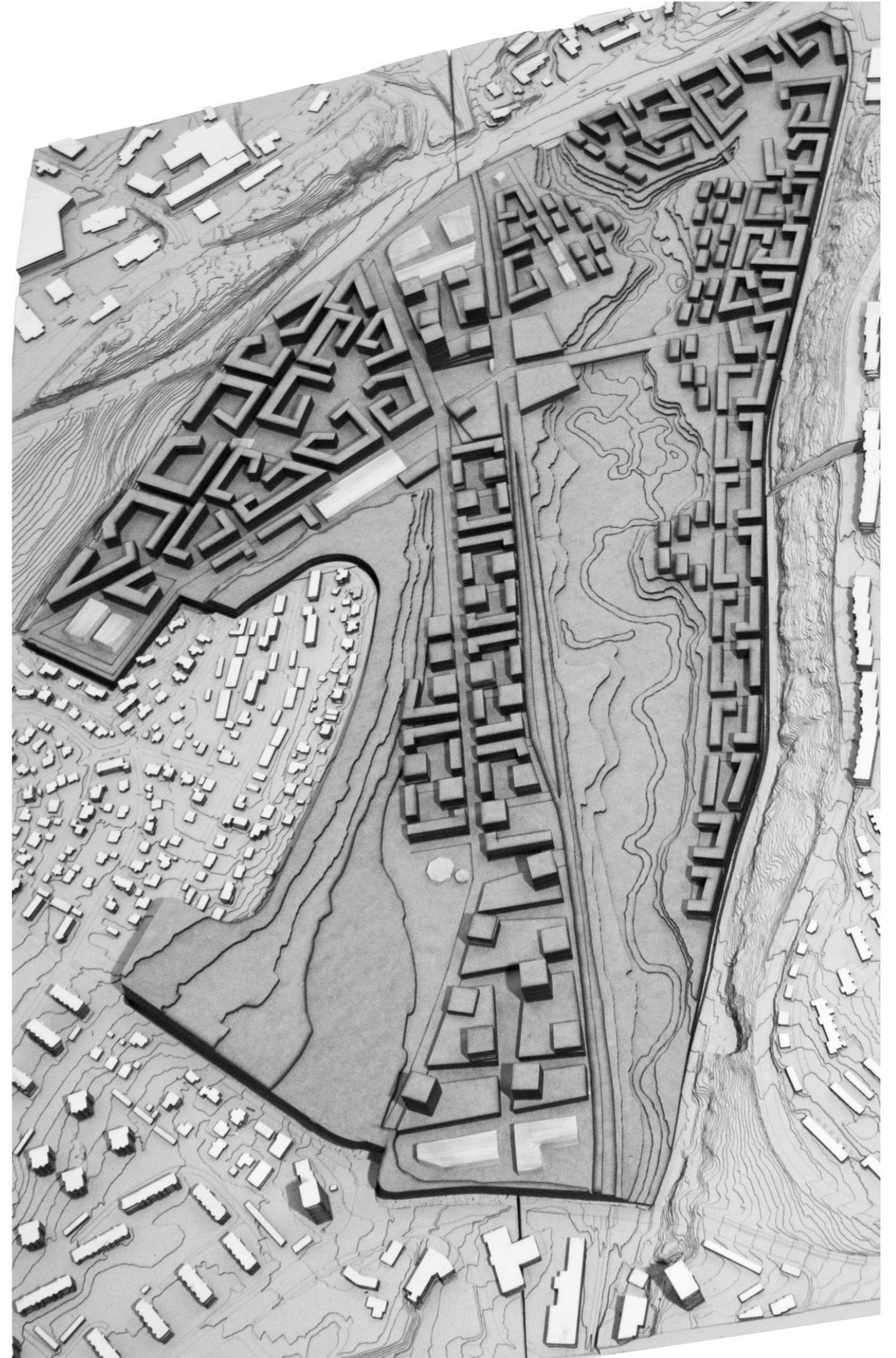


URBANITY IN NATURE

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URBANITY in NATURE

Breivoll

More and more people are moving into cities every year. Oslo is a vast growing capital has to house thousands in the next 15 years. Space has to be used wisely and the next big development of Oslo is Hovinbyen. It is a big area on the second ring road of Oslo. In its corner is a part called Breivoll. Industrial area occupied with warehouse. It is blased with a vegetation and a small lake. With great public transportation possibilities and an underground train station the place will be well connected within the city. The project is about making that a new hub in Oslo.

This change in people's lives and choice of home can be related to a shift in the job market. More and more jobs are getting taken over by technologie in the century of computers. The human hand is not needed and office work is growing. Most work is done on computers working for and with people far away. Office based areas are growing with a deviation from housing and other activities. The test to mix work, live and play is attempt to gather different and interesting people on one spot and force them to meet in open shared spaces. It is the best of a home office but not isolated. Hoping that people can meet without a specific meeting point and they can get creative together in a different way than just working over the internet. It is supposed to function similar as a university campus where people form a community. Similar to a campus area at a specific spot the main focus is on small apartments to get more young people in the mix.

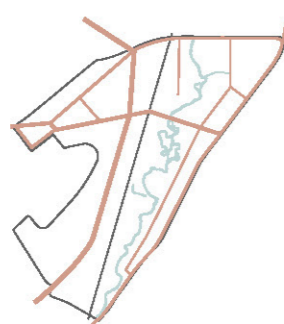
The concept behind the design approach for the neighbourhood and to create these unspecific meeting points is to overlap the nature with the city in a literal criss cross, where two crosses serve as an important connection veins with the surrounding area. The lake and the vegetation around is turned into a central park that justifies high density and small private gardens. With its activities and connections the green cross is supposed to attract people from other neighborhoods to visit this campus of Breivoll.

These are then specially reflected by the typology proposed for Breivoll with its green network. Where the design of open spaces and uniquely shaped areas are a answer to the flat world of the computer screen. Buildings should focus on textured materials.

The Approach



First fix and shape green pathways and corridors that go through the sight to make the green network.



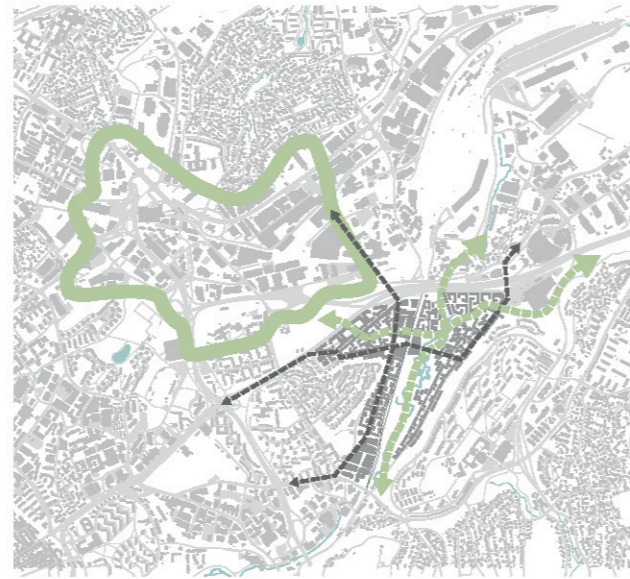
Ensure equal distribution of accessibility with main and secondary streets. Circulation and connections.



Make fixed plots that are at least in some connection with either one or both of the crosses.



Suggest pedestrian paths so they can move easily and freely around the neighbourhood with connections with and between the fixed plots, green network and commercial streets.



The Two Crosses

The project urbanity in nature is a try to give an answer a possible approach for people with the double sided dream of living in the greenery of the countryside on one hand and the active dense city on the other. These axes serve different but equally important role for the sight. The Grey one connects Breivoll and the new hub by tram over the highway and up to Kabelgata and the green ring of Hovenden. Same street then goes to the city center. The other arm comes from the highway through the node an up to future development of the area. This is a traffic and transportation cross. The Green is a pedestrian connection. Sawing together the green ring in the vest to the forest outside of Oslo in the west. The axes alongside the lake than connected future development with a tunnel under the highway and becomes a part of a green network.

Public transportation alongside the axes and a new T-ban will connect Breivoll to closeby neighbourhoods such as Risløkka, Tveita og Hellerud. It will also bring the sight mentali closer to the city center of Oslo.



Breivoll master plan



Privacy

A big part of this project is to challenge the border between public and private. The goal is to provide more interesting public spaces and minimize the private. This map shows in a simplified way how and where the privacy overlaps with the public space though it still has its place in the design. these two often overlap

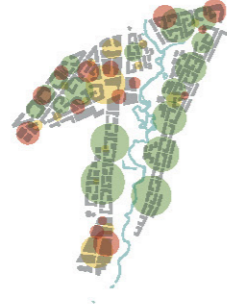
- Public
- Semi public/private
- Private



Programming

Distribution of different programs is important for the area. It is also important to group them at some places to create city life. The map shows how active the hub is both in commercials and other public buildings. These commercials are connected to the grey cross and benefit from the position of the sun.

- Commercials
- Public use
- Cultural
- Offices and work



Live, work and play

This map shows in a more diagrammatic way how different programs overlap with the focus on the vast amount of housing. This gives an idea of the atmosphere when and where housing meets office space and share open areas.

- Housing
- Services
- Workspace



Building heights

An easy way to show ideal heights of buildings to get fair density for the area. Blue buildings can only have 7 floors facing enclosed streets and should not be so high within their courtyards. Red buildings have a base box typologie of 2-4 stories and one or two urban villa towers on top.

- 2-4 stories
- 5 stories
- 5-7 stories
- 3-12 stories



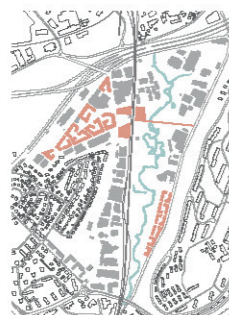
Density

The density is calculated as a proximate result of ideal building heights. Building plots from fixed masterplan are about 338.160m² and the footprint is ca. 190.285 m². This could provide 4000 housing units and 25.000 workspaces.

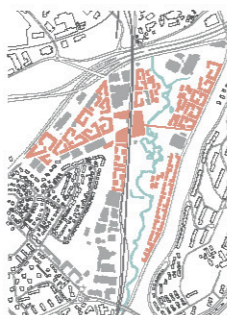
- FAR: 162 - 596%
- FAR: 183 - 489%
- FAR: 169 - 396%
- FAR: 147 - 339%
- FAR: 170 - 279%
- FAR: 130 - 220%



The sight today



Phase one



Phase two



Phase three



Phase four

Development Strategy

The first part of the development should be the hub, bridge and a part of the "campus". This get Breivoll better connected without transforming much of existing activities and traffic. Step by step it can add grow on existing streets and developers can go into transformation or reuse of existing buildings. Last step is to change the street pointing south to get more enclosed street with building on both sides.



The Grey Cross

The cross is a main urban axis for the sight. It is a street connected to the hub and cultural buildings. This is an active street that turns into a bridge at one arm. Sidewalks should be wide and benefit the possible commercials, shops and restaurants. Three arms of the cross are accessible by car and provide short term parking. The bridge is a public transport and bikes. The north south part connects Breivoll to Kabelgata by tram.



The Hub

Hub is in the middle of the two crosses. The station is the highest building in the area and easily visible from close by areas. The tower can either be housing or offices but the station itself should have an attractive and separate entrance from the tower that symbolises the hub. It is a great node and has stop for bus, tram, train and subway. The plot has a green garden in the back and a square facing south in front with seating and one preserved building that gives the sight some history and it could house a takeaway coffee shop or a news stand.



Traffic Street

15-25 meters. It is a part of the grey cross. This street should have a car lane in both directions shared with bus and tram or separate. It has some short term parking, bike lane, wide sidewalks and vegetation either separating the traffic lanes or the sidewalks from the street. Street is one step lower than sidewalk.

The quantity of public parking is low trying not to serve private owned cars. Indoor parking can be made in relationship with housing.



Courtyards

Courtyards and other similar open green spaces near housing are semi-private. It should be accessible for guests but at the same time provide enclosure at some spots. The blocks around the yard is open or folded and should have an opening towards greenery or in a relationship with another courtyard.



5-7 floors

The average high of the block and the urban villa is 5 stories. Near vegetation it could get down to 3 stories at some parts to provide view and minimise shade. Some blocks facing a traffic street can have an additional two stories for penthouse apartments. There must be a setback in the façade and/or a material change making the two extra floors look lighter. Apartments can be on two floors.



Brick Warehouse

The old factory is transformed into a culture hall. It should be an attractive place for musical events during the transformation for people to get to know Breivoll. It is connected to the hub and could in the future house many different events. The offices and workplaces should as well be able to use it for big events and expositions. The front should be redesigned with connection to the square in front and provided building plot could house an extension to the multi-use hall and other connected services. That extension should provide enclosure for the square. Other old buildings will either get a new purpose or be used in the similar way as before.



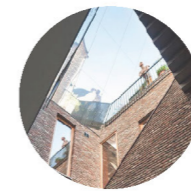
The Green Cross

The green area is a park within the city. It is the nature part of the project and justifies a high density master plan with small private gardens and courtyards. It is place for outdoor activities and fun. The one arm connects Breivoll to the green circle of Hovinbyen and goes through the hub and over the lake. This green arm continues besides the main road out of Oslo to the countryside.



Shared Street

Low traffic streets are 10-15 meters. Has a car lane in both directions, short term parking, bike lane, wide sidewalks and vegetation near sidewalks. It should not have a step between street and sidewalk and could either be all paved in stone or have the street made of asphalt. Shared street is less than 10 meters wide. These streets are between buildings and mostly for accessibility for inhabitants, moving trucks and ambulances. One direction car lane or two at most. No difference between walking and cycling. Vegetation on the sunnier side. All paved with stone.



Distance and shadows

The minimum distance between buildings is about 8-10 meters between and inside the plots. This is to prevent shade and bad view from apartments. Vegetation must be used to provide more intimate backstreets.

In terms of shadows design must be concerned about the relationship between the building and the open space. Possible solutions are a pitched roof, setback in façade or fewer stories with bigger footprint.



Paths

The paths connect Breivoll with its surrounding neighbourhoods. They cross the lake at four different spots and go under the highway to connect to future developments in Hovinbyen. Should be made out of wood with soft lines in relationship with the water, it could also house activities. The lake should be accessible at some spots from the path and provide seating and spots to relax. The paths are for walking, running and cycling. The paths that go up the steep hill to Tveita must follow the slope and provide alternative stairs.



Ground floors

First floors in relations with an urban or traffic street and the bridge should be 4-5 meters in ceiling height to potentially house commercials or public other programs.

Parking spots on the streets are thought not only for cars but as a possibility to extend the outdoor area to the street where spots could be transformed over summer for bigger sidewalks in benefits of open space and commercial use. These include kiosks, street food and markets.



Materials

Design should not be more than 60% covered with glass. Unnecessary glazing should be avoided. It is recommended to use more textured elements that can give the area character. Brick, wood, panelling and exposed concrete.



The Folded Block

One of the main typologies in the masterplan is the urban open/ folded city block. It is good to form and shape spaces both on the inside and outside. The height of the block varies from 4-7 stories. The two top floors are allowed near a traffic streets at special areas. The block shapes the streetscape with its sharp walls and flat facades. In the back they break up to form a community shared urban green space.

The block is a typologie that has the possibility of multi use. With various of thickness from 12-16 meters it can house apartments or offices. First floor is often comercial used where a shop, office canteen or other program can take place within the courtyard. Bigger commercials can fyll up a part of the courtyard for the service. The second floor should than be developed as a private roof garden for inhabitants of that block. Second and third floor could provide office and workspaces with small apartments on top and on the sides. Making it active 24/7.

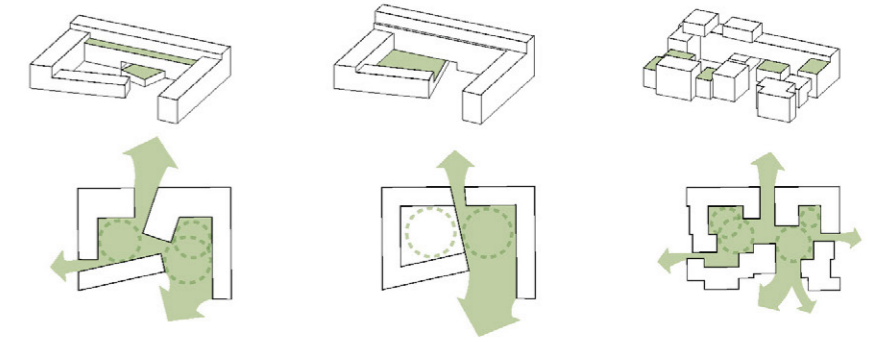
Within the block it will also house programs such as kindergartens and service apartments for the elderly.

Continues facade must not be bigger than 50-60 meters, change in look or materials is then needed. It can be divided between developers but should not be broken up into pieces. Openings on first floor should be used as connections and for the semi-private courtyard to expand into the public.

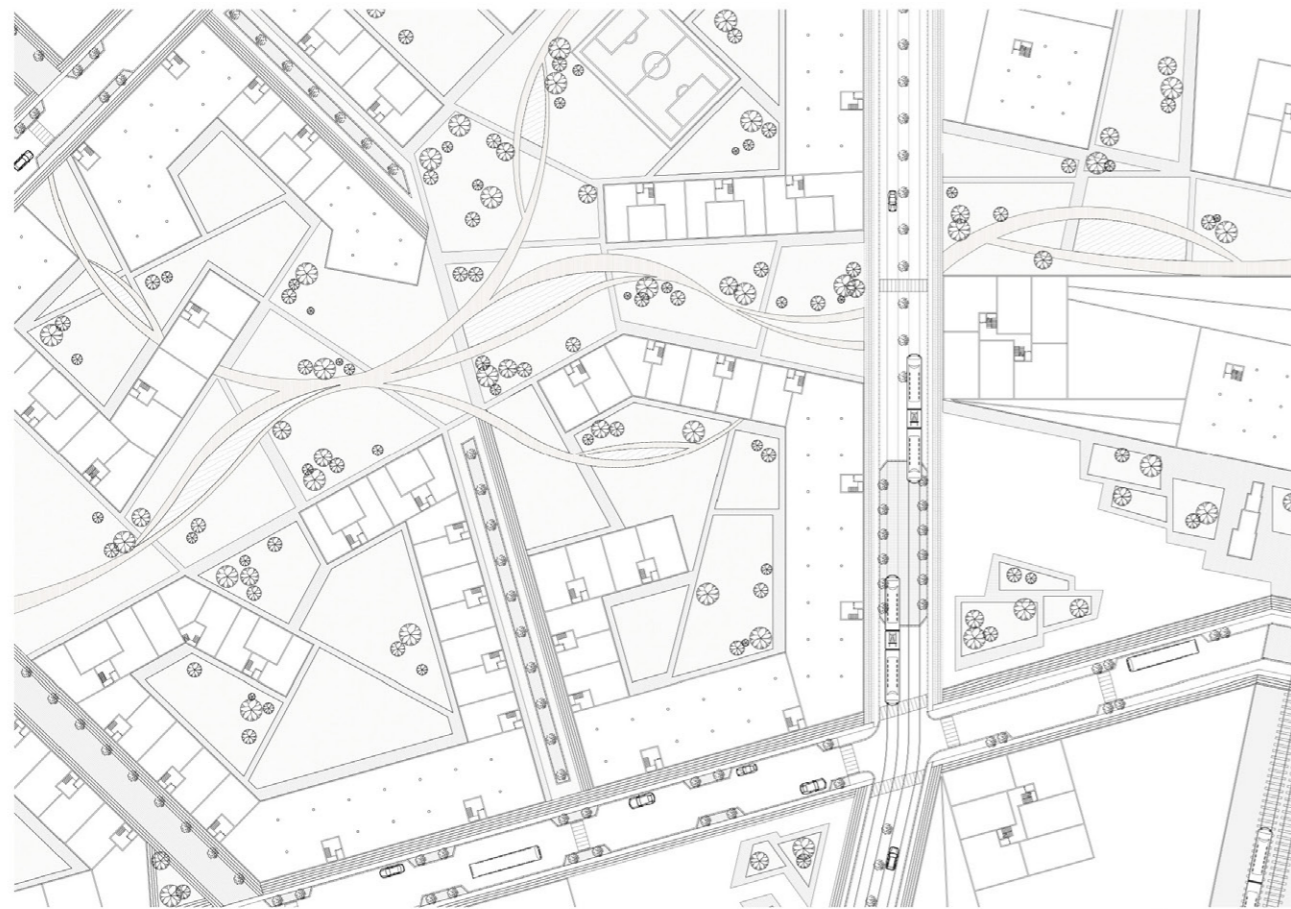
The open blocks provide semi-private spaces for their users. This courtyard should be programed and used mainly by the people living in the block or companies occupying the commercial space. It helps to form a community and general interest in the space. It can be personal groceries gardens, a place for sports practice or fun outdoor wedding. This green space is facing a publicly owned park or the nature strip with the possibility of inviting new users to the space.



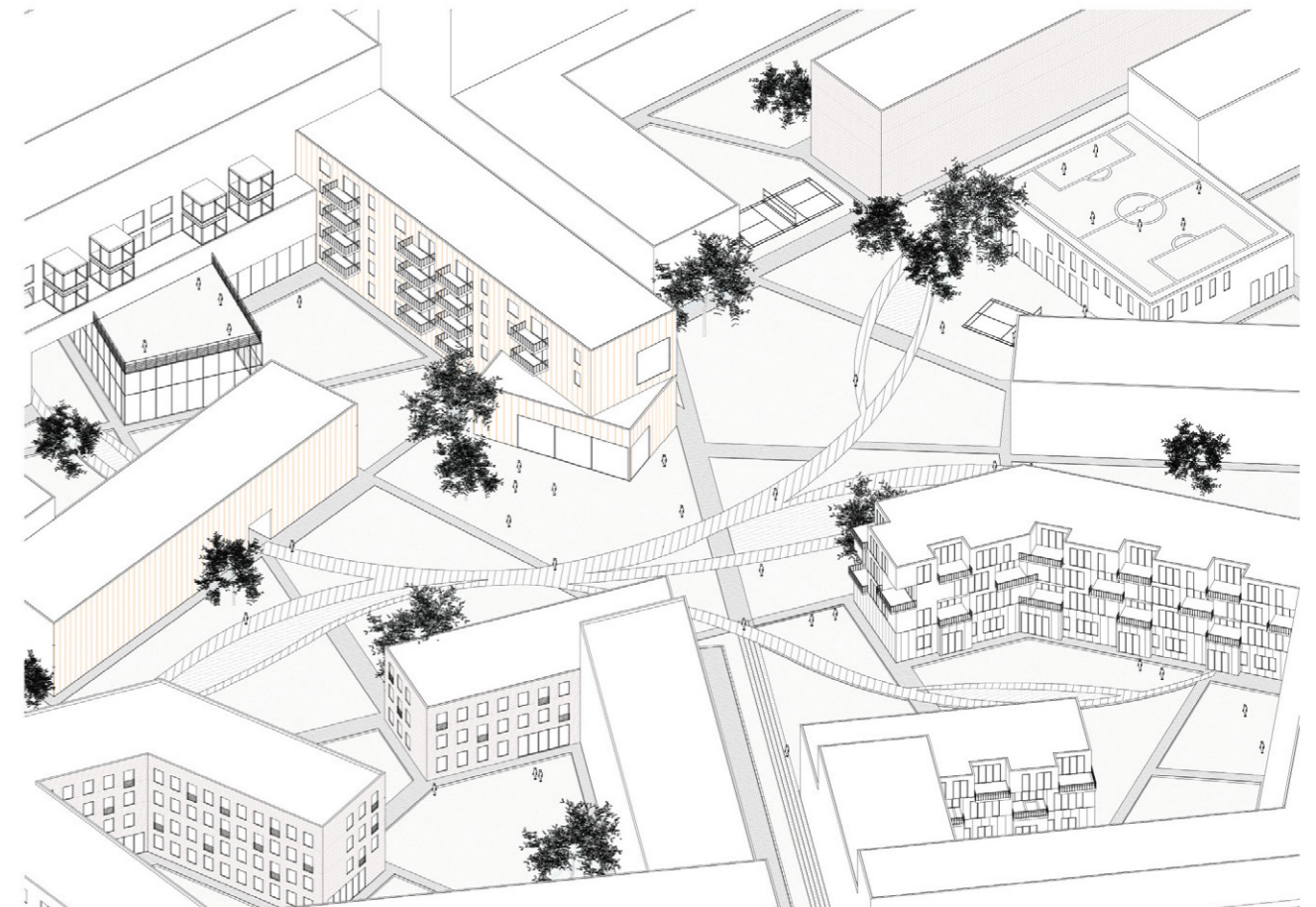
Section of hub and courtyards



Three different ways to develop the folded block with differnt footprint and dencity.



Site plan



Axometrig image of urban blocks sharing semi private open spaces

The Row Houses

1. The Row House has a fixed plot of 392 meters². Each plot has four housing units with various sizes. Buildable area per unit is between 54 sq. meters to 84 sq. meters. All units have their own garden.

2. Row houses are systematically allocated to achieve the most out of the area and the quality of a community. Possible for shared garden or a flexible open space for the households

3. A row house suitable for elderly people with extra focus on community within the area. Possible with shared garden or social activities. Typical material for facades is timber, brick, concrete and aluminium. Material with various textures is used to create visual diversity and visual quality.

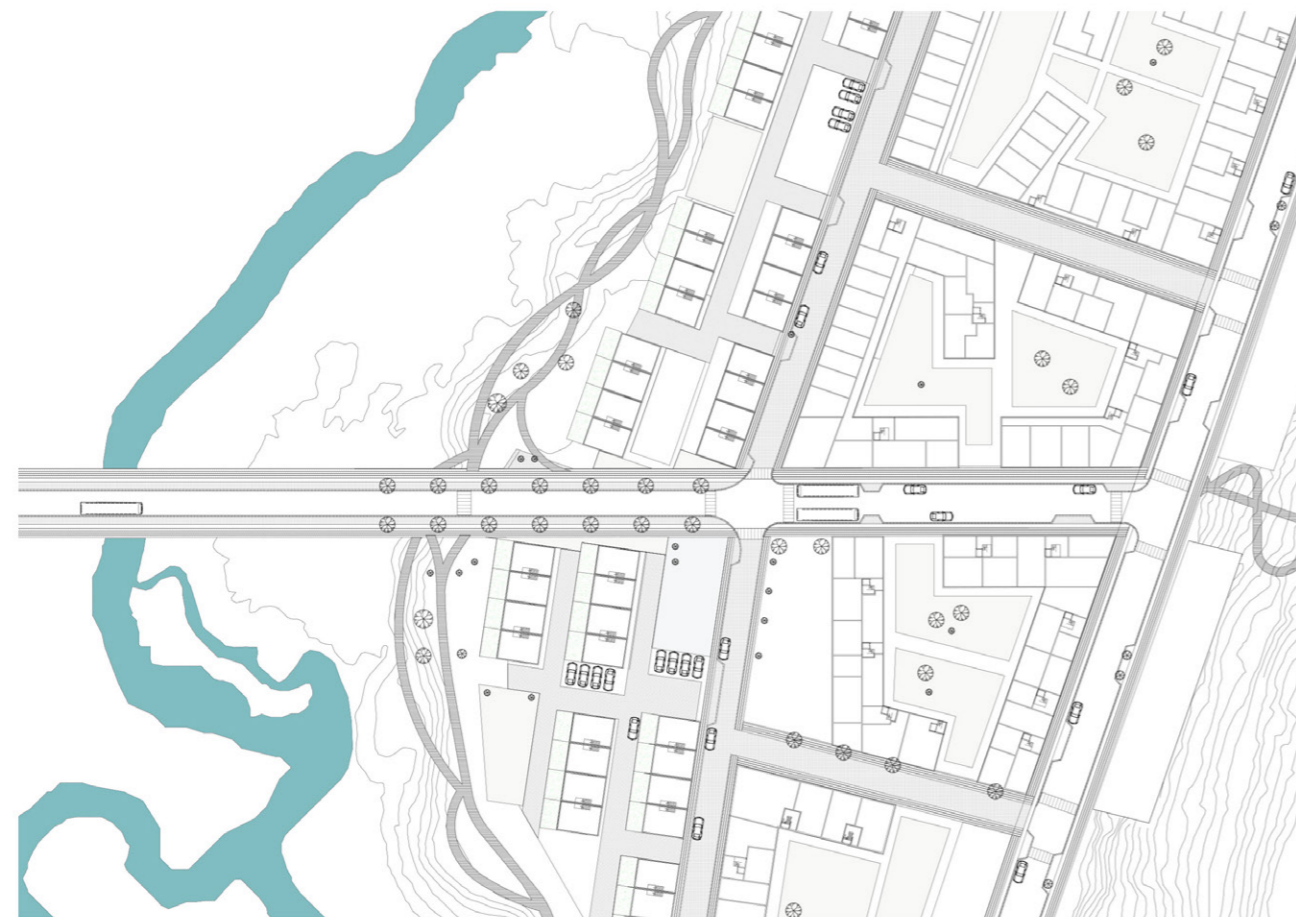
4. Row houses are south orientated which means the garden is looking towards the river. Every row house has the possibility to share a play room/ office or extra room for activity. These could be discussed before the construction process.

5. A Row House suitable for different types of people. With different needs in terms of sq. meters, heights, garden and/or a community. Also important with variations in façade, materiality and roof angles.

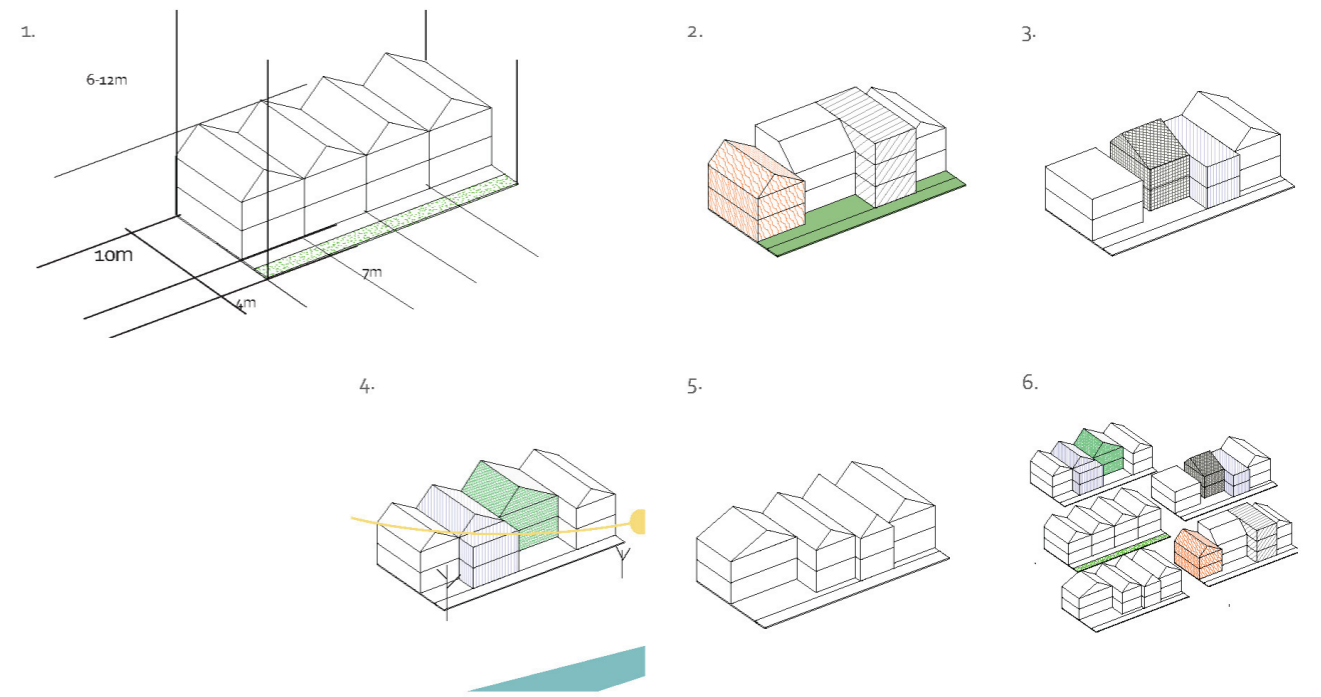
6. The Row Houses are specially thought to work as a 'social topology' There are many beneficial uses by living in a row house. Easy access to the outside and the neighbors creating a shared community within the area.



Section



Site plan



Axometric image of row houses facing the lake