


# PROCESS

HÅVARD BLEKASTAD





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ny | Emne ▼


PRØV 3 UKER FOR 1 KRONE

Bestill her


## Villaeiere i Oslo bør få fred nå | Andreas Slettholm

Perioden der store, veletablerte nabolag utpekes til riving for å gi plass til blokker er intet høydepunkt i Oslos byutviklingshistorie.

 KOMMENTAR



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## De borgerlige snur, vil avlyse blokksjokk i villastrøk

Da de styrte Oslo, åpnet Høyre og Venstre opp for høyblokker og en tidobling av antall boliger i villastrøkene på Nedre Grefsen og Smestad. To år senere er de i opposisjon - og snur 180 grader.



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## Blokk-sjokket på Grefsen: - Det er et rødglødende raseri mange steder

Haavard Nordlie er mannen som så det politikere og lokale byråkrater ikke så, og som varslet om rasering av lokalmiljøet gjennom menighetsbladet. Det satte fyr på nærmiljøet!



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## Villastrøk kan bli til blokker - men det fikk ikke politikerne med seg


Den nye kommuneplanen åpner for at villastrøk på Grefsen kan få 12 etasjer høye blokker. Men det skjønte lokalpolitikerne først da de leste det i menighetsbladet.





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## Villastrøk kan bli til blokker - men det fikk ikke politikerne med seg

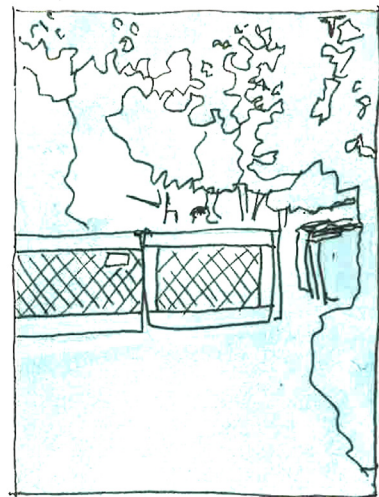
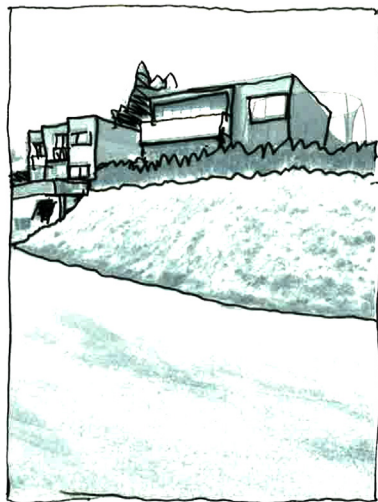
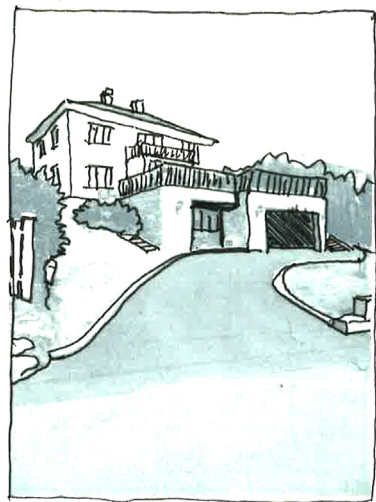
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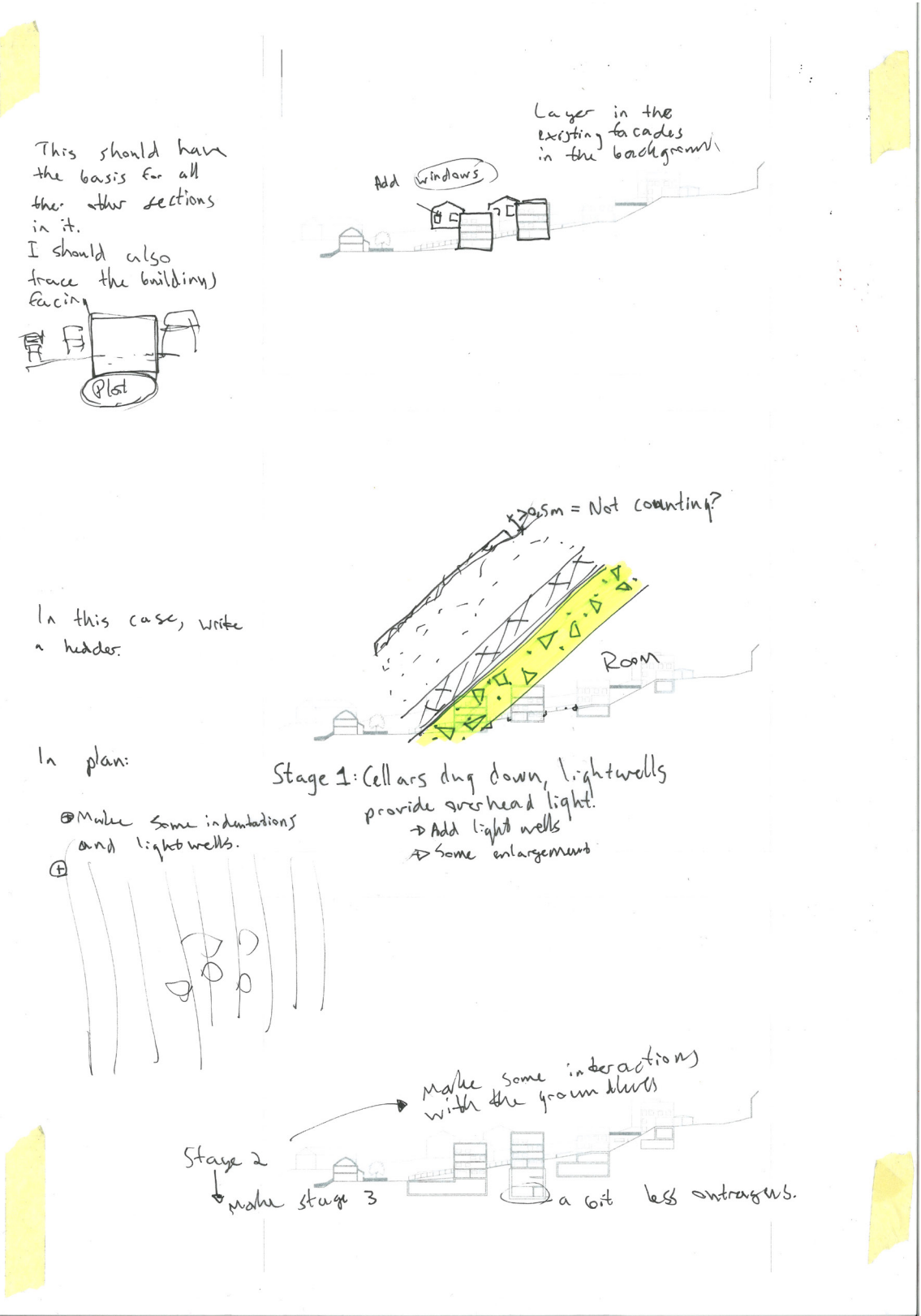


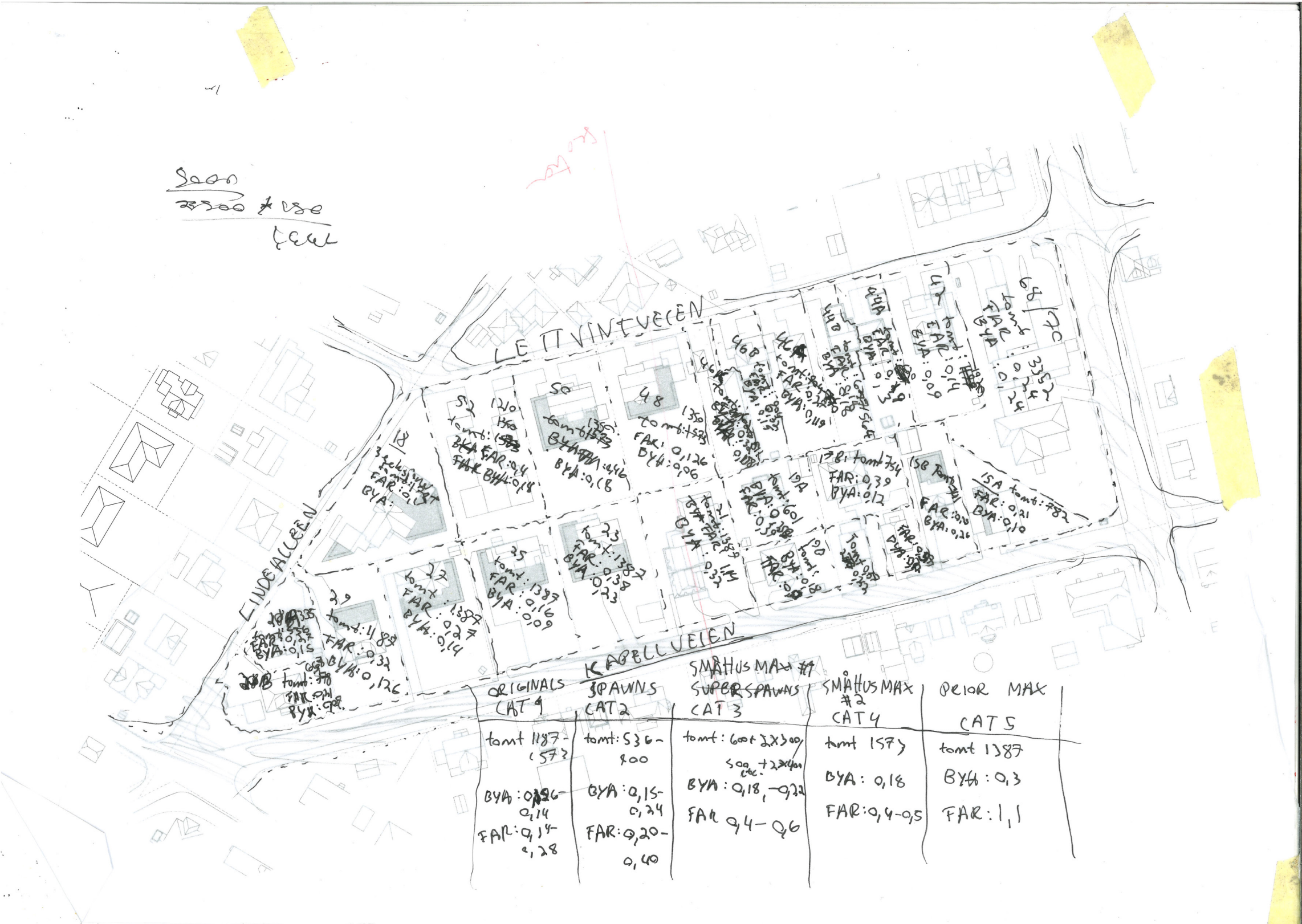




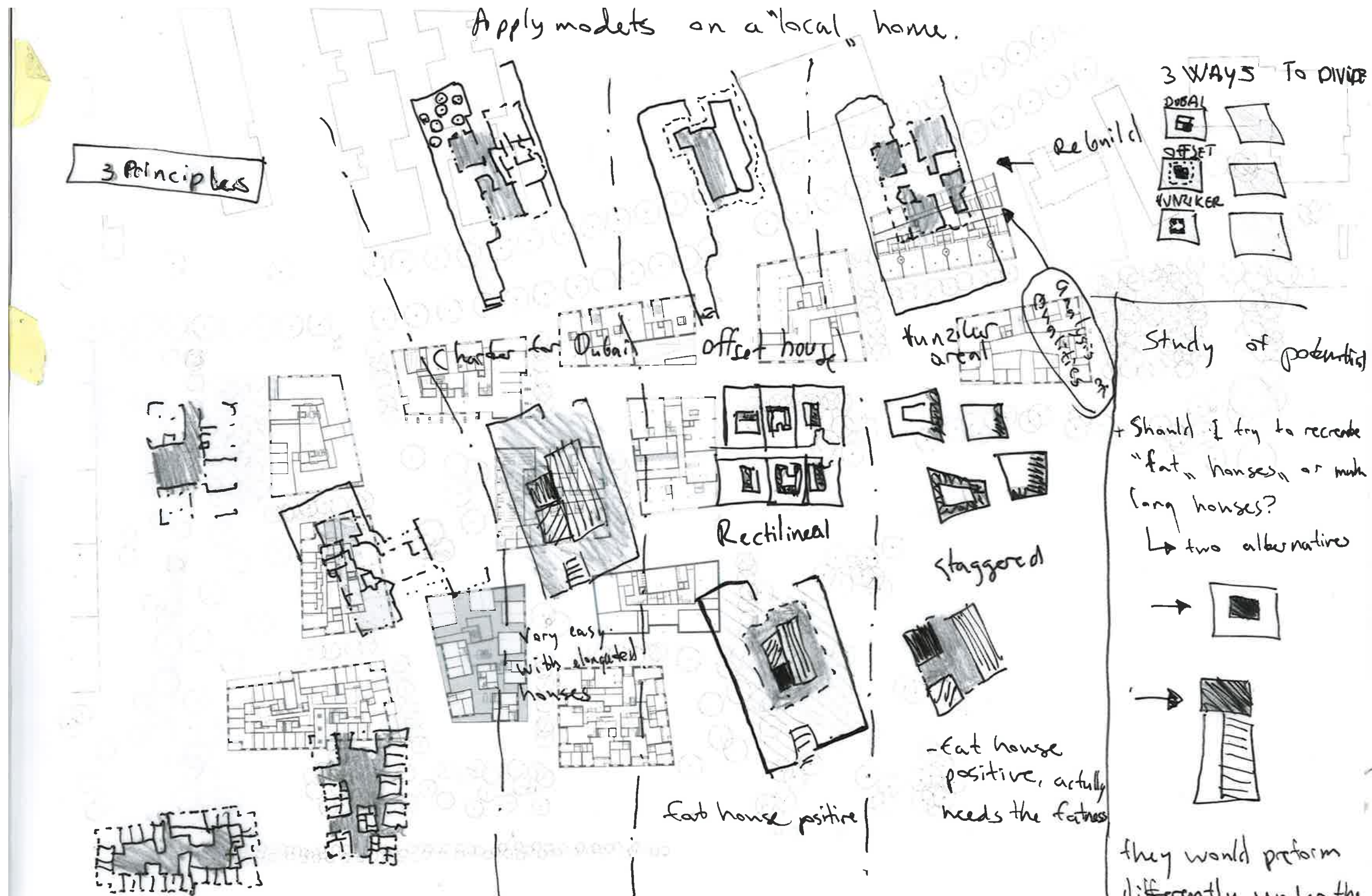








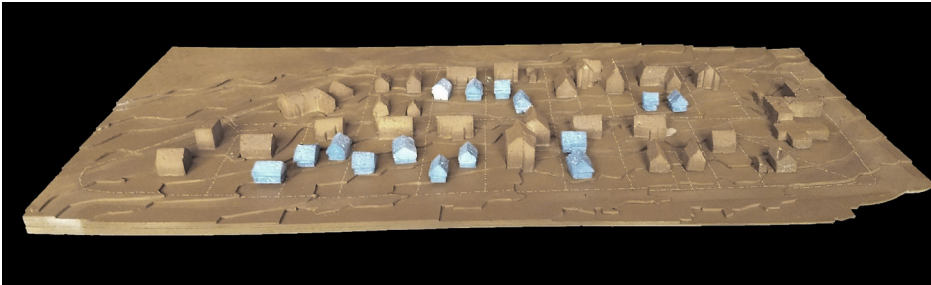




CARPET OF UNITS

This proposal is grounded in the form of densification of small houses most often seen in Oslo: adding small houses on the original lot. The inspiration for this type came from the Lofts of Norwegian Vernacular. They rise up forming a vertical volume and cantilever out on the top floor. The houses in this proposal rise to the full allowed height and cantilever out on all sides to take advantage of a loop hole in the rules for ground occupation: Any cantilevering building parts that jut out less than 1 m and is more than 0.5 m above ground is not counted in the amount ground covered by the building.

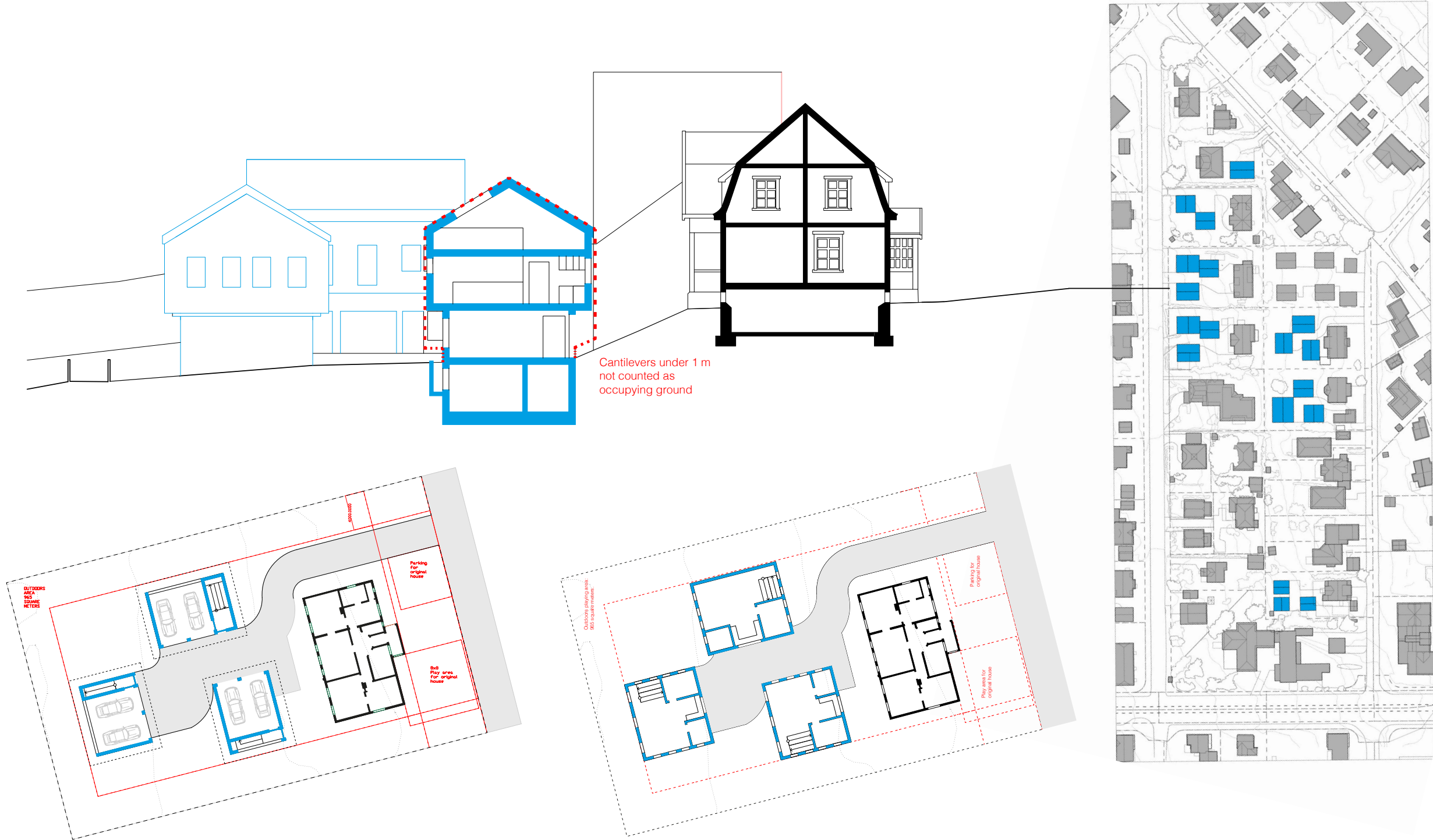
Keeping the original building the additional buildings are placed to form a tun, either in front or to the back of the existing building, depending on the buildings placement on the lot.



Loft at Torvetjønn, Stav og laft

SMÅHUSPLANEN			SMÅBYPLANEN	
Outdoors area		Retaining walls		Privacy
Play area		Treekeeping		Occupancy
Turning area		Light		Street access
Parking		Setback	X	Outdoors space
Plot size	X	Treekeeping		No street parking
Occupy		Firedistance		No street walls
Eaves height		Distance from roads		Open Ground

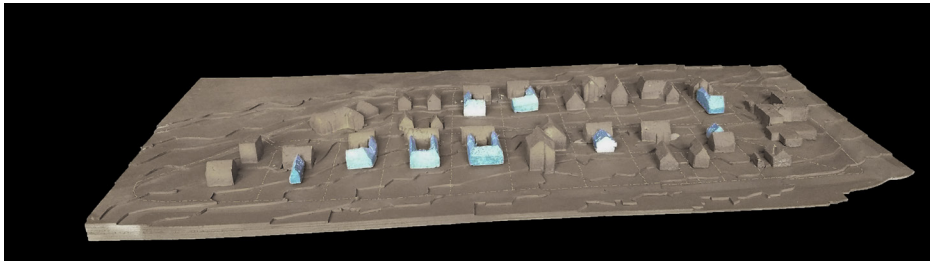




SWELLING UNITS

In this proposal the original houses swell out to accomodate more habitants. This is a natural process in Oslo, houses getting new additions to accomodate either new inhabitants or a subdivision of the house. In this case the house swells to accomodate a new type of household: A co-living collective.

This is housed in building that is shaped by two main architectural ideas: The meeting of two buildings and the central court.The swell expands from the existing building, forming a rectangular volume with a court in the middle.The meeting is done by connecting the old roof and the new roof, with no expression of the joint except what occurs through the very act of adding the new. The new subvert the existing hallway, stairs and main living rooms, converting them into the main common areas and circulation for the new complex. The main living room faces onto the common court, and new lighter structure lines the common court with circulation to the private quarters on each side.

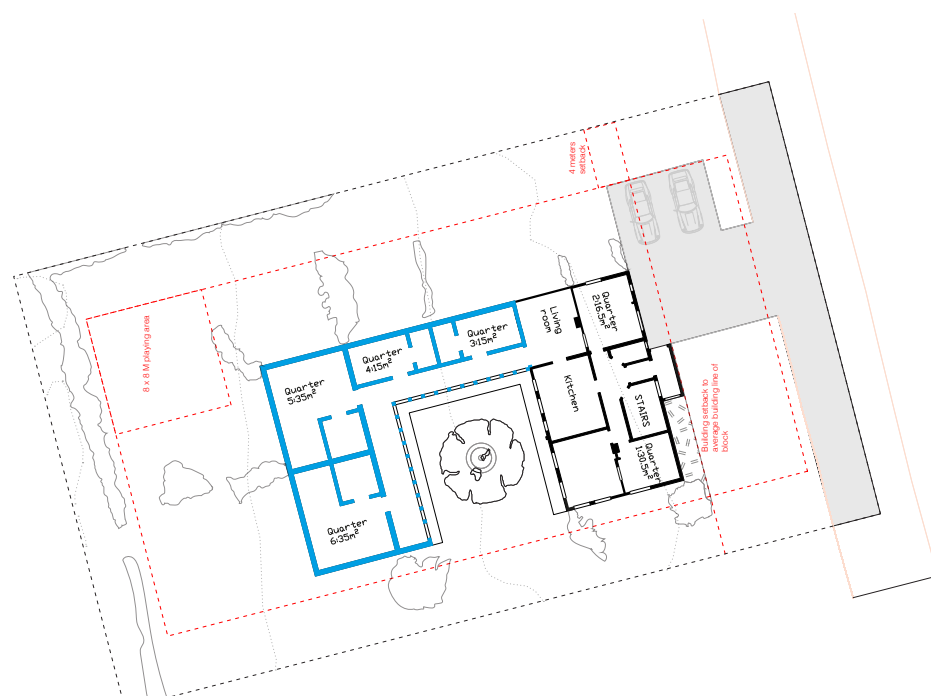
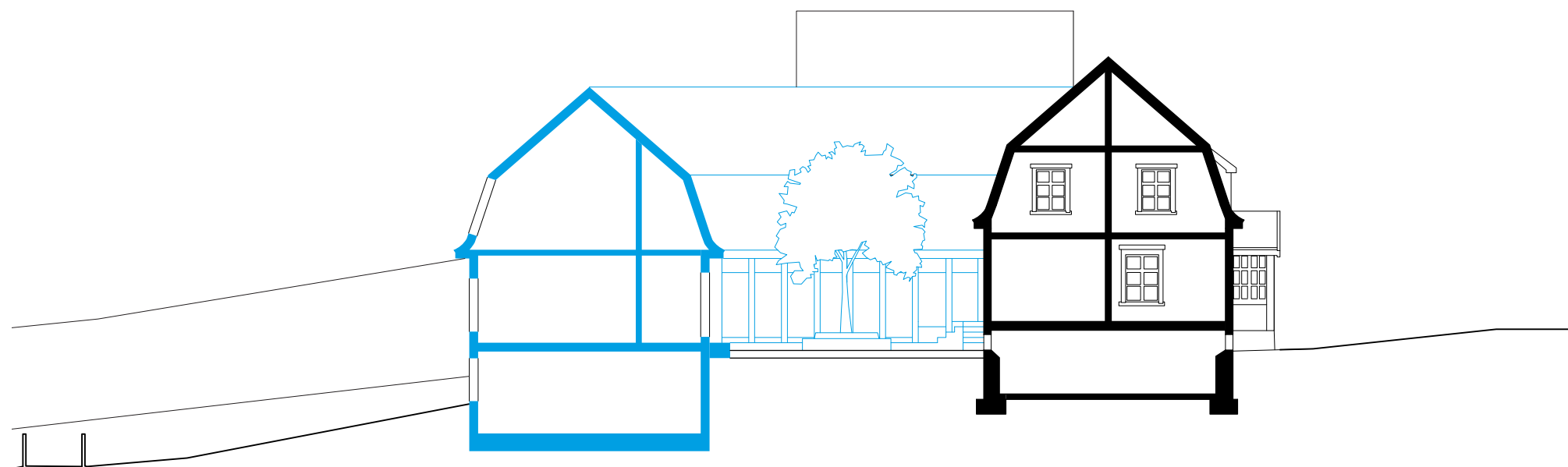


SMÅHUSPLANEN		SMÅBYPLANEN
Outdoors area	Retaining walls	Privacy
Play area	Treekeeping	Occupancy
Turning area	Light	Street access
Parking	Setback	Outdoors space
Plot size	Treekeeping	No street parking
Occupany	Firedistance	No street walls
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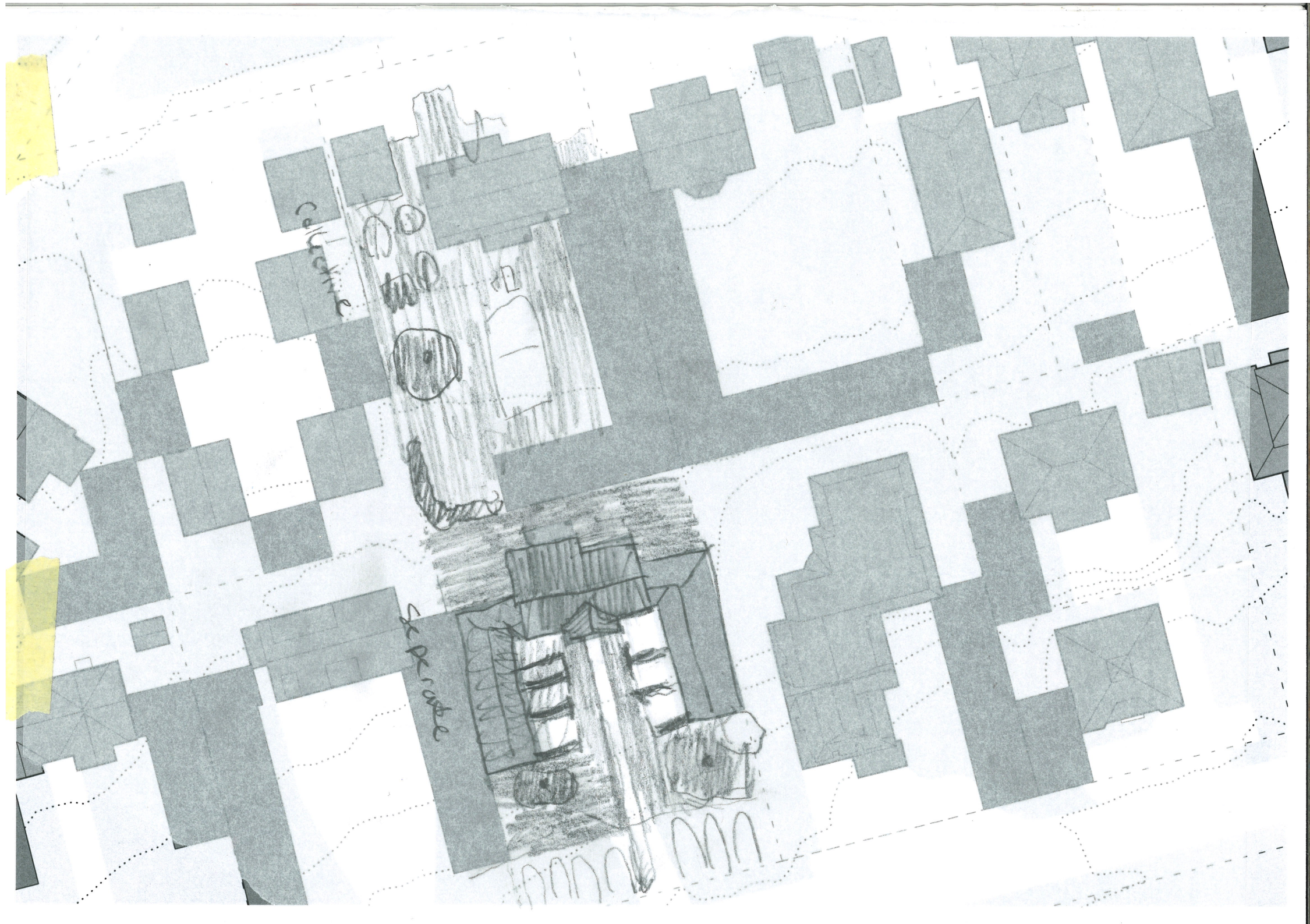


Local big swell











Main Worries

- + Play grounds
- + Windowless walls having no reason.
- + Imposes a plotting order. → Seems a bit crude.

→ Very clear outdoors area





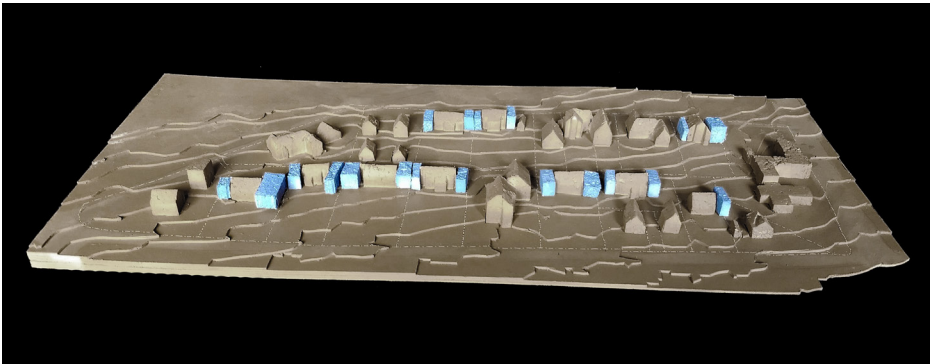
DINGBAT  
Los Angeles, US.

## ROWS OF UNITS

The Dingbat typology of Los Angeles serves as the inspiration for this typology. Living with their cars, the inhabitants are placed on the top, to the back and around this organizing element. Between two firewalls there is a range of relations to the outside, both direct, mediated and indirect.

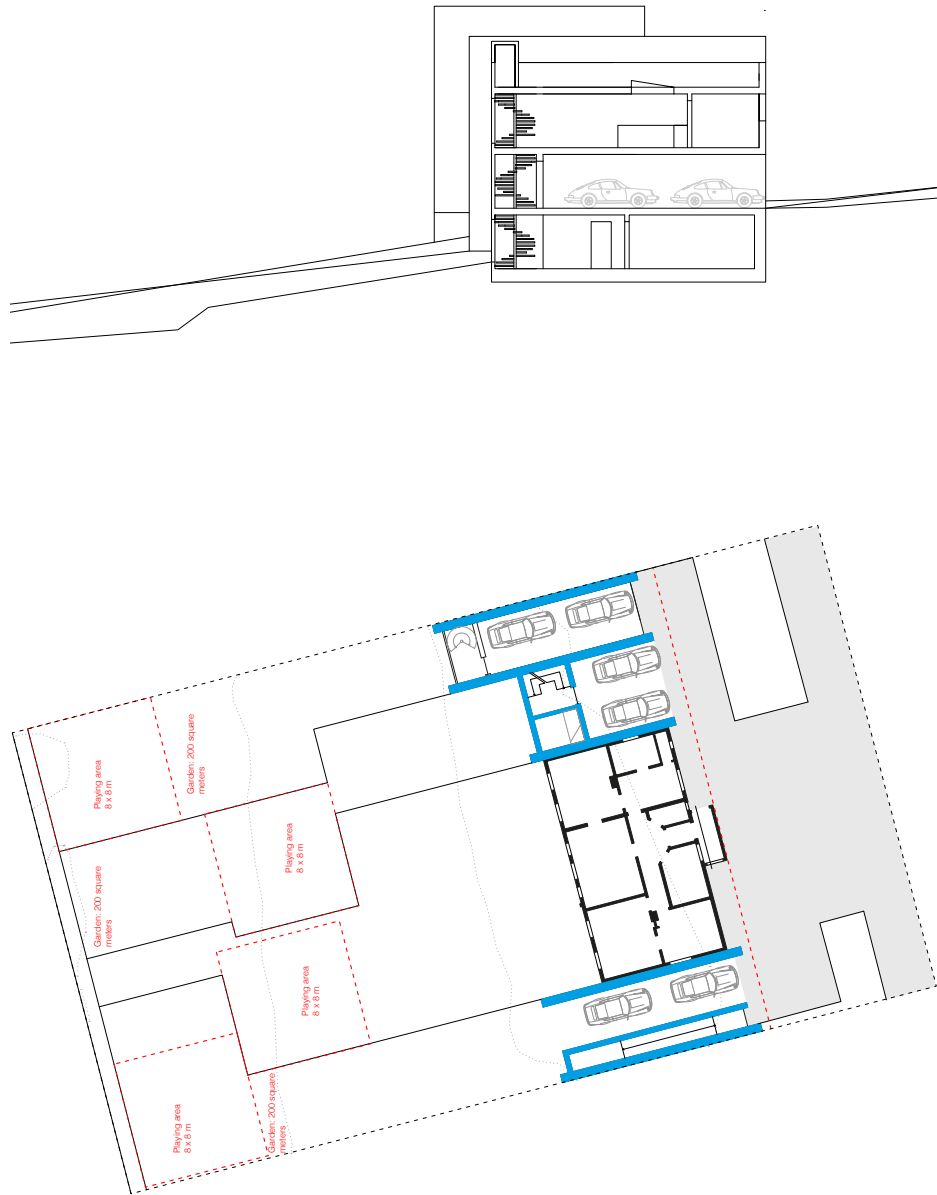
Here the setback rule is disregarded, the rowhouses go right up to the edge of the plot. Following the same building line as the existing houses, they expand towards the garden side of the plot.

This gives a structure that preserves a continuous belt of green where this is still in existence, that uses less space on driveways than the SMÅHUSMAX trial.



SMÅHUSPLANEN		SMÅBYPLANEN	
Outdoors area		Retaining walls	Privacy
Play area		Treekeeping	Occupancy
Turning area		Light	Street access
Parking		Setback	X Outdoors space
Plot size	X	Treekeeping	No street parking
Occupany		Firedistance	No street walls
Eaves height		Distance from roads	Open Ground





# SMÅHUSPLANMAX

This is the starting point for the proposals, a predicted future, wherein the area is built out according to a textbook example of småhusplanen: reaching a FAR of 0.53, adding 26 houses to the existing 28, it drastically increases the number of dwellings.

This is done in a way that adds little to the intermediate spaces, that makes sure trees dies of natural causes before building starts and that keeps the car dependency. The result is a structure that approaches a density akin to that of Ski or Moss, while having none of the urban qualities of a small town.

The main driver of densification in this situation is family crises; divorces, deaths and other events that force the family to let their home change hands. Faced with the elevated value a plot in these areas incur, they often chose to sell.



Loft at Torvetjønn, Stav og laft

SMÅHUSPLANEN		SMÅBYPLANEN
Outdoors area	Retaining walls	Privacy
Play area	Treekeeping	Occupancy
Turning area	Light	Street access
Parking	Setback	Outdoors space
Plot size	Treekeeping	No street parking
Occupany	Firedistance	No street walls
Eaves height	Distance from roads	Open Ground





Lettvintveien 50, Blokk arkitekter

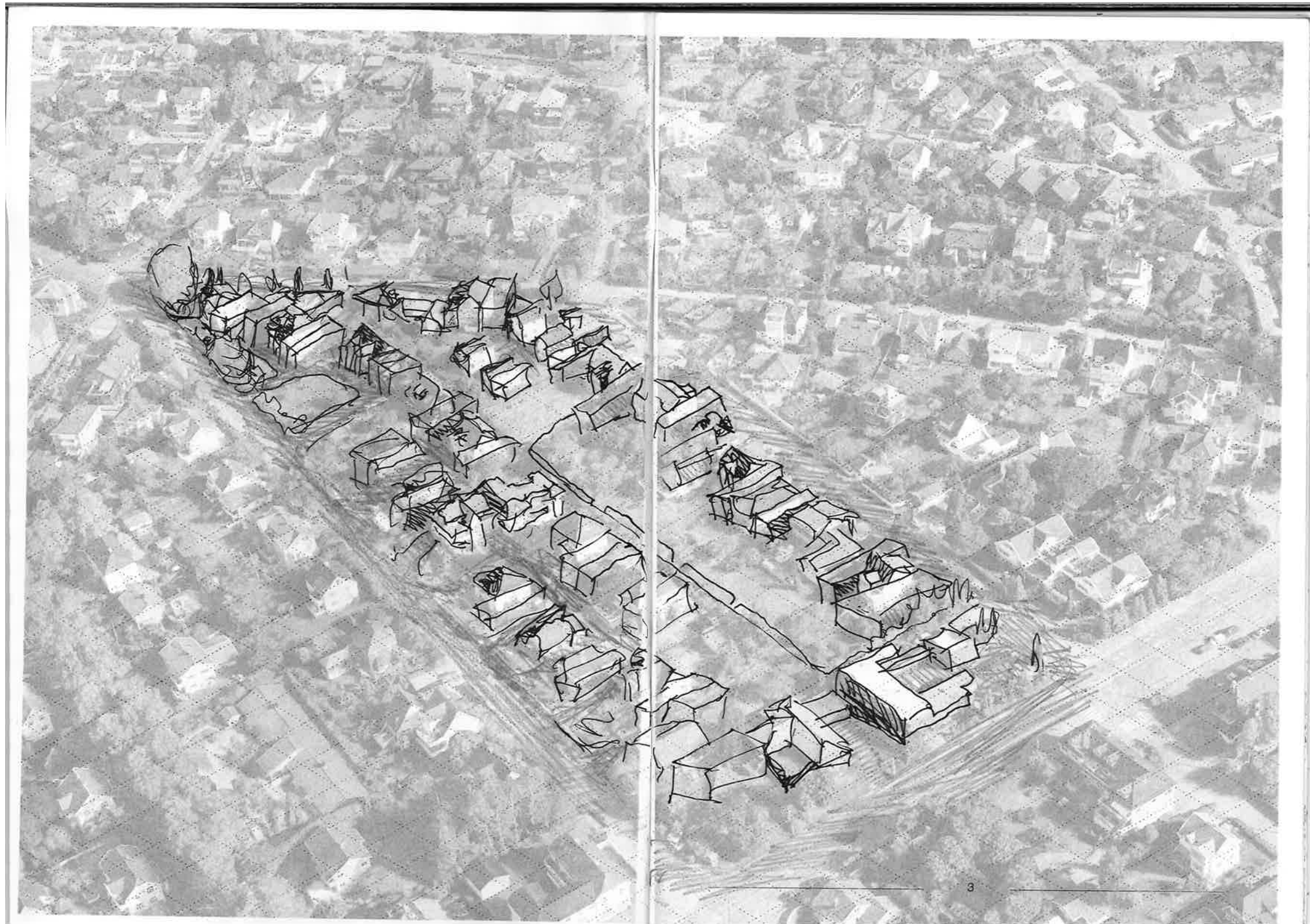
# ROWS OF UNITS INCREASE OCCUPANCY

By increasing the allowed occupancy of ground by 0.06 the rows start to form up into solid blocks. In this proposal almost all plot see their occupancy increase, except for the extra small front plots and the big building.

SMÅHUSPLANEN		SMÅBYPLANEN	
Outdoors area		Retaining walls	Privacy
Play area		Treekeeping	Occupancy
Turning area		Light	Street access
Parking		Setback	X
Plot size	X	Treekeeping	
Occupany	X	Firedistance	
Eaves height		Distance from roads	







# SMÅBYPLANEN

My goal for Grefsen is to transform the suburban to the miniurban. The endgoal is the urbanish feeling of a small town rather than an ensemble of suburban objects placed in a field providing privacy. Every object should relate directly to each of the other objects, not try to avoid relating to the rest. These are goals to be achieved through the manipulation of regulations:

## Privacy

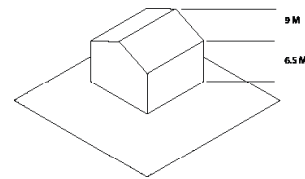
Every dwelling shall have one more private side.

## Occupany

It is a goal that the occupancy, read as the number of humans having their homes in houses on the block doubles.

## Street access

It is a goal that each and every house has easy access to the ground plane directly from the dwelling.



## No street parking

Make all the streets wide enough for two cars passing by removing the parking along the curbs.

## Outdoors space

The access to the street should be mediated by an outdoor space.

## Throughfares

There is to be an access through the middle of each block, forming a cross of pedestrian access.

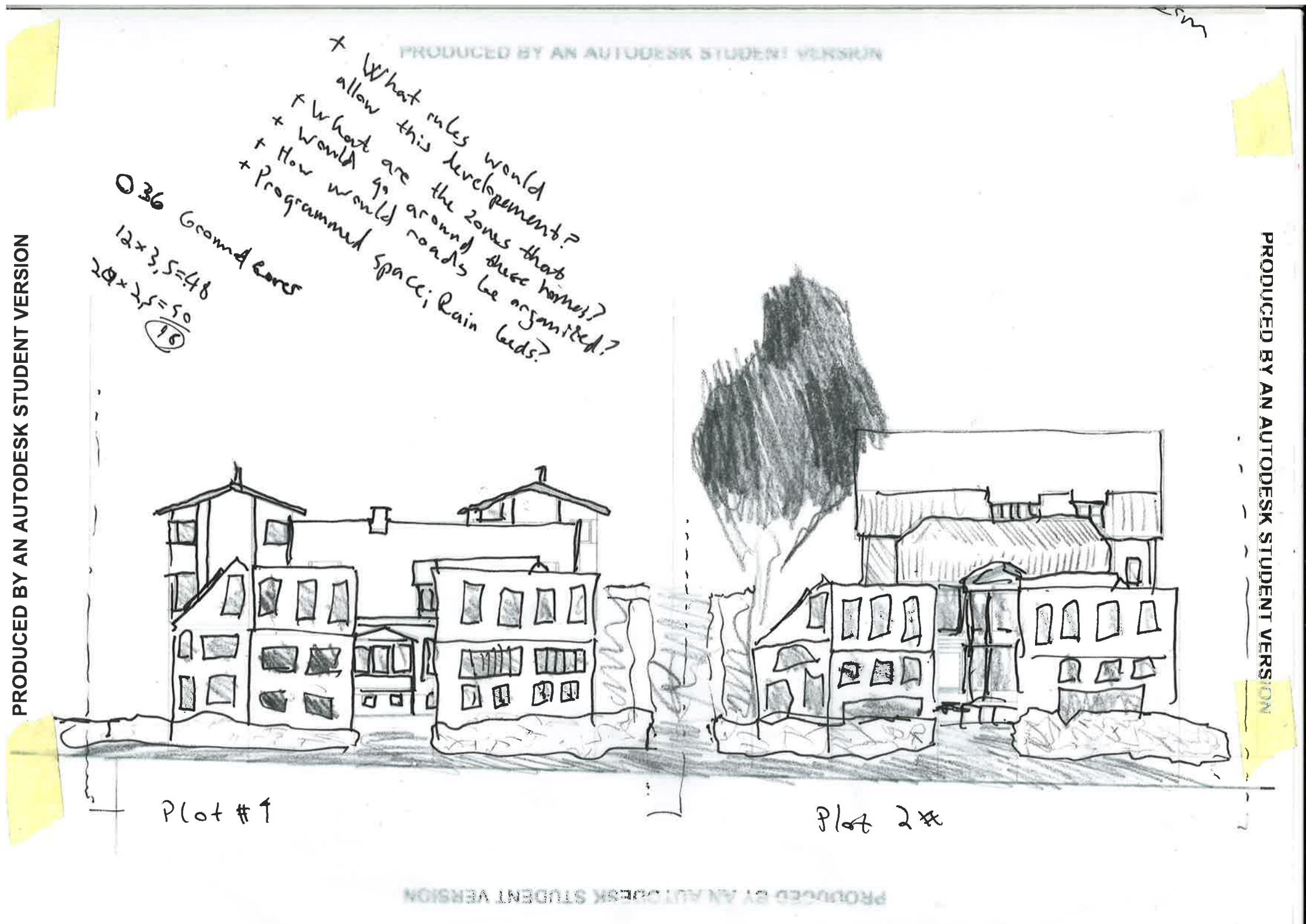
## No street walls

There shall be no walls along the streets and hedges shall have a maximum height of 1.5 m.

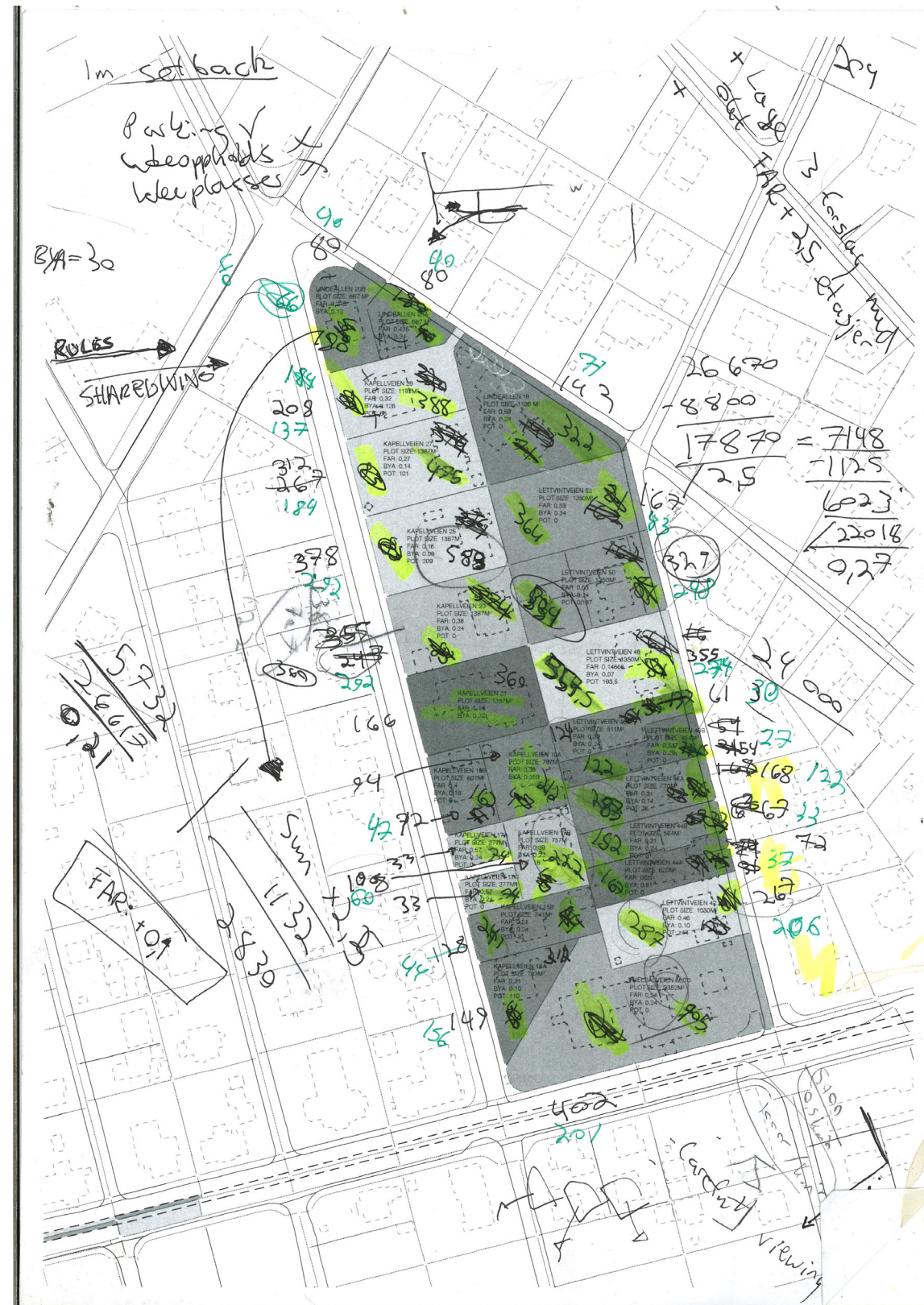
## Open ground

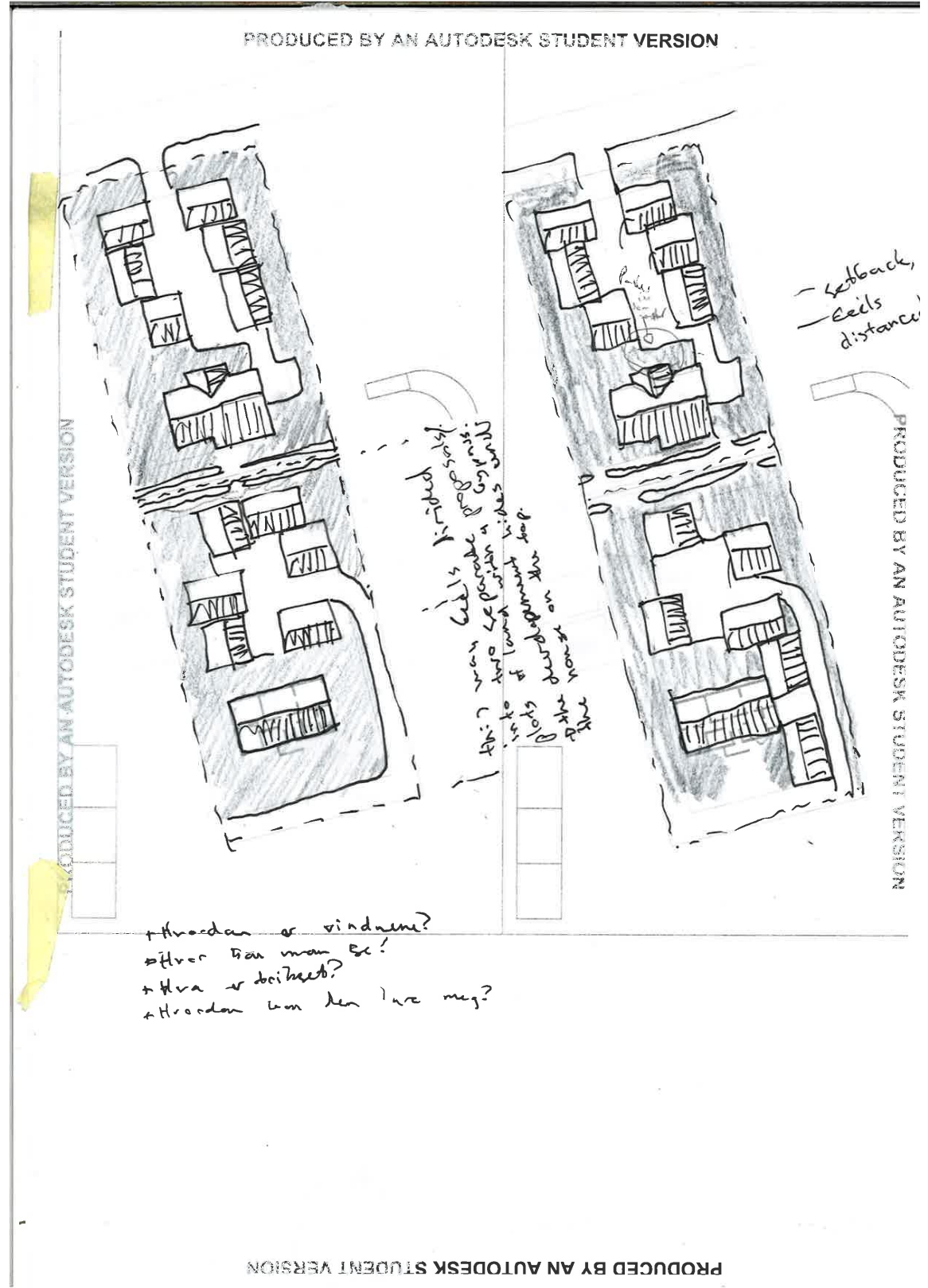
Driveways and parking should have permeable ground cover.



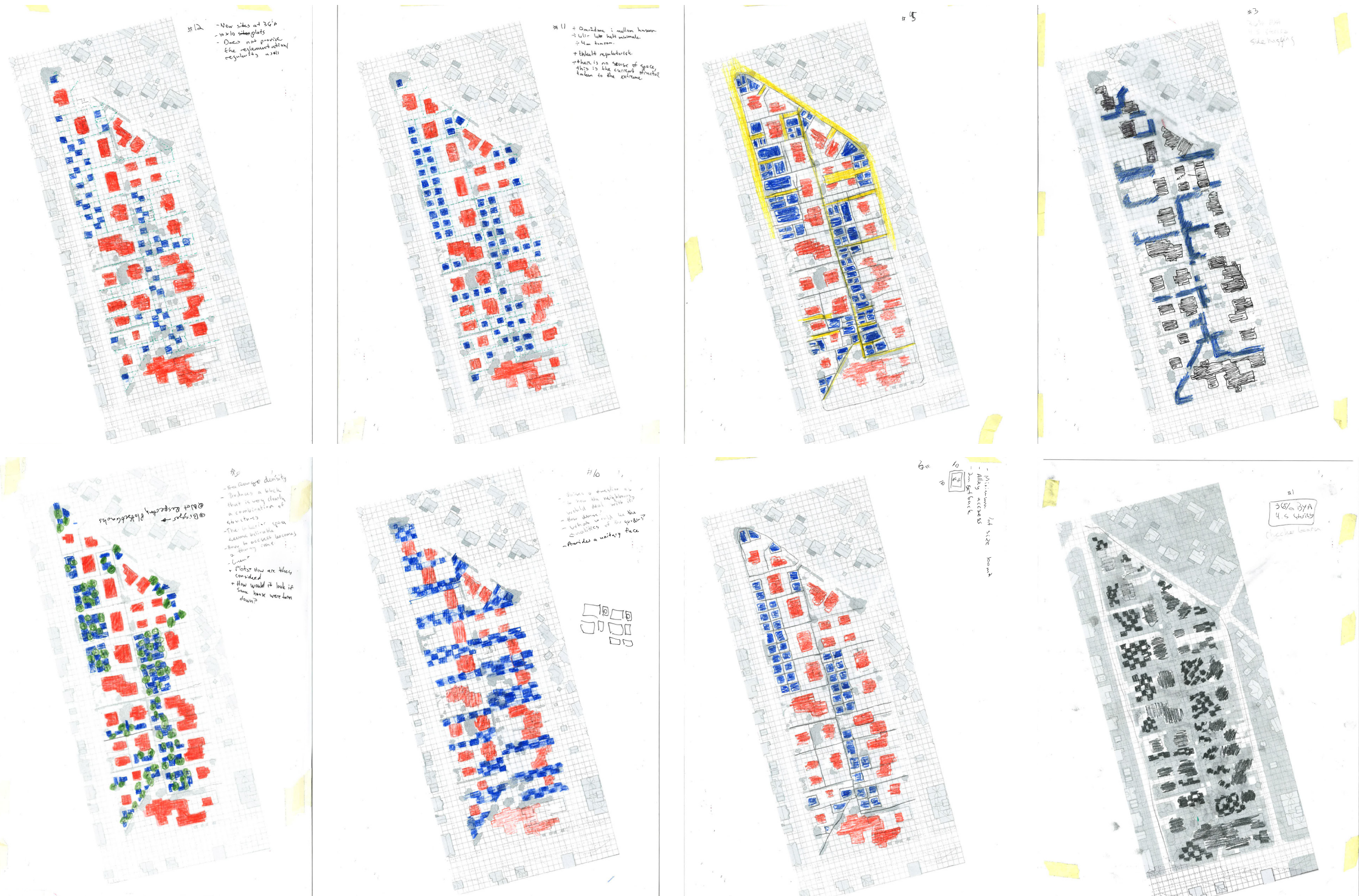




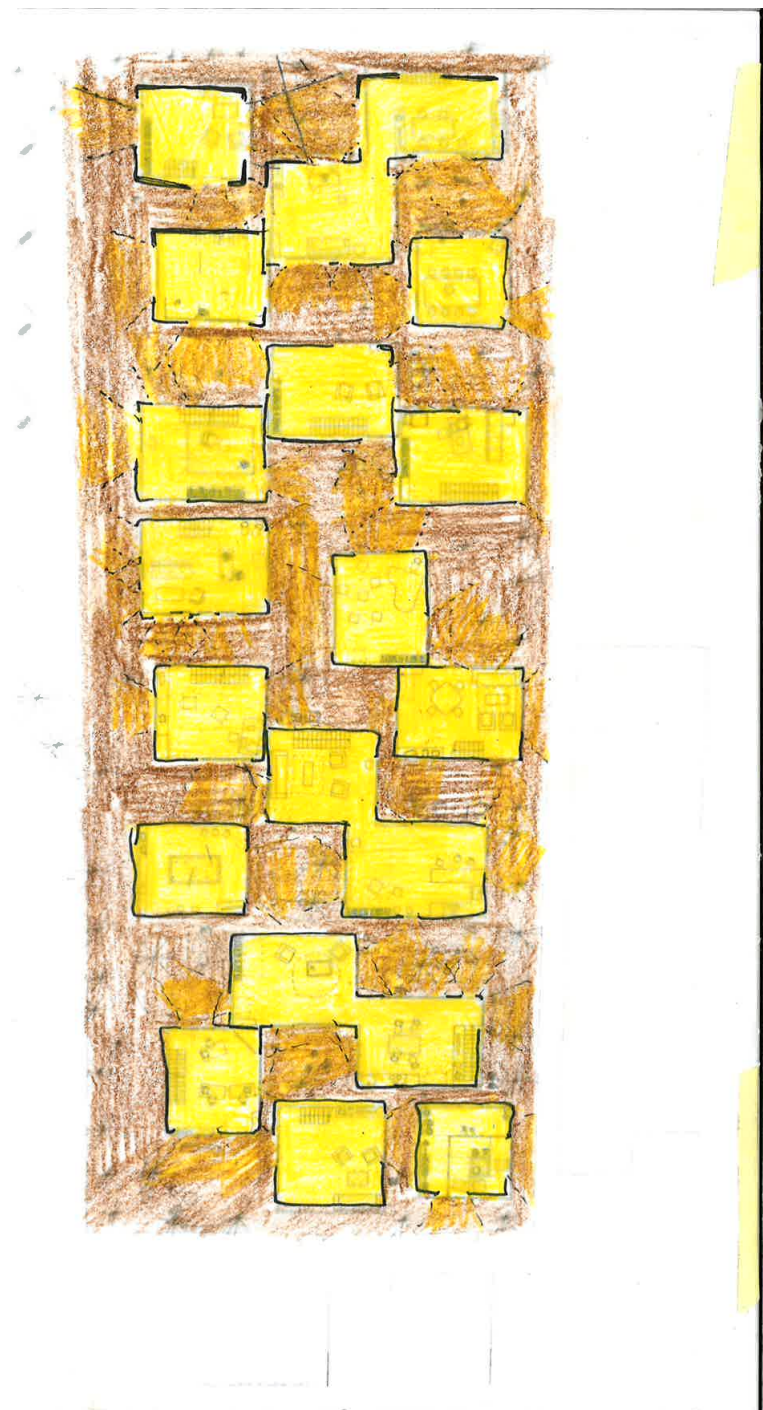




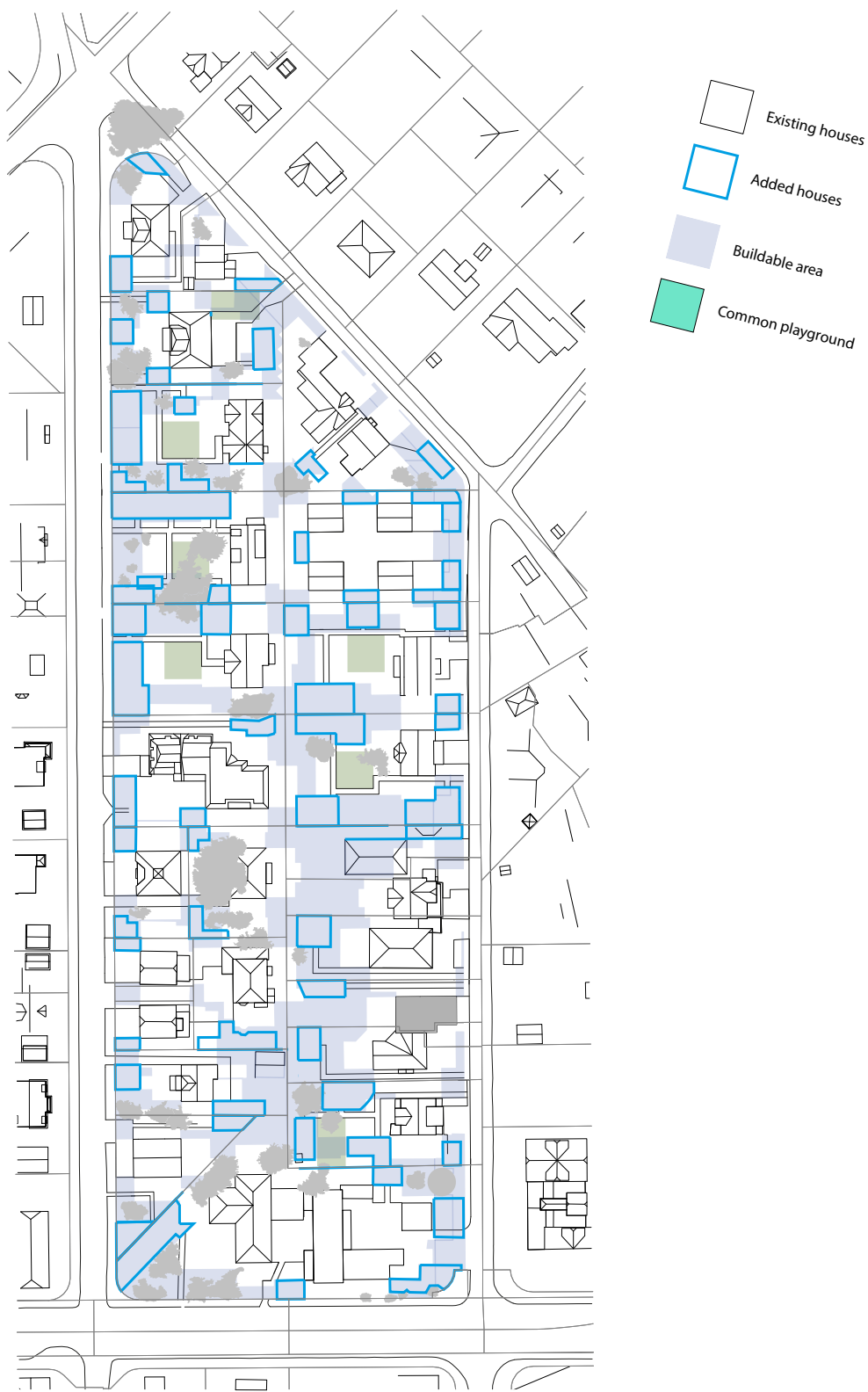






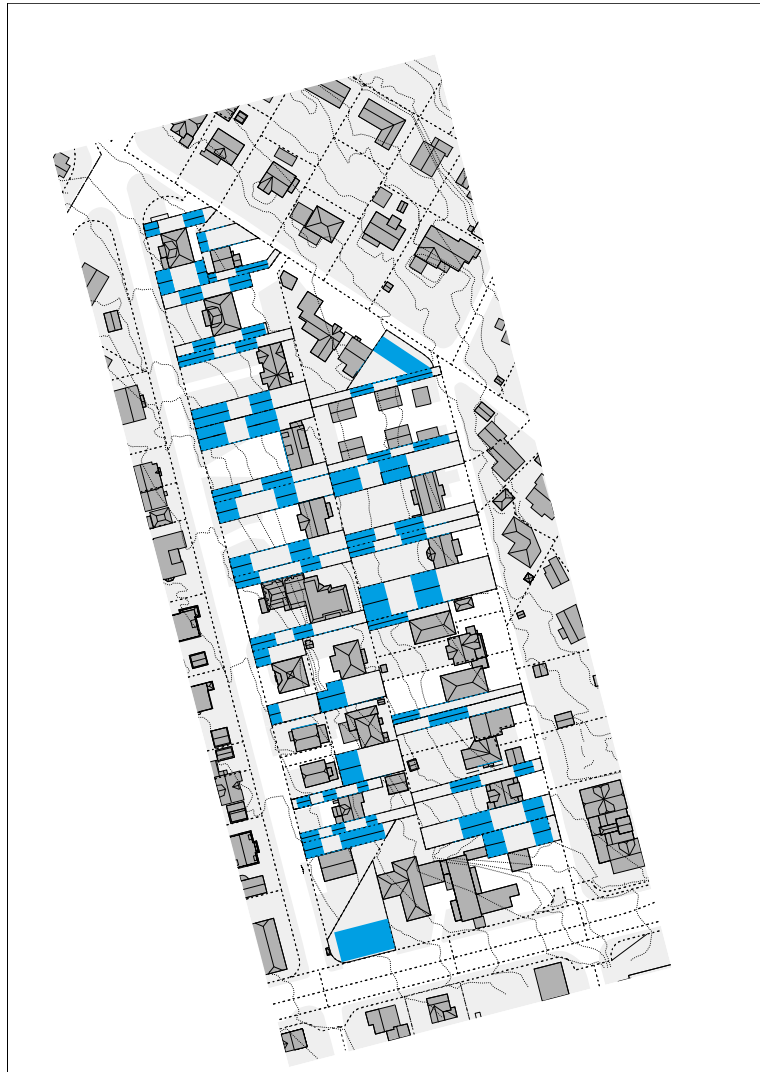


A LOOSE COLLECTION OF HOUSES FROM THE PLOT  
BORDER





ROWS



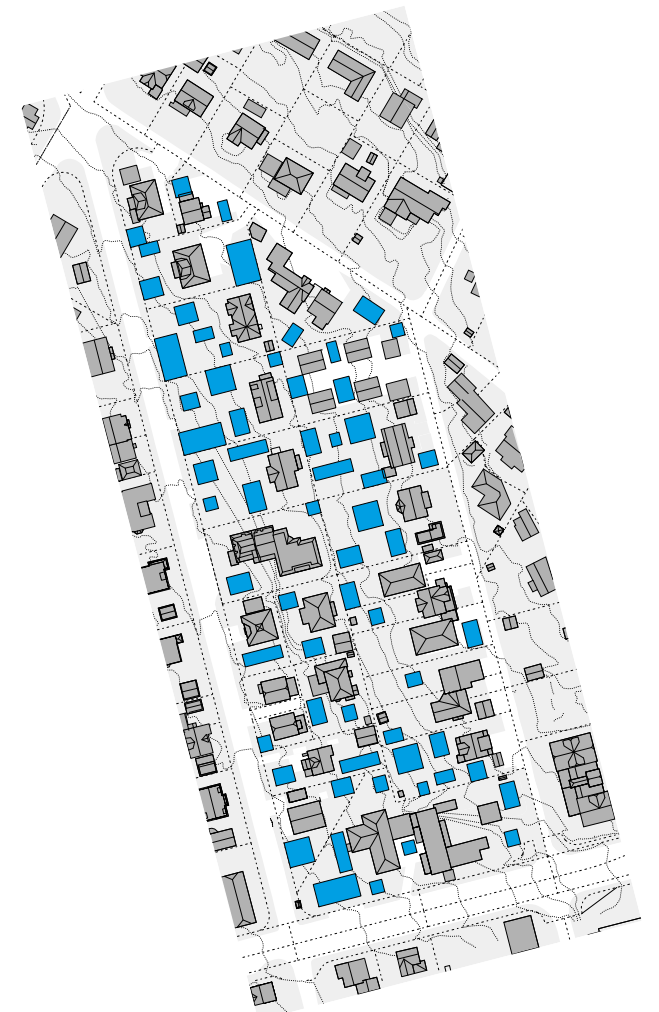
IN FRONT



ALONG THE PLOT EDGE



CLOUD



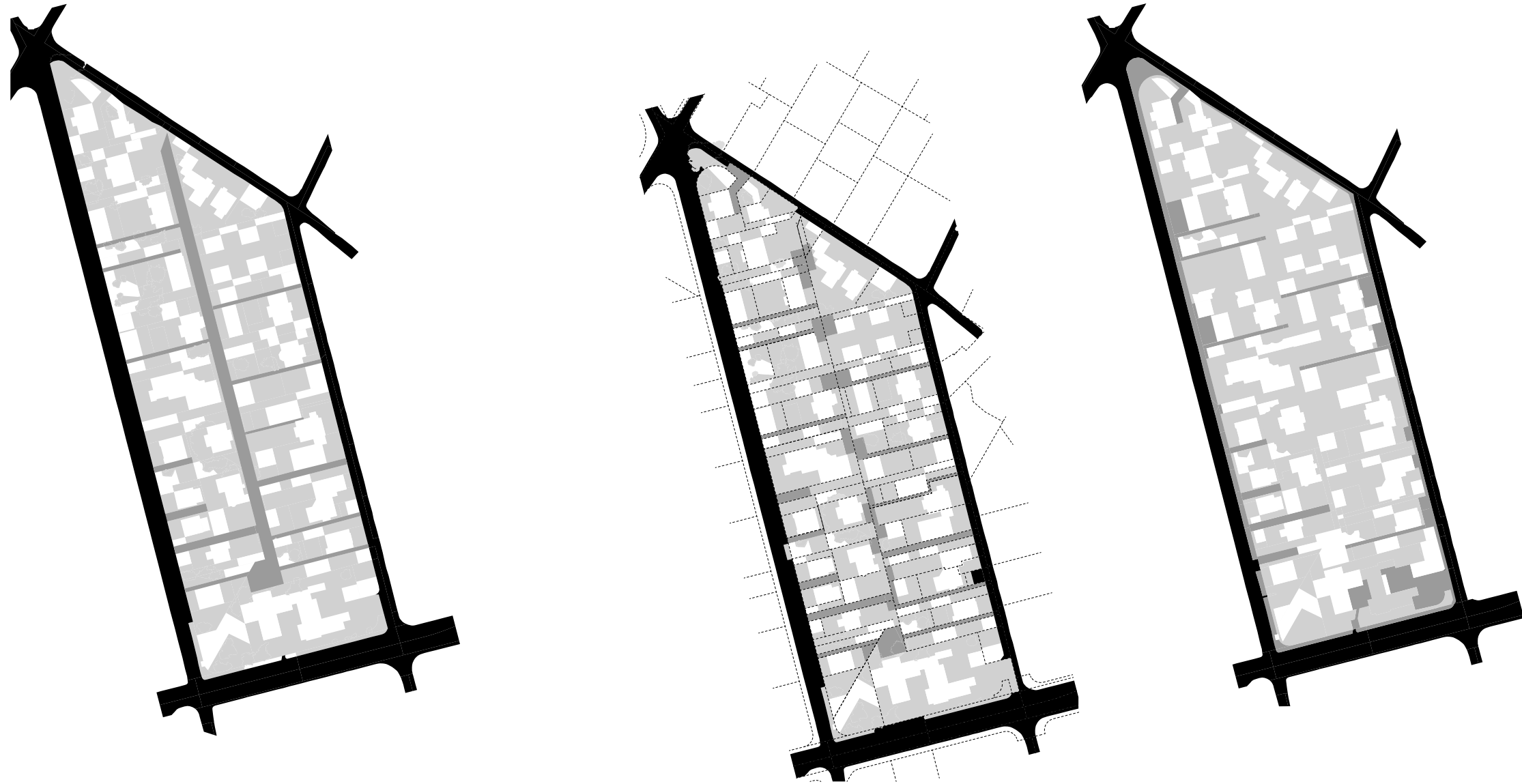
COMBINATION OF A BUILDING IN FRONT OF THE  
ORIGINAL HOUSE AND ROWS ALONG THE LATERAL  
SETBACK





HOW HIGH COULD THE ADDITIONS GO?





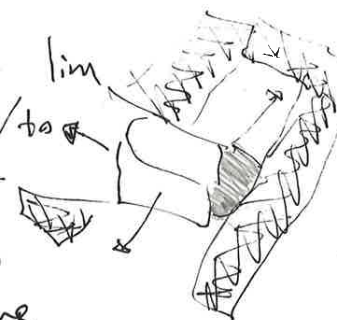


#1 You can place a house ~~next~~ <sup>on/next</sup> to roads, plot lines etc.



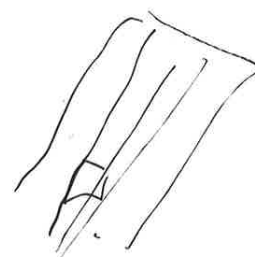
#2 You can build on 36% of the plot.  
If you subdivide this can be spread unevenly.

#3 Existing houses are to have a clear line of sight from their windows and 8m/10m to the plot line, whichever comes first



#4 Any plot with buildings not accessed through by from the street is to have an access path of at least 1.0m, with 0.5m of planting on each side.

#5 If a plot contains more than 4 dwellings it is to have a common playground 8m deep and the width of existing house.



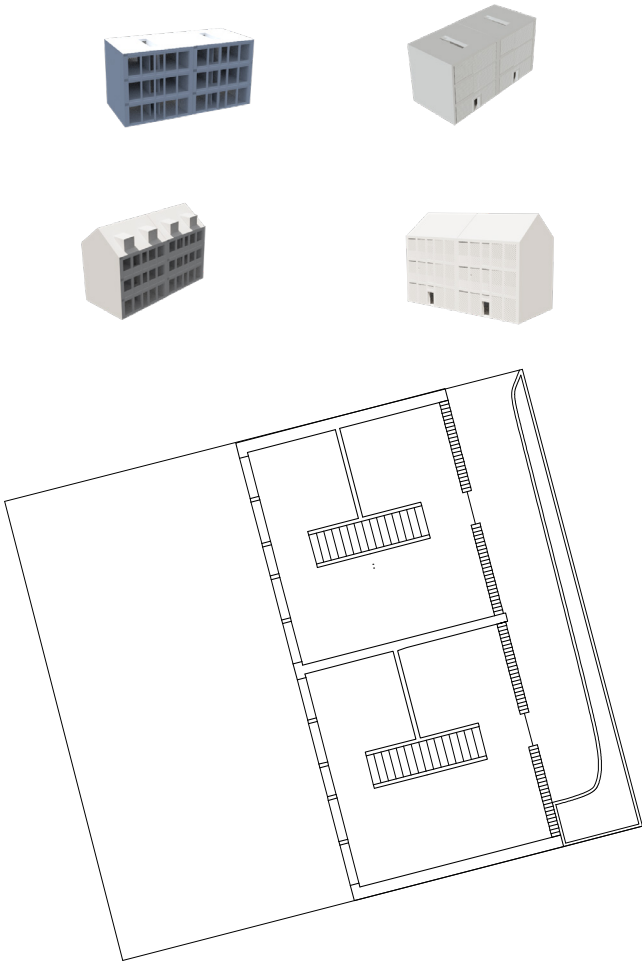
#6 The common playground is to be made available for any kindergartens operating in the vicinity

#7 ~~Existing houses keep their parking spots, are~~ to be allowed ~~to have~~ parking spots shared with the rest of the plot.

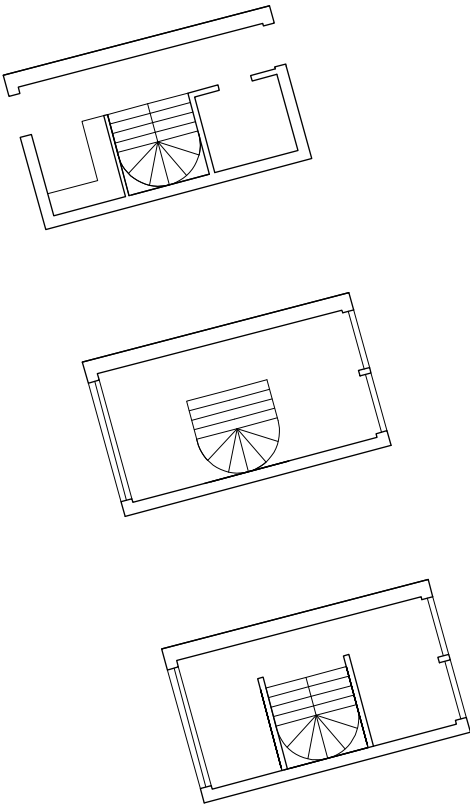
#8 The original house is to have a view as earlier from in an corridor of at least 8m.

#9 For every 100 meters from the start of the block there is to be a public passthrough. If this requirement is met, the plot owners are allowed to occupy 0.4% more of their plot.

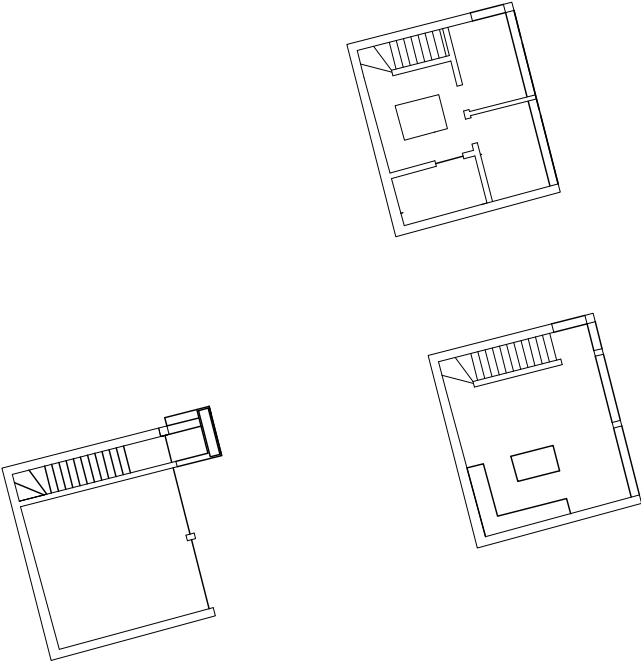
GARAGE HOUSE



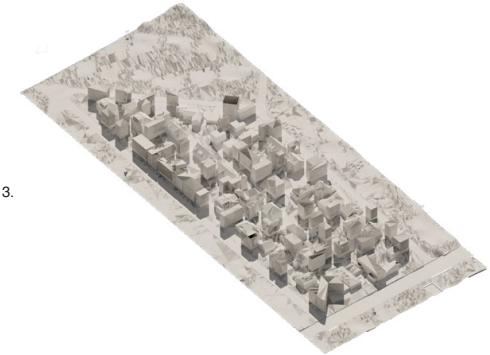
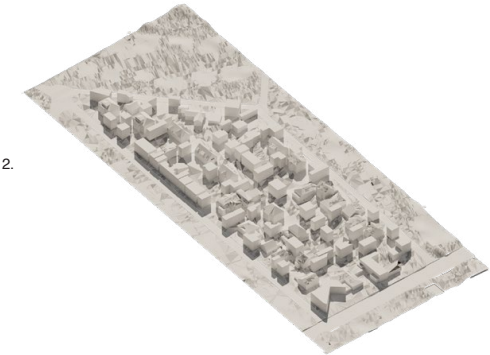
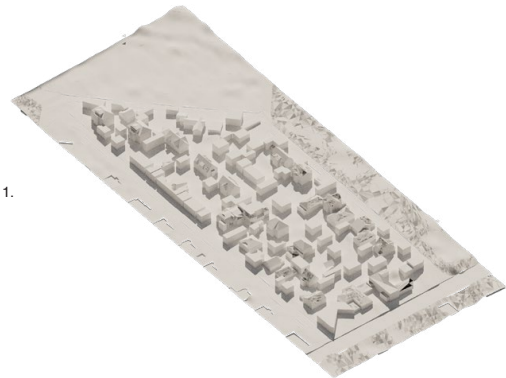
MINI HOME



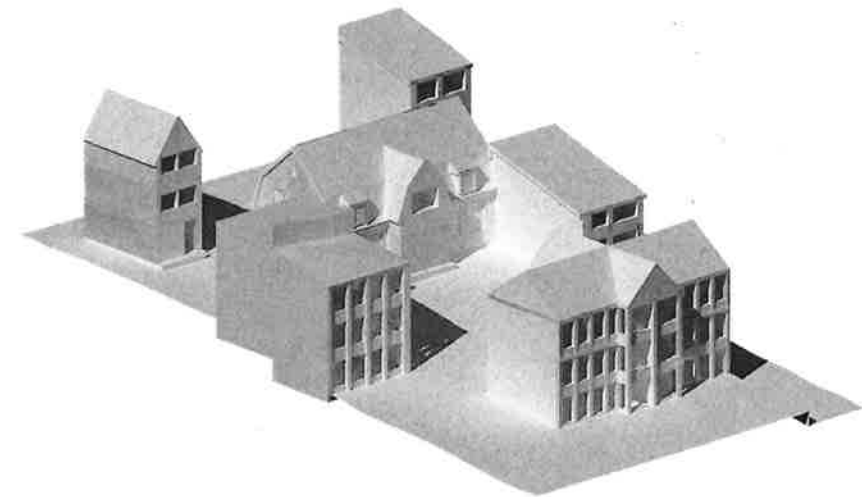
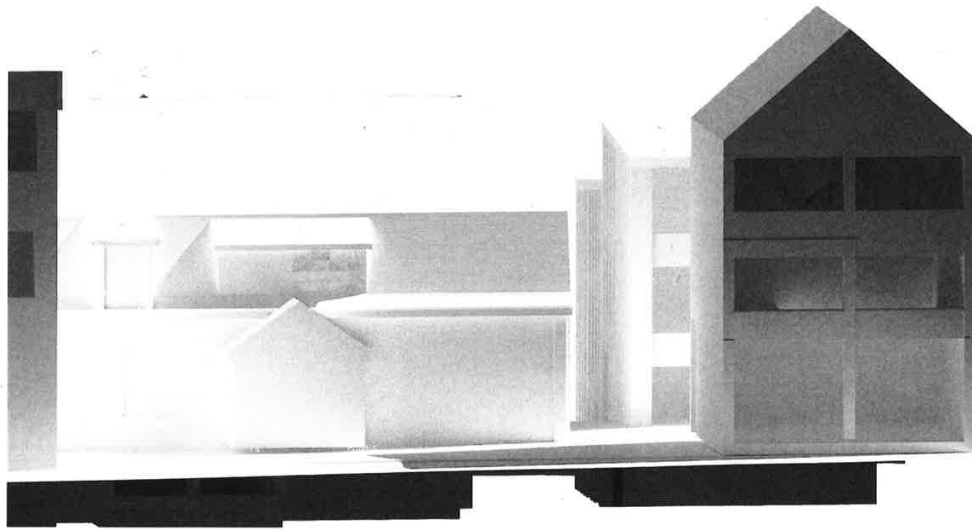
GARAGE HOME







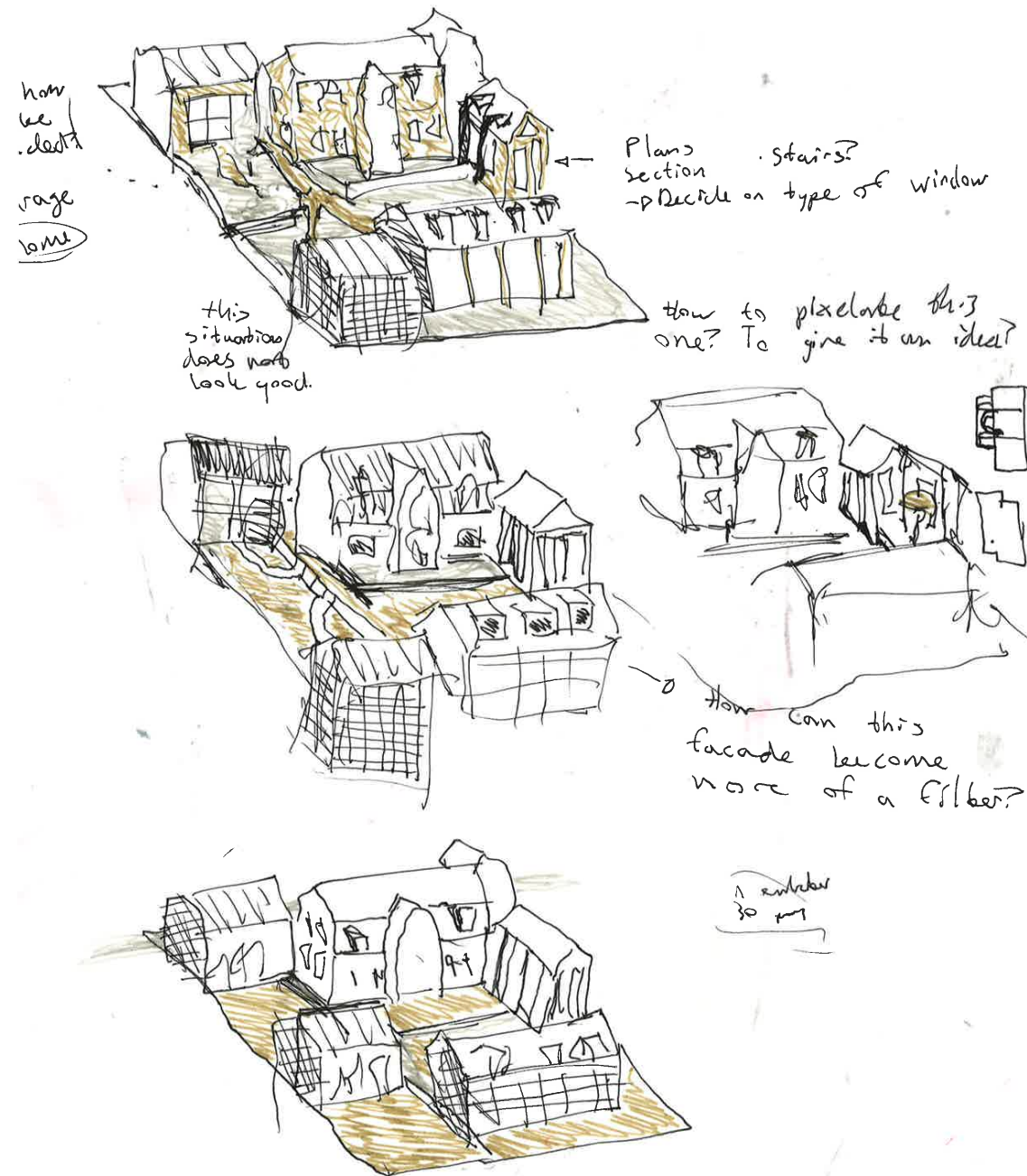
TRYING TO FIGURE OUT HOW THE BUILDINGS RELATE  
TO EACH OTHER



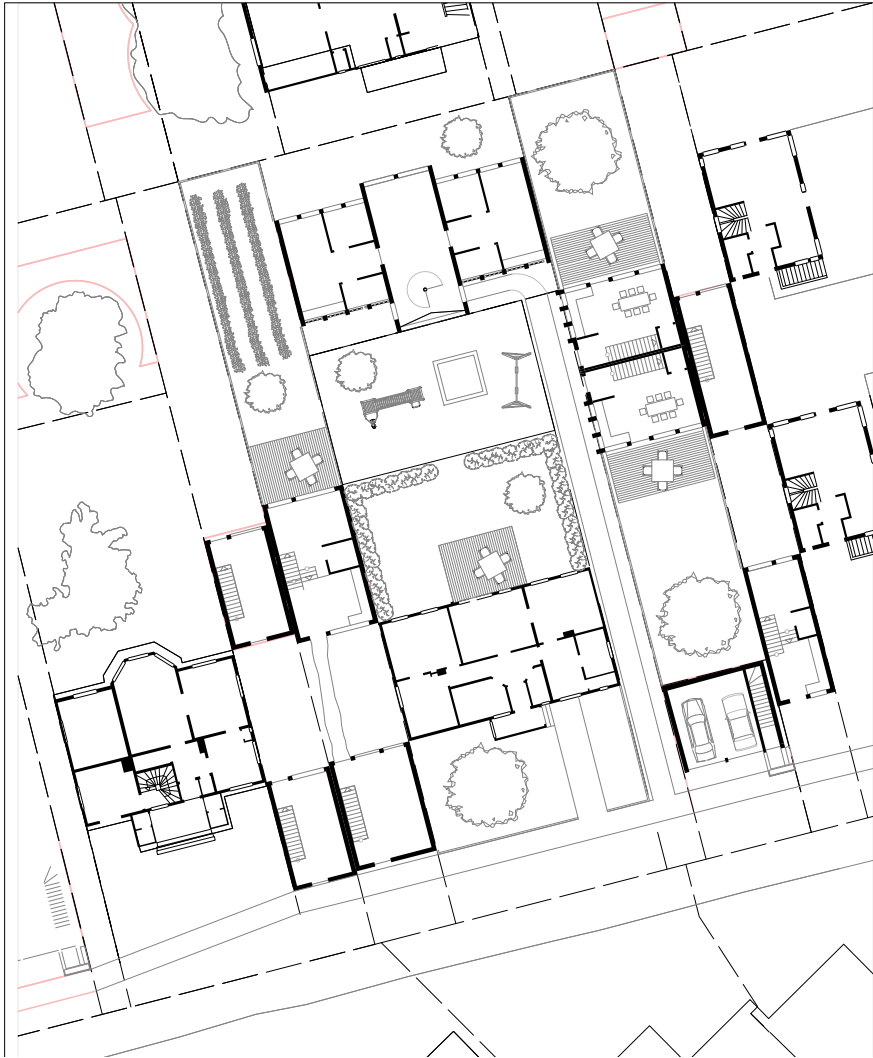




TRYING TO FIGURE OUT HOW THE BUILDINGS RELATE  
TO EACH OTHER

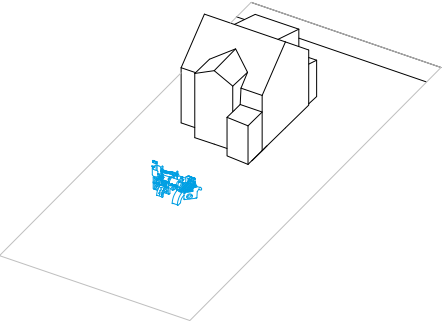






## BACKYARD KINDERGARDENS

There is a precedent of using the backyard and parts of the first floor as a kindergarden either permanently or for a time as the owners children grow up. My example is located in Lettvintveien 43, and consists of a house where the backyard serves as a kindergarden. The example is part of a chain that locates 8 children in private homes across the city. The concept is that there is two assistants have the day to day responsibility, with guidance from an educted kindergarden teacher.

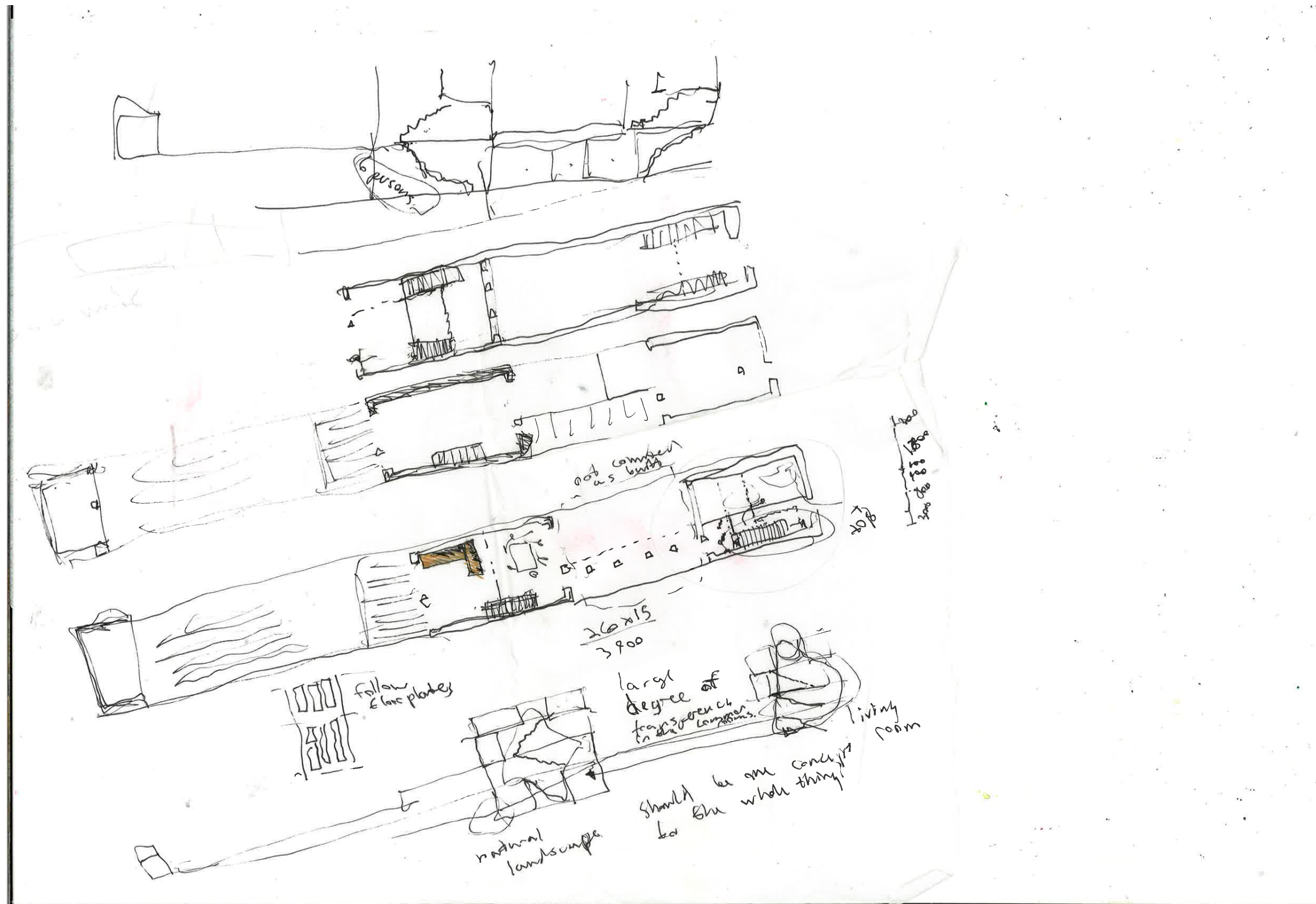


Backyard Kindergarden

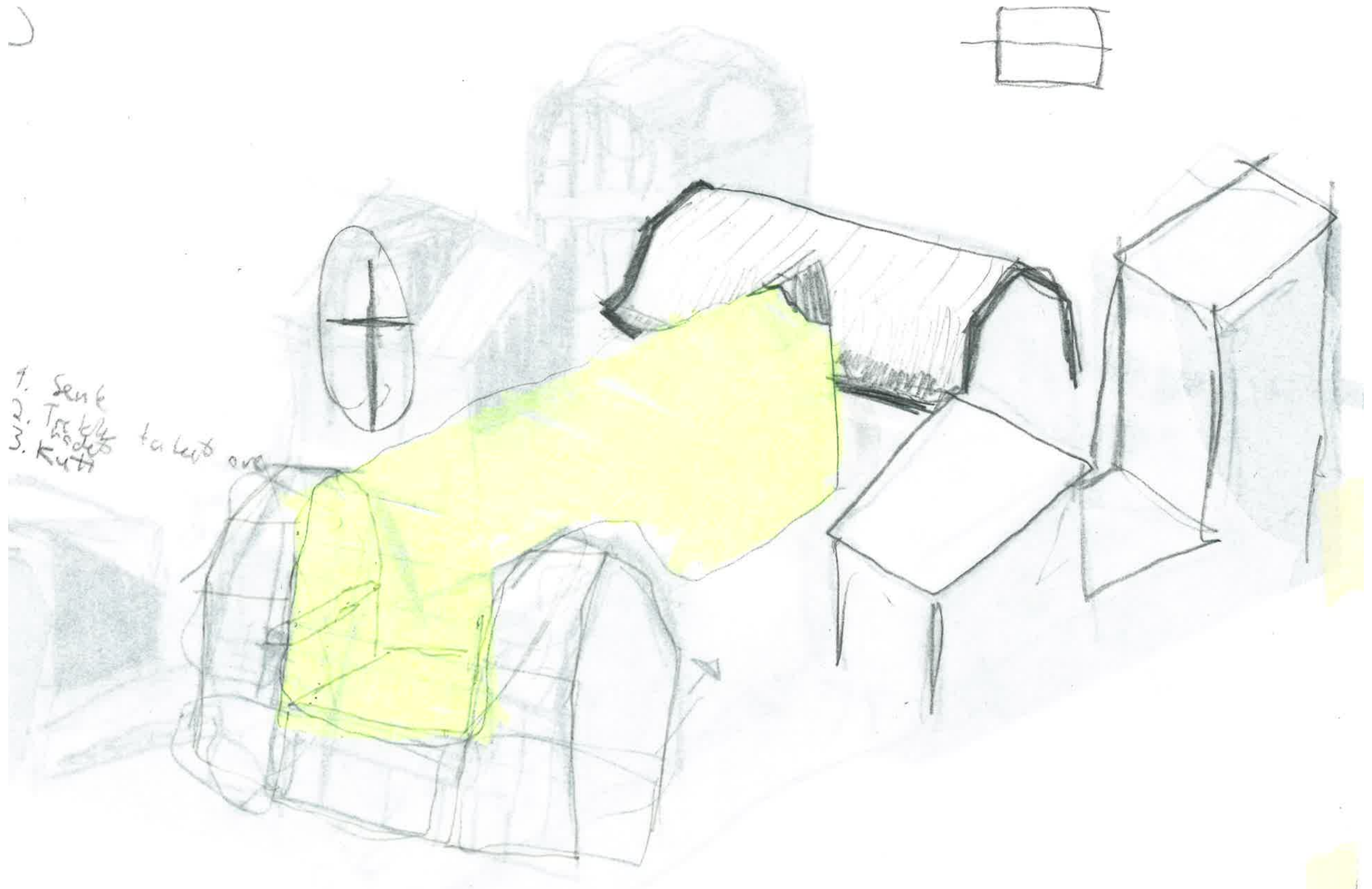
RATHER THAN A COMMON PARK; COMMON ROUTES  
THROUGH THE BLOCK



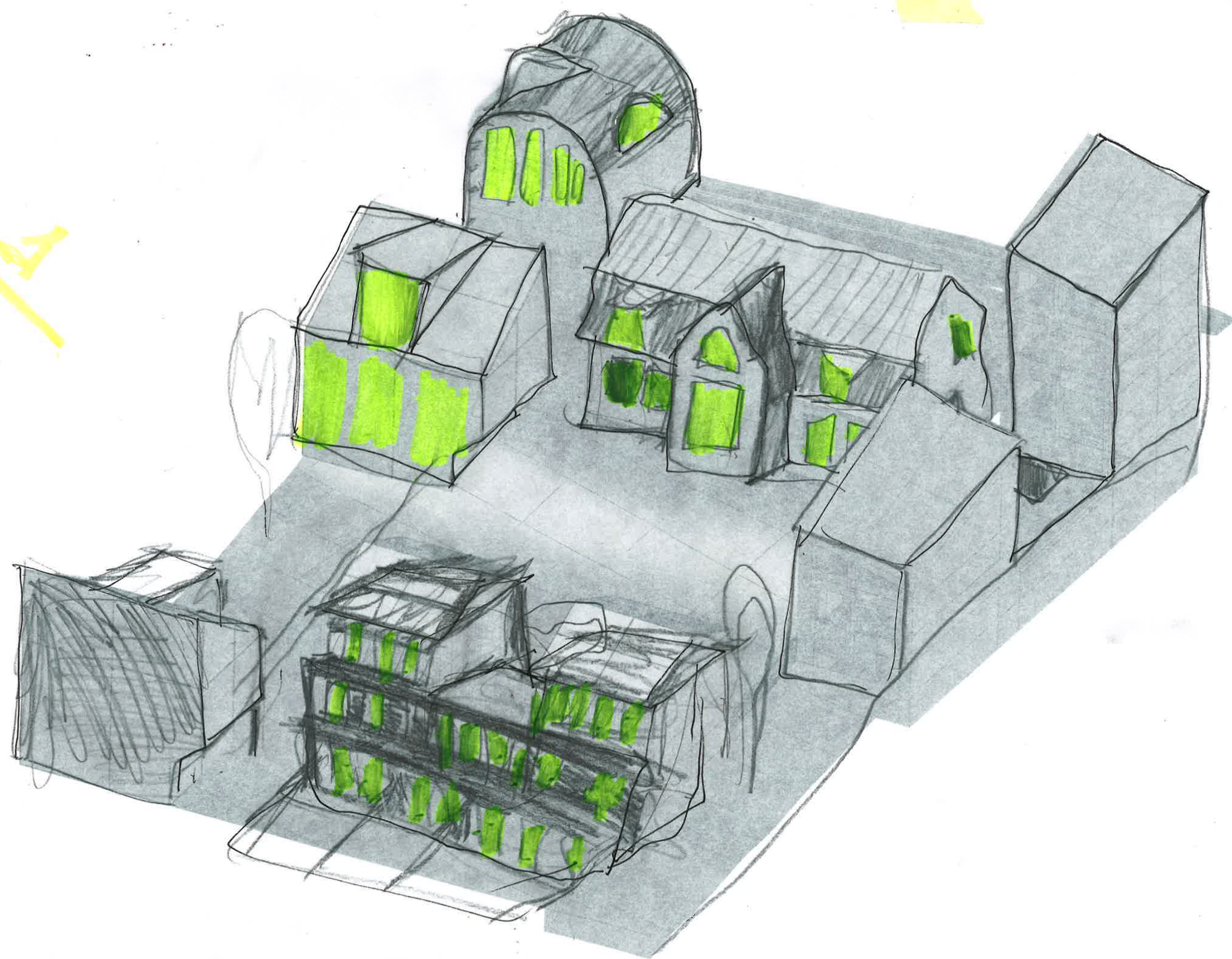


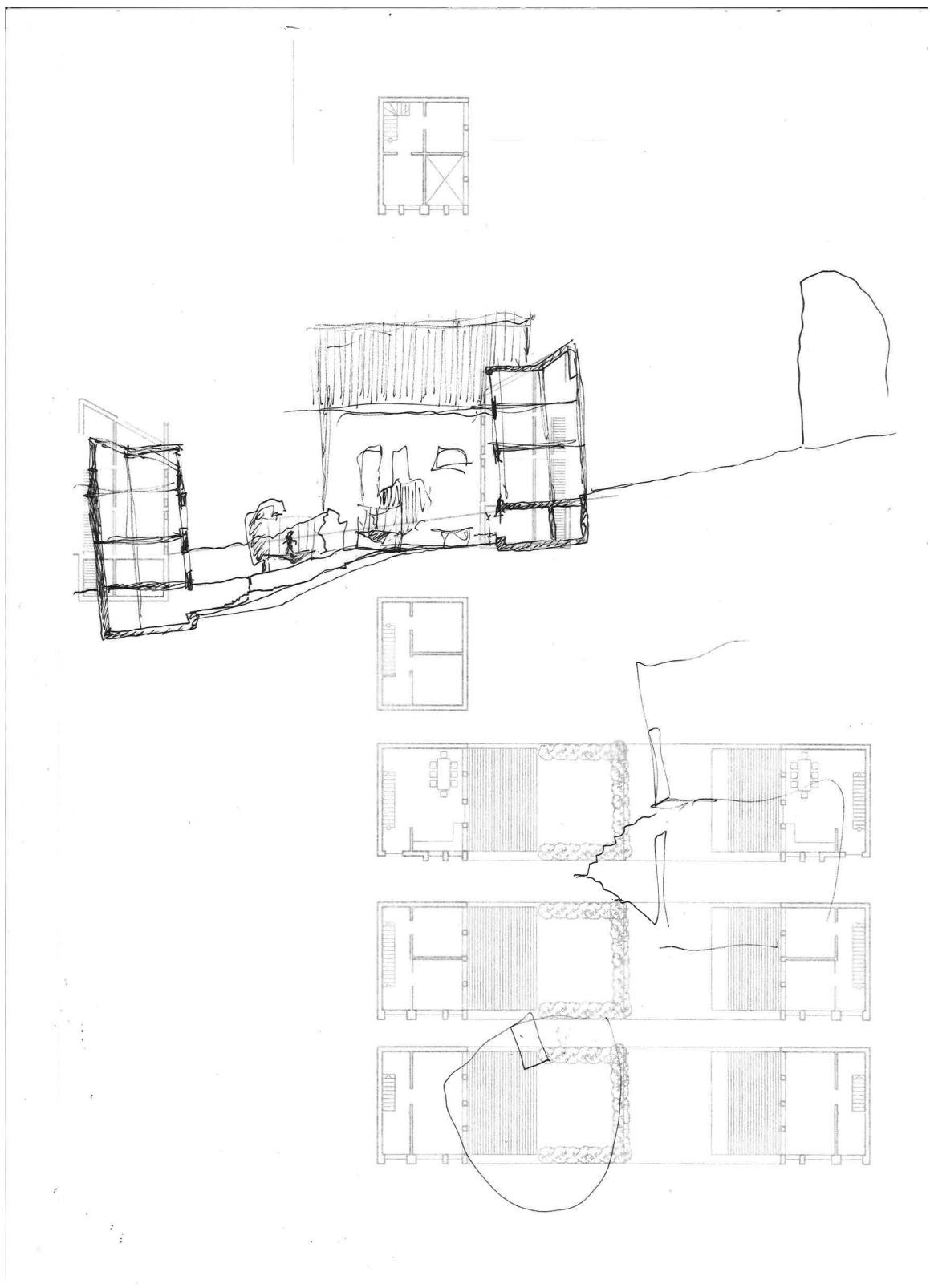








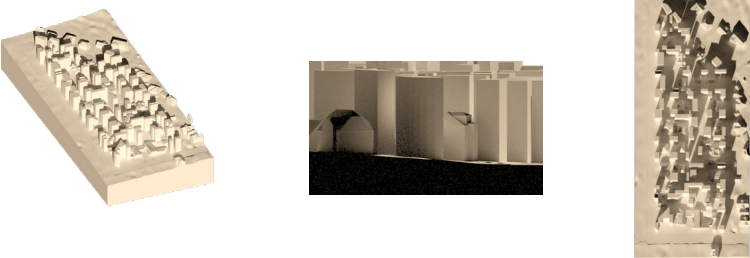




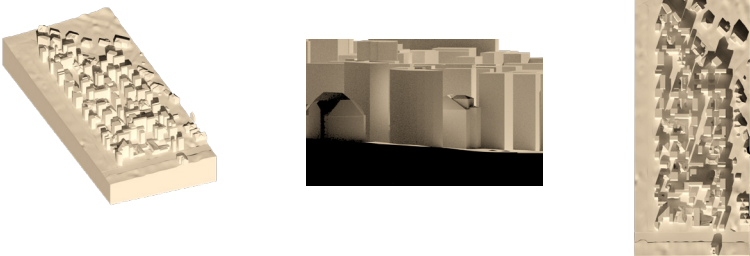
VOLUME TEST/SOLAR TEST

The height of the added houses range from 20 m to 5 m. The additional volumes start to dominate the existing at around 11 m, and by the time they reach a height of 20 m the domination is total. The sun is turned on to 21 march, 15.00.

20 m



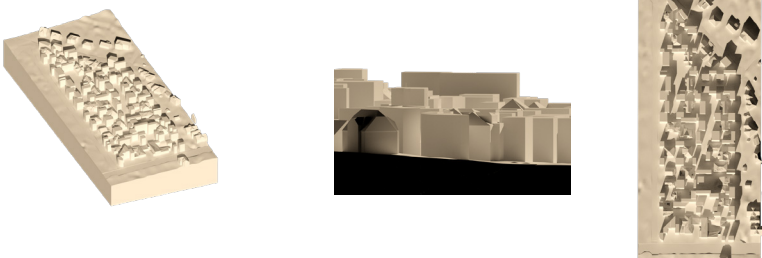
17 m



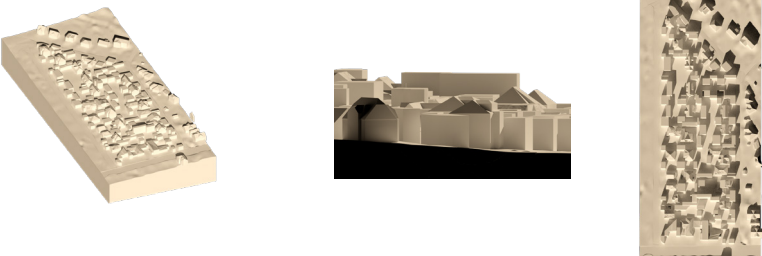
14 m



11 m



8 m



5 m

