and environmental issues within the already existing fabric of our towns and cities. Simultaneously our landscapes are affected by changing demographics and by environmental and infrastructural conditions. New conditions require new tools for transformation. We can no longer roll out completely new ready-made solutions but must learn to respond and work within the existing physical terrain and social situation.

The large industrial areas that once were the core of the modern infrastructure and settlements are now disappearing from the cityscapes opening up landscapes with a morphology and scale completely different from that of the classical city. Factories close and harbours change conditions leaving spaces to potential new uses and habits. This “terrain vague” is on the one hand not made for humans but on the other hand offers new atmospheres and characters that prompt us to question what a place, a city and a landscape can be in this context.

Vacant spaces in neighborhoods and town centres require other immediate responses. Here defining and cultivating content in spaces that have been voided of use can act as a catalyst for townscape renewal but also support the act of developing skills, supporting start-ups, generate community and in the end rejuvenate neighborhoods. Again the physical spaces are closely linked to the social conditions and potentials.

Activation of public spaces through adding new layers of places to play, garden, meet and explore can help make our urban public landscapes more interesting. Physical interventions can highlight site characteristics, propose new uses and create destinations in the landscape. They can create something delightful, surprising; an experiment that adds significance and identity to places. Through public spaces we can also involve community in the sheer act of building it, cultivating it and maintaining it for the benefit of both the community and the public spaces.

So if there is one overarching conclusion of the SEEDS project it is that temporary uses can be a more adaptive and iterative procedure that creates changes in our physical but also social environment and that the small step by step place making procedures including the site specific and the local community can in the end create more resilient and interesting environments.

More adaptive and iterative place making procedures are more resilient and better equipped to withstand changing situations. This process of going from one stage towards something else can be detected and then further explored through small acupunctural interventions that can set transformations in motion reprogramming and redirecting the discourse of a place. Temporary uses could inspire the future development through implementing new uses, identifying site qualities, and creating the settings for new experiences and behaviours in a place. Short term innovations can thereby perhaps support long term transformations while simultaneously addressing and supporting the qualities and characteristics already present. All of these themes are addressed in the SEEDS CHARTER that will hopefully have an impact on temporary uses in the procedures of transformation, planning and place making in the future.





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