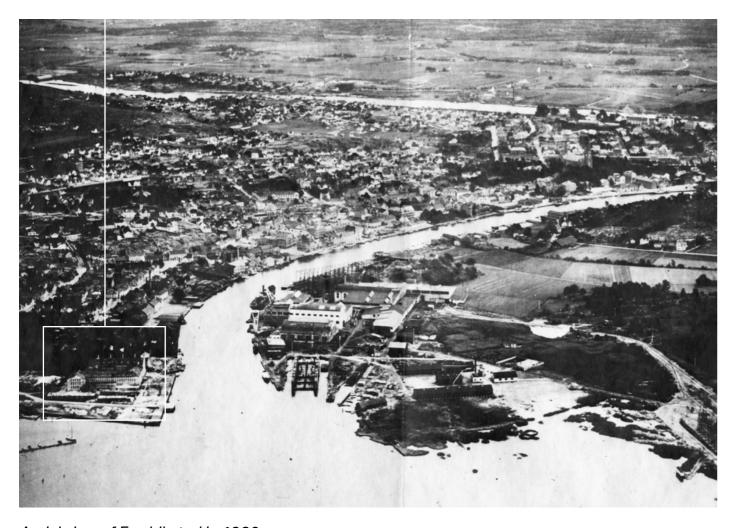


3. Analyzes

BACKGROUND	4
SITE	54
BUILDINGS	74
PORCELAIN	128

Past and present Fredrikstad

Norsk Teknisk Porselensfabrikk



Aerial view of Fredrikstad in 1920. The site in the south west corner.

Along the river Glomma, the city was built on sawmills, brickyards and shipyards. Especially after World War I, where most of the goods needed where produced in or around the city. This made Fredrikstad the one of the most important industrial cities in Norway in the early 1900s.

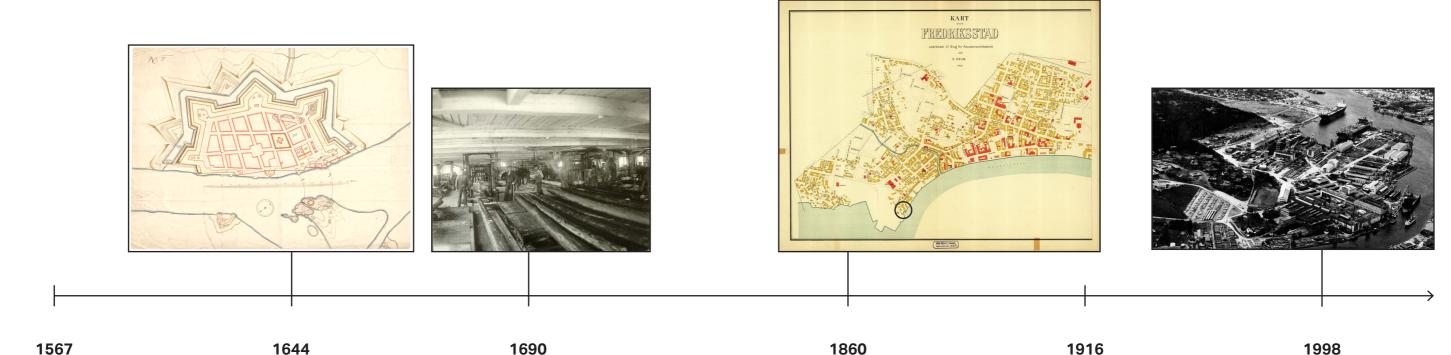
Norsk Teknisk Porselensfabrikk



Densification strategy created by the Municipality of Fredrikstad and alt. arkitektur.

The historical development of the city, going east to west, can be followed along a public river promenade. Today, almost all industry is gone, and have been replaced with housing developments. The volumes marked blue are areas the Municipality plan to densify in the years to come.

Historical timeline of Fredrikstad



Establishement

Borg (Sarpsborg) burns down, and king Frederik II decides official for to move the city closer defence to Glomma's estuary. The Sweder bourgeoisie moved and the city privileges were transferred military. to the new city.

Fredrikstad becomes an official fortified town, after a

Fortified town

defence point in Bohuslan in Sweden was shut down. It was also the rising times of the The city fires

After several city fires, it was decided to move housing to the west side of Glomma. This meant that the fortified city would turn into a fortress with only military present.

Plankebyen

A suburban area were decided built closer to the harbour at Gressvik, Trosvikstranda. This is also the start of "plank era". Fredrikstad Mekaniske Verksted is established at Kråkerøy. 1916 Norsk Teknisk Porselen

Norsk Teknisk Porselen (NTP) is established. The first building were drawn by Arthur Brynhildsen, and accordning to the current trends, the building has a functionalistic style.

The closing of the wharf

Fredrikstad Mekaniske
Verksted is officially closed.
7000 workplaces get lost.
NTP is still going strong, and getting more clients after the recent development of plastic products.

The historical development of Fredrikstad



Gressvig Brug (1873)

From saw mills \rightarrow



Fredrikstad Mekaniske Verksted (1898)

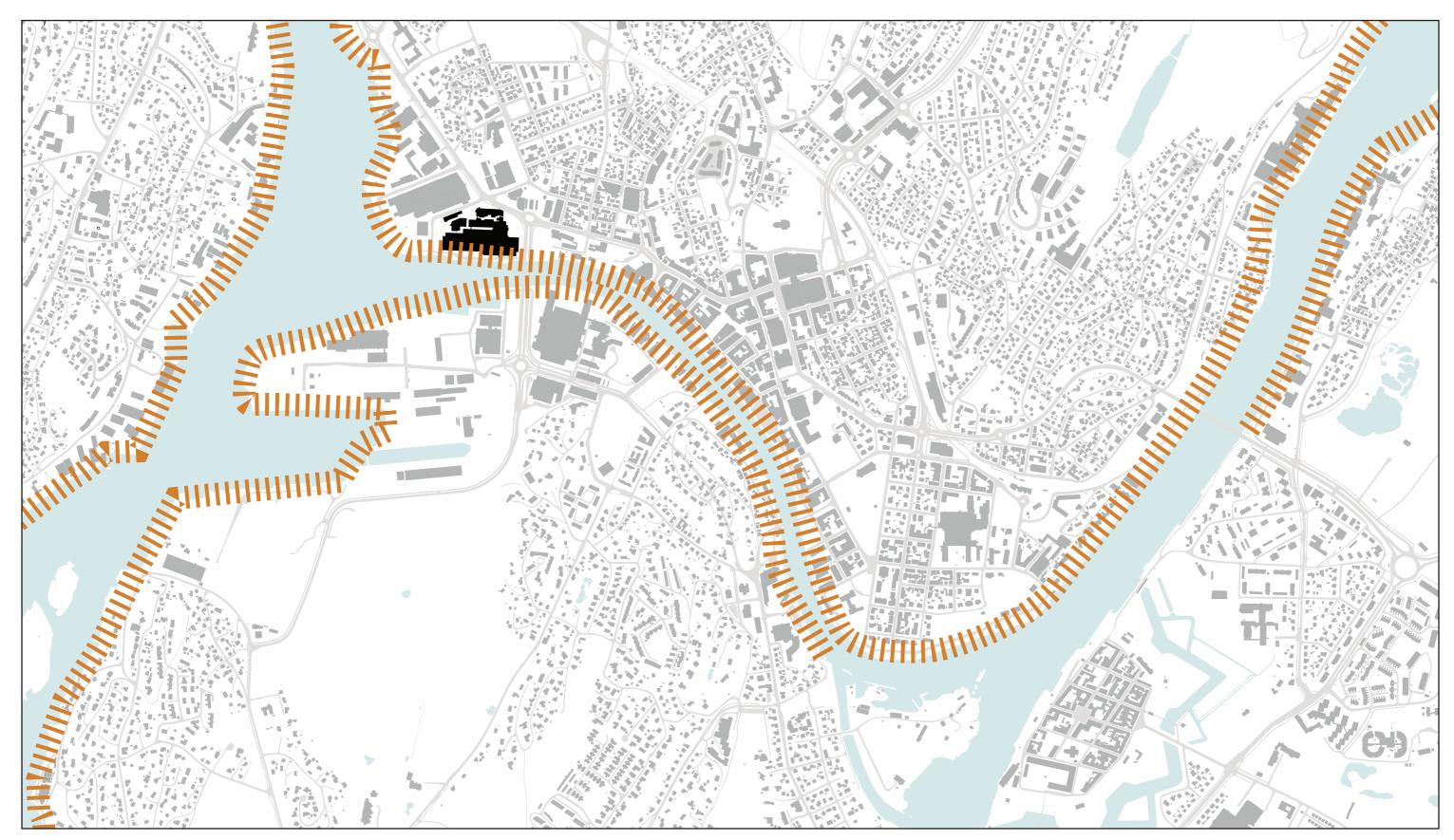
to docklands and factories.



Norsk Teknisk Porselen (1916)

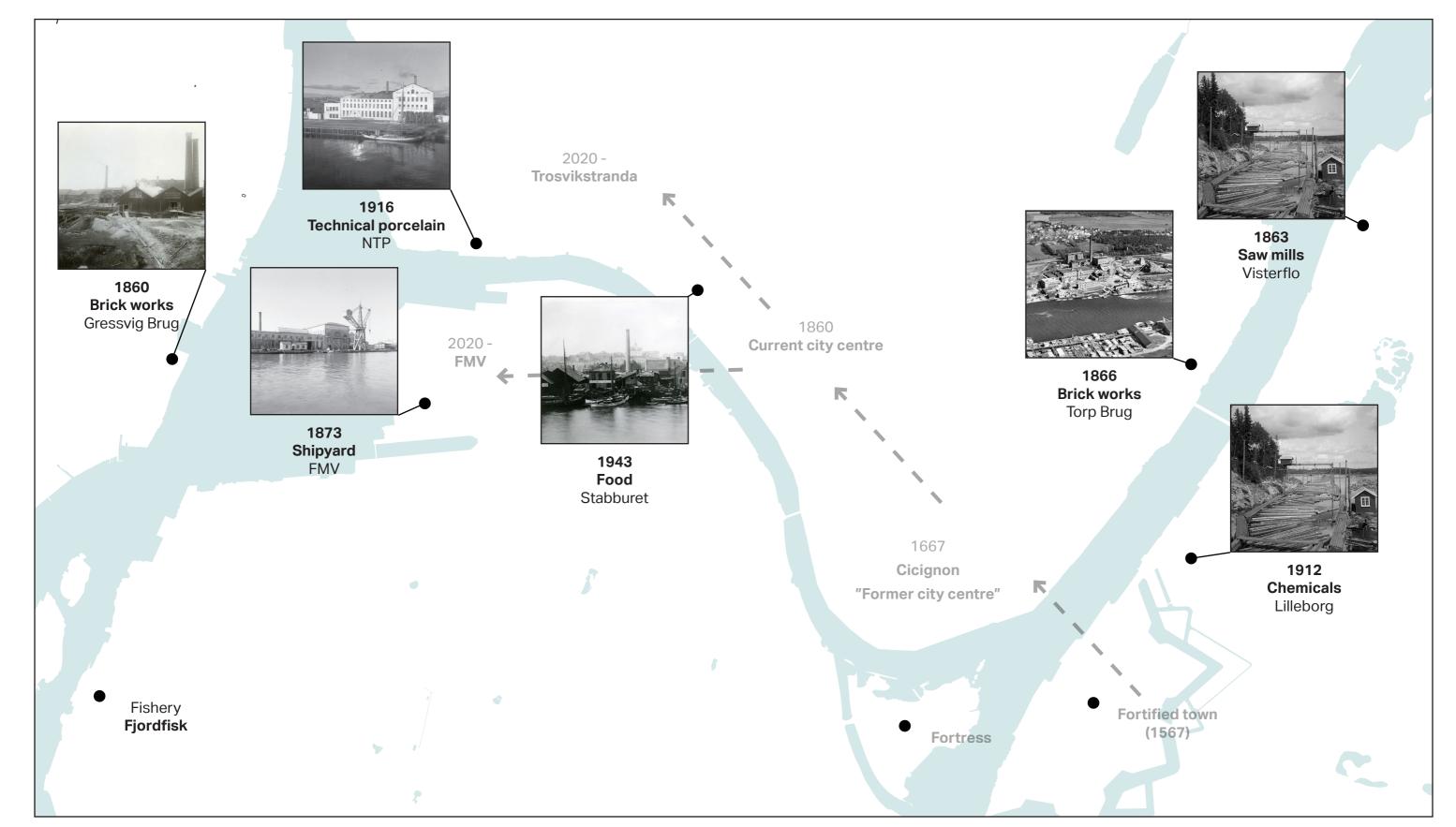
The industrial belt along the river Glomma early 1900s

Former industrial establihsments



The river Glomma as the artery through the city

City development pattern Industrial establishments



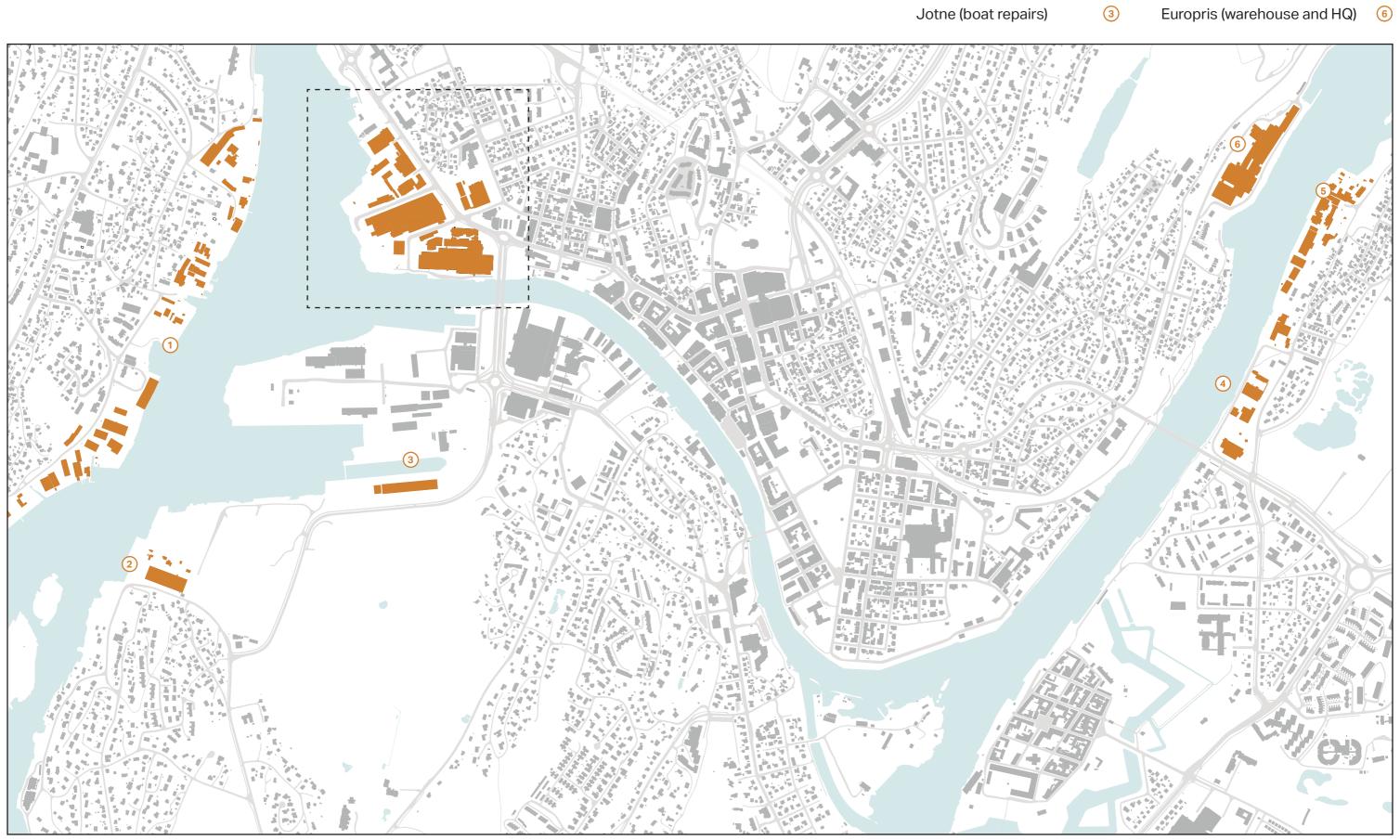
Current industrial establishments

Marine service industry Stene Stål (recycling) Jotne (boat repairs)

2

Unger (soap and chemicals)

Europris (warehouse and HQ)

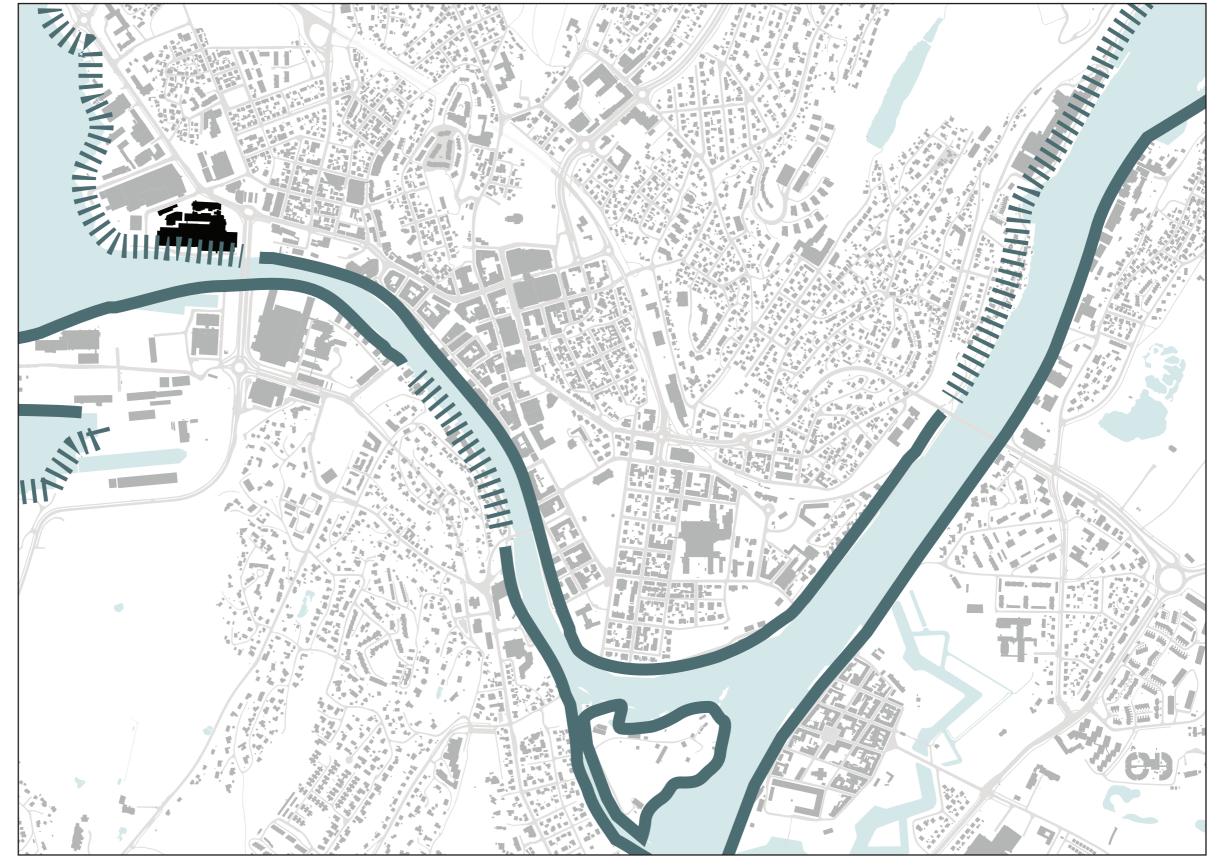


Industry replaced by a river promenade

Accessible river promenade
Unaccessible river promenade

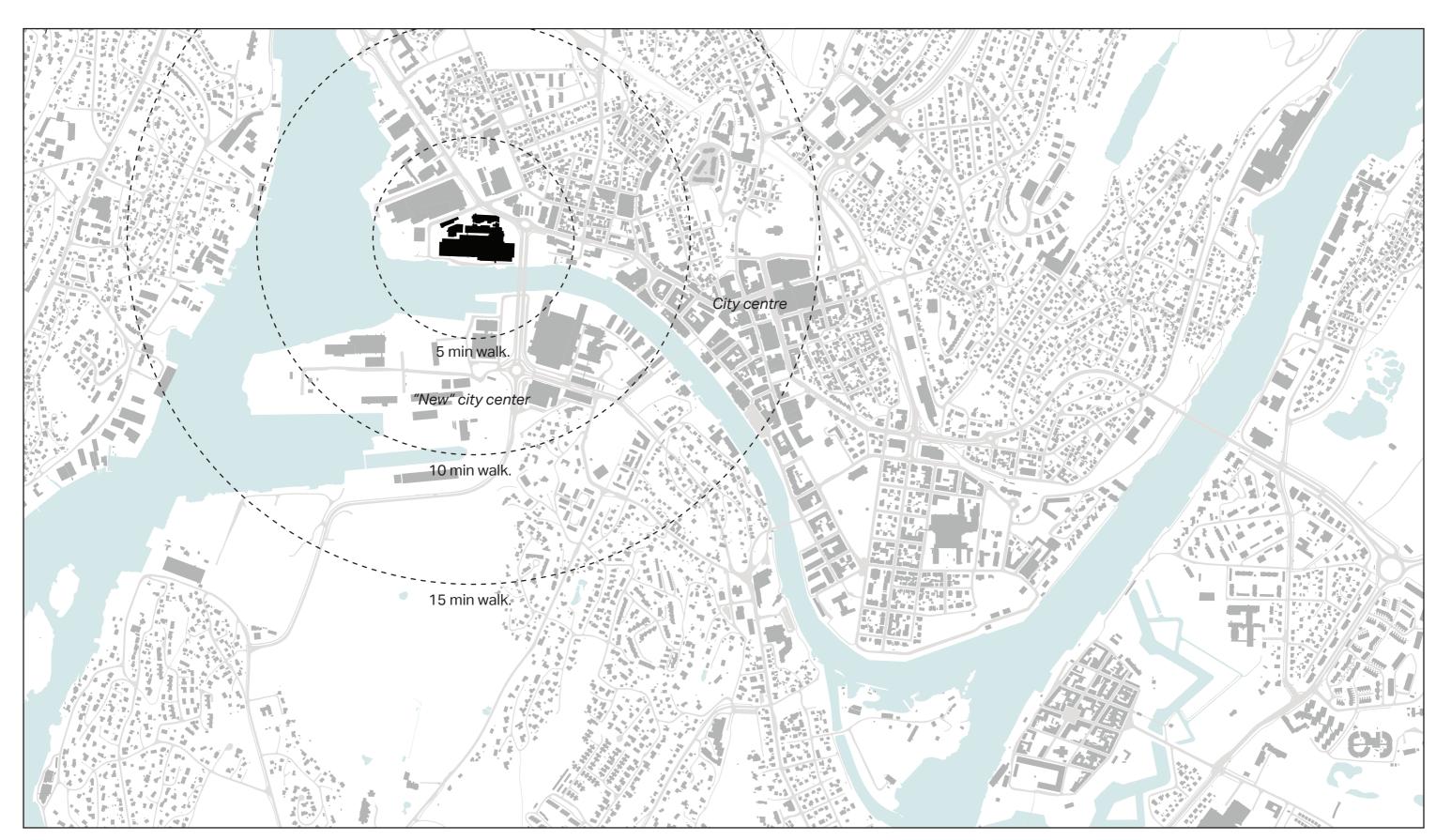


Glomma is the historical premise for the city's existence, and in recent years the river has been strongly active in the city. Glomma divides the town between the west and east sides, Kråkerøy and Gressvik, and Isegran. The industry was previously heavily involved in the "river promenade" from the Øra industrial area via Gressvik, to Sarpsborg.



The chosen site

Norsk Teknisk Porselensfabrikk (NTP)

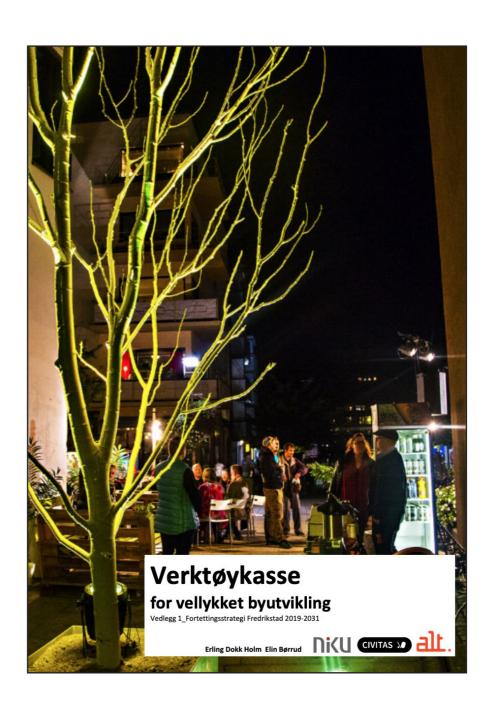




Densification strategies from the Municipality



Densification strategy Fredrikstad 2019 - 2031



Toolbox for succesful city planning Fredrikstad 2019 - 2031

Toolbox for successful densification, according to the Municipality of Fredrikstad

- **1** Take care of nature and outdoor areas save the "delights" for the new generations.
- **2** Densify existing city enhance growth from the inside out.
- **3** Prioritize walking, cycling and public transport create a fine-meshed and cohesive network.
- 4 Create new connections and new urban areas.
- 5 Take advantage of the town's distinctive features pay attention to protection plans and adapt new development measures.
- 6 Adapt new projects to existing structure create private plans for more than one building.
- 7 Ensure good living conditions with good urban spaces and rooms for living.
- 8 Strengthen the city as a framework for city life and create attractive public spaces.
- **9** Contribute to a mix of functions with housing, shopping, culture and leisure.
- **10** Ensure a varied housing offer several typologies can meet several groups.



Toolbox for succesful city planning Fredrikstad 2019 - 2031

Critique of the toolbox

Comment

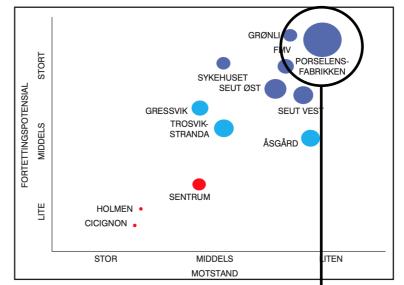
That's why you want to densify the site of Porselensfabrikken with 140%?

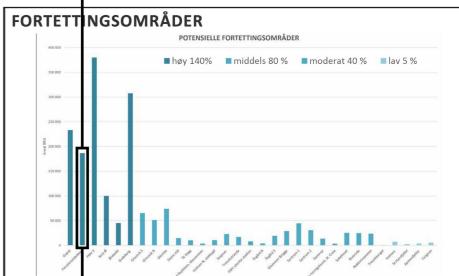
Take advantage of the town's distinctive features - pay attention to protection plans and adapt new development measures.

Comment

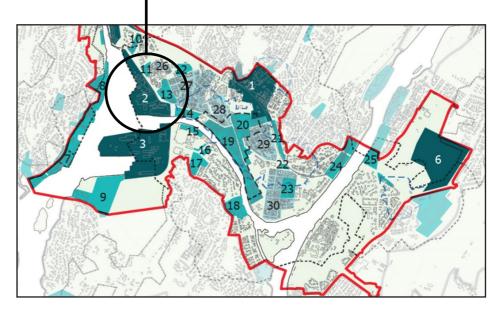
What about workplaces like factories or production facilities? Not in the city centre?

9 Contribute to a mix of functions with housing, shopping, culture and leisure.



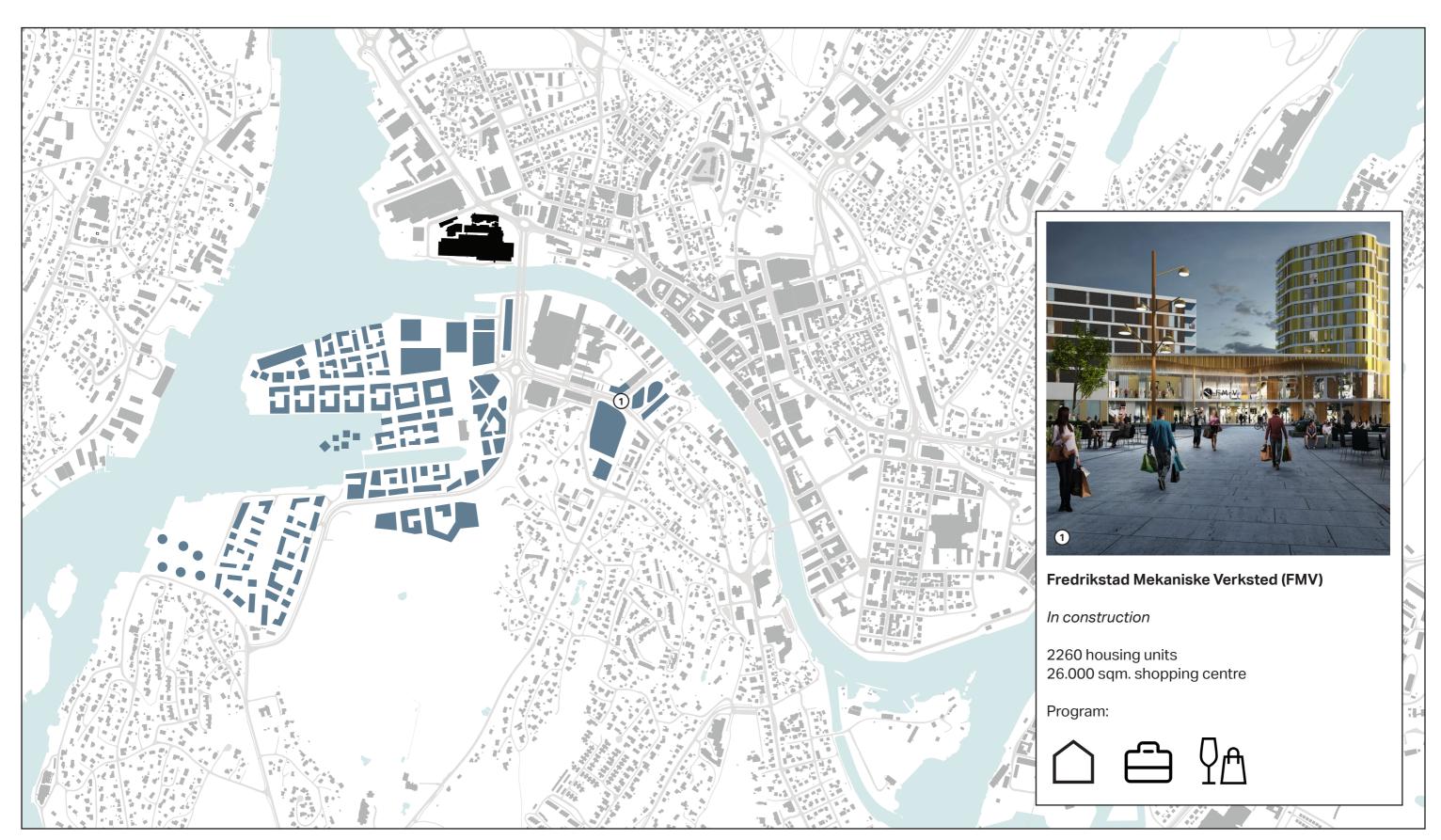


NTP site with a 140% possible densifiction rate. (Source: alt. arkitektur)



The sites coloured blue are marked as the areas where it is suitable for densification in the future. All of them former industrial sites.

Current city densification plans

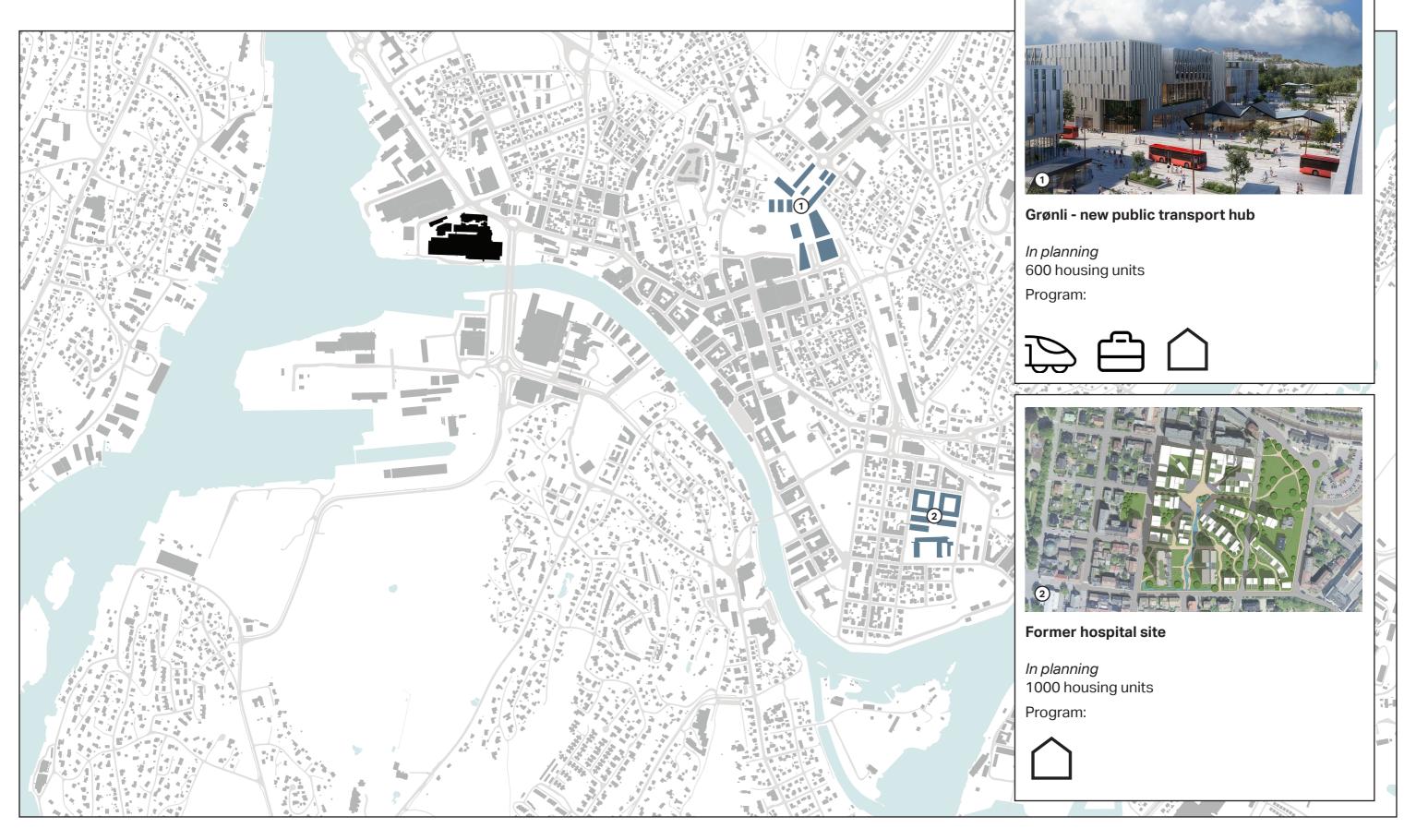


Current city densification plans

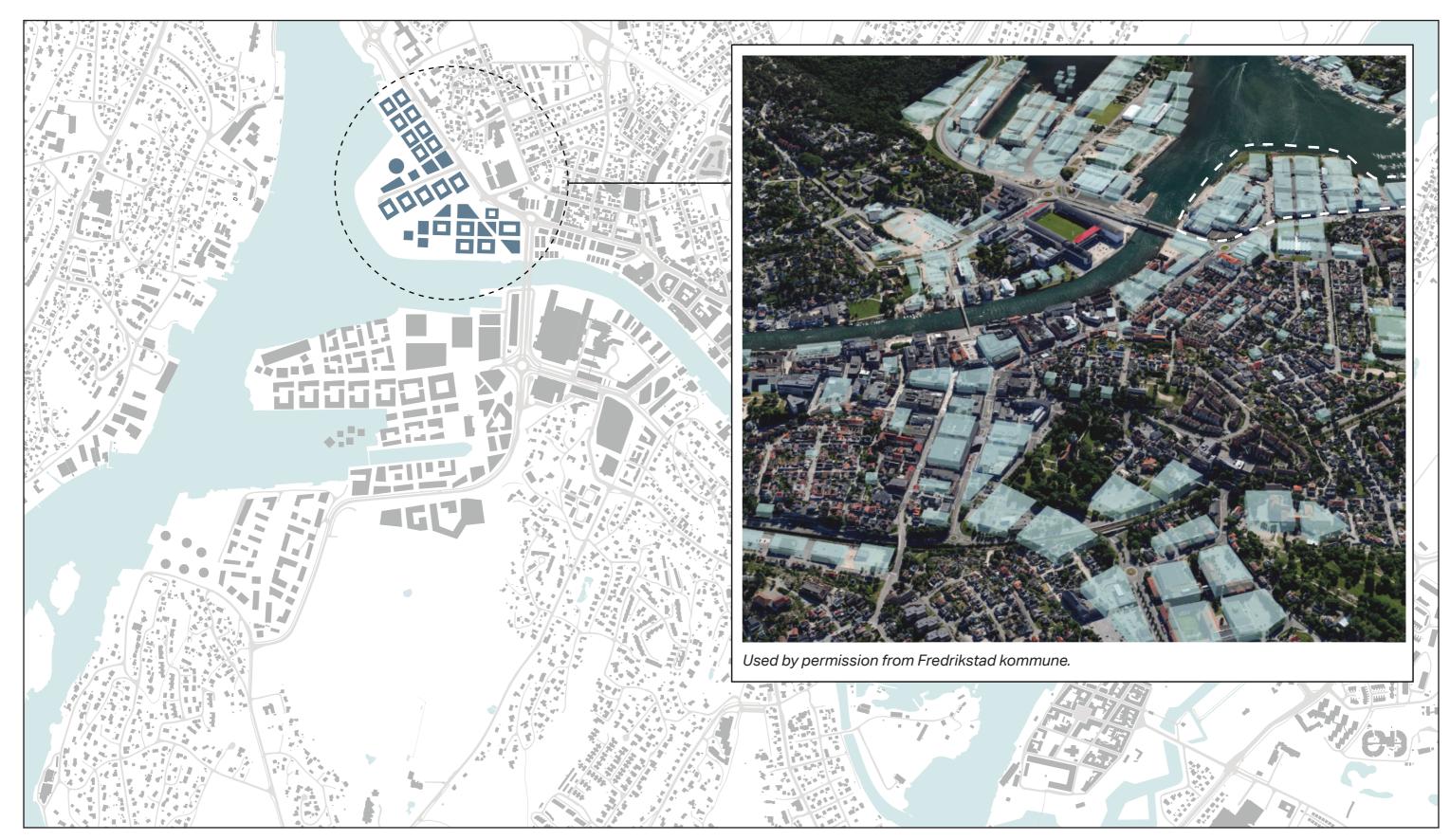




Current city densification plans



Possible future densification plans at the Porselensfabrikken site



Values

Value registration

1) The program as an industrial value

The industrial facilities are large and significant elements in the cityscape, and they represent an important part of the city's history. An important factor is that this factory is the only operating in the city centre, as the only trace of the industrialized city of Fredrikstad.

2) Facade as a historical and an identiy value

The NTP façade facing the river has a very characteristic silhouette and serves as a landmark in the area. The area is part of a business history that can be placed in a larger context at the local and regional level, which indicates that the industrial area has played a central role in Fredrikstad's urban development.

3) The plot as an economical and market value

As the city of Fredrikstad expanding, both towards Værste and Trosvikstranda, the plot is getting more attractive. The plot is attractive, and is expected to have a high market value. Important to keep as a factory.

4) Political value

With the development of the area of Trosvikstranda, there is a heated discussion of the neighbouring plots. In fact, none of the tenants in the area wants to leave. Every time a new urban development concept is published, there is a new discussion on whether the city is only for housing and no industry.

Right:

Current regulation document. Riksantikvaren propose to expand the cultural heritage area towards Gressvik, because of its central part of the industrialization. In my opinion, it then also needed to preserve NTP as the only existing evidence of this industrialization.



NB!-registeret - Revisjon

Høringsnotat Dato: 28.05 2020 vfh/sab

Kulturmiljø: K251 Fredrikstad FMV

Tema:

Forslag til endring av kulturmiljøets avgrensning

Begrunnelse:

Kulturmiljøet er ment å fortelle historien om Fredrikstads Mekaniske Verksted. Innenfor dagens avgrensning inngår administrasjonsbygninger og verksteder mot Vesterelva.

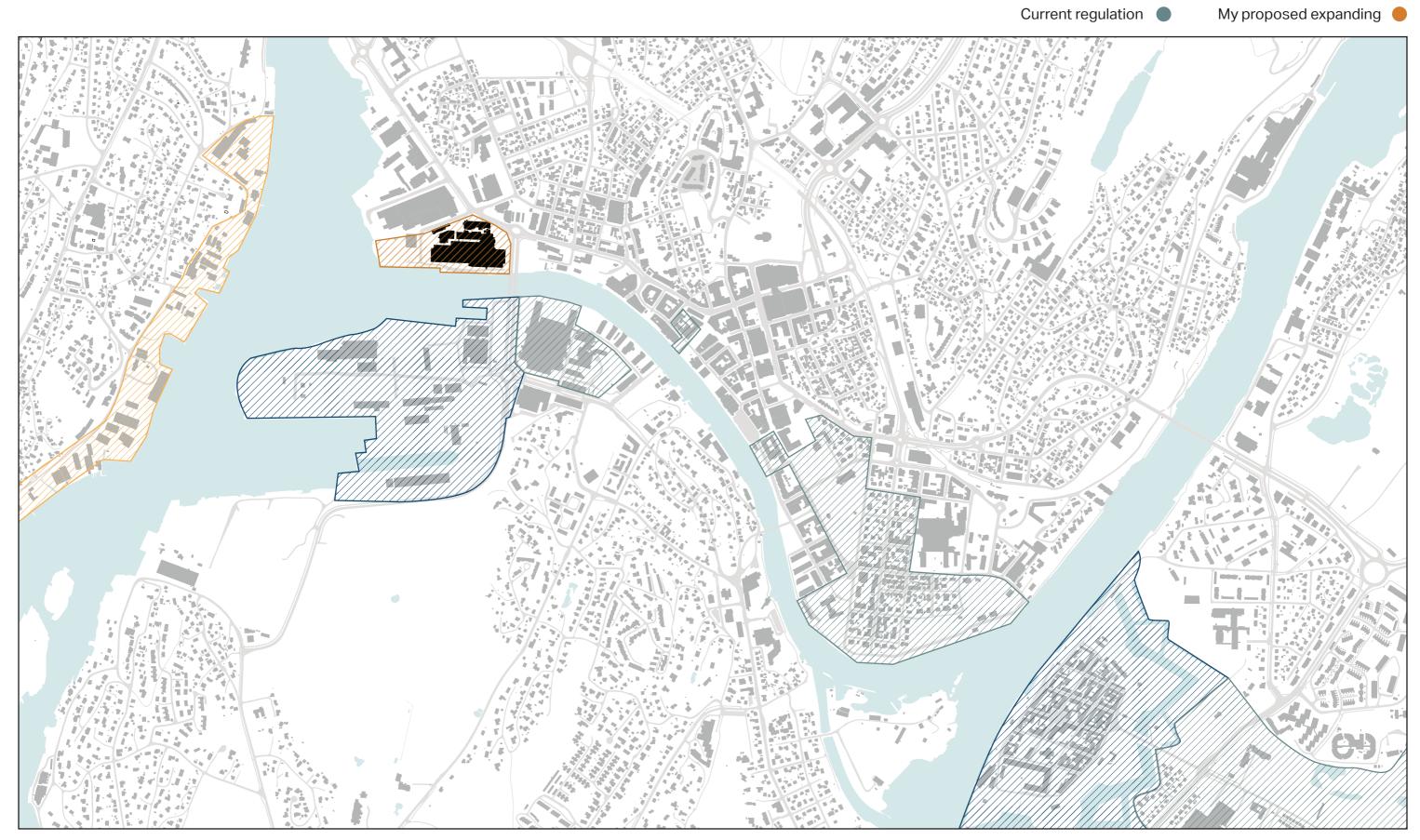
Kulturmiljøet foreslås utvidet ettersom området mot Gressvik er en sentral del av den industrihistorien som danner begrunnelse for oppføring i NB!-registeret. Innenfor foreslått utvidelse (Fig. 1) finnes der blant annet maskinhaller, dokk og kraner. Innenfor utvidelsen finnes der planer for omdannelse og videre utvikling. I den forbindelse vil Riksantikvaren med utvidelsen signalisere at de industrielle strukturene bør inngå som ressurs i kulturmiljøets videre utvikling.



 $\label{eq:fig:continuous} Fig.~1 - Tidligere~avgrensning~i~oransje/brun~farge.~Den~foreslåtte~nye~avgrensningen~er~vist~i~rød~farge.$

Values

Current regulation statues

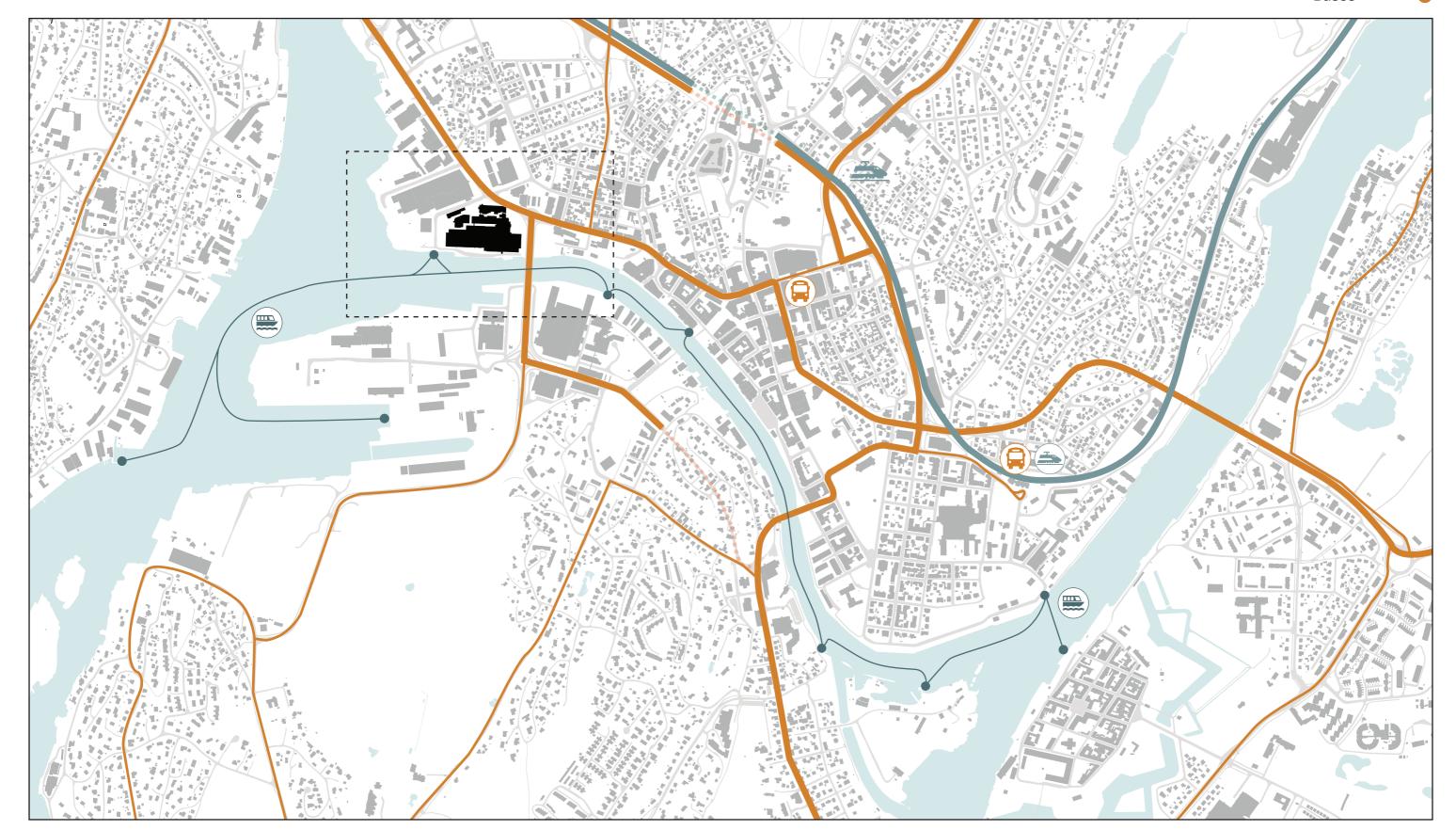


"Kulturmiljø"

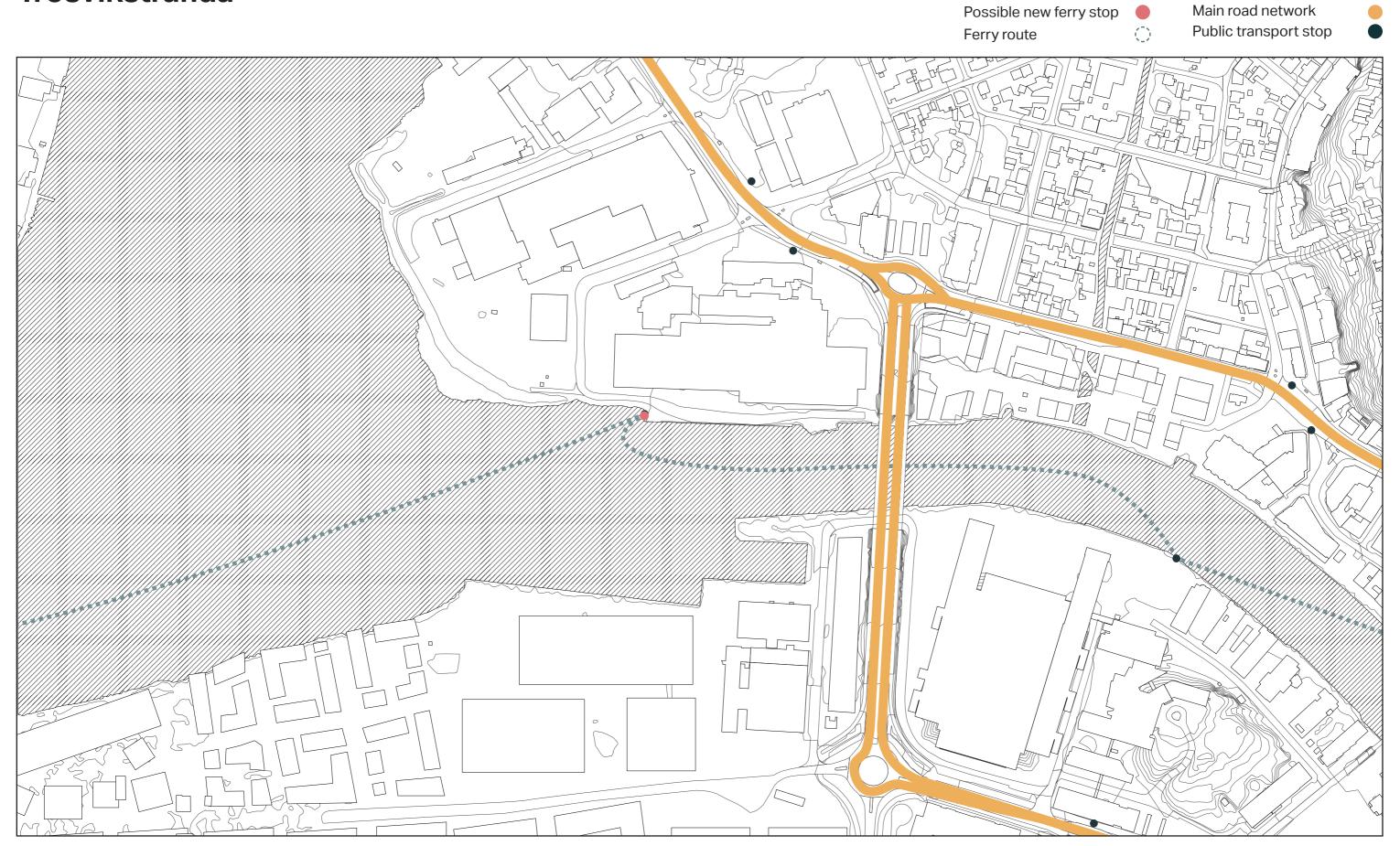
Proposed expanding

Infrastructures of the city

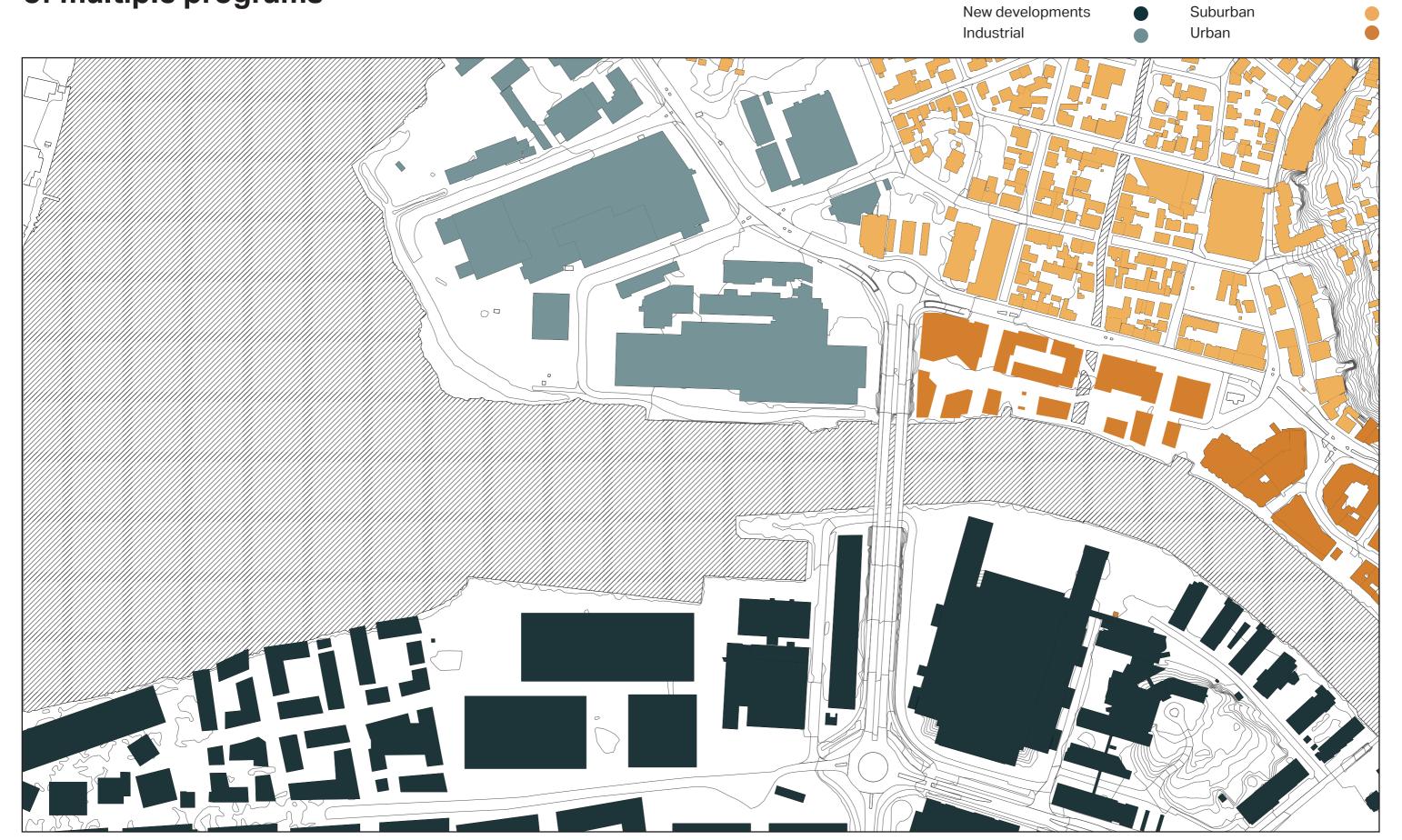
Train
Buses



Infrastructures of Trosvikstranda



The plot in the borderline of multiple programs



Current establishments at Trosvikstranda

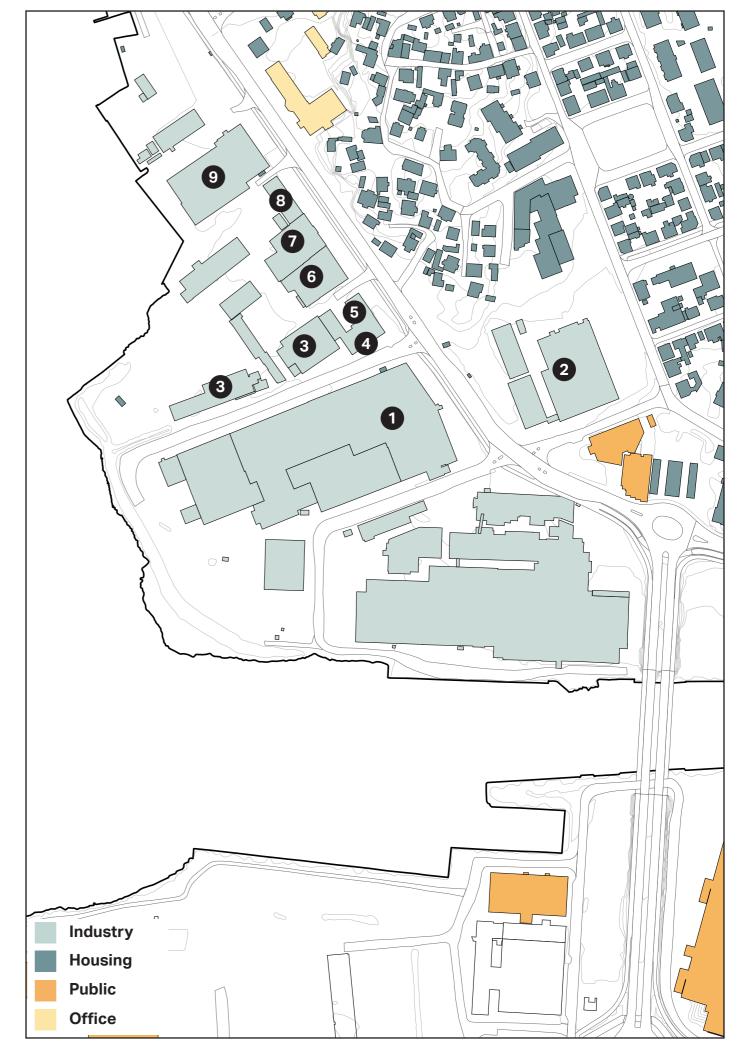
Brynildsen Group

Factory and HQ
Producer of sweets and nuts
Status: factory will go international in a few years

Sleipner Motor

Factory and HQ
Producer of marine engines and propellers
Status: factory will go international in a few years

- **Berggård Amundsen** Electronics store
- **Onninen**Grossist
- **6** Kokkim Trykkeri Publisher
- **6** Friskis & Svettis Gym
- **Express Vask / Heidenreich**Cleaner / Truck producer
- **3 JKE Design / Glass & Ramme** Kitchen producer / Framist
- Toyota Fredrikstad
 Car dealership



Demography

The Municipality of Fredrikstad recently published a report showing the living conditions in each borough of the Municipality. The report was based on 12 factors:

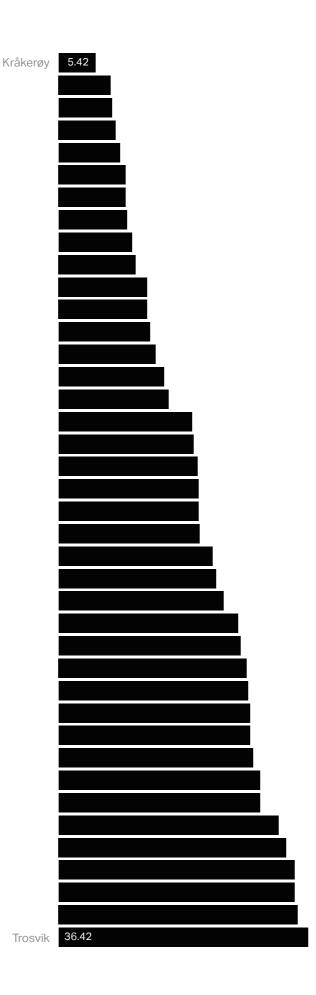
- 1 Child share
- 2 Immigrants
- 3 Relocations
- 4 Low education (30-39 years)
- 5 Higher education (30-39 years)
- 6 Net income (median income after tax)
- 7 Persons in low-income households
- 8 Registered unemployment
- 9 Social assistance recipients
- 10 Recipient of AAP

11

- (Arbeidsavklaringspenger)
 Youth unemployment rate
- 12 Proportion of single people

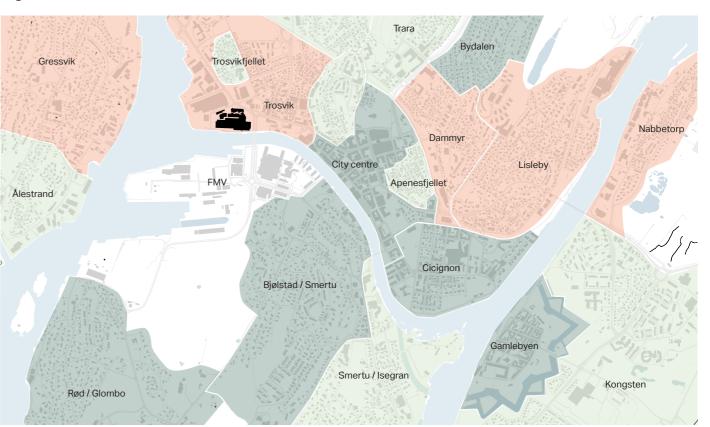
Holmen and Seut (NTP is situated here), parts of the city center, and the areas on both sides of Glomma (on Lisleby and Selbak) have stood out with the the biggest challenges in terms of more children in low-income families, higher unemployment rate, a high proportion of immigrants and more recipients of social assistance.

The table is showing the welfare rate in the Municipality. It's based on a scale from 1 - 40, where 40 is the lowest score.

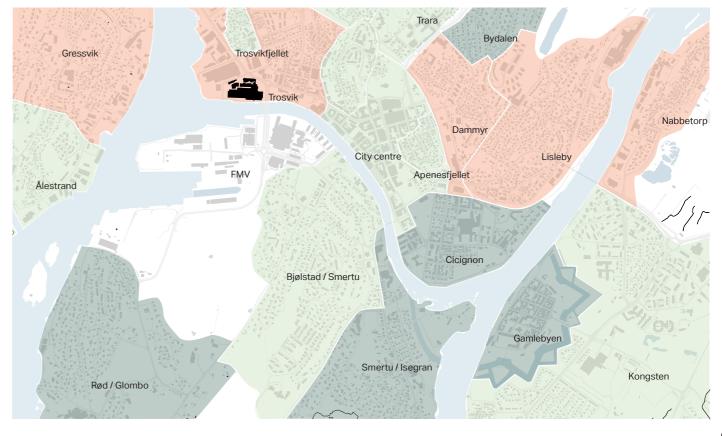


- Above 50%
- Equally divided
- Under 50%

Higher education rate



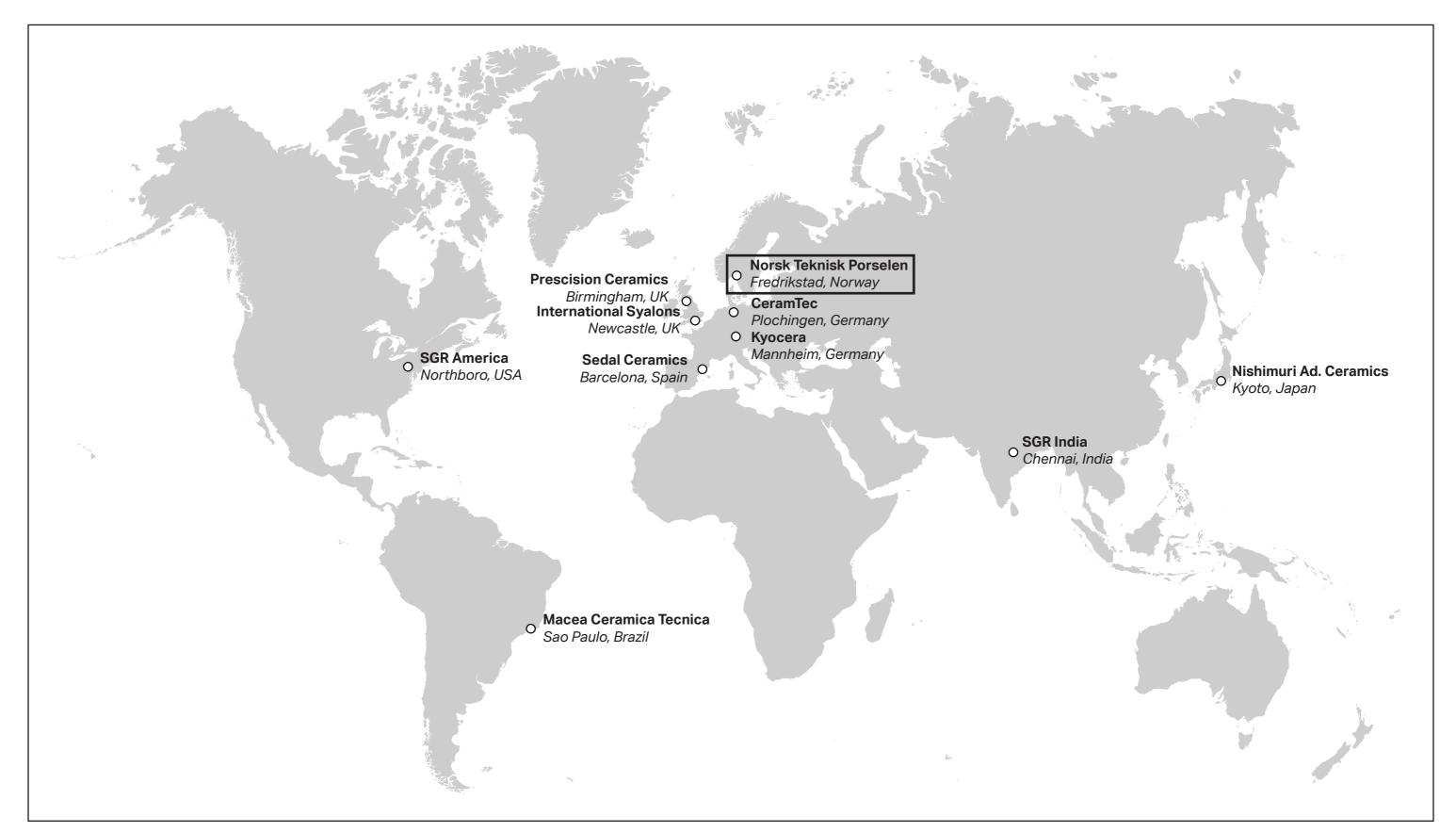
Unemployment rate



Site

Site

One of few technical porcelain factories in the world



Site and intention

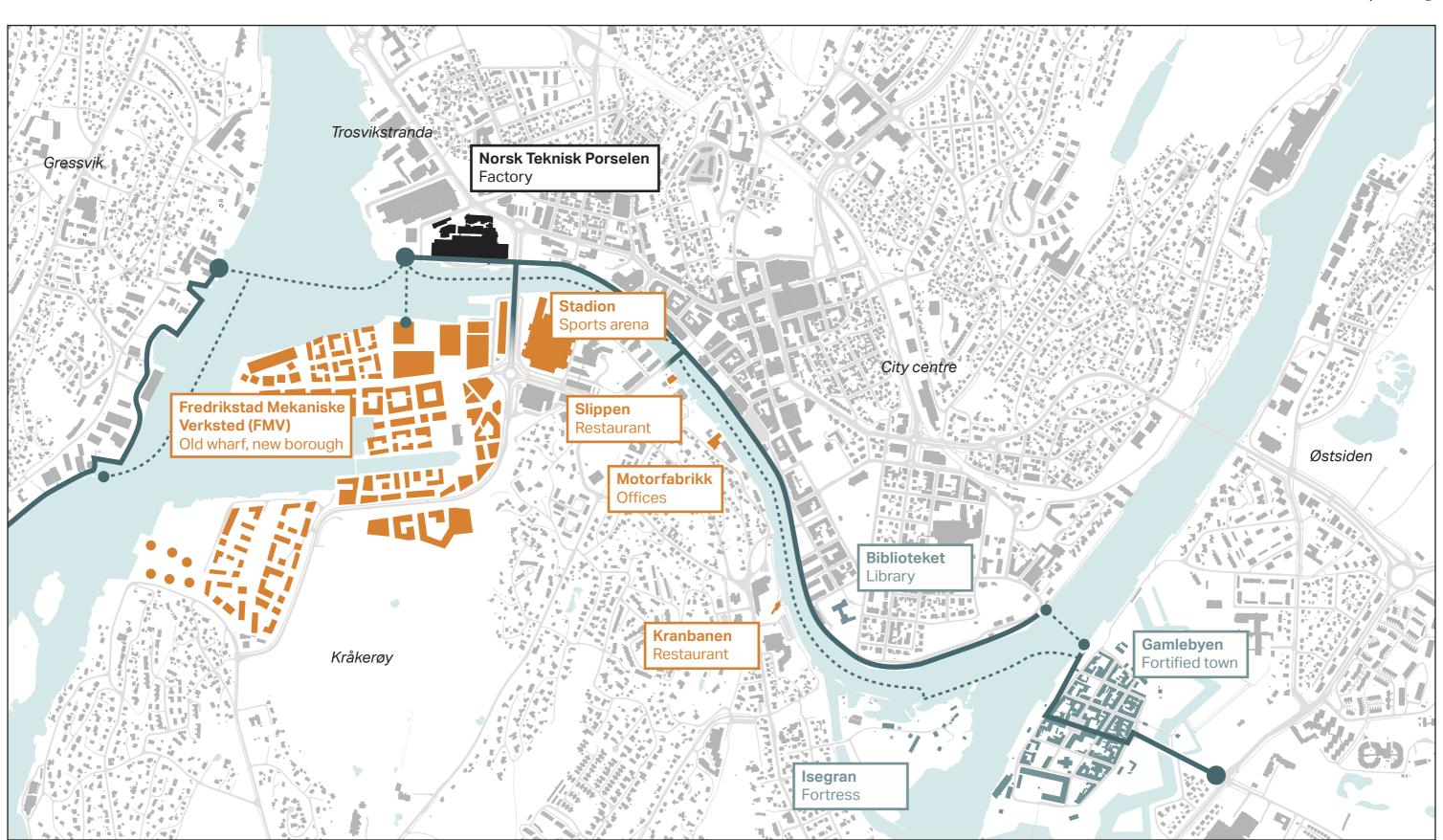
Protect the only existing factory from the industrialization

Cultural and historical sites

Former industrial sites

Ferry route

Cultural and industrial path



Site

Objects produced at the site







CERAMIC HOLLOW INSULATORS



AIRCRAFT WARNING SPHERES



INSULATORS FOR ELECTROSTATIC PRECIPITATOR (ESP)

Site

Communication patterns Cantine 1 Elevator • Offices 2 Artists path Labratorium 3 Workers path ground floor Workers path 1st floor O Workshop

Staircases

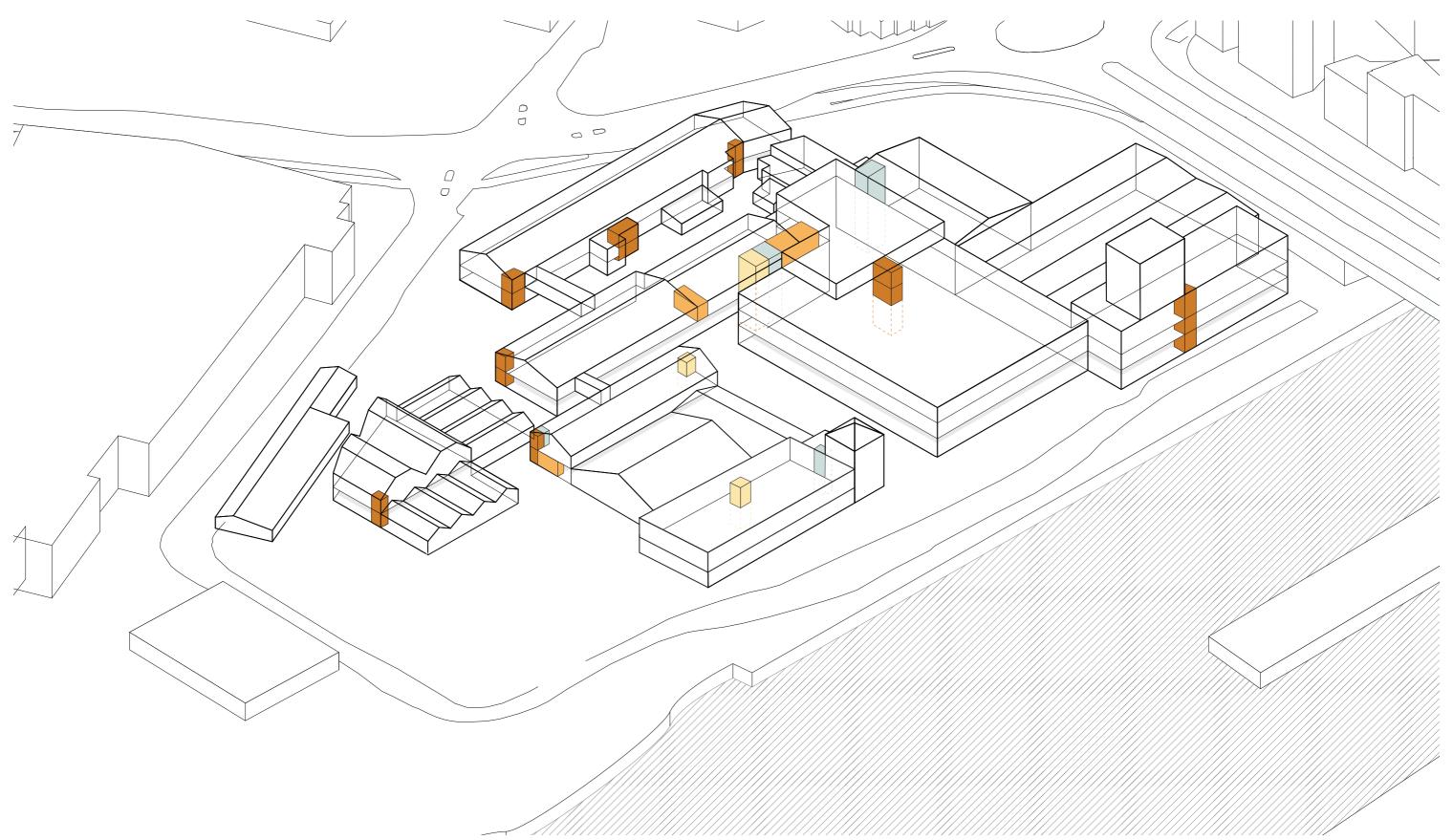
Site and intentions

Possible added cores and toilets

Existing staircases Elevator

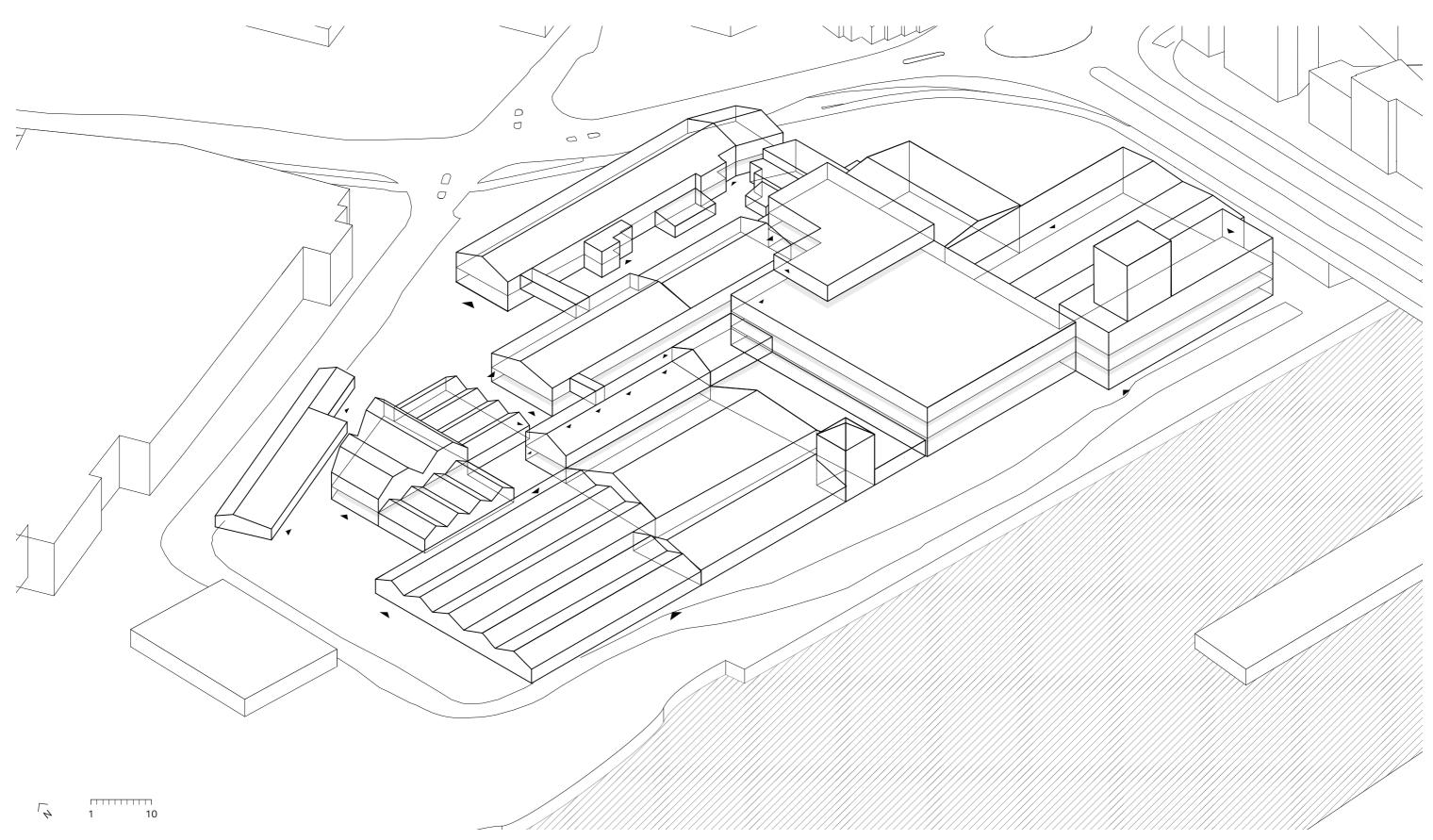
New staircases

Toilets



Site

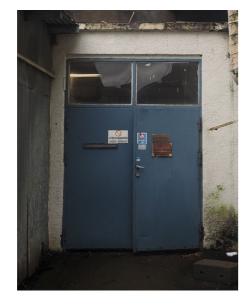
Entrances



Site and observations

No clear entrance











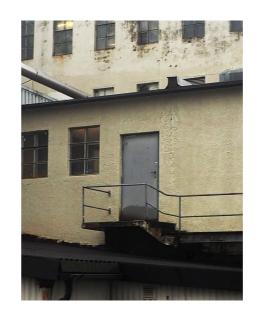




























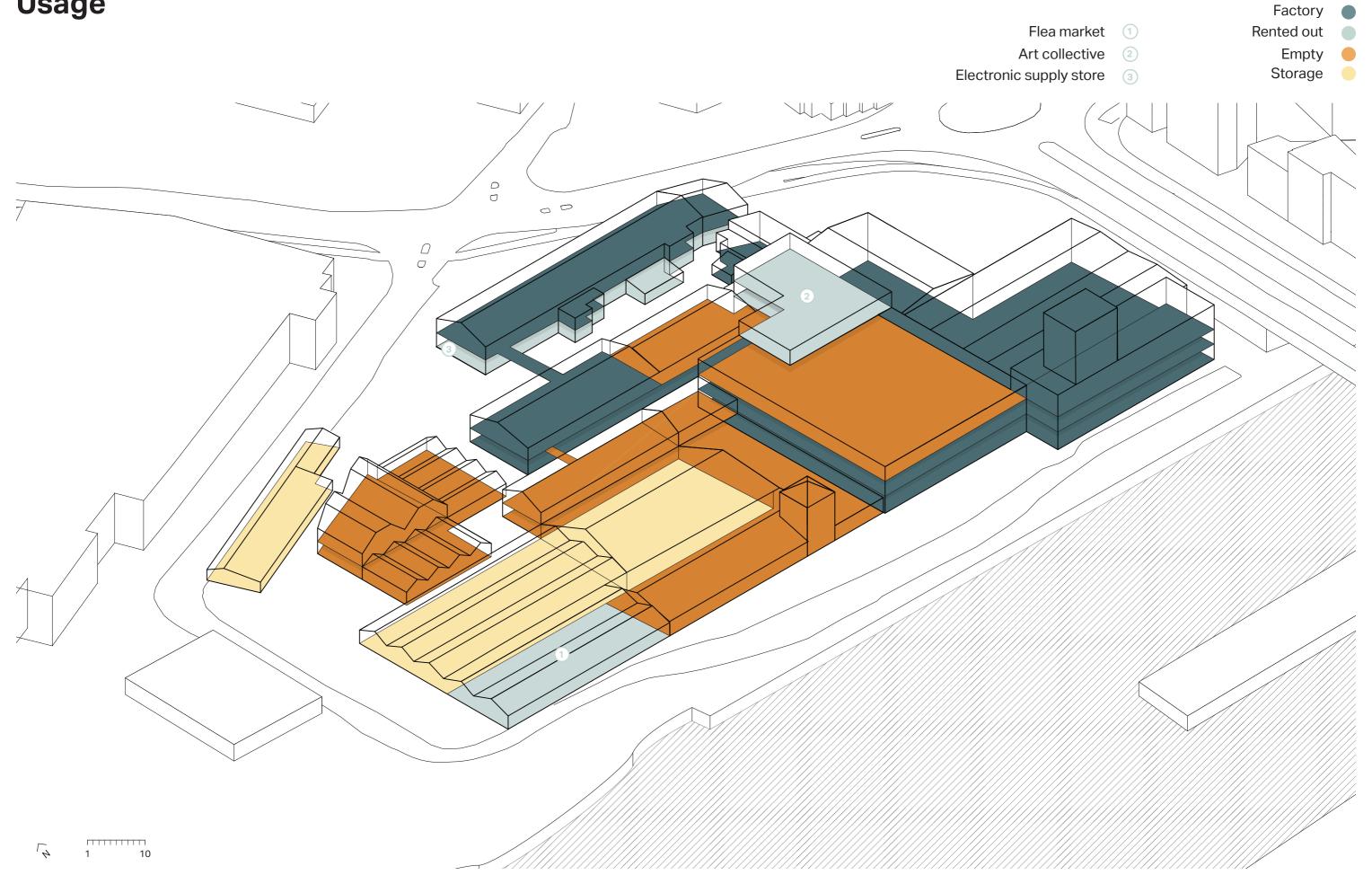
Factory

Structures

Prefab. concrete columns and slabs Unknown 🔘 Steel frames Communication cores

Factory

Usage



The history of the Porcelain factory

Fredrikstad and electricity has a long lasting relationship. The first electrical lamp in Scandinavia was turned on here in 1877. In the early 1900s, the use of lights also began to increase in the mechanical workshops. The first electrical power station opened some years later.

The World War I made the foundation for industrial growth in Norway. The economy and shipping made the country rich, and because of the restrictions of the war, it was a need to produce products they usually imported. It was a need for a technical porcelain factory. A descision to locate it in Fredrikstad was based on its cheaper rental prices on seaside plots, compared to Kristiania (Oslo). It was decided to locate it on a plot with a symbolic value: where the sawmill of Stang & Brecke at Trosvikstranda.

July 24, 1916, marks the opening of Norsk Teknisk Porselensfabrikk (NTP). Here they produced insulators, electrical equipment, tiles and sanitary ware.

At this point, Fredrikstad was in an enourmous industrial growth. The shipyard of Fredrikstad Mekaniske Verksted (FMV) had its peak years, and the city hosted several factories in textile, clothing and grocery buisness.

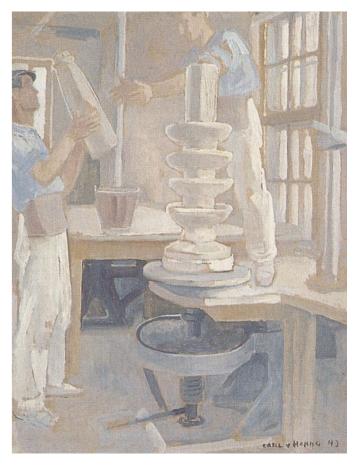
From entrepreneurial time to depression. NTP had great expectations, but sadly it did not go as planned. The employees did not have that expertise to produce technical porcelain. The factory had some troubling years until they in 1923 bought a transformator. This gave a whole new product series creating new sockets, hobs and hanging insulators.

In addition, NTP were Norways first plastics factory, creating gramophone records. During the World War II, the factory were occupied by the Germans, and sadly parts of the factory burned down in 1946. The fire made damage for 2 mill NOK (today: 50 000 000 NOK).

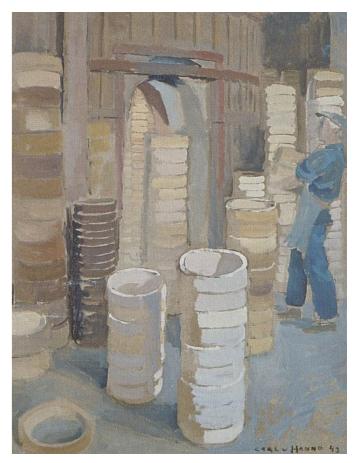
Luckily, the government realized how big imprint this factory made in Fredrikstad and Norway, so they contributed to the opening of the whole production line on year later. As a phoenix rising from the ashes.

In the peak years of 1970, they operated a building mass of 28 000 m², 500 employees and a 30 mill. turnover (260 mill NOK today).



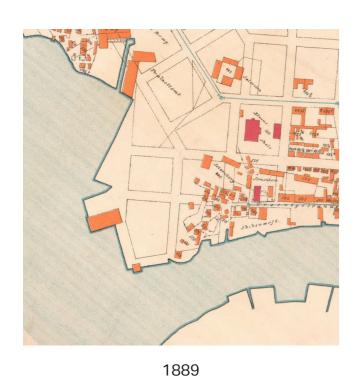






Carl von Hanno painted the life at NTP in 1943.

Historical timeline of the Factory



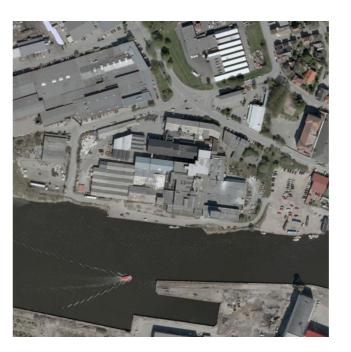






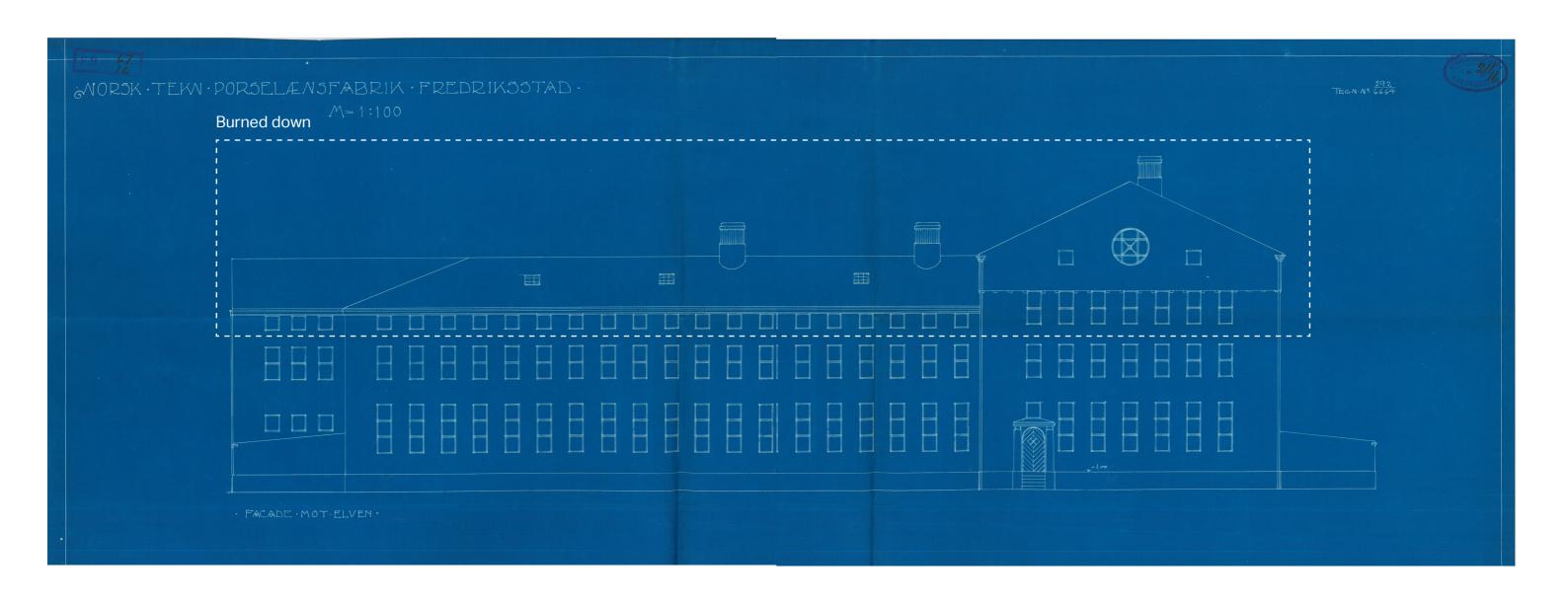


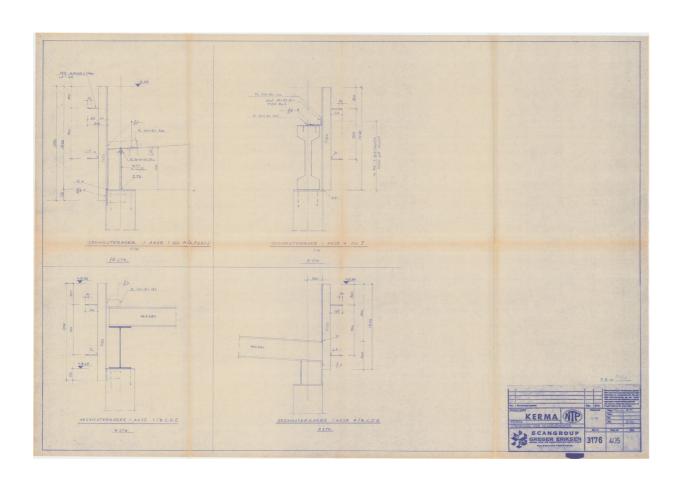


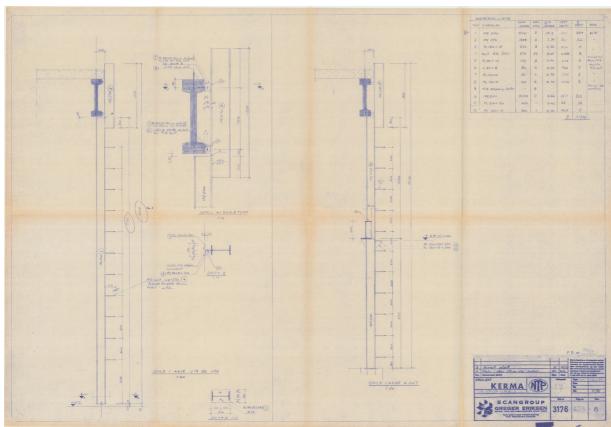




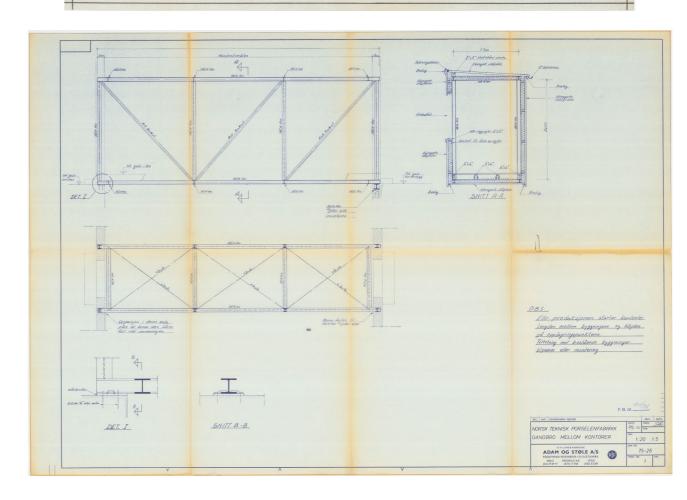
1988 1997 2011 2020





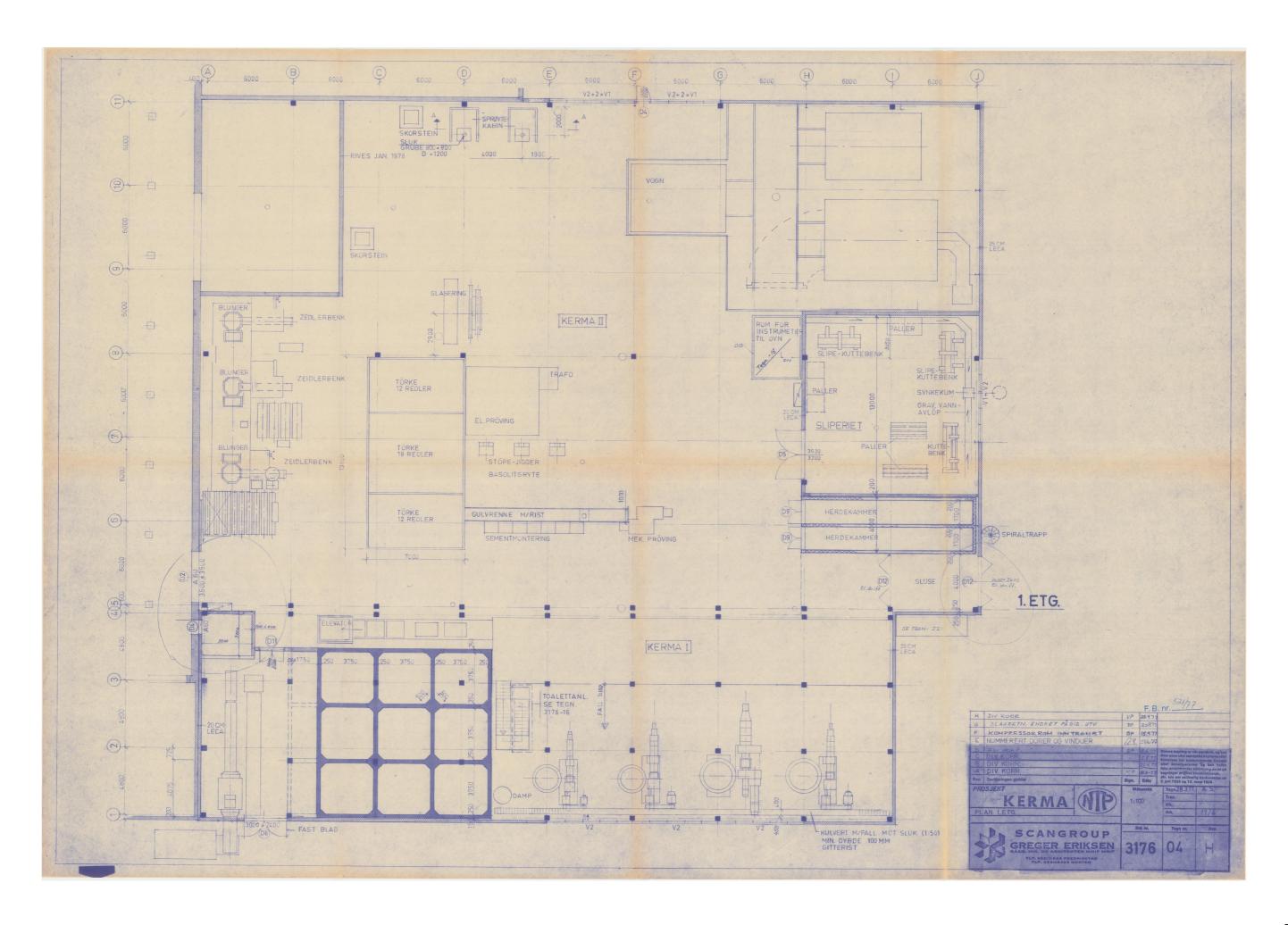


OPPRISS FRA VEST M-1:100

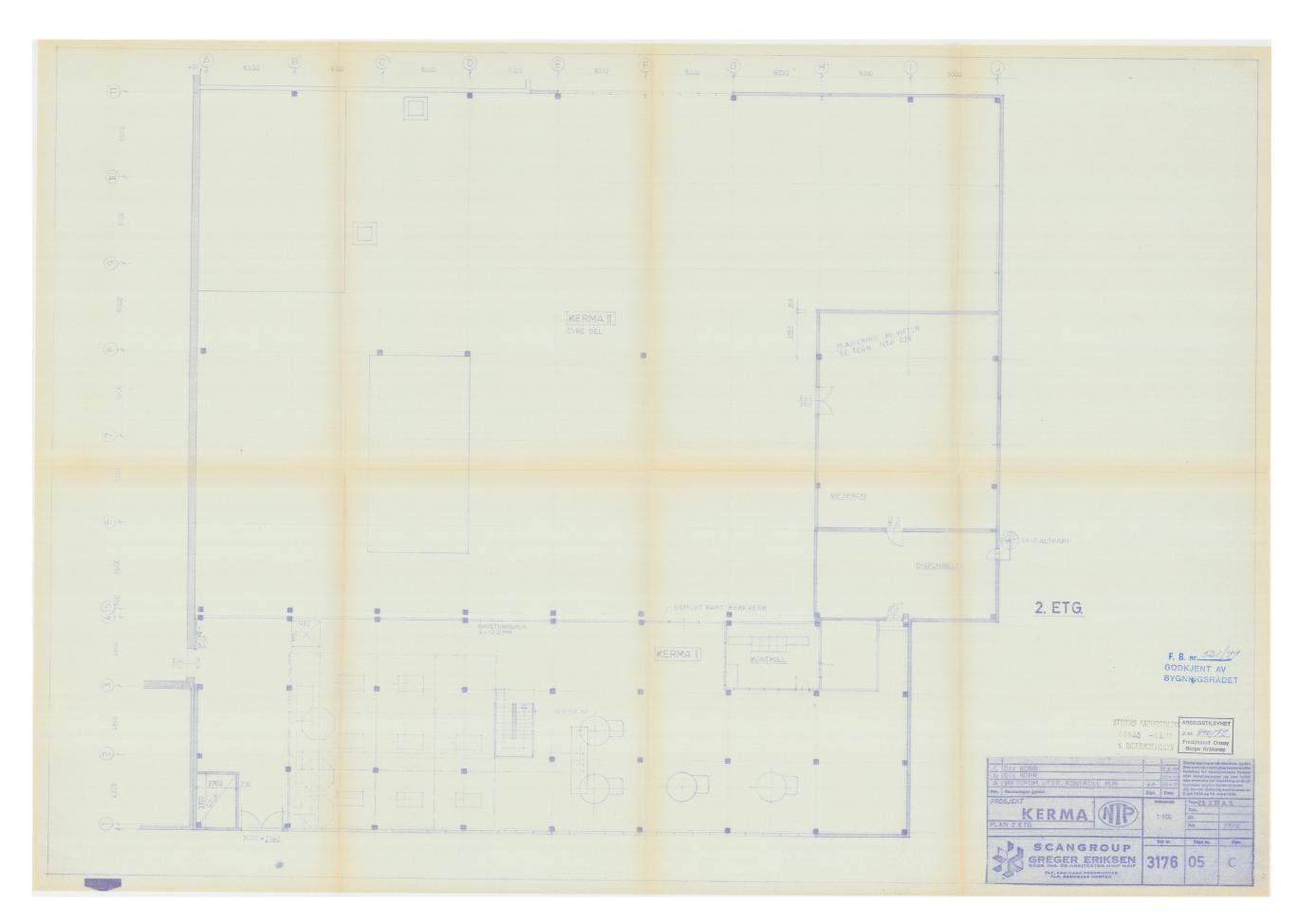


Details Construction in the Kerma building

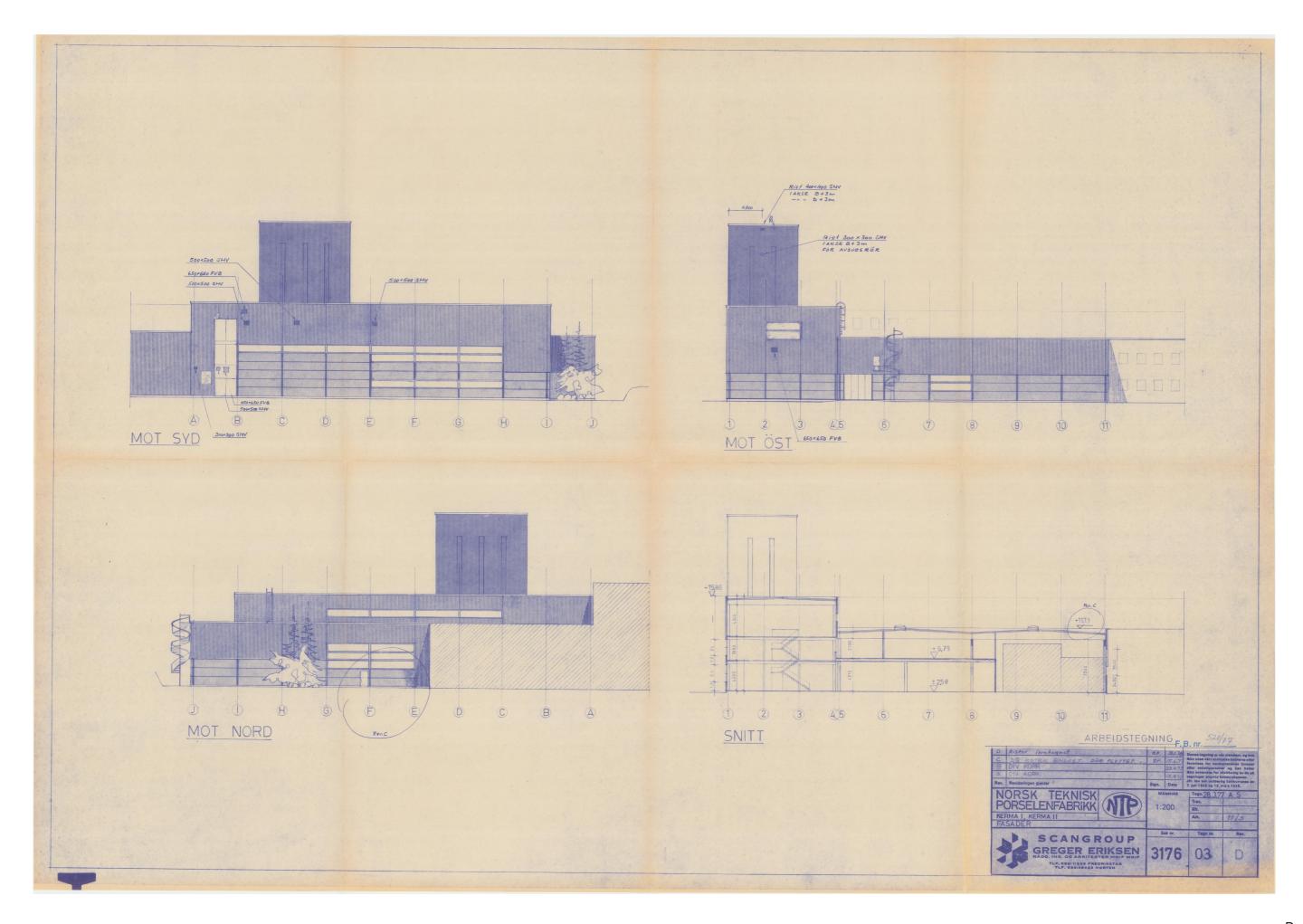
Details Bridge between Composite and Treatment dept.



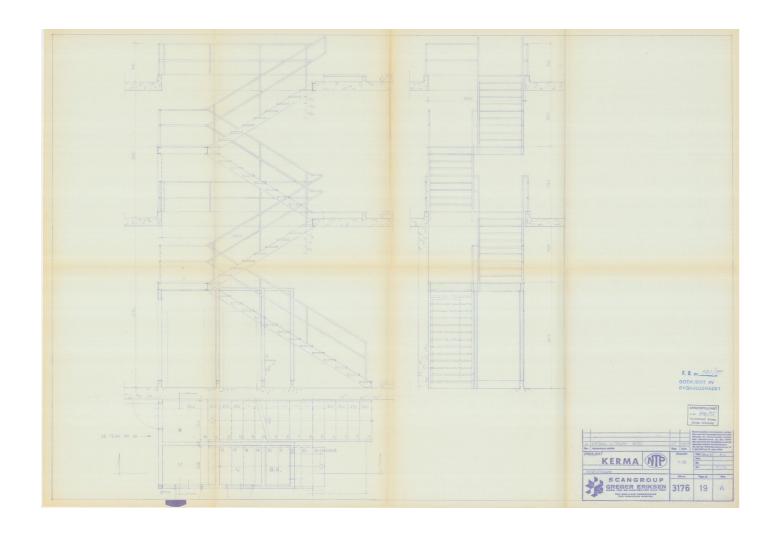
Plan Ground floor in the Kerma building

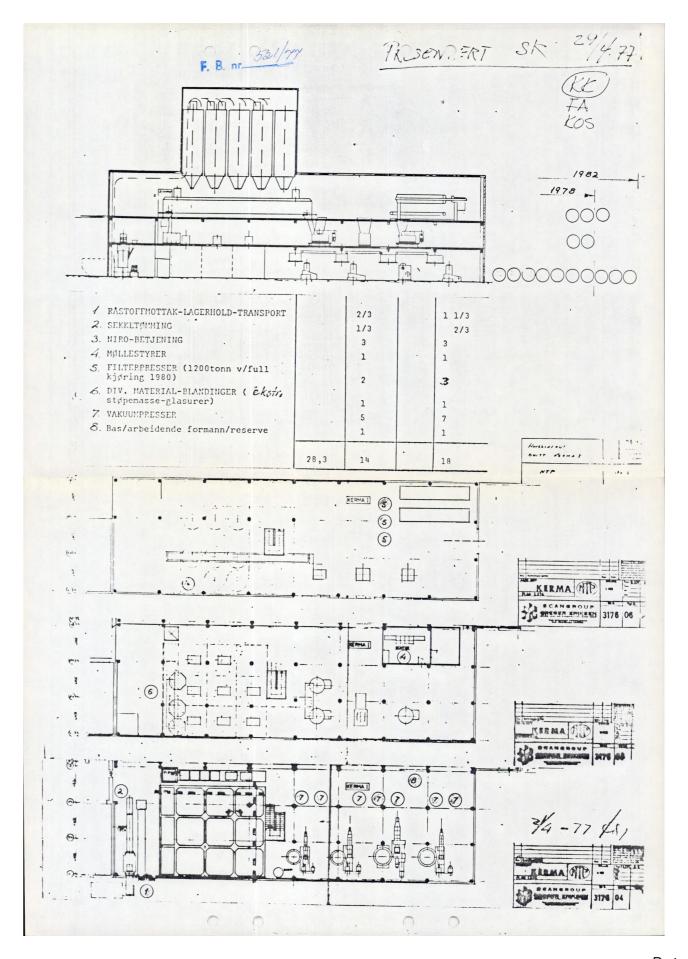


Plan
Third floor of the Kerma building



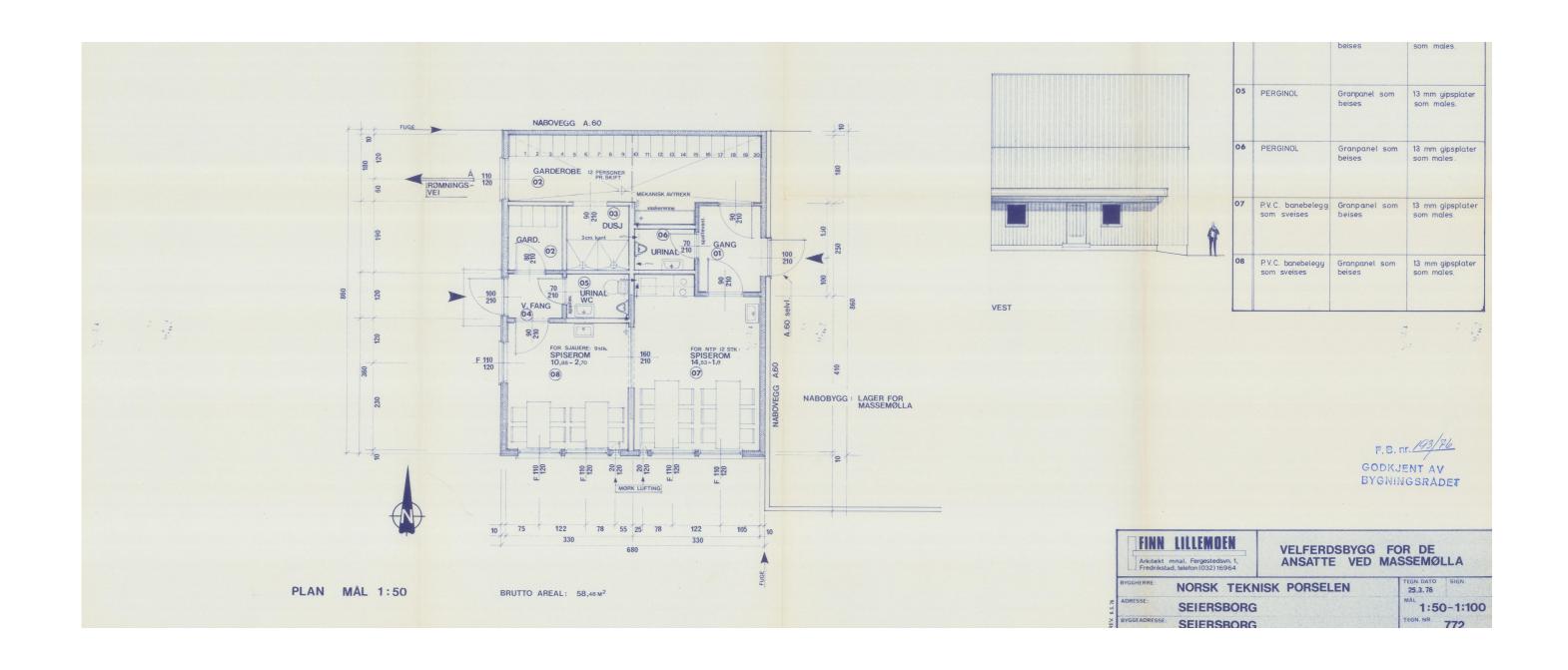
Details
The facade of the Kerma building

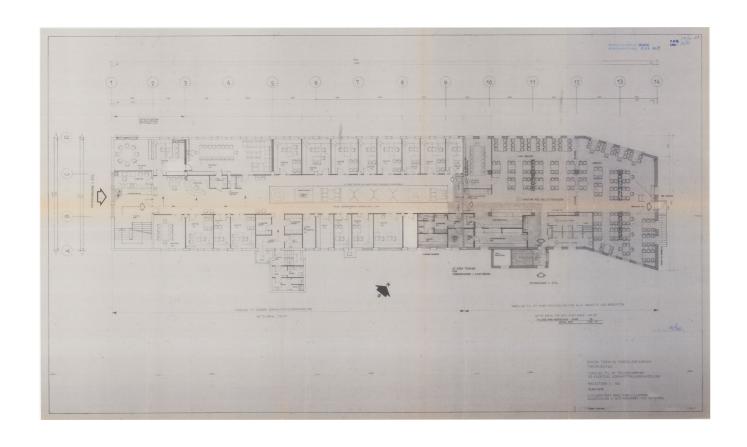


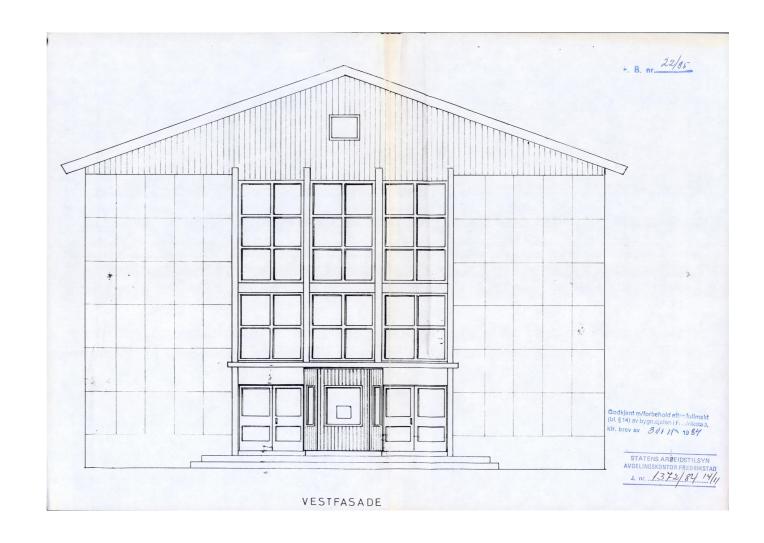


Detail Staircase in the Kerma building

Detail
Production flow in the Kerma building







The historical development of the site

1916 - 1946Start up years



1. The Factory (1916)

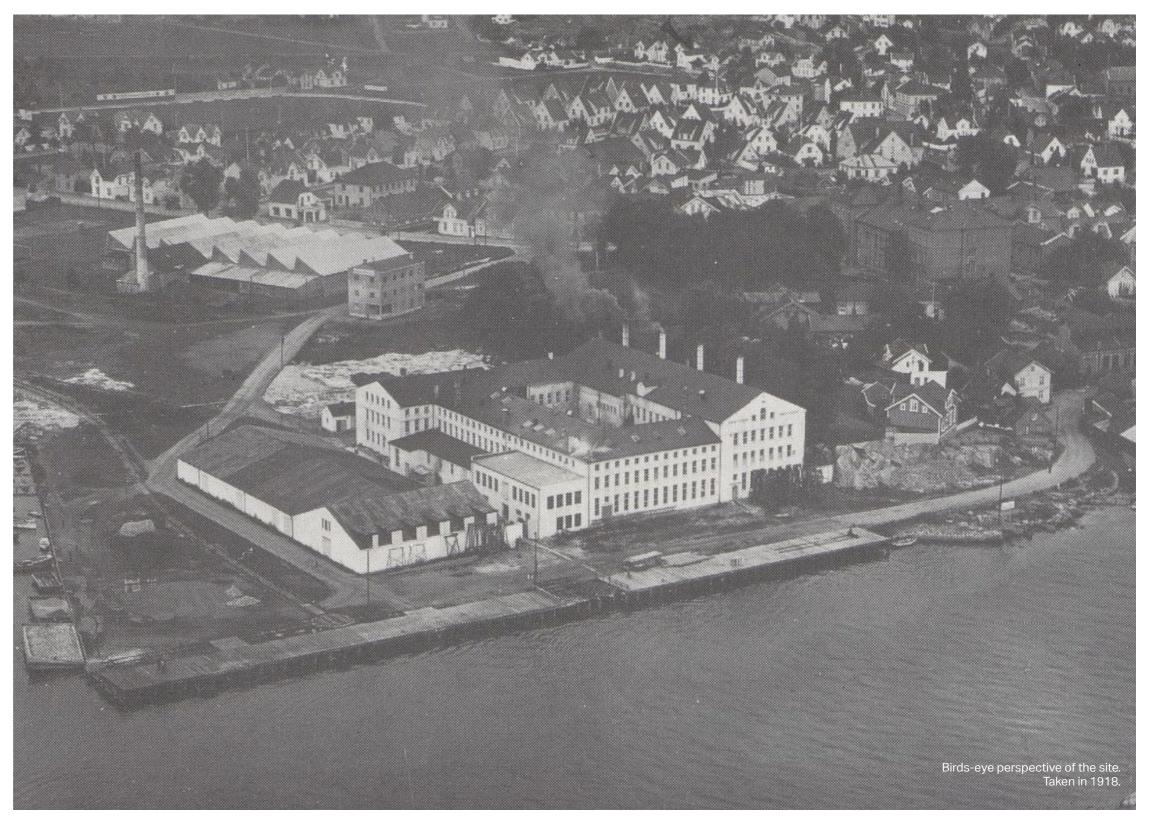
2. The Raw Material storage (1916)

3. The shed (1920)

5. Train track to Kristiania (Oslo)

6. The factory port

7. Fredrikstad Mekaniske Verksted (FMV)

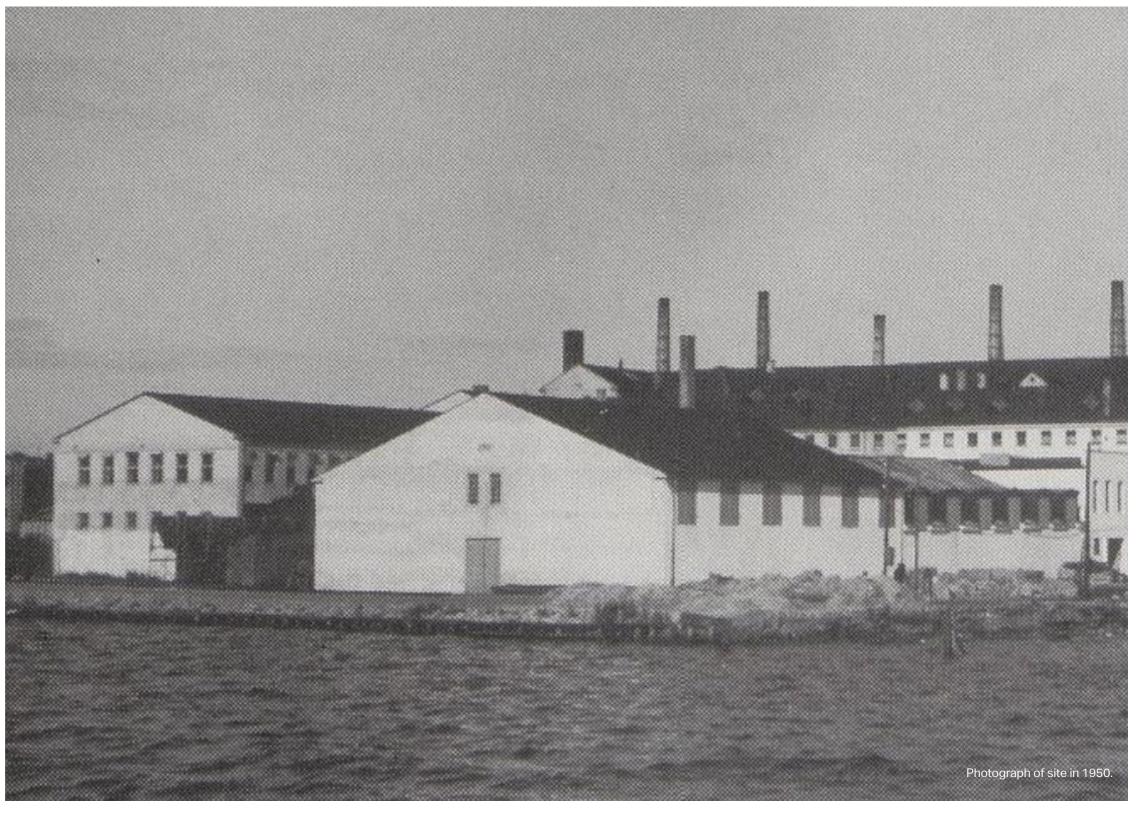


The historical development of the site

1948 - 1955 *After World War II*



- 1. Composite building (1936)
- **2.** The Administration (1948)
- **3.** The Niro building (1950)
- 4. Shed nr. 2 (1951)



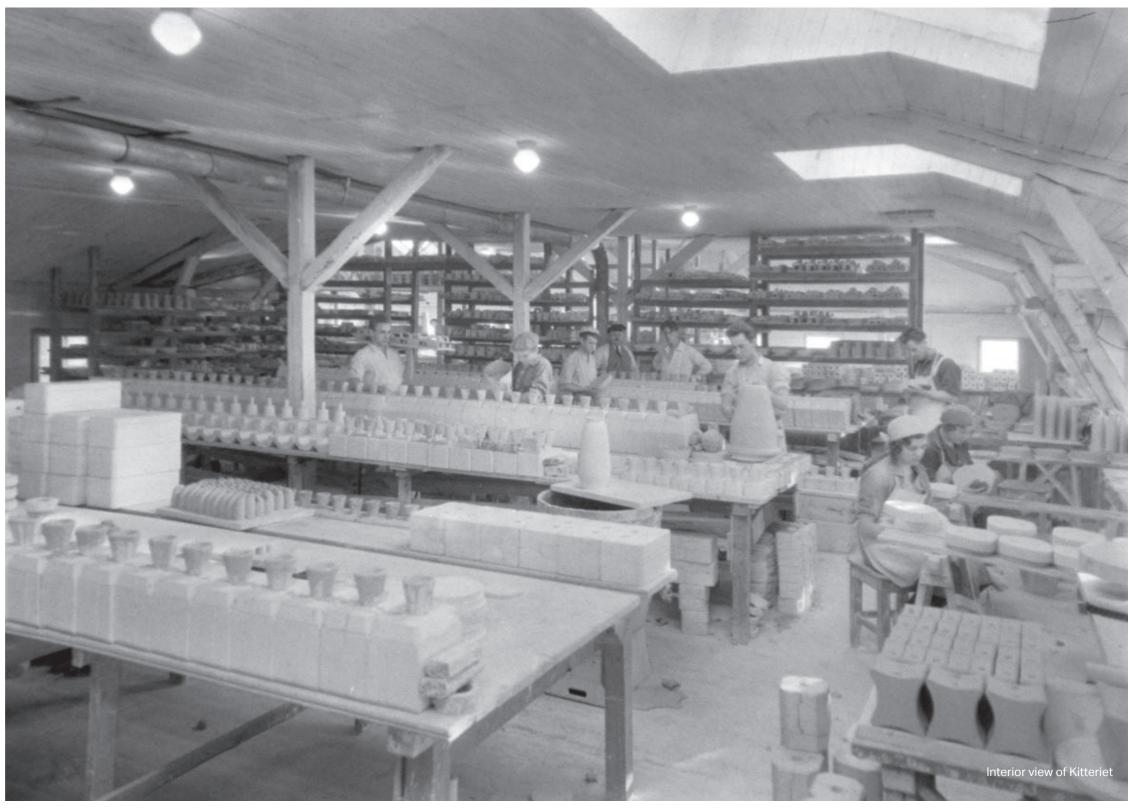
The historical development of the site

1955 - 1980

Introduction to plastics and glass prod.



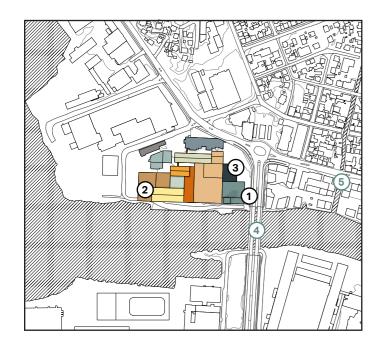
- 1. Treatment (1955)
- **2.** Kitteriet (1966)
- **3.** Insulator building (off-site) (1973)
- **4.** Plastics factory (1979)
- **5.** Brynildsen AS established
- **6.**Fredrikstad Mekaniske Verksted closed down (1988)
- **7.** Trosvikstranda industrial area expanding



The historical development of the site

2021 -

The factory in danger of being kicked out



1. Keram (1984)

The storage shed (1989)

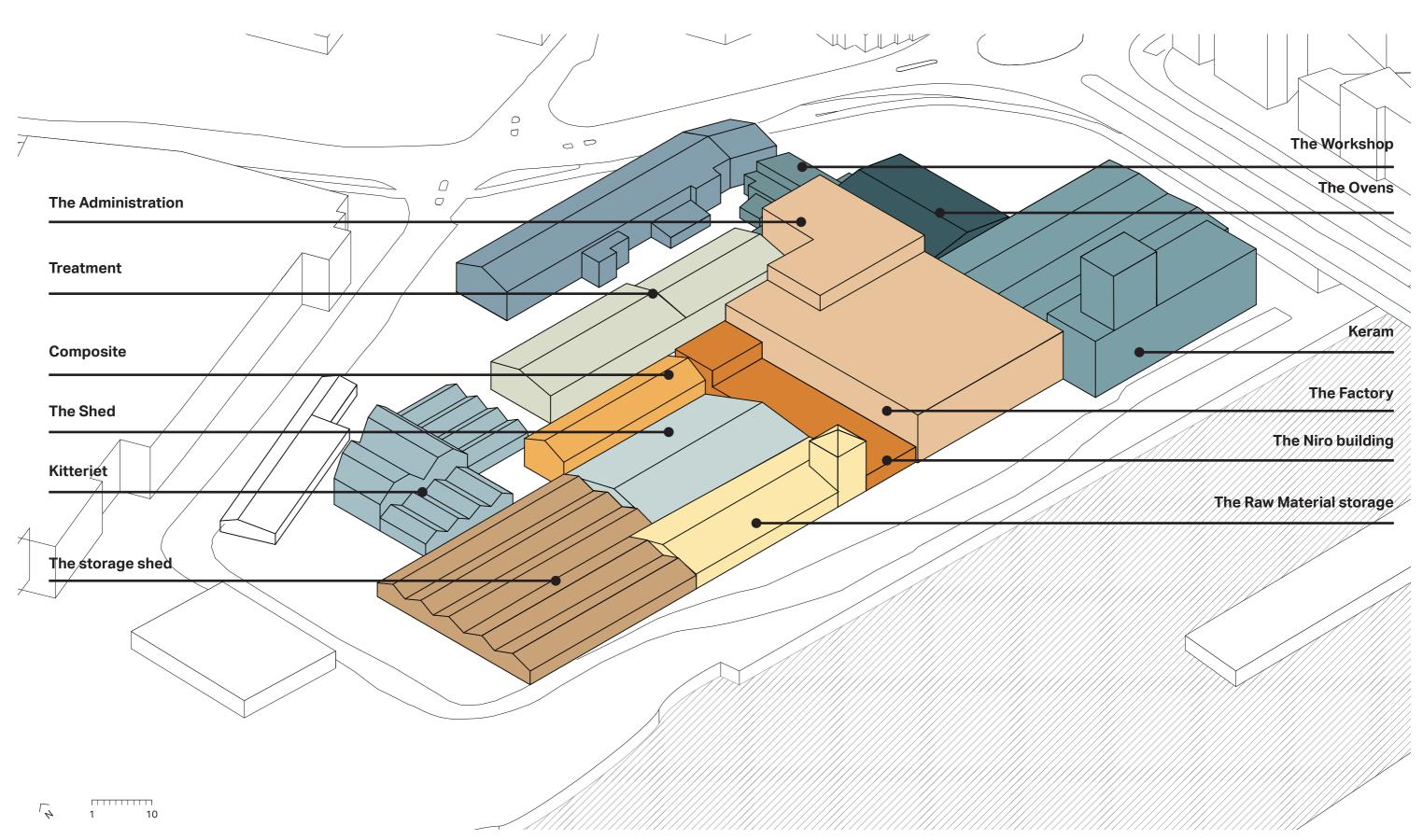
3. New oven building (1999)

4. Værstebrua is opened (2011)

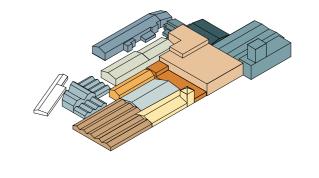
City centre is expanding and the hidden river is exposed

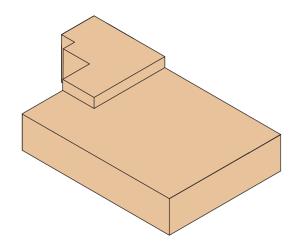


A complex system of buildings

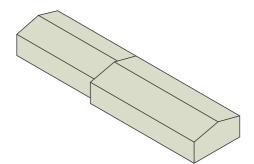


The buildings sorted by m²

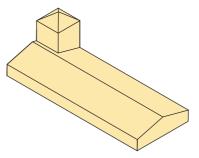




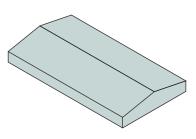
The Factory
Partly in use
9700 m²



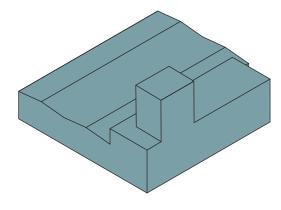
Treatment In use 2500 m²



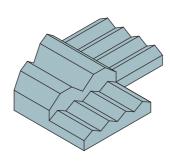
The Raw Material storage Not in use 1400 m²



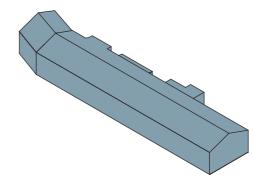
The Shed Not in use 1125 m²



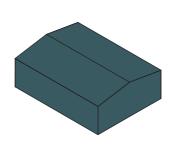
Keram In use 3900 m²



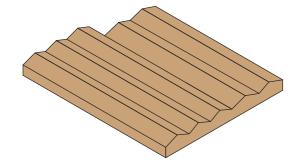
Kitteriet Not in use 2100 m²



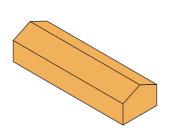
The Administration In use 1400 m²



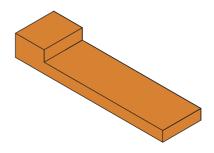
The Ovens In use 910 m²



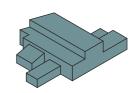
The storage shed Not in use 3000 m²



Composite Not in use 1500 m²

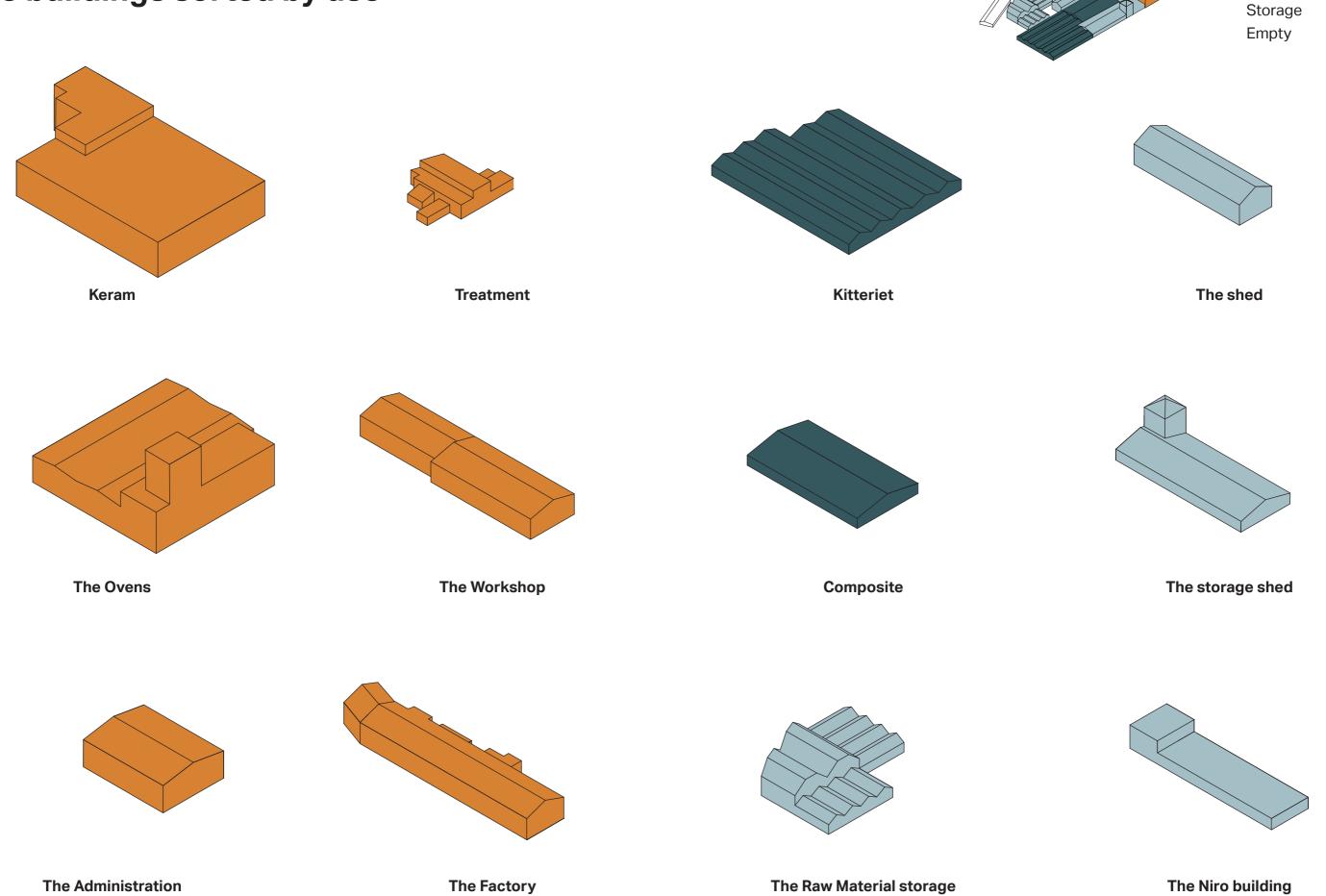


The Niro building
Not in use
1200 m²



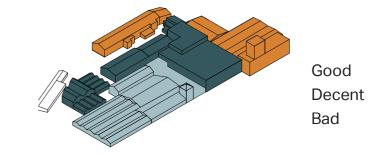
The Workshop In use 200 m²

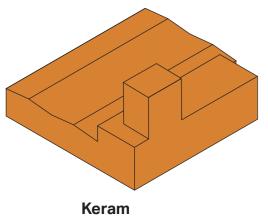
The buildings sorted by use

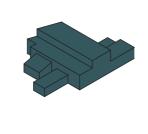


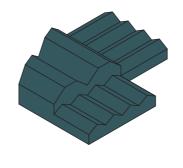
Factory

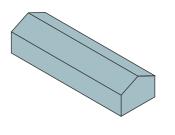
The buildings sorted by condition







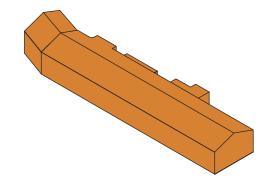


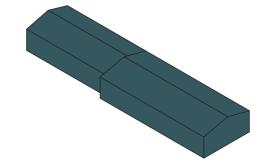


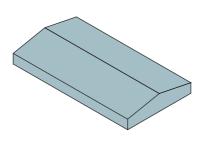
Treatment

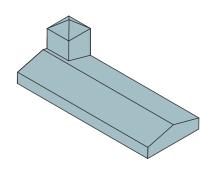
Kitteriet

The shed







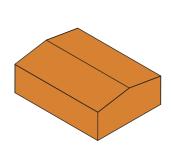


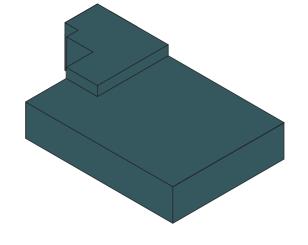
The Ovens

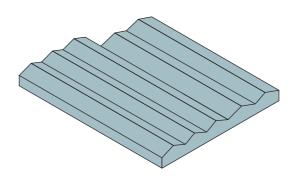
The Workshop

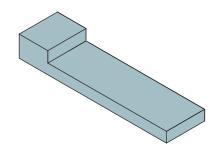
Composite

The storage shed









The Administration

The Factory

The Raw Material storage

The Niro building







Treatment



Kitteriet



The shed



The Ovens



The Workshop



Composite





The Administration



The Factory



The Raw Material storage



The Niro building

The Factory

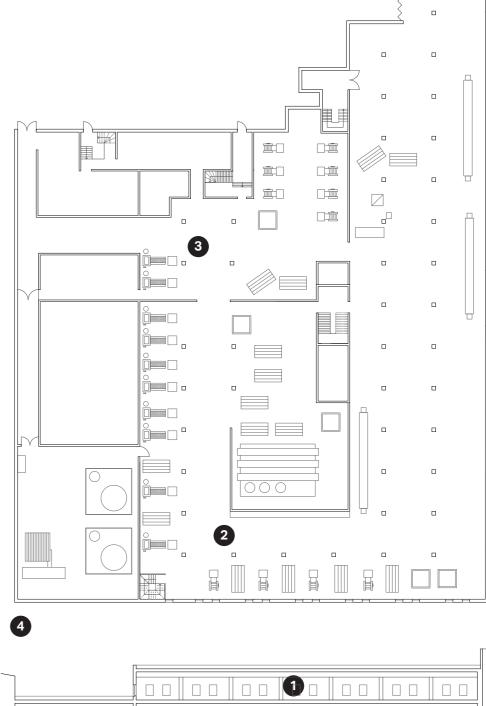


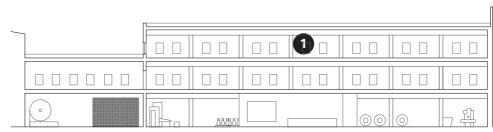












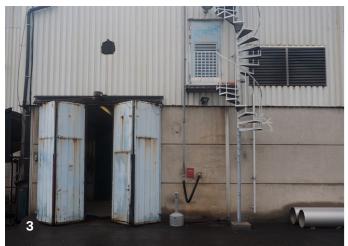
Keram



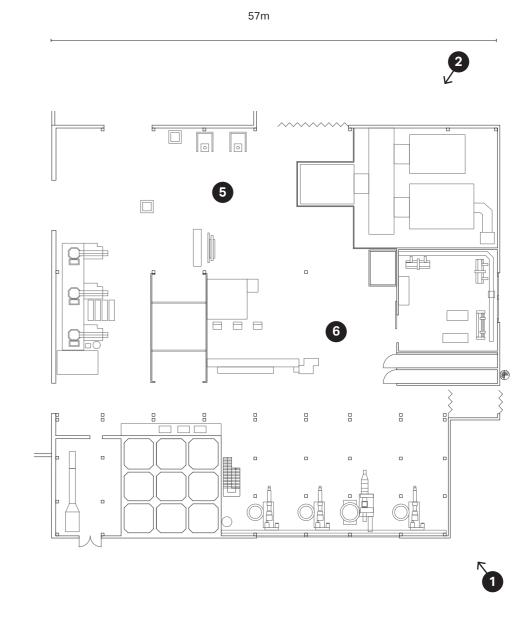


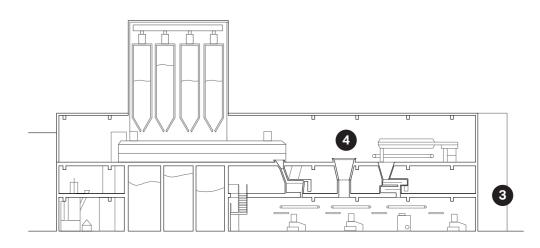












Raw Material storage

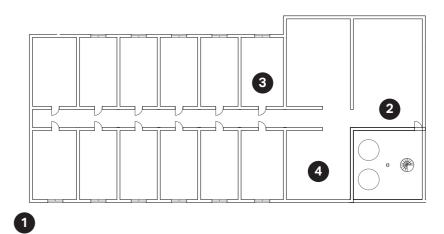


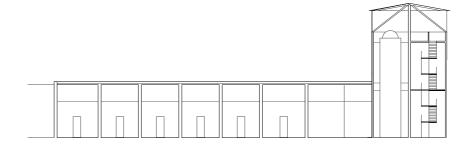






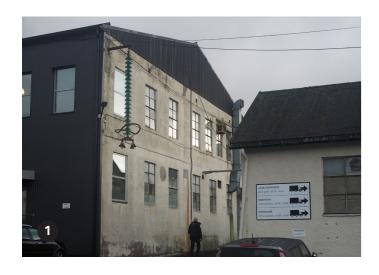






Treatment

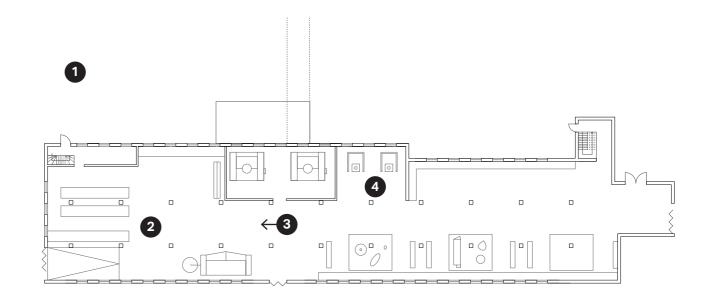
84m











|--|--|--|--|--|--|--|--|--|--|--|

Composite

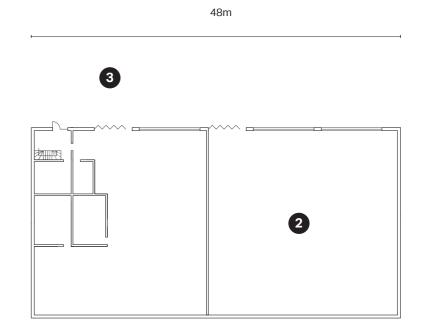


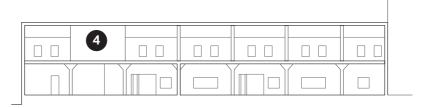




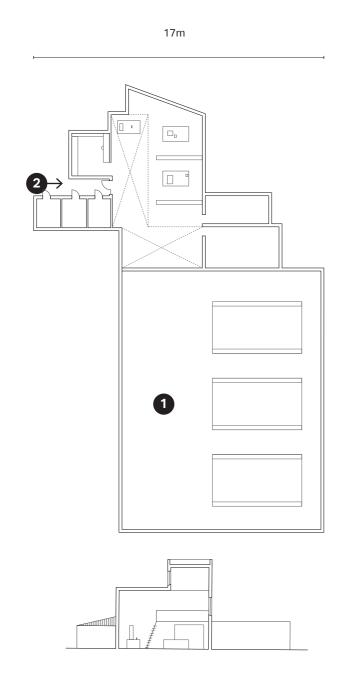


1→





Workshop and ovens

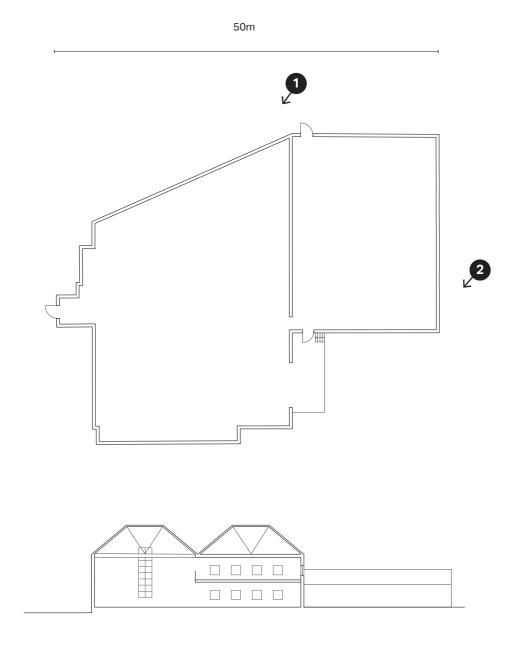






Buildings

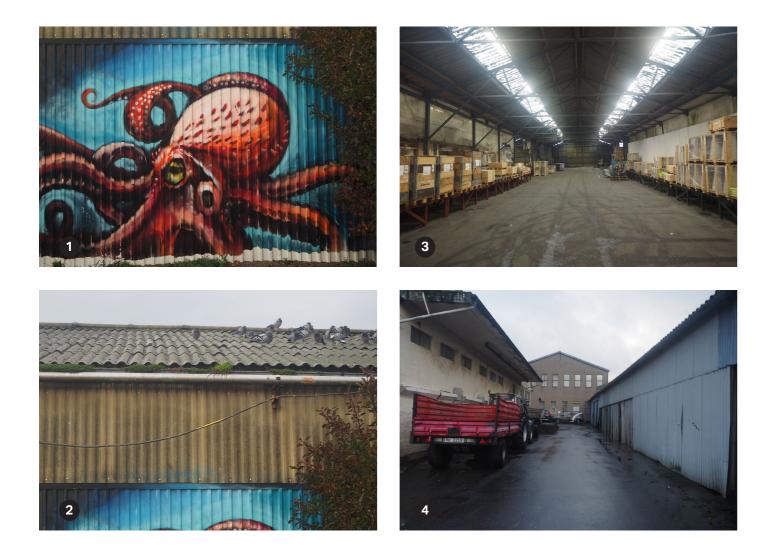
Kitteriet (Puttiry)

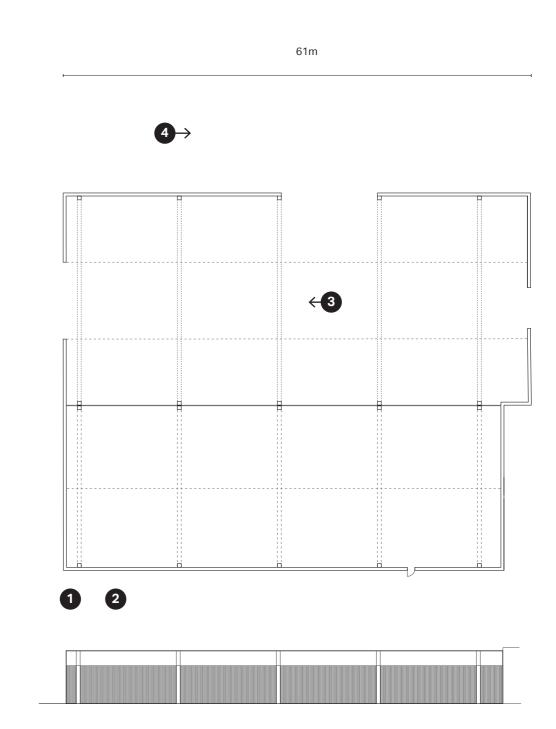






The storage shed





Main ingredients

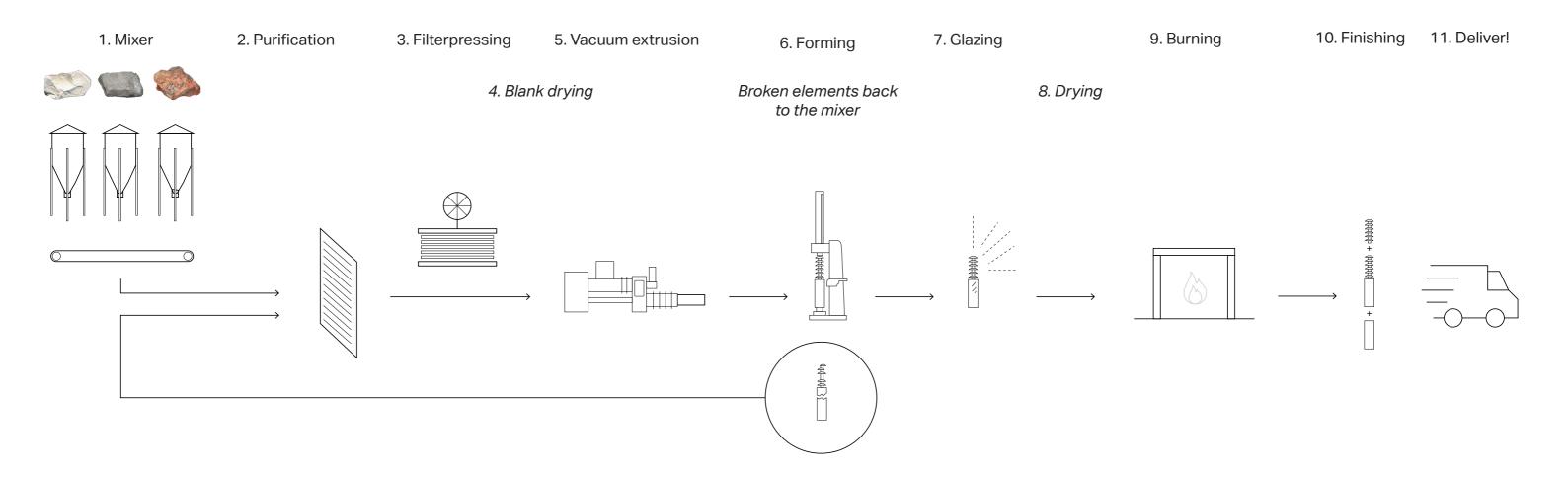
Kaolin

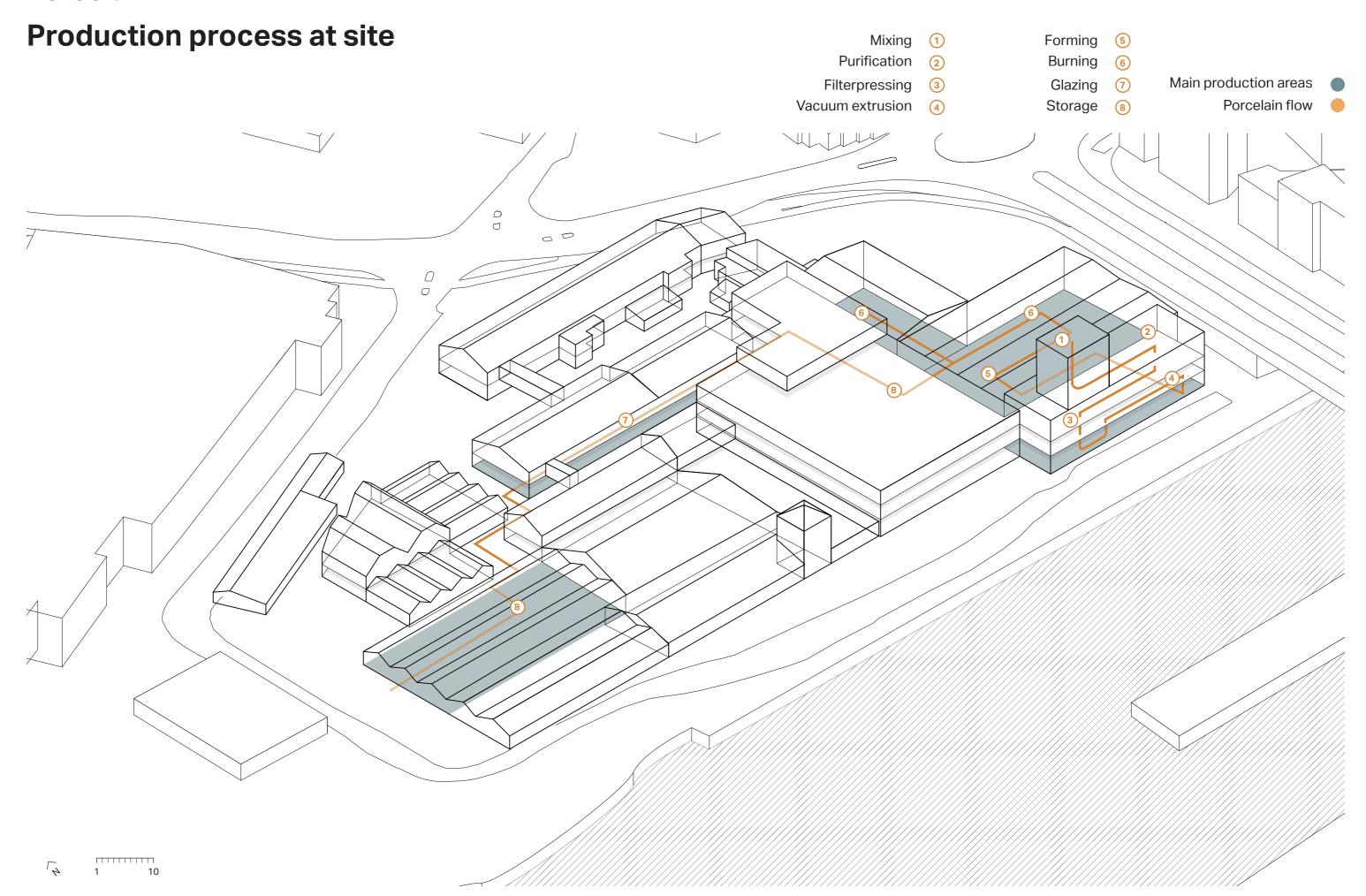


Qvartz

Feldspar

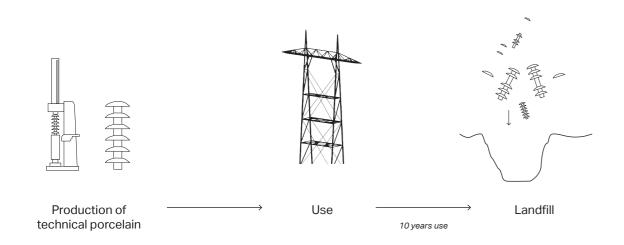
Production process



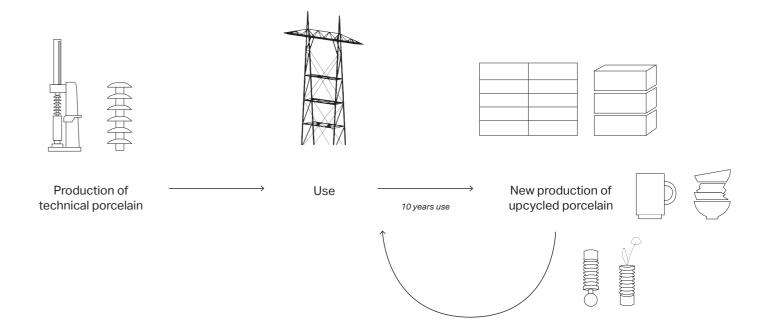


Porcelain intentions

Porcelain - from a linear economy →



to a circular economy!



Porcelain intentions

Future porcelain production

