

# Competition programme May 26, 2009

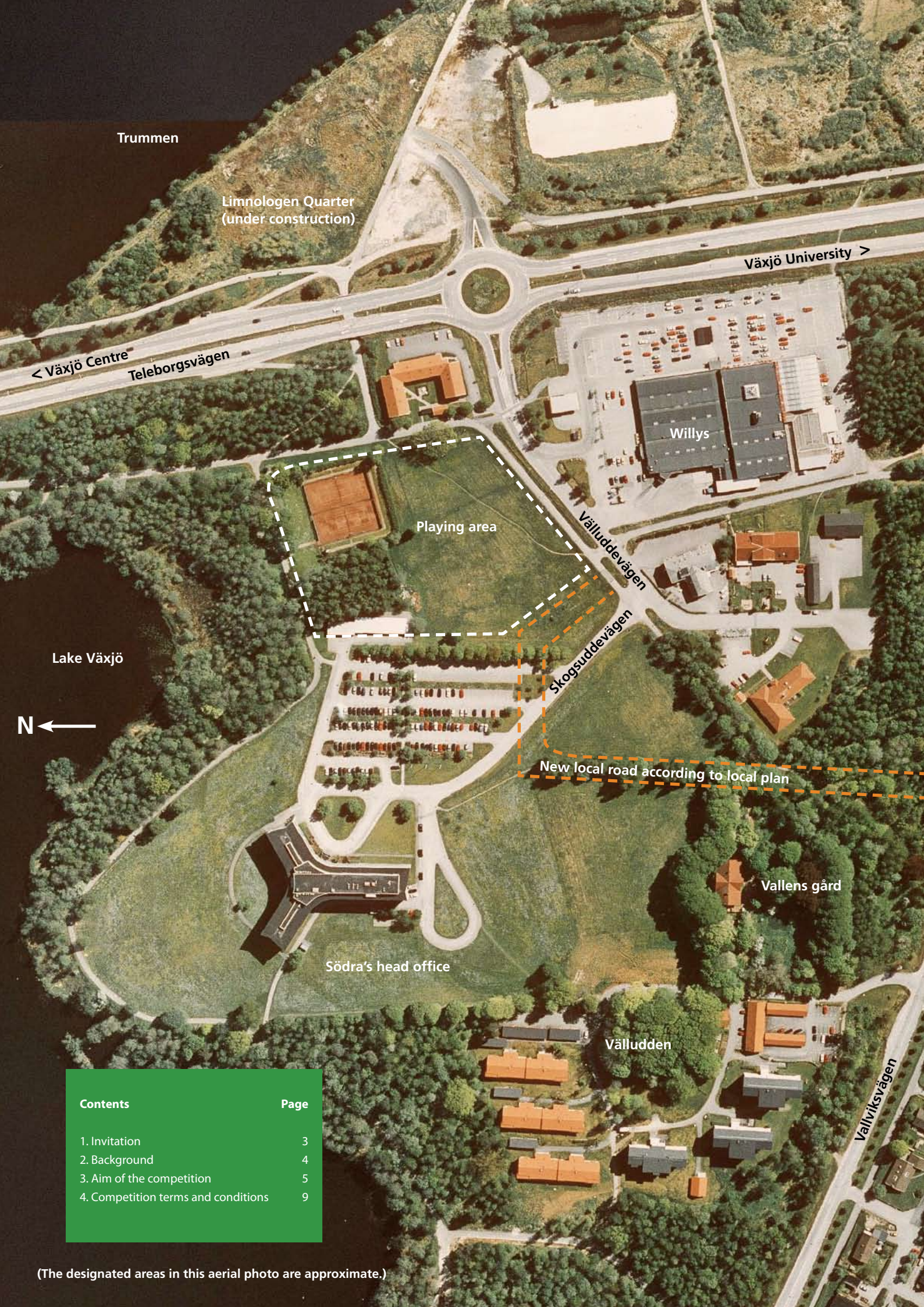
*"...to provide an attractive setting for future tennis..."*

*"...to display our current possibilities in architecture and wood construction technology...in a resource compatible, energy efficient and economically sound manner..."*



# Södra Tennis

Open architectural competition to develop a new building concept for the tennis centre of the future



Trummen

Limnologen Quarter  
(under construction)

< Växjö Centre

Teleborgsvägen

Växjö University >

Willys

Playing area

Välludden

Skogsuddevägen

Lake Växjö



New local road according to local plan

Vallens gård

Södra's head office

Välludden

Vallviksvägen

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(The designated areas in this aerial photo are approximate.)

# 1 Invitation



Södra together with Välle Broar, the Centre for Wood Construction and Housing (CBBT) and Martinsons invite you to participate in an open, architectural competition to develop a new building concept for tennis centres. It is hoped that the competition will provide a concrete contribution to the continued development of wood construction technology and methods. The facility should embody a modern concept for making wood the building material of the future even in larger buildings such as sports centres. We hope to be able to select a winning project that will create an inviting and working setting for the social and pedagogical aspects of tennis. The winning entry will use the characteristics of wood in a solution that maintains high quality, is rational and can subsequently be used in the production of several, similar centres. The centre will be a meeting place for young and old, recreational players as well as participants in

competitions, and moreover be able to house a number of other activities including trade fairs and conferences.

Using wood-based materials as a tool, and with a new setting for the social and health aspects of tennis as a goal, we wish all architects and their partners a warm welcome to this open architectural competition. For the purposes of the competition, we have chosen to assume that the facility will be placed in close proximity to Södra's head office. In this way, the centre will become an important public part of the new district under construction - Välle Broar - the modern, wooden district. The concept should be adaptable to a variety of locations.

Peter Nilsson, President Södra Timber

## 2 Background

### 2.1 General Prerequisites

Välle Broar - the new and modern, wooden district - is the largest cohesive wood-construction project in Sweden. Three fundamental ambitions have been adopted for both Välle Broar and the tennis centre:

- to develop wood construction so that knowledge and interest in building with wood increases.
- to build in an environmentally compatible and energy efficient manner with wood as a natural component.
- to promote the emotional value and aesthetic qualities of wood from a consumer perspective.

Södra is an active partner in the project and a year or so ago conducted an open architectural competition for the Välle Broar project's exhibition pavilion. The pavilion was built by CBBT. In this competition, we are taking our involvement a step further. Both the pavilion and a tennis centre will play important roles in the community.

### 2.2 Playing area

Skogsudden is a beautiful area alongside Lake Växjö, just south of Växjö Centre, located between the town of Växjö and the university campus. Lake Växjö's southern shore has natural beauty, rich bird life and very good walking paths.

The site, which currently has two tennis courts, a stretch of woodland and open fields, is available for new development within the context of the competition.

### 2.3 Local plan

The competition area is included in the Detailed Development Plan for Välludden 1 etc. Teleborg in Växjö, the aim of which is to develop a district with a diverse urban character containing different types of wood-construction projects in the Välle Broar area.

According to the plan, the site can be developed into a residential area with an urban centre up to a height of eight storeys. The placement of the development right within this context is another aim of the competition (see more under point 3.7).

The local plan calls for the construction of a new local road (marked on the aerial photo) to replace the existing Skogsuddevägen. This new road will link Välluddevägen with Vallviksvägen and provide

access to Södra's office. The new block that will be surrounded by the road has the same planning restrictions as the competition site.

In addition to the local plan, there is a design proposal for a green area around Södra's building which was drawn up by O2 Landskap in 2004. The proposal is based upon an area of landscaped vegetation and the establishment of an attractive entrance for Södra's office. These materials, as well as the local plan can be downloaded at [www.sodra.com](http://www.sodra.com). It is up to each contestant to relate to this proposal, and to decide to what extent it can be integrated into their proposals.

### 2.4 Traffic - approach

Access to the tennis centre by car will be from the west via Södra's parking area. Naturally, it should also be possible to reach the centre via the foot and bike paths on the site's eastern and northern sides.

See point 2.3 for the new local road that will replace Skogsuddevägen.

The heavily trafficked Teleborgsvägen is east of the site. Over time, the ambition is to convert this road from a main arterial road with a barrier effect to a more cohesive, local town road.

The visitors to the tennis centre will be able to use Södra's parking area.

### 2.5 Existing and new development

Södra's head office is a Y-shaped, five-storey building with a penthouse, built in 1968. The entrance faces east. Vallens Gård, which is a 19th century manor with a surrounding park area, is south of Södra's head office. It is currently used by a Montessori pre-school. South of Teleborgsvägen, the Limnologen quarter is currently being developed in a residential block with wooden buildings.

## 3 Aim of the competition

The new, concept building is to provide an attractive setting for future tennis and be a stimulating home court for beginners and competitive players alike. It is to display our current architectural possibilities and wood construction technology. Naturally this should be done in a resource compatible, energy efficient and economically sound manner. By creating an inspiring setting for tennis, the designers will be helping to improve performance for all who use the courts. The building system should be designed so that it can be used in several locations.

### 3.1 General

The aim of the competition is to design a tennis facility in accordance with the requirements stated below, as well as the immediate surroundings of this building. Accessibility to Södra's head office is to be considered along with the consequences this will have on the placement of the tennis centre, the extent and entry of the facility. The local plan for the area is a given prerequisite. The landscaping proposal carried out in 2004 by 02 Landskap is available – it is up to each contestant to determine the extent to which it can be used or re-worked.

### 3.2 The building

The building is to be an inviting, attractive and well-functioning tennis facility - a meeting place where training, competition and coaching (which includes the use of IT equipment) facilitates research on and development of the game of tennis. It should also be a building that can host other activities, such as trade fairs and conferences. The architecture should be distinct with a strong identity and work together with the surrounding natural environment and buildings. How the large volume of the building is dealt with is important, as well as the treatment of the long façade in order to avoid typical backyard environments to the greatest extent possible.

Since the idea is to be able to gradually erect several tennis centres based on the same concept at other locations, it is important that the building makes use of a building system. There should be a degree of flexibility so that the building system can be adapted to different sites and situations.

Cost is important. The goal is to combine outstanding wood architecture with optimal cost efficiency.

### 3.3 Construction/wood

As a prominent public building in the Välle Broar project, it is important that the wood materials are displayed in a beautiful, rational, resource compatible and sustainable manner. The supporting framework is to be of laminated wood and will be designed and constructed by Martinsons Byggsystem in co-operation with the architect.

### 3.4 Accessibility

The building should be fully accessible for all visitors and Personnel, including the physically disabled.

### 3.5 Flexibility and multifunctionality

The building's primary function will be tennis, but it is also to serve as an attractive meeting place during trade fairs, conferences and other activities.

As mentioned in point 3.2, the building system is to be adaptable to other building sites.

### 3.6 Environment and resource compatibility

The building is to be planned as far as possible to accommodate an environmentally compatible life cycle. Construction and choice of materials is to reflect this focus. Applicable requirements for energy management and insulation must be met. Is it possible to apply passive/plus-plus building technology?

The local plan brings up the issue of storm water, which should be resolved as far as possible block by block. This should be considered when designing the roof (green roof).

### 3.7 Building rights in proximity to the tennis centre

Aside from the tennis centre and the outdoor courts, the placement of building rights for future development in accordance with the local plan should be indicated (see point 2.3). A detailed study of building rights is not within the scope of this competition, but their placement, access and volume must be suitable for the immediate surroundings.

### 3.8 Detailed internal and external plans

The space allotment below is to be viewed as a guide. Different solutions can lead to variations in allocated area. In short, we will be looking for effective solutions that minimise unused space, and that create good connections between the various areas of the site.

<b>Entrance / café</b>		<b>120 m<sup>2</sup></b>	
Entrance	40 m <sup>2</sup>		<i>The entry should be inviting and and easy to navigate. Both players and other visitors should be able to quickly determine where they need to go. It is desirable that the courts can be seen from the entry. During events the entrance should also function as a mingling area and a place where catered food could be served. Separate services/personnel entry</i>
Reception/Cash register	10 m <sup>2</sup>		<i>Booking of playing time, visitor control and information. During times of low activity, it should be possible to staff the reception, the shop, and café with one person.</i>
Shop	30 m <sup>2</sup>		<i>Compact but elegant display of tennis equipment. Possible to have a wall-mounted screen for the showing of films/pictures. A small fitting cubicle.</i>
Café	40 m <sup>2</sup>		<i>For seating between 10 and 20 people. Could also serve as a lecture/instruction room (see next page). View of tennis courts. Toilet for disabled persons.</i>
<b>Changing room and gym</b>		<b>190 m<sup>2</sup></b>	
Changing room with shower and sauna	90 m <sup>2</sup>		<i>Separate changing rooms for men and women with a joint capacity of 30 people. Should be designed so that a smaller changing room without shower could be connected to either the men's or women's changing rooms depending upon which group is in the majority on particular days. It should be possible to receive disabled guests in both sections. 1 toilet + 1 disabled persons' toilet per section.</i>
Gym	100 m <sup>2</sup>		<i>15 people can train simultaneously. Should also be possible to divide the hall in half with a sliding/ folding door to create smaller training halls</i>

<b>Tennis courts</b> 2 460 m <sup>2</sup>		
Three tennis courts	2 010 m <sup>2</sup>	<i>The courts will have international competition dimensions (see page 8). There will be small storage area for the ball cart at each court. It will be possible to reach the courts from a conveniently located walking area (not included in indicated area), so that it is not necessary to cross a court to reach an adjacent court. The courts are separated with net screens or similar. It will be possible to move these during larger events. For such occasions, there will also be a larger storage area for stackable chairs. A large gate to allow for the unloading and loading of objects during trade fairs, conferences etc.</i>
Training courts	450 m <sup>2</sup>	<i>The training courts will be designed as a single court (without "double corridors") and with a plank along one long side that can be used for practicing. Possibility to film videos and show pictures.</i>
Seats for spectators		<i>It will be possible to arrange good seating for match spectators. Depending upon the layout plan, the entry, café, lecture/ instruction room and training courts could be used for spectator seating.</i>
<b>Manager's office/office/instruction/personnel</b> 190 m <sup>2</sup>		
Office	40 m <sup>2</sup>	<i>Four workplaces. Good connection to reception. View of courts.</i>
Instruction	80 m <sup>2</sup>	<i>With view of courts. Could possibly double as a café (see previous page).</i>
Area for personnel	70 m <sup>2</sup>	<i>Changing room, toilet, pantry, and lunchroom.</i>
<b>Services / utilities</b> 180 m <sup>2</sup>		
Storage	50 m <sup>2</sup>	<i>Next to the tennis courts. Room for stacked chairs etc.</i>
Control room 100 m <sup>2</sup>		<i>For electricity, water, heating and sanitation etc.</i>
Refuse room 10 m <sup>2</sup>		<i>Next to the café.</i>
Maintenance	10 m <sup>2</sup>	
<b>Outdoors</b>		
Two outdoor courts		<i>Existing or new courts. If repositioned, the courts should be situated in a north-south direction.</i>
In front of entry		<i>Should be possible to drive up to the entry to drop off visitors/ make deliveries.</i>
Outdoor service		<i>Possible for the café to serve food and drinks outdoors when weather permits.</i>
Bicycle stand		<i>For 20 bicycles.</i>
Building rights for future residences and the development of a centre		<i>Of up to eight stories height (see local plan), to be developed in harmony with the tennis centre and surroundings.</i>

### 3.9 Tennis court dimensions

#### Length (in accordance with international competition dimensions)

The actual tennis court should be 23.77 x 10.97 metres. (The odd dimensions are due to the original dimensions in feet).

There will be an open area of 6.4 metres behind the baseline (short side). There will be an open area of 3.66 metres along the sidelines.

#### Height of ceiling (according to Swedish Tennis Association's Competition Handbook)

Above the net (0.914 m high at the middle of the net) there should be a free-height of nine metres from the floor. Thereafter, the ceiling height can drop by the baselines to a height of eight metres. Ceiling construction, lighting and ventilation must be above these heights.

#### Lighting

Lighting level should be 500 lux.

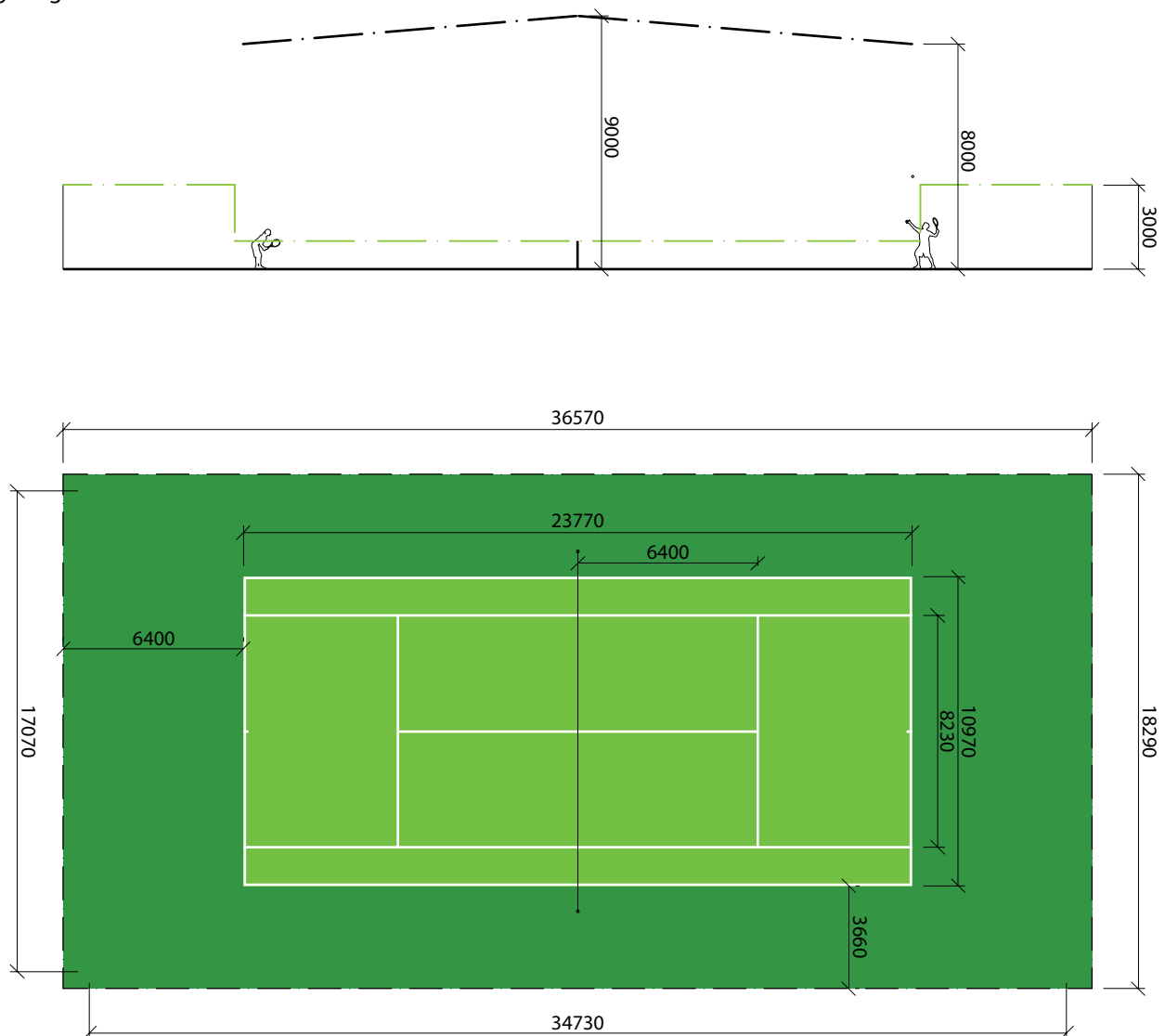
#### Ball protection

There should be ball protection behind the baseline along the length of the outer edge of the court that protects the walls and prevents the balls from bouncing back onto the courts. There should also be protection between the courts. Behind the baseline, the protection should be three metres high. Along the sidelines the protection can be lower.

This protection is normally provided by netted screens, which can be easily removed when the hall is used for other purposes.

### 3.10 The colour of the tennis courts

What is important about the colouring of the courts is of course that the yellow-green balls are easily seen. This will be handled more in detail in the next phase of the project when a winning proposal has been chosen.





# 4 Competition conditions and provisions

## 4.1 Competition promoters and type

Södra  
Skogsudden,  
351 89 Växjö

The competition is an open one-stage competition

## 4.2 Right to participate

The competition is open to everyone regardless of nationality.

## 4.3 Competition officials

Södra  
Att: Magnus Berg  
Skogsudden, 351 89 Växjö, Sweden  
tel: +46 (0)470-890 00, email: magnus.berg@sodra.com

## 4.4 Program documentation

- Programme May 26, 2009
- Plan program Välle Broar
- Detailed Development Plan for Välludden 1 and others, Teleborg in Växjö
- Illustrative Plan Drawing 02 Landskap
- Base map dwg-format

All documentation can be downloaded at [www.sodra.com](http://www.sodra.com)

## 4.5 Questions about the competition

Any clarification or supplementary information that is required regarding the programme must be requested in writing in an anonymous letter enclosed in an envelope marked "Questions regarding tennis centre competition" addressed to the competition officials or sent via email to the same.

Questions about the competition must be received by competition officials no later than June 17, 2009.

## 4.6 Competition proposals

Competition proposals are to be submitted anonymously. All drawings and other documents that are submitted must be marked with the logo of the proposal in the lower right-hand corner.

A proposal for the competition is not to consist of more than two illustrations in A1 landscape format (841 x 594 mm). These illustrations are to be mounted on a stiff board. In addition, a set of these illustrations is to be submitted in A3 format (smaller). Hand in the proposal in either English or Swedish.

Proposals for the competition are to include the following:

- General plan, scale 1:400
- Plans, facades and sections, scale 1:200
- Essential details, scale of choice
- Exterior and interior views
- Brief description

Models will not be accepted. However a CD with descriptive pictures and video clips may be submitted. The digital material should be anonymous.

## 4.7 Submissions

The competition closes on Sept. 14, 2009. Competition submissions must be posted on this date in a manner that ensures they are received by the competition officials within five days of this date.

Proposals are to be submitted as follows:

Proposals should be enclosed in a sealed, opaque envelope marked "Södra Tennis" and the competition proposal's logo. The envelope should contain information regarding the name, address, telephone number and email address of the submitter of the proposal, as well as information regarding any possible partners in the project. A "receipt" should also be submitted that is marked with the date of the submission and its motto. This receipt should be in a separate envelope marked "receipt", and also be sent to the competition officials at the same time as the proposal. The telephone number - where contact can be made with the submitter of the proposal in a manner preserving anonymity in case the proposal has not been received - should also be on the envelope.

## 4.8 Jury

The competition proposals will be judged by a jury consisting of:

Leif Brodén, Södra  
Lars-Eric Åström, Södra  
Peter Nilsson, President Södra Timber  
Eva Nygren, Sweco Sweden  
Stefan Edberg, former world champion in tennis  
Calle Hageskog, Växjö University  
Erland Ullstad, former Town Architect, Växjö  
Hans Andrén, Välle Broar  
Thomas Sandell, SandellSandberg  
Natasha Racki, Arkitektstudio Widjedal Racki Bergerhoff

Experts may be added to the jury.

Competition Secretary: Magnus Berg, Södra

#### **4.9 Evaluation criteria**

- Architectural quality
- Functionality
- Feasibility/development potential

#### **4.10 Prize awarding**

The overall prize amount is SEK 300,000. The first prize will be at least SEK 200,000. The lowest prize awarded will not be less than SEK 25,000.

#### **4.11 Display and judging**

The competition proposals will be displayed for two weeks.

#### **4.12 Insurance**

Submitted proposals cannot be insured.

#### **4.13 Publication**

The jury's verdict will be communicated to all contestants no later than three weeks after the result of the competition has been made public.

The Swedish Association of Architects will permanently publish all awarded proposals on their website. Södra will also be entitled to do the same.

All publication of competition proposals upon conclusion of the competition will be done with the approval of Södra, Välle Broar and CBBT.

#### **4.14 Right of ownership**

The substantial rights to proposals receiving pecuniary rewards belong to the promoter. The submitter of the proposal owns the copyright and retains usufruct of the proposal. Direct use of the proposal in its entirety, or material portions thereof, may only be done after agreement has been reached with the submitter of the proposal.

In the event that the Swedish Association of Architects Competition Committee is of the opinion that the author of the winning proposal is lacking the experience and resources necessary to carry out the project on his own, the latter should be entitled to carry out the project in conjunction with a more experienced professional, chosen by himself and approved by the promoter. Should the promoter find reason to reject the jury's recommendation, the

Swedish Association of Architects will be consulted.

#### **4.15 Return**

Proposals that have not received pecuniary rewards can be retrieved in person from the competition officials, but will otherwise not be returned. For this reason, it is important not to submit original documents.

#### **4.16 Commission after competition**

The promoter will negotiate with the submitter(s) of the winning proposal for the architectural commission to complete planning of the building and accompanying land.

#### **4.17 The approval of the competition programme**

This programme has been established in accordance with the building sector's common "Competition rules for Swedish competitions within architects, engineers and artists spheres of activities 1998". These rules apply if the programme does not state otherwise. The programme has been approved by the members of the jury who are responsible for conducting the competition. The technical aspects of the competition programme have been reviewed and approved on behalf of the contestants by the Swedish Association of Architect's Competition Committee.





Promoter:



Co-operating parties:

