

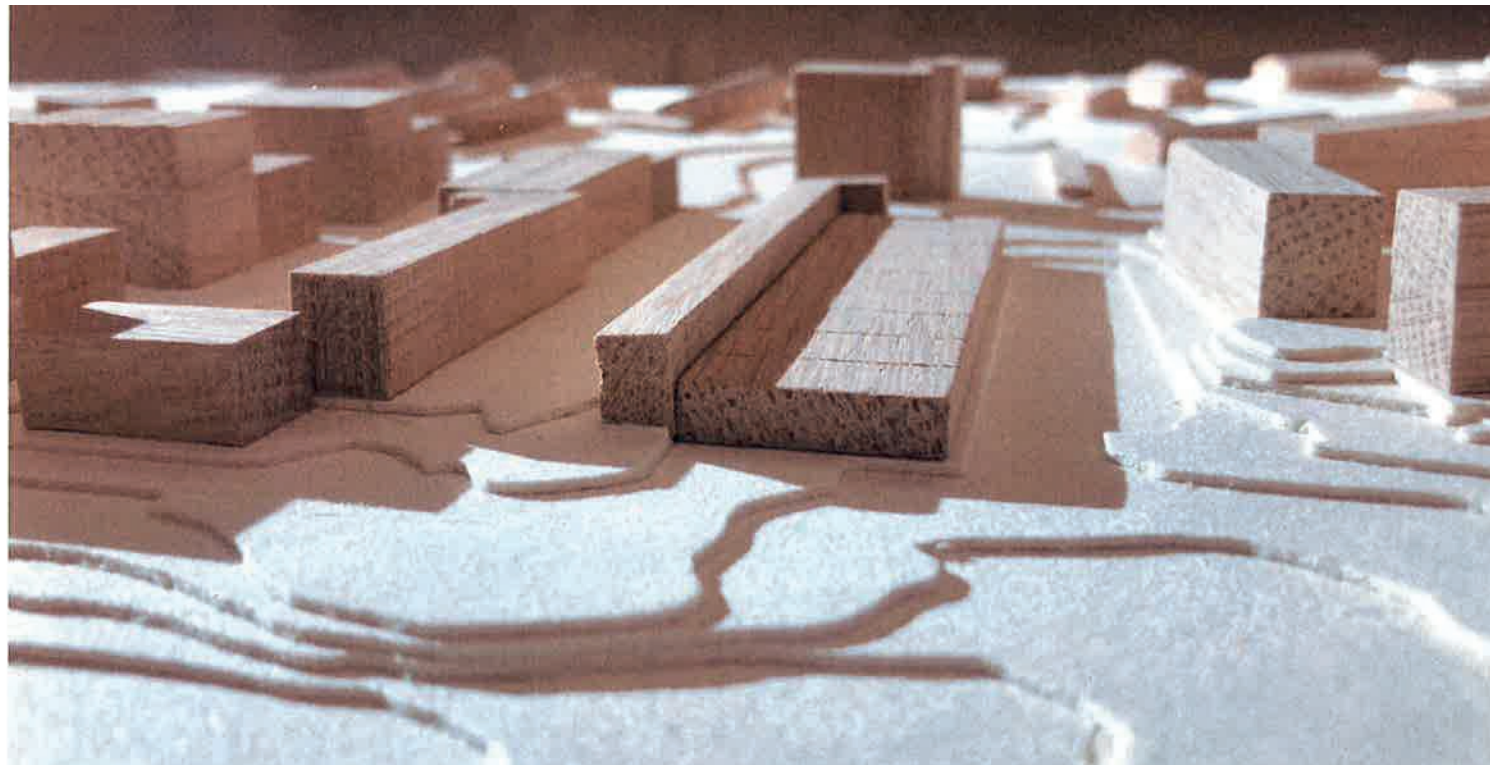
1958

1979 - 2019  
ONE FLOOR ADDED

HOUSING THE YOUNG-OLD

SPIREAVEIEN 8, OSLO

SITE ANALYSIS + EXSISTING BUILDING



## SITE ANALYSIS + EXSISTING BUILDING

### CONTENT

#### **1 LOCATION**

- 1.1 OSLO
- 1.2 HISTORICAL AREA
- 1.3 COMMUNITY

#### **2 EXSISTING BUILDING**

- 2.1 SITEPLAN
- 2.1 ORIGINAL MASTERPLAN
- 2.2 EXTENSION OF 1979
- 2.3 MATERIAL CATALOGUE
- 2.4 EXSISTING CIRCULATION

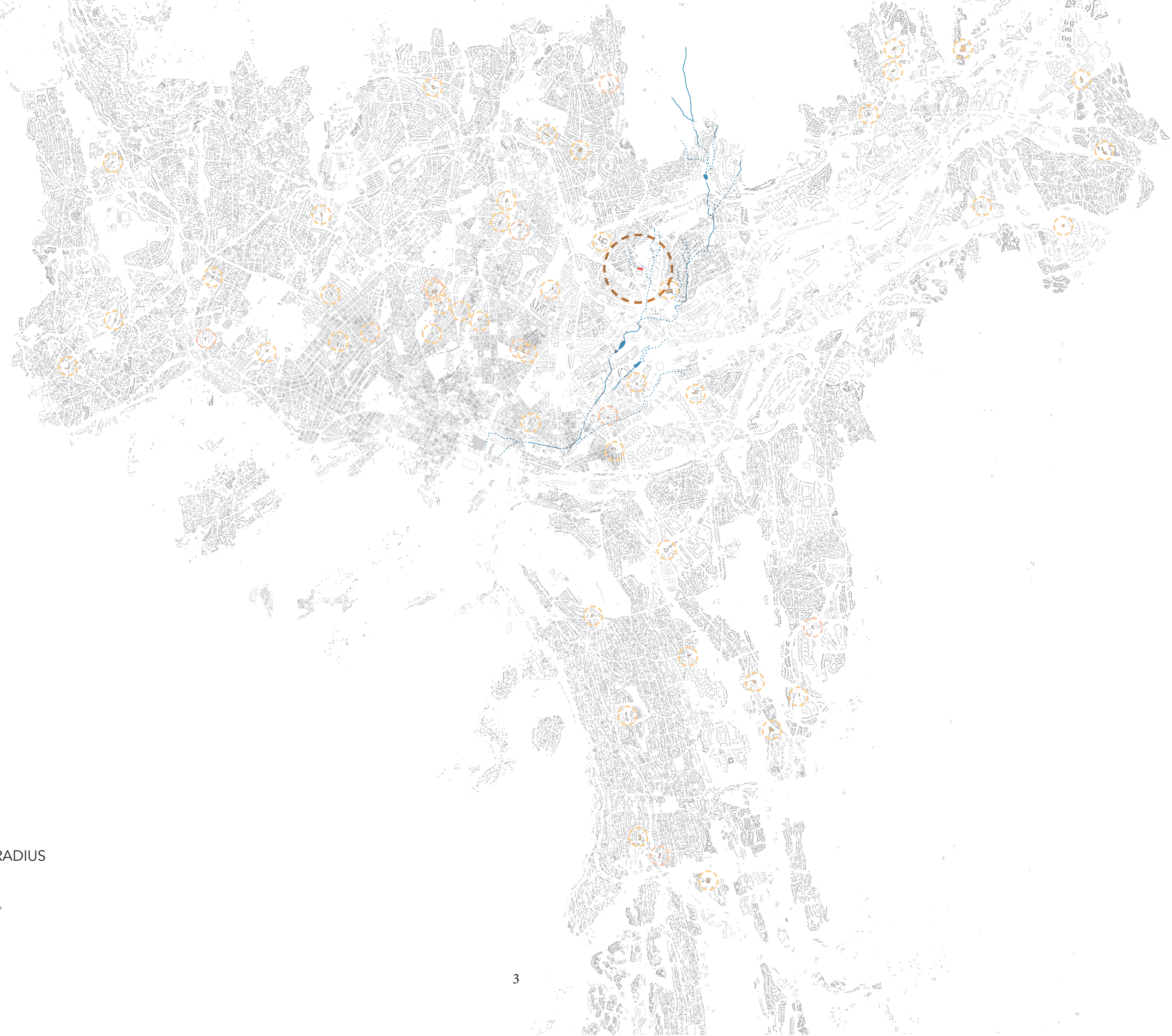
#### **3 SITE PICTURES**



- BUILDING TODAY EXTERIOR
- BUILDING TODAY INTERIOR

#### **4 ORIGINAL DRAWINGS**

- 1958 RINNAN AND TVETAN
- 1979 GREGER ERIKSEN





-  SITE
-  WITHIN 1KM RADIUS
-  HOVINBEKKEN
-  NURRSING HOMES
-  CARE CENTER / OMSORG+

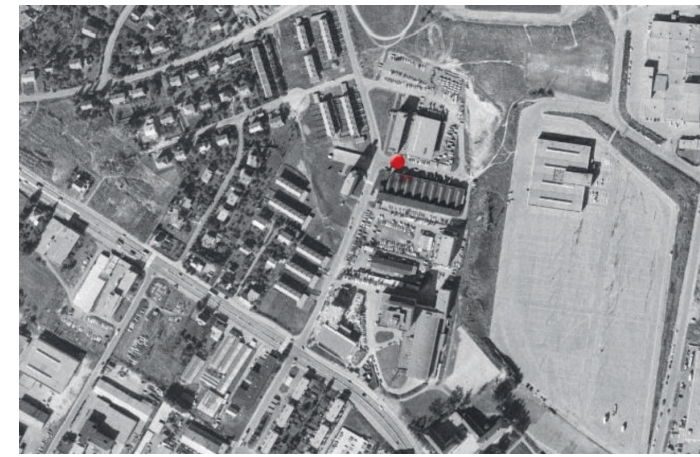




1932



1942



1971








1984



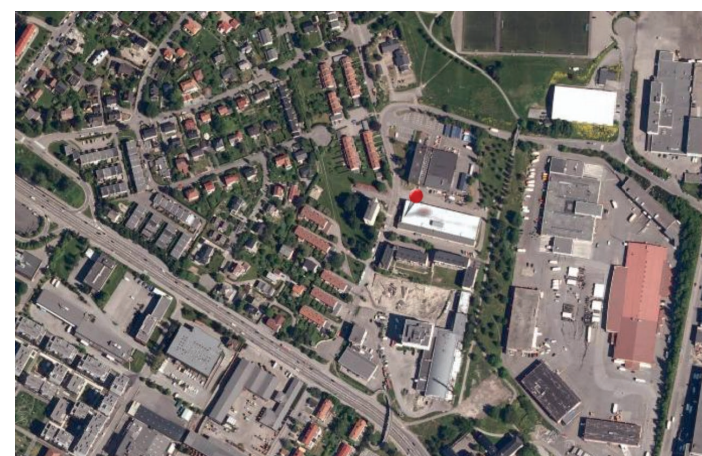
### HISTORICAL DEVELOPEMENT

The existing buliding lies in an area that has been through major changes over the last decades. From a former industry area this is now becoming an area of housing.

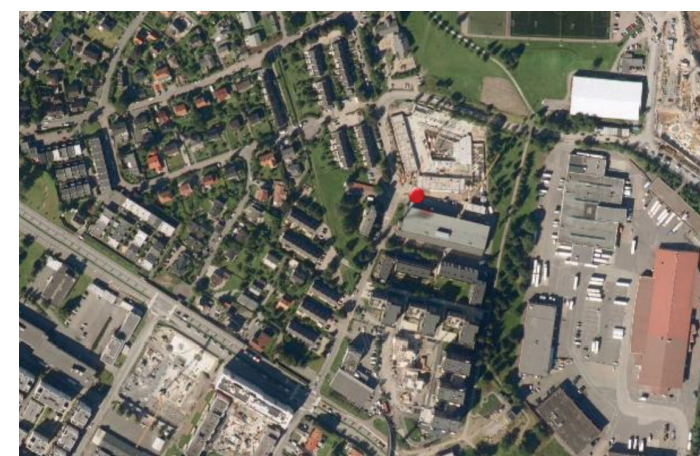
-  WITHIN 1KM RADIUS
-  SITE
-  INDUSTRY TO HOUSING
-  PLANNED - NOT BUILT YET (page 16)
-  INDUSTRY / COMMERCIAL



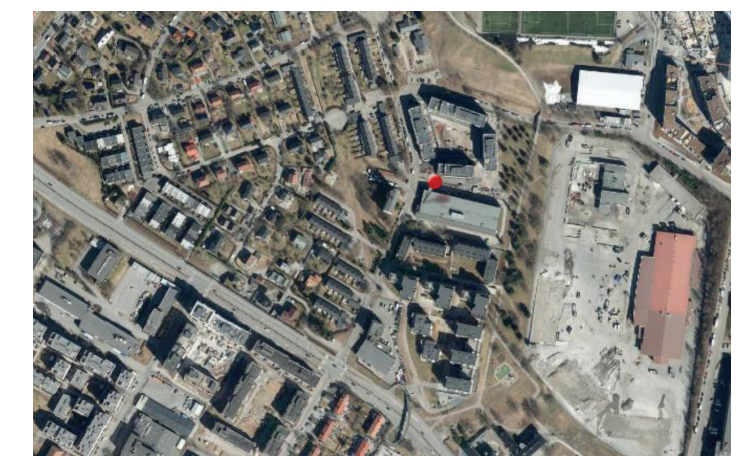
1997



2011



2016



2018

(Pictures: Finn historiske kart)

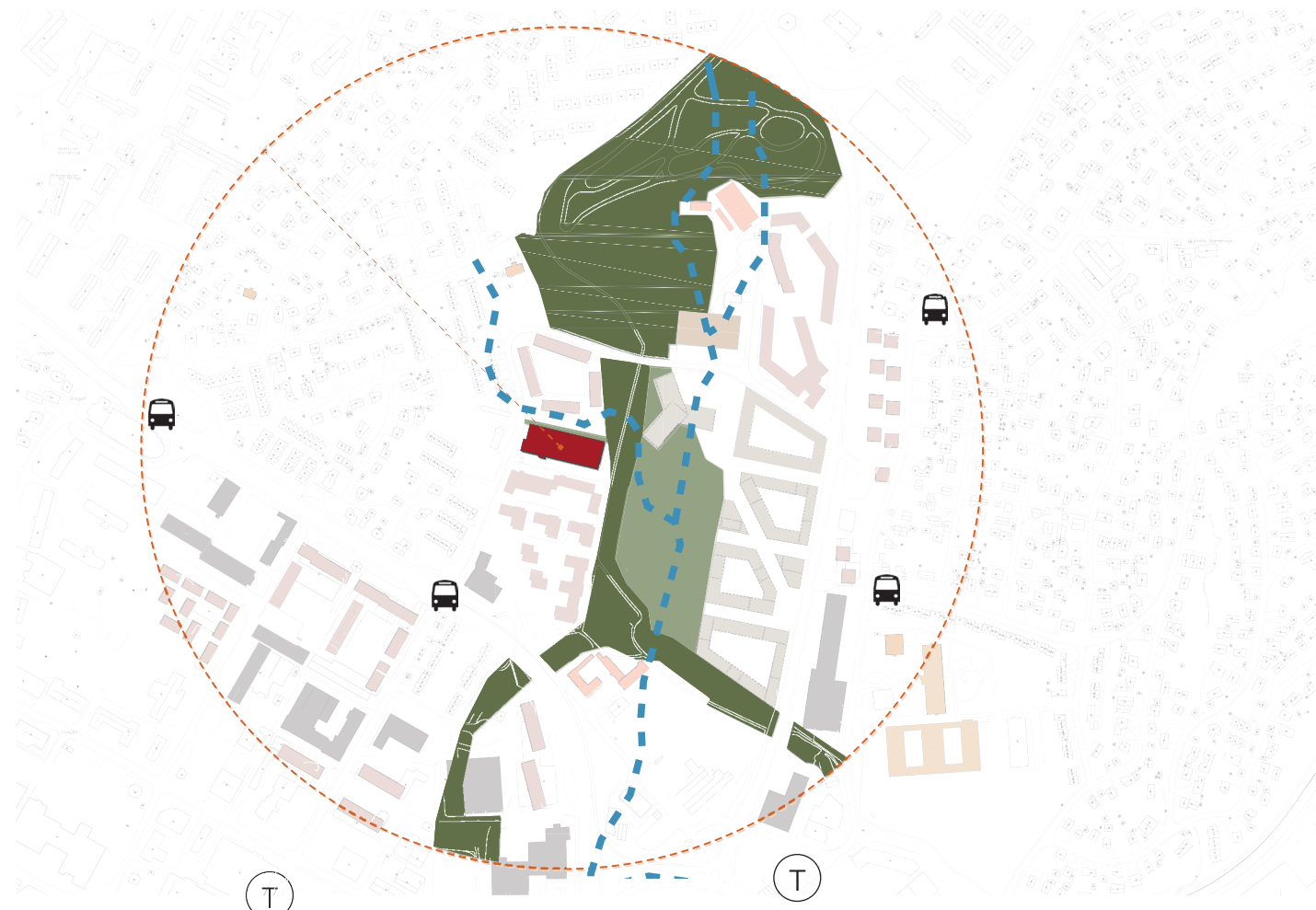




COMMUNITY

PUBLIC BUILDINGS

- WITHIN 1KM RADIUS
- SITE
- ELDERLYCARE
- KINDERGARDEN
- SPORTSHOUSE
- SCHOOL



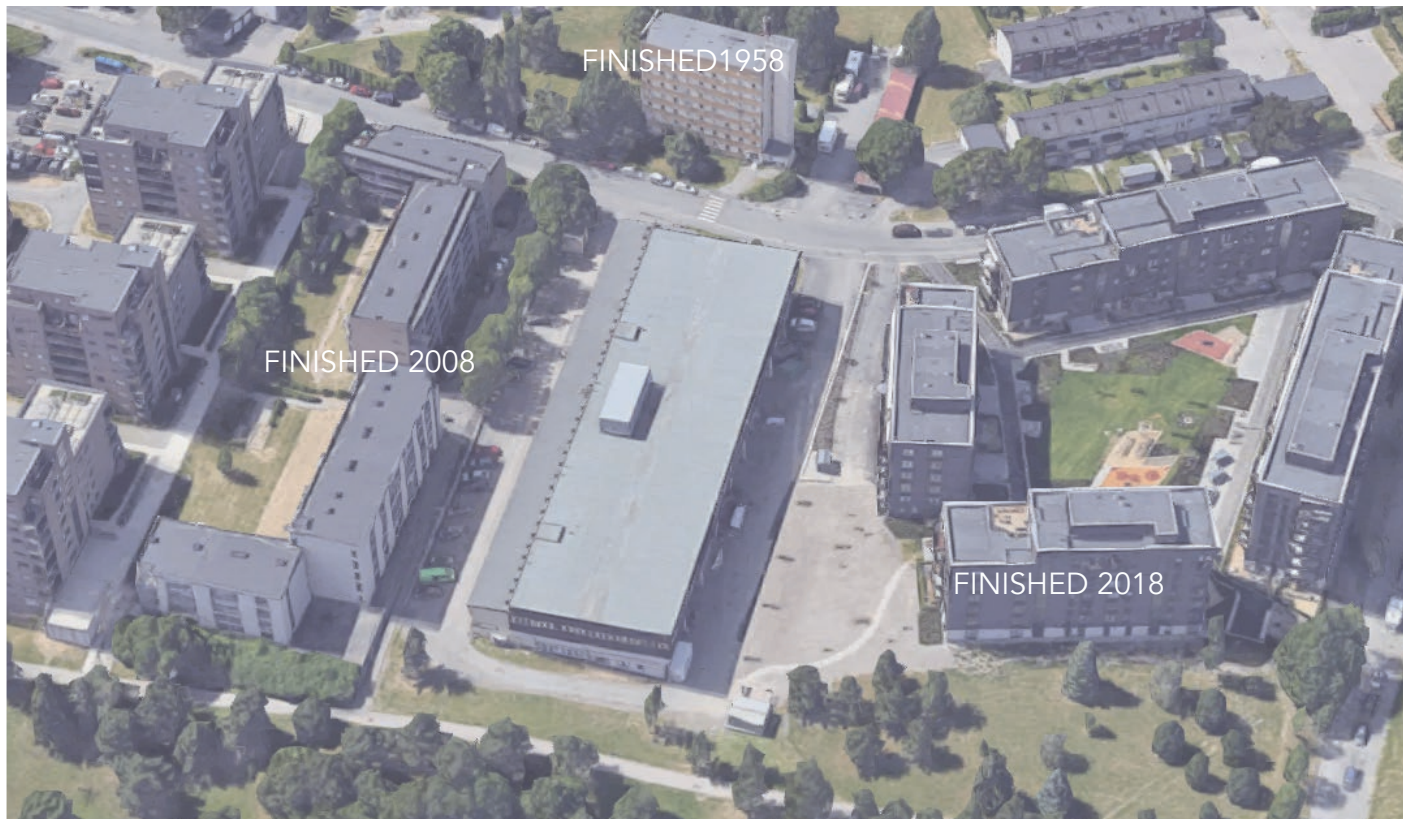
GREEN AREA

- WITHIN 1KM RADIUS
- SITE
- EXSISTING PARK
- PLANNED PARK
- HOVINBEKKEN

COMMUNICATION

- T-BANEN
- BUS

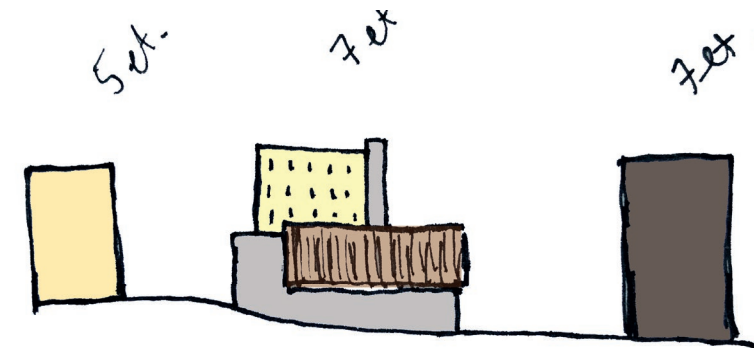




BUILT

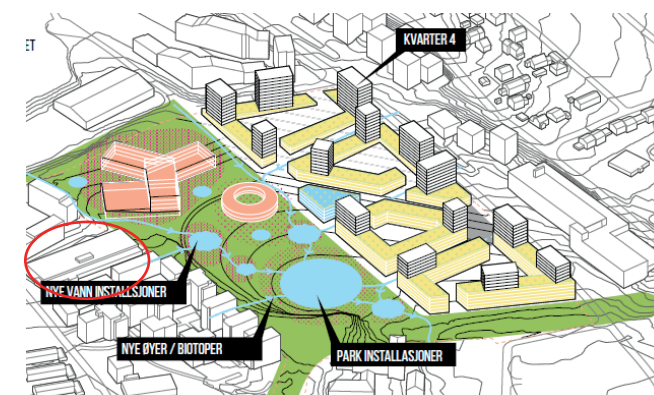
The dorm house across the street was a part of the masterplan of the industry building and where both finished in 1958. It is a 7 storey building containing dorms. The facade is plated with yellow steel boards. It was sold out separately from the industryhall about ten years ago.

On both the north and south side of the industry hall former industry buildings have been demolished and rebuilt as housing blocks within the last 20 years. This is typical for the whole area of Økern. Leaving the existing industryhall as something different in the area.

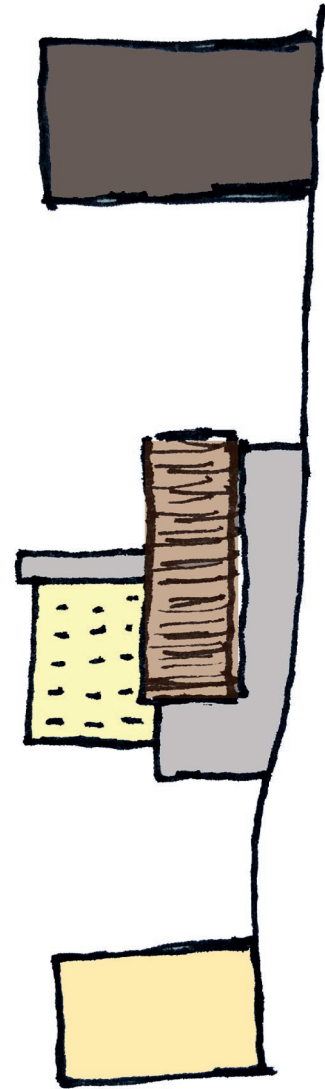


PLANNED

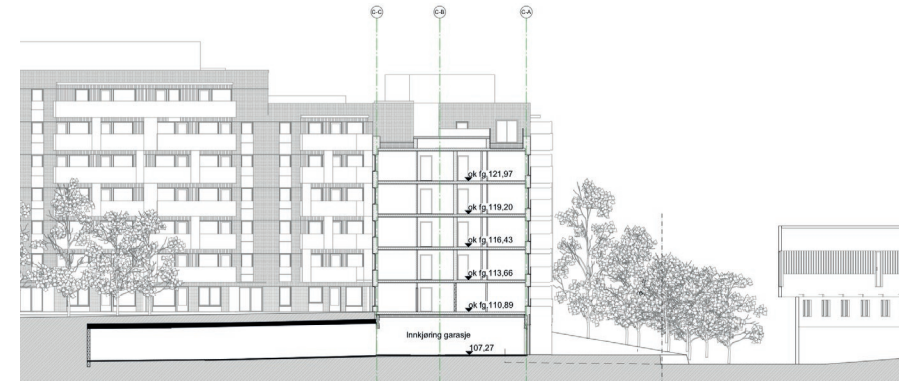
East of the site there are plans for a bigger park and a great amount of housing. At the moment it seems as its becoming a block structure with residential towers up to nine storeys high. The plan below is made by Ghilardi + Hellsten Arkitekter.



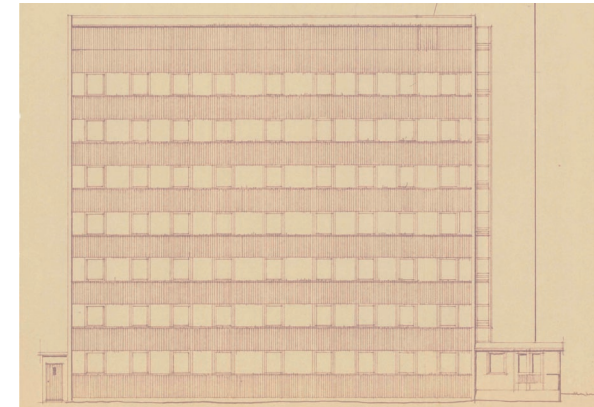
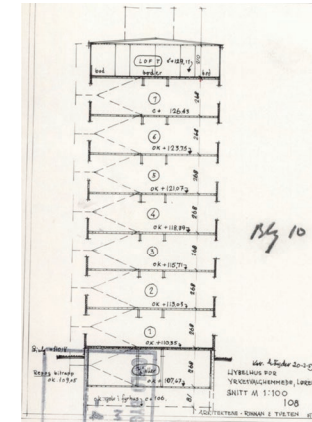
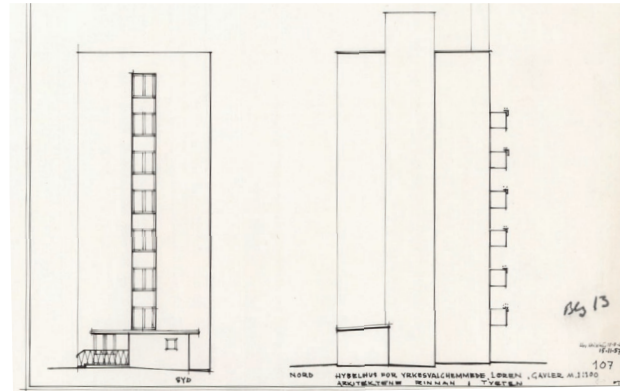




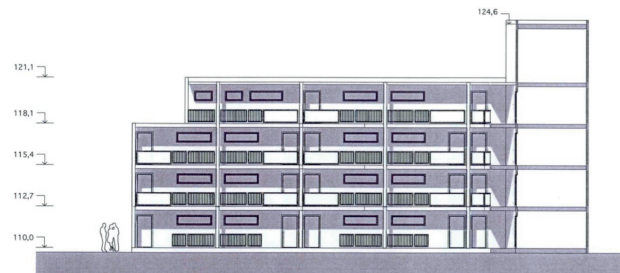
SPIREAVEIEN 4



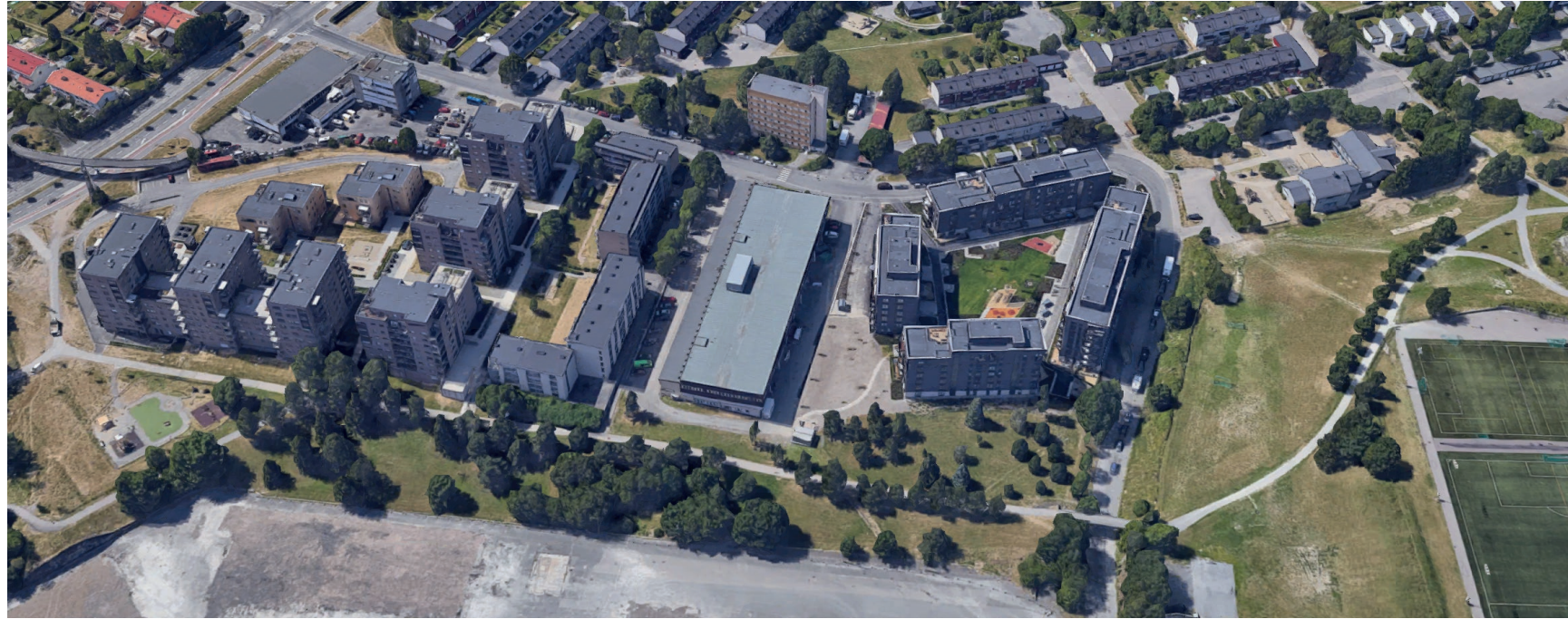
SPIREAVEIEN 9



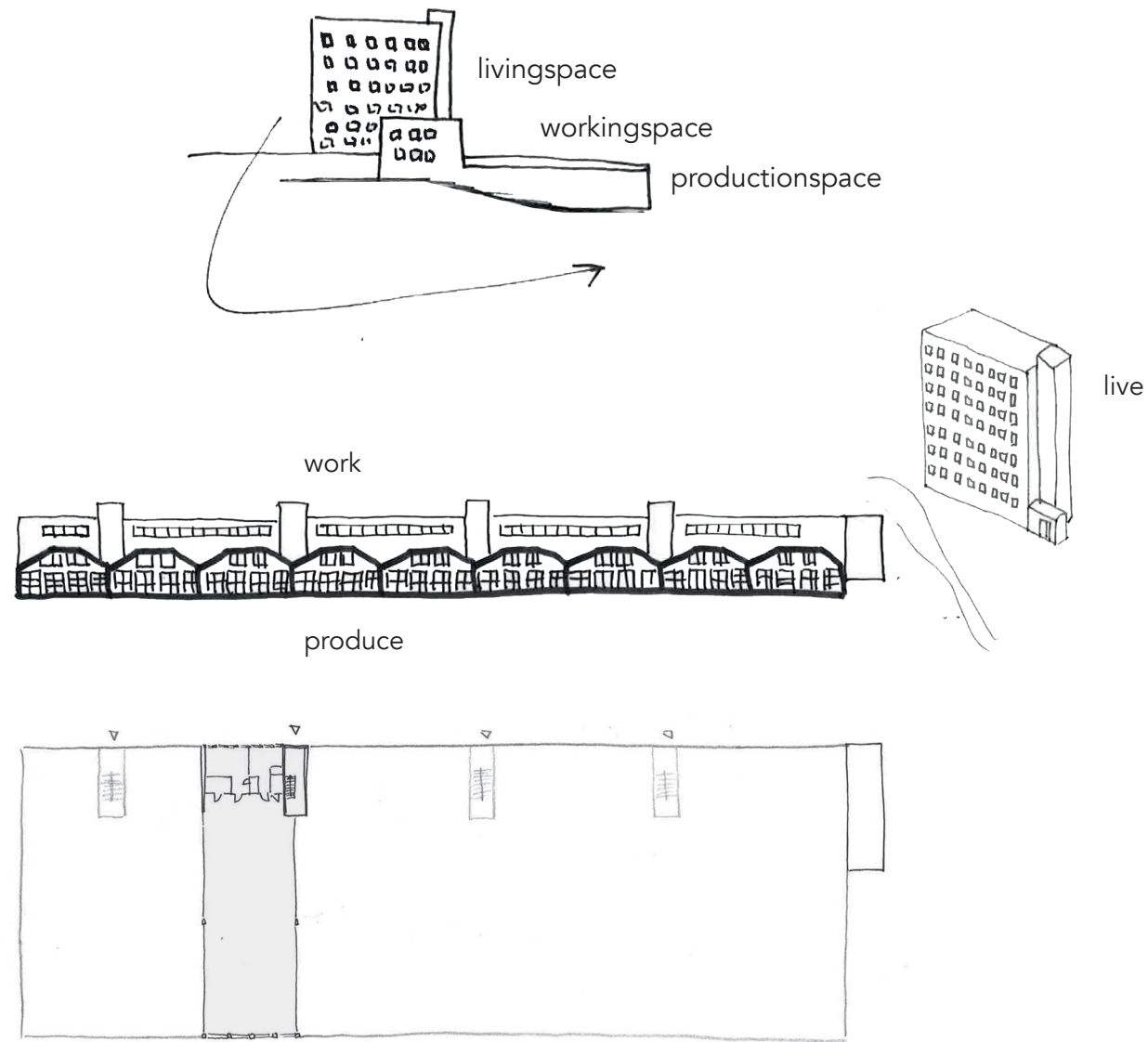
SPIREAVEIEN 10





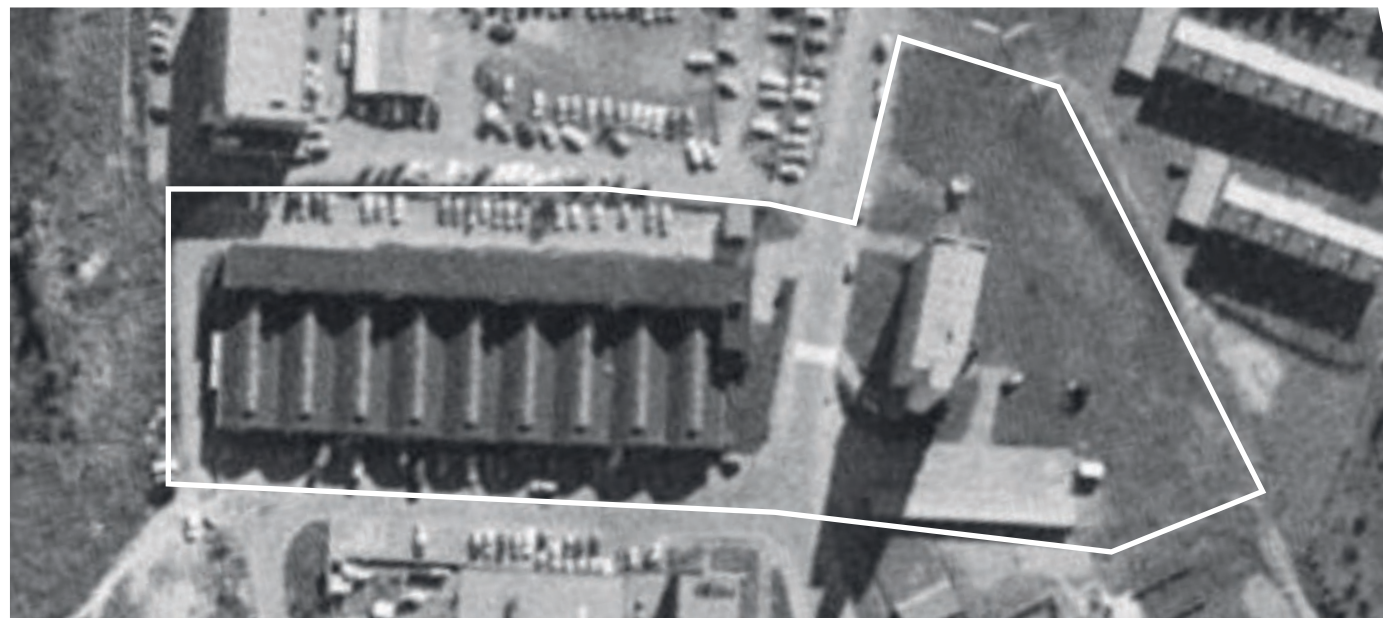






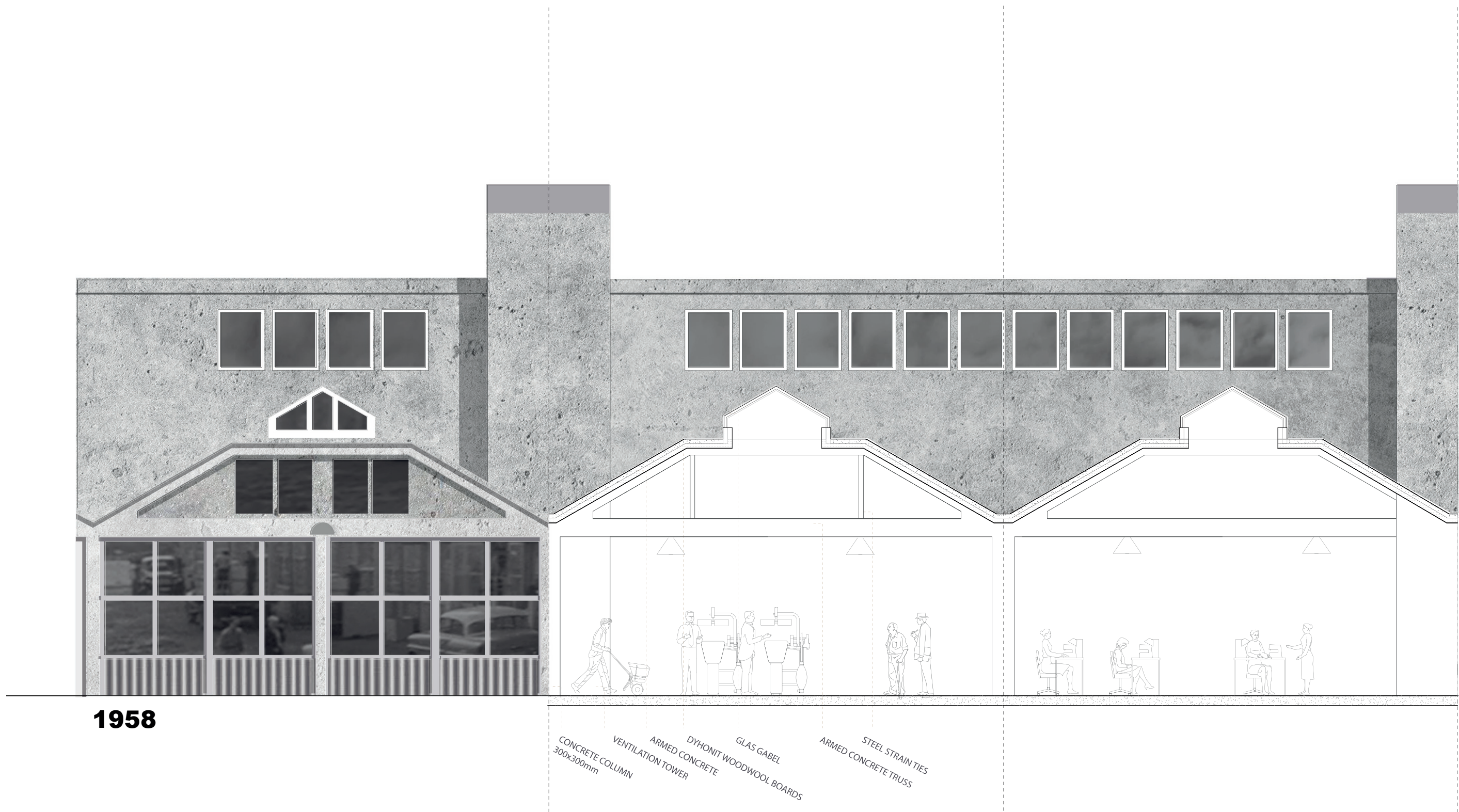
SPIREAVEIEN 8 + 9  
ORIGINAL MASTERPLAN

Løren industry hall was originally built in 1958 drawn by Frode Rinnan and Olav Tveten. It is a building consisting of nine production halls connected to two floors of office space. The building stretches ninety meters towards north and south and thirtytwo meters to the east and west. It was financed by Folkehjelpen - a humanitarian solidarity organization - at the cost of 4 million NOK. It was to help disadvantaged people into work and the original masterplan also contained the dorm house across the street where they could live. The plan of the productionhalls made it possible for different firms to operate in the same building at the same time. It contained for example a sewer workshop, publishing department and small mechanical operations.



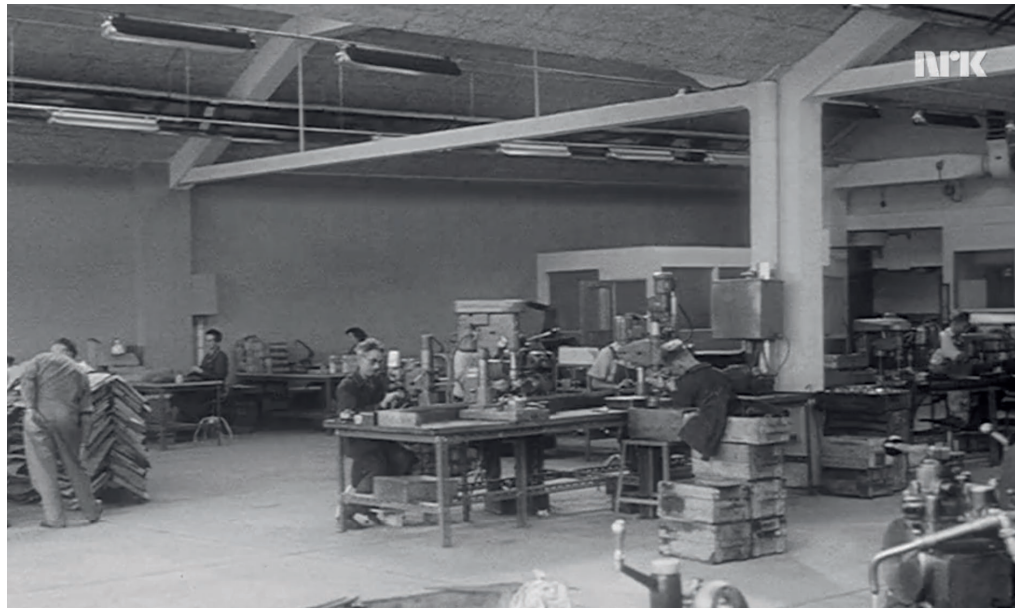
Original site boundaries

(Finn historiske kart, 1970)



**1958**





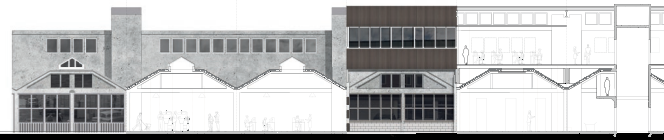
Screenshots from the film of the opening; <https://tv.nrk.no/serie/filmavisen/1960/FMAA60003874/avspiller> - part 3



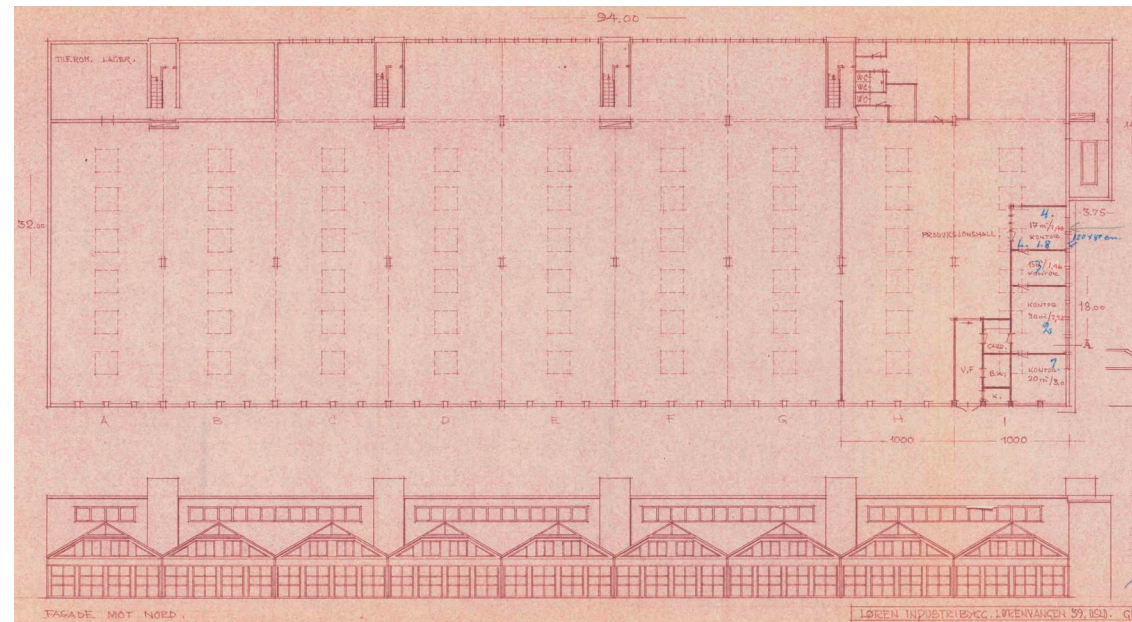
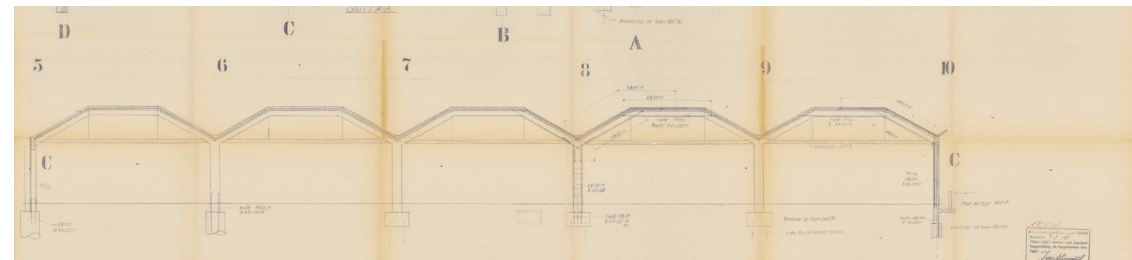
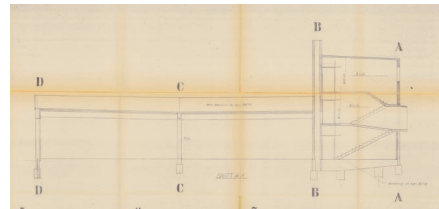
BUILDING



# TIMELINE BUILDING



1958 USE:  
PRODUCTION HALL + OFFICES

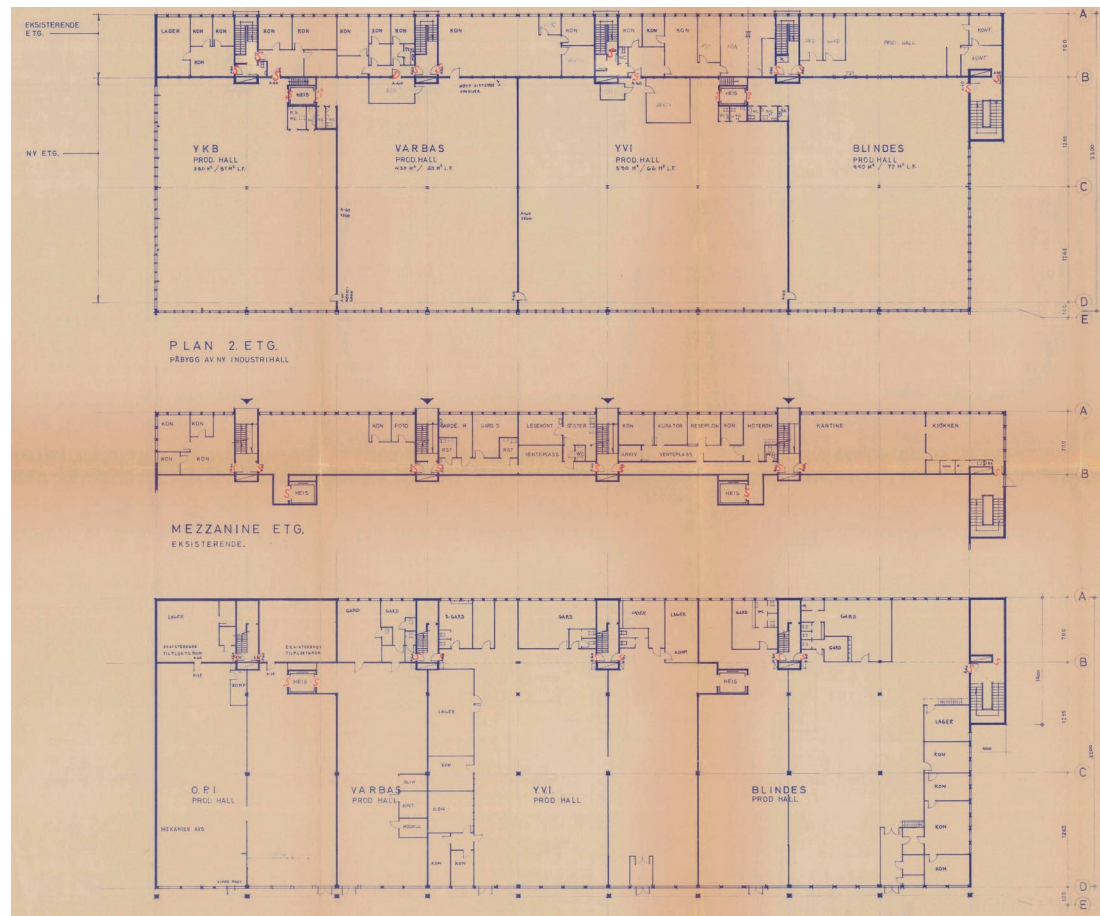
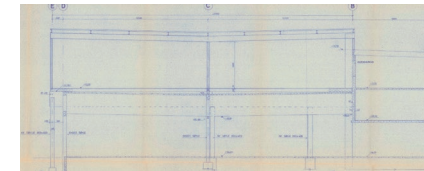


by RINNAN OG TVETAN

1979  
EXTENSION - steel construction  
  
USE:  
PRODUCTION HALL + OFFICES

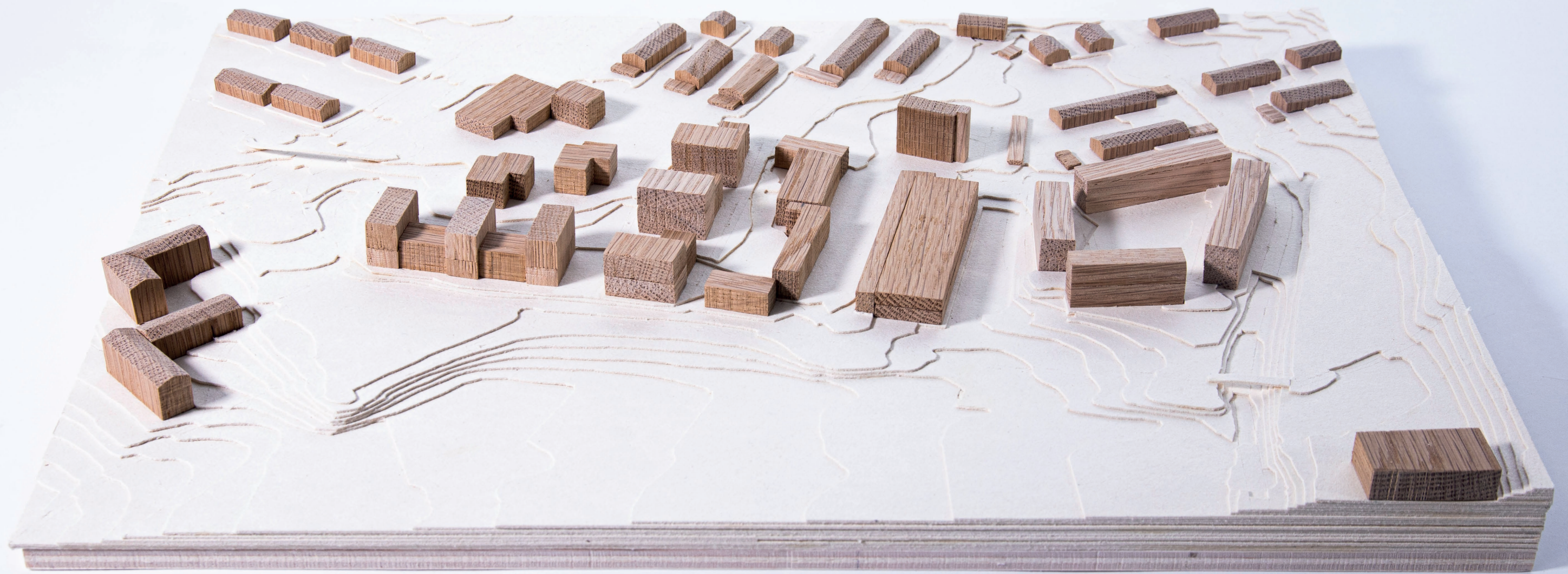


2019 USE:  
STORAGE + EDUCATION  
SPIR



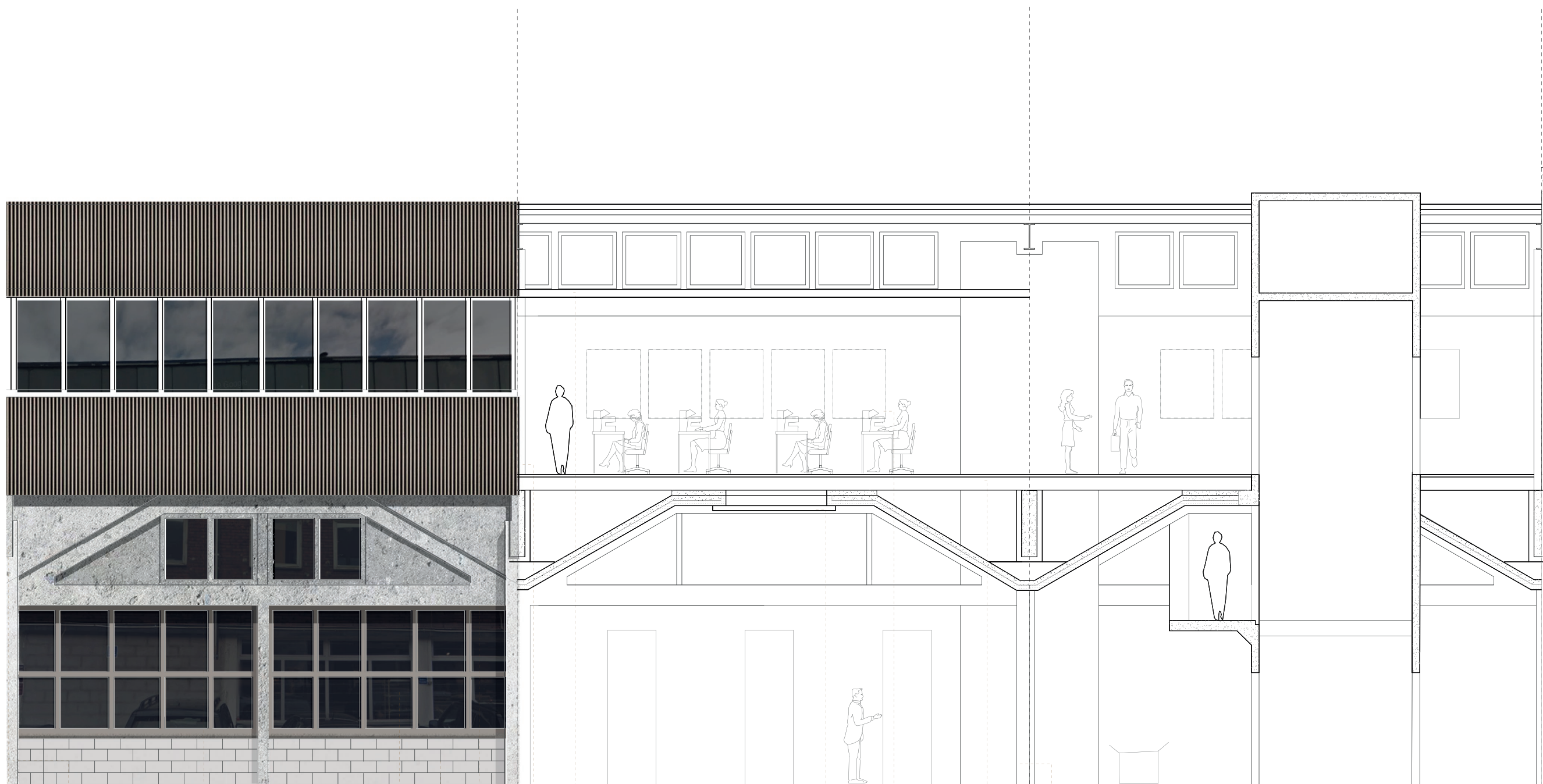
by GREGER ERIKSEN





EXISTING SITUATION





**1979 - 2019**

ONE FLOOR OF WORKING SPACE  
 ADDED. STEEL STRUCTURE STANDING ON  
 AN ADDED LOADBEARING STRUCTURE  
 CONCRETE COLUMN  
 500X350mm  
 CONCRETE BEAM  
 1300X300mm

LECA BLOCKS  
 WINDOWS CHANGED

CORRUGATED STEEL FACADE  
 STEEL SKELETON

LOWERED CEILING FOR VENTILATION

OVERLIGHT BLOCKED  
 WINDOWS COVERED

GAMMEL SØYLE NY SØYLE  
 PRE-CAST CONCRETE  
 ELEMENTS 265mm  
 ADDITIONAL COLUMN  
 200X400 mm

ELEVATORS  
 3000x2300





BUILDING TODAY  
EXTERIOR





INTERIOR TODAY





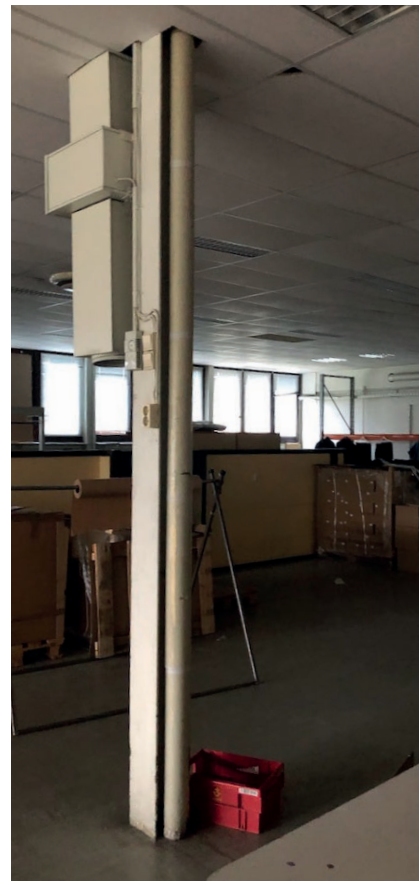
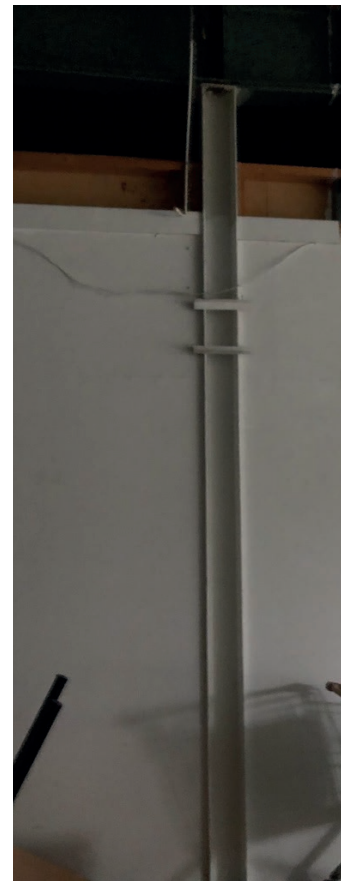
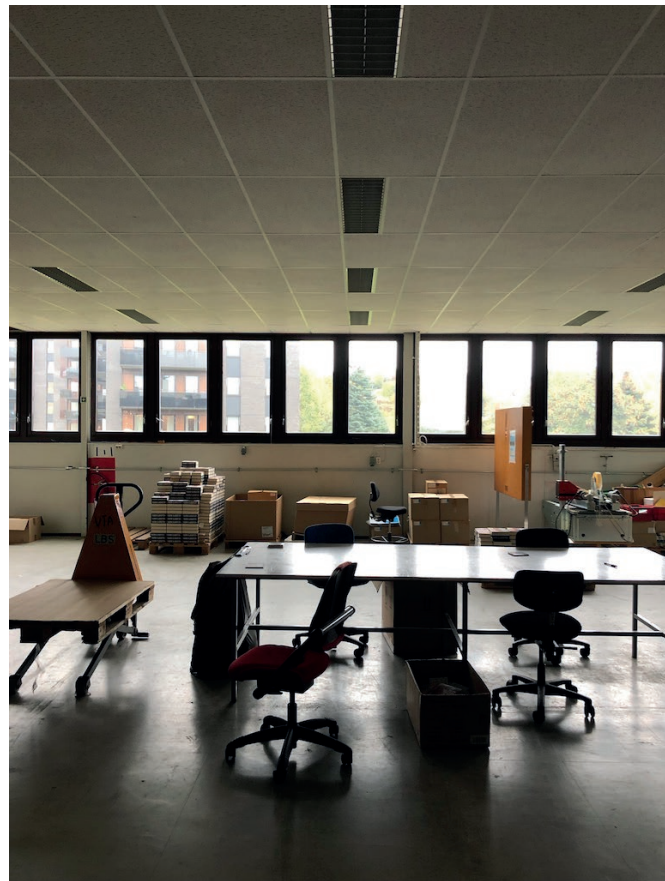
Repetitive staircase cores



ceiling in office building

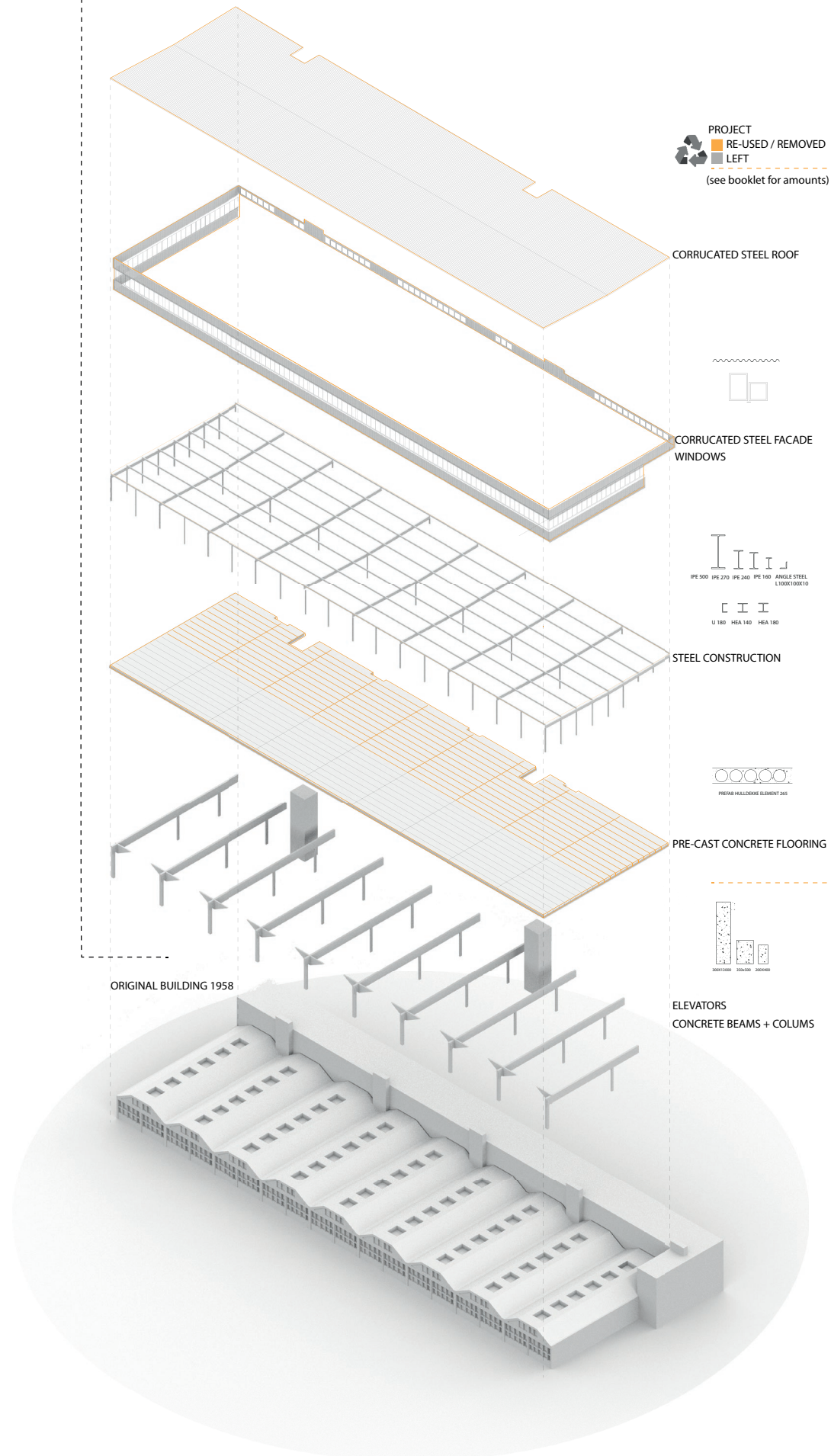






INTERIOR TODAY  
EXTENSION





Due to poor daylight in the extension and transformation of the building from industry to housing the extension of 1979 is removed. The steel either re-used or recycled.

The building is then left with the loadbearing structure of concrete, elevator and precast floor elements.

Following pages shows the materialcatalogue.





CORRUCATED STEEL ROOF

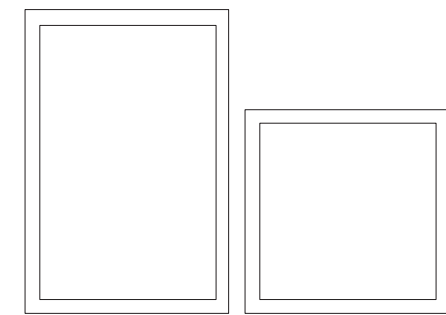
CORRUCATED STEEL FACADE  
WINDOWS

STEEL CONSTRUCTION

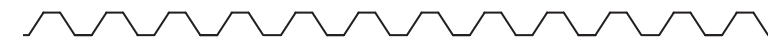
PRE-CAST CONCRETE FLOORING

ELEVATORS  
CONCRETE BEAMS + COLUMS

REUSABLE BUILDING COMPONENTS OF THE EXTENSION



WINDOWS

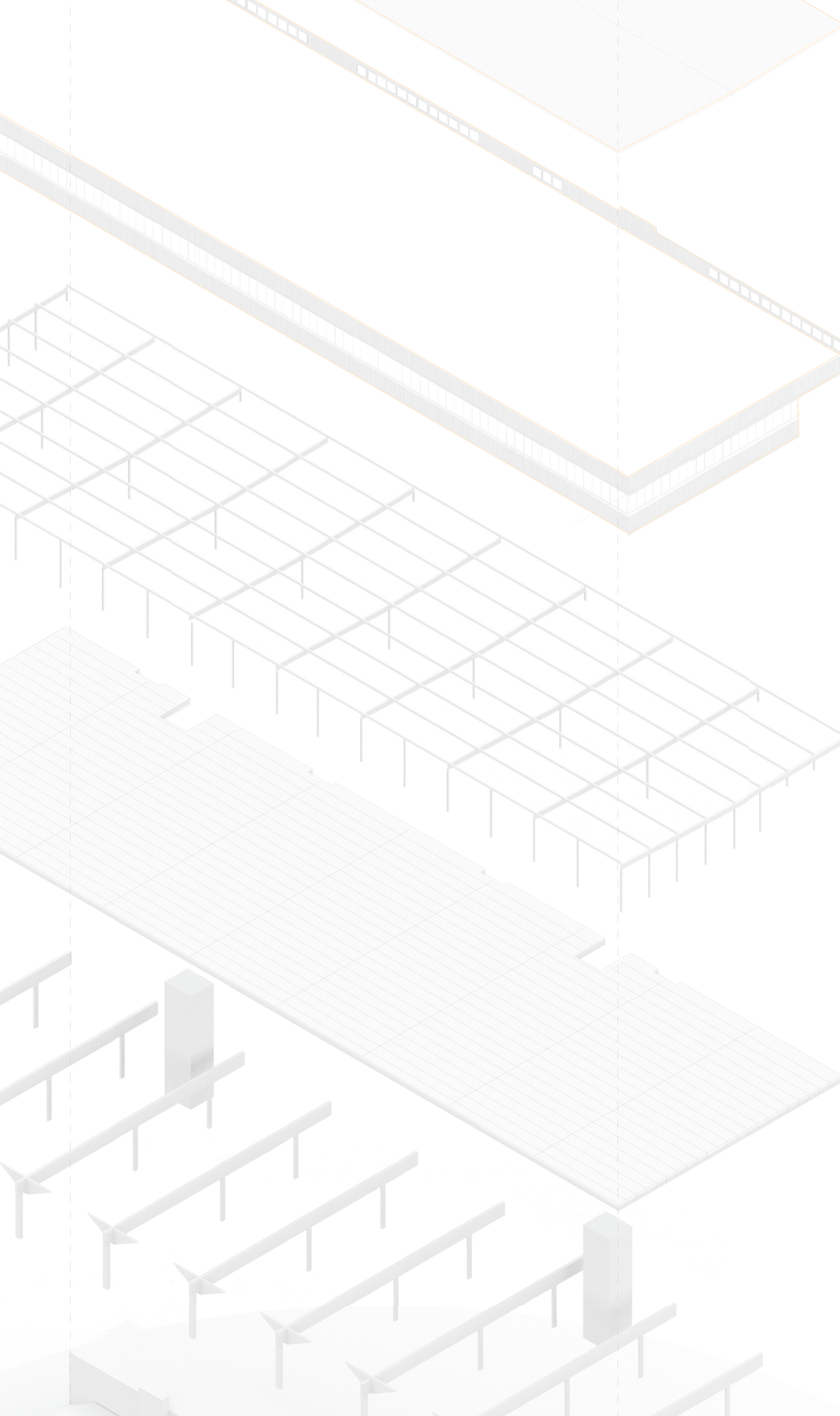


CORRUGATED STEEL PLATER

<b>CORRUGATED STEEL</b>		
roof		? 2250sqm
facade		? 350sqm

<b>WINDOWS</b>	1300X90	<b>132</b>
	1000X90	<b>52</b>





CORRUCATED STEEL ROOF

CORRUCATED STEEL FACADE WINDOWS

STEEL CONSTRUCTION

PRE-CAST CONCRETE FLOORING

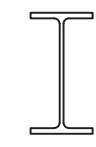
ELEVATORS  
CONCRETE BEAMS + COLUMNS



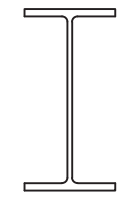
STEEL



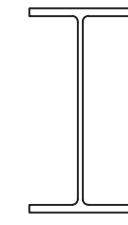
ANGLE STEEL  
L100X100X10



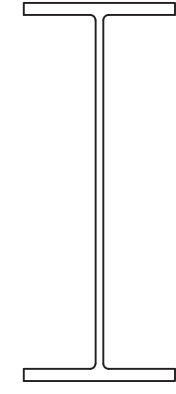
IPE 160



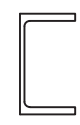
IPE 240



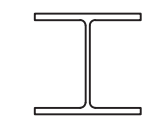
IPE 270



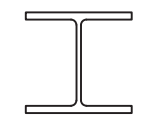
IPE 500



U 180



HEA 140

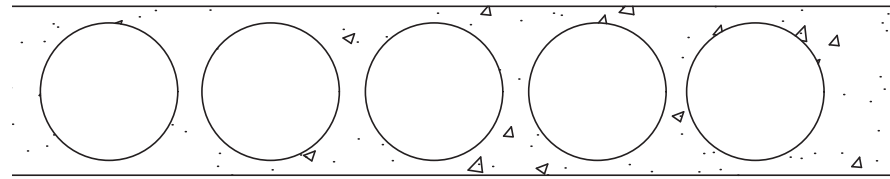


HEA 180

		LENGHT	AMOUNT	TOTAL mm
<b>BEAMS</b>	L100X100X10	26230	2	<b>52460</b>
	IPE 500	26230	8	<b>209840</b>
	IPE 270	10000	18	<b>180000</b>
	IPE 240	10000	63	<b>630000</b>
<b>COLUMNS</b>	HEA 140	5115	1	5115
		1100	4	4400
		4350	8	34800
		4625	4	18500
		4700	3	14100
		4775	3	14325
		1630	1	1630
		1615	1	1615
		1600	1	1600
		4550	2	9100
	4850	2	9700	
				<b>114885</b>
HEA 180	4150	8	<b>33200</b>	
IPE 160	4850	9	<b>43650</b>	



PRE-CAST ELEMENTS

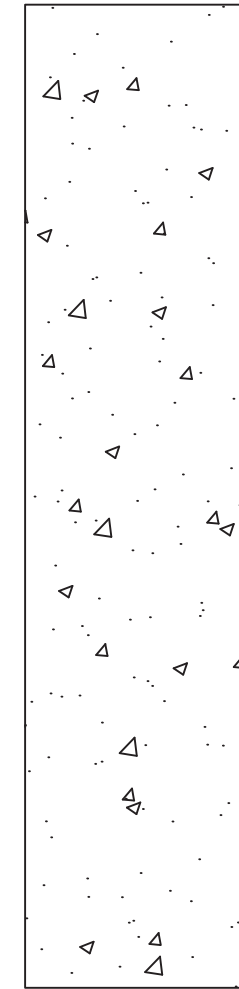


PREFAB HULLDEKKE ELEMENT 265

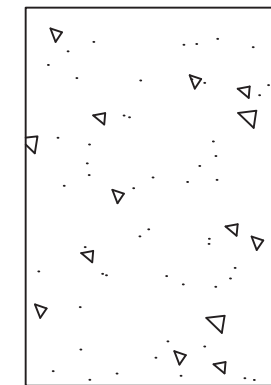
HULLDEKKEELEMENT

Bredde 1180	10000	195	
	10000	7	(with adjusted corner)
	4500	4	
	2500	4	
	4500	2	(with adjusted corner)
	2500	2	(with adjusted corner)

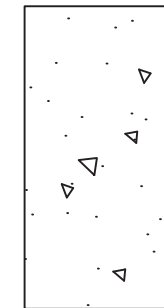
CONCRETE



300X13000



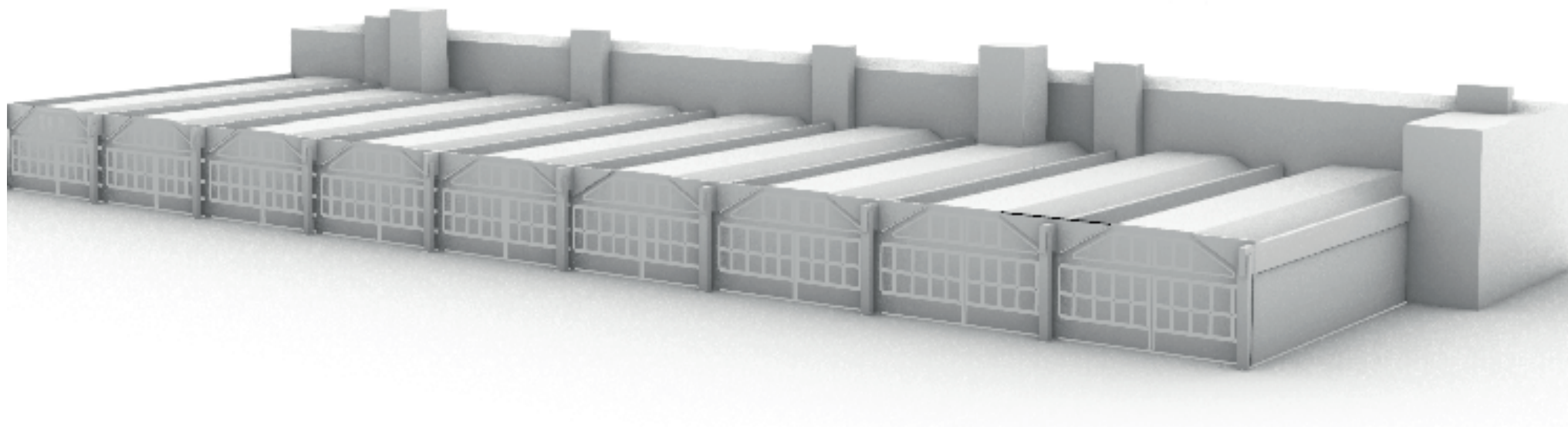
350x500



200X400

		LENGHT	AMOUNT	TOTAL mm
<b>BEAMS</b>	300X1300	19130	1	19130
		14030	9	126270
		12350	1	12350
		11450	4	45800
		12100	4	48400
				<b>251950</b>
<b>COLUMNS</b>	350X500	6185	10	61850
		5735	3	17205
				<b>79055</b>
	200X400	4485	16	<b>71760</b>





BUILDING WITH STEELSTRUCTURE REMOVED, LEAVING THE BUILDING OF 1958 + CONCRETE ELEMENTS AND ELEVATORS OF THE EXTENSION





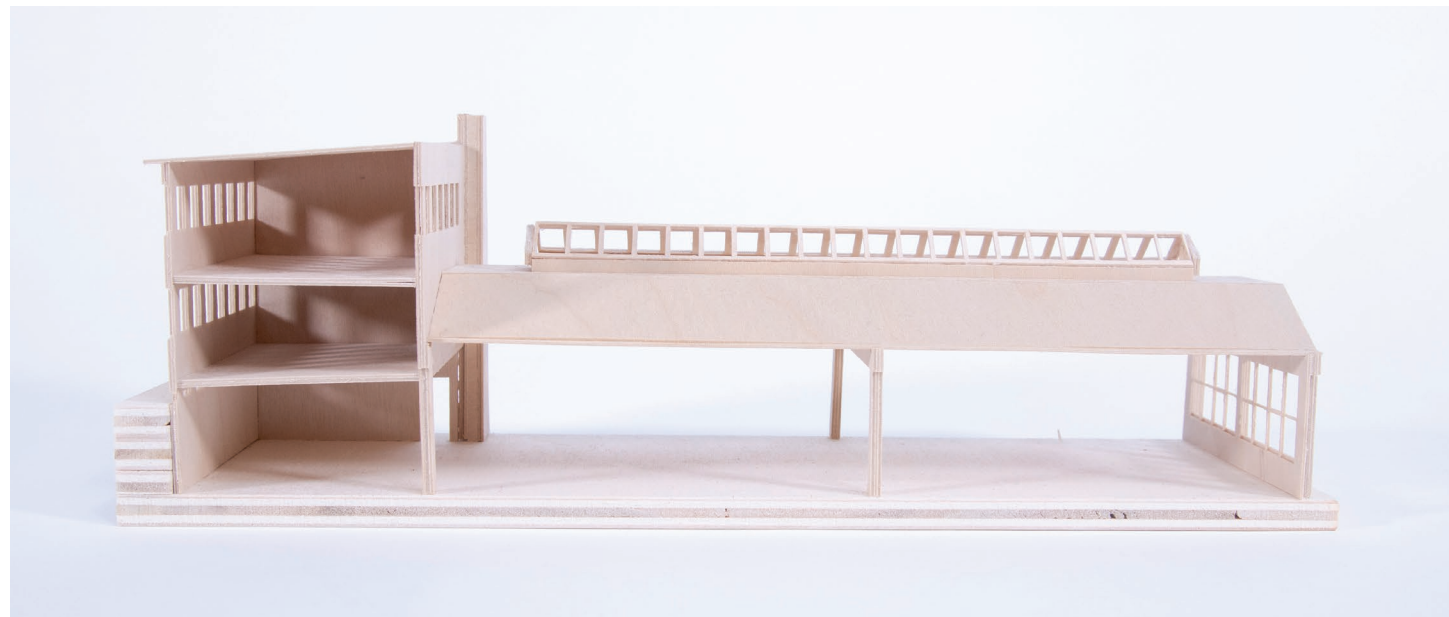
MODELSTUDY - MODULE SECTION - BUILDING OF 1958





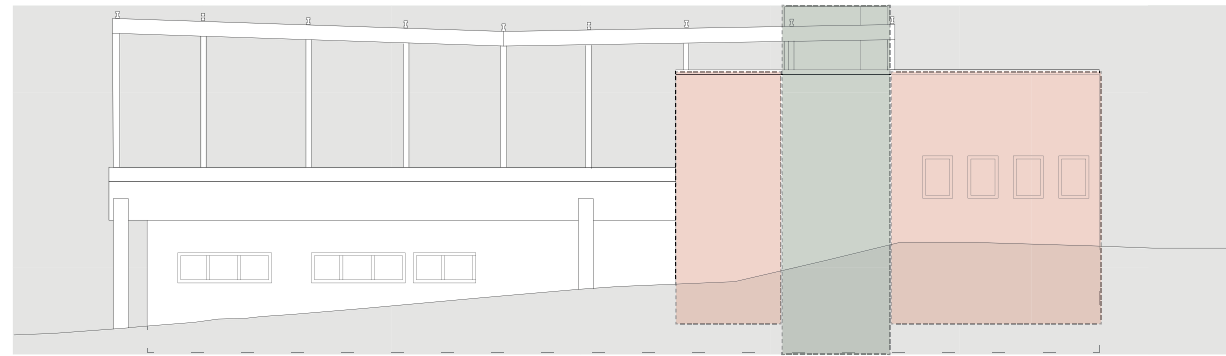
MODELSTUDY - MODULE SECTION - BUILDING AS TODAY



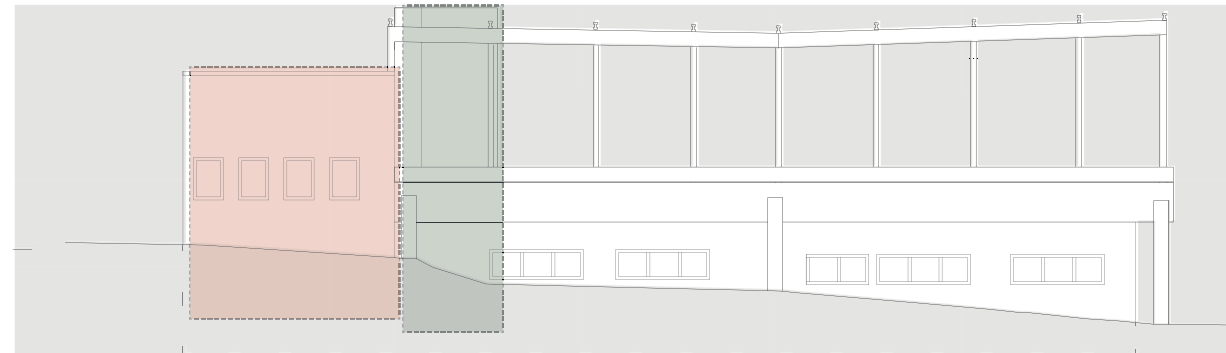


MODELSTUDY - DAYLIGHT FROM ABOVE DISAPEARS WITH THE EXTENSION

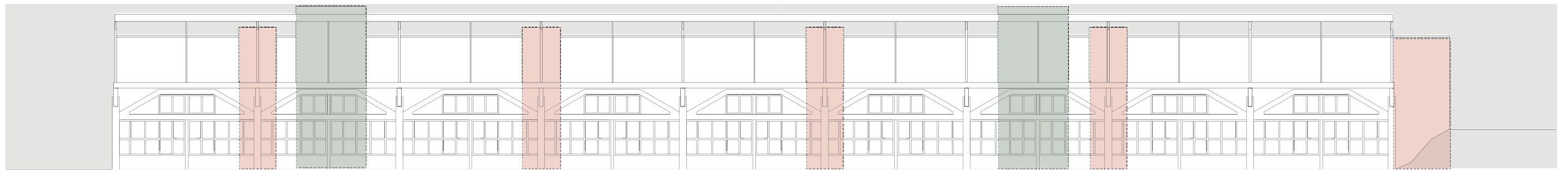




WEST



EAST



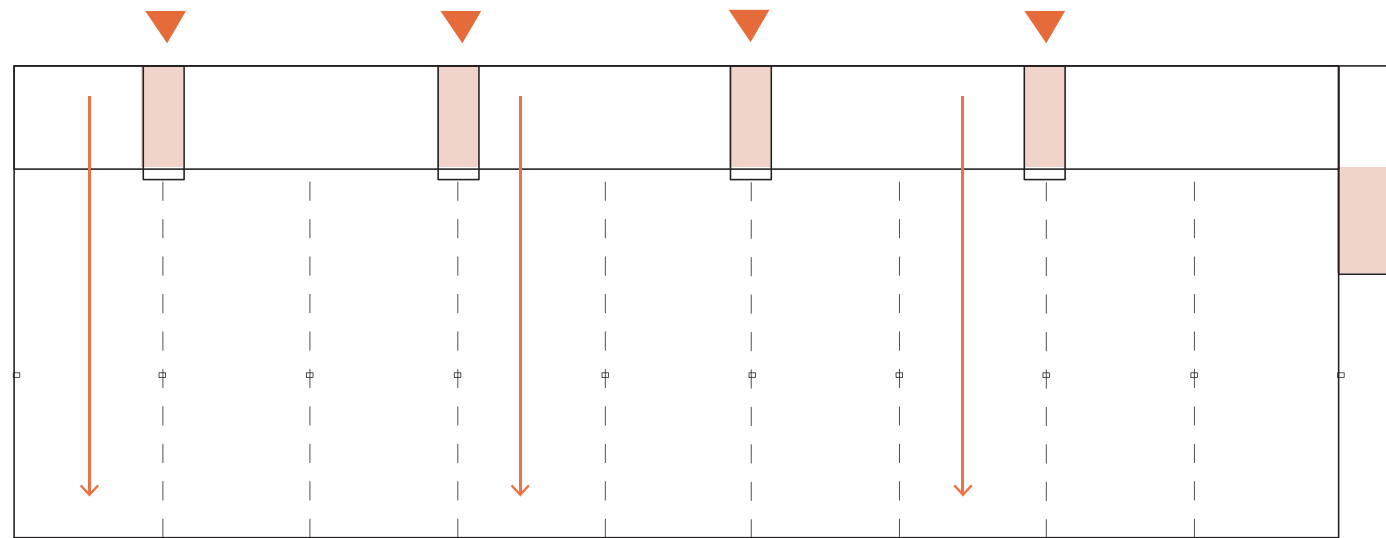
NORTH ELEVATION  
(BUILDING LEFT ONLY WITH THE STEEL STRUCTURE)

- ELEVATOR 1979
- STAIRCASES 1958

CIRCULATION

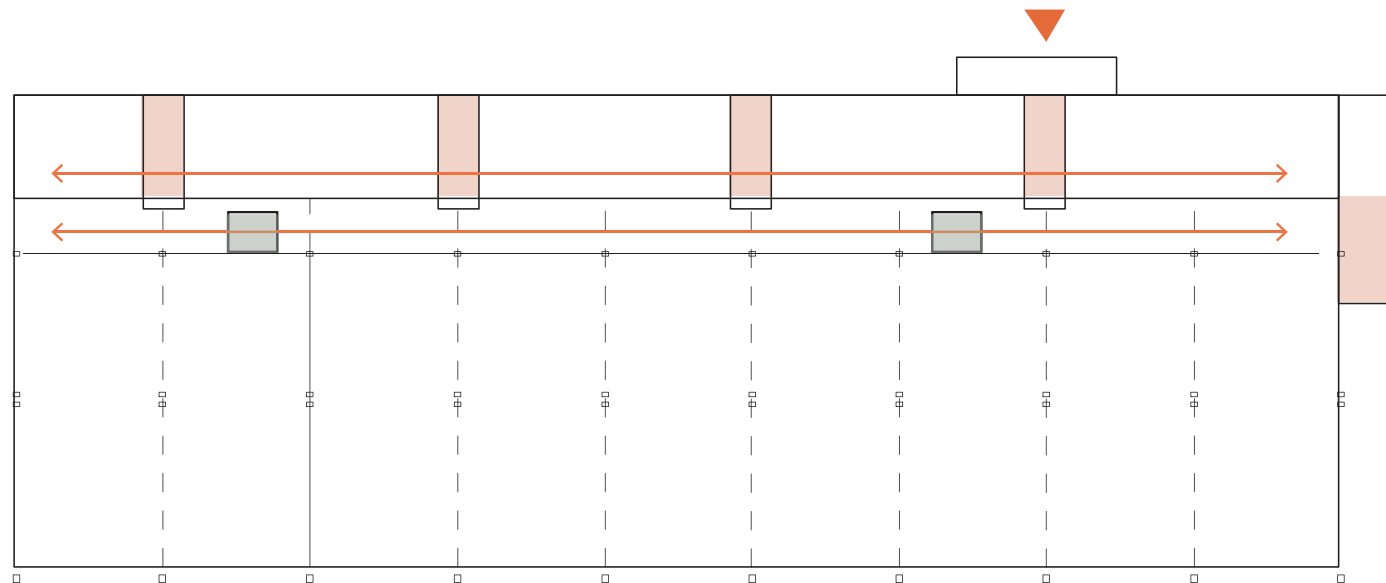


1958





The building halls were thought for different firms to operate - each with their own entrance and office spaces. The movement through the building was made in the short ends.

TODAY



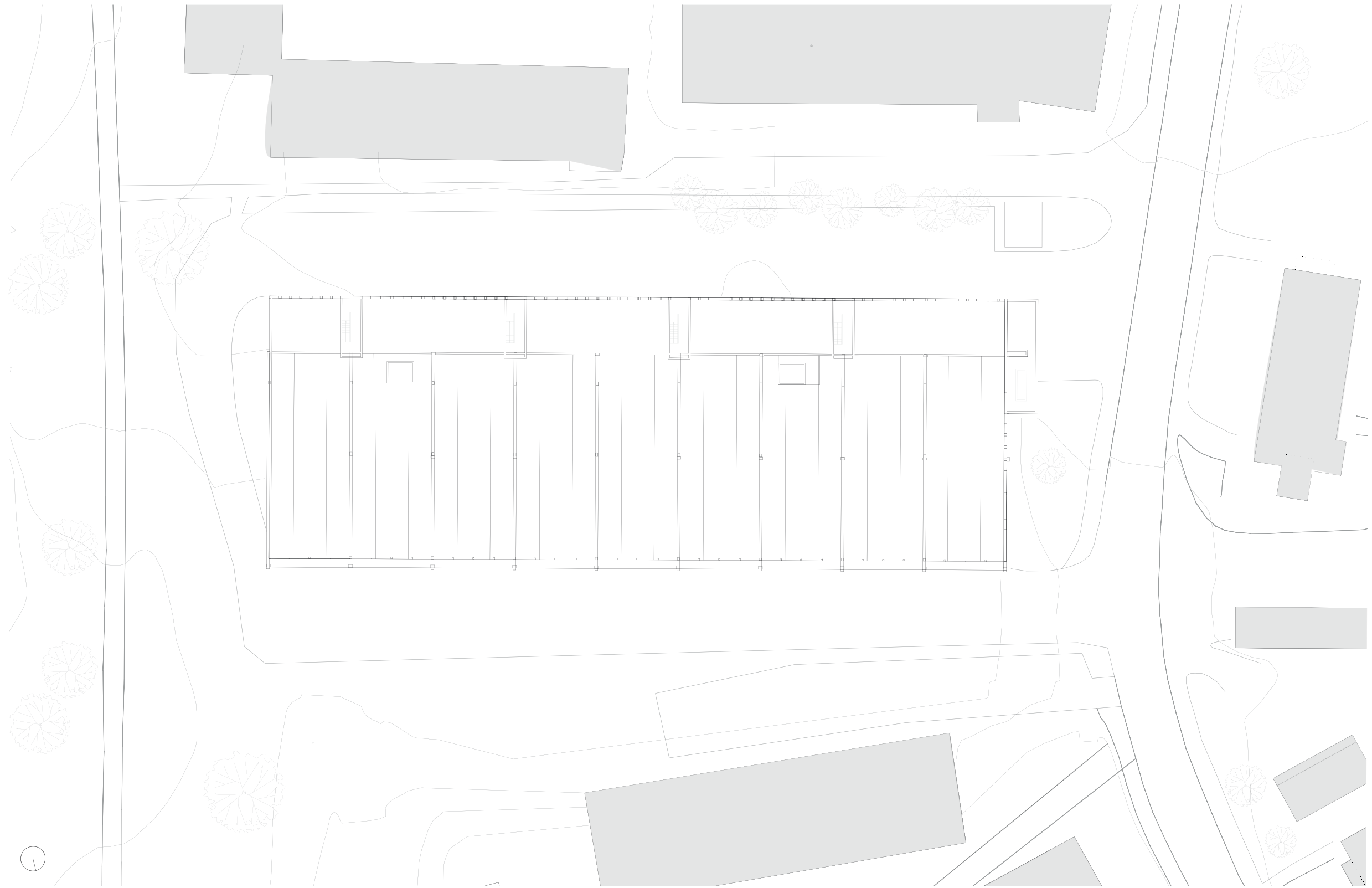
Today the building is used by only one firm - then using the building more along the longside. There is one main entrance. It now appears complex and unefficient with long corridors using the elevators to move horisotally by having to walk through them.

CIRCULATION  
movement through the building during time

-  ELEVATOR 1979
-  STAICASES 1958

VERTICAL CIRCULATION











SITUASJONSKART OVER: 00327

OSLO KOMMUNE  
REGULERINGSVESENET  
INNGANG: TRONDHEIMSVEIEN 5  
TELEFON 417200 - LINJE 868

GNR. 124 BNR. III PARSELL AV BNR. 88

TOMT: DISTRIKT:

AREAL: 4873 m<sup>2</sup> KARTBLAD: N.O.F.4<sup>I</sup>  
M.Nr. 087-089 53/54 I

LØPENR. 738

SAK NR.

VEDTEKTER:

OPPMÅLINGSVESENET		
Oppm.	Tracet	Kontr.
av H. Havnaldsen, b. og Sv. A. A.		

Tilbakesendes Byplankontoret

Det ligger vann og 18°

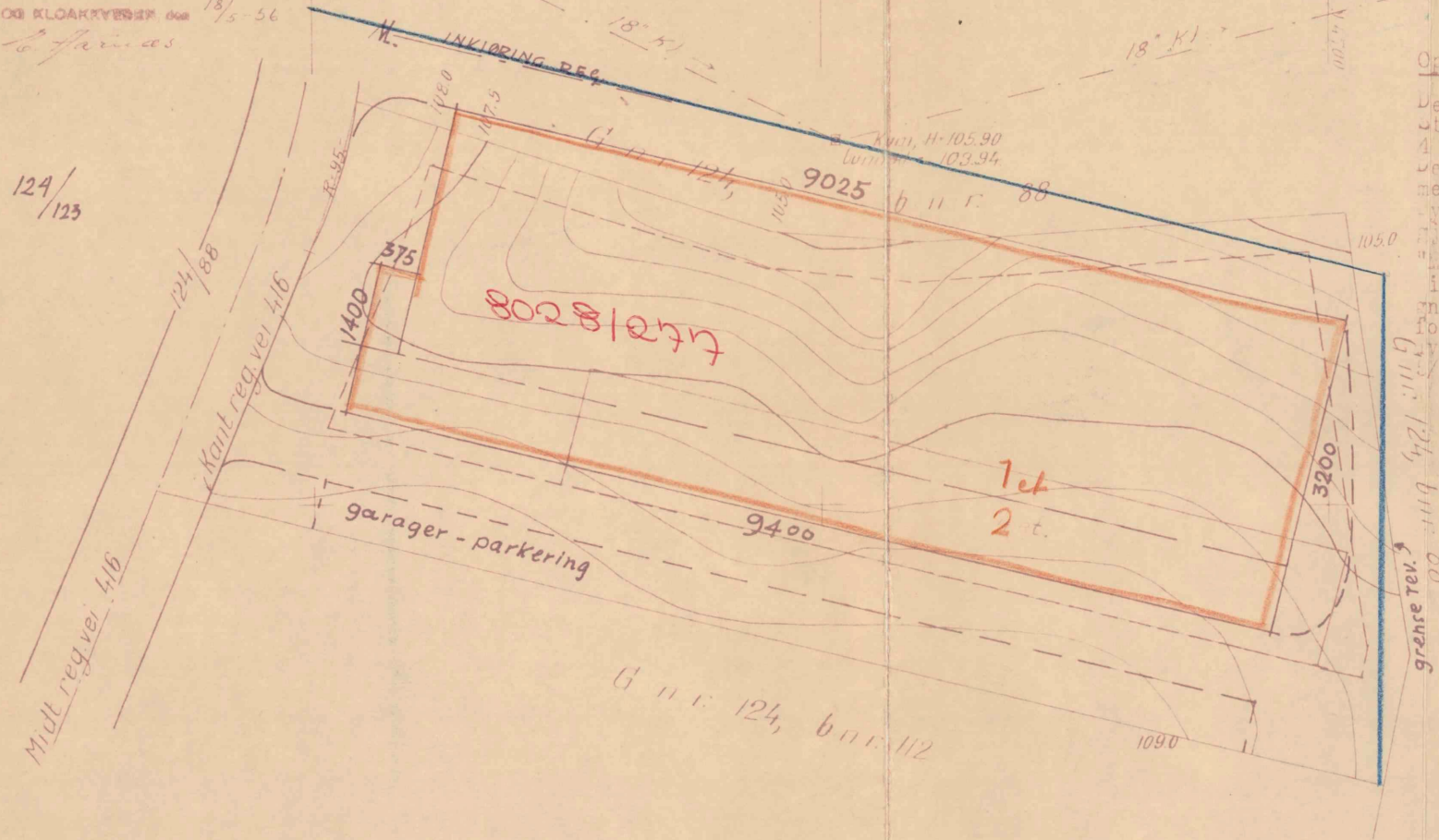
opphøringsledning ved kantene som vist på ritnet.

OSLO VANN- OG KLOAKKESYSTEM den 18/5-56

*H. Havnaldsen*

124/  
123

M. 1:500



Rettledning for byggeanmelderen.

Byggeanmeldinga må utformes på grunnlag av dette kart samt nedenstående opplysninger og bestemmelser.

Anmeldinga skal innleveres i bygningsvesenet. Naboene må varsles på forhånd.

For skriftlig tillatelse er gitt av bygningsjefen, må ikke noe byggearbeid igangsettes — heller ikke grunnings- og sprøgningsarbeid.

Beliggenhet og høyder skal påvises av oppmålingsvesenet.

Oppsetting av gjerde anmeldes særskilt til reguleringsvesenet.

Opplysninger:

Det foreligger vedtatt industriplan. Strøkets minsteavstand til nabogrense er 4 m.

Det ligger vann- og kloakkledning som vist med ...

Byplansjefen truff 20/1 1956 sann avgjørelse: "Man vil ikke motsette seg at det oppføres industribygg for Norsk Folkhjelp på gnr. 124, bnr. 88 i overensstemmelse med forslag innsendt av arkitektene Rinnan, Sveten og Colbjørnsen med skrivelse av 18/5 1956."

Oslo byplankontor, den 23/5 1956  
for byplansjefen

*Jacob O. Nielsen*  
Jacob O. Nielsen

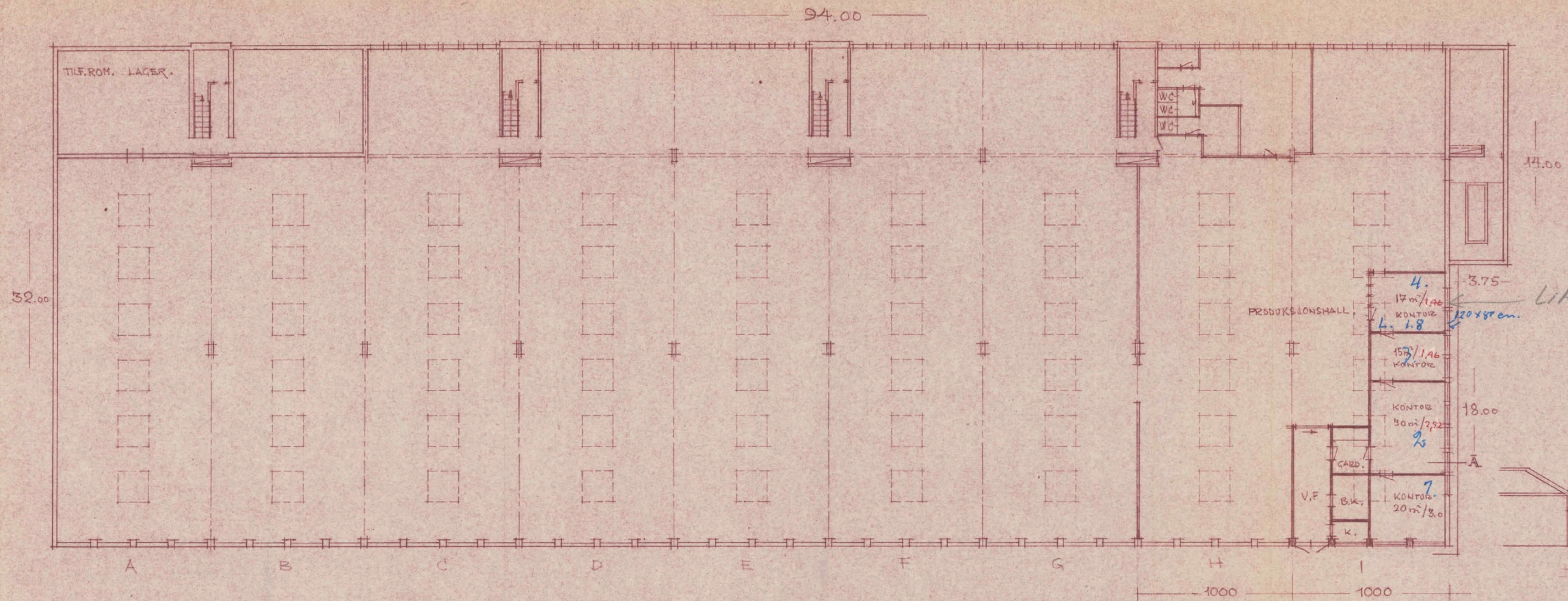
STATENS ARBEIDSTILSYN  
001390 11.FEB.60  
2. DISTRIKT

Bebyggelsen med utbygg og eventuell nødvendig terrassering av tomta må inntegnes, og alle nødvendige mål påskrives. Overkant av sokkel foreslås lagt i høyde med kote +  
Bygningsvesenet utfyller følgende:  
Minsteavstand til nabogrense er p. g. a. bygningens høyde og/eller veggkonstruksjon =  
Overkant av sokkel må legges i høyde med kote +

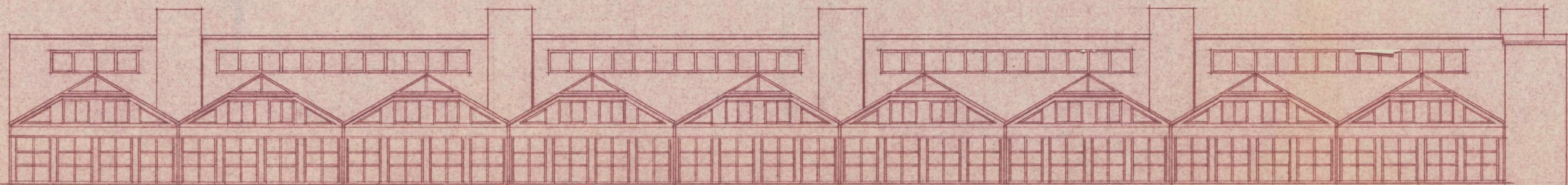
For situasjonskartet er foreløpig betalt kr. 10,-. Restbeløpet betales samtidig med avgiftene for påvisning og kontroll. En råder den byggende til å bruke fagfolk: Til planlegging: arkitekt. — Til byggearbeid: faglærte håndverkere.







*Liten lysflute.*



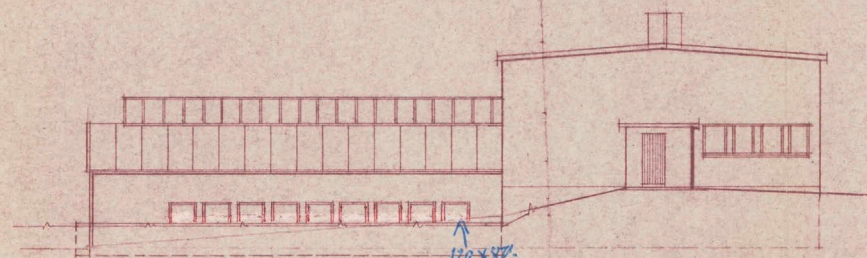
FASADE MOT NORD.

30/9.70  
 ENDRING I GAMMELT BYGG;  
 INNREDNING AV KONTORER OG  
 UTHUGGING AV VINDUER I VEST-  
 FASADE.  
*Endringen anbefalles*  
*4/10/70 Frode Rinnan*

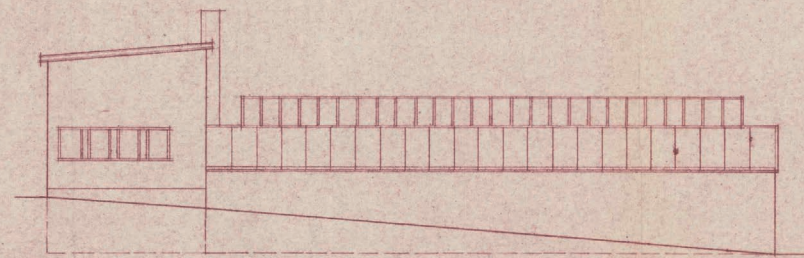
LØREN INDUSTRIBYGG, LØRENVANGEN 59, OSLO. GNR. 124 BNR. 88.		29.6.58	30/9.70
AD/5	ARKITEKTENE FRODE RINNAN OG OLAV TVETEN	M=1:200	4/58.



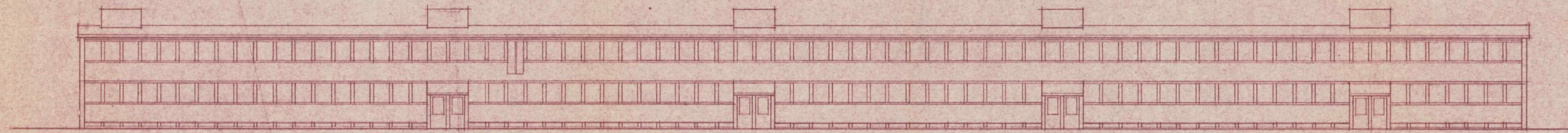




FASADE MOT VEST.



FASADE MOT ØST.



FASADE MOT SØR.

2

*Endring av lofets  
1070 Frode Rinnå*

29.9.70. ENDRING I GÅMMELT BYGG: UTTAK FOR VINDU I HALL FASADE VEST.  
(FOR BLINDES INDUSTRIVERKSTED 4/S.)

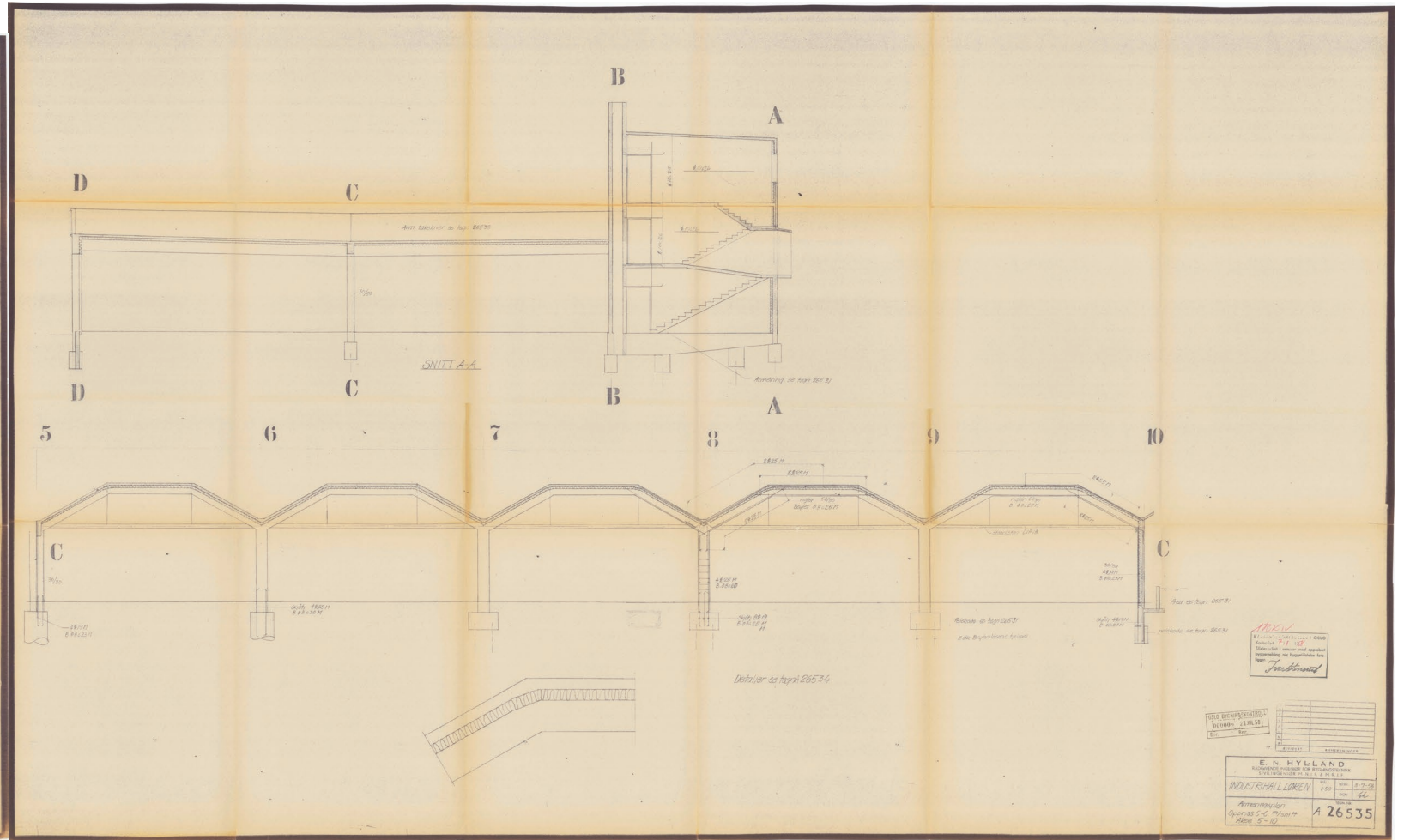
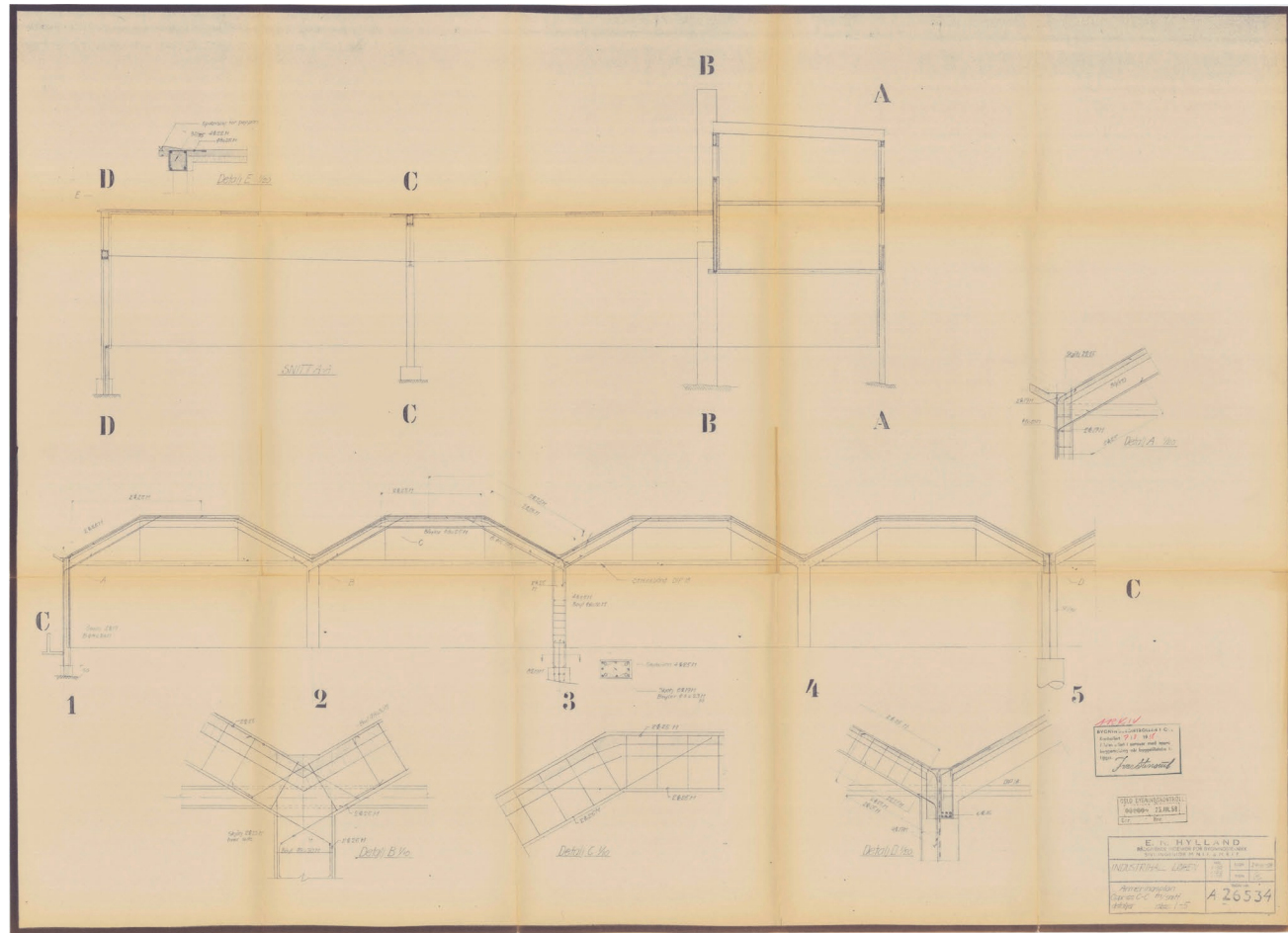
GMR. 124 BNR. 88.

LØREN INDUSTRIBYGG, LØRENVANGEN 39, OSLO.

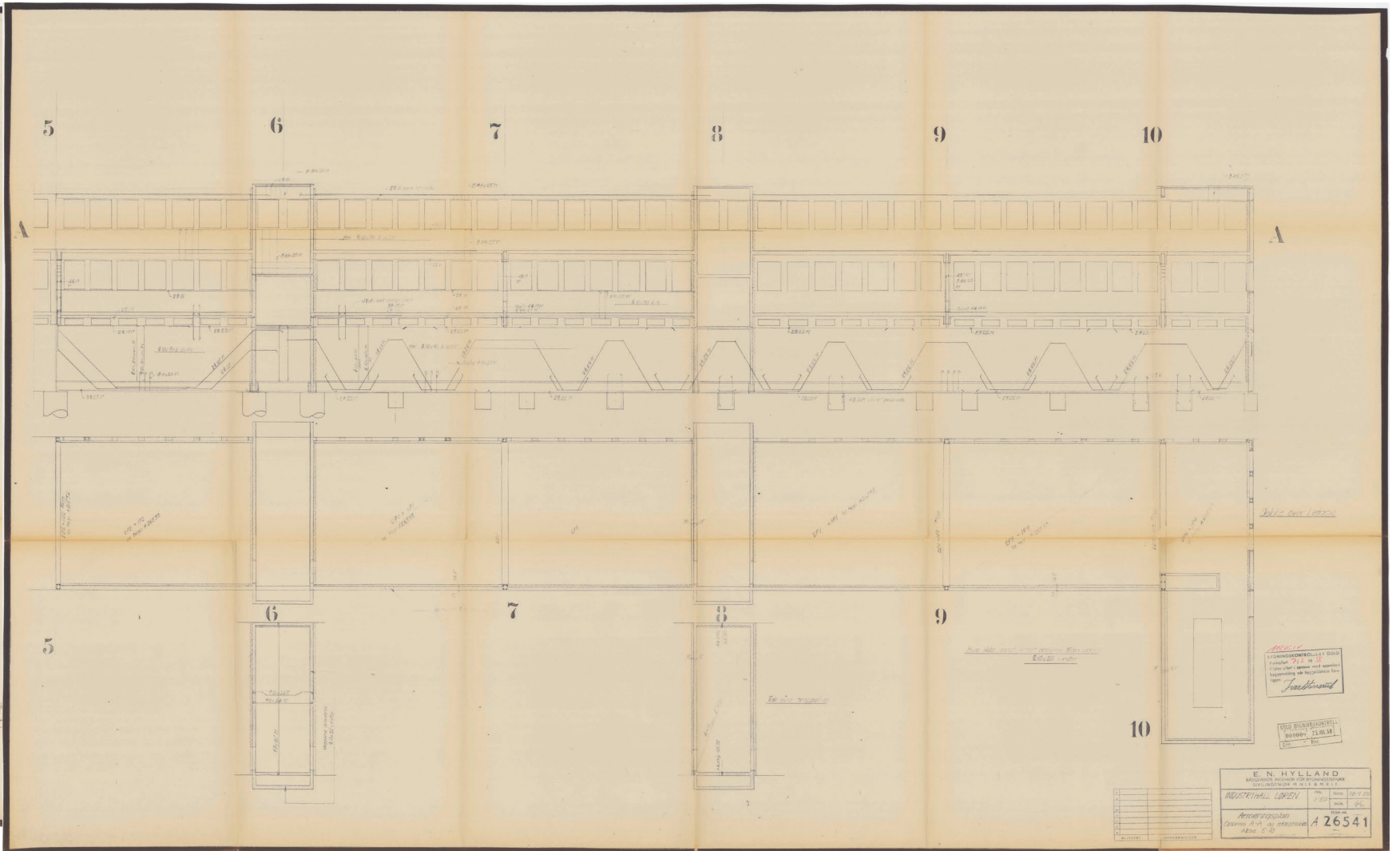
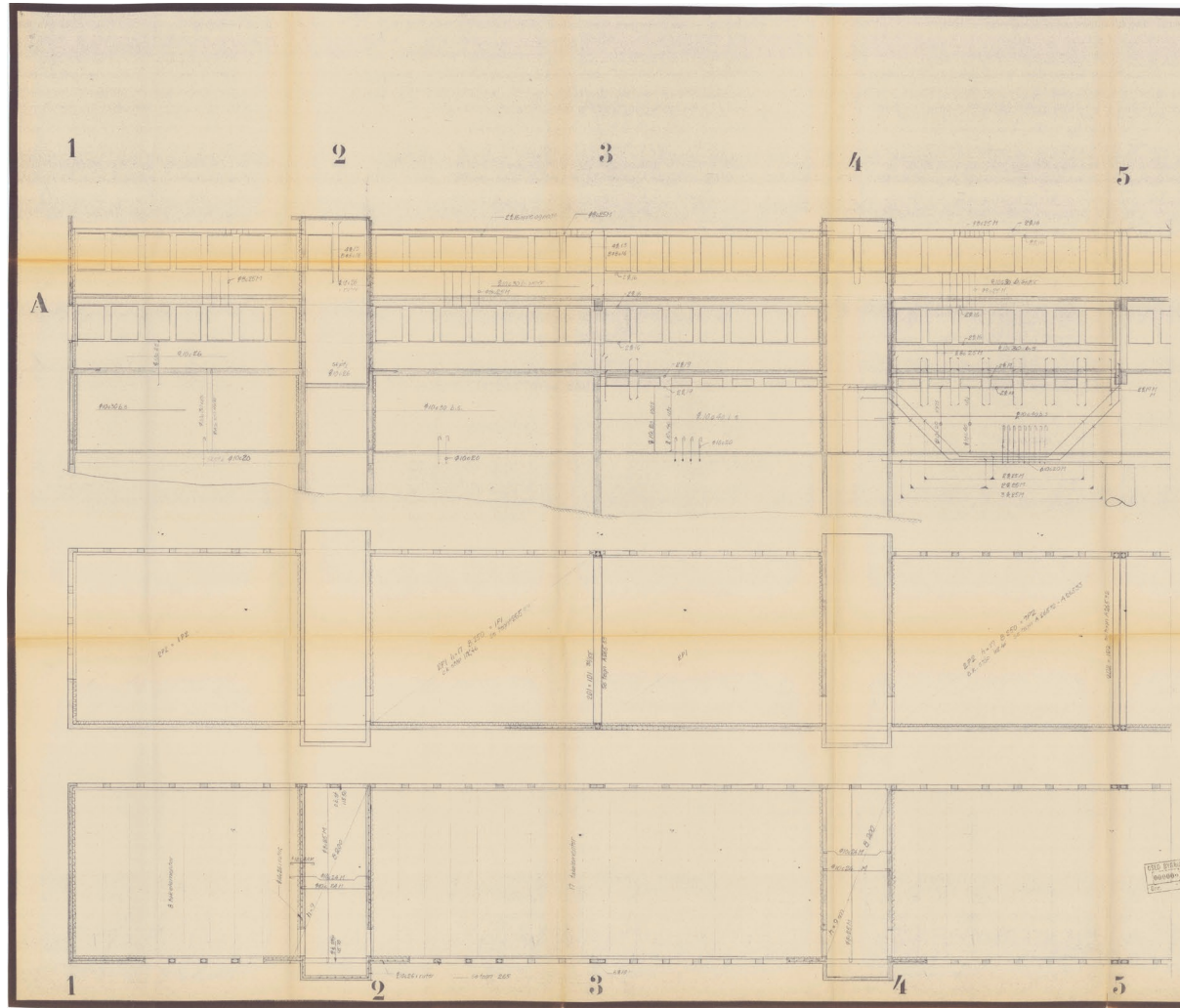
AO/4	ARKITEKTENE KEN. M = 1	29.6.58	29.9.70
	FRODE RINNÅ OG OLAV TVETEN	M = 1:200	1970-68. S. 21.





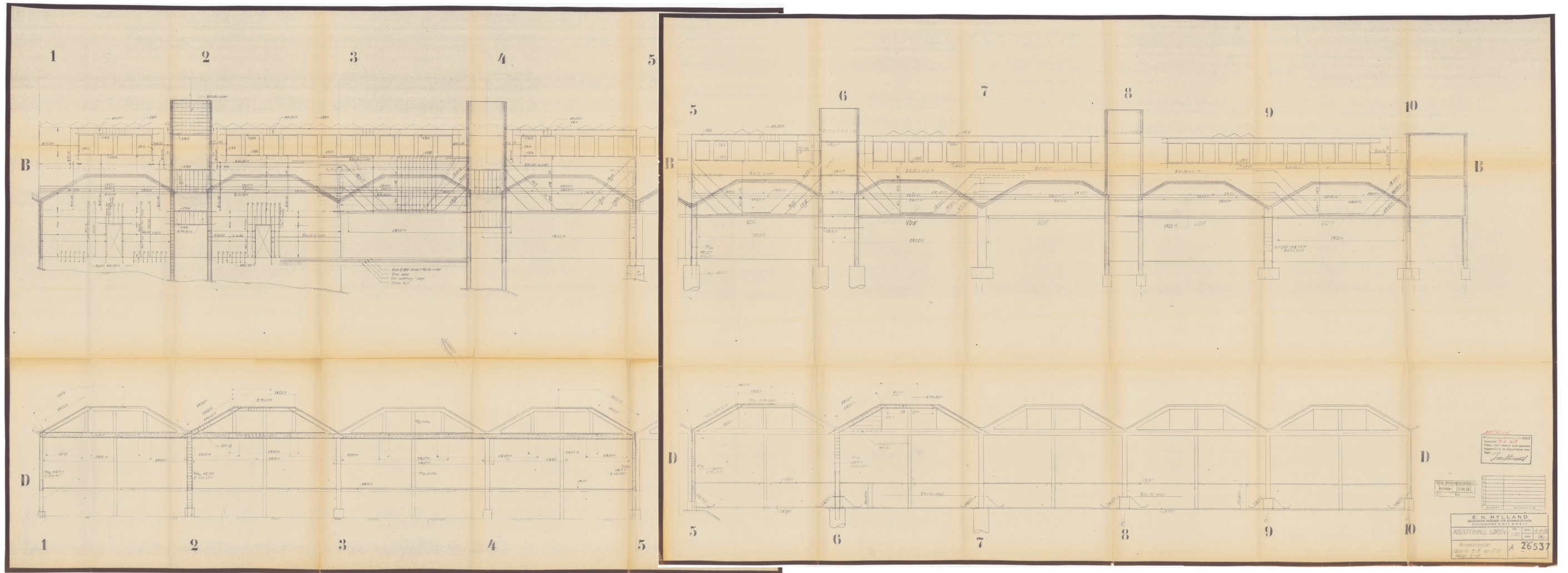








COMMUNITY







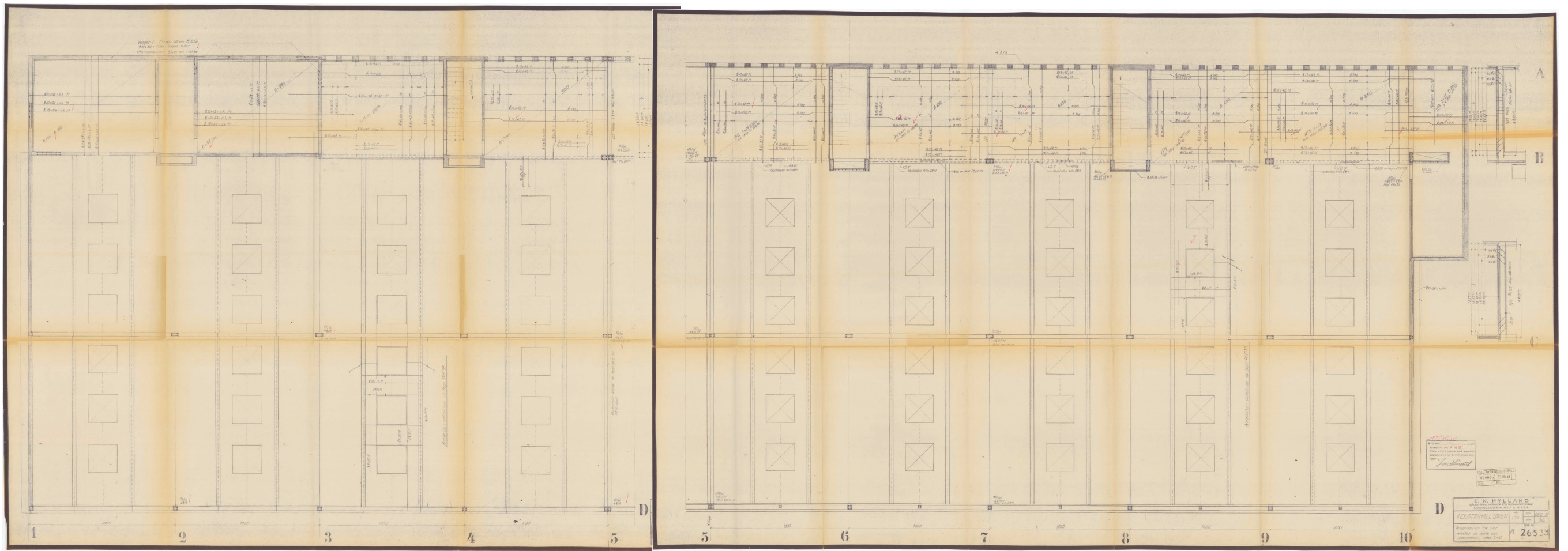




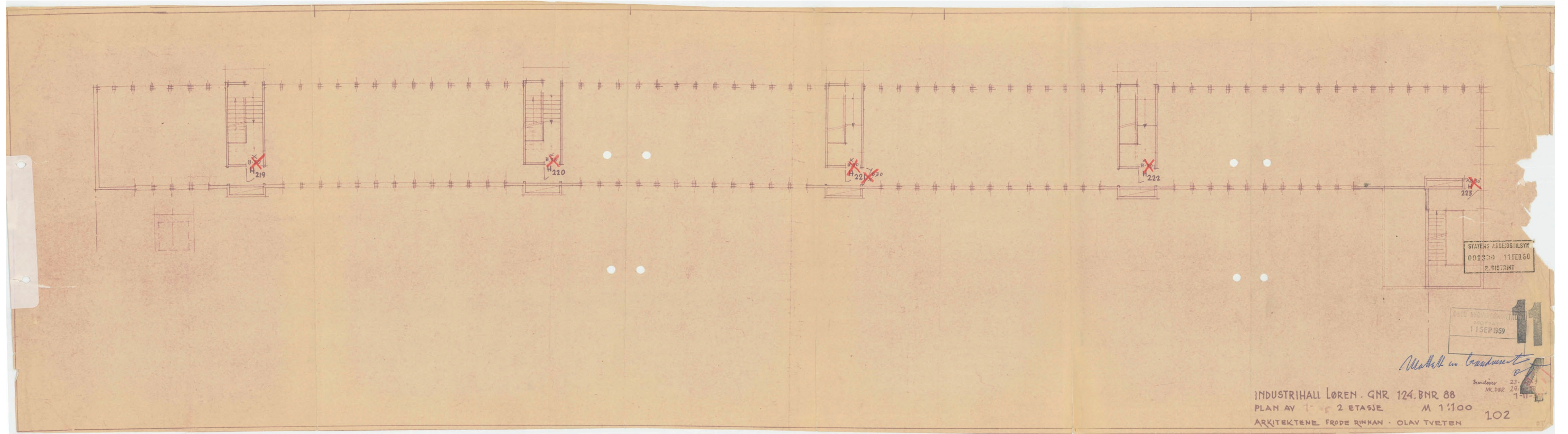












STATENS ARBEIDSLYSBY  
0013:0 11.FEB.60  
2. DISTRIKT

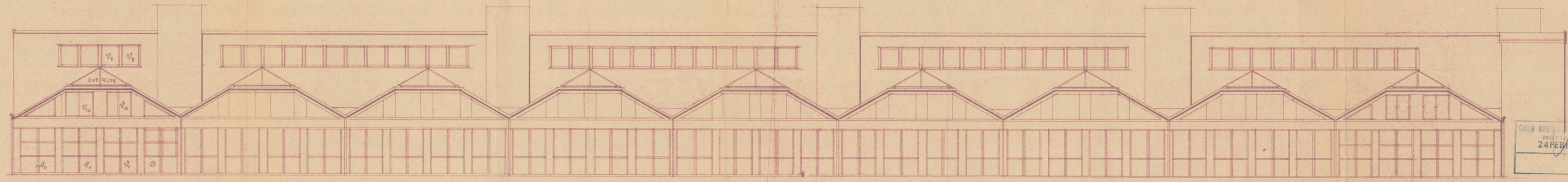
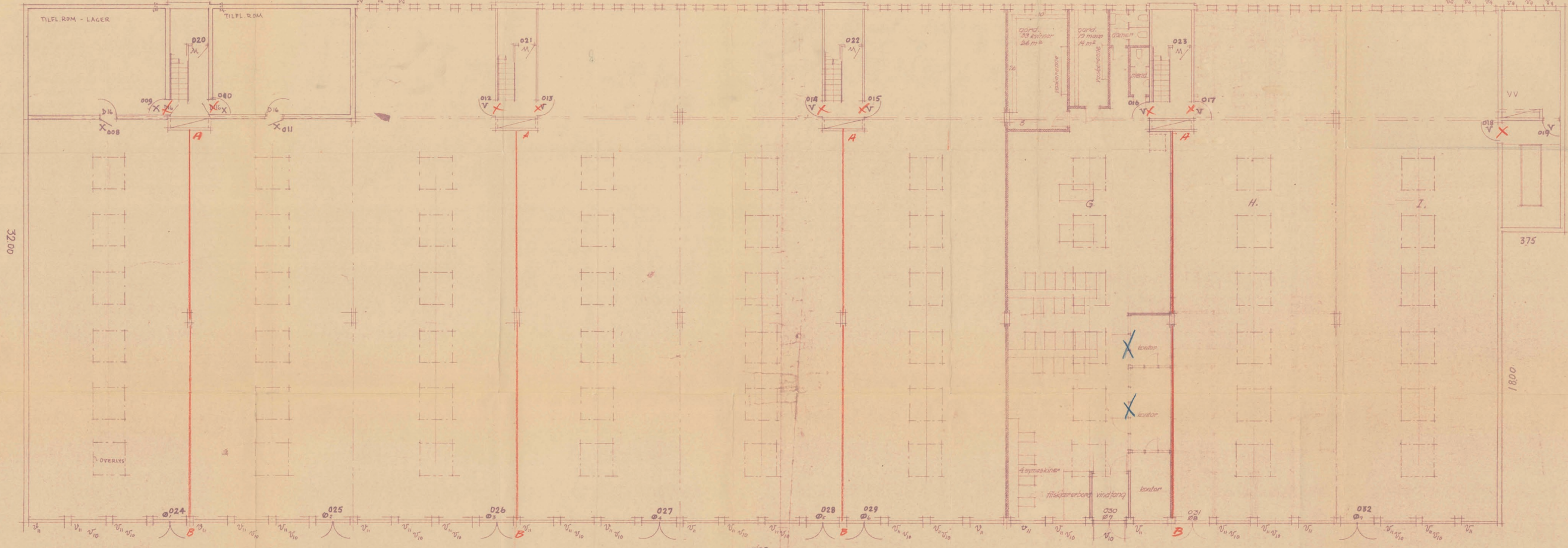
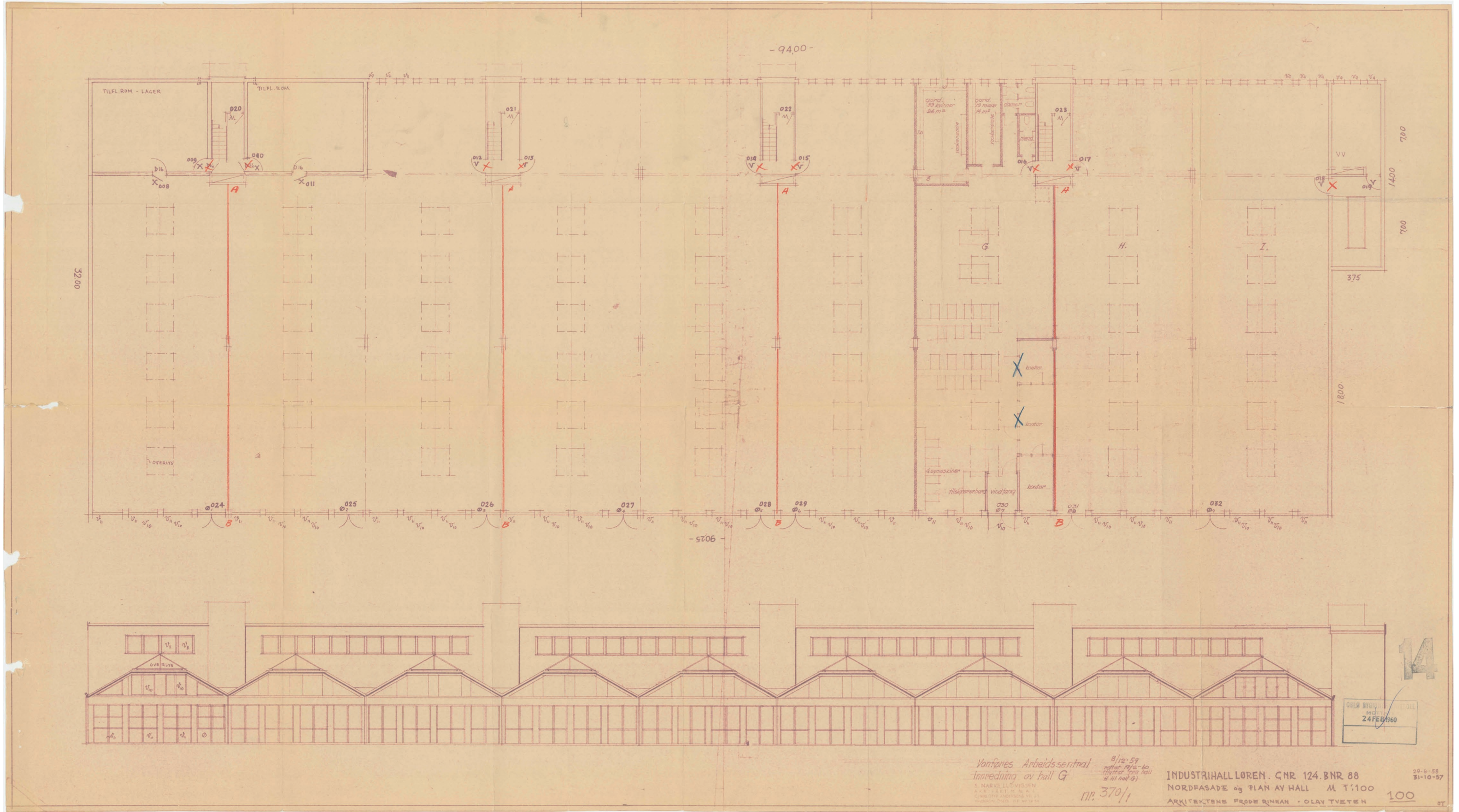
11 SEP 1959

*Malthe in hand*

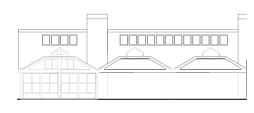
INDUSTRIHALL LØREN. GNR 124. BNR 88  
PLAN AV 2 ETASJE M 1:100  
ARKITEKTERNE. FRØDE RINKAN - OLAV TVETEN 102



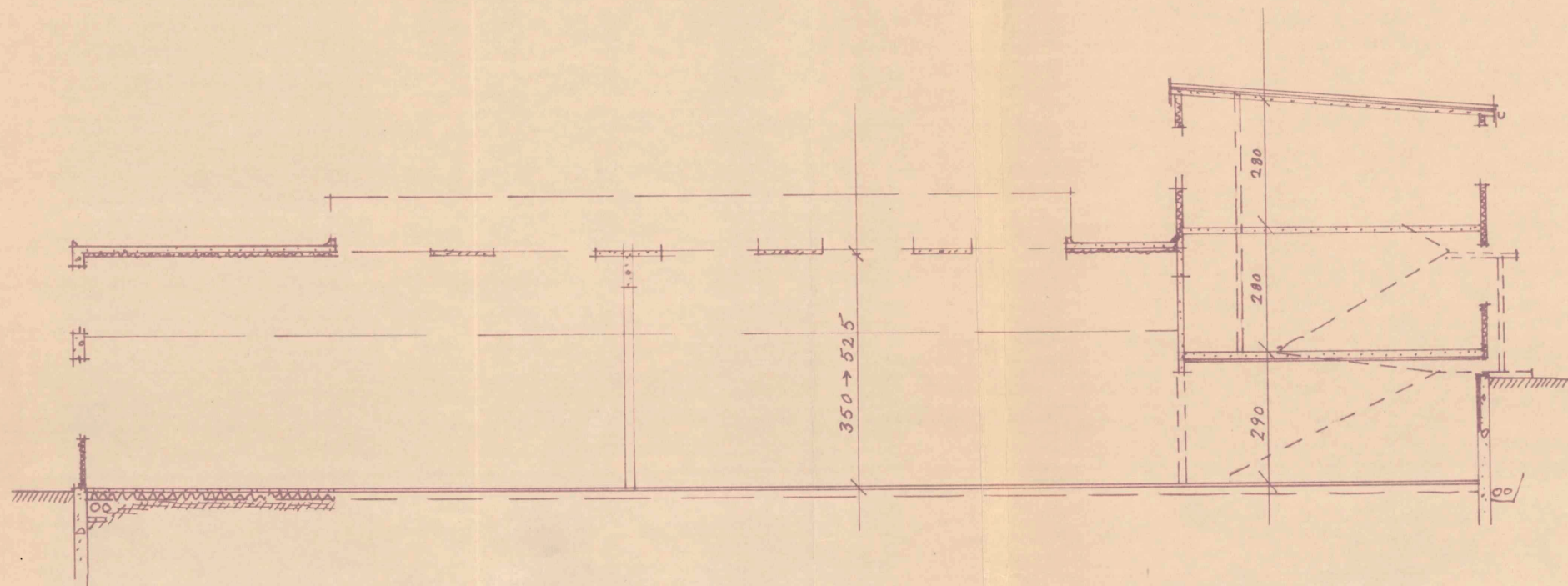




Vantares Arbeidsentral  
 Innredning av hall G  
 S. MARVELL VISEN  
 ARKITEKT OG BYGGER  
 OSLO  
 24 FEB 1960  
 INDUSTRIHALL LØREN. GNR 124. BNR 88  
 NORDFASADE OG PLAN AV HALL M 1:100  
 ARKITEKTENE FRØDE RINMAN · OLAV TVEITEN







STATENS ARBEIDSTILSYN  
 001390 11.FEB.60  
 2. DISTRIKT

00327

4

INDUSTRIHALL LØREN CNR. 124. BNR. 111-88

106

17-1-58

SNITT

M 1:100

ARKITEKTENE FRODE RINNAN & OLAV TVETEN

01

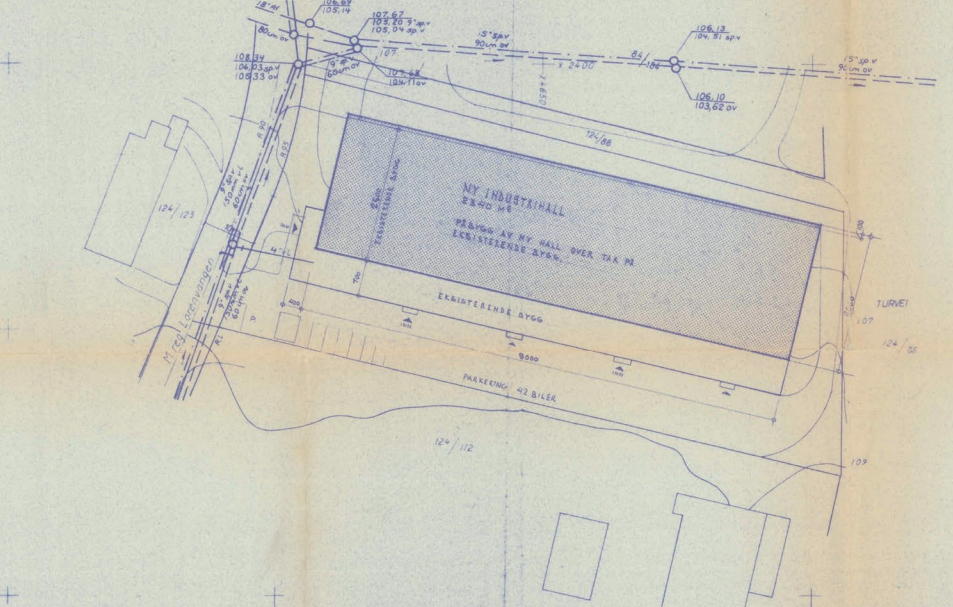




**SITUASJONSKART**  
M 1:500

MATRIKUL NR. Gr. 124 Bnr. 111  
ADRESSEN: 39 Lørenvengen  
Opprettet av OSLO OPPMÅLINGSVESEN 8/3 1976. Skala: 1/2000

AV BNR. 1  
AREAL: 5476,5 m<sup>2</sup>  
KARTBLAD: 1074 2  
Siv. 178,76 4 N / 11 X



Dette kart er et offentlig dokument, hvor de angitte tall, linjer eller påskrifter ikke må forkortes, slettes eller forskyves. Kartet er utgitt av et eller flere utvalgte eller spesielle oppmålingsvesen, målestokk, grunnmålestokk og koordinater, og representerer ved offentligtrykk etter av. Plan & Byggesaker, Oslo, 3. 76.

**OSLO VANN- OG KLØSSEKESSEN**

Byggheren plikter å bekoste anlegg av manglende vann- og avløpsledninger til eventuelt også langs tomten, for den delbyggen for eksisterende ledninger kan følgende oppgis:  
 VANN: 150mm, STIGHØYDE: 44,85m, SPILVANN: 150/180mm, SIFERTANK: Nei, OVERVANN: 60mm, 80cm, 90cm  
 Offisielle planer vedlegg

Dato: 29.3.1976

**OSLO BYPLANKONTOR**

LI/386  
Gr. 124, bnr. 111, Lørenvengen 39.

Ifølge generalplan for Oslo av 1960 er eiendommen disponert for industri.

Eiendommen ligger innenfor et område hvor departementet 6.6.-73, S-1860 stadfestet midlertidige reguleringsbestemmelser.

Reguleringslinjen R.L. er vist på situasjonskartet. Forøvrig henvises til "Bestemmelser og retningslinjer for søknad om byggetillatelse" samt "Midlertidige reguleringsbestemmelser for deler av Oslo's ytre sone" som følger vedlagt.

Oslo byplankontor, den 26. mars 1976  
 Administrasjonsavdelingen  
 E. Lous  
 e.bes.

*Lise Isaksen*  
Lise Isaksen

OSLO BYPLANKONTOR  
16 JUN 1976

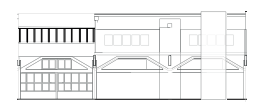
*Påbygg*  
 Bølggenheten kan godkjennes som inntegnet med *master*  
 Oppmålingsvesenets påvisning er nødvendig.  
 Angående nabovarsel henvises til bygningslovens § 94 nr. 3  
 Oslo byplankontor, den 25.15 1976  
 For byplanen

*Per Erik Olsen*

X Right  
11.11.

OSLO BYPLANKONTOR  
003589 + 12 MAI 76  
BIL. NR. 11

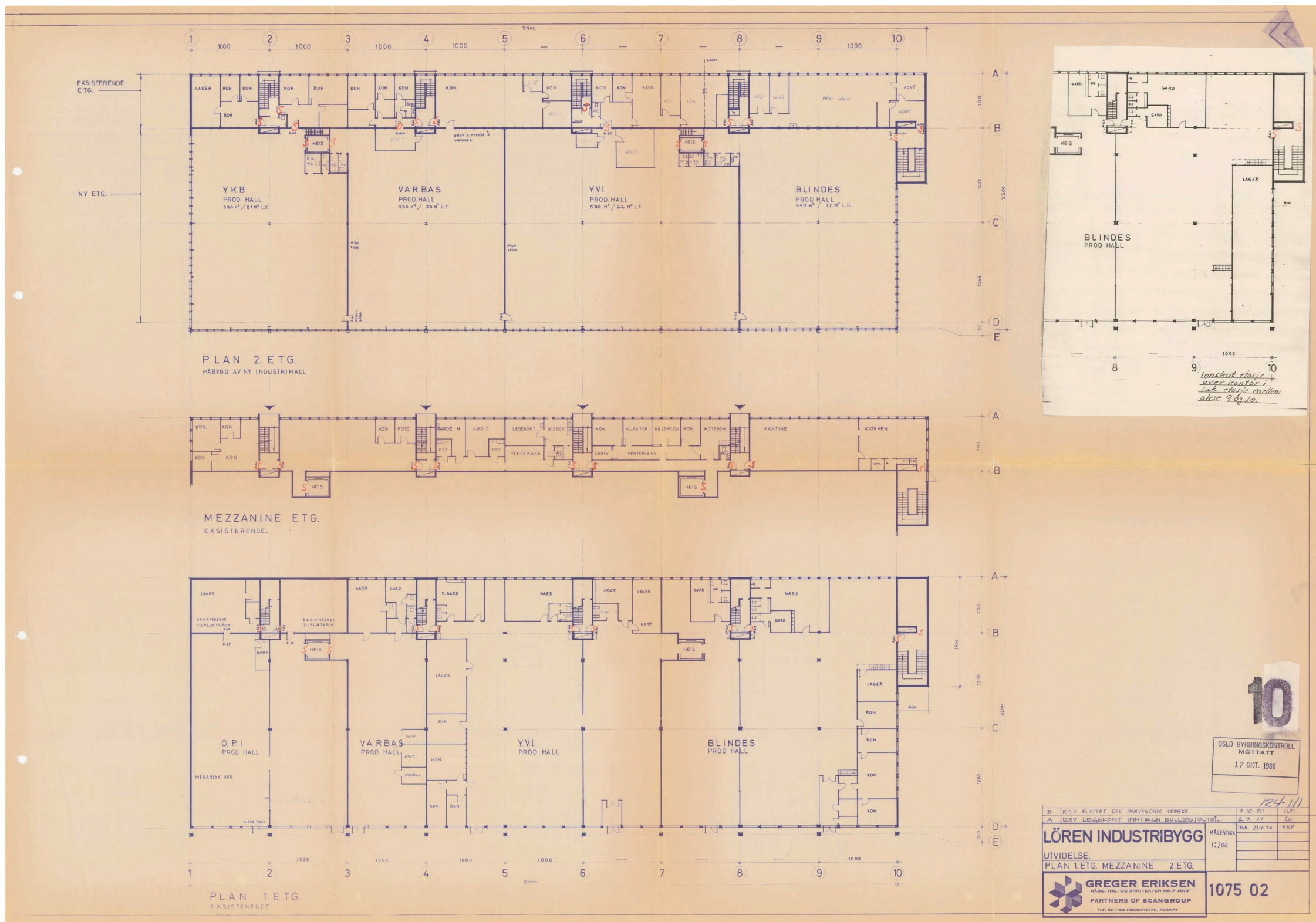
LØREN INDUSTRIBYGG	MÅLSTOKK	1:500	BL. NR.	PKP 23.476
	UTVIDELSE	SITUASJONSPLAN		
GREGER ERIKSEN PARTNERS OF SCANGROUP	1075-01			







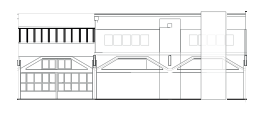
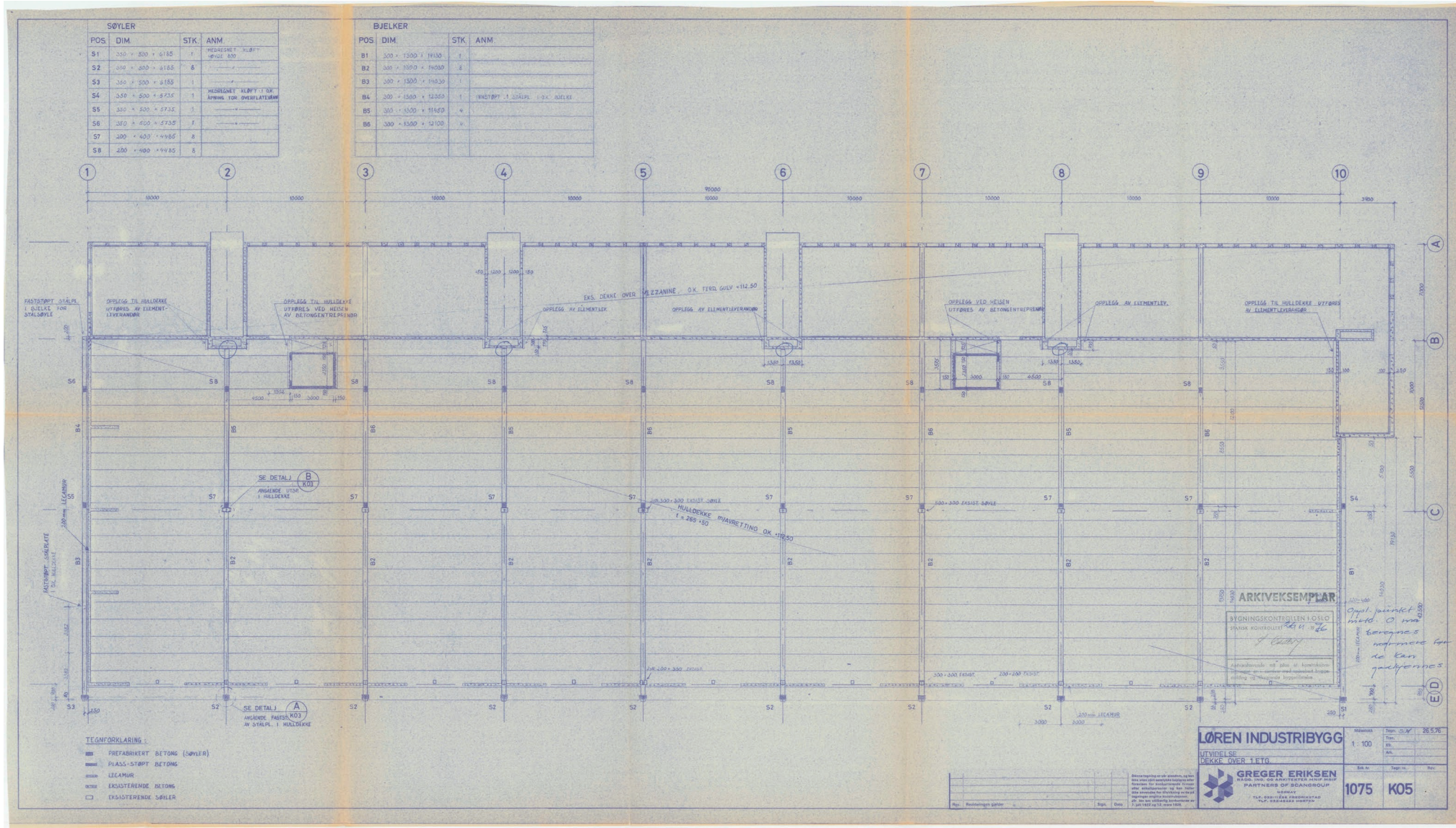




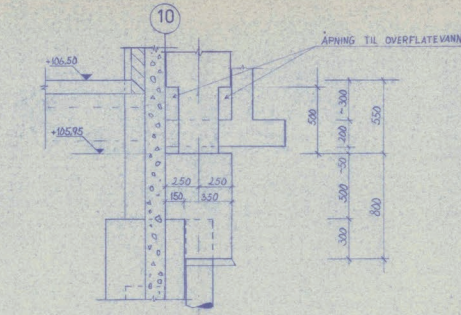


SØYLER			
POS	DIM	STK	ANM
S1	300 x 300 x 6185	1	REGULERT KLIPP HØI 300
S2	300 x 300 x 6185	8	
S3	300 x 300 x 6185	1	
S4	300 x 300 x 6214	1	REGULERT KLIPP I DE ÅRSING FOR OVERLAPNING
S5	300 x 300 x 6214	1	
S6	300 x 300 x 6214	1	
S7	300 x 300 x 6214	8	
S8	300 x 300 x 6214	8	

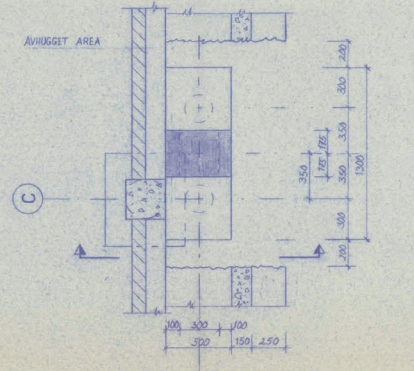
BJELKER			
POS	DIM	STK	ANM
B1	300 x 300 x 19100	1	
B2	300 x 300 x 19100	8	
B3	300 x 300 x 19100	1	
B4	300 x 300 x 19100	1	INSTRIPP I LØSPL. I 9. OG 10. ETG.
B5	300 x 300 x 19100	8	
B6	300 x 300 x 19100	8	



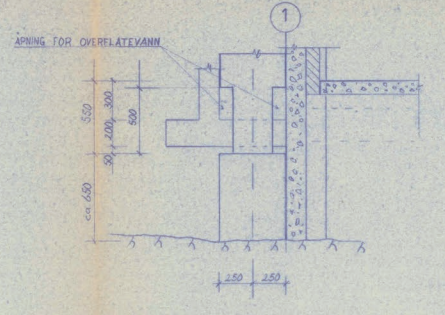




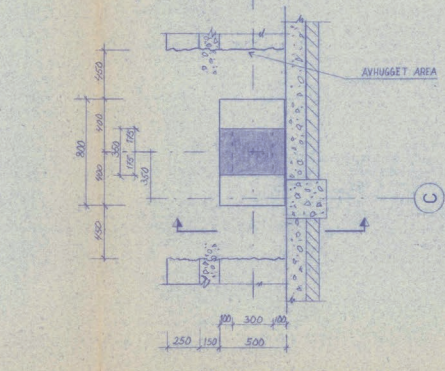
FUNDAMENT F11



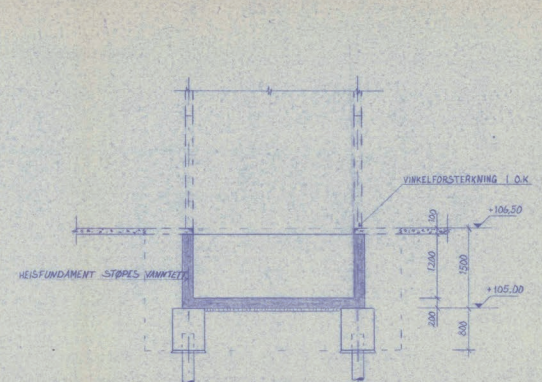
PLAN FUNDAMENT F11



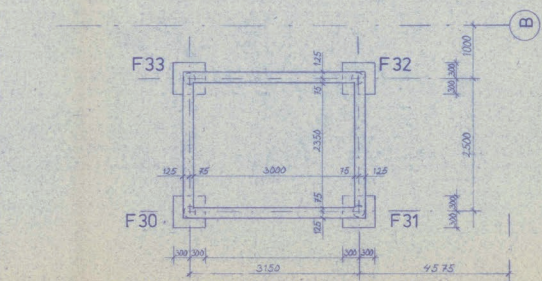
FUNDAMENT IF 20, F29



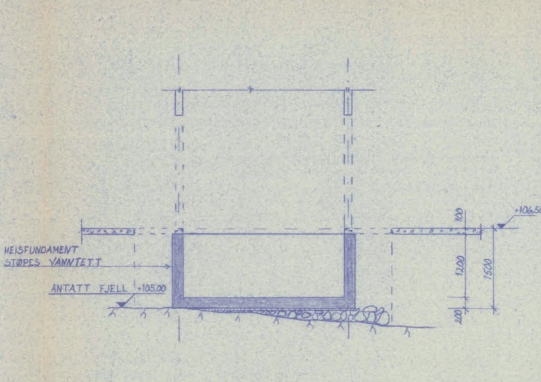
PLAN FUNDAMENT F20



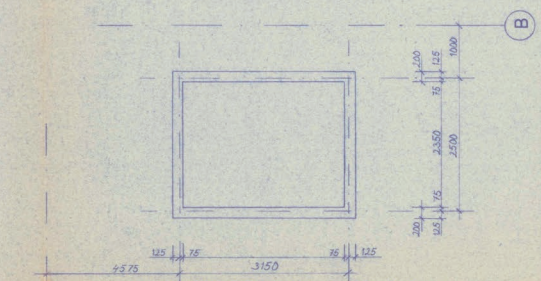
HEISFUNDAMENT AKSE 7-8



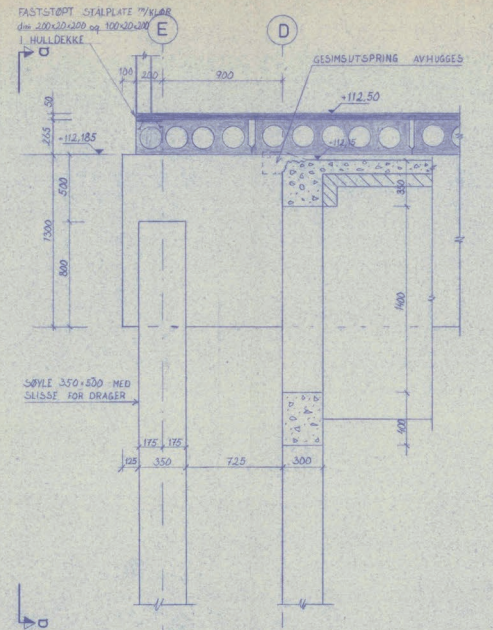
PLAN HEISFUNDAMENT AKSE 7-8



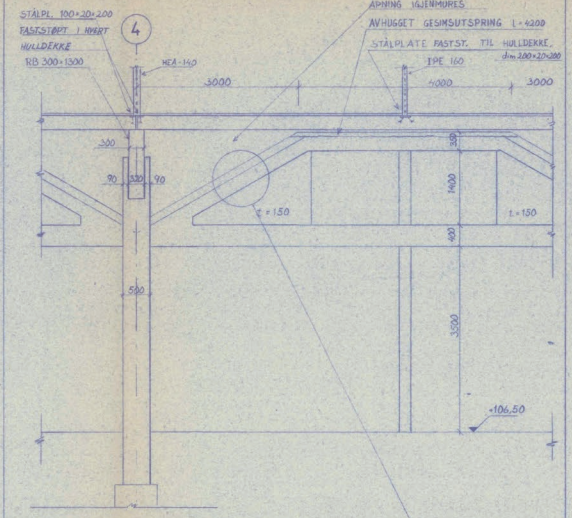
HEISFUNDAMENT AKSE 2-3



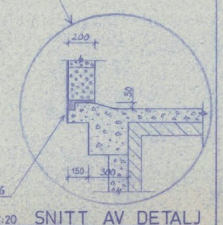
PLAN HEISFUNDAMENT AKSE 2-3



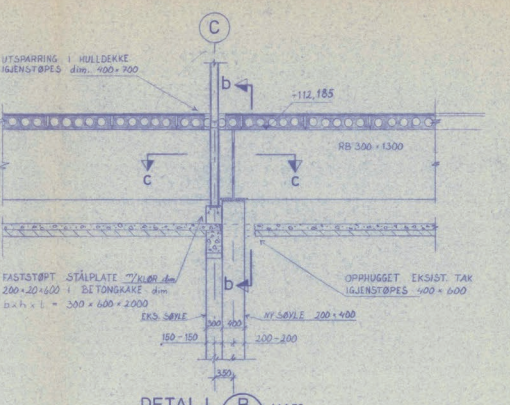
DETALJ A M 1:20



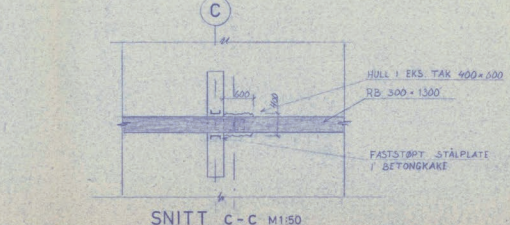
SNITT a-a M 1:50



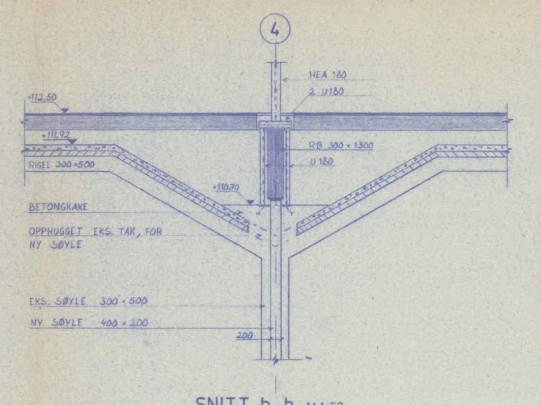
M 1:20 SNITT AV DETALJ



DETALJ B M 1:50



SNITT c-c M 1:50



SNITT b-b M 1:50

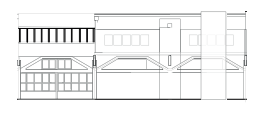
ARKIVEKSEMPLAR

BYGNINGSKONTROLLEN I OSLO  
STATISK KONTROLLEREN 11.10.76  
*J. Gullerud*  
Ansvaretsvarende må plus af konstruksjons-  
forsninger er i samråd med approbert bygge-  
måling og tilvarende bygningslære

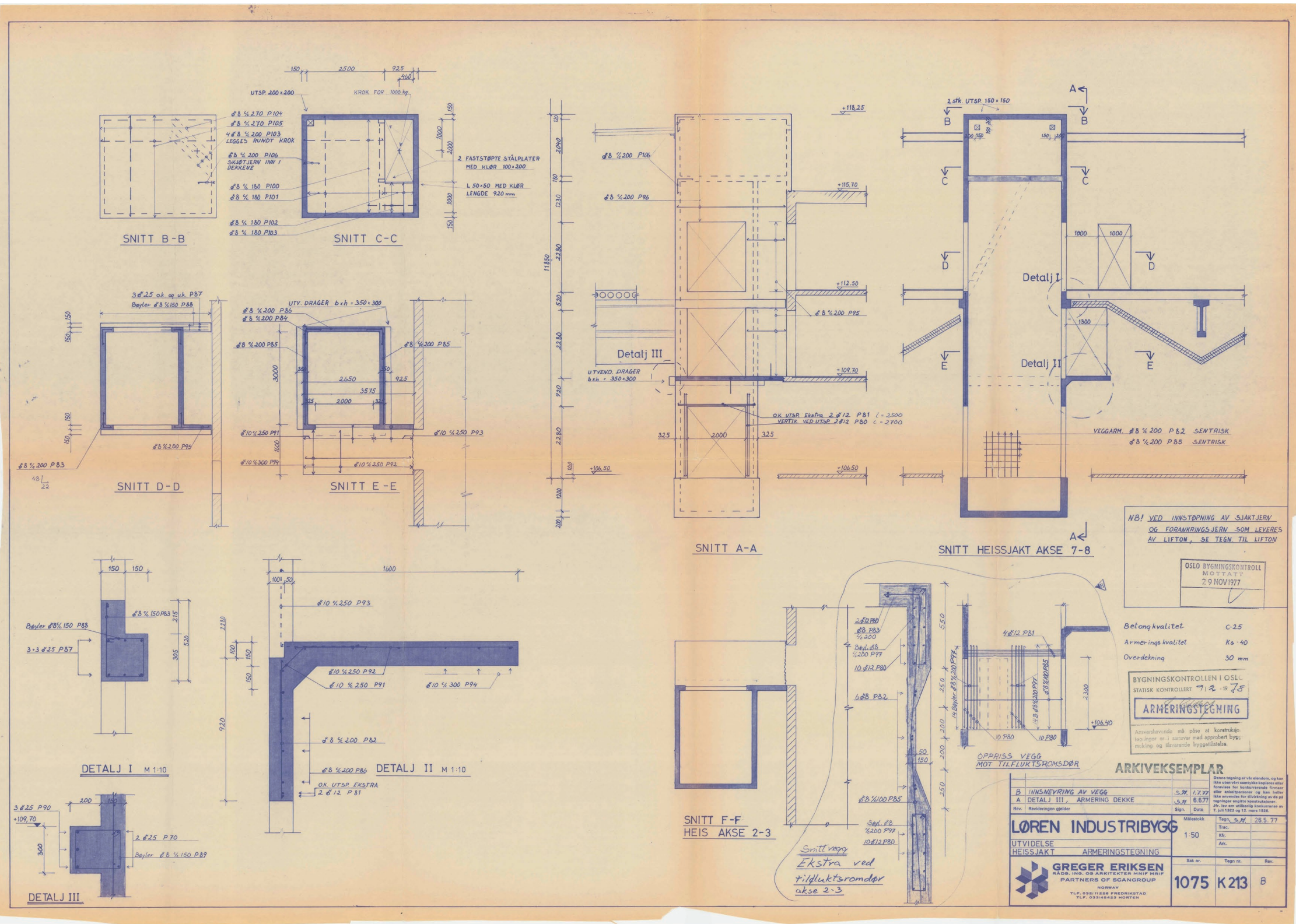
Rev.	Revisjonen gjelder	Sign.	Dato	Målestokk	Drøgt. S. Nr.	25.5.76
				1:20	Trac.	
				1:50	El.	
					Ans.	
					Sign. nr.	
					Rev.	
				1075		K03

**LØREN INDUSTRIBYGG**  
UTVIDELSE  
KONSTRUKSDETALJER

**GREGER ERIKSEN**  
RÅDG. INGENIØR- OG ARKITEKTEN GRUPP  
PARTNERS OF SCANDIUM  
NORWAY  
T.L.F. 020 02 888 FREDRIKSTAD  
T.L.F. 02 88 888 NORTEN







NB! VED INNSTØPNING AV SJAKTJERN OG FORANKRINGSJERN SOM LEVERES AV LIFTON, SE TEGN TIL LIFTON

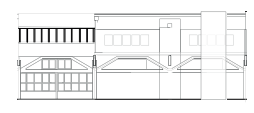
OSLO BYGNINGSKONTROLL  
NOTISATT  
29 NOV 1977

Belongkvalitet C-25  
Armeringskvalitet Ks-40  
Overdekning 30 mm

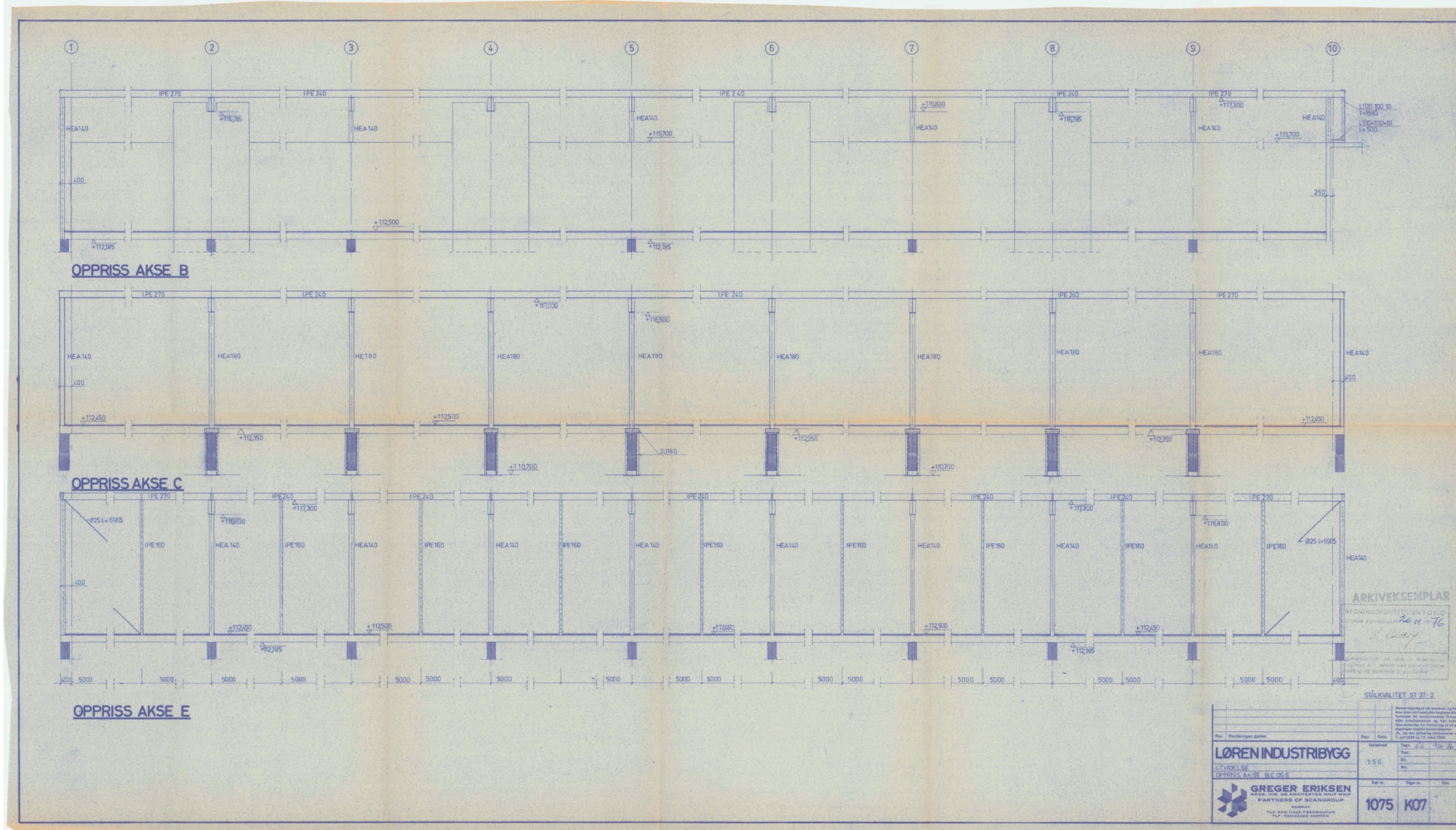
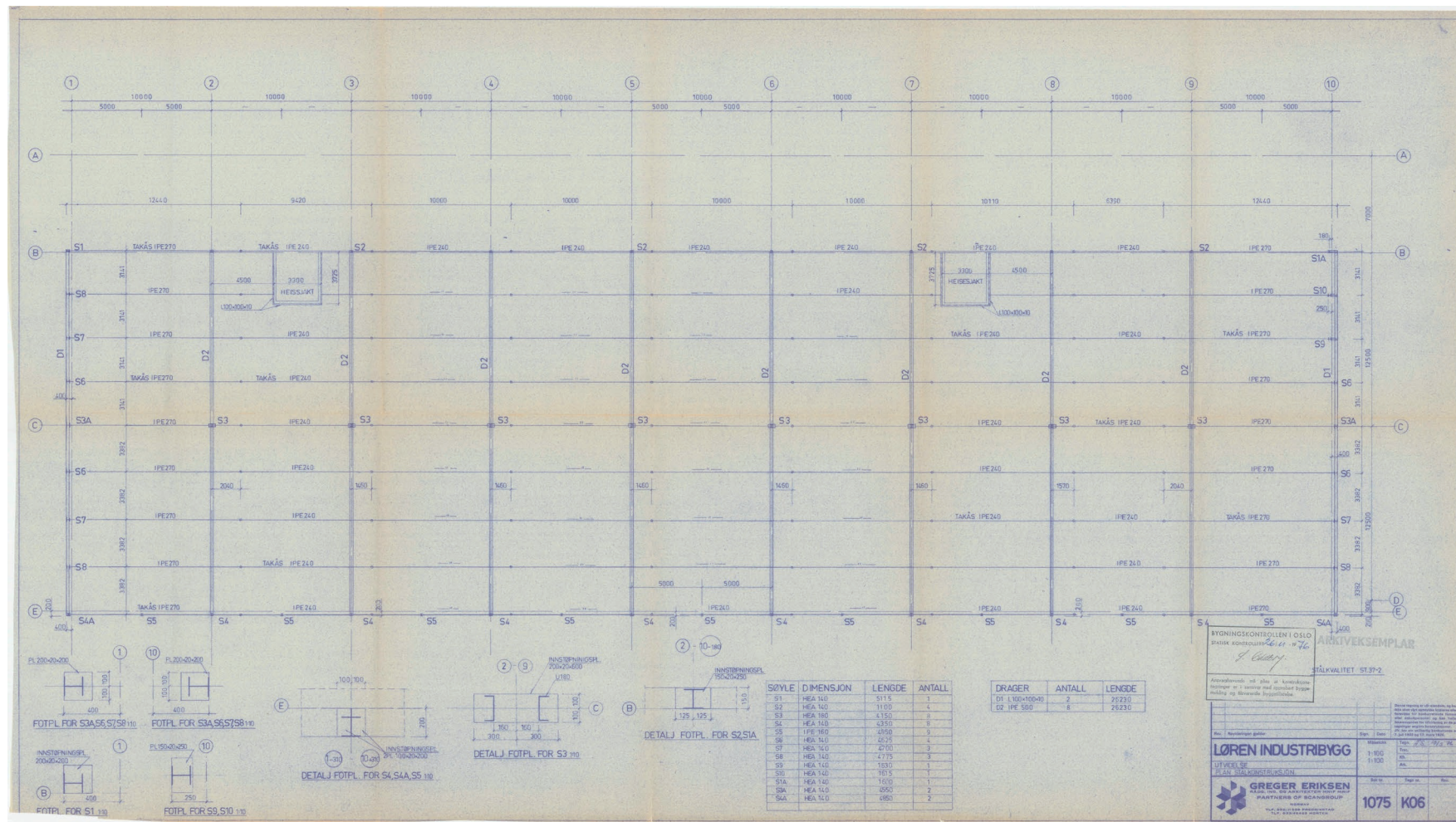
BYGNINGSKONTROLLEN I OSLO  
STATISK KONTROLLERT 712-1975  
**ARMERINGSTEGNING**  
Ansvarstegnede må påse at konstruksjonsbeskrivelser og i samsvar med approbert byggteknisk og tilsvarende bygningsstatikk.

ARKIVEKSEMPLAR

B	INNSNEVRING AV VEGG	S. 28	17.77
A	DETALJ III, ARMERING DEKKE	S. 28	6.67
Rev.	Revisjonen gjelder	Sign.	Dato
<b>LØREN INDUSTRIBYGG</b>			
UTVIDELSE HEISSJAKT ARMERINGSTEGNING			
<b>GREGER ERIKSEN</b> RÅDG. ING. OG ARKITEKTER SINTEF HIMP PARTNERS OF SCANGROUP NORWAY T.L.F. 0201 1838 FREDRIGSTAD T.L.F. 0234 8248 HORTEN			
Målestokk	1:50	Tegn. S. 28	28.5.77
Trac.		Ks.	
Ark.			
Sak nr.	1075	Tegn. nr.	K213
Rev.			B







BYGNINGSORDRETTEN I GJELD  
 Byggekostnad: 4,4 kr. m<sup>2</sup>  
 Arkitekt: S. Gjørv  
 Bygghjelp: S. Gjørv

ARKIVEKSEMPLAR  
 SKIKVALITET ST 22-2

LØREN INDUSTRIBYGG  
 BYGGERI  
 P.O. BOX 200, 1403 KJELLER

GREGER ERIKSEN  
 PARTNER OF SKANSKA  
 1075 K06

ARKIVEKSEMPLAR  
 BYGNINGSORDRETTEN I GJELD  
 Byggekostnad: 4,4 kr. m<sup>2</sup>  
 Arkitekt: S. Gjørv  
 Bygghjelp: S. Gjørv

ARKIVEKSEMPLAR  
 SKIKVALITET ST 22-2

LØREN INDUSTRIBYGG  
 BYGGERI  
 P.O. BOX 200, 1403 KJELLER

GREGER ERIKSEN  
 PARTNER OF SKANSKA  
 1075 K07



