

HOUSING THE YOUNG-OLD

LØREN INDUSTRY BUILDING

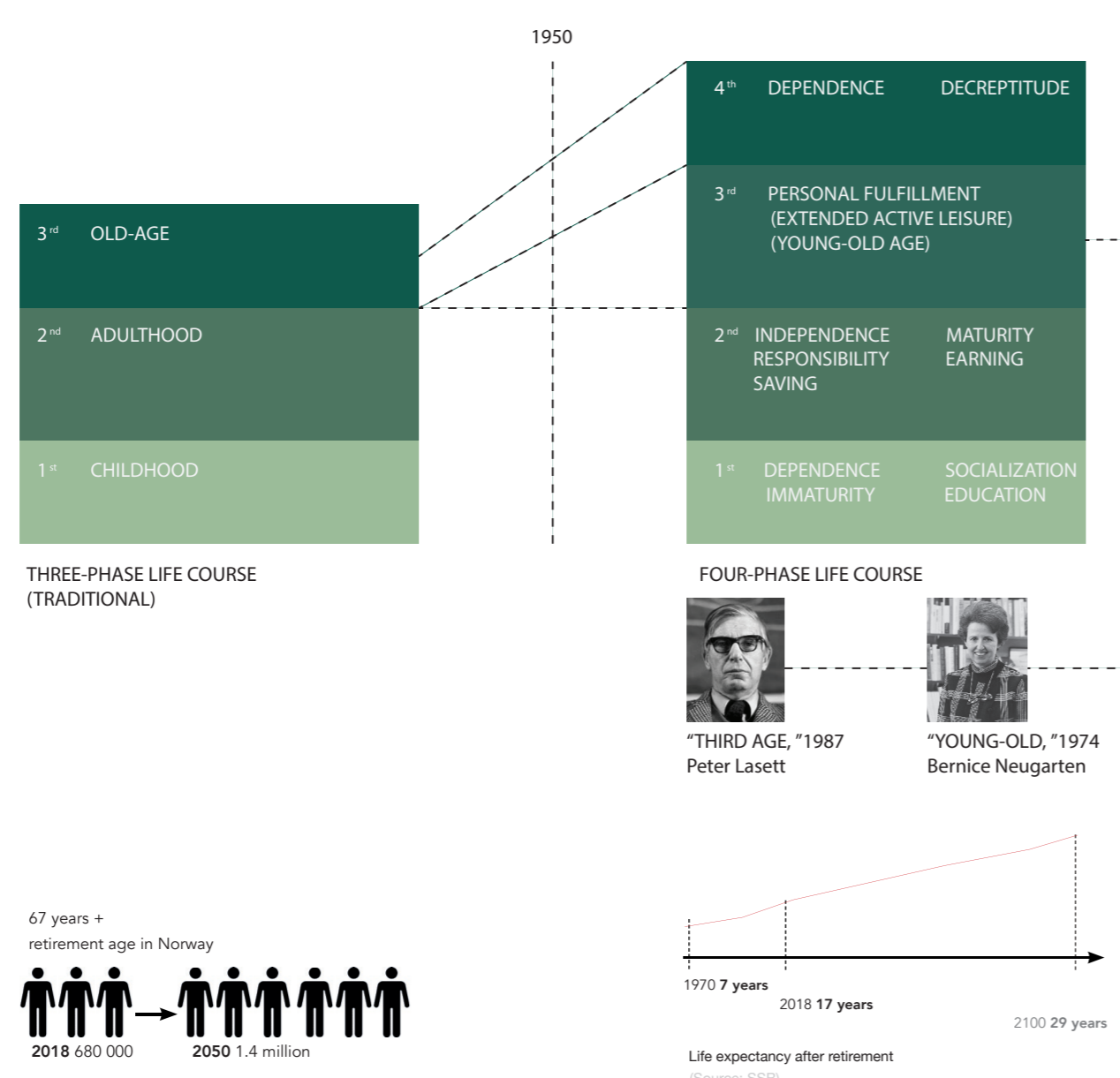
DIPLOM FALL 2019 -OSLO SCHOOL OF ARCHITECTURE AND DESIGN

KRISTINE HEIMDAL

SUPERVISOR: BENTE KLEVEN

THE YOUNG-OLD

Young-Old - freed from the responsibilities of adulthood and childhood, and largely unconstrained by physical and mental disabilities



The project is dealing with an aging population. How the increased life expectancy changes the way we think about elderly. The term Young-Old is used for people freed from the responsibilities of adulthood and childhood, and largely unconstrained by physical and mental disabilities. Housing the young-old on top of an existing building in an urban context. The aim is to create places that encourages for social interaction. The existing building is meant to serve as a public space for community as well as the elderly living on top.

TRANSFORMING LØREN INDUSTRY BUILDING

Økern as an area has gone through major changes during the last decades. From a industry area to become a new housing area of town. This building being one of the few industry buildings left, when the surrounding buildings have been demolished and new housing blocks have been raised. Therefore, it is a great place to include the elderly in the community.

Løren industrihall was originally built in 1958 drawn by the architects Frode Rinnan and Olav Tveten. It is a building has nine former production halls connected to two floors of office space in the back. The building footprint is 90x32 meters. 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.

In 1979 a steel construction was added on top adding another 2250m² to the existing 4240m². Today there is only one actor in the building - Spir. Spir has already moved some parts to other locations. In my diploma Spir has moved out of the building leaving it empty. There is a need of an upgrading of the building and a renovation of the facade.

In the project the steel construction of the extension is been removed and a volume of housing is added as well as transforming the existing office part to housing and giving an extra layer of isolation and wooden panel which gives an overall expression to the whole building. The existing structure and vertical communication have been presets for the project.

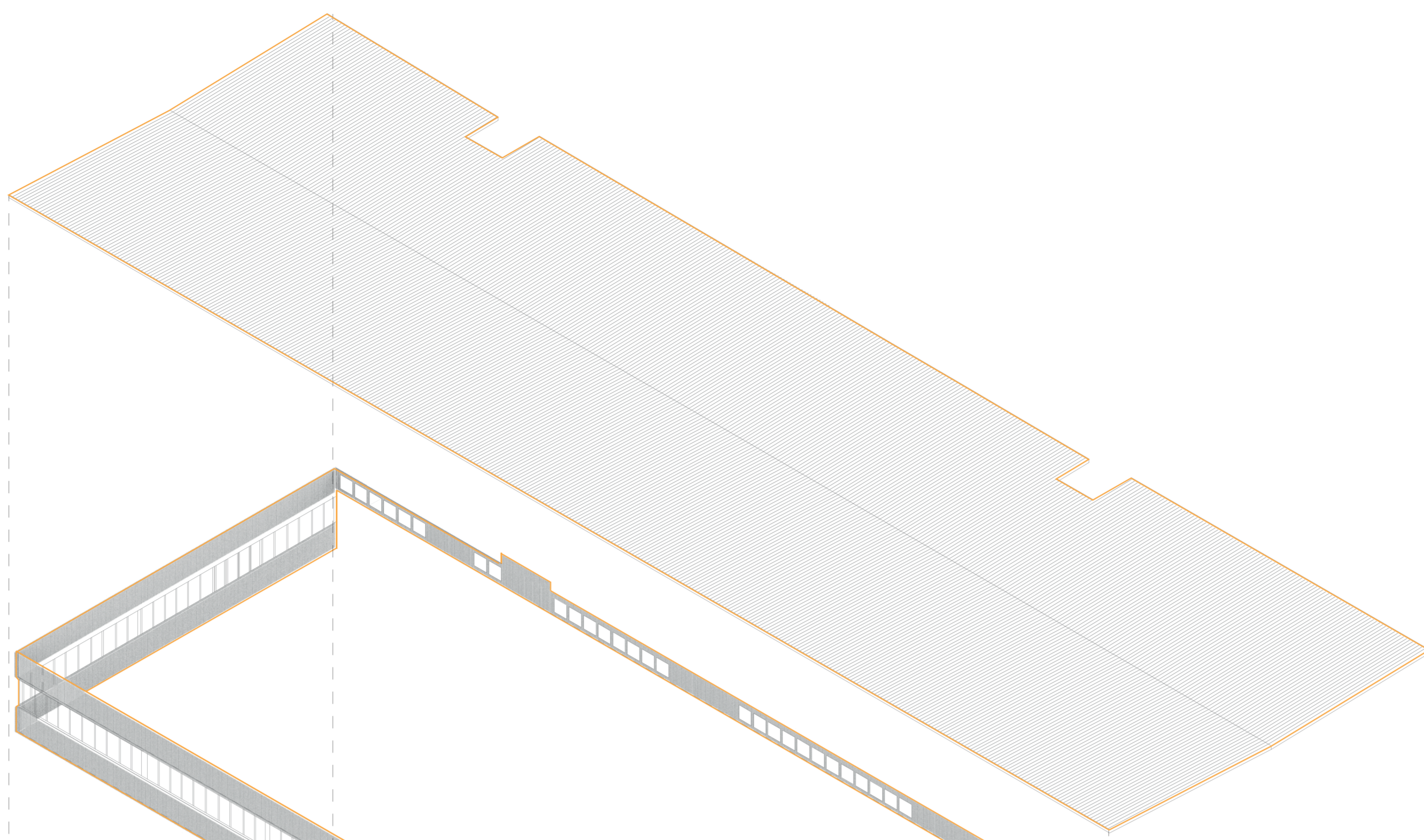
A visual contact between the production halls and the common areas on the top has also been part of planning. All the common areas to meet have been placed in connection of the vertical communication to encourage spontaneous meetings between the residents. One of the staircases is opened to the outside to make a short-cut up without having to go into the building. This also breaks up the 94 meter long south facade.

The existing structure of the roof made it possible to create a great green space in between the housing. The weight of the earth is hinged in a steel frame on the beam and the depth of 1,60 allows greater plants and trees to grow there. There is a cast concrete path made in consideration of rollators and wheelchairs. In between them different areas are created that can be used for cultivation. At a few points the overlight has been reopened to let light down to the production halls again as well as the visual connection. The middle is planned as a square for people to meet in front of the large common glass house.

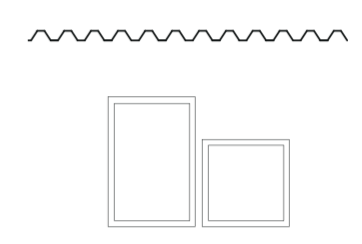
By transforming the building into housing on top and facilitate for functions on the groundfloor that becomes a public space it makes the elderly a centre point in community instead of isolating them. Placing service points like cafeteria, library of public workshops where the young old also can contribute and meet.

BUILDING TODAY
WITH EXTENSION OF 1979

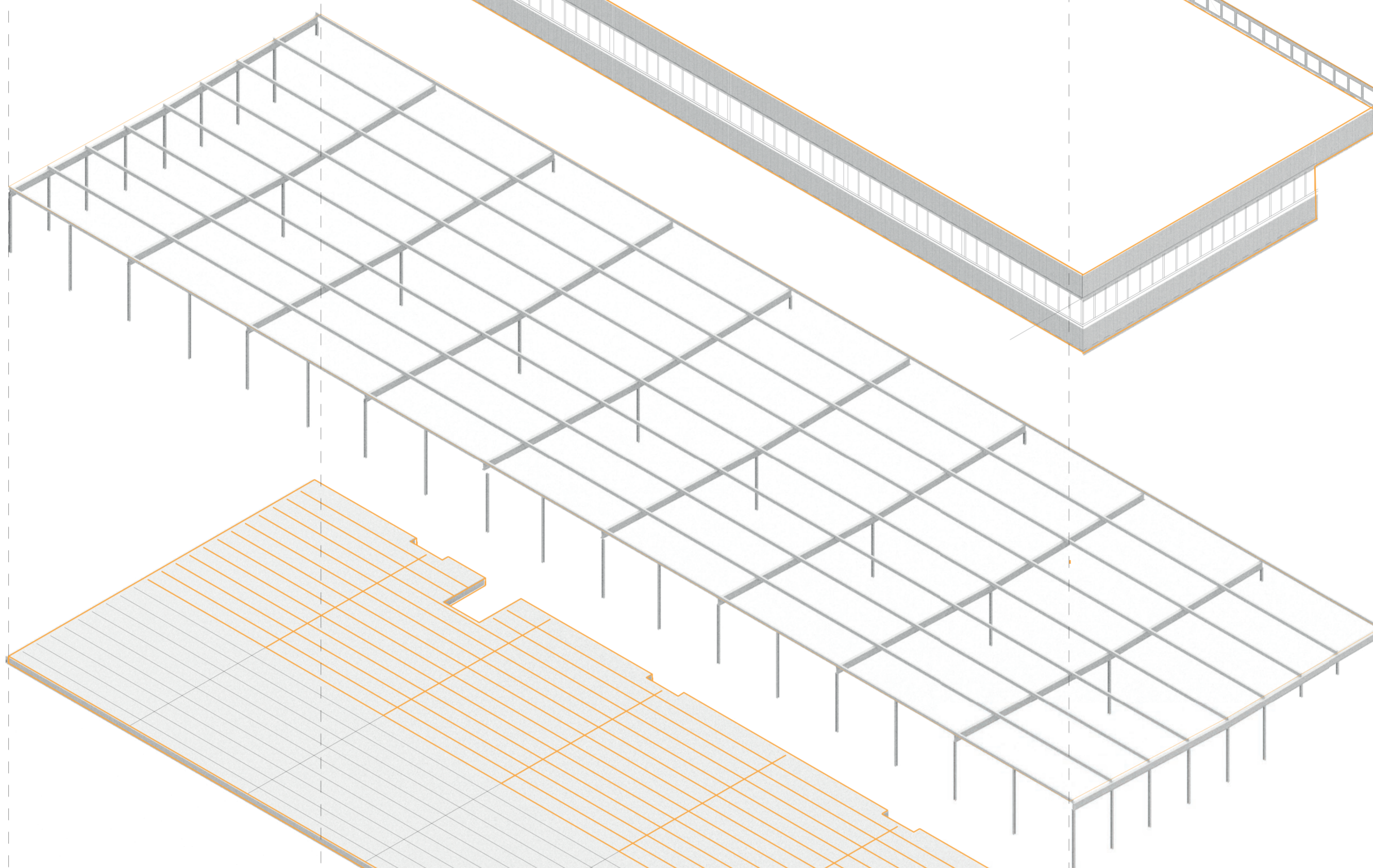
PROJECT
RE-USED / REMOVED
LEFT
(see booklet for amounts)



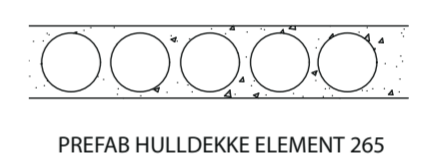
CORRUCATED STEEL ROOF



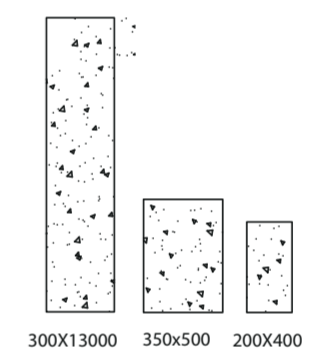
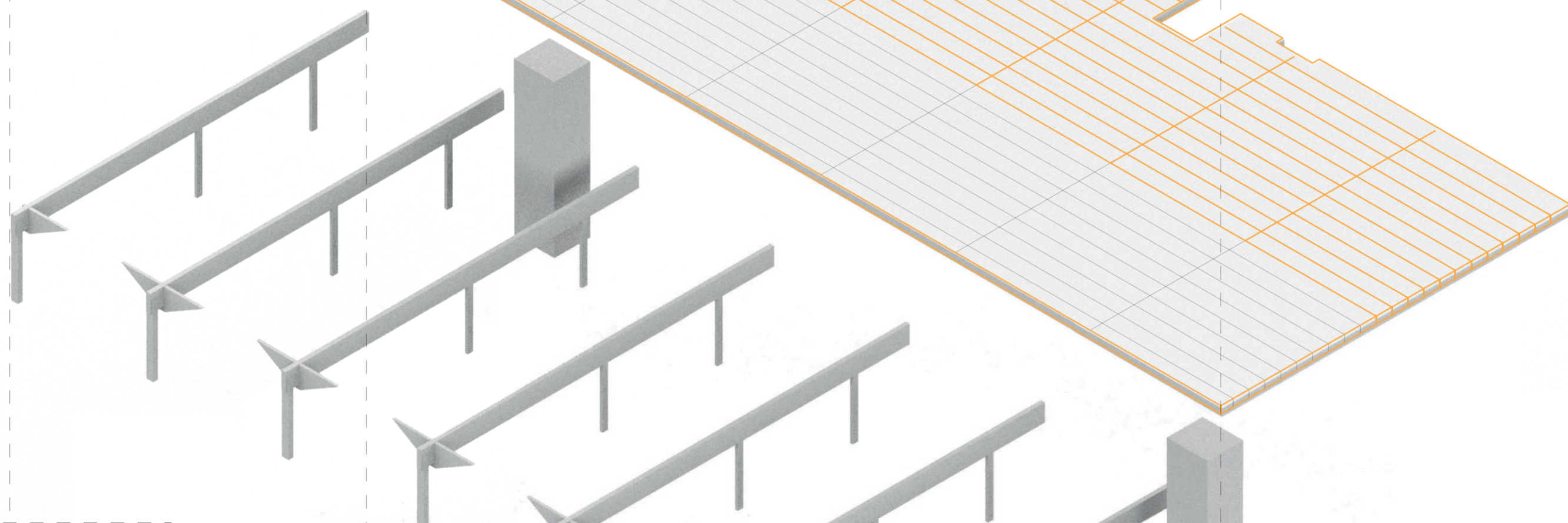
CORRUCATED STEEL FACADE
WINDOWS



STEEL CONSTRUCTION

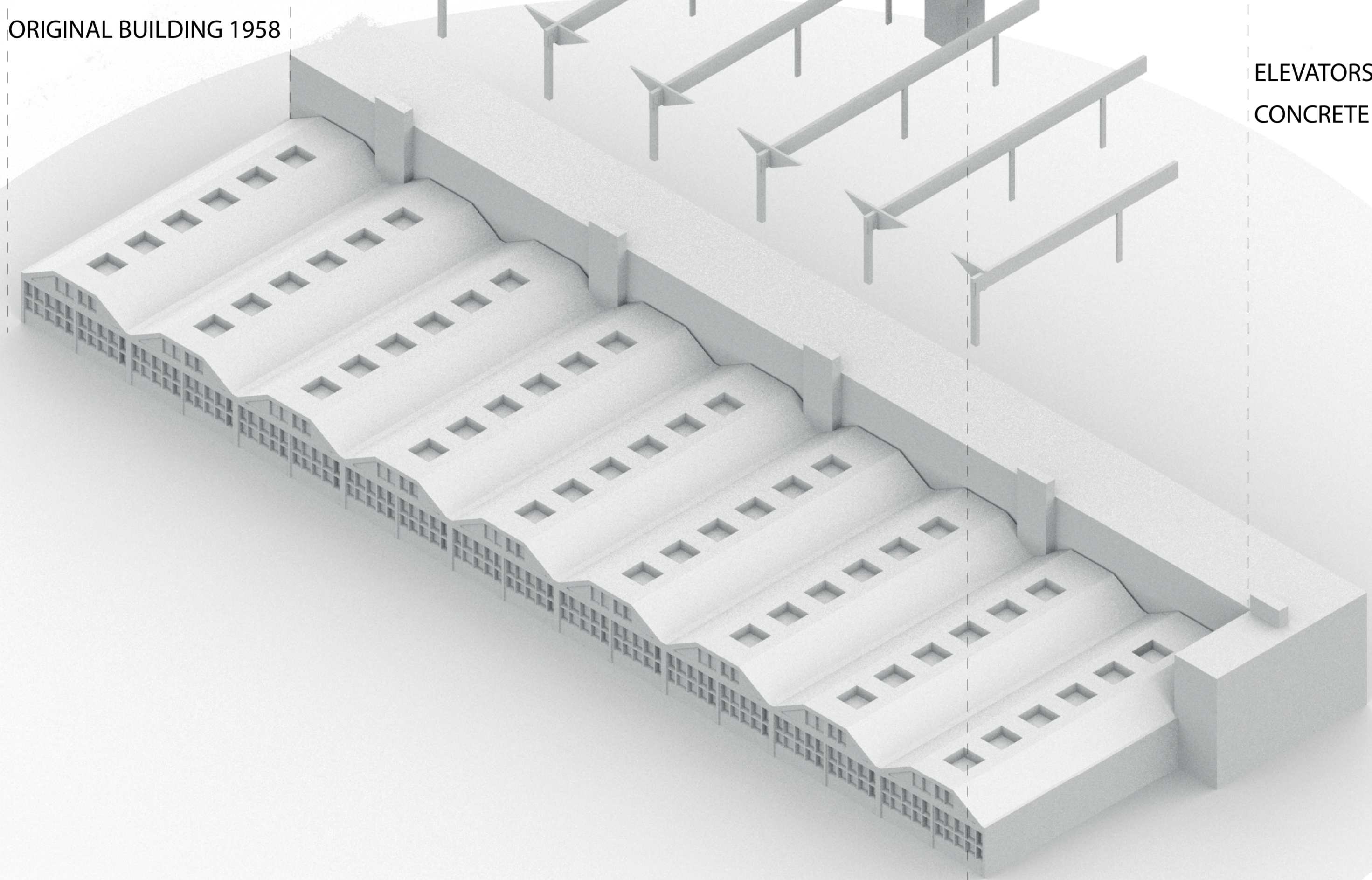


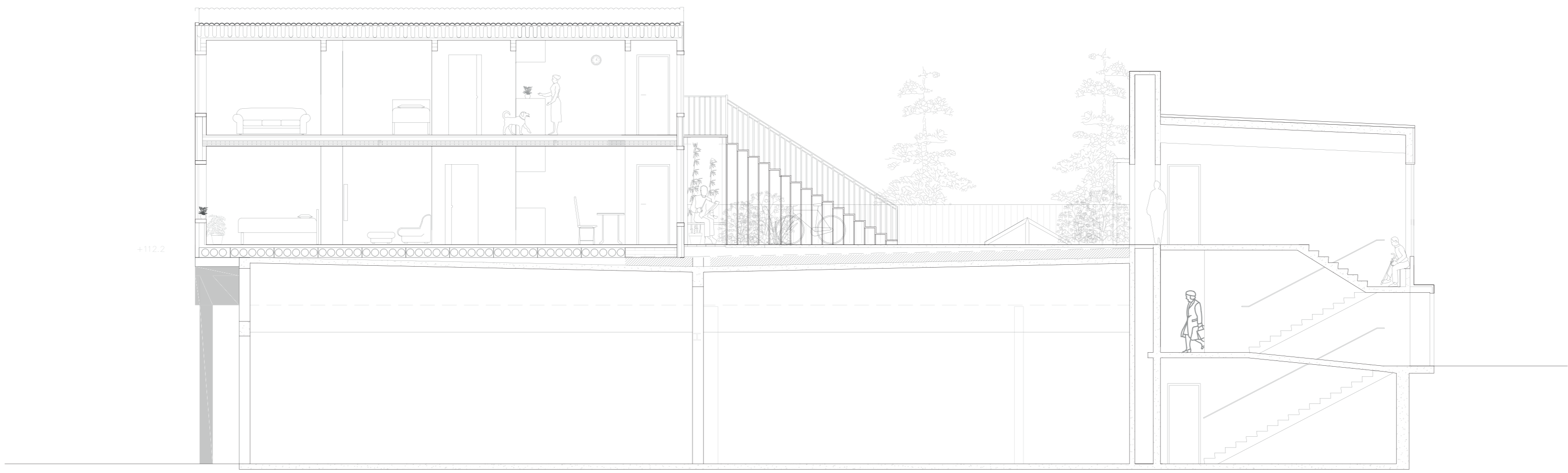
PRE-CAST CONCRETE FLOORING



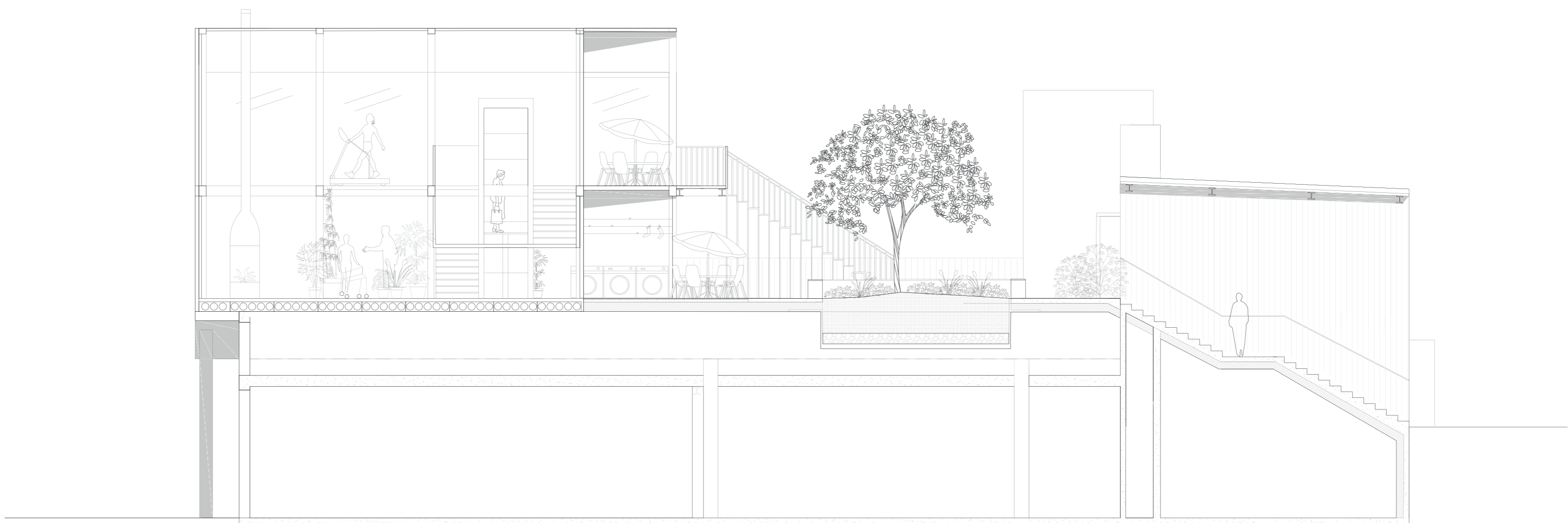
ELEVATORS
CONCRETE BEAMS + COLUMNS

ORIGINAL BUILDING 1958

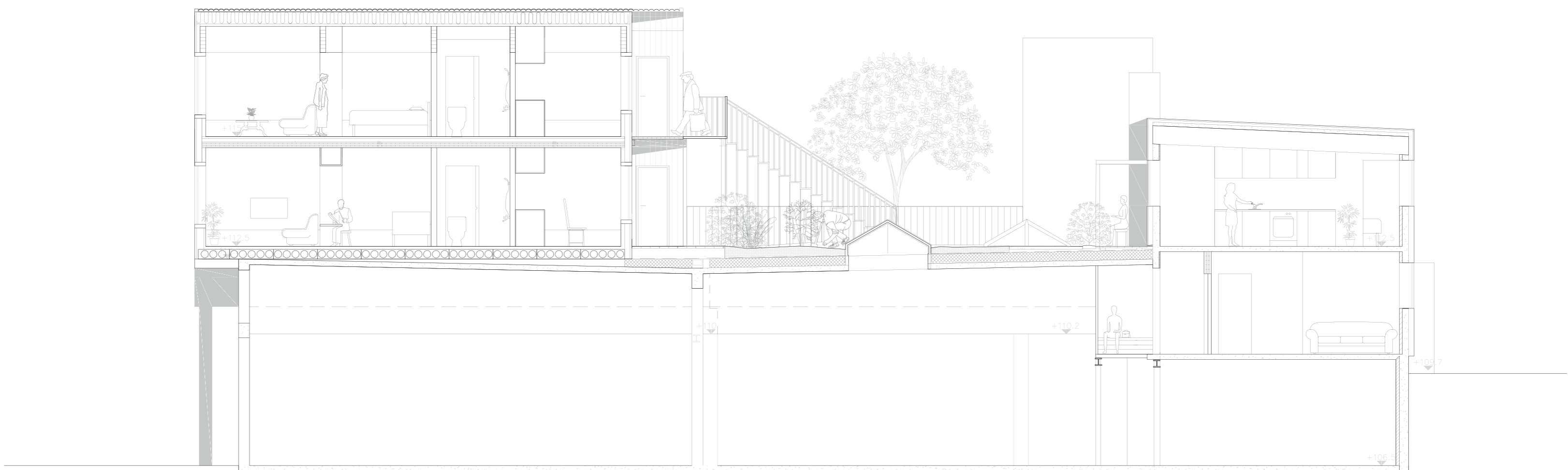




section A
1:100

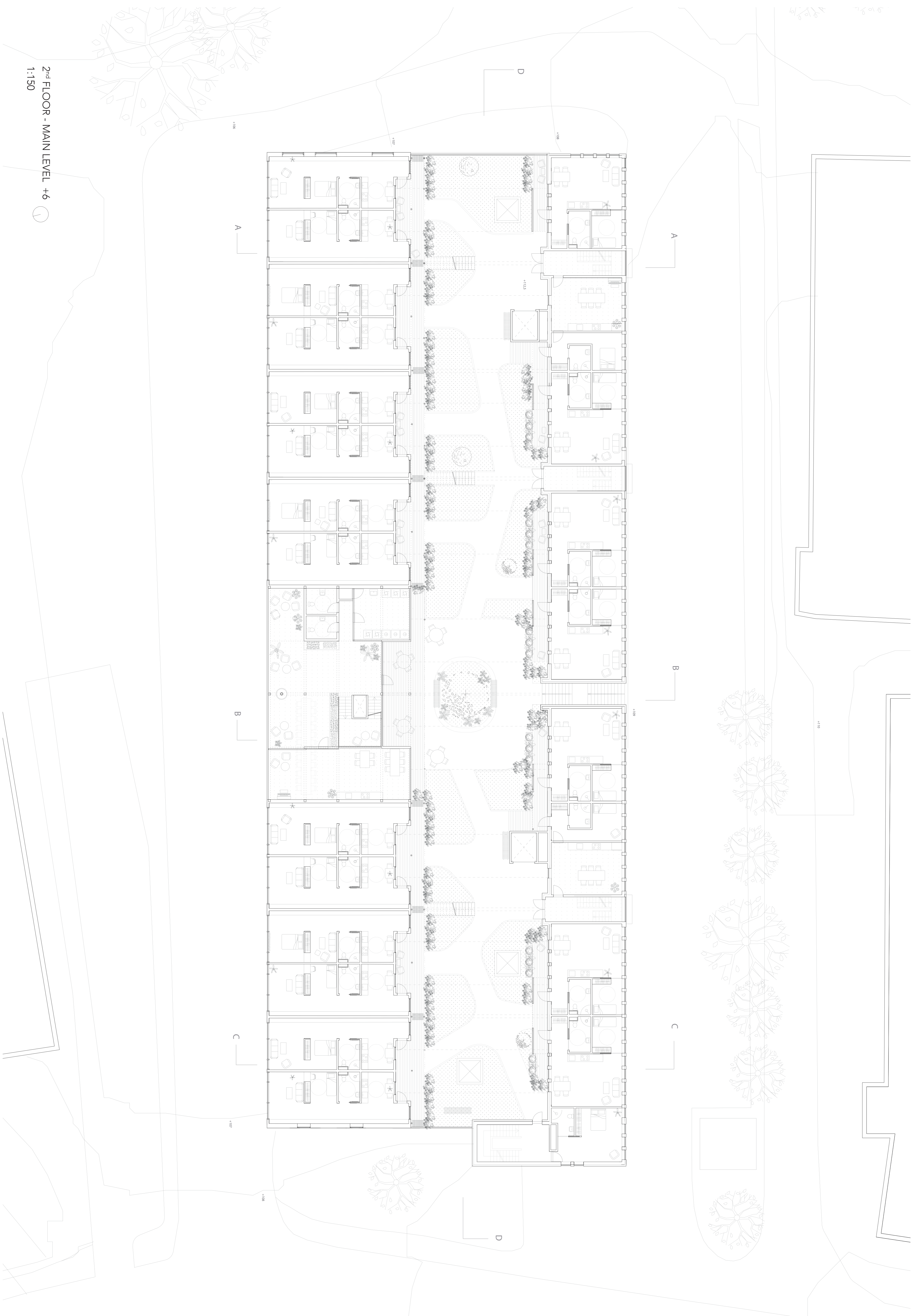


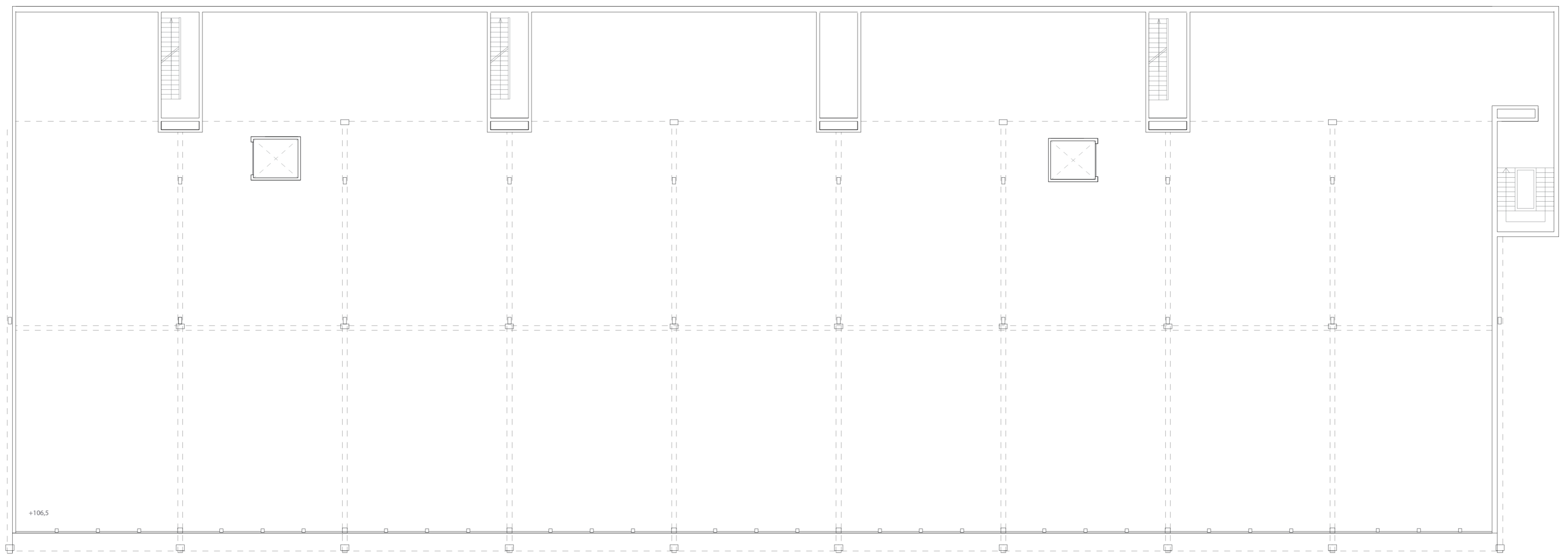
section B
1:100



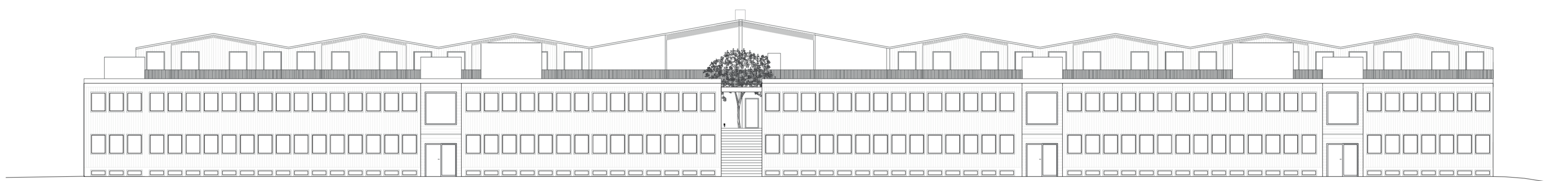
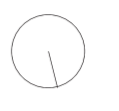
section C
1:100

2nd FLOOR - MAIN LEVEL +6
1:150

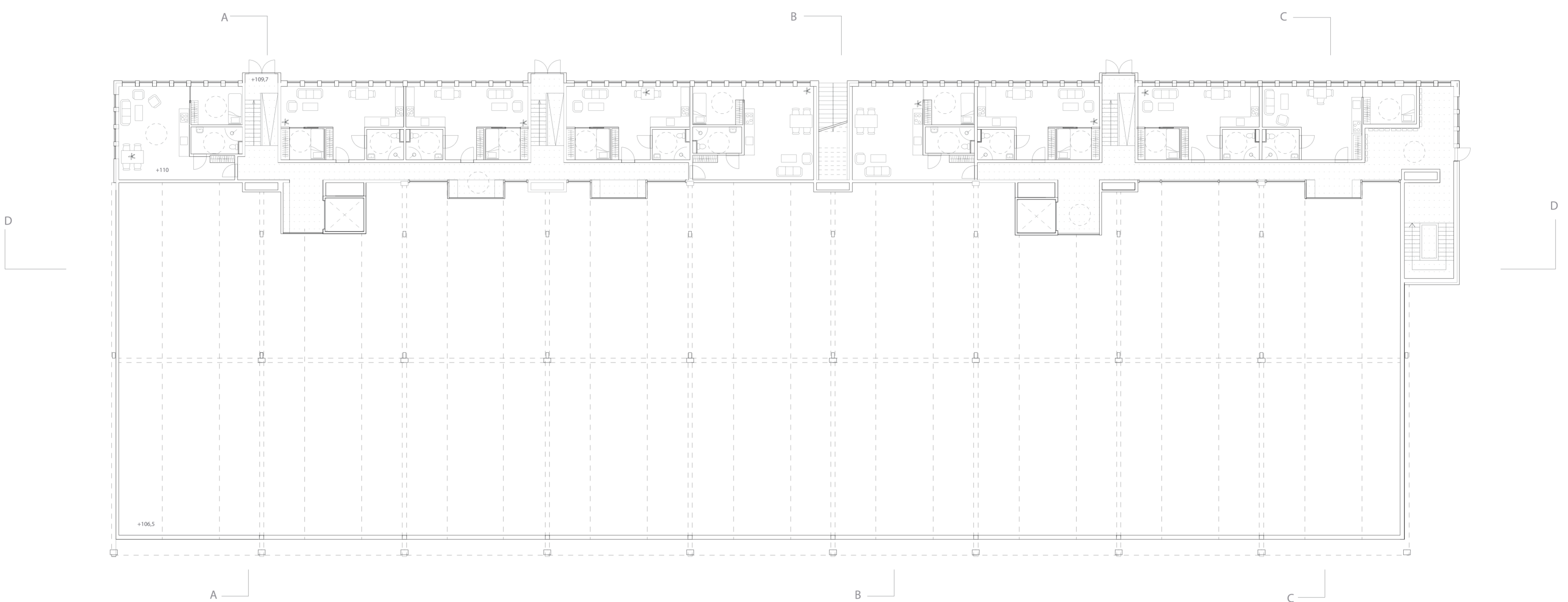




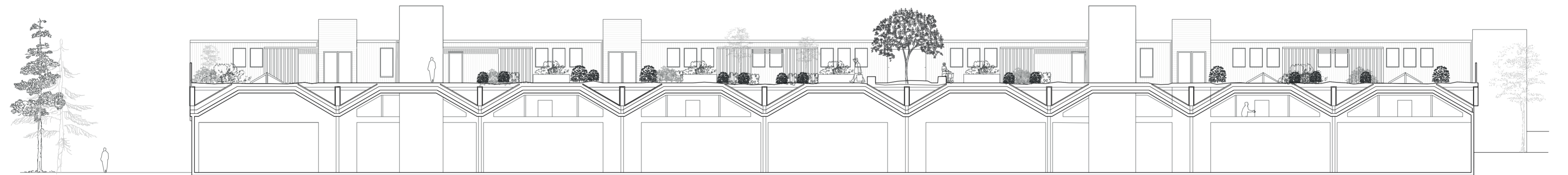
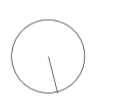
ground floor 0
1:200



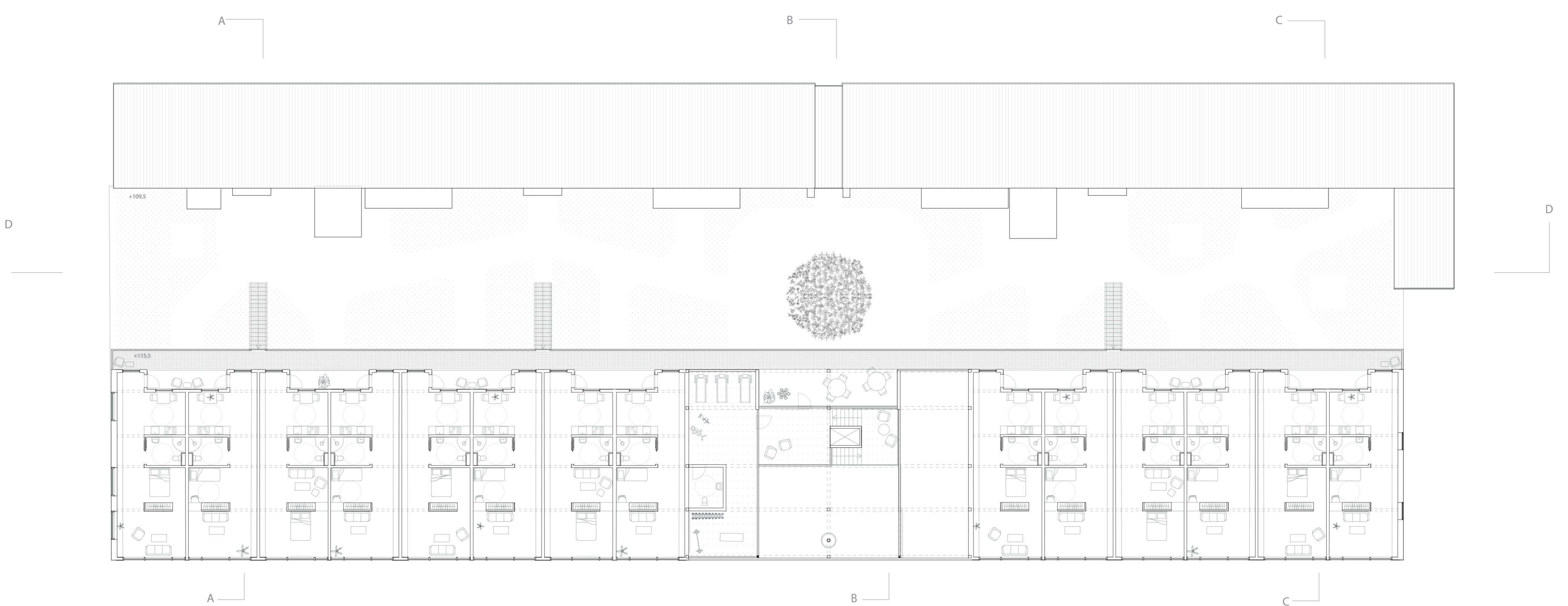
south elevation
1:200



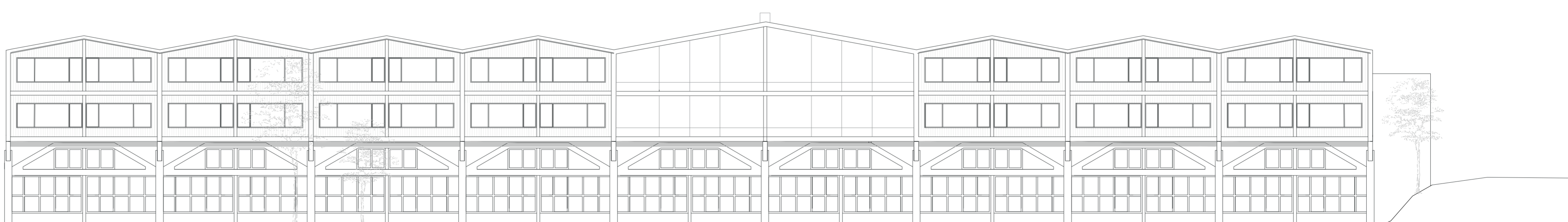
1st floor +3
1:200



section D
1:200



3rd floor +9
1:200



north elevation
1:200



1958

CONCRETE COLUMN
300x300mm
VENTILATION TOWER
ARMED CONCRETE
DYPHONT WOODWOOL BOARDS
GLAS GABEL
ARMED CONCRETE TRUSS
STEEL STRAIN TIES

1979 - 2019

ONE FLOOR OF WORKING SPACE
ADDED STEEL STRUCTURE STANDING ON
AN ADDED LOADBEARING STRUCTURE
CONCRETE COLUMN
500x500mm
CONCRETE BEAM
1300x500mm
LECA BLOCKS
CORRUGATED STEEL FACADE
STEEL SKELETON
LOWERED CEILING FOR VENTILATION
WINDOWS CHANGED
OVERLIGHT BLOCKED
WINDOWS COVERED
PRE-CAST CONCRETE
ELEMENTS 265mm
ADDITIONAL COLUMN
200x400mm
ELEVATORS
300x2300

NEW

TWO FLOORS OF HOUSING
ADDED ON EXISTING
FLOORING AND STRUCTURE
ENTRANCE TO INDUSTRYHALLS
STEEL BRACKET
LOADBEARING CLT WALL
TWO ELEMENTS
BENCH ELEMENT
FOR STORAGE/SEATING
CLT SLABS
CLT CEILING 75mm
FIBREBOARD LATH
REUSED CORRUGATED STEEL PLATES
STEEL BRACKET
WOODEN TRUSSES CARRYING
THE ROOF BOLTED TOGETHER
ON THE MIDDLE
WALL HANGING FROM TRUSS
STAG 2mm INSIDE WALLS
LOADBEARING CLT WALL
TWO ELEMENTS
PRECAST ELEMENTS REMOVED
FOR RECREATION SPACE
STRAIN TIES HOLDING THE BEAM
BOLTER TO THE BEAM
BOTANICAL BOX CARRIED AND
ROOF AND SHELTER ADDED TO
OVERLIGHT BRIGHT BACK FOR
LIGHT AND VISUAL CONTACT
AND EXPANDED FOR DOORS
FORMER OFFICE BUILDING CLADDED
WITH HOOD FACADE FOR ISOLATION
PRESSURE INSULATED ISOLATION

Timeline detail section
1:50

SHARED

CIRCULATION

KITCHENS

WASHERY

GREENHOUSE

BIG LIVING ROOM

EXERCISE ROOM

TERRACE

ROOFTOP GARDEN

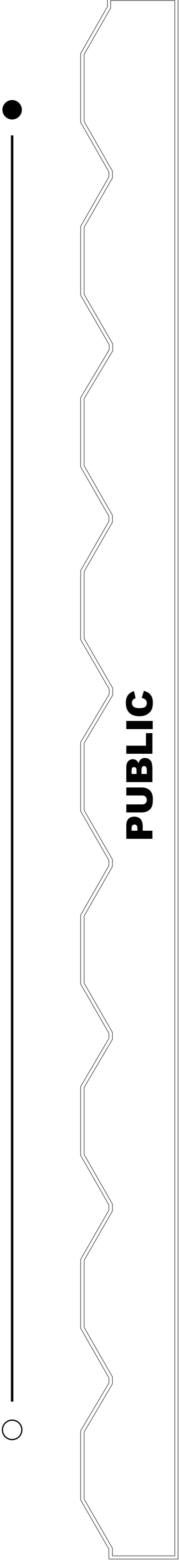
STORAGE ROOMS

RENTAL APARTMENTS

ENTRY

APARTMENT

PRIVATE



PUBLIC

