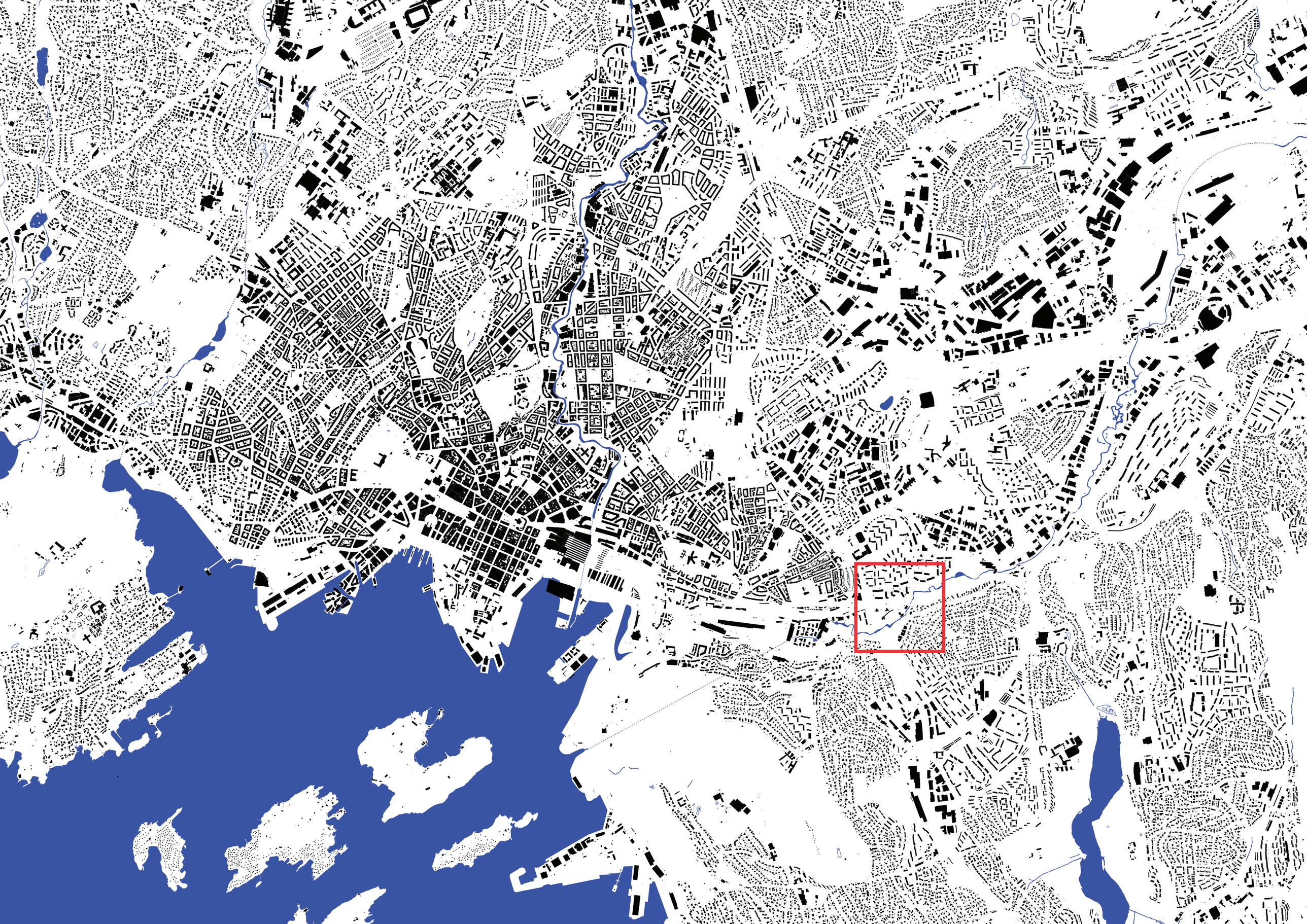
SITE/PRESENT



Alnaelva

The Alna river is the longest river in Oslo, travelling more than 20km. The river starts by Alnsjøen in Lillomarka, and runs through Grorud valley before reaching the sea. In many places it is culverted. Since 20xx it has partly been dug up to again.

Svartdalsparken

Following the river from Bryn to Kværner is Svartdalsparken, the only remaining primeval forest in Oslo. The name (black valley) comes from the black rock walls to the south. The forest consist of a rich variety of plants and animals, and is home to many endangered species.

Hovedbanen

The railways close by the site are the first ones built in Norway (1856). They connect the capital and the place where the declaration of independence was signed. Both public trains and freight trains drive past the site frequently.

Etterstad

To the north of the site is Etterstad, a housing estate consisting of freestanding lamellas in a green field.

Høyenhall

The southern side of the site has a more suburban character, with single family houses scattered throughout a steep hill.

Situation plan 1:2500 (A3)

10 50 100

Culture

- Residential
- Commercial
- Non-commercial

Situation plan 1:2500 (A3)

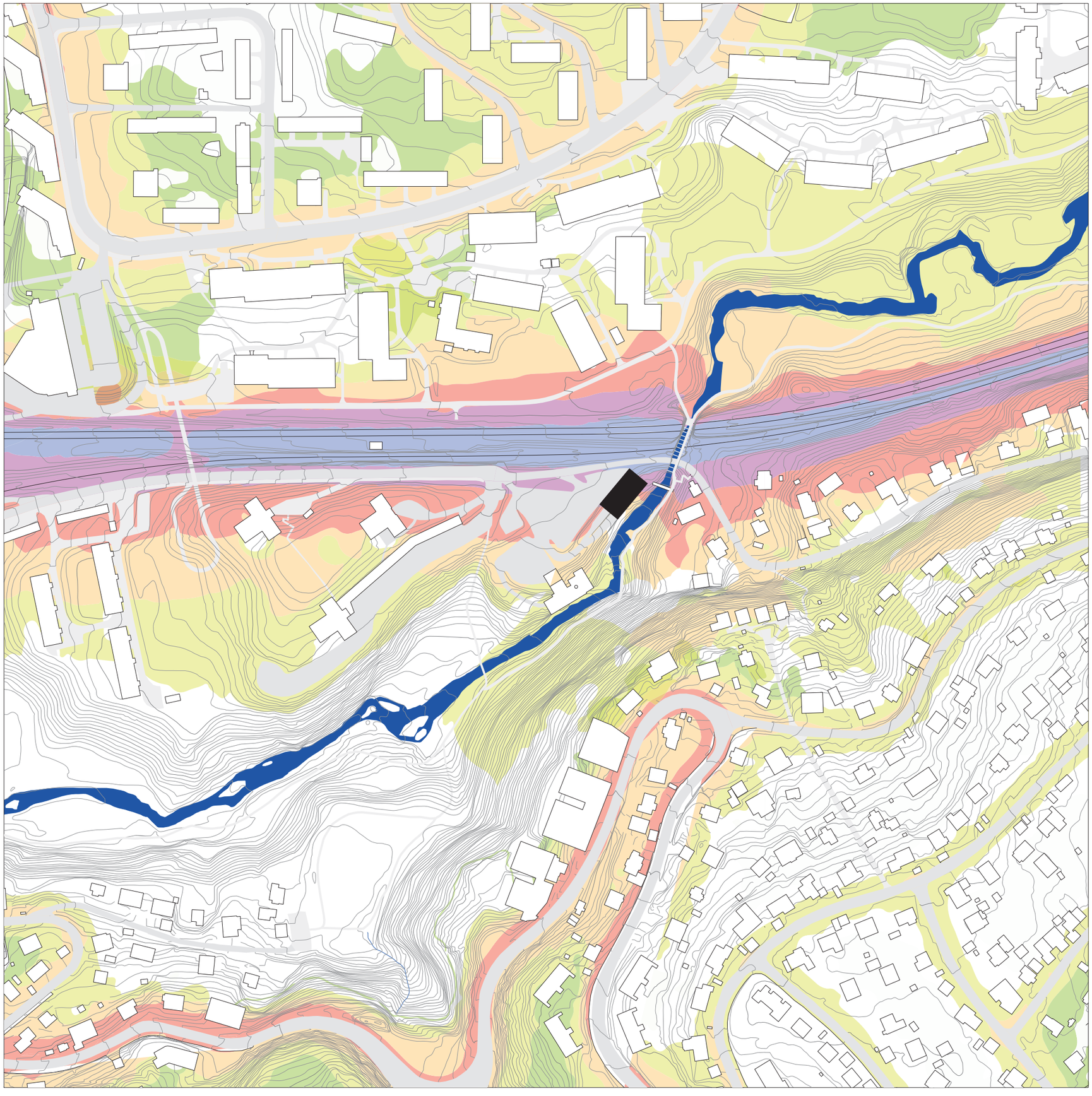
10 50 100

Nature

- Endangered species
- Primeval forest
- Other forest

Situation plan 1:2500 (A3)

10 50 100



Noise

- 50 - 55 dB
- 55 - 60 dB
- 60 - 65 dB
- 65 - 70 dB
- 70 - 75 dB
- 75 - 80 dB

Situation plan 1:2500 (A3)

10 50 100

Flood

- Annual flood
- 20 year flood
- 200 year flood
- 1000 year flood

Situation plan 1:2500 (A3)

10 50 100

Accessibility

- Walk
- Roll
- Public transport
- Private transport

Situation plan 1:2500 (A3)

10 50 100

Sunstudies

	^	v
Mars 20th	06.17	18.32
	07.38	**18.24**
June 21st	03.53	22.43
	04.36	**22.26**
Sept 22nd	07.02	19.15
	08.22	**19.01**
Dec 21st	09.18	15.12
	12.21	**14.55**

Situation plan 1:2500 (A3)

10 50 100

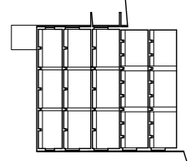
Situation section 1:750 (A3)

Etterstad housing estate

Public train

Freight train

Arnljot Gellines road



Alna river

Hiking trail D10

Høyenhall housing estate

Summary site analysis

Placement: The site is constrained in between the railway and the river. The railway delimits the adjacent housing estates. The river and its surroundings make up Svartdalsparken, a popular hiking trail in this part of the city.

> The site should offer something to the people living close by and to the visitors of Svartdalsparken.

Culture: The area mainly consist of housing, apart from a kindergarden and a supermarket.

> The area lacks attractive social arenas indoors and the structure should be one.

Nature: Svartdalsparken is Oslos only remaining primeval forest, and consist of a rich variety of species. Many of them only live here, and are considered endangered.

> Intervensions in the forest should be done in a gentle way to make minimal footprint on the existing ecology.

Noise: The railway with both freigh train and public trains passing by frequently, makes the plot very noisy. The level is approximately the same as standing next to a vacuum cleaner. Even though the river is marked as a ”quiet zone” by Oslo municipality, the waterfalls makes the noise level as high as from the railways.

> There is a need for good sound insulation, either as a soundwall outside the building or as some extra layers inside the building.

Flood: The plot´s close proximity to the river makes it exposed to flood.

> Water drainage should be designed in case of flood.

Accessibility: The plot is easily accessed on foot, but on wheels (bike, wheelchair, stroller) you are forced on long detours, especially from Svartdalsparken.

> There should be a better connection to the plot from Svartdalsparken.

Sunstudies: The factory is placed parallell to the river, but also oriented so that each facade recieves sunlight at some point of the day. During the winter months the steep hill to the south cast shadow on the plot during most of the day.

> Each floor needs sufficient daylight as the hill cast long shadows during the winter months.

STRUCTURE/PRESENT

Bl. nr. 525.

RICH. ANDVORD
OSLO

AKER HELSERAD
Byrådets
Journal no. 50 / 1944

AKER BYGNINGSKONTROLL
1518 22 MRS. 1944
135 B.NR. 2
2

Byggeanmeldelse.

Til Akers bygningssjef!

Herved anmeldes, at der på gårds-nr. 135 bruks-nr. 2
parsel av ved Nygård
skal utføres byggearbeider overensstemmende med vedlagte tegninger.

AKERS BRANDVESEN
0604 11 MAI 1944

Vedlagte tegninger 8 Blad.

Bygningens flateinnhold Hovedbygning 824 m² tilsammen 824 m²
Uthus ..... m²

AKER BYGNINGSKONTROLL
0674 29 JAN. 1945
B.NR.

Bygningens bestemmelse Fabrikk og lager

Bygningens høyde 8,80 - 17 meter

Etasjenes antall og høyde 2 etg + 2 kjelleretasjer

AKER KONTROLL
1451 4/19

Grunnens beskaffenhet fjell

Kloakk og drenering til Loelva

Fundamentering og kjellermure betong

Isolasjon forskriftsmessig

Bygningsmateriale jernbetong, utmurt m. teglstein

Innredning i kjelleren lager

Innredning på loft —

Trappeantall 2 stk

Taktekning asfaltpapp

Antall piper —

Antall tilhørende ildsteder —

Trukne røkrør —

Særegne konstruksjoner konstruksjoner anmeldes særskilt

Lokum se samtidig anmeldelse av ombygg-ning av kontorbygg.

Stald, fjøs, grisehus, hønsehus etc. —

Følgende naboer er varslet 135/13 Olaf Strand - Nygård
135/3 A/S Hvarner Bruk
135/18 Olaf Andersen, Hvarner Bruk

Aker den 7 mars 1944

A/S Nordiske Destillationsverker
Eierens navn og adresse.

Anmelderens navn og adresse.

(Eieren må egenhendig undertegne anmeldelsen).

Ansvarshavende:

The original building notice tells a story about another time in construction history. It reveals that no insulation was planned and that sweage was to be released directly into the river passing by.

DET KONGELIGE FORSYNINGS- OG GJENREISNINGSDEPARTEMENT
GJENREISNINGSDIREKTORATET.
DIREKTORATET FOR INDUSTRIFORSYNING
KONTORET FOR BYGNINGSMATERIALER

CARL PIHL

VED SVAR BES OPPGITT
J.NR. RKL/Kg. 3186/46 C.I,

Oslo, 30. januar 1946.

A/S Nordiske Destillationsverker,
O s l o.

AKER BYGNINGSKONTROLL
3557 23 APR. 1946
135 B.NR. 2
3

Bygningsmaterialer til: Ny fabrikkbygning.

Med henvisning til Deres søknad av 16/1 oversendes anvisninger på bygningsmaterialer. Materialene må tas ut i det tidsrum anvisningene gjelder for. I tilfelle foreldelse kan søknad (bilagt anvisninger) om fornyelse sendes fylkesforsyningsnemnda innen 7 dager etter gyldighetstidens utløp. Videre kan man ved henvendelse til fylkesforsyningsnemnda få delt opp anvisninger utstedt av Kontoret for bygningsmaterialer. (I Oslo skjer henvendelse til Rasjoneringskontoret for bygningsmaterialer, Klingenberggt. 4, og i Bergen til Materialkontoret.) Materialene må kun brukes til ovennevnte formål.

Disse anvisninger følger vedlagt:

116000 kg. armeringsstål
400 m2 netting
100 m2 vindusglass
500 m2 takpapp
500 kg. stift
500 kg. spiker
35000 stk. murstein
2000 sekker sement
56 std. trelast.

Beslagvarer og drensrør er urasjonert.
Da Bygningsrådets approbasjon foreldes etter 1 år, må ny anmeldelse foretas innen bygget påbegynnes.
Tegningene returneres vedlagt.

p.v. Modalslí.

R. K. Lie.

_____bilag.

A. A. 8- 45. 50 000.

The paint factory was built soon after the war, when Norway faced a lack of materials. The authorities was responsible for distribution, and this document lists all materials used to build the factory.

Chairman´s office

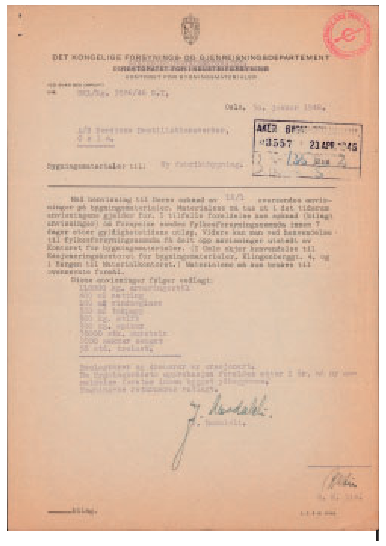
Storage of materials

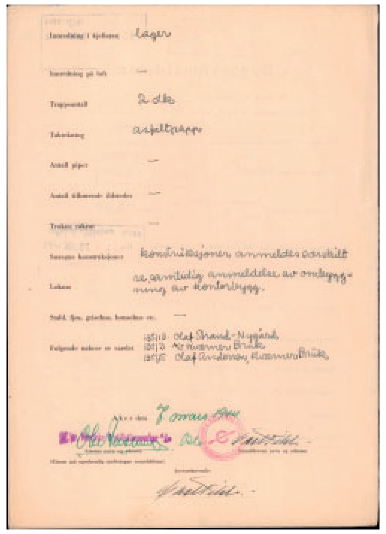
Paint tapping

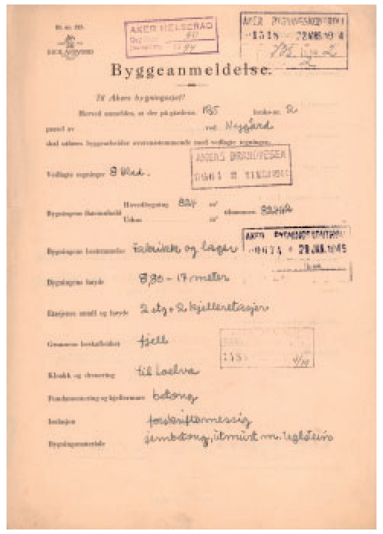
Paint mixing

NORDISKE DESTILLASJONSVERKER AS

CLARENCE JENSEN EIENDOM







Trykkeri, blikkenslager, lager, kontor

1950

1960

1970

1980

1990

2000

2010

2020

Brødrene Per og Carl Pihl tegner og regner ut ny fabrikkbygning

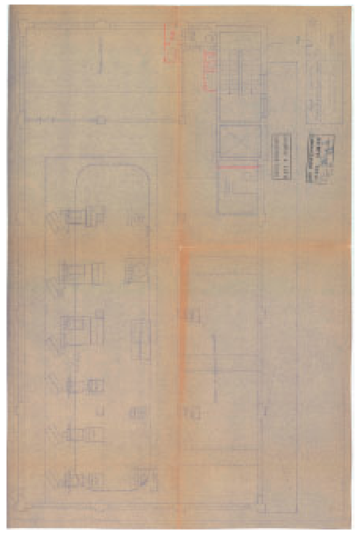
Kloakkledning

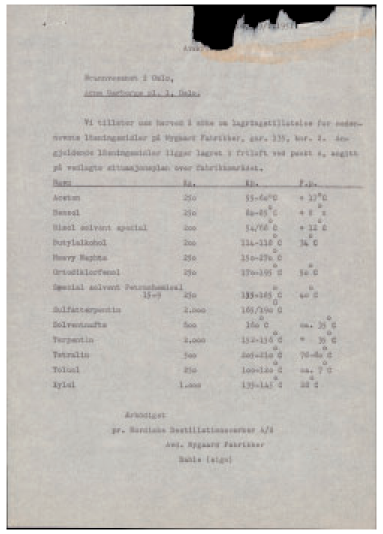
Nygård teglverk brenner ned

Oslo Lysverker setter opp ny nettstasjon

CJE omregulerer eiendom til bolig og næring. Selger tomten i deler fra 2014-2020. Beholder de to bygninge-ne, og leier videre ut til Kroloftet på lengre kontrakt.

Oslo kommune kjøper deler av eiendommen for 9000kr.





Spring/summer_May 26th

Fall_October 4th

Fall/winter_November 28th

Main entrance. Staircase 1m up

Vehicle entrance U1. Ramp 1:11

Vehicle entrance U2. Ramp 1:7

+60

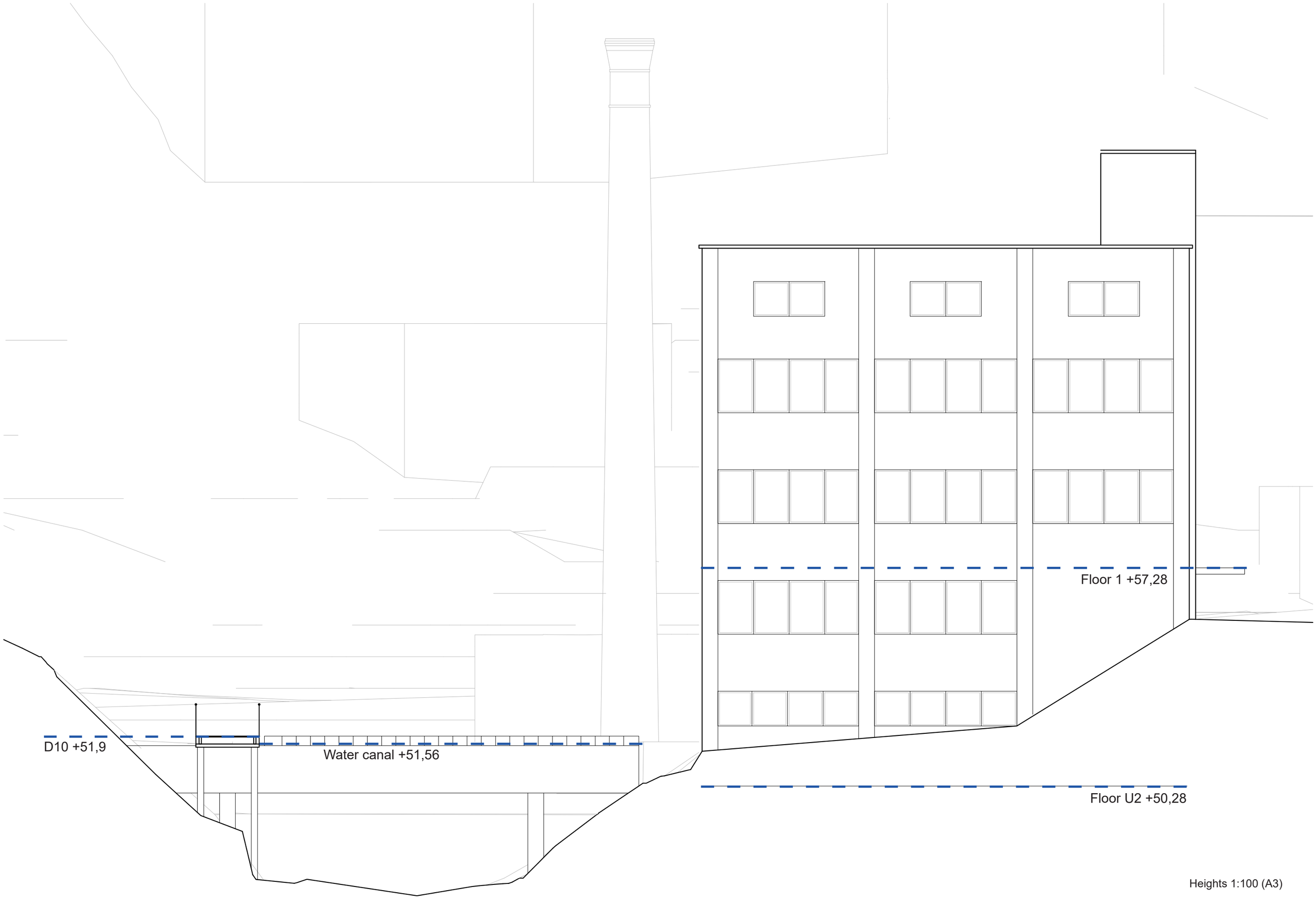
+55

+50

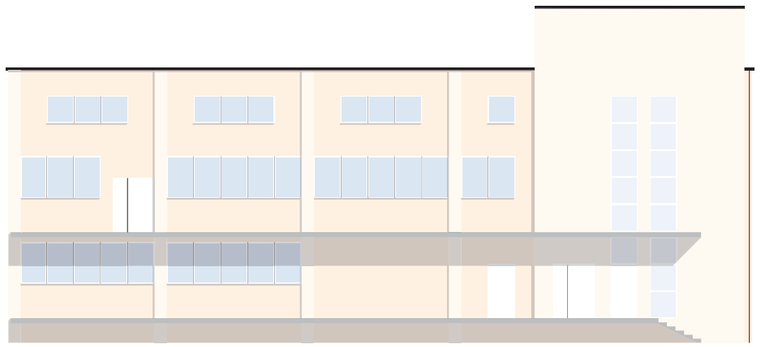
+45

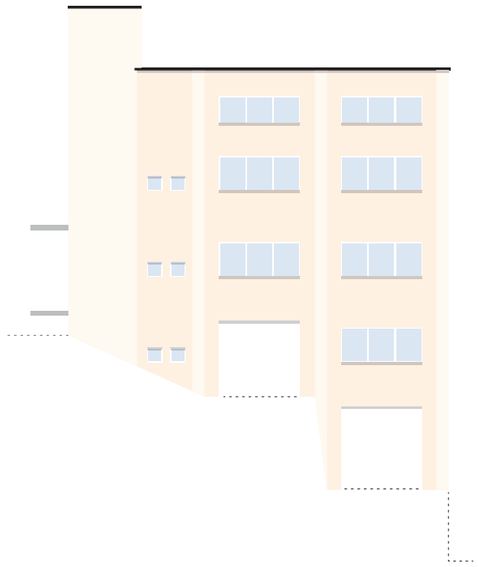
Placement in terrain 1:200 (A3)

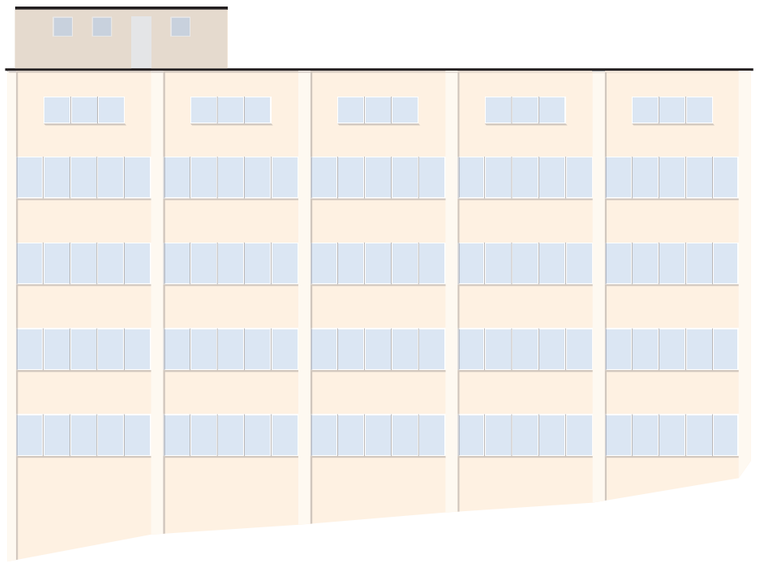
1 5 10

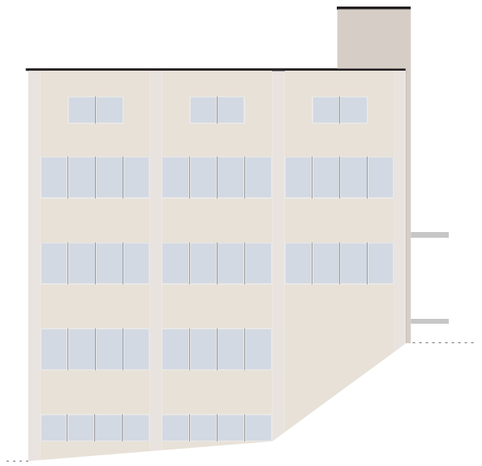


Heights 1:100 (A3)

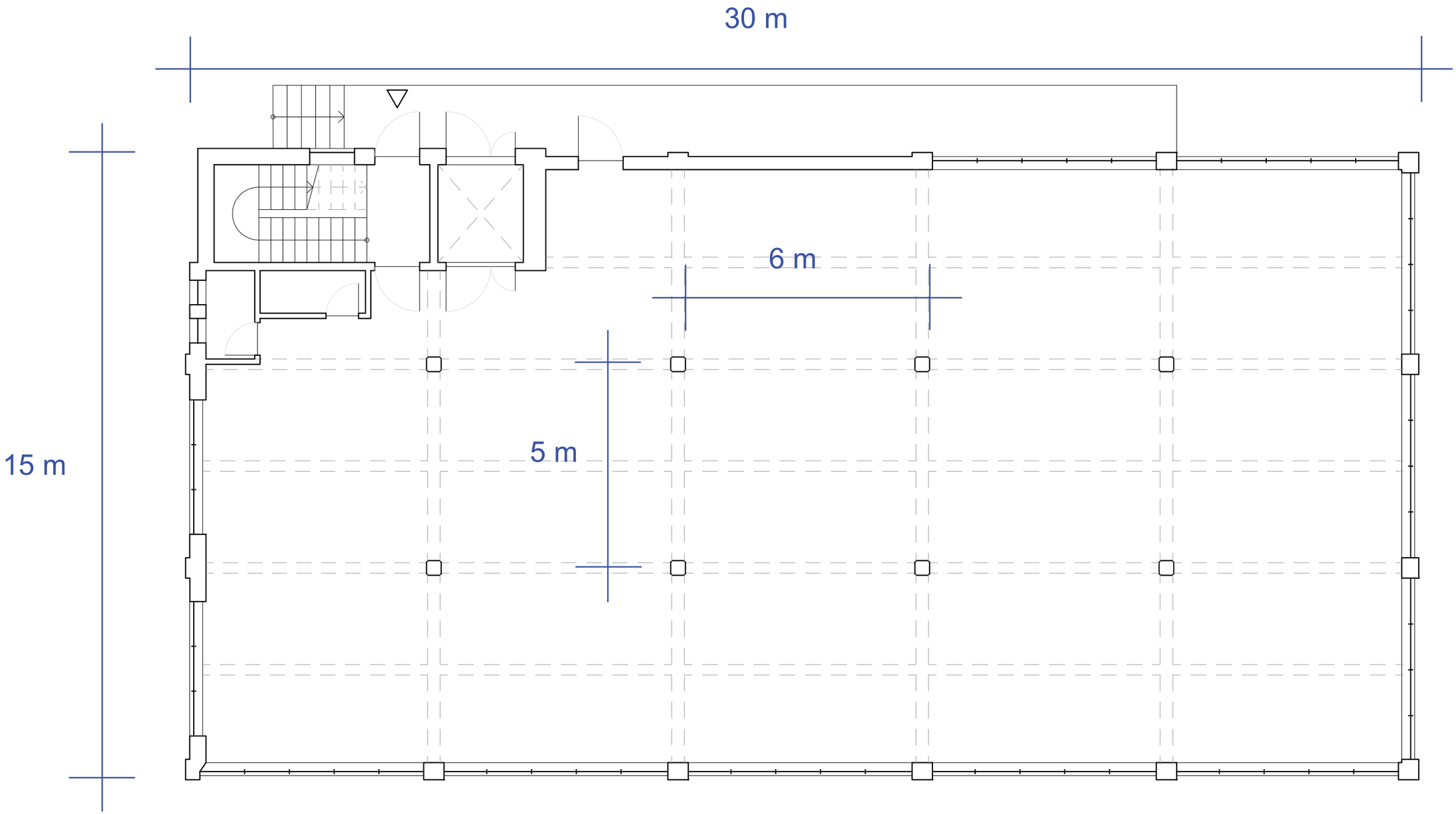




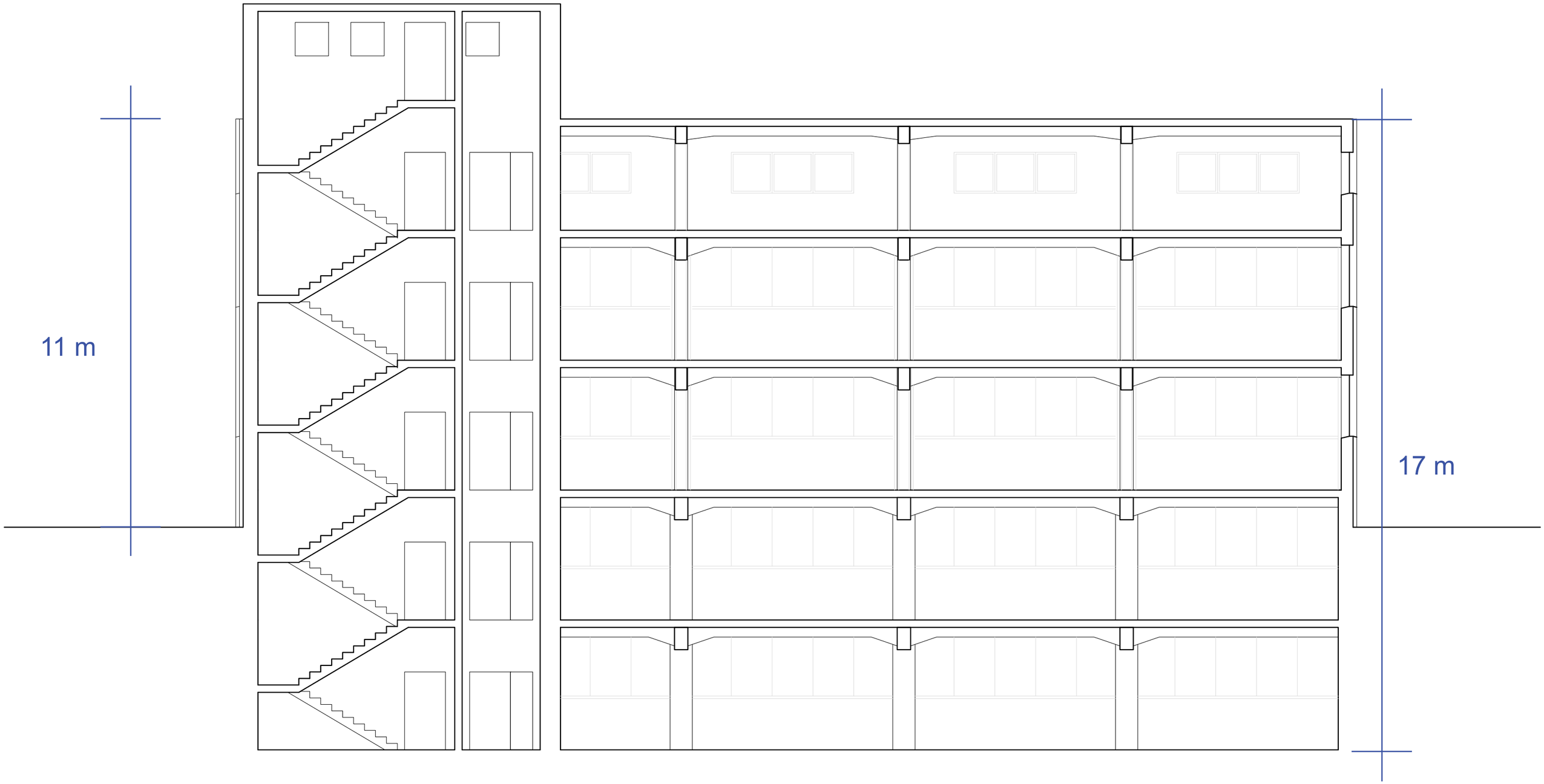




Facades 1:250 (A3)



Plan 1st floor 1:100 (A3)

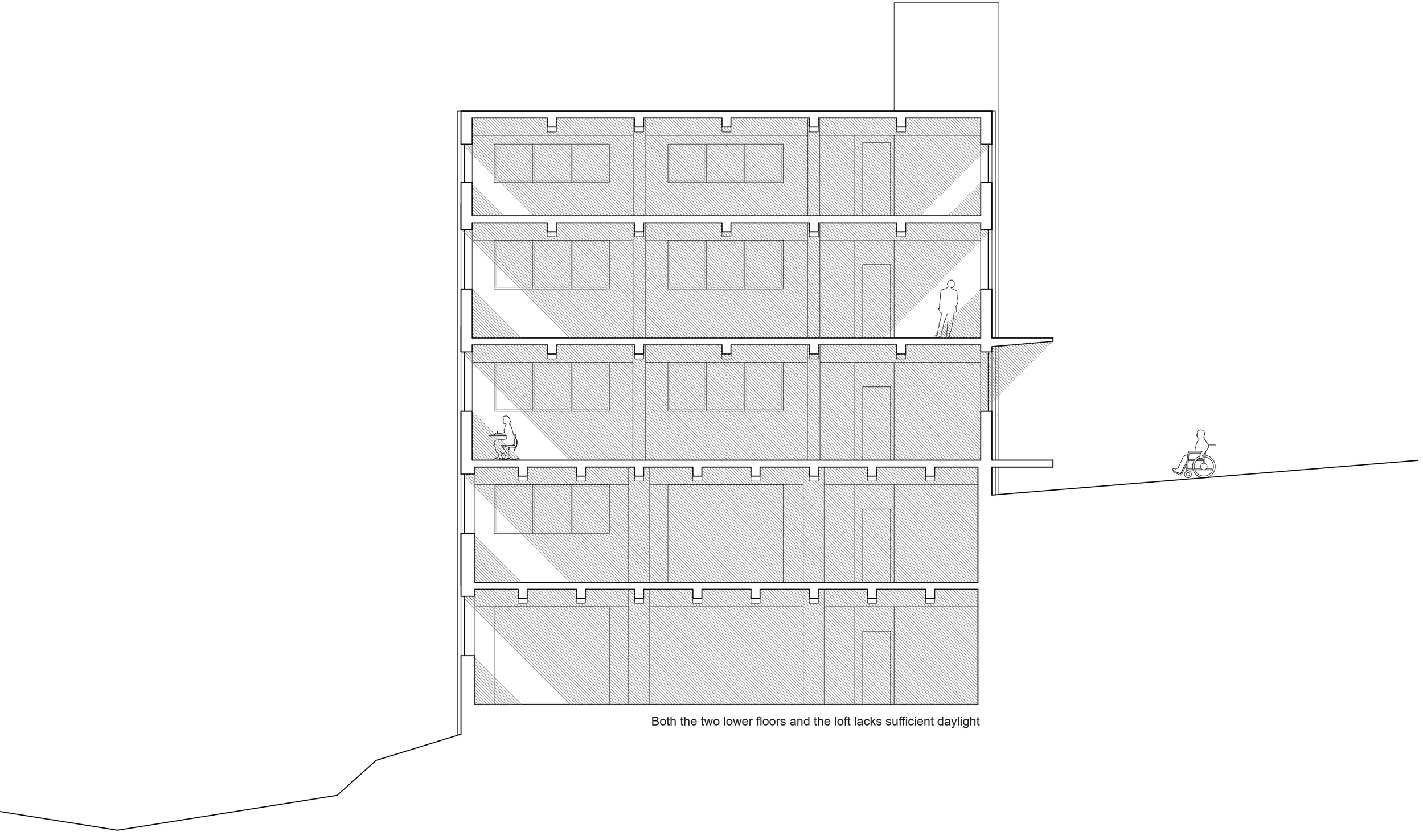


Long section 1:100 (A3)

Fire escape

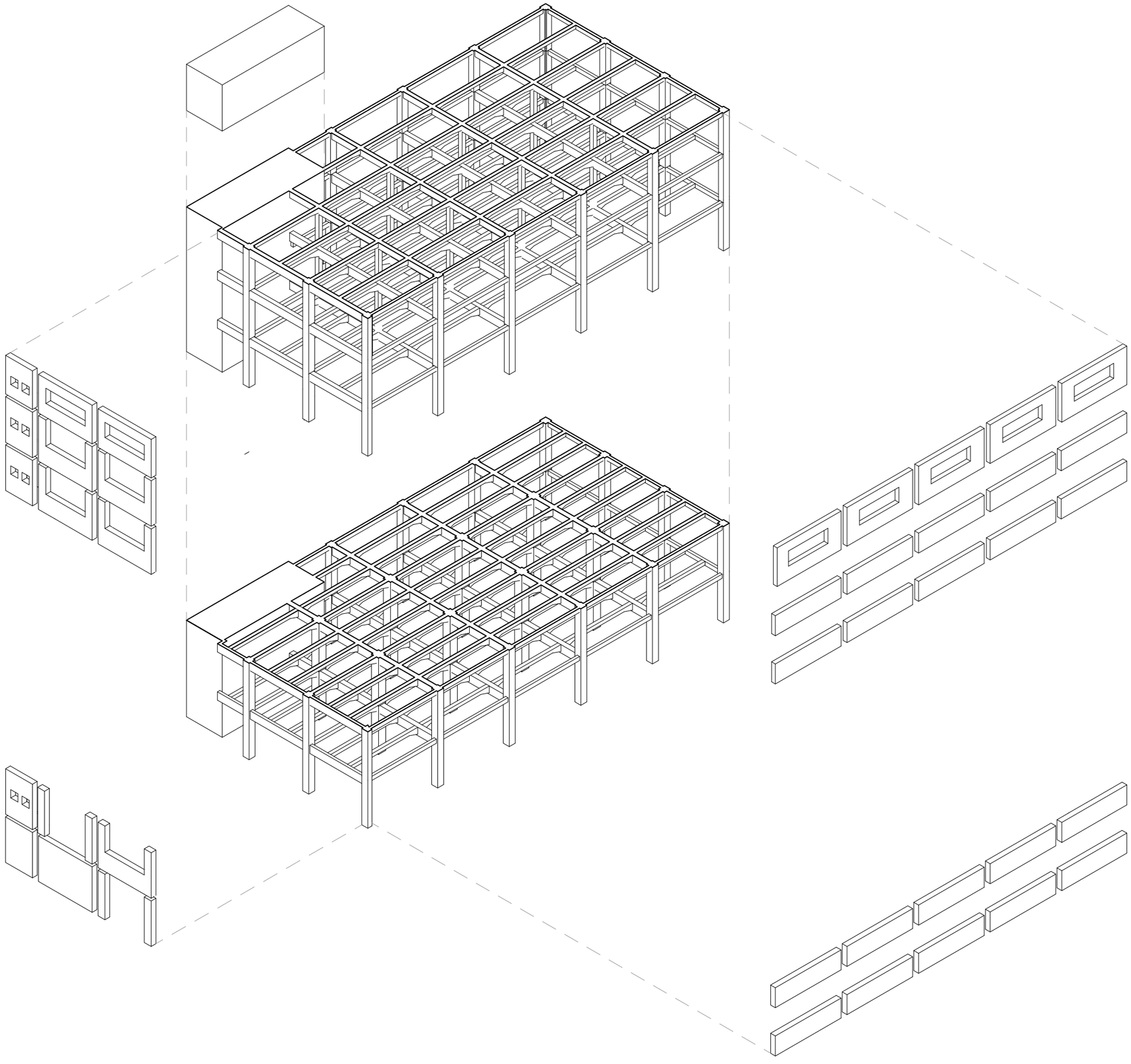
Concrete skeleton grid, U2 floor

Window band rythme, 2nd floor



Both the two lower floors and the loft lacks sufficient daylight

Short section 1:100 (A3)



Axonometric of concrete skeleton and brickwork 1:300 (A3)

Summary building analysis

Structure: The building consist of a concrete skeleton spanning both directions. It is 30 meters long and 15 meters wide, divided into a grid of 5m x 6m. There is 3,5 meters between the floors, which results in a generous ceiling height.

> The structural logic and strenght offers possibilities to build on the roof.

Climatic shell: The factory is uninsulated and the concrete skeleton is visible from the outside. The openings are concealed with bricks and glass. Much energi is needed to heat up the building.

> Insulation is needed, either on the outside or the inside of the facade.

Fire escape: There is only one staircase and elevator in the building. This is not sufficient according to Norwegian standards (Tek17) in an office building.

> Additional fire escape.

Accessibility: The building has entrances on three floors: a garage door on the two subterranian floors and a regular door on the ground floor. None of these are wheelchair accessible according to Norwegian standards because of steep slopes and staircases.

> Universally designed entrances.

Daylight: The volume is 15 meters deep. The generous ceiling height and relatively tall window bands makes the floors above ground level light. The loft has smaller and lower-sitting windows which makes this floor darker even though less sunlight is blocked by trees. The subterranian levels recieves daylight from two and three facades. This makes part of the floors dark, depending on artificial lighting even during the daytime.

> The two subterranian floors and the loft needs more daylight than they recieve today.

Space: The concrete structure and the continious window bands are, in my opinion, the greatest qualities of the space. The window sill is almost 1,5 meters tall, making the outer wall seem more like a barrier than an opening. The dence concrete surfaces makes the acoustics quite bad.

> The beam structure in the ceiling should not be hided with technical infrastructure. Along the perimeter the floors should be liftet so that the window sill is 0,8 meters, the same as a desk. The empty space below can be used for technical infrastructure.

Communication: The different floors are only connected by a closed fire escape. This makes every floor delimited from each other.

> The similar functions, as the different workshops I´m planning in the three lower floors, should have a visual connection.