

Activating the threshold between fjord and city in Bestumkilen

A rowing and padling club, and public access in Bestumkilen

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Binder 2

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- Prestudy/registration/analysis:

- Territory

- Maps: Oslo/Bestumkilen
- Markagrensa/Oslofjorden
- Fjord-city plan

- Bestumkilen/Sjølyst/Site

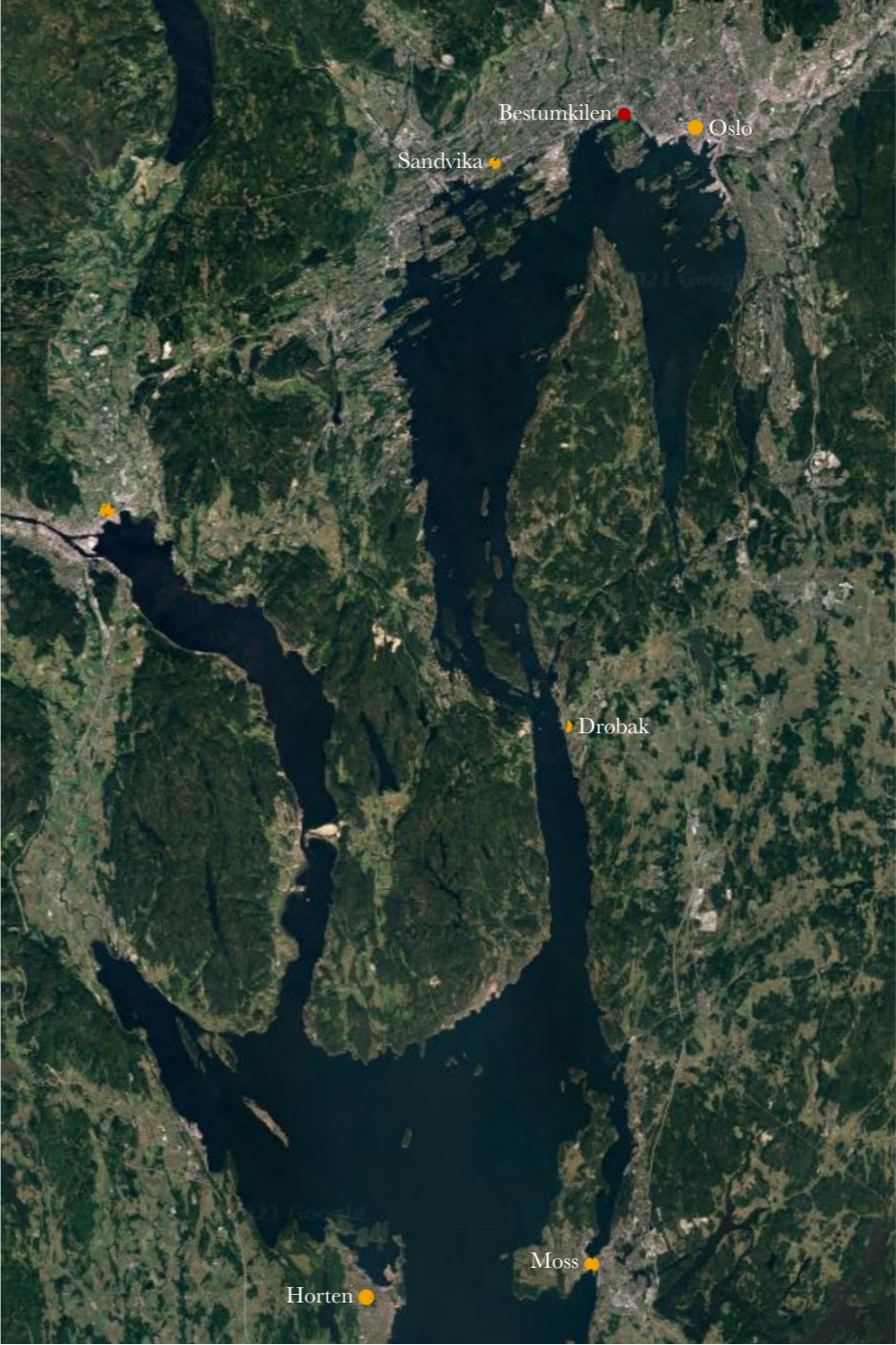
- Historical maps
- Historical images
- Site: Bestumkilen
- Registration: Images from site
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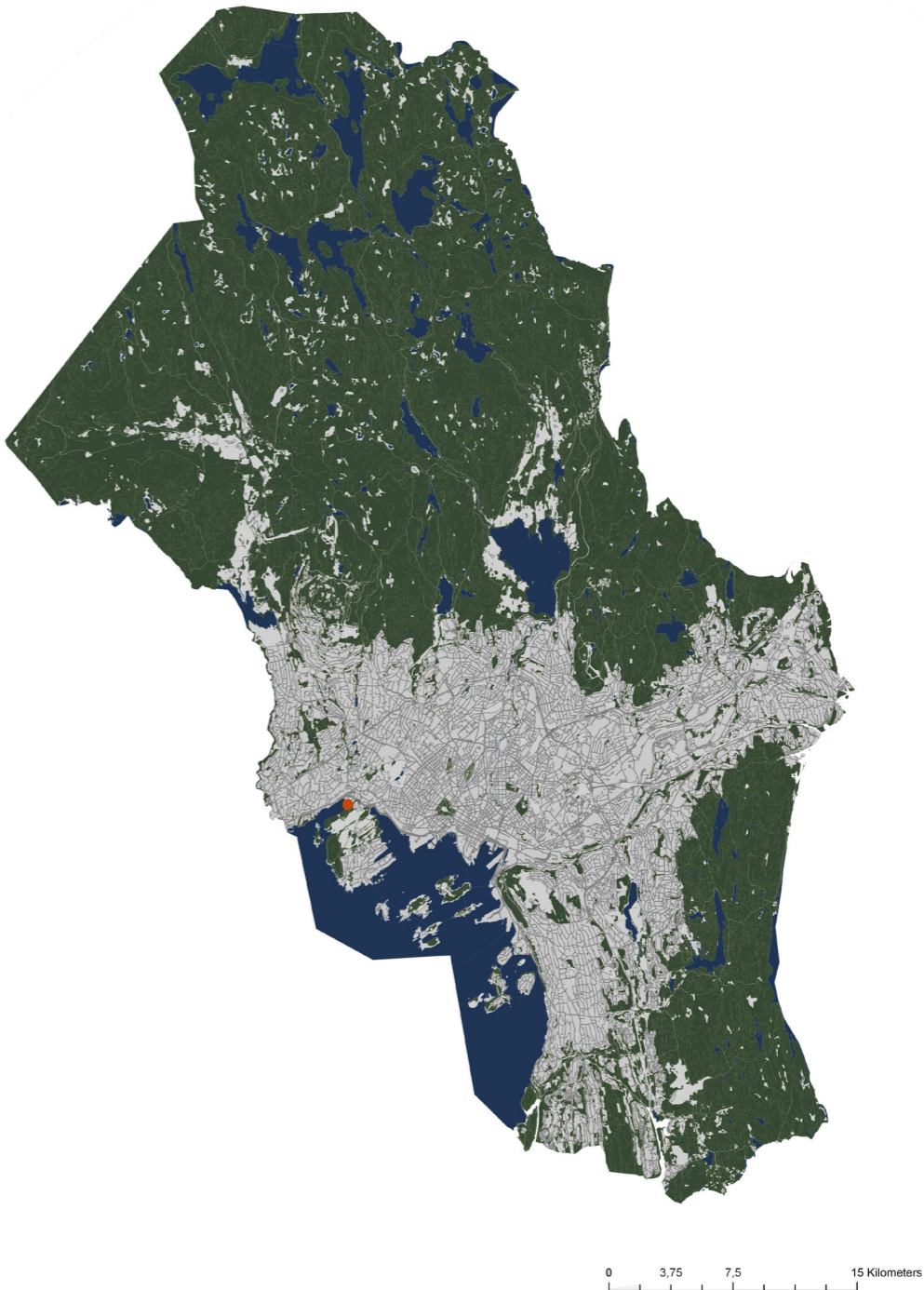
- Sketches
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Mapping the territory:

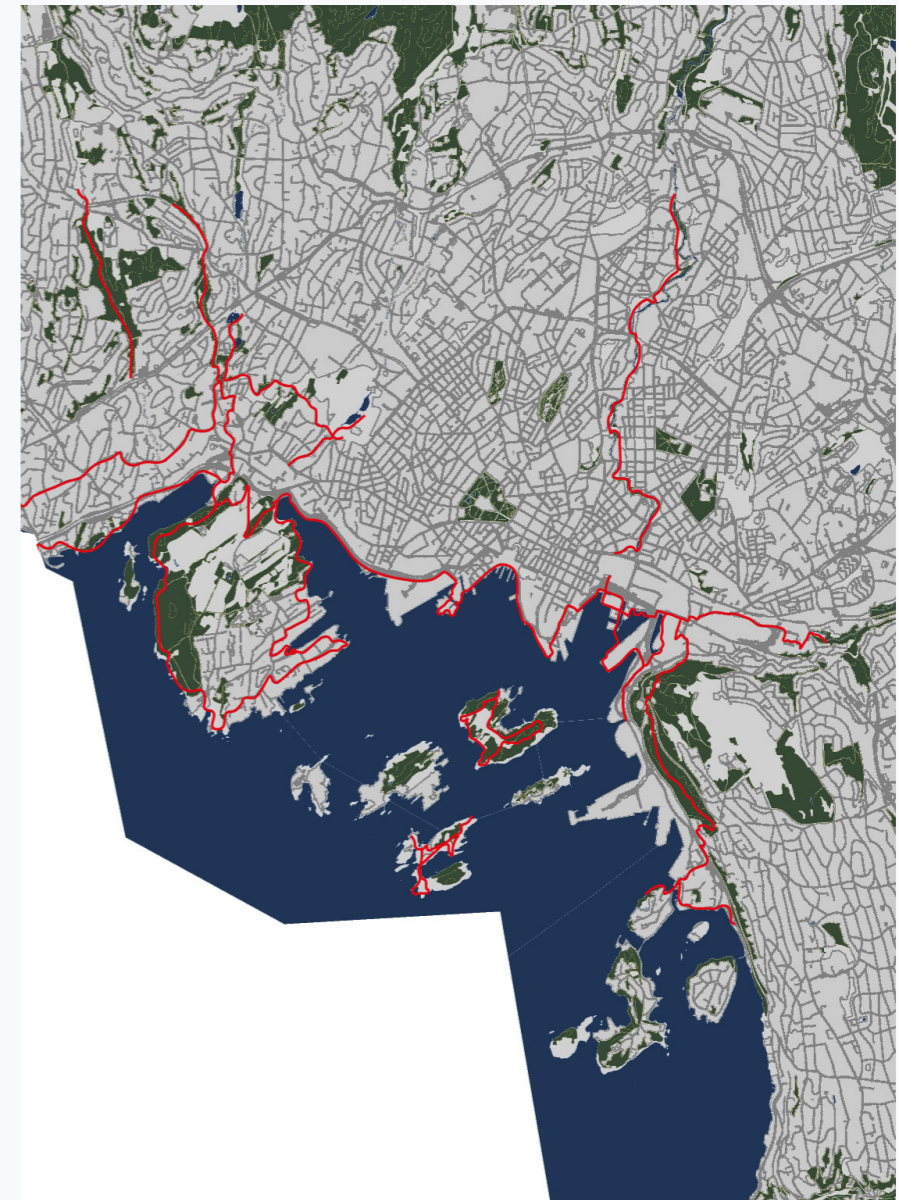
Map: Territory



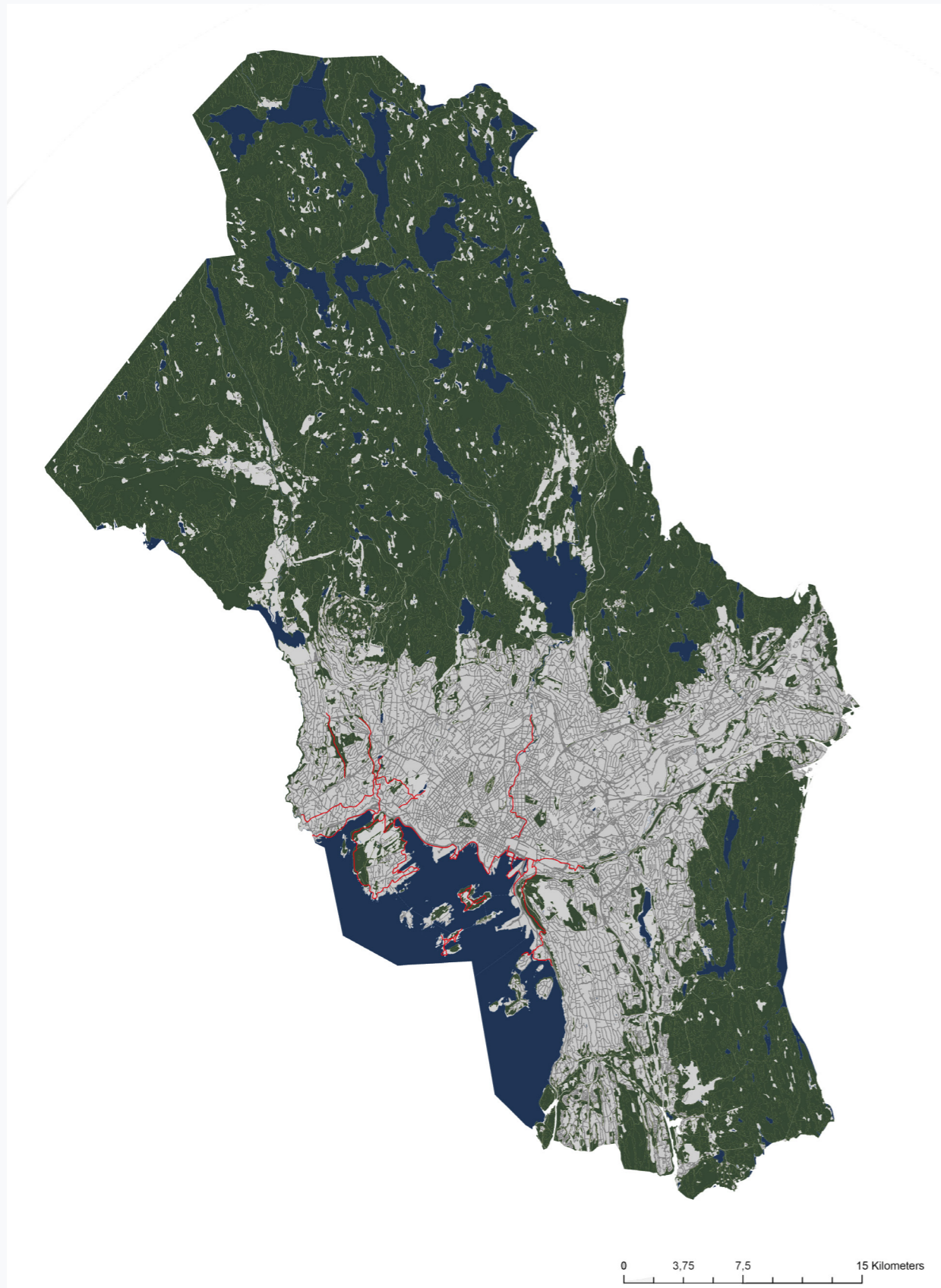
Map: Oslo and the site



Map: Coastal paths in Oslo



The site is in connection with the coastal path





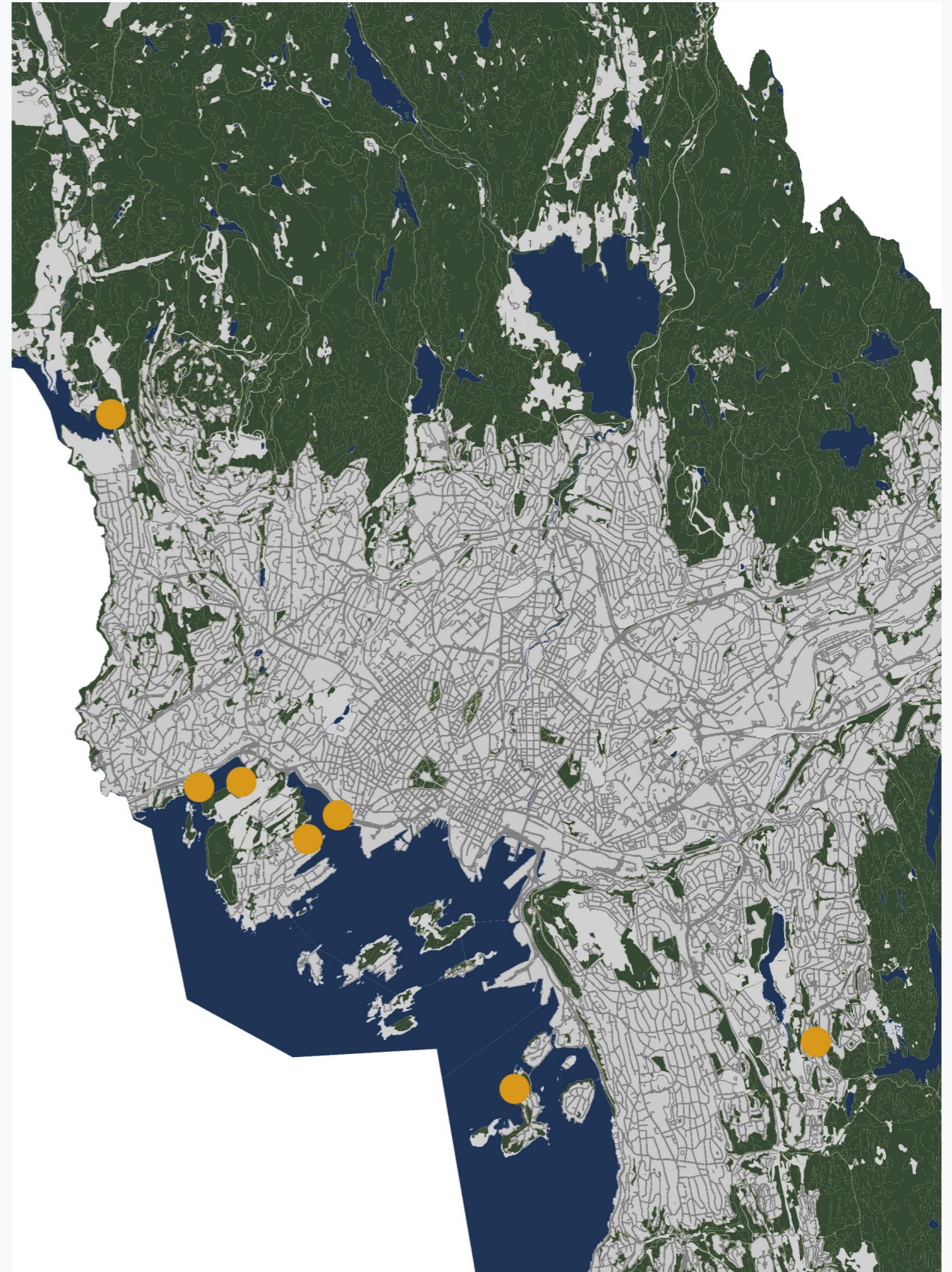
Registering territory:
Personal registration of the waterfront from Snarøya to Frognerkilen

Map: Bestumkilen and Frognerkilen



Map: rowing clubs in Oslo

There is a density of rowing and padling clubs nearby my site, and an already established and active community.



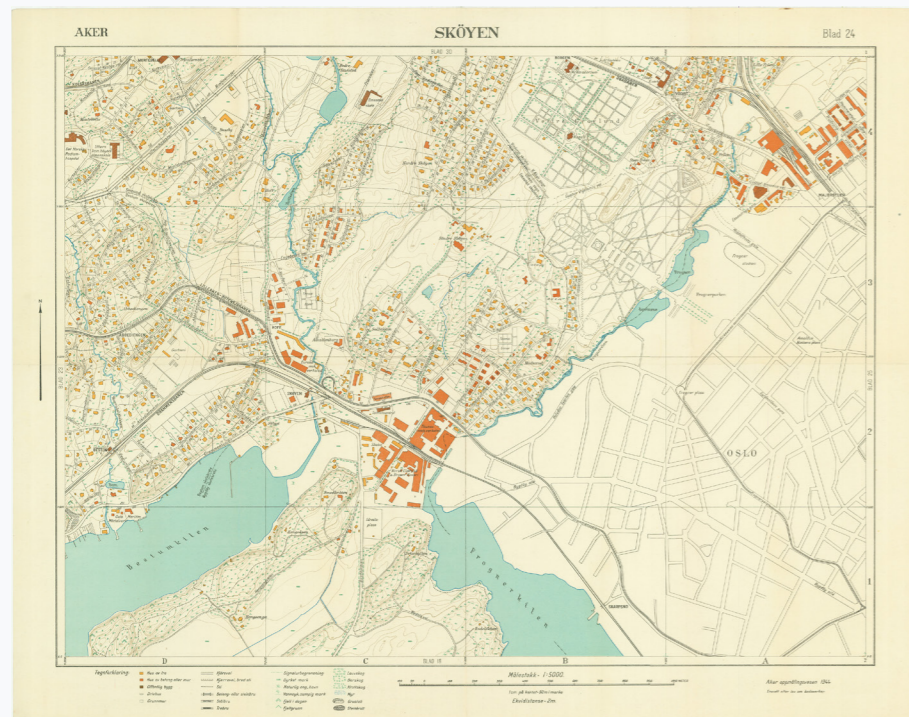
Fjord-city plan - work experience

In the summer 2021 I worked in the Planning and Building Services in Oslo, under the Fjord-city project. We worked a survey on how the newly developed areas in the Fjordcity-plan are received by the visitors. We worked in ten different areas, observing how the areas were used, as well as interviewing 400 different people. This was done as an initiative from the state after receiving bad publicity, and they wanted to see what the inhabitants think about the areas. It was also investigated what kind of people that are using the areas, how they are using them, how they describe the areas, and how they suggest the areas to be further developed.

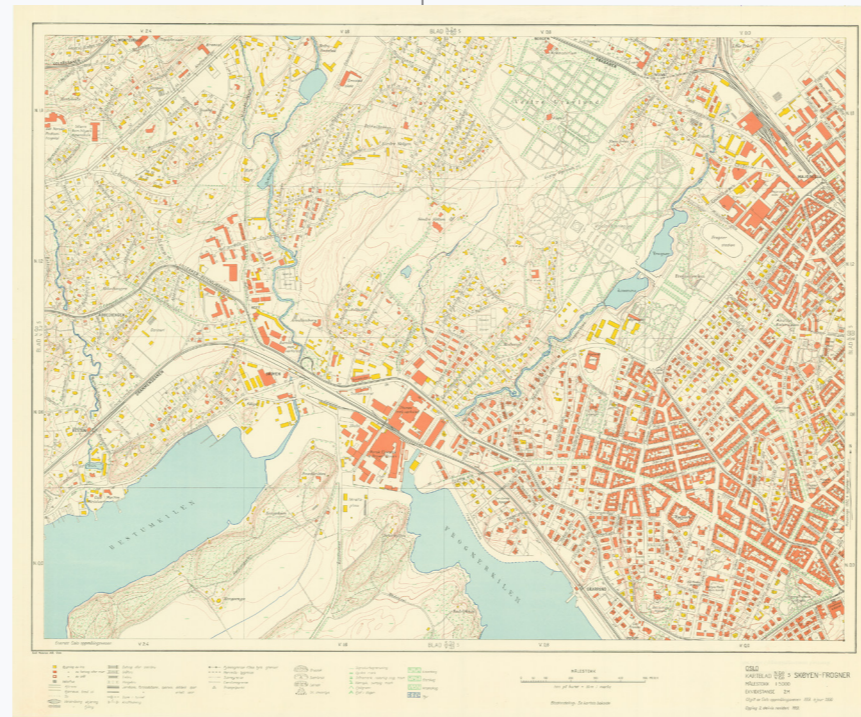
Through this work we could see that the areas with open areas with free space, as well as possibilities for activities and no-cost meeting spaces, were very popular. The areas that had a good connection to the fjord, such as swimming facilities, fishing, or floating saunas, were well received. This work showed me the importance of informal spaces to meet and connect with the nature, and inspired me to continue working on this topic.

Link to the report including this work: https://innsyn.pbe.oslo.kommune.no/saksinnsyn/showfile.asp?jno=2022087259&fileid=10303894&fbclid=IwAR0OzRbAkbFhWiq4I_vogVq5J4UW788nsY7Na-blDz3yo9owKAMvUVF8by_Y

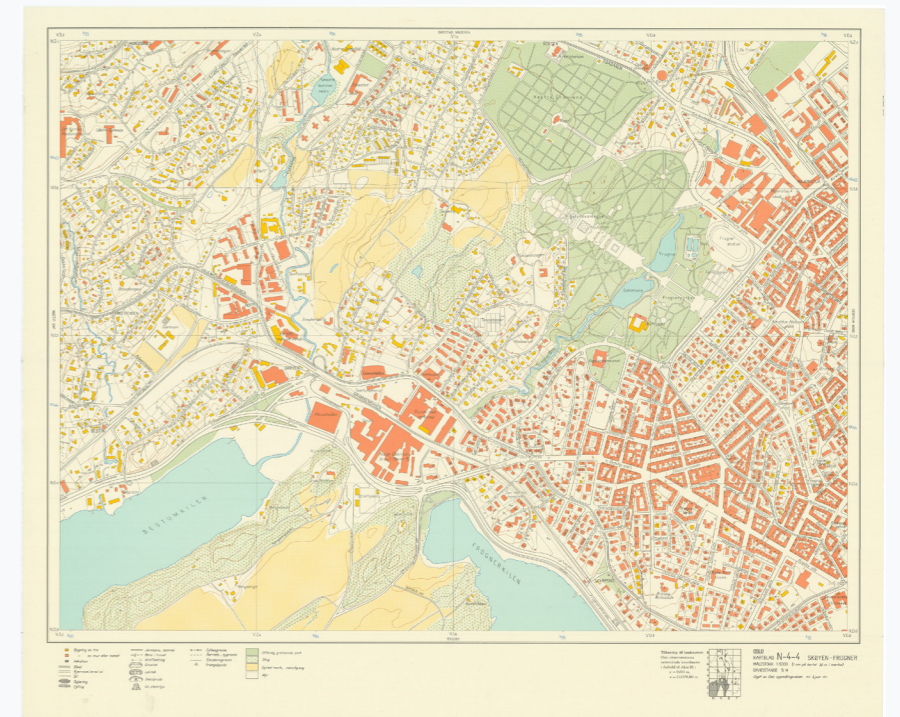
Historical images and maps:



Map from 1944



Map from 1950



Map from 1974

Historical maps showing Bestumkilen and Frognerkilen. E18 was created in 1970. The inner part of Bestumkilen and Frognerkilen were landfilled. The inner part of Bestumkilen have housed different buildings, in 1970 Norges Varemesse.



Bestumkilen, Foto: Wilse, Anders Beer / Oslo Museum /1925



Bestumkilen, Foto: Wilse, Anders Beer / Oslo Museum /1936



View over Bestumkilen, Foto: Broch, Jens Peter / Oslo Museum /1865



Oslo Roklubb before the landfill, located next to the water

Historical images showing Bestumkilen before E18 and the landfills. The area was a wetland used as pasture. The other side of the wedge from Bygdøy was hilly before the creation of E18.

Mapping the site:

Mapping: The site - Personal observation



Current life in Bestumkilen:

There is today a lot of activity in the site in Bestumkilen. The site has a characteristic for being a bit hidden, and not as reachable as the other sites along the Oslofjord. Because of the road E18 surrounding it, and fences enclosing it, it is hard to see its activity without entering it. To enter the site one can either use the main gate, or a smaller gate next to the river Hoffselva.

Oslo Roklubb:

The rowing club has a long history, and has existed from 1934. The existing clubhouse was built in 1939 by the members of the club.¹ The building has newly been renovated by the members of the club. The building has a simple wood construction, painted in white and blue.

¹ Oslo Roklubb. «Historie»

The placement of the building was originally on the forest and the fjord, with the waterfront right outside the building. After the building of the E18-tunnel, left over masses were placed outside the building.¹ This land is now covered in asphalt, functioning as a parking lot. The building appears closed and abandoned, but is still used by the members of Oslo Roklubb, functioning as storage for boats and equipment.

Rowing/Kayaking course:

The rowing and kayaking track has a lot of activity. It is used by several rowing- and kayaking clubs in the area. The operators for the rowing course have been Oslo Kajakklubb, Bestumkilen Roklubb and Oslo Roklubb. The course is 1000 m long and 60 m wide. The course was finished in 2018.² Additional installations are also planned, such as referee tower and spectator seats.

Boatshop:

A small shop selling equipment needed for boats, combined with a smaller kiosk offering beverages and ice cream. There are some small tables and chairs outside the kiosk. A place for social gathering. At the time I was there, some older men were sitting outside the shop enjoying the sun.

Boatstorage:

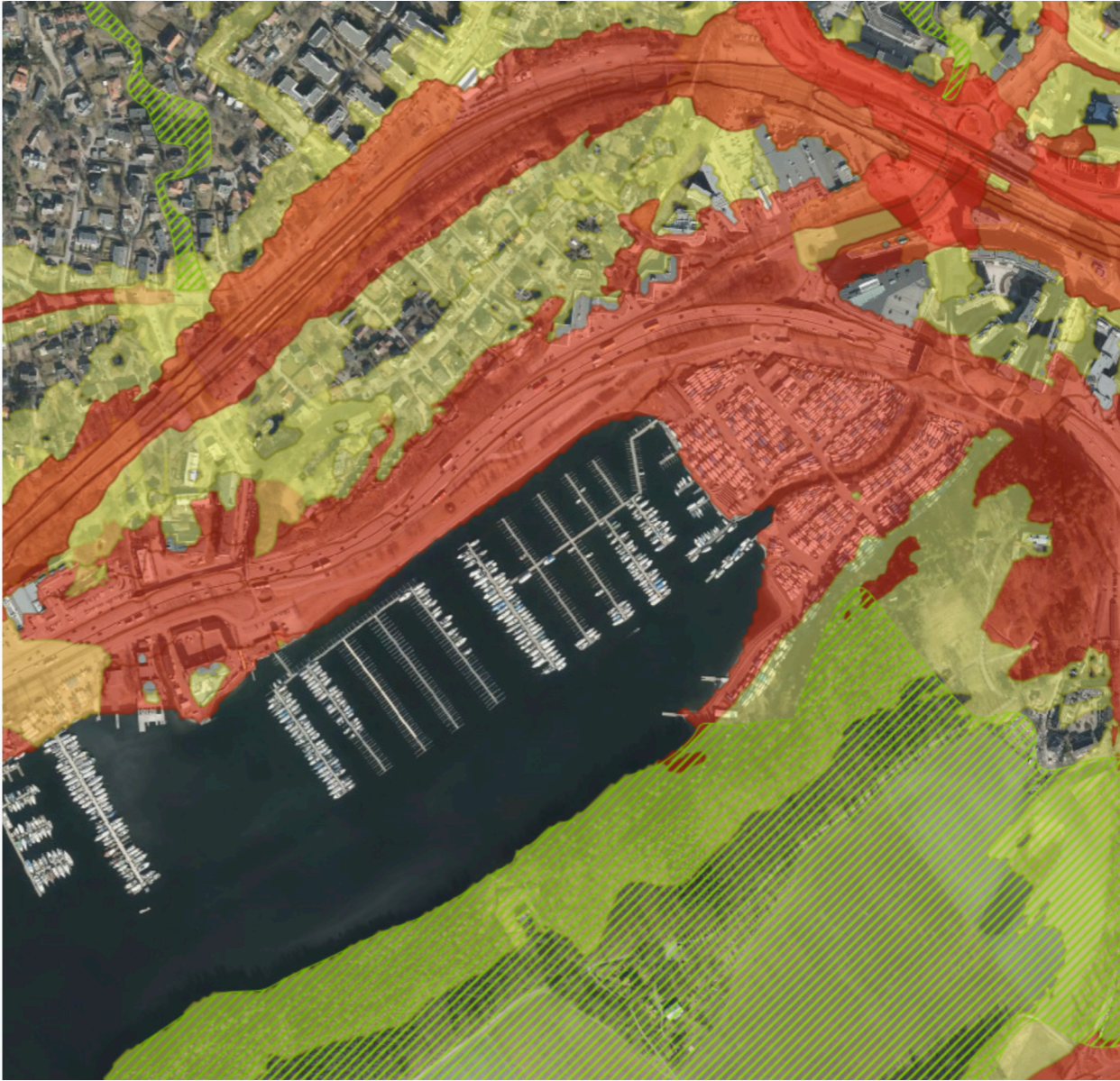
A lot of activity in the area - family and friends are gathering to prepare the boats for the season. The area gives a feeling of an unexplored landscape with many different shapes and colors, and different types of boats to discover. It is an unordinary place with spatial qualities. To wander around the boats with a camera can attract attention from the boat owners.

Motorboat club:

Restaurant and café for members only. An active terrace that can be observed behind fence for non-members. An active place also when service is closed. At the time I was there, some families are sitting outside eating and socializing. The club has been in Bestumkilen since 1921.³ The club's members show a great commitment to preserve the boat storage at Bestumkilen, and has started a petition.⁴

¹ Bakken. «Slaget om ulovlig oppført land i Bestumkilen»
² Bakken. «17. mai 2018 med ferdig ro- og padlebane i Bestumkilen»
³ Oslo Motorbåtförening. «Historien om Oslo Motorbåtförening»
⁴ Folkeaksjonen for bevaring av båtlivet i Oslofjorden. «Bevar båtlivet»

Mapping: The site

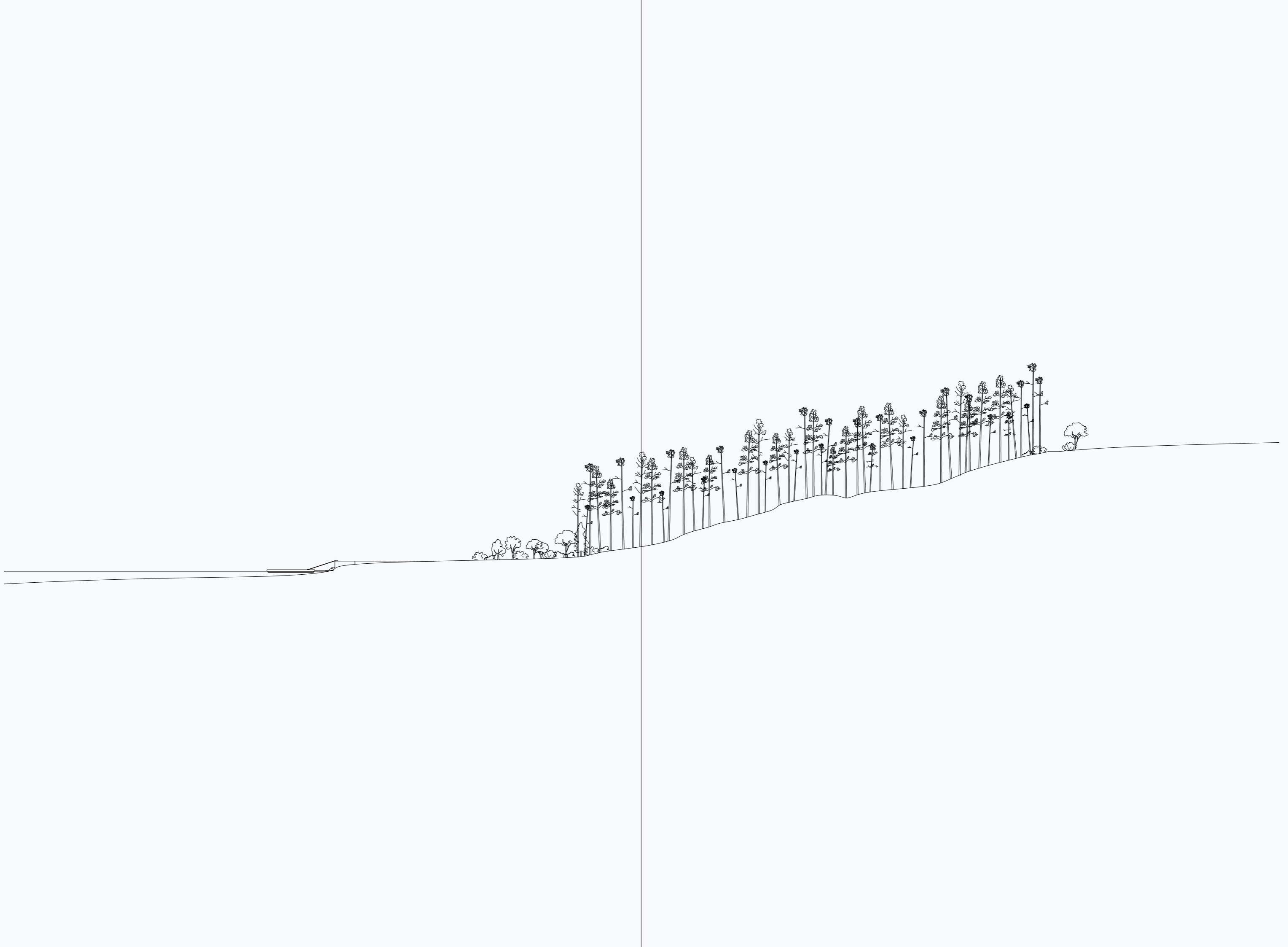


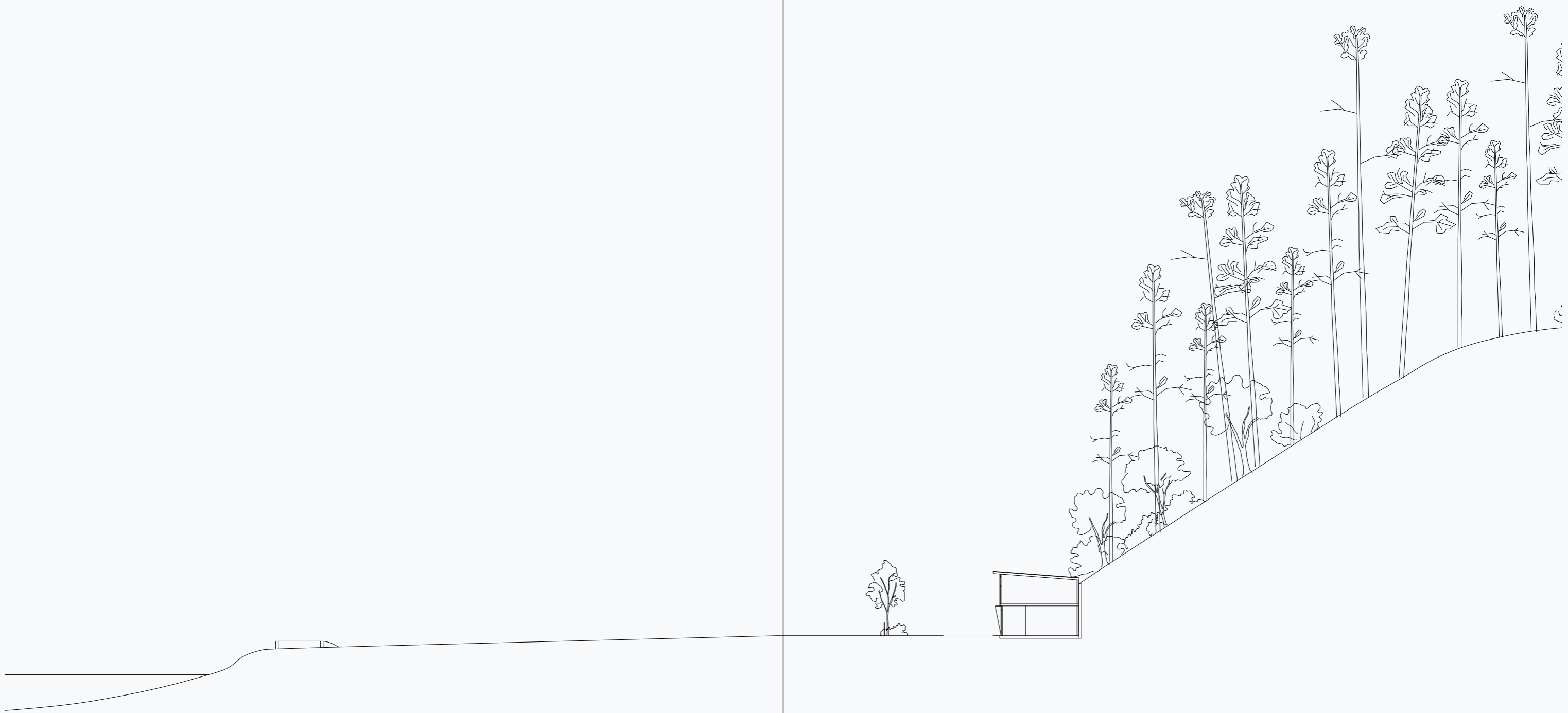
Noise zones ■ ■ Silent zones ■



Section: The site







Registrations_images:



View over the site, taken from the green belt between the site and the housing blocks in Skøyen.



Hoffselva flows into the Oslofjord, and divides the plot in two.
Long trees are lined up along the river.



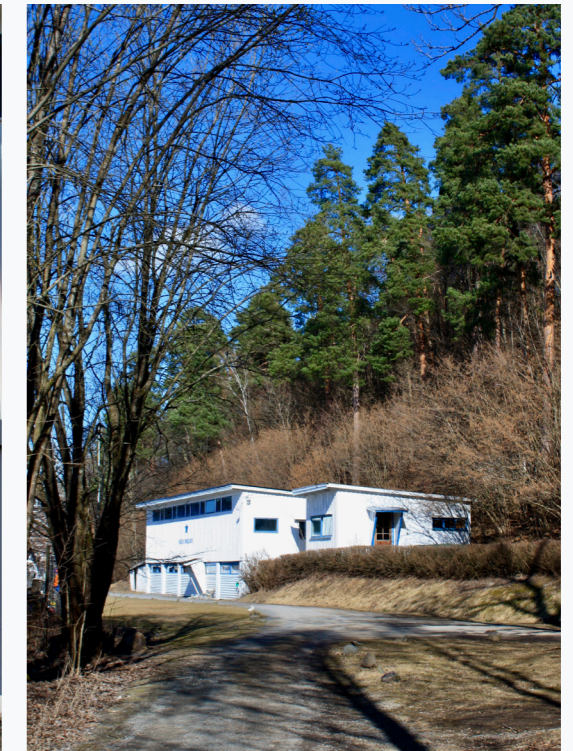
The forest next to the site is a protected nature reserve has tall and healthy pine trees.



View from the forest to the site and the boat storage.



Beautiful stones and clear water at the beach on the site.



An older existing building at the site houses a rowing club.
The building is placed gently on the boarder to the forest.



The combination of the fjord and the trees allows a good view.



Open view to the fjord from the beach. A popular place for kayaking.



People are enjoying the sun outside a boatshop and a kiosk.



The boatstorage area creates an unusual landscape of colors and shapes.



Children playing on the beach



Rowers exercising in the rowingtrack



There is a lot of kayak storage on the site



Oslo Kayak Tours are having a temporary clubhouse on the site



Parts of the site is used as caravan parking in the summer



A couple is enjoying the sunset inbetween caravans.



The neighborhood factory had a project on the site summer 2022.



The project included benches and plants, and more people were observed using the site in this period.



The trees creates a wall and encloses a space around the beach on the site.



A big tent works as a temporary rowingclub on the site.



Docks around the river.



View from the river to Bestumkilen.



Boat workshop, the site is in the back of the picture.

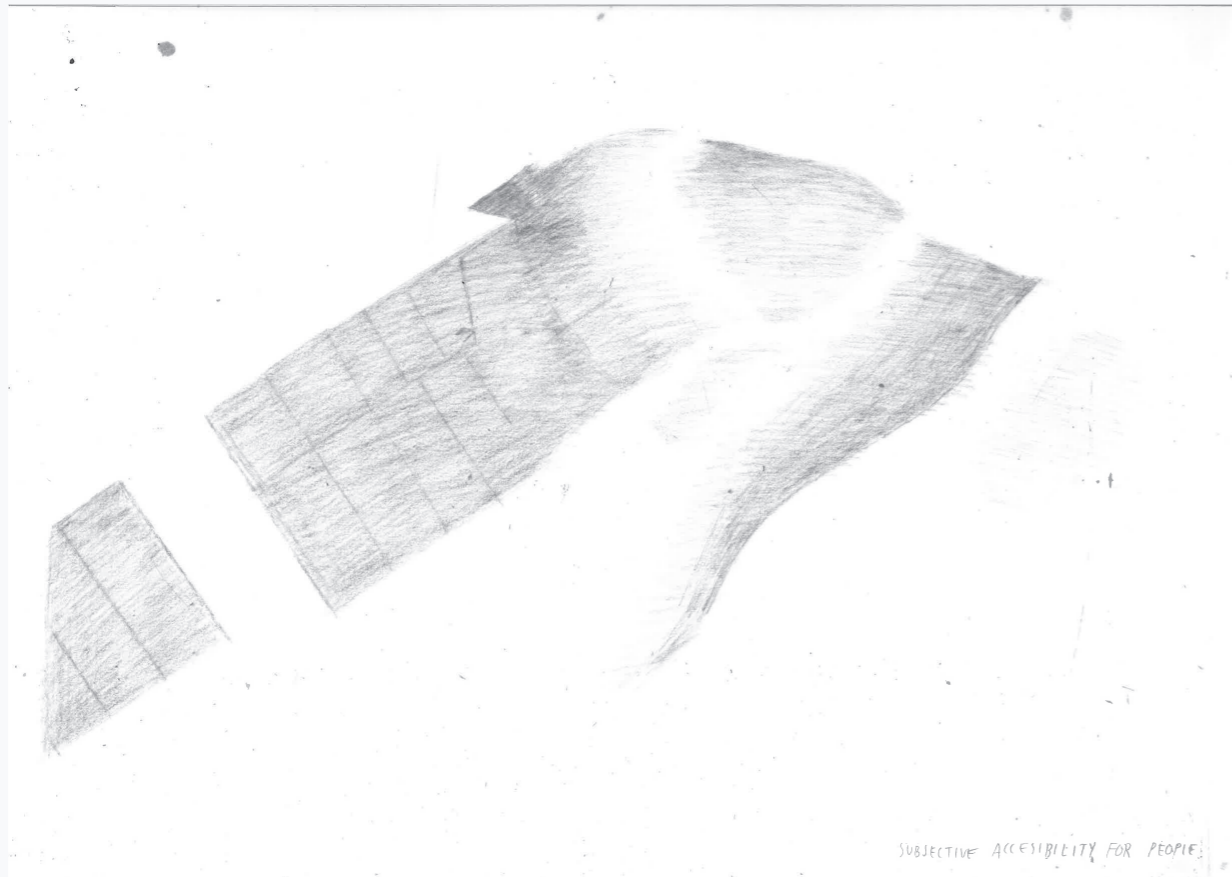


The boatlife is present on the site.

Personal registration of the site



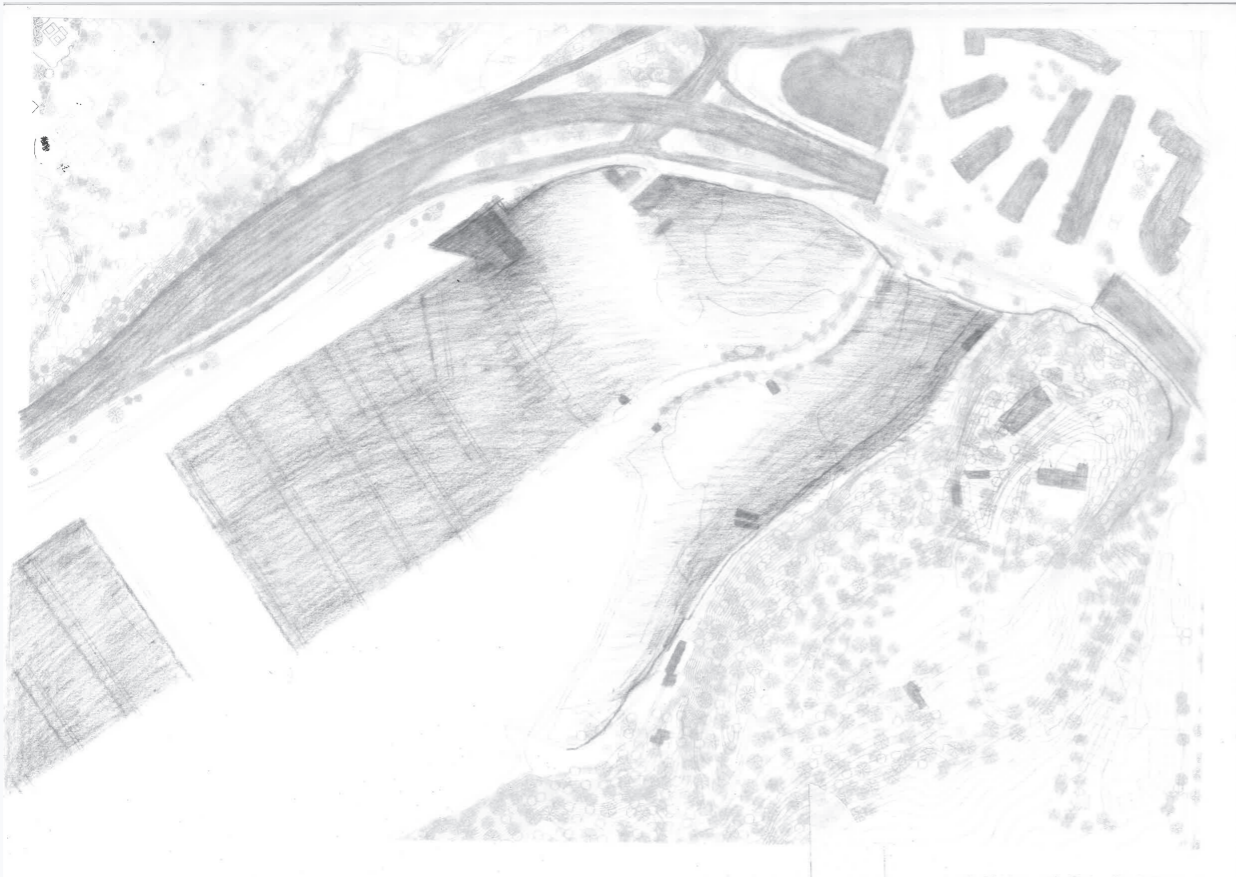
Observation of built borders on the site



Areas that seems unaccessible for visitors on the site



Borders created by landscape

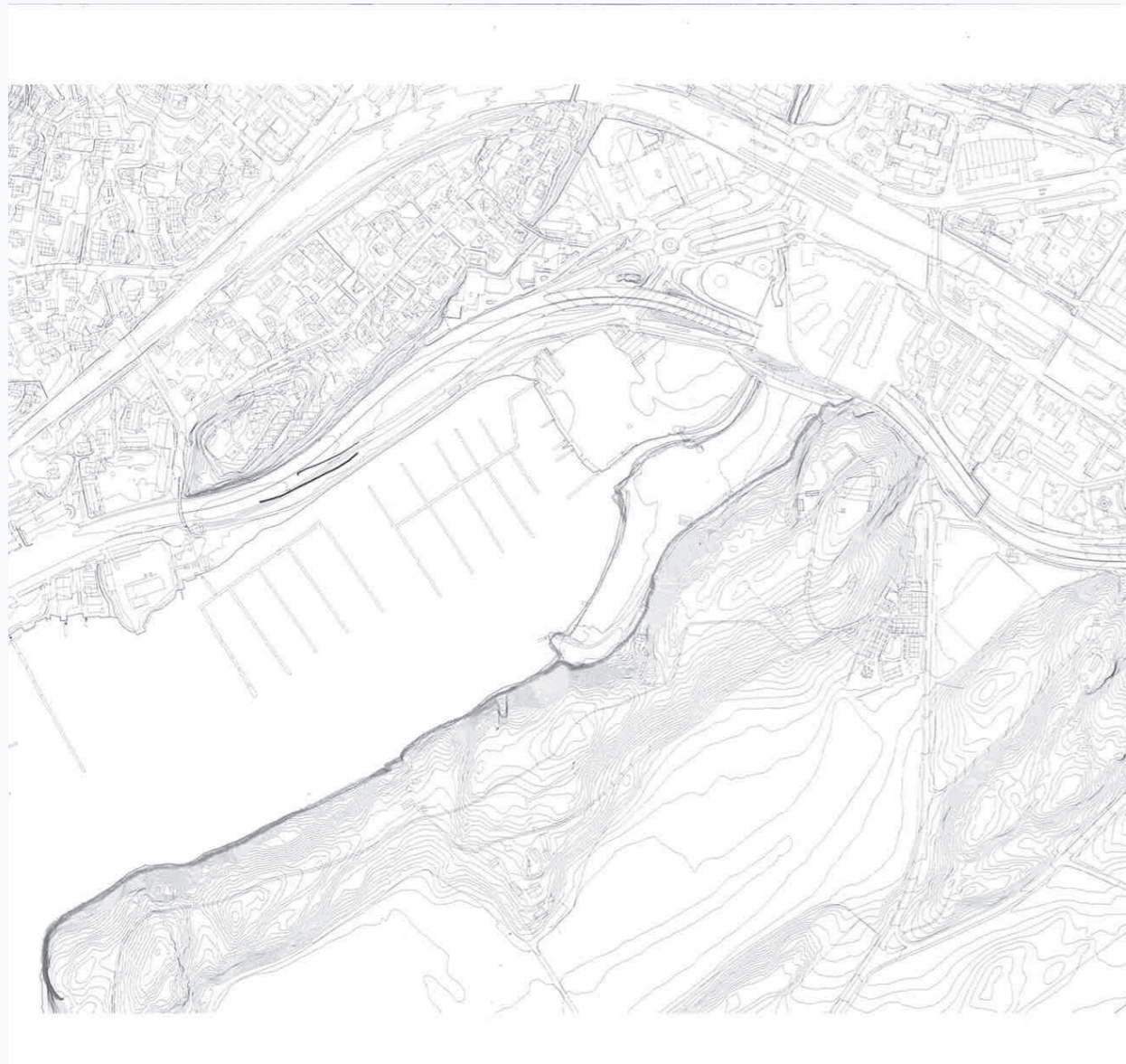


Built boarders and subjective thresholds

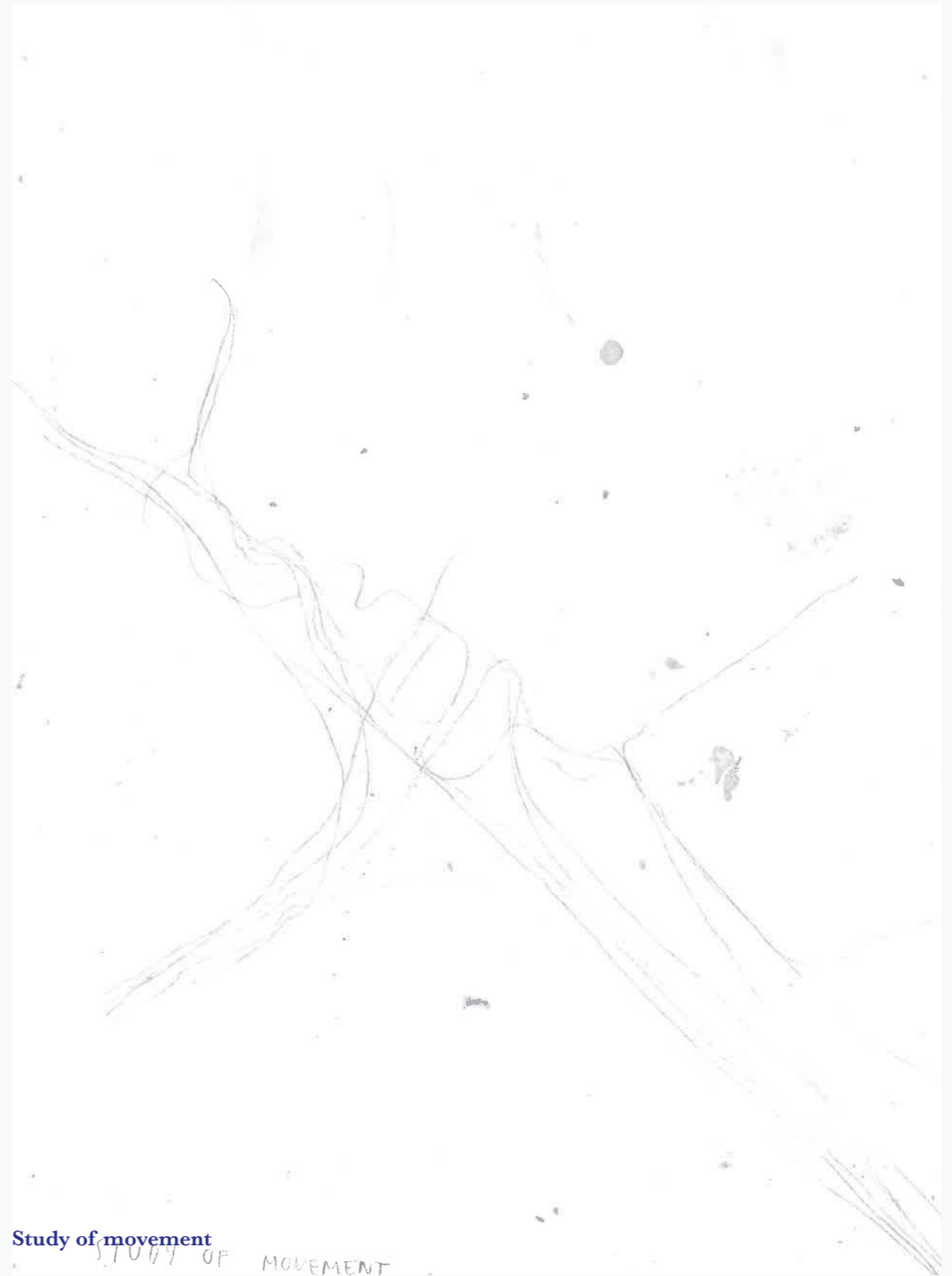
Observation and registering on the site





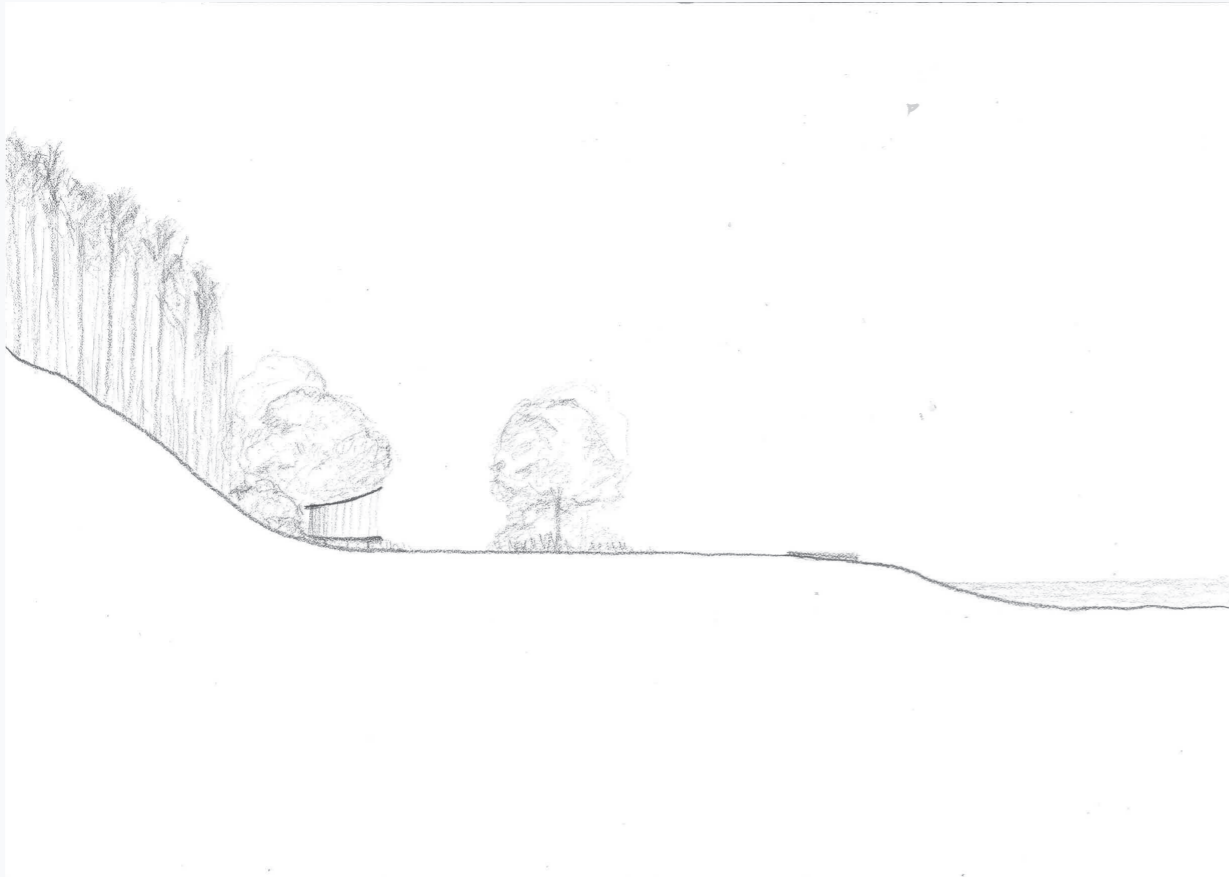


Reading of the landscape form

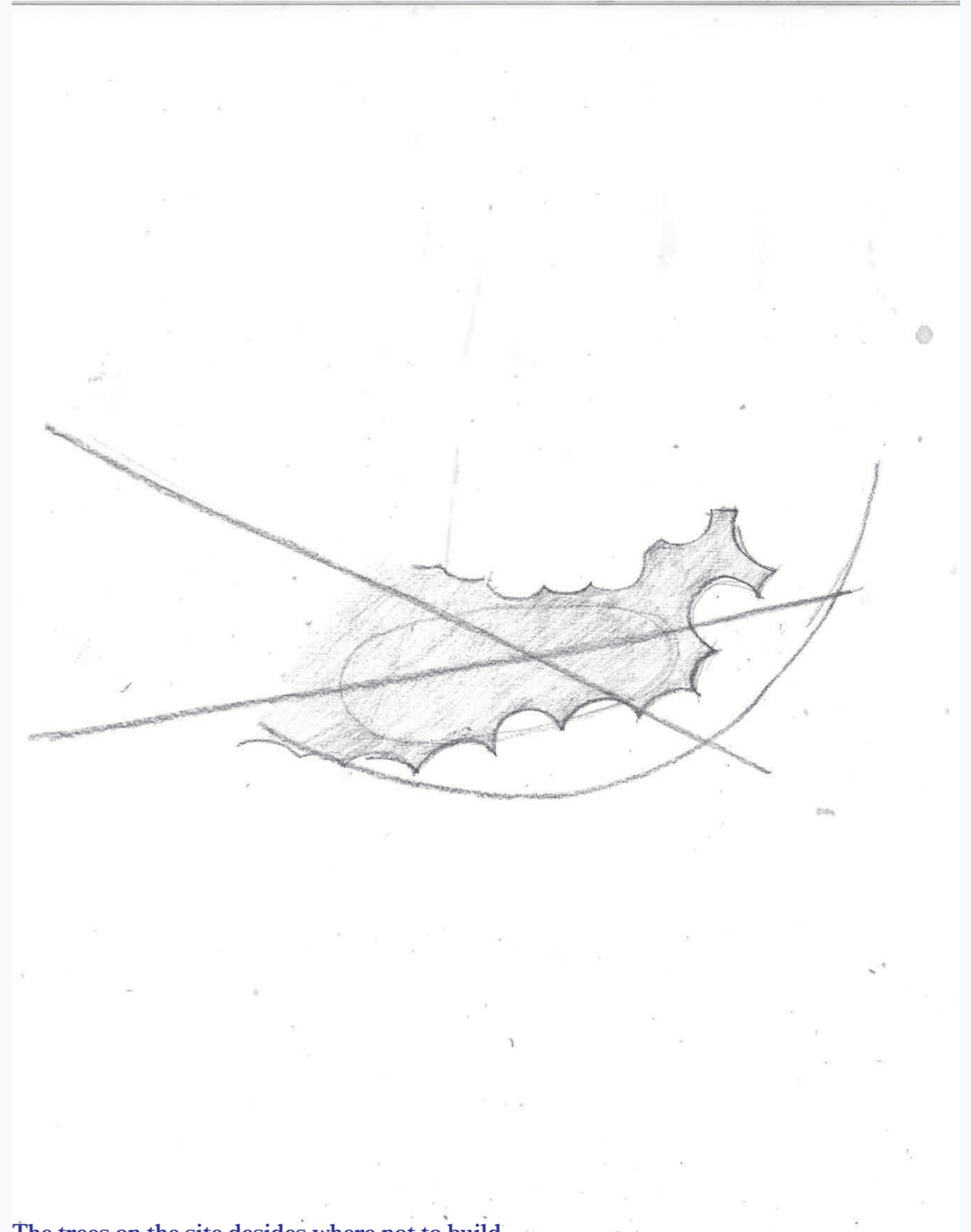


Study of movement

STUDY OF MOVEMENT

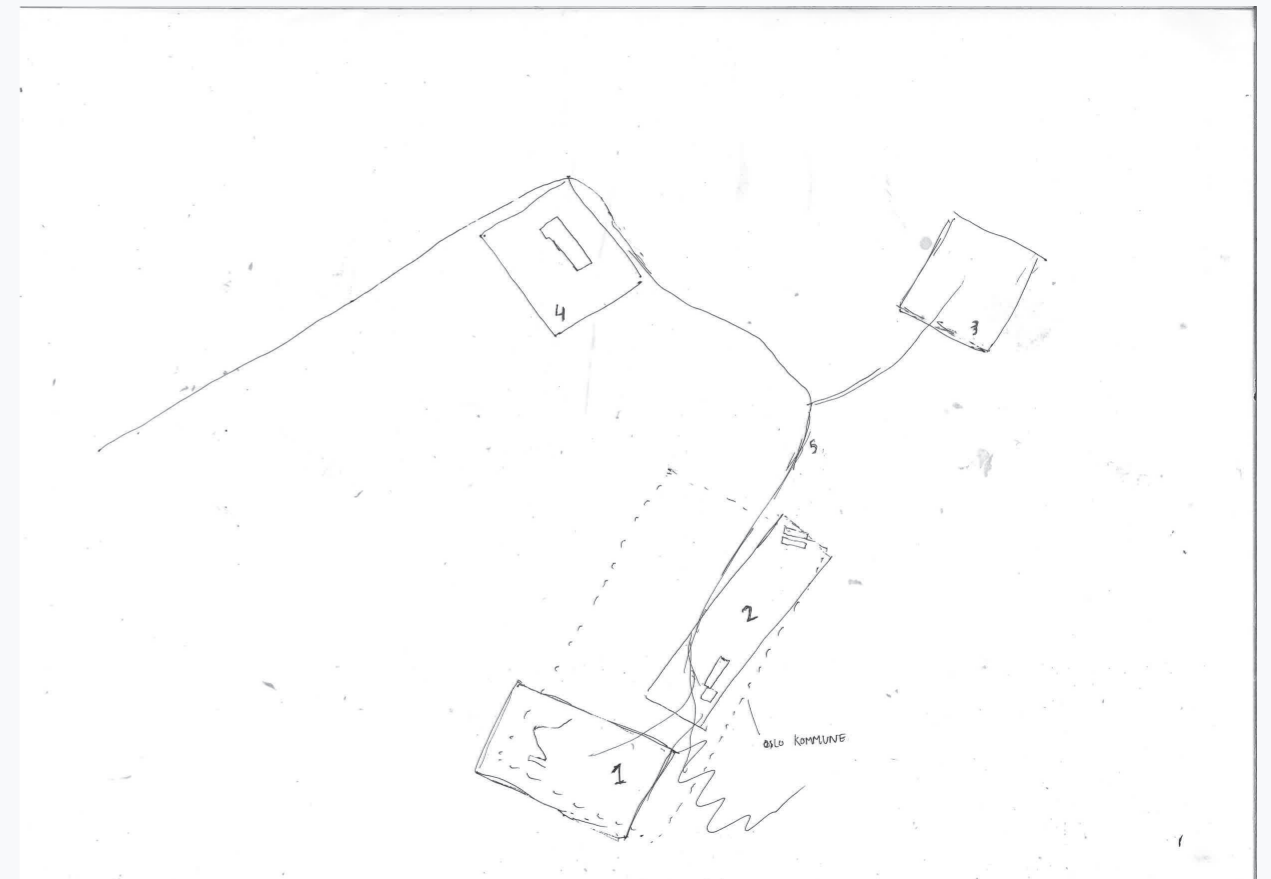


The trees creates a wall

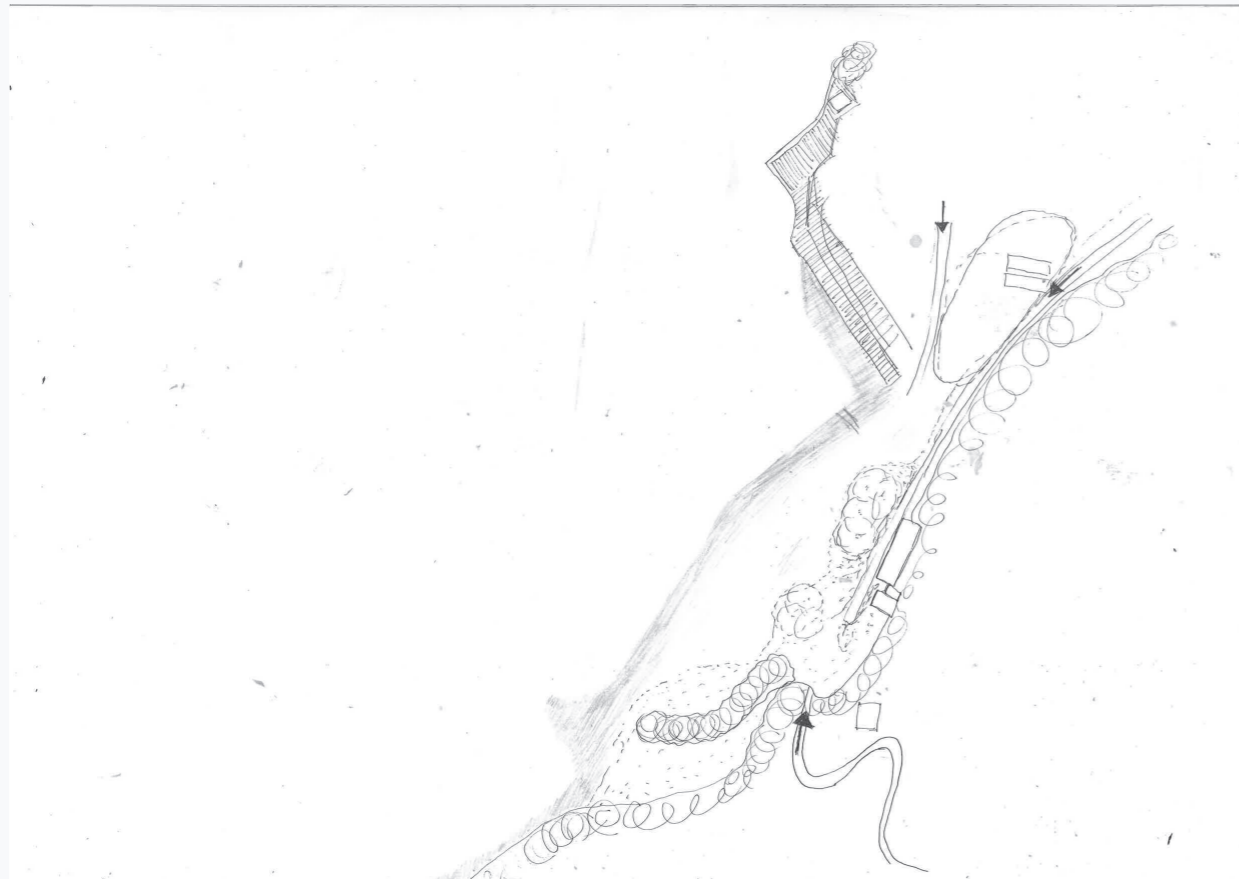


The trees on the site desides where not to build

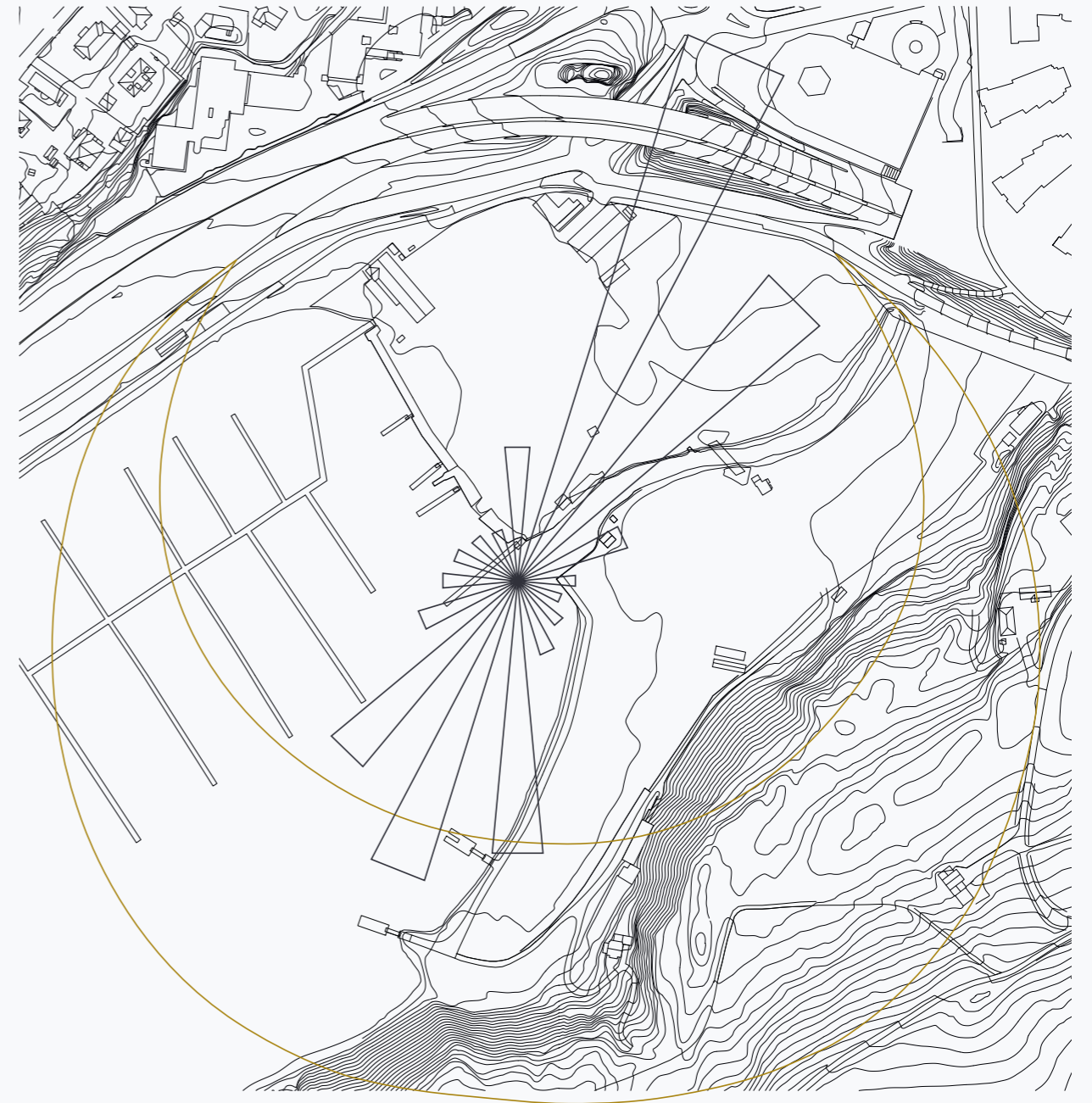
Delimiting a site



Places in Sjølyst where I see potential for development

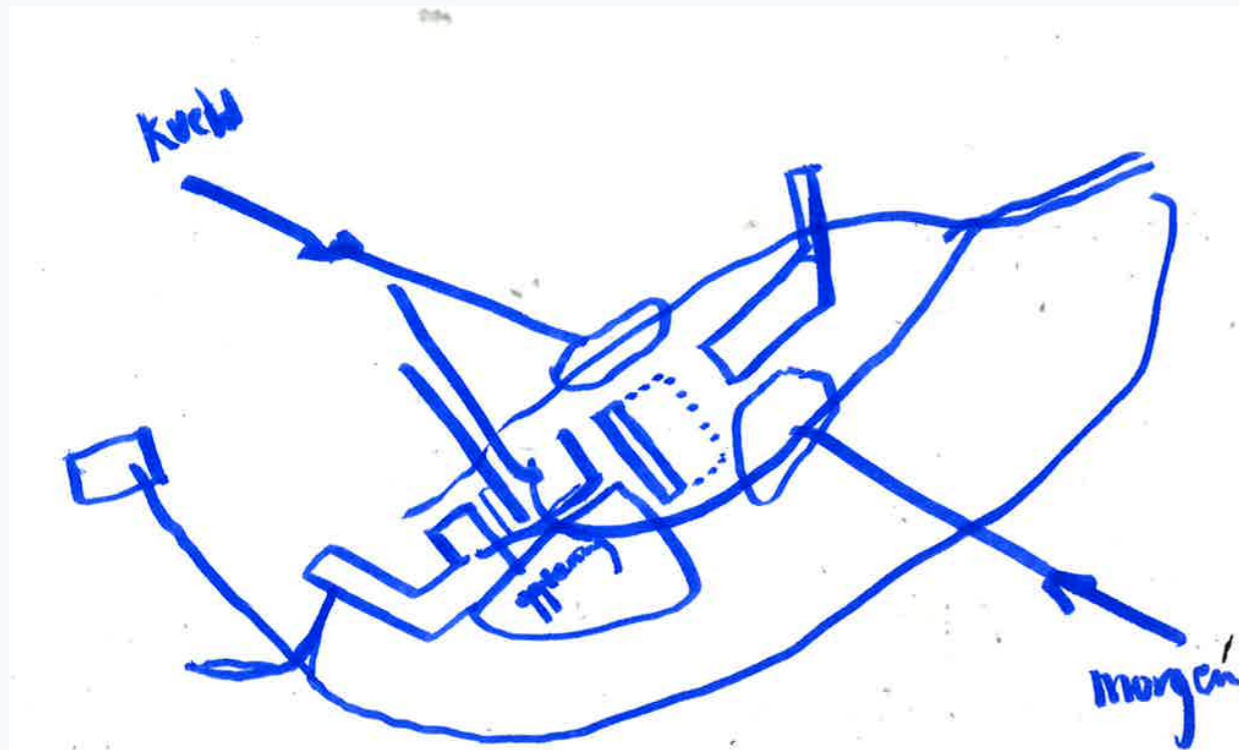


Access to site



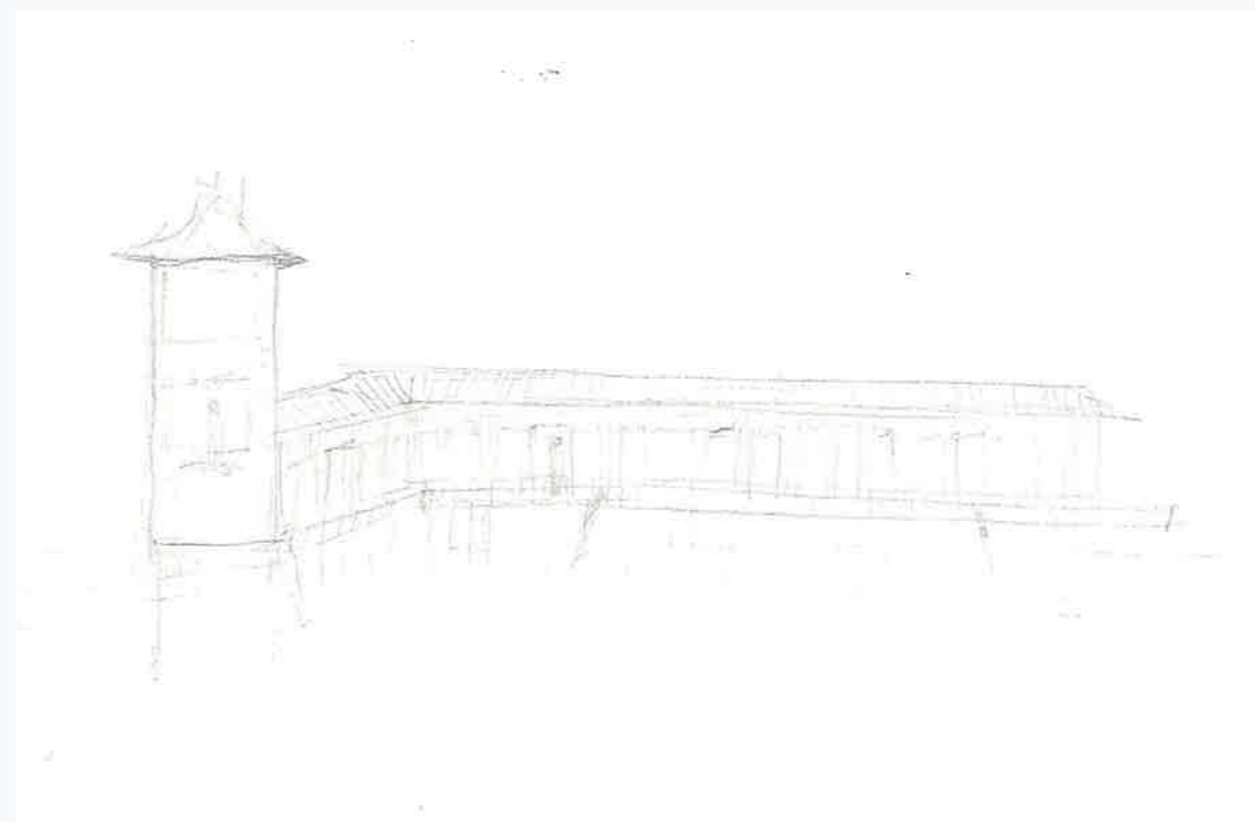
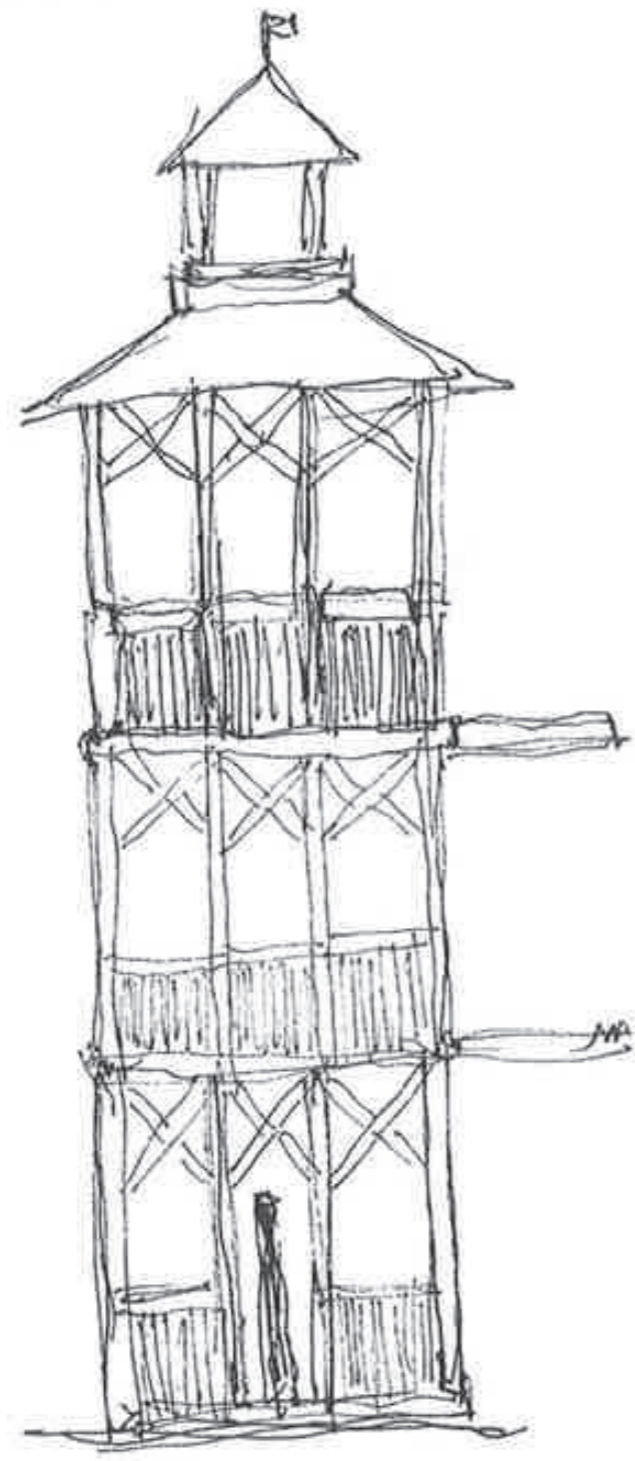
Climate and sun analysis

Typologies from bathinghouses in the Oslofjord



Analysing bathing and boathouses from the Oslofjord-area

Halvolds bad





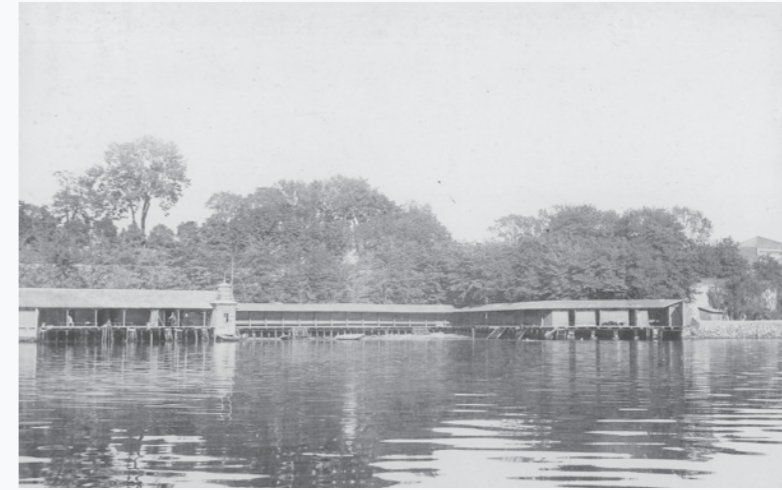
1930 - Mittet - Nordstrand bad - *Oslobilder.no*



1905 - Væring - Det Militære Sjøbad- *Oslobilder.no*



1903 - Anders Beer Wilse - Bygdøyenes Bad- *Oslobilder.no*



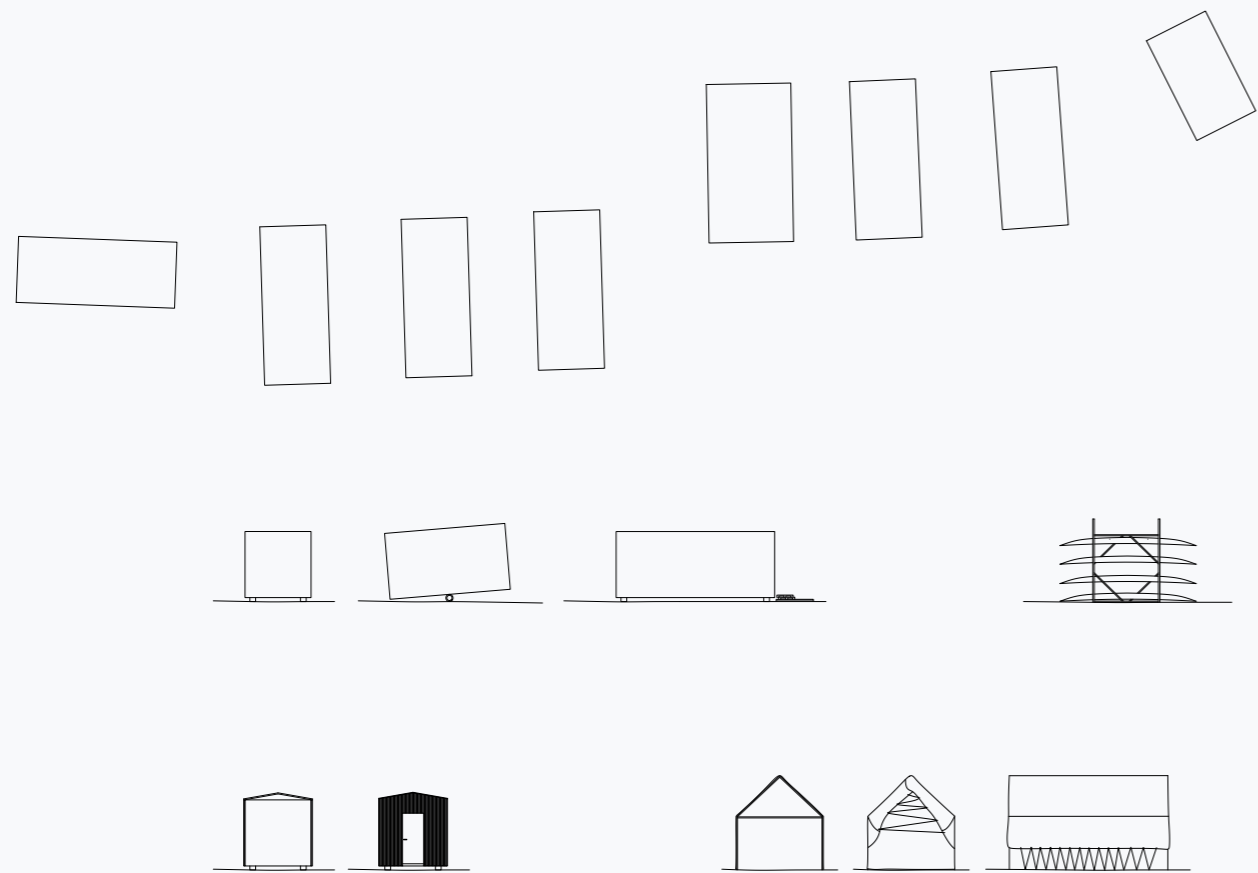
1902 - J. Michaelsen - Militære Badehus - *Oslobilder.no*



Anders Beer Wilse - Holmensherrebad- *Oslobilder.no*



1930 - Uknown - Hovedøya Bad- *Oslobilder.no*

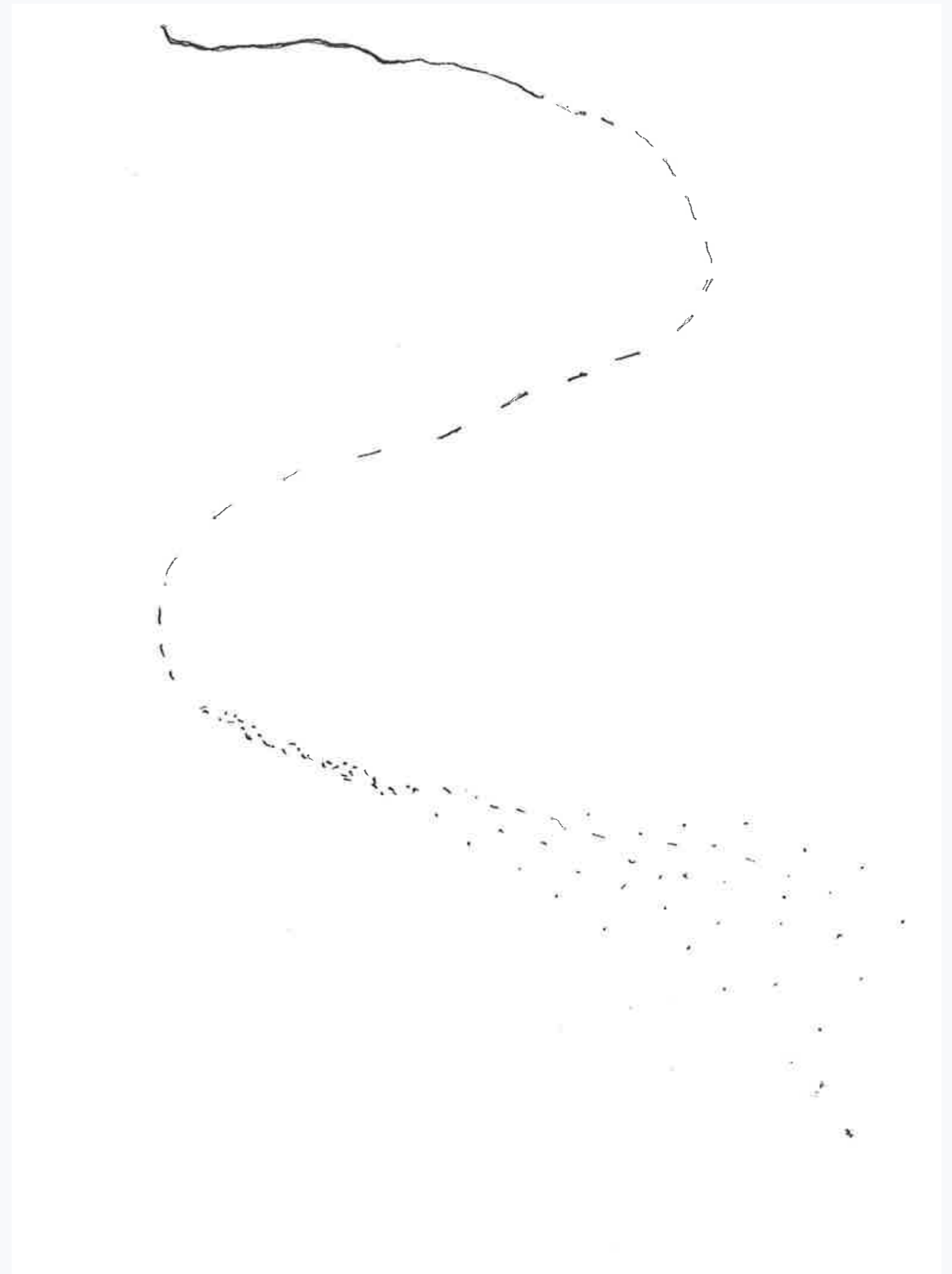


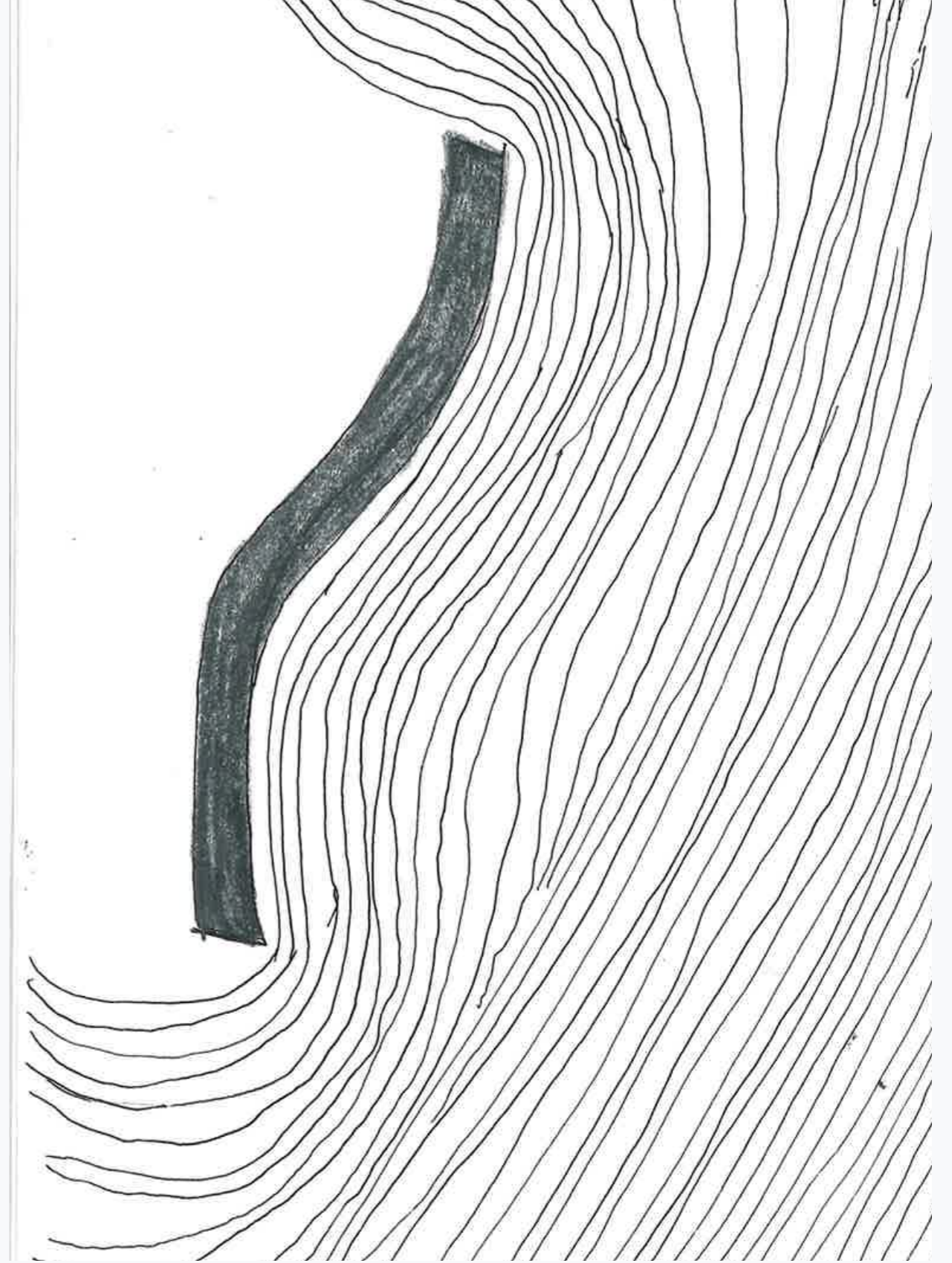
Analysing structures standing on the site

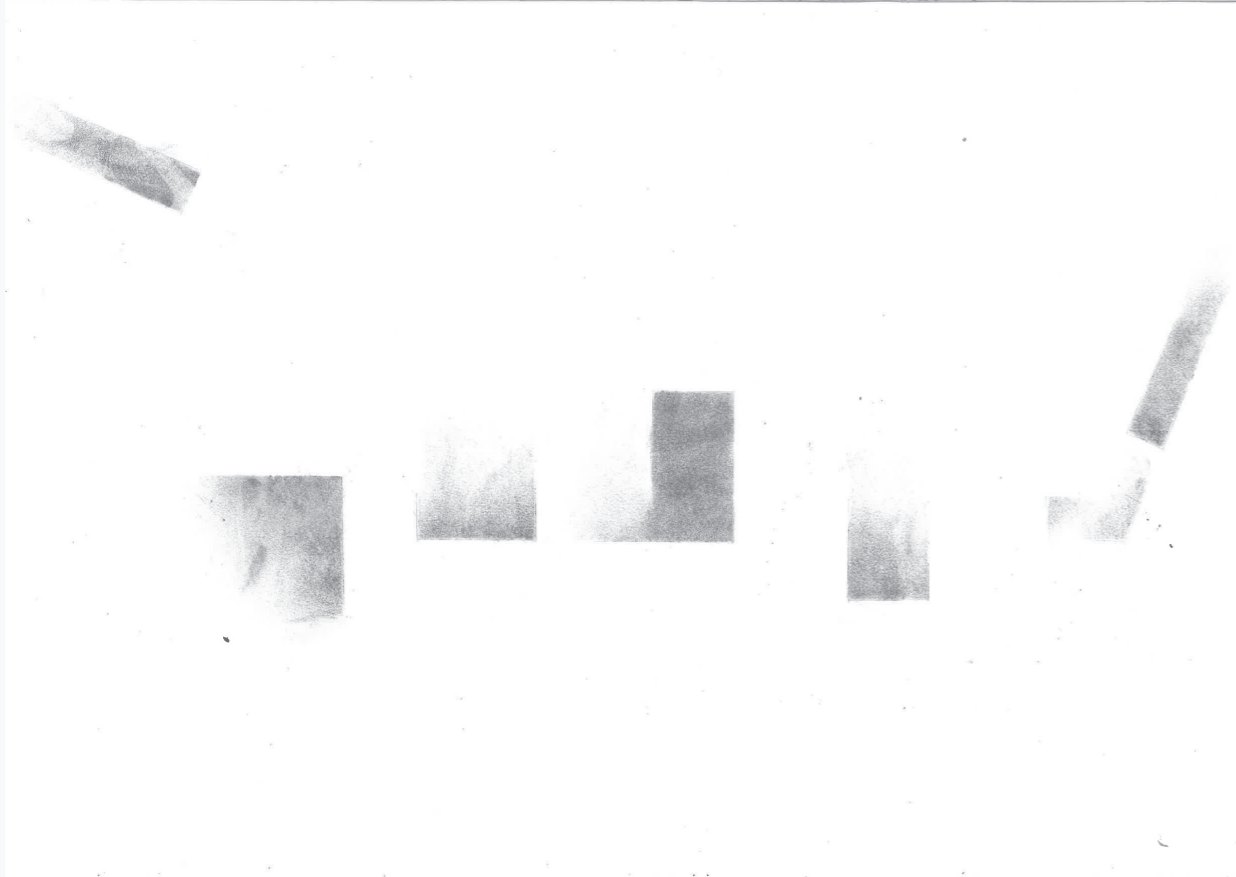


Materials found on the site; textile, rope and wood

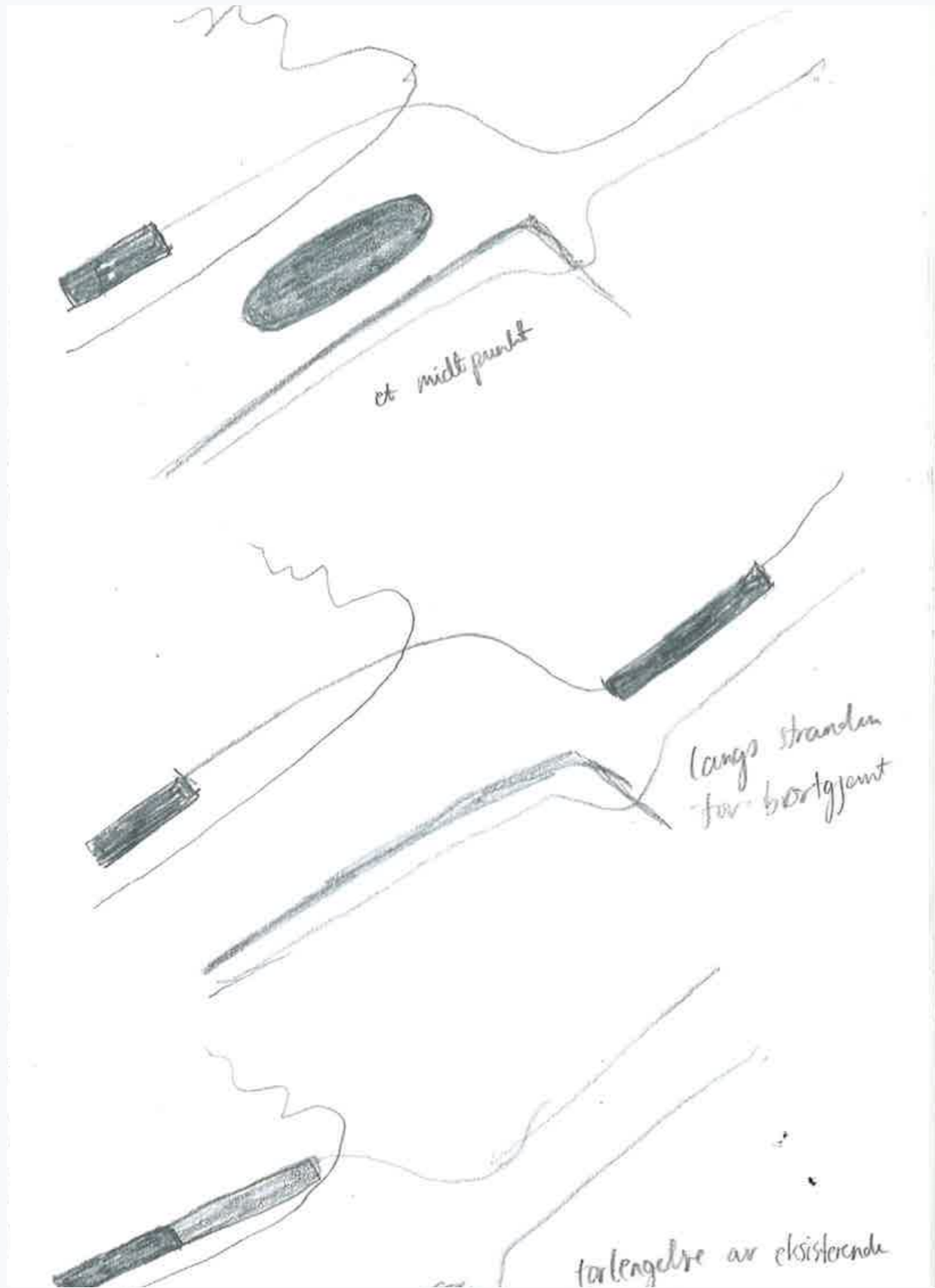
Studies of the threshold



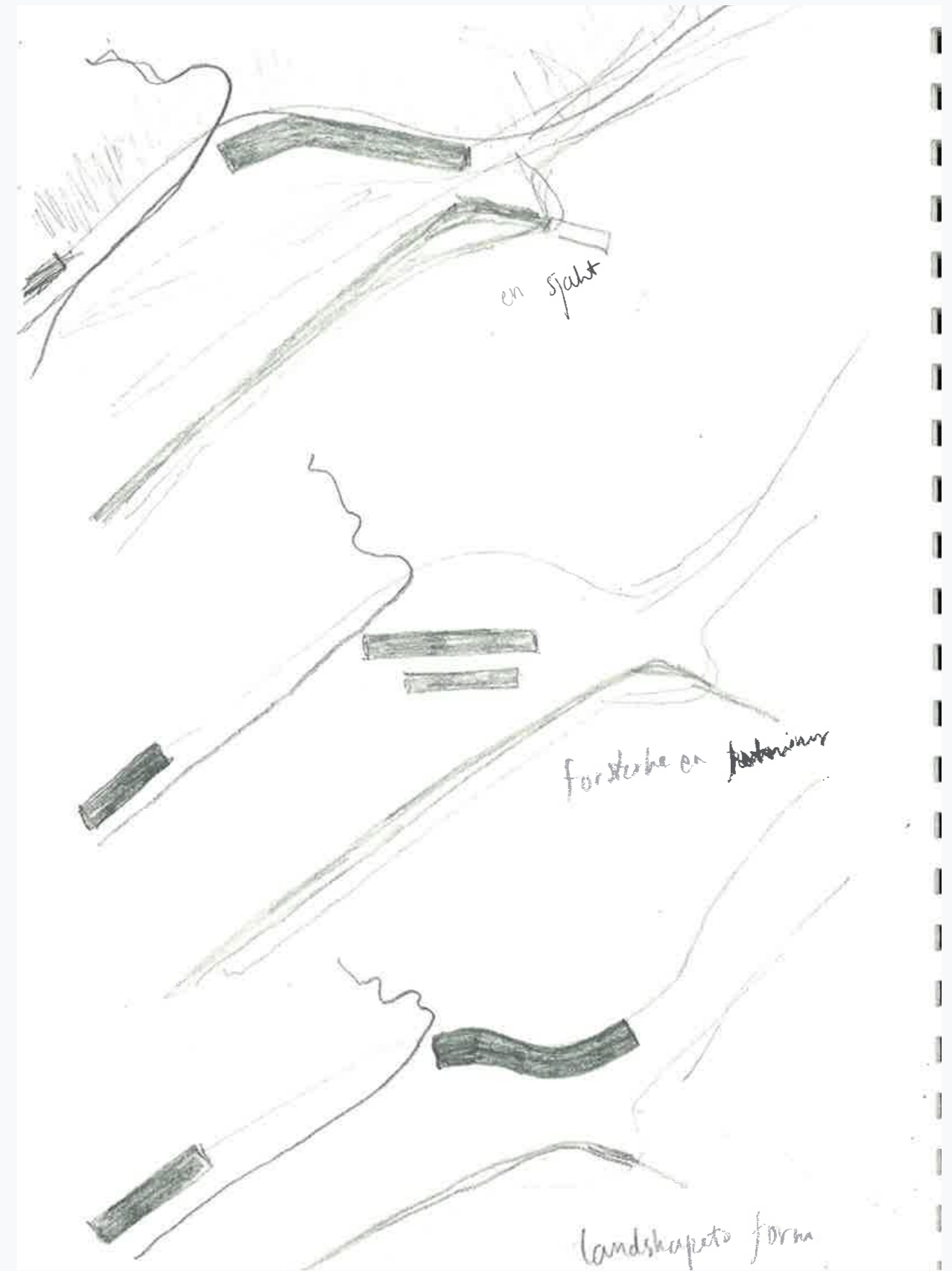






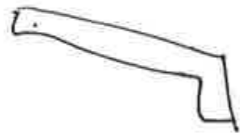


Study of building placement

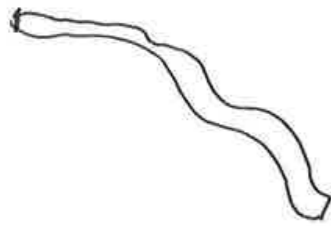


1

VINKEL



2 ORGANISK



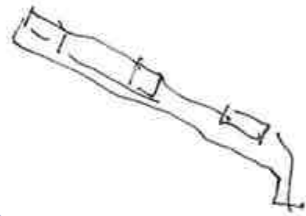
3

RETT

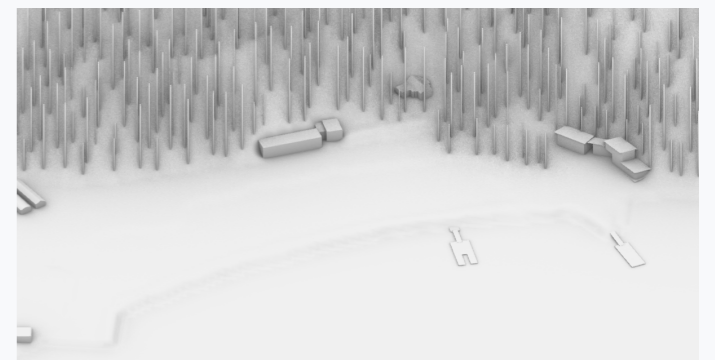
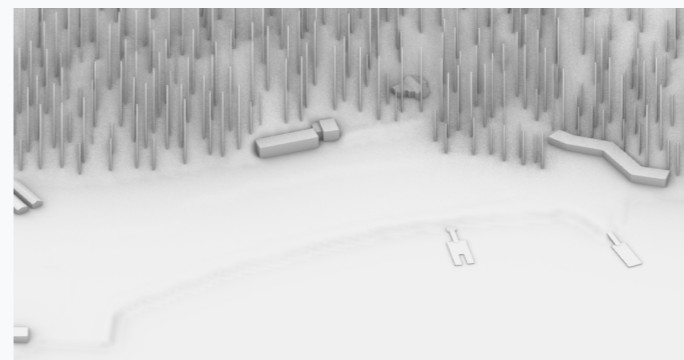
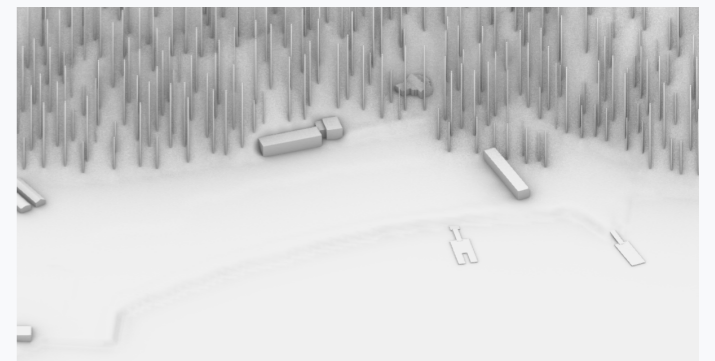
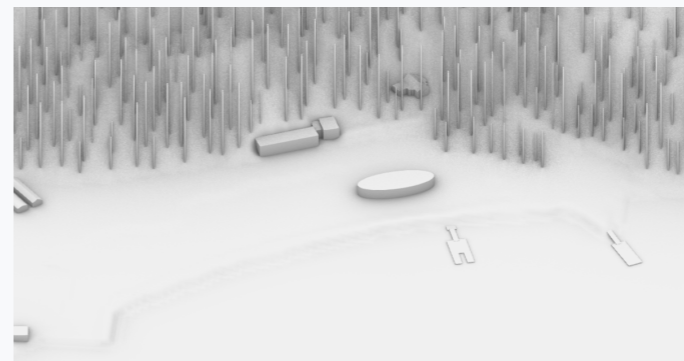
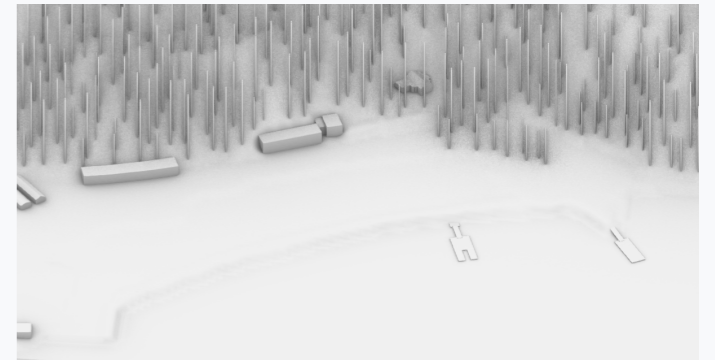
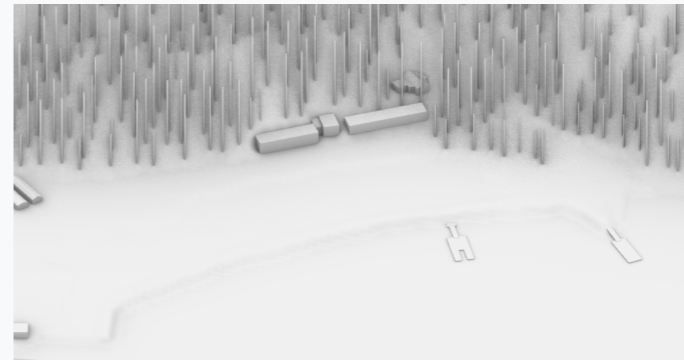


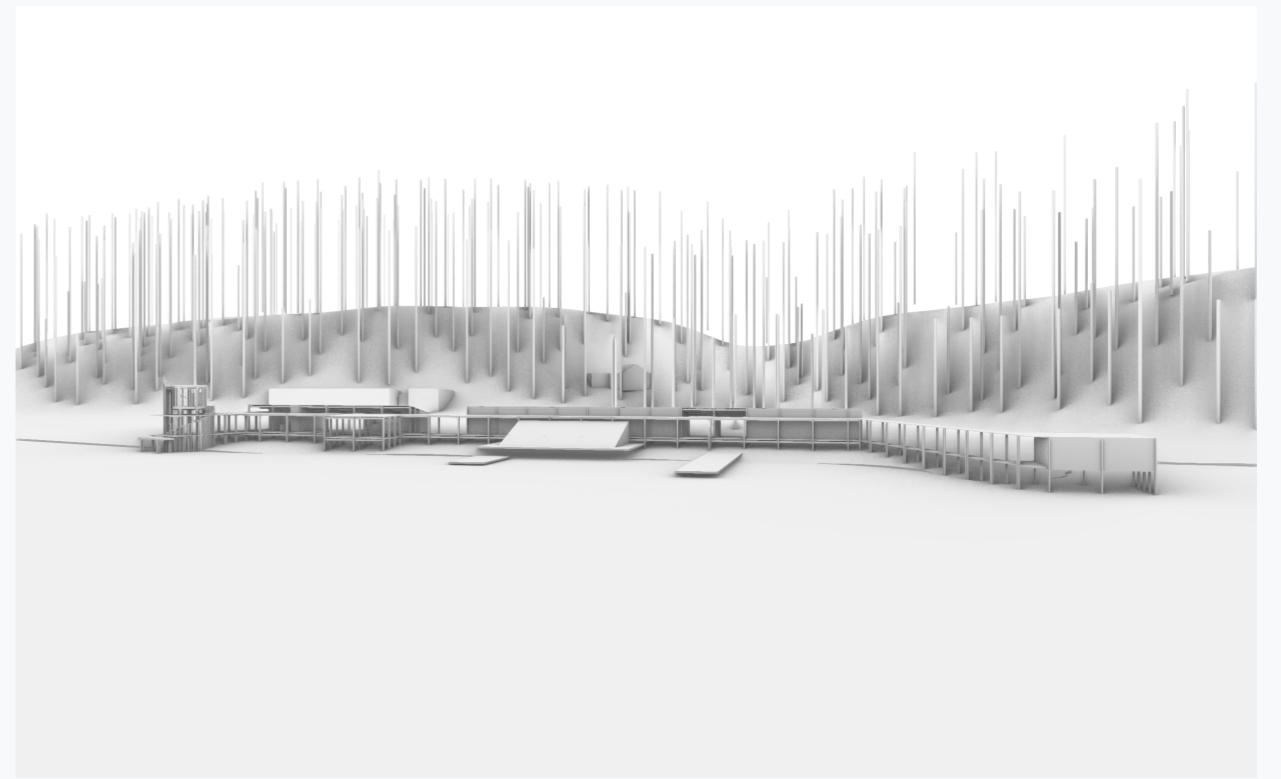
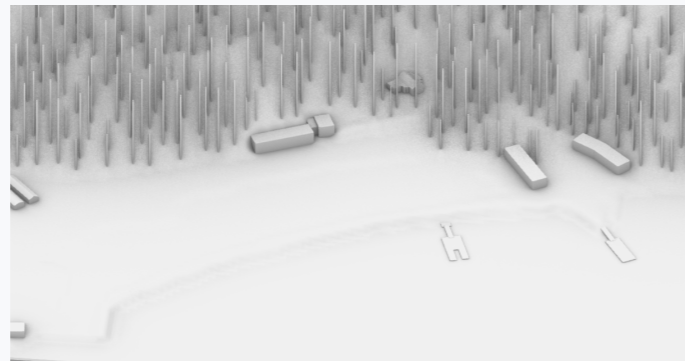
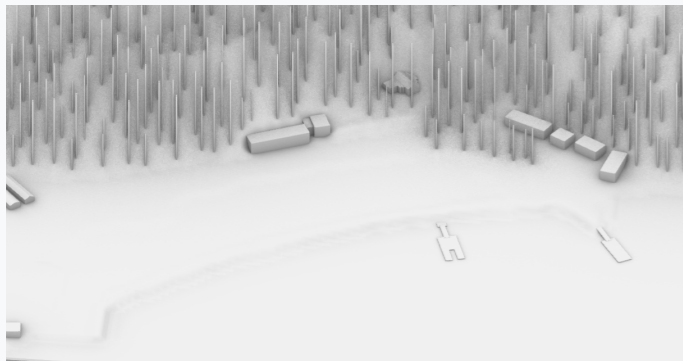
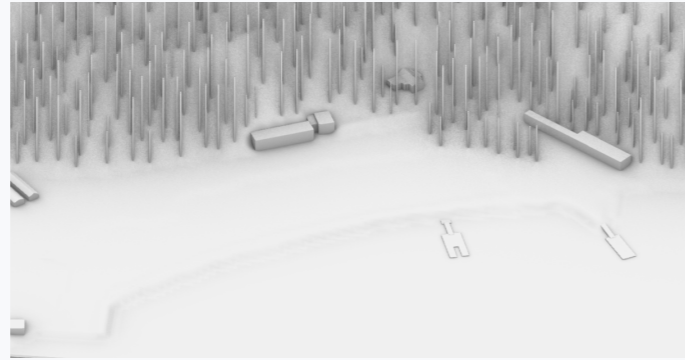
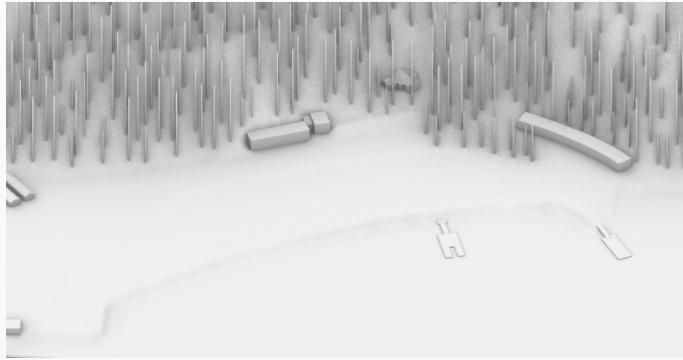
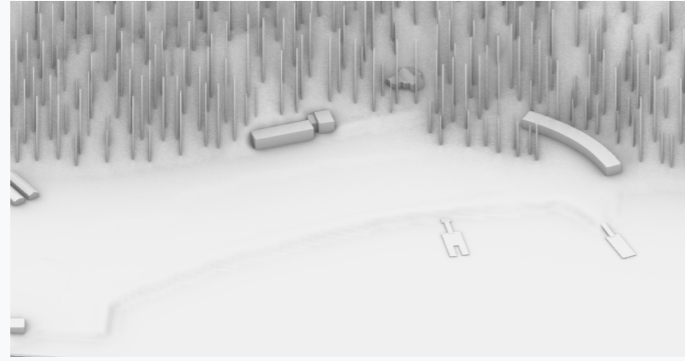
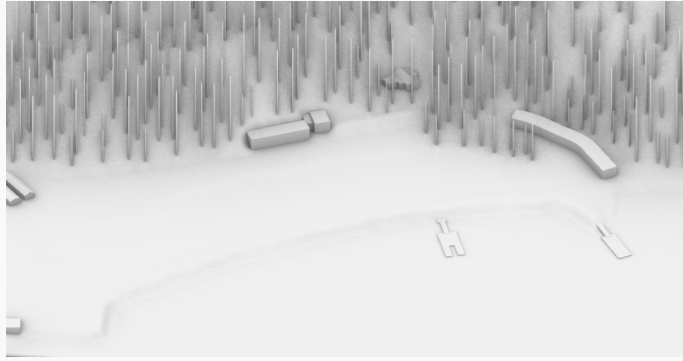
4

OPPBRUTT

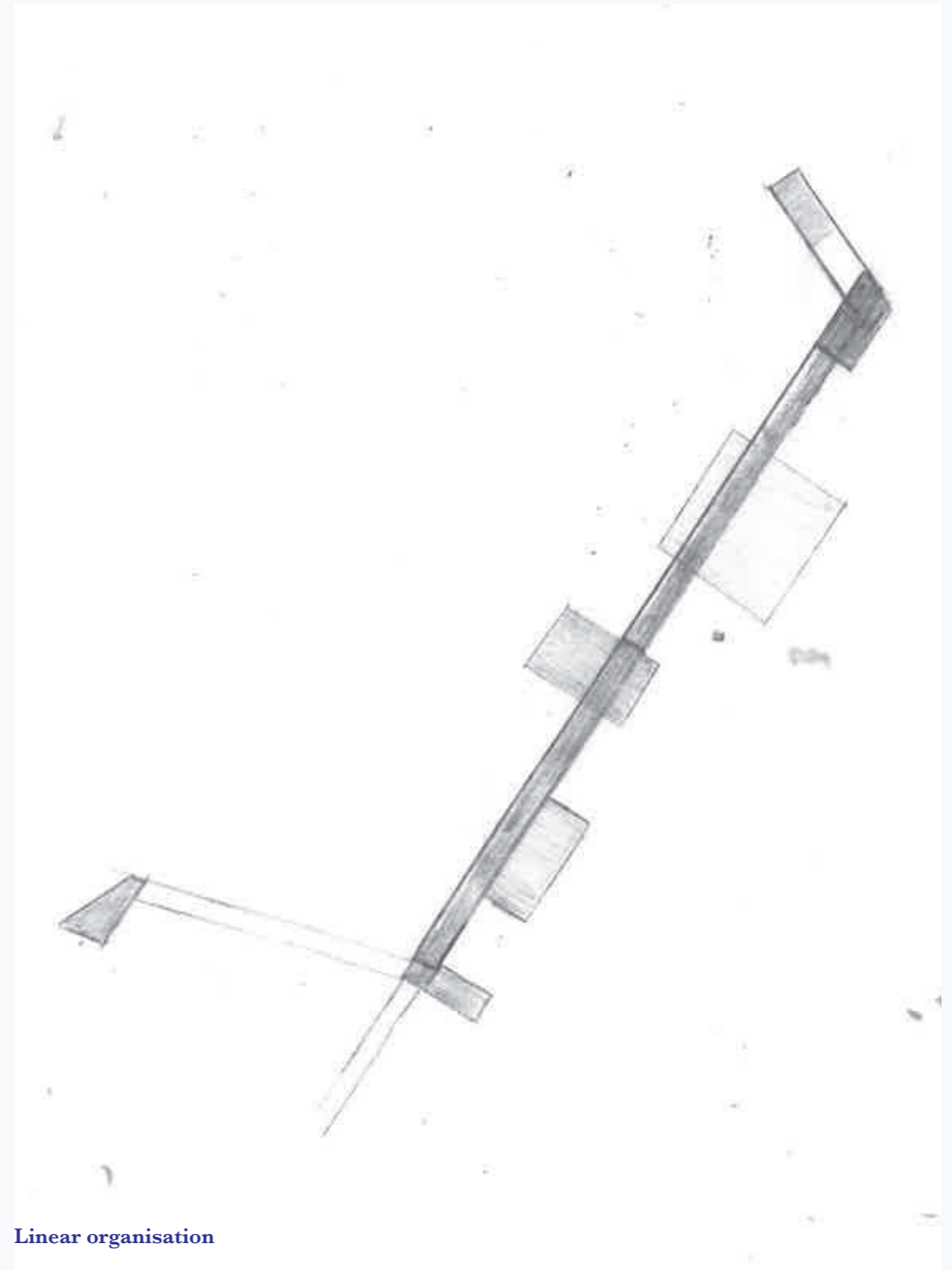


Studies of shapes

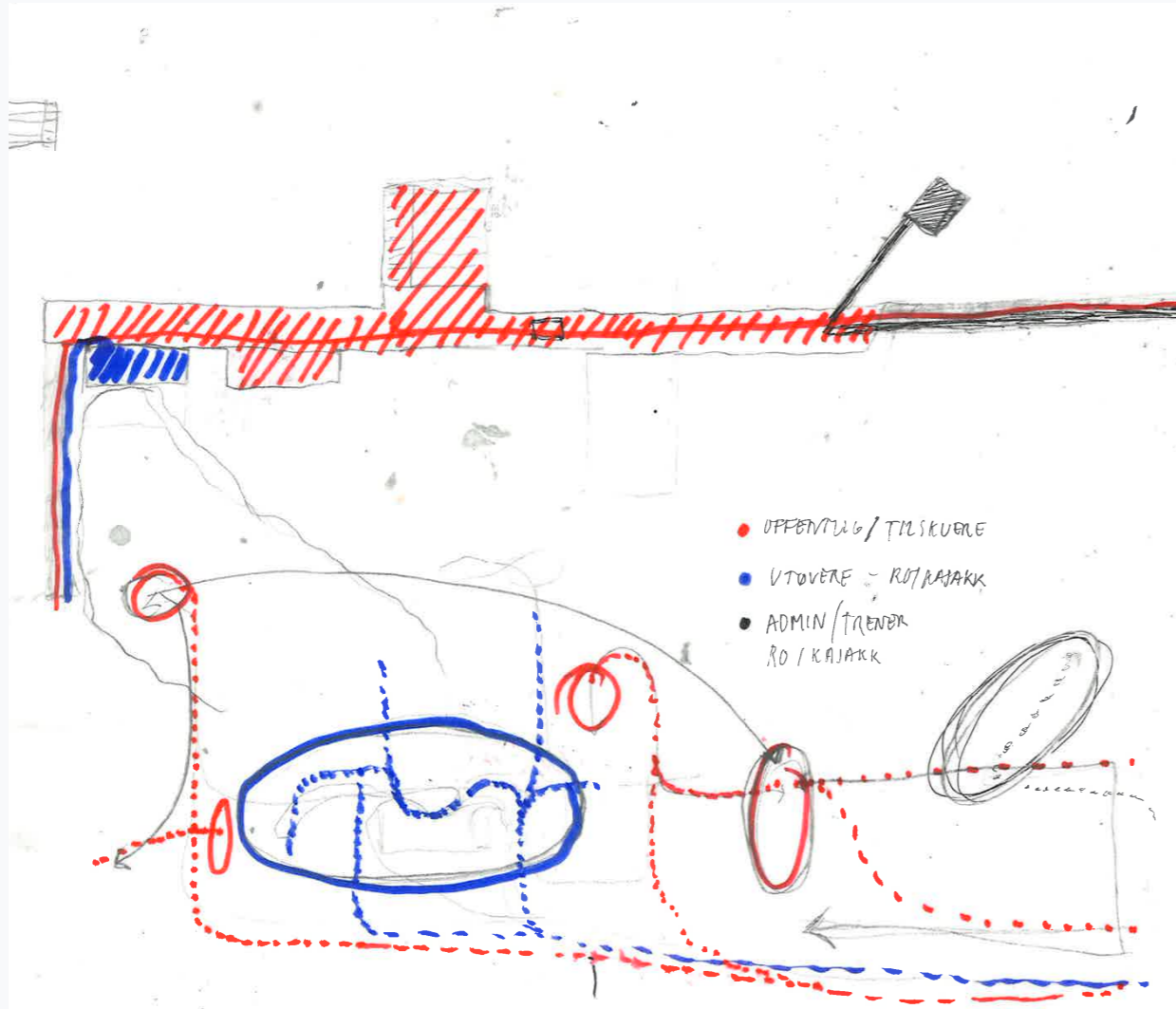




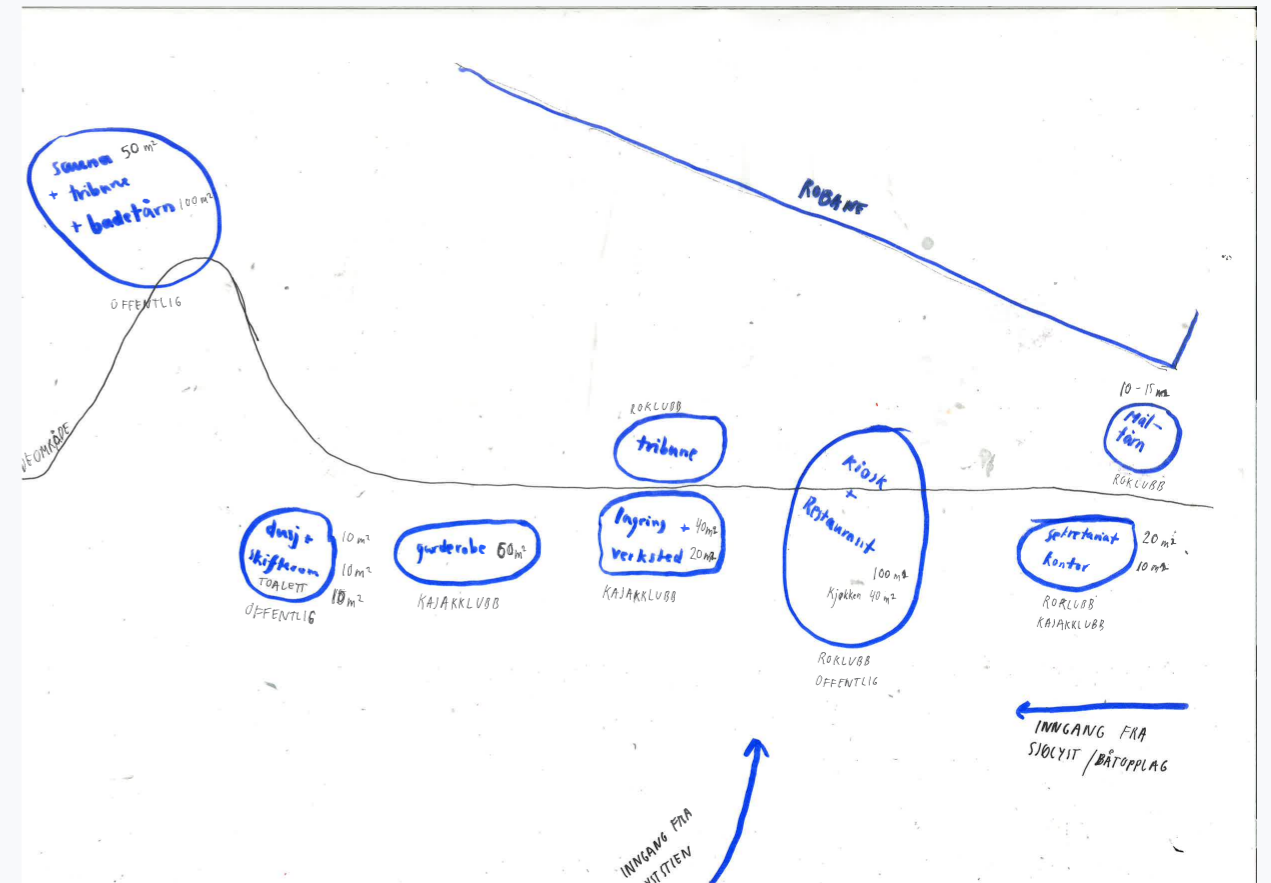
Organisation of program



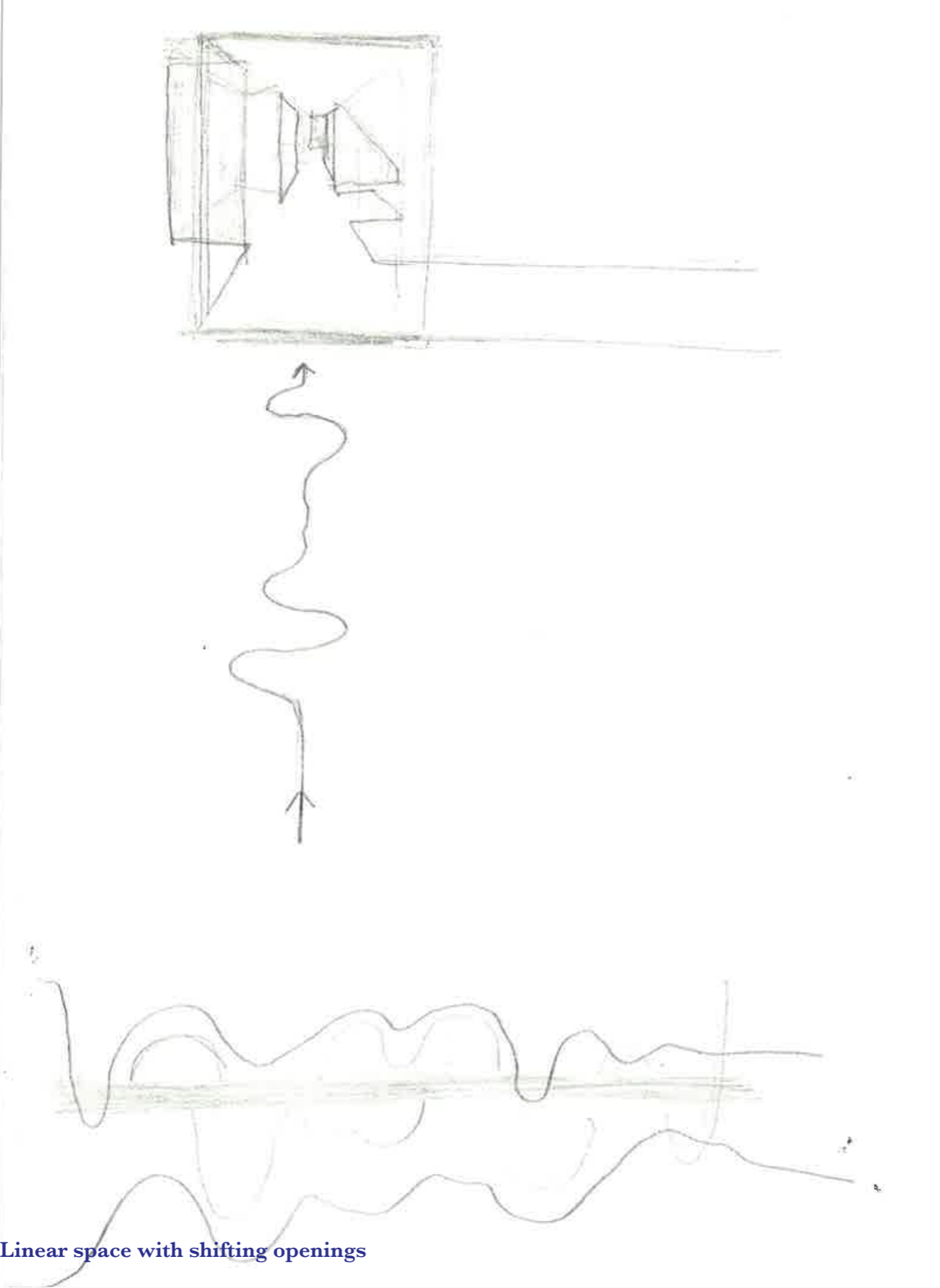
Linear organisation



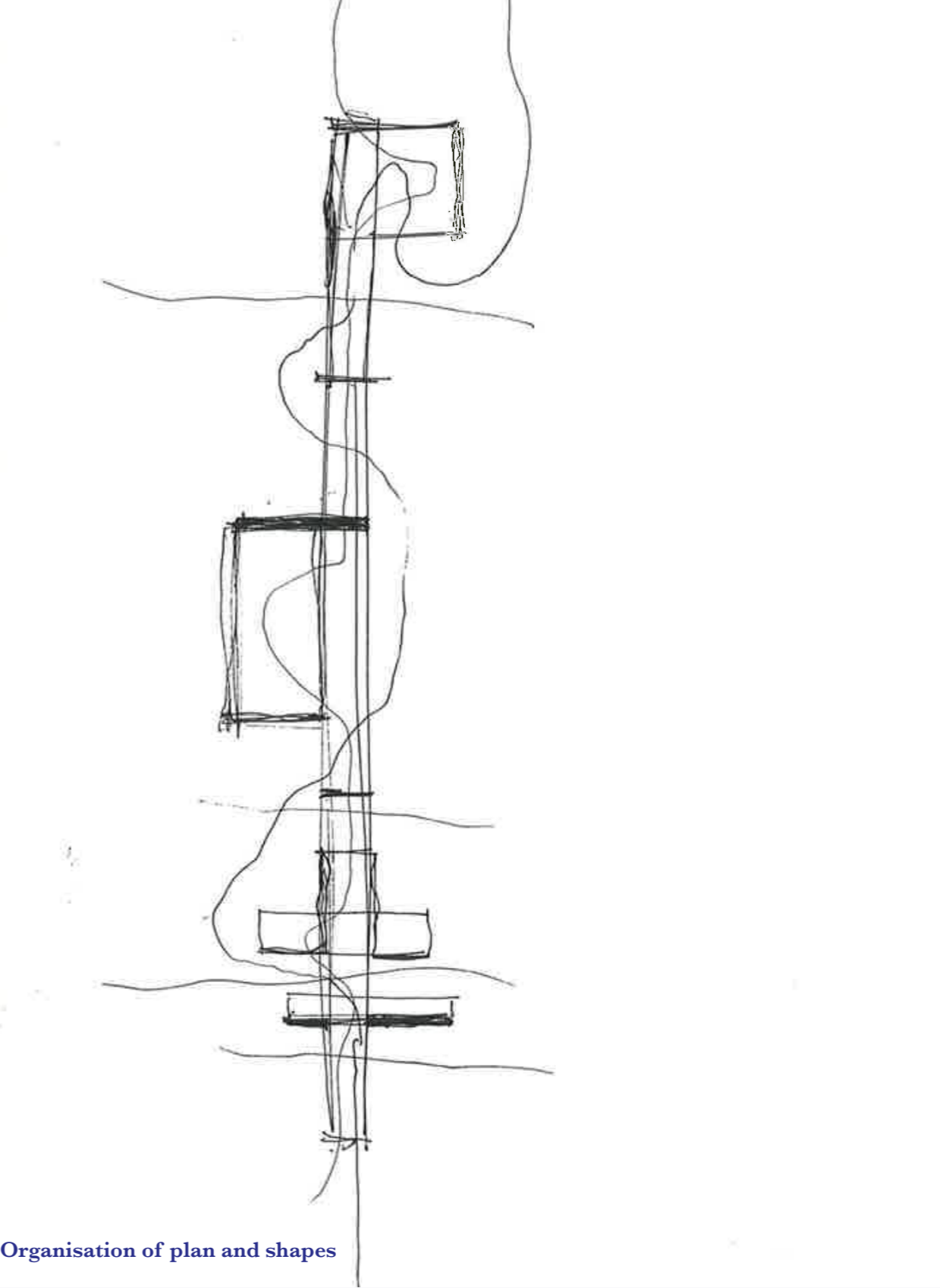
Movement of different usergroups and the water



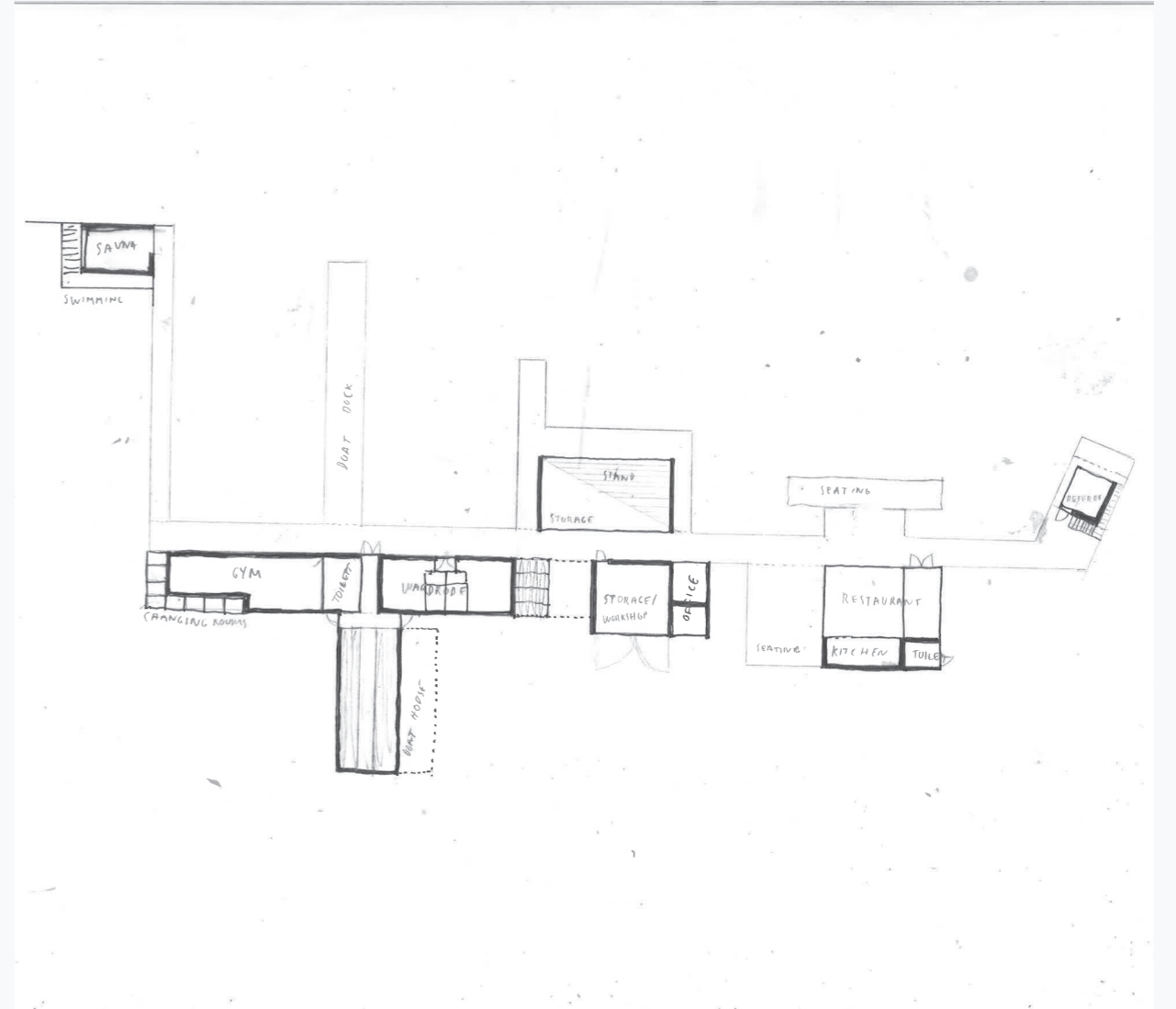
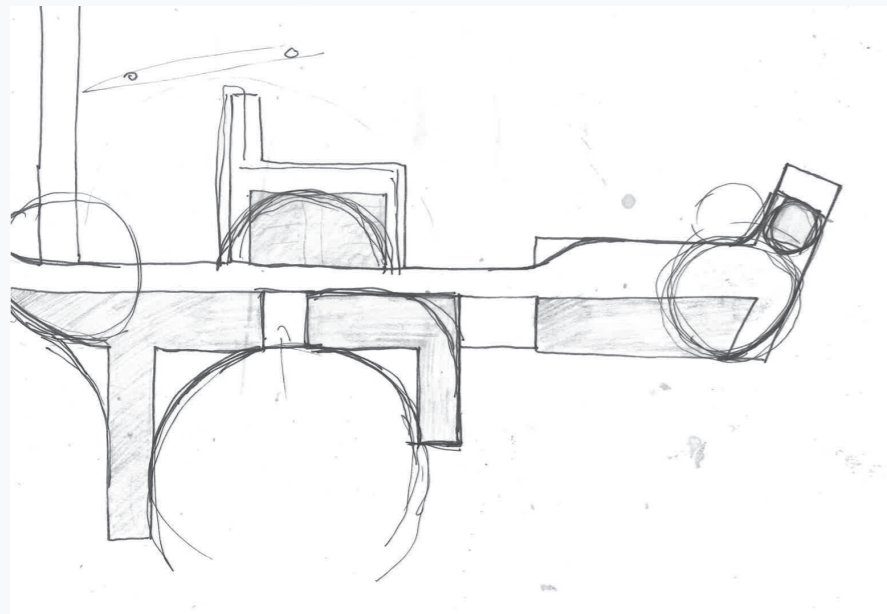
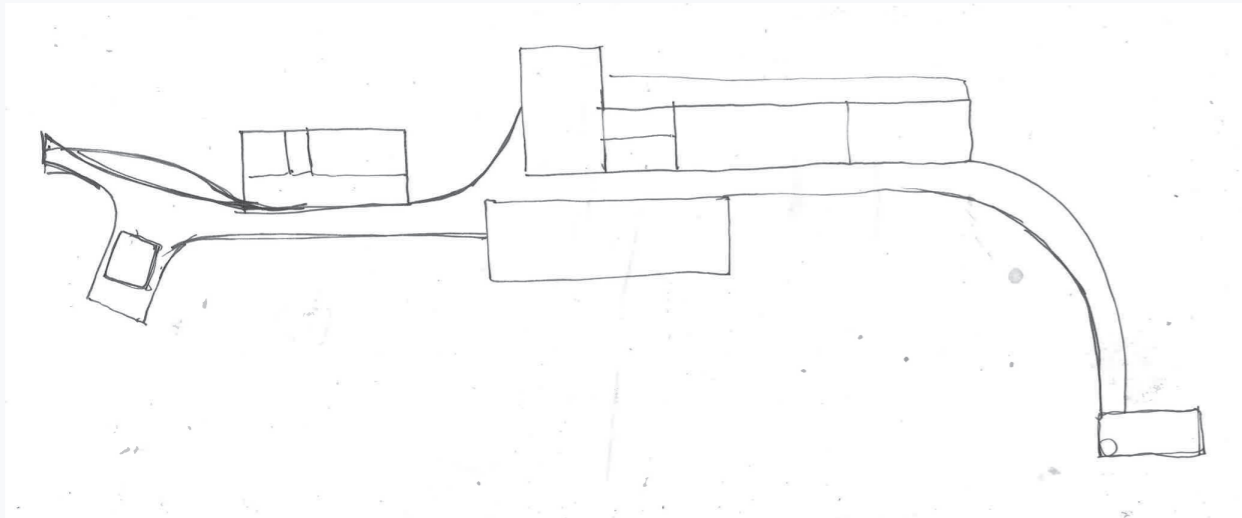
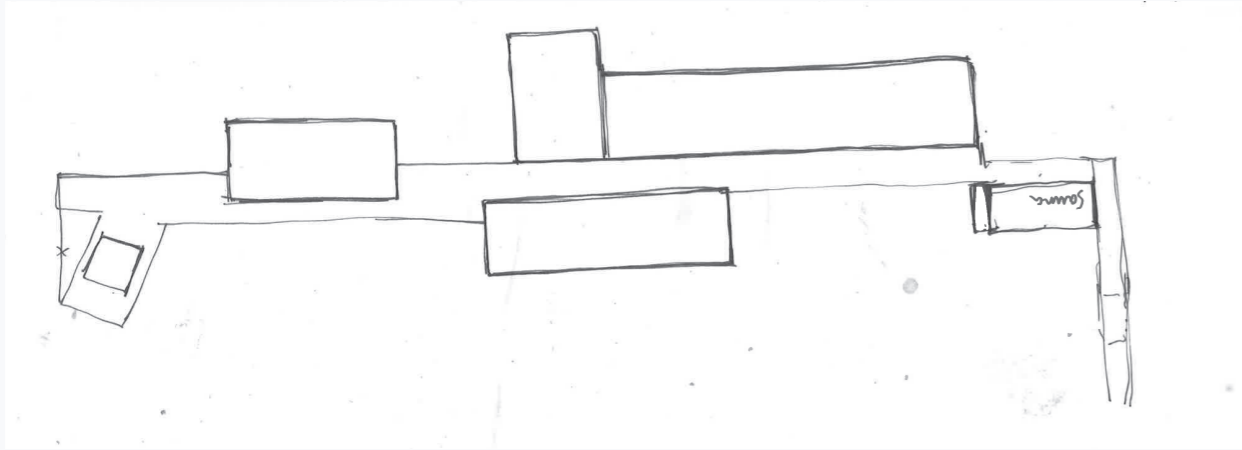
Organisation of plan

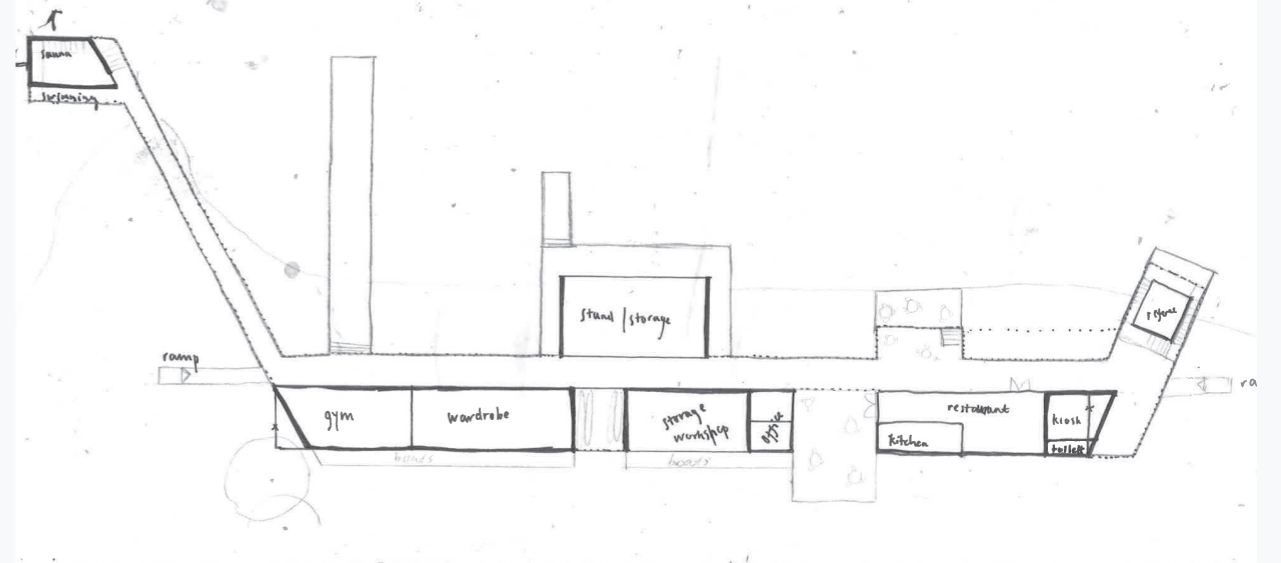
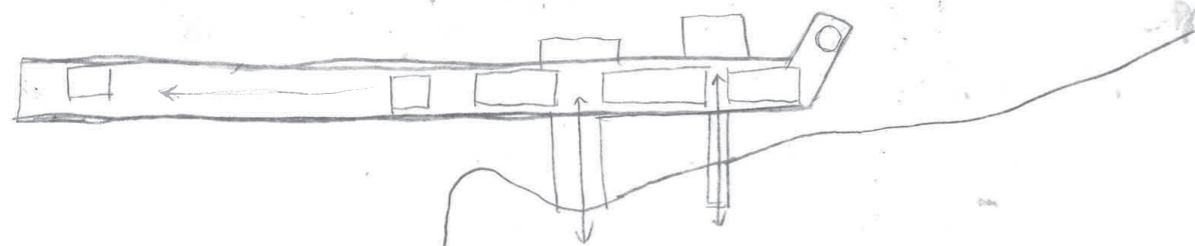


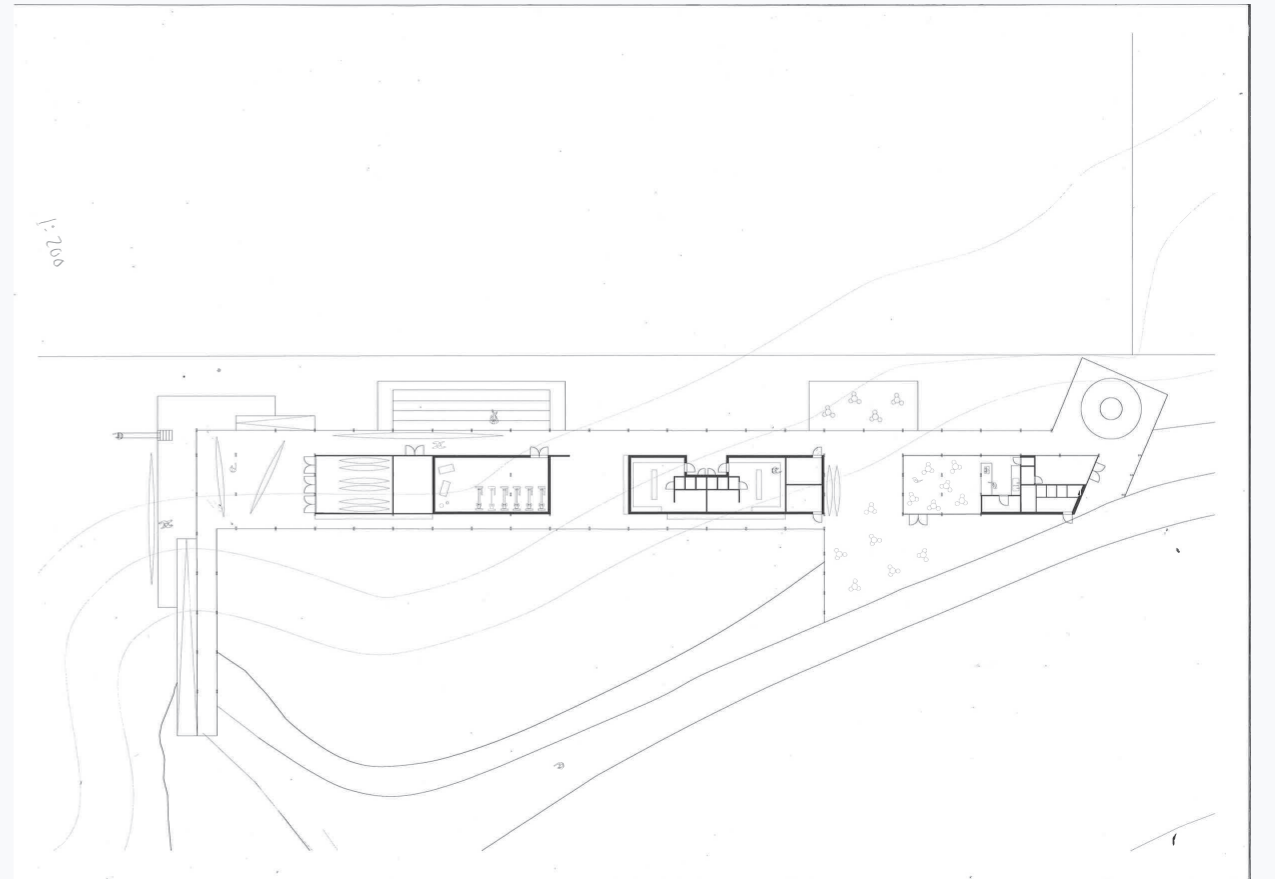
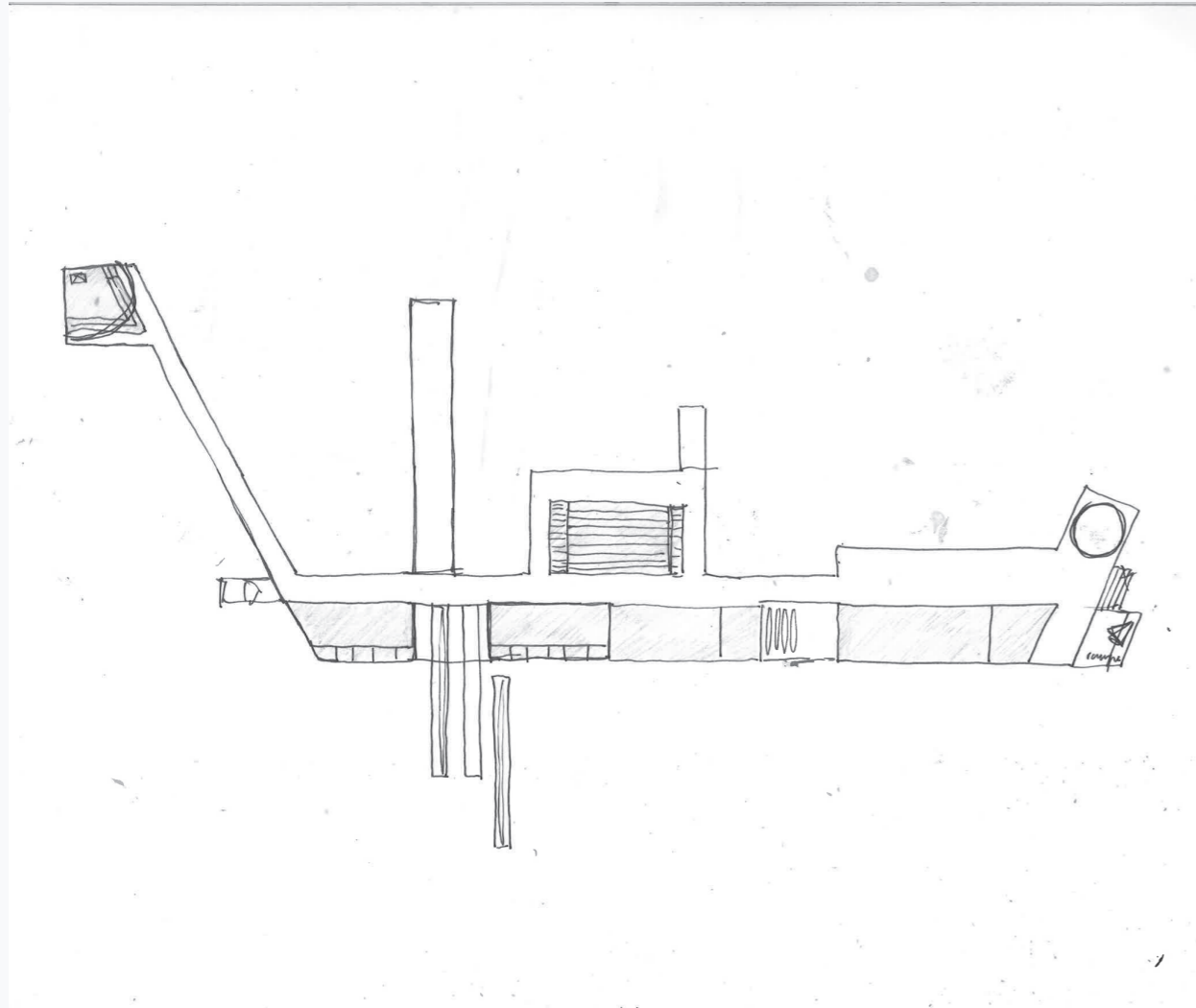
Linear space with shifting openings

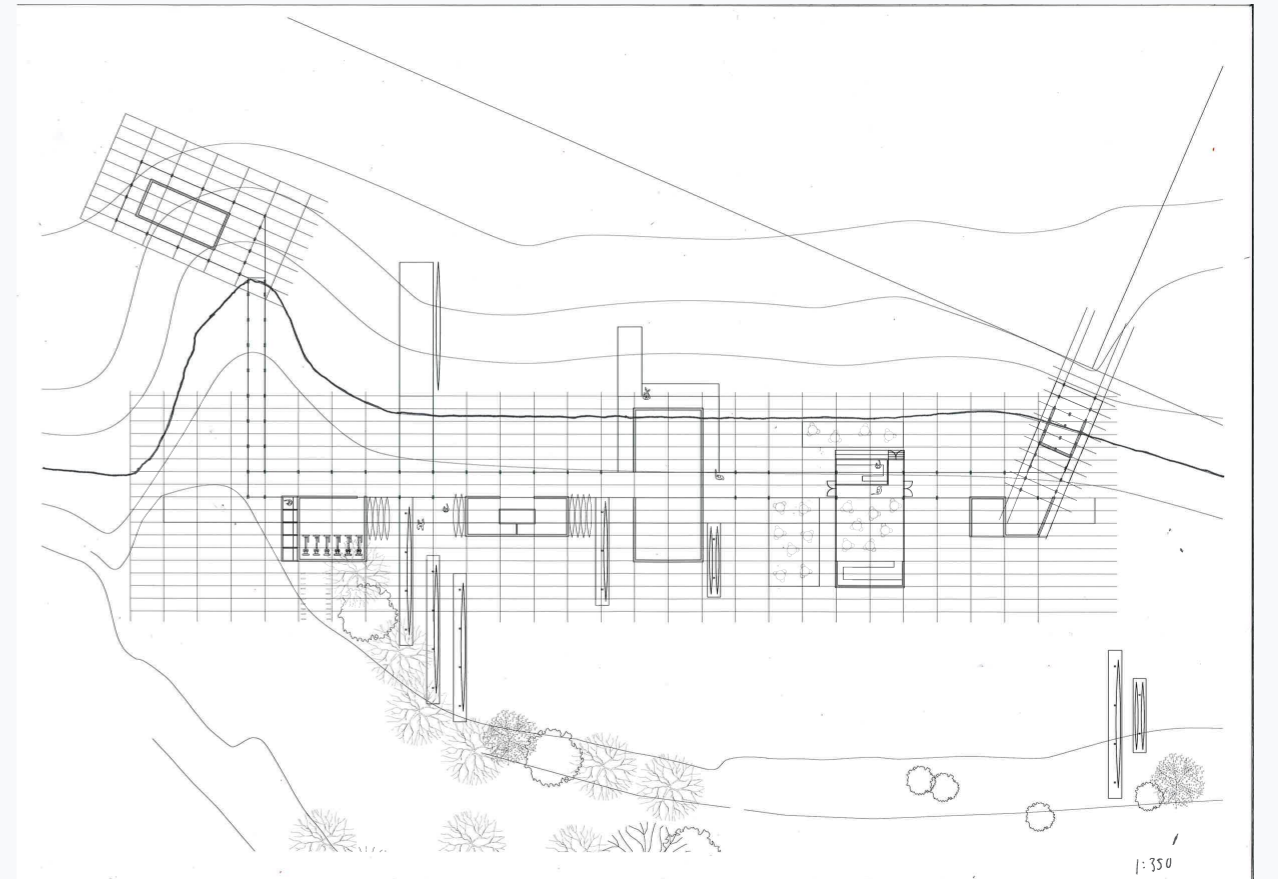
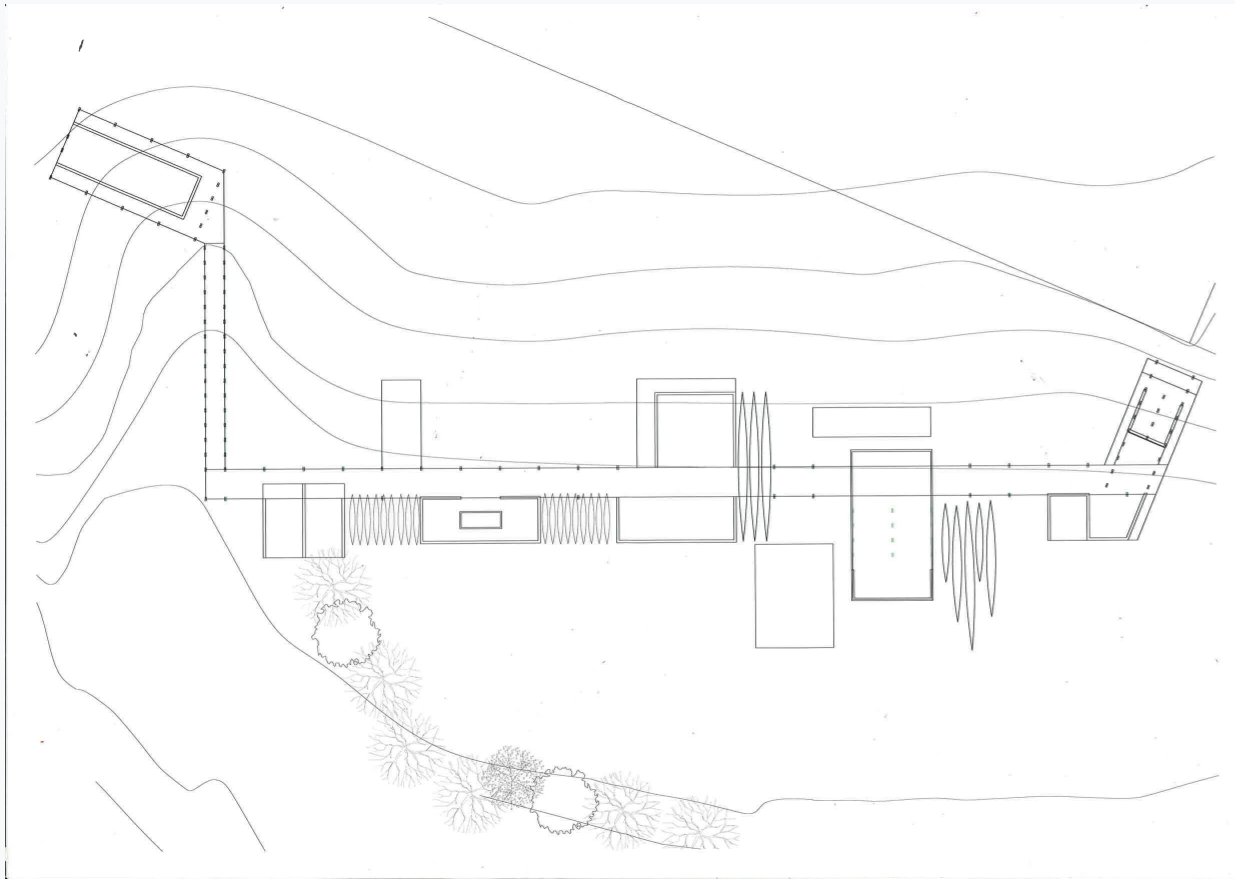


Organisation of plan and shapes









Imagining a life:

-No competition;

public can rent kayaks, go to the cafe, use wardrobes and sauna, sit on the stands, walk up the observation tower, as well as swim on the backside of the building, and from all sides of the building, jump from the balconies of the building and get up on the ladders, sunbath on the walkway with wooden boards. If few people, the kiosk can sell snacks or drinks and if there are more people the cafe can be open. The cafe and seating areas can also attract people fixing on their motorboats or coming back from a boat trip.

-Rowing/kayak training;

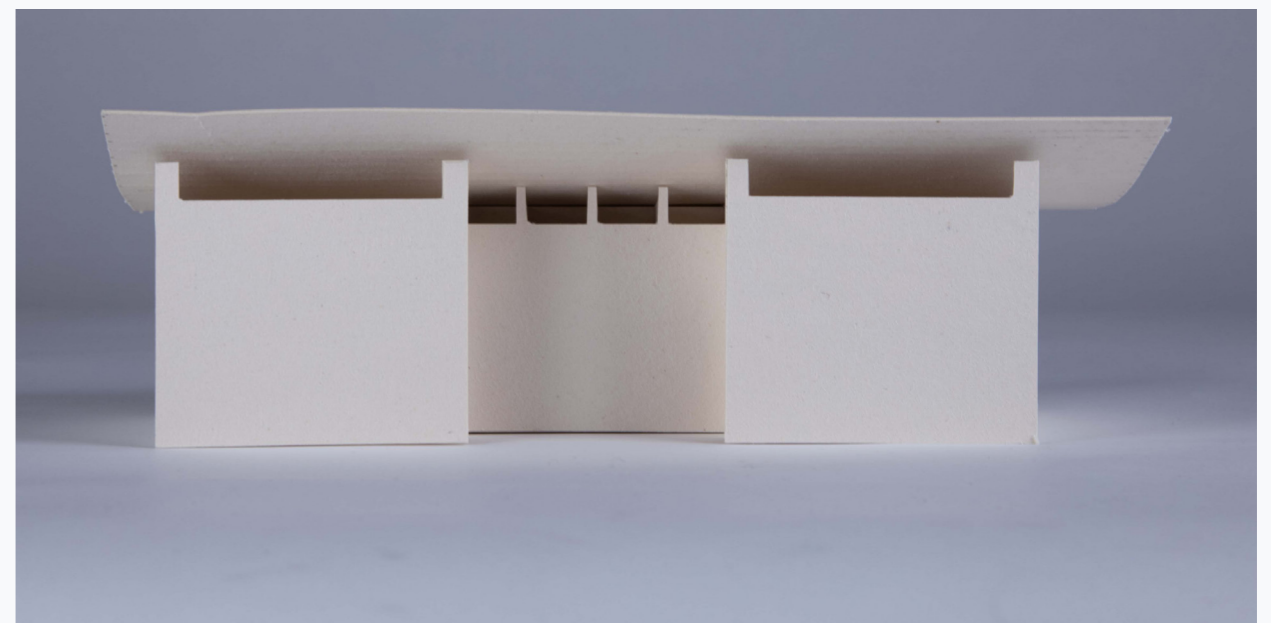
athletes bring their boats, either from nearby clubs or by car, boats can be prepared either before or after training on the terrasse, changing rooms, showers, and warm-up gym are available in the structure, the structure can also be used as a hangout place for athletes and trainers, the area around the structure can still be used for swimming without disturbing the athletes, the tower can be used both by public or the trainers. The cafe can work as a place to gather the team for meetings, or for public. There is a possibility to store rowing boats on the temporary racks on the field

-Rowing/kayak competition;

athletes bring their boats, either from nearby clubs or by car, boats can be prepared either before or after training on the terrasse, changing rooms, showers, and warm-up gym are available in the structure, the stands can now be used as seats for the spectators, the tower is now a place for referees and trainers to follow the competition. In-between heats the cafe can be a space to relax or eat. The kiosk can sell coffee or food for the audience. There is a possibility to store rowing boats on the temporary racks on the field



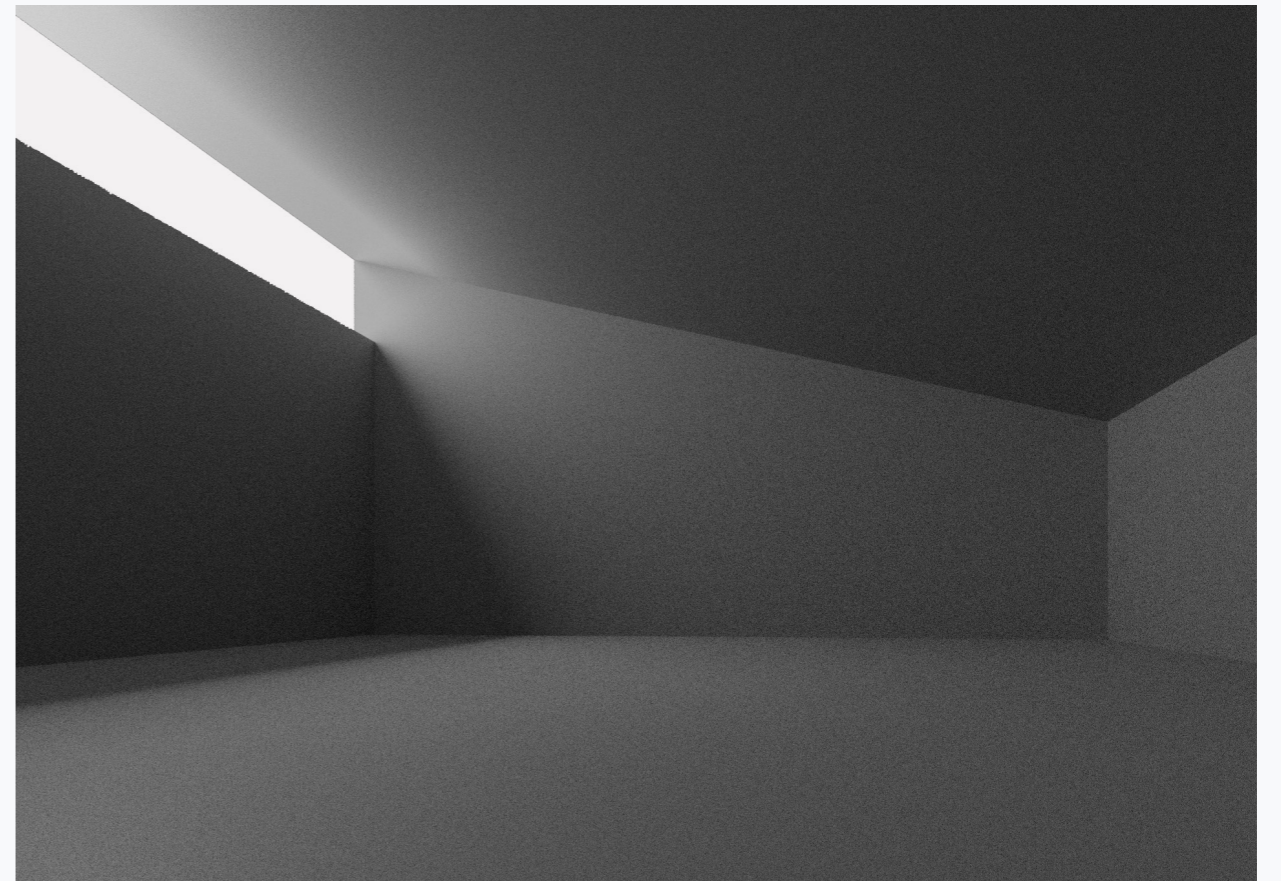
Studies of a volume and a roof



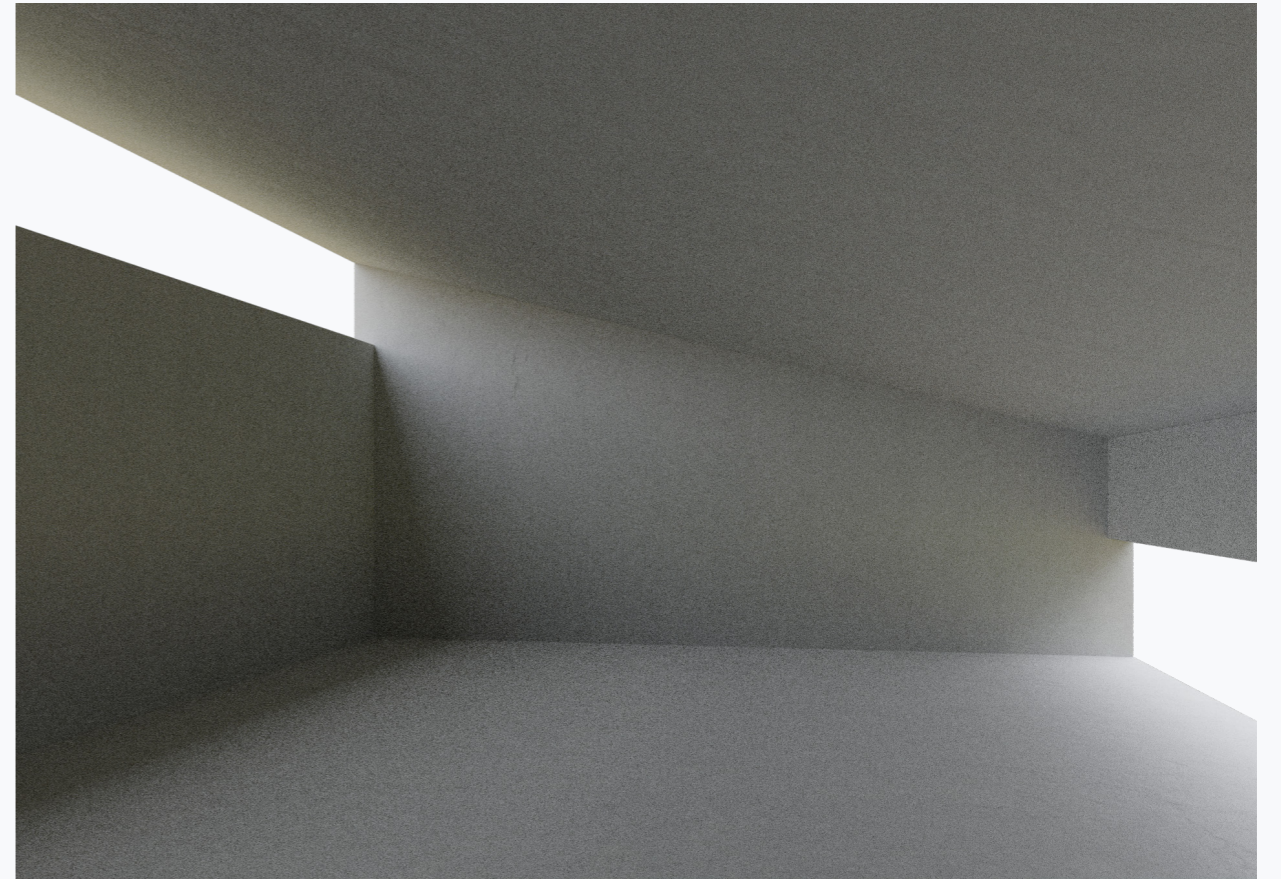
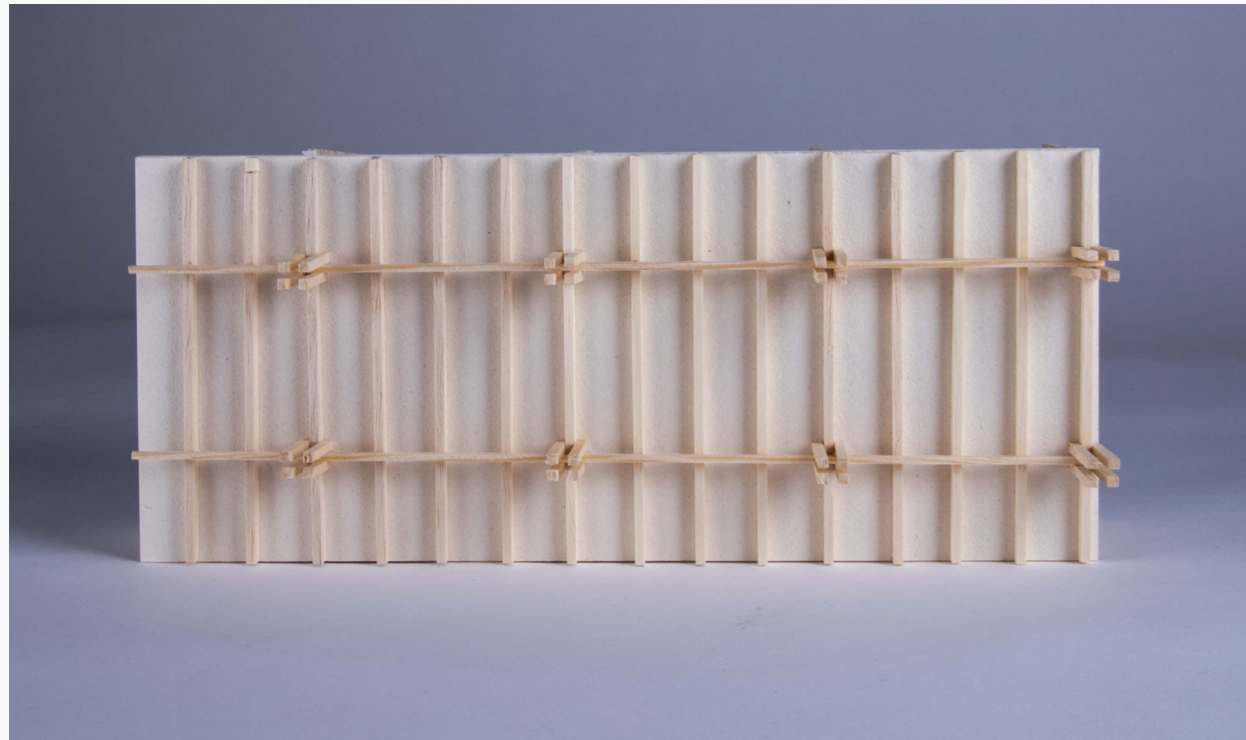
Studies of openings and a roof



Studies of a volume and a roof



Studies of openings



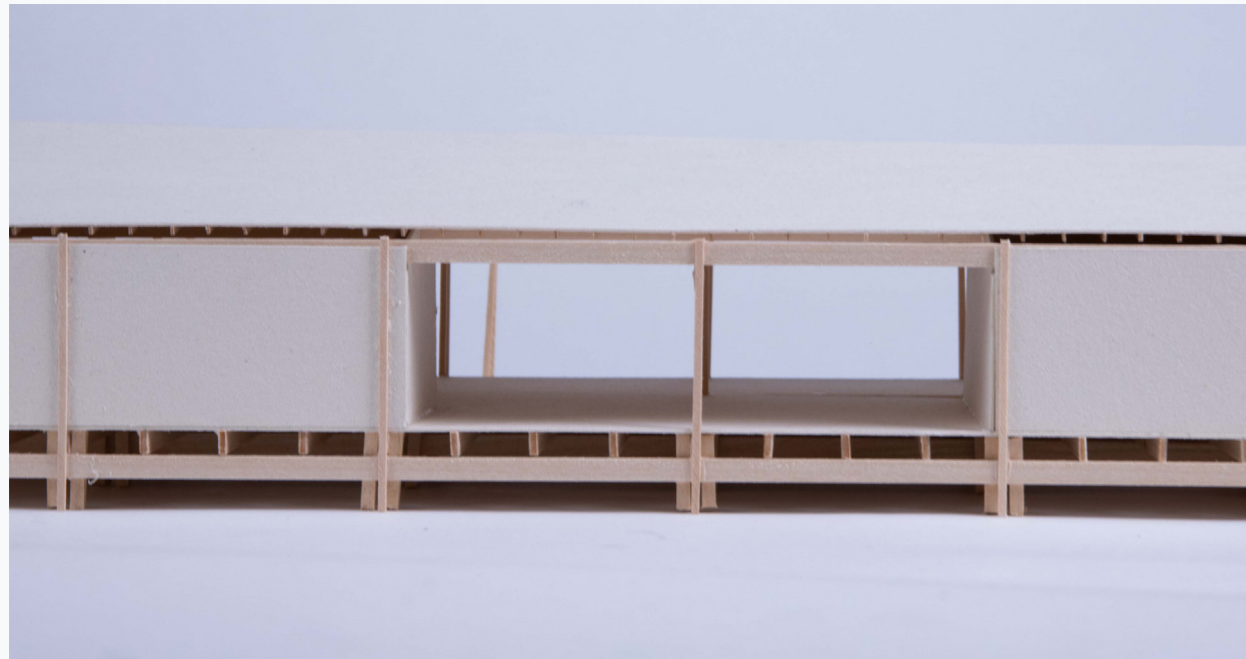
Studies of a light fundament

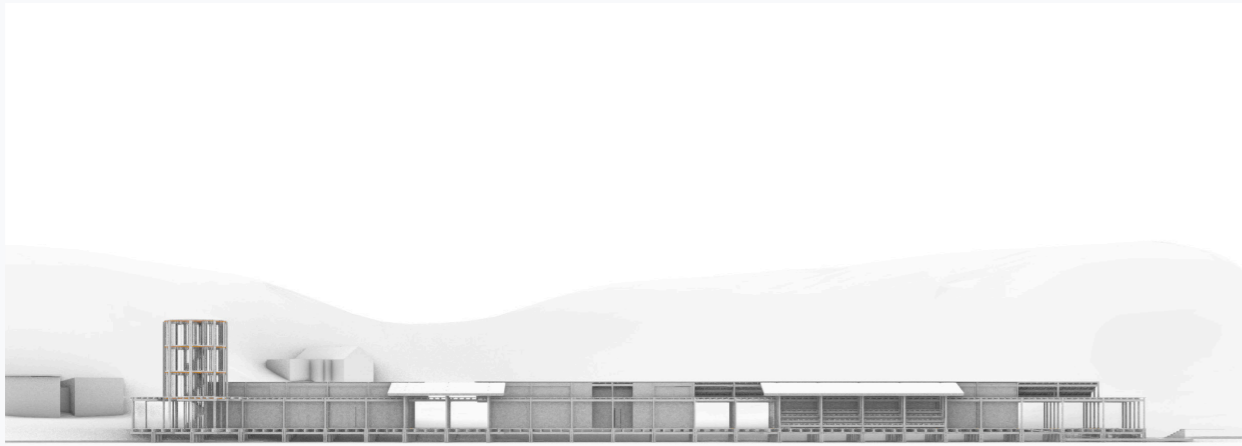


Studies of a structure

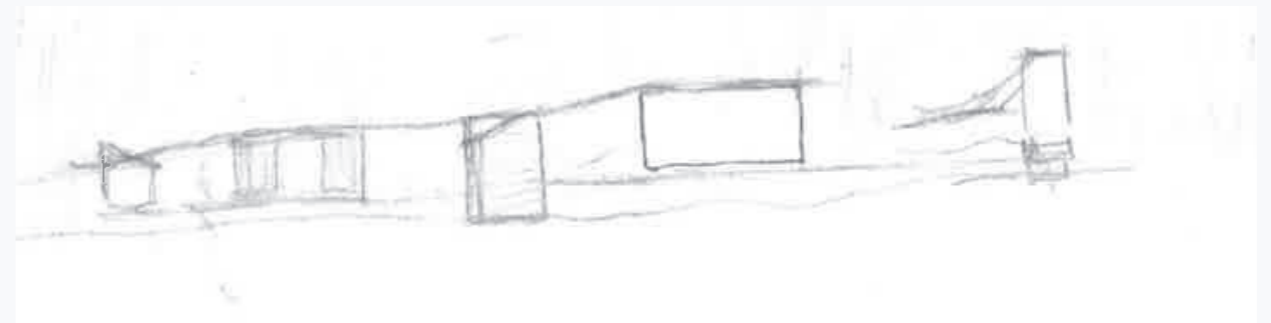


Studies of a closed space and open terrasse

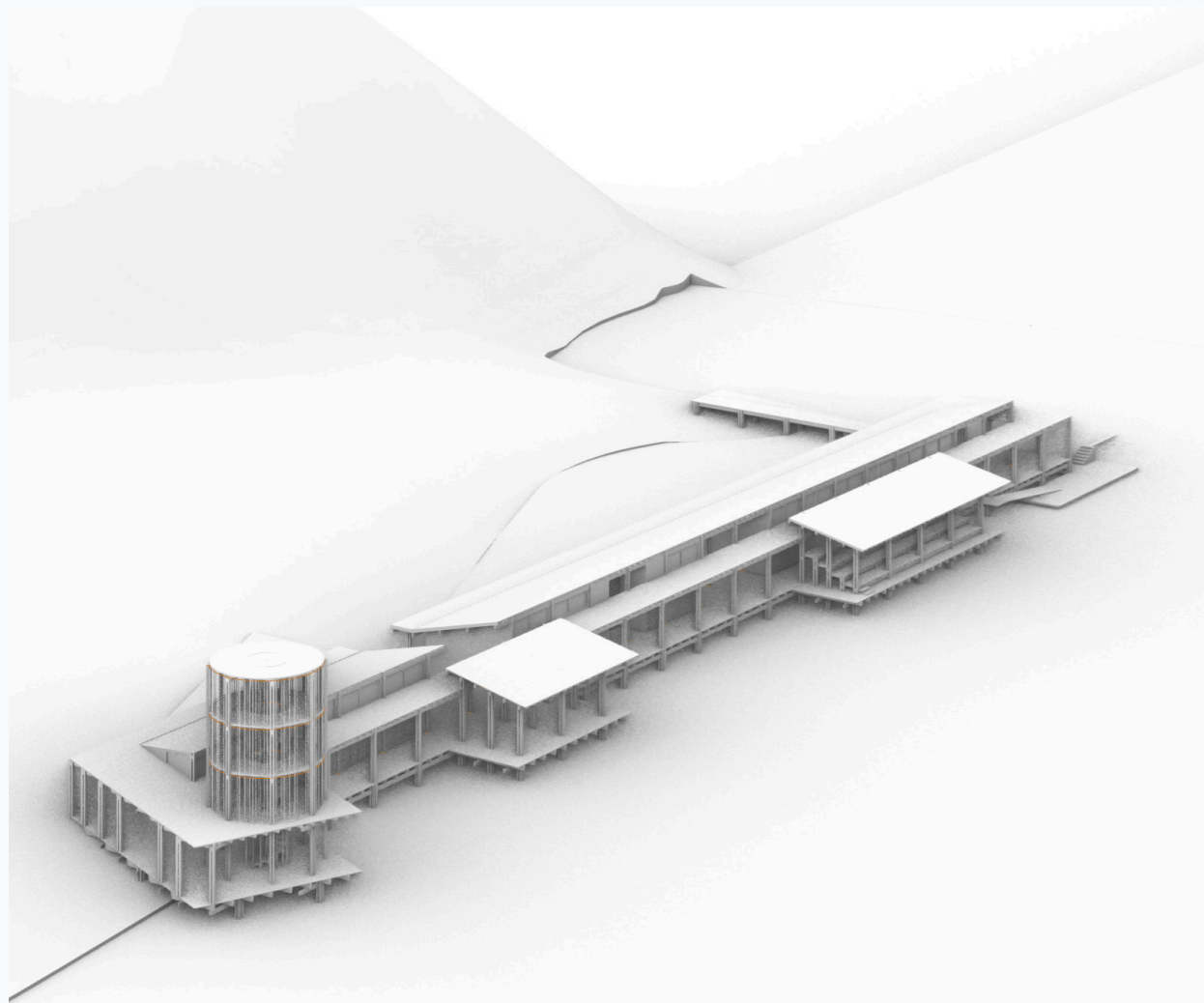




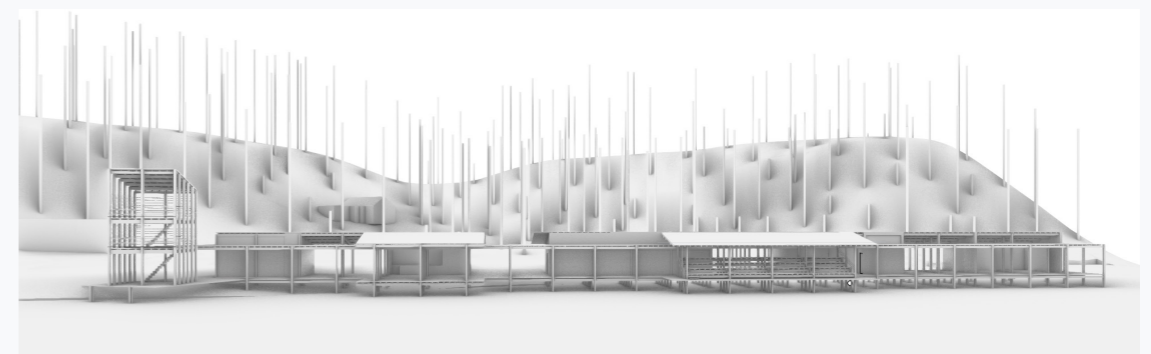
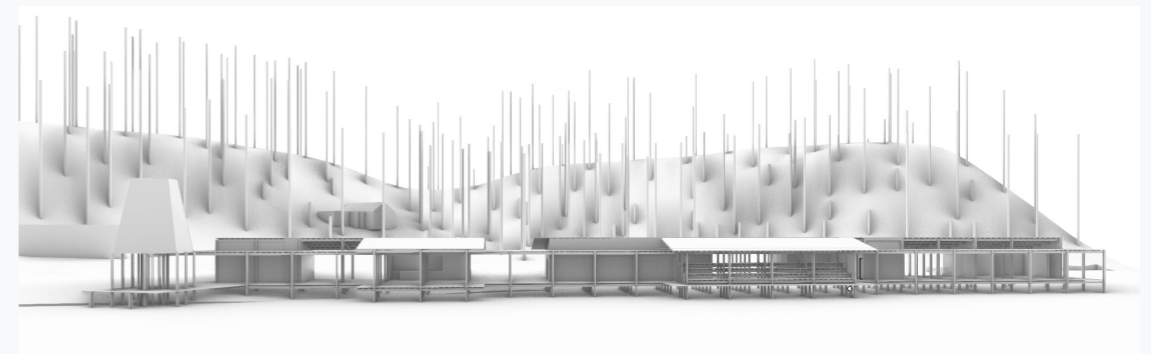
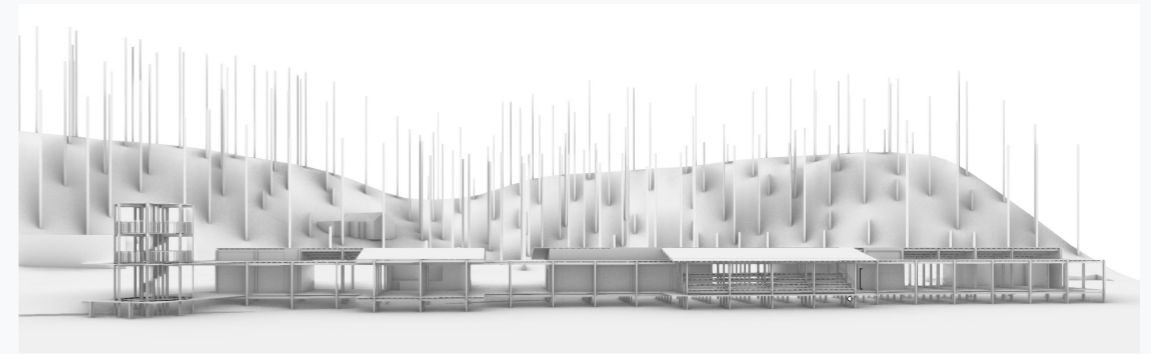
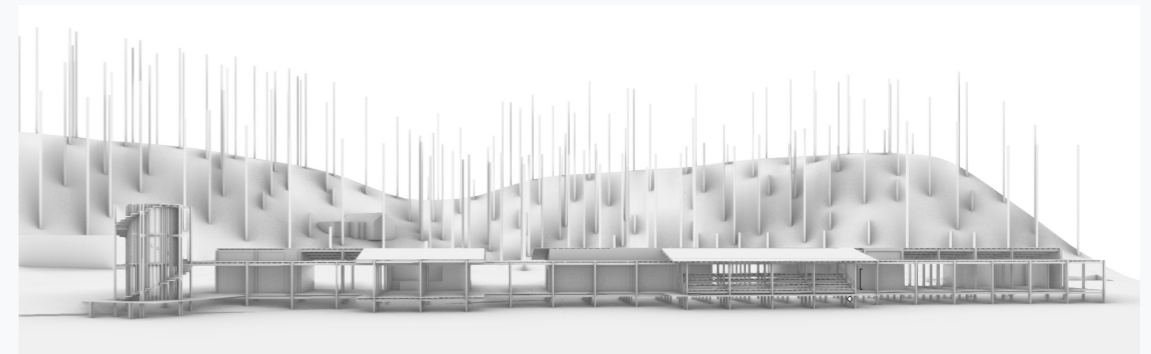
Studies of a form and the landscape



Facadestudies



Studies of a form and the landscape

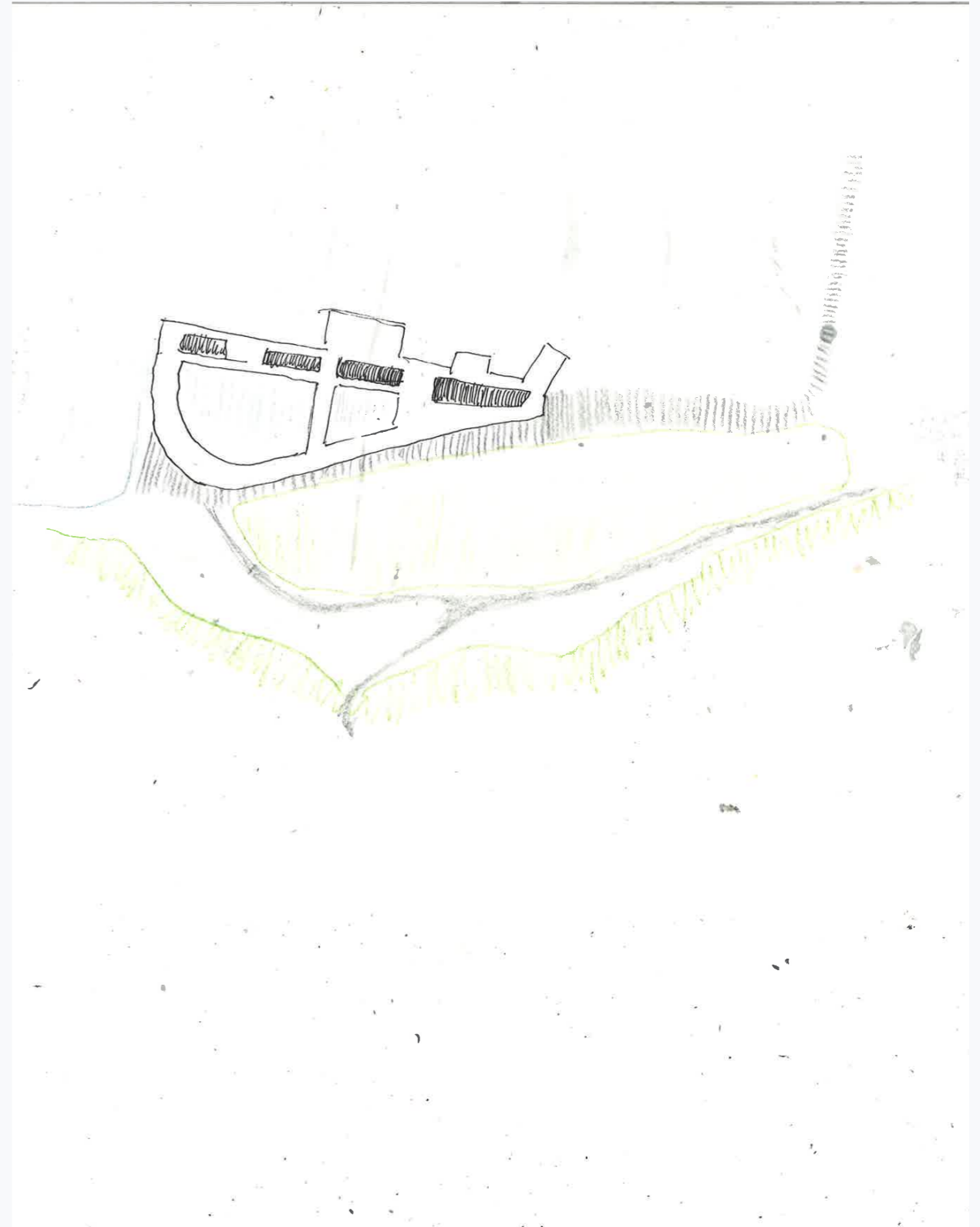
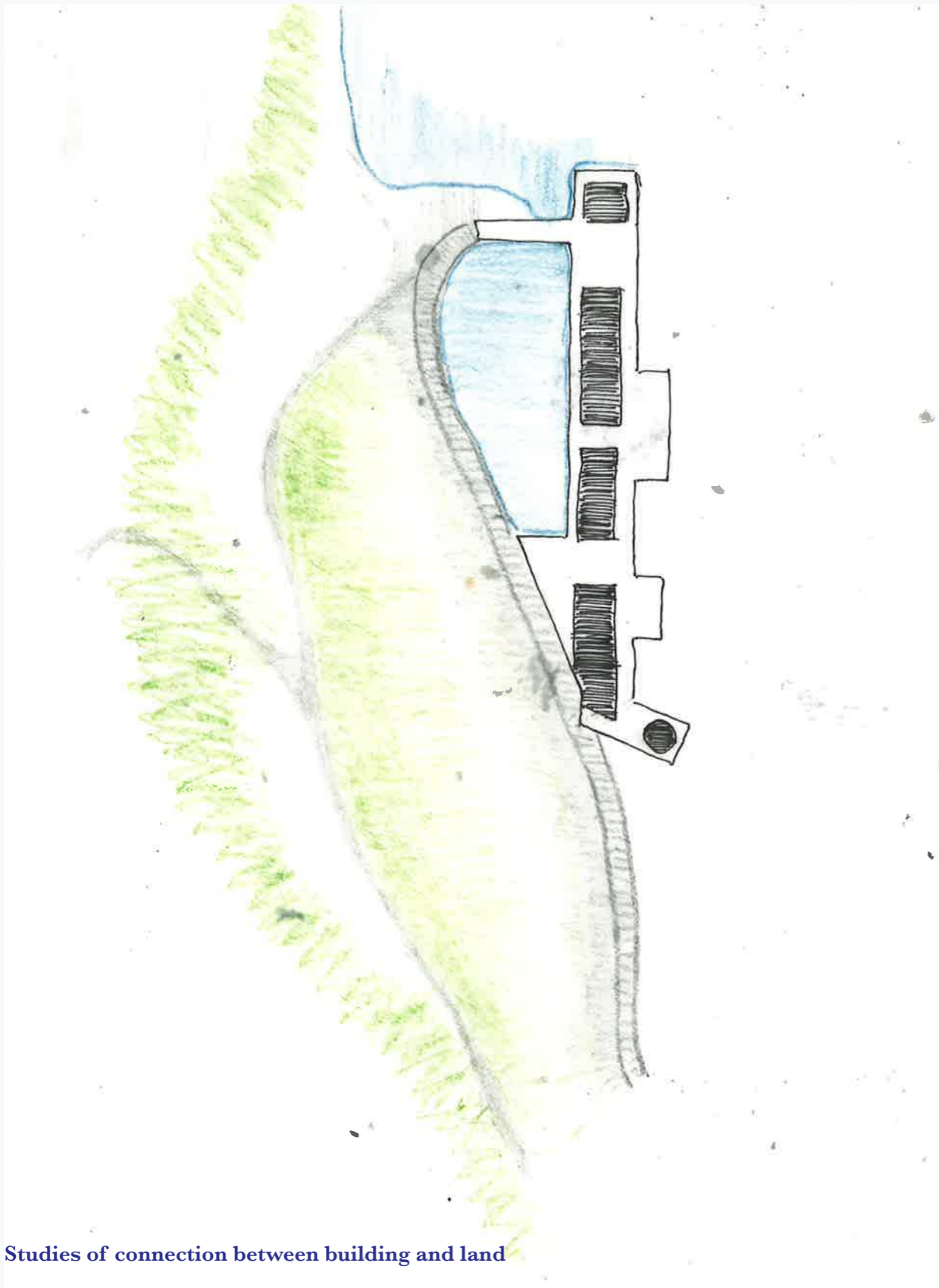


Studies of a referee tower

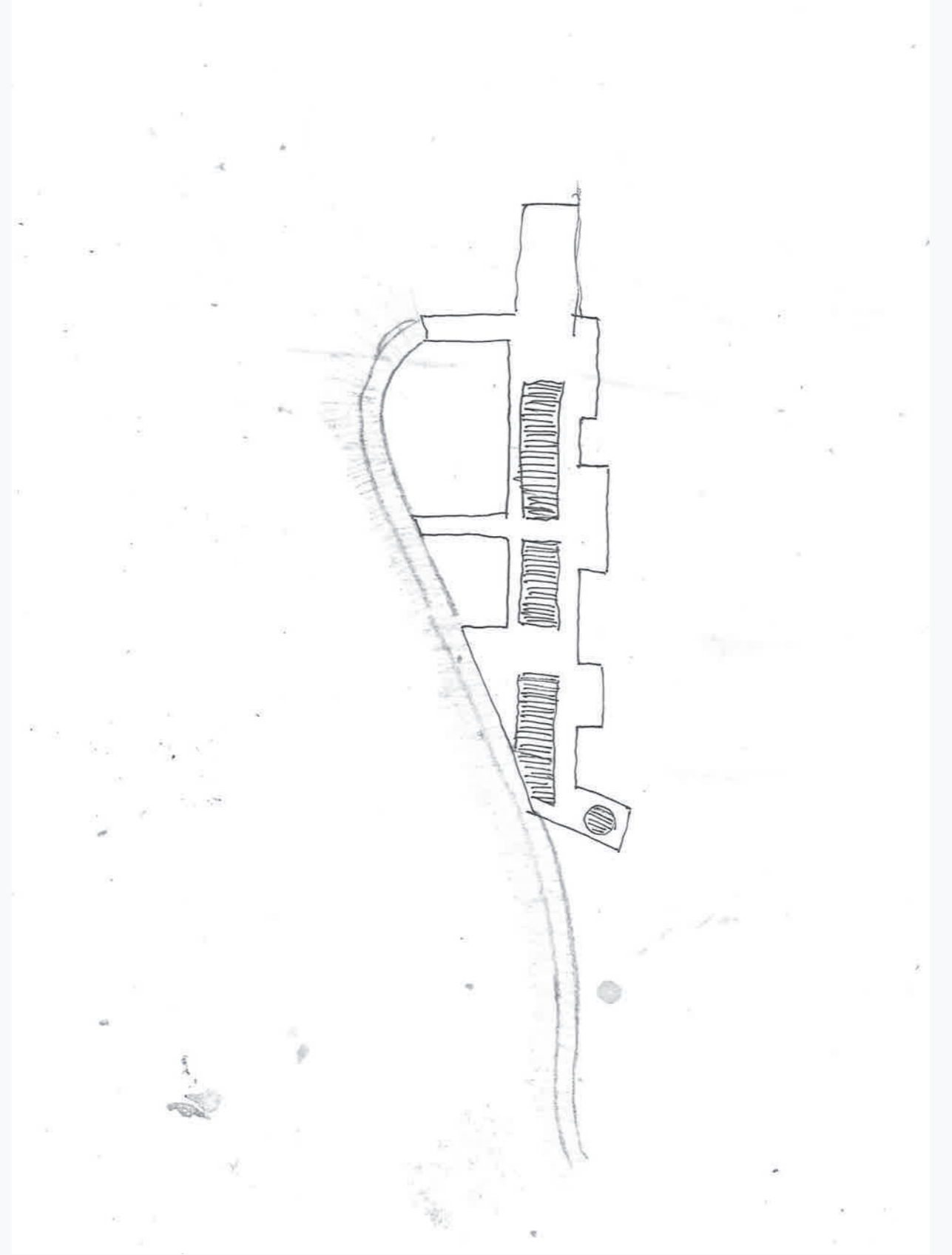
Building / water / landscape



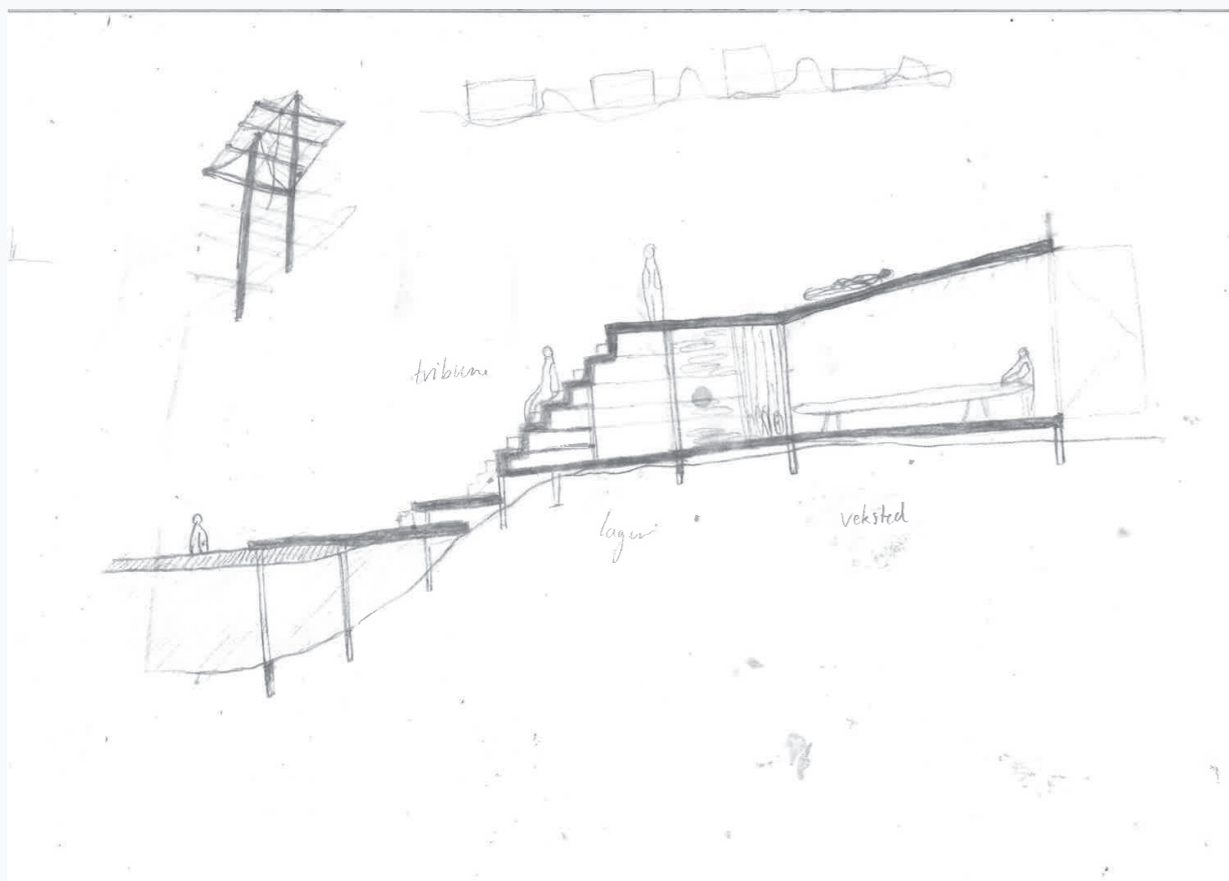
Studies in physical model



Studies of connection between building and land



Landscape





Physocal model of existing situation

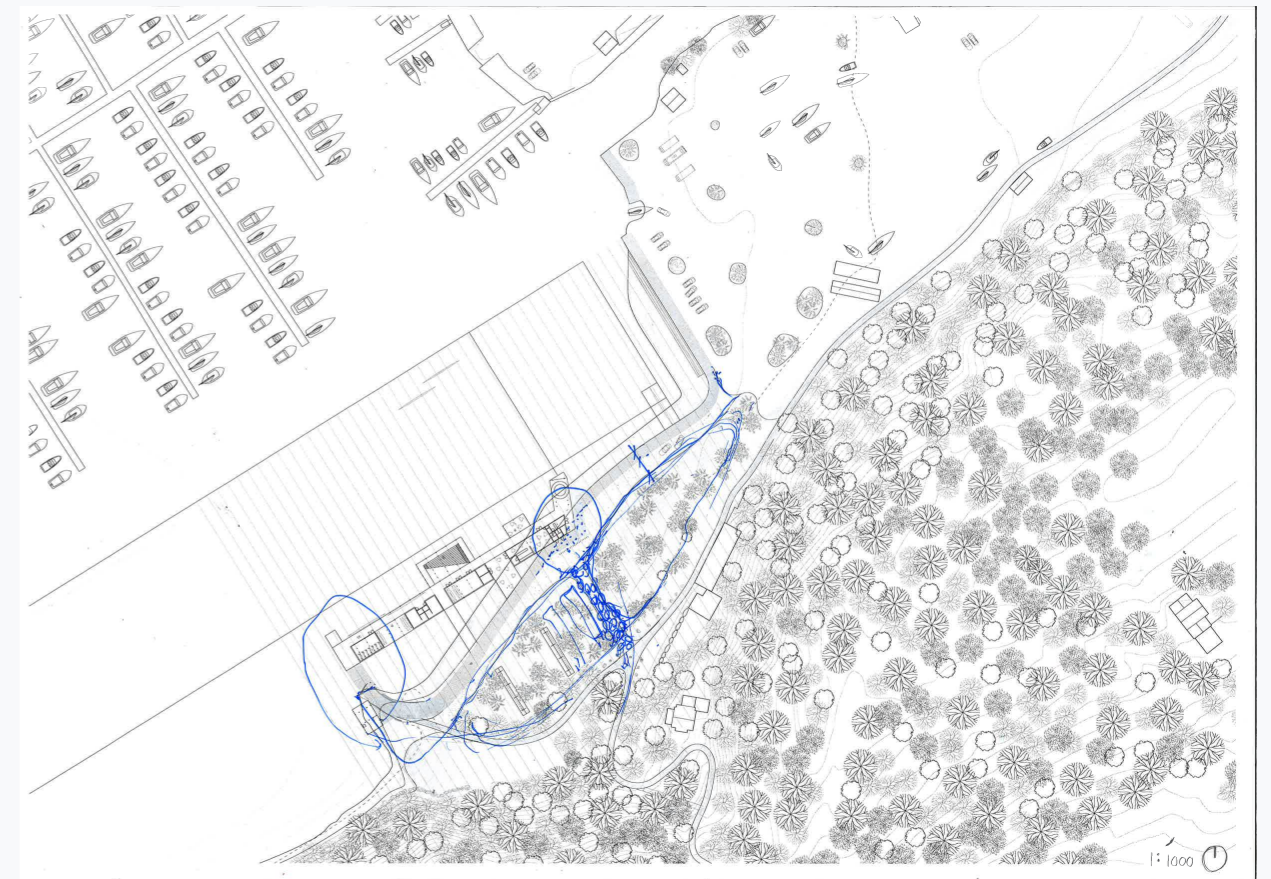
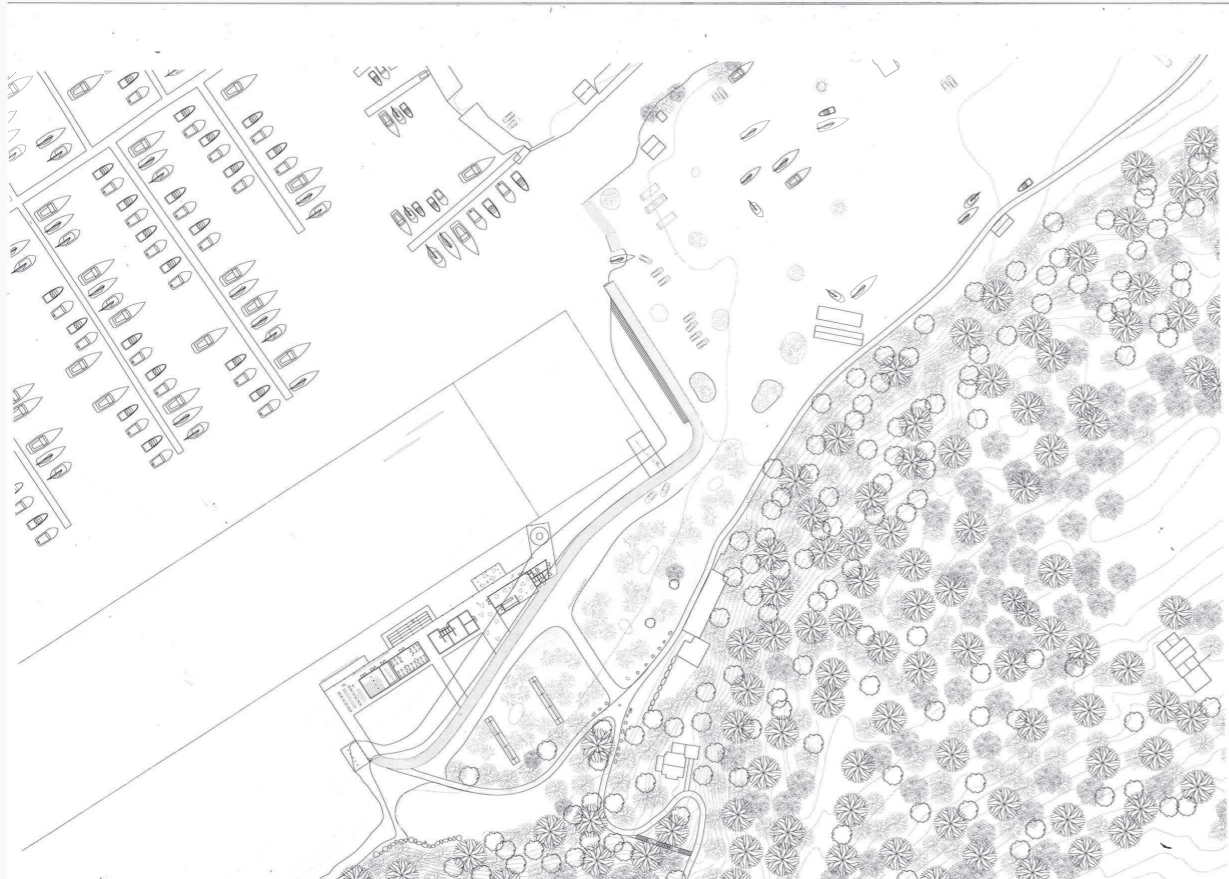


Color test and movement

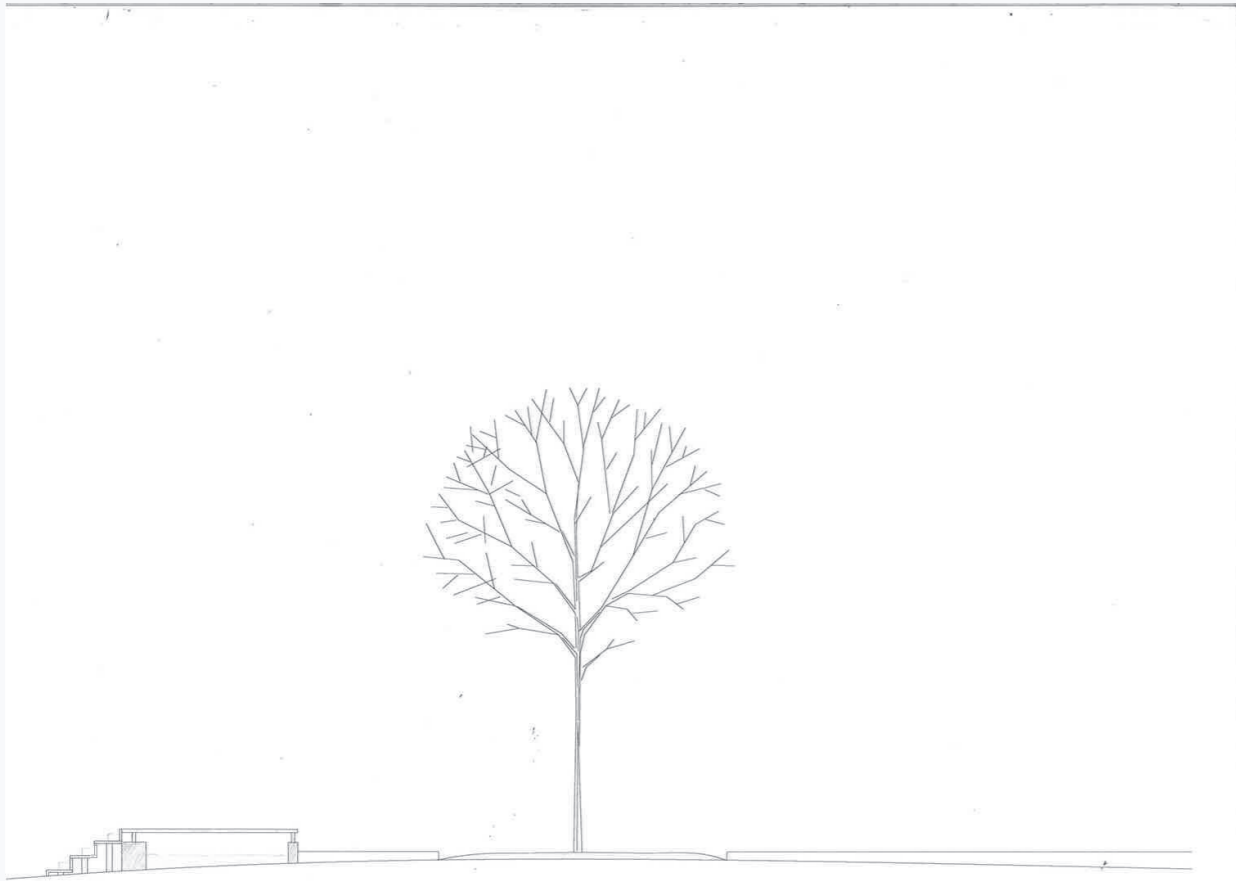




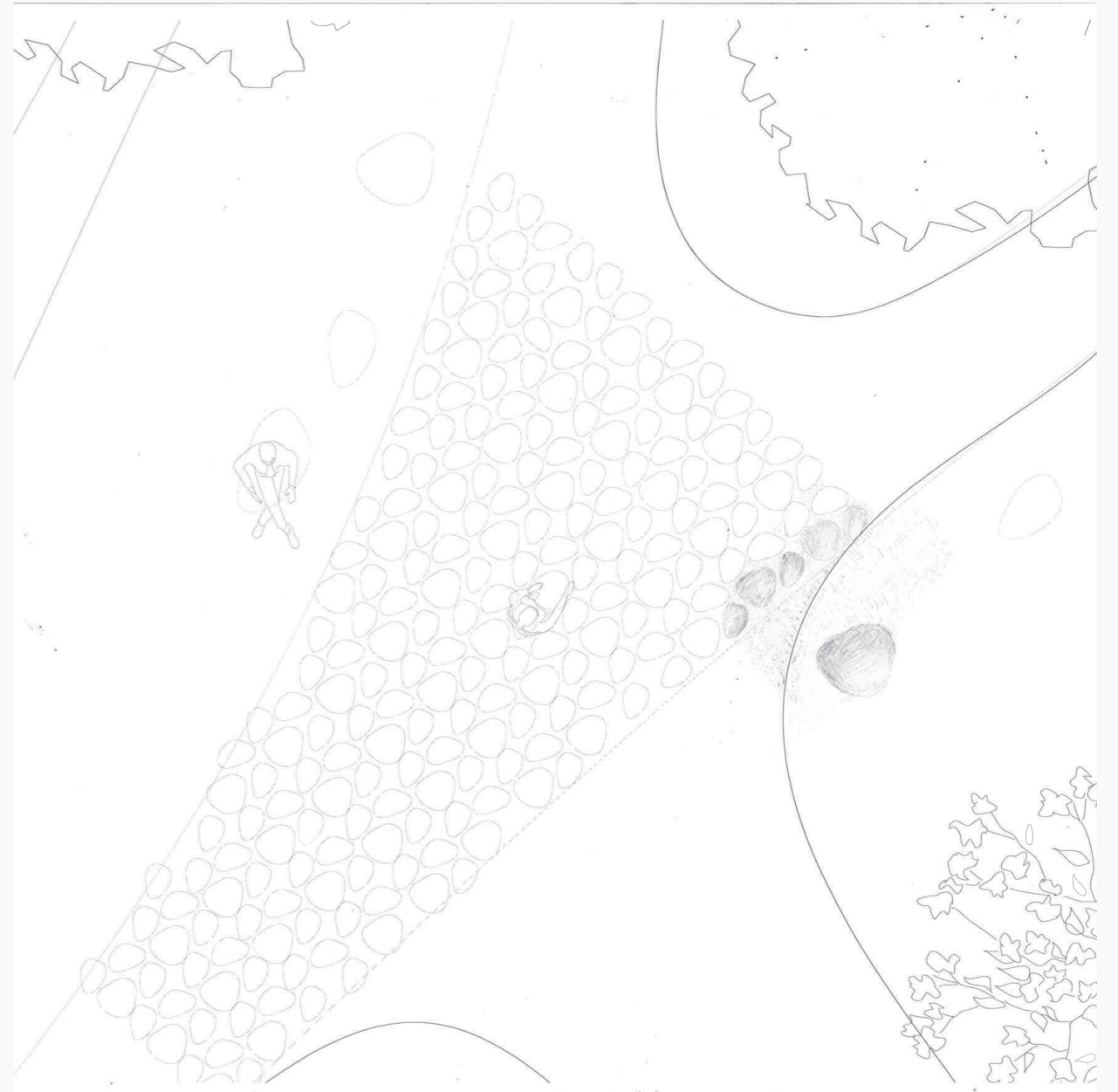
Landscape organisation in axes to the water



Connecting points between land and structure



Situation between parking and water

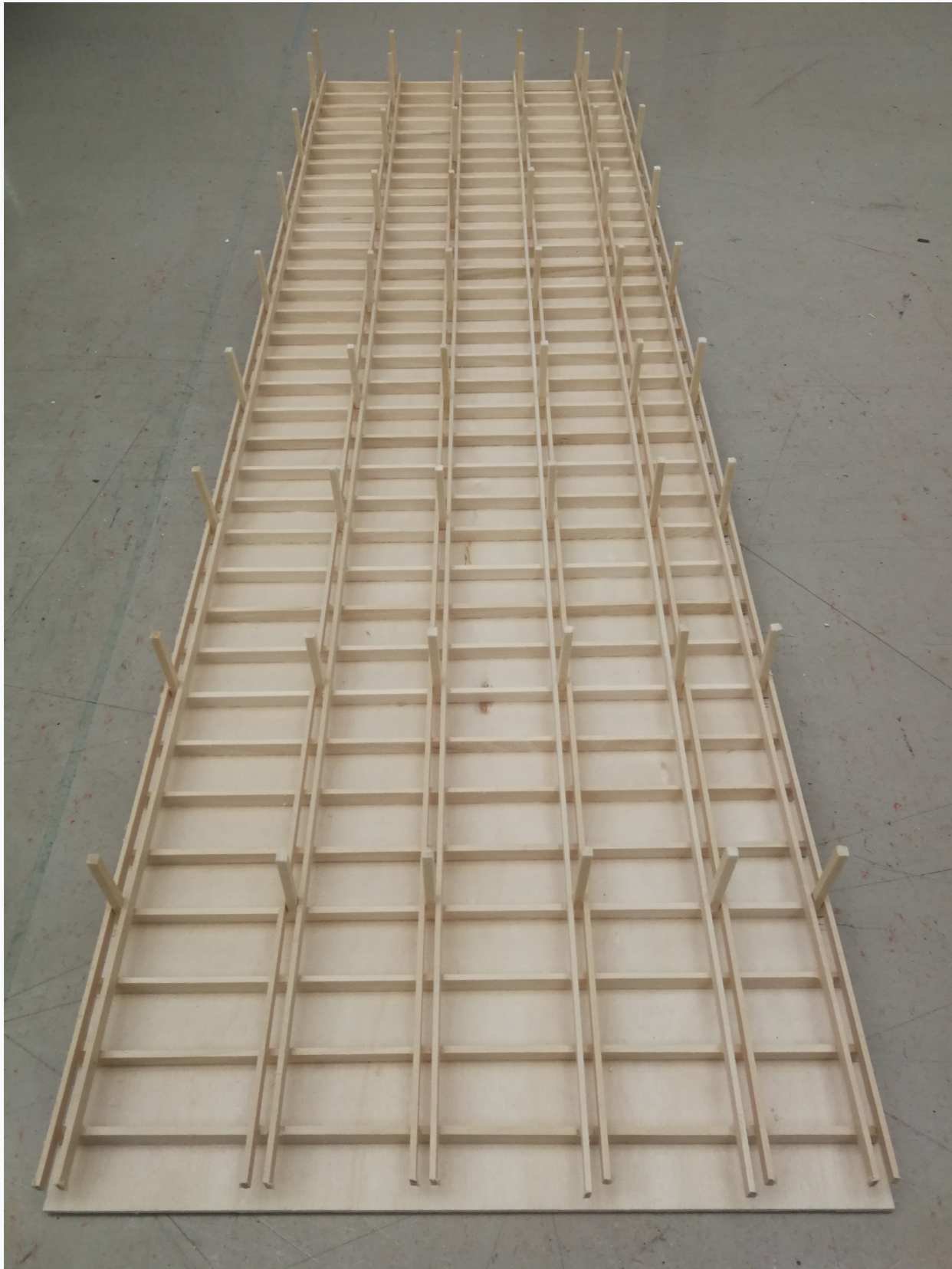


Highlighting the path with stones

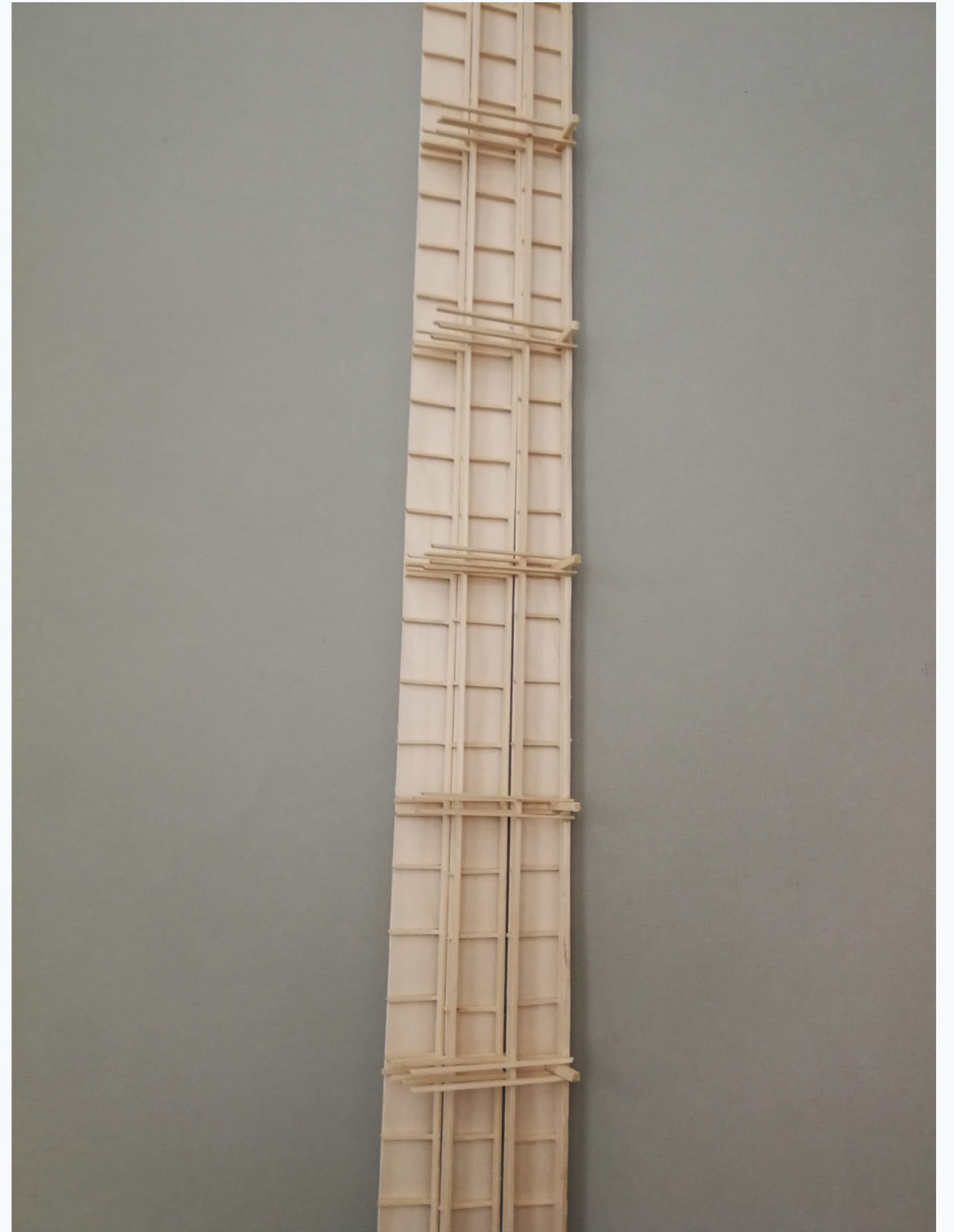
Images of final models



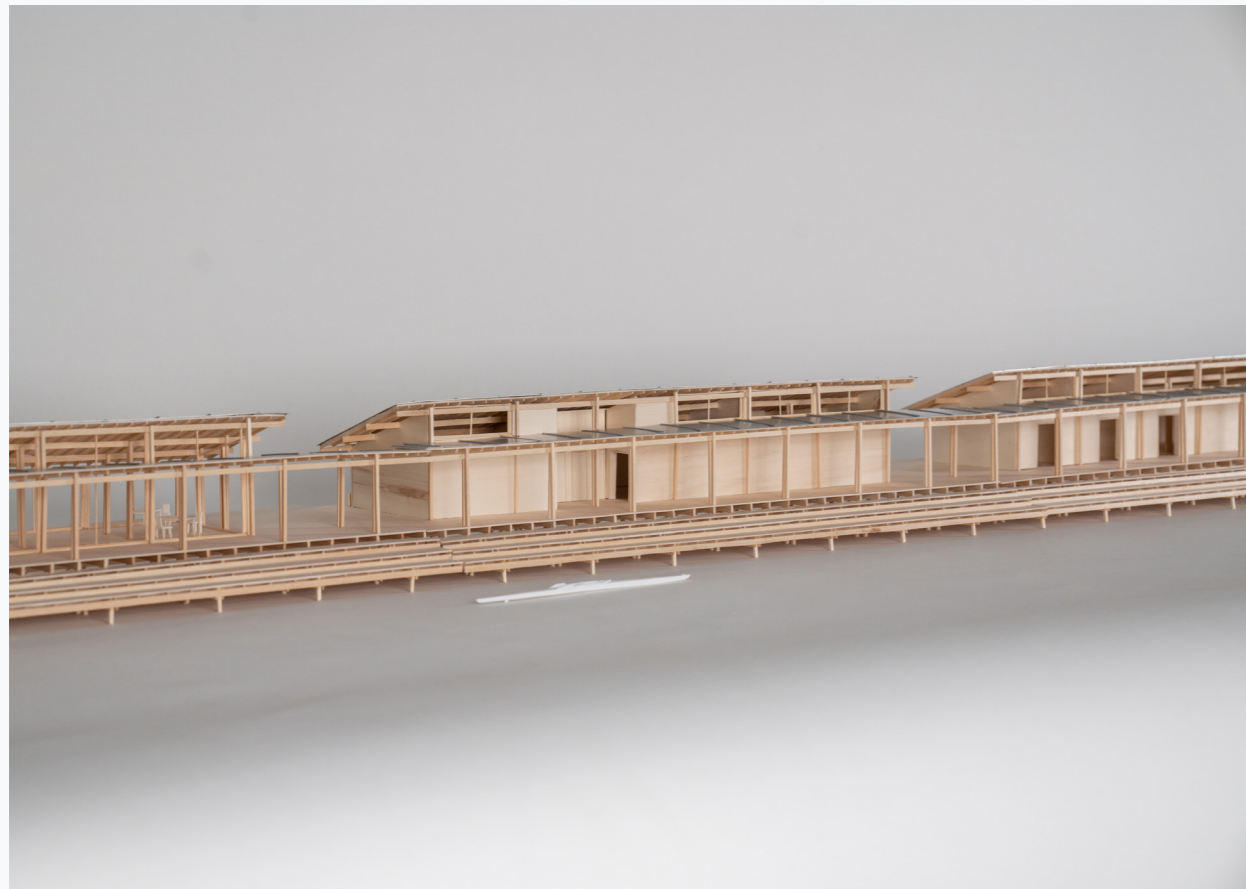
Landscape concept: creating new green and blue spaces

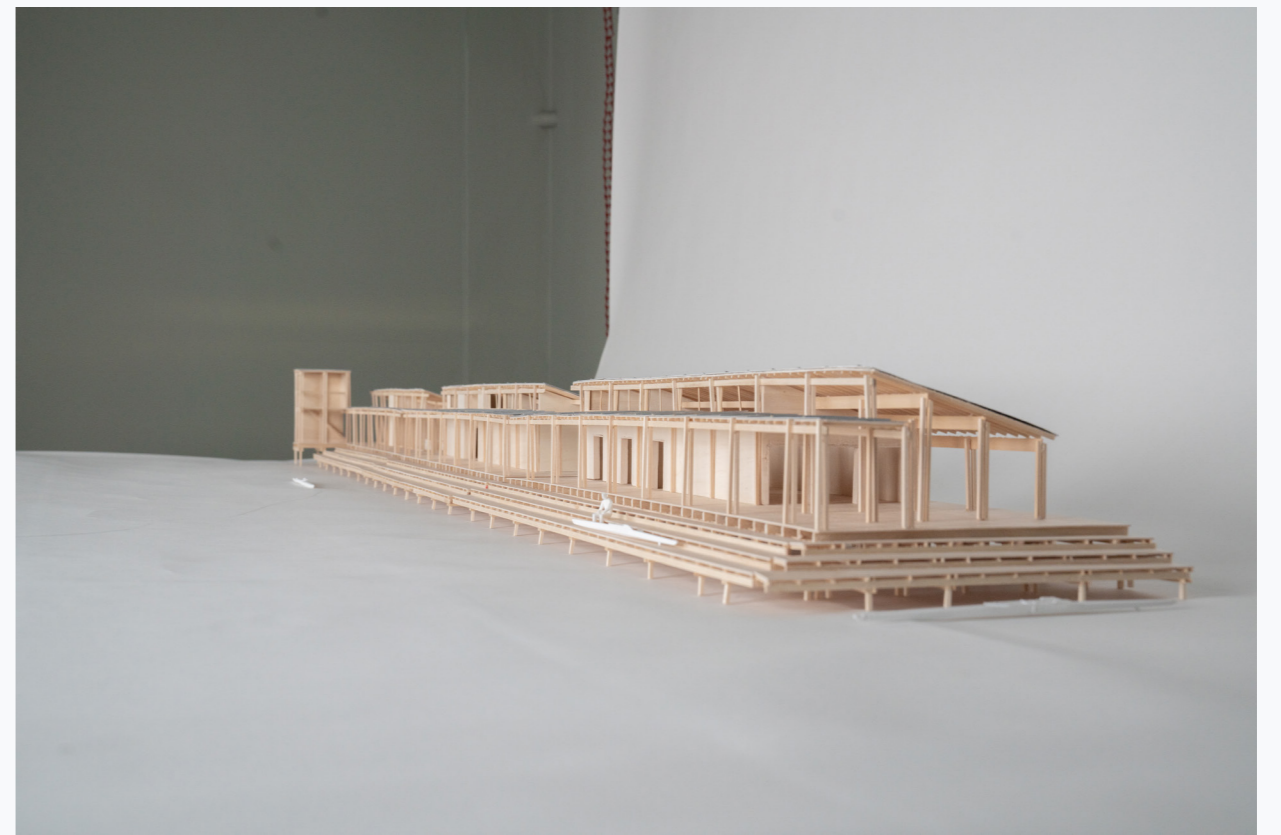


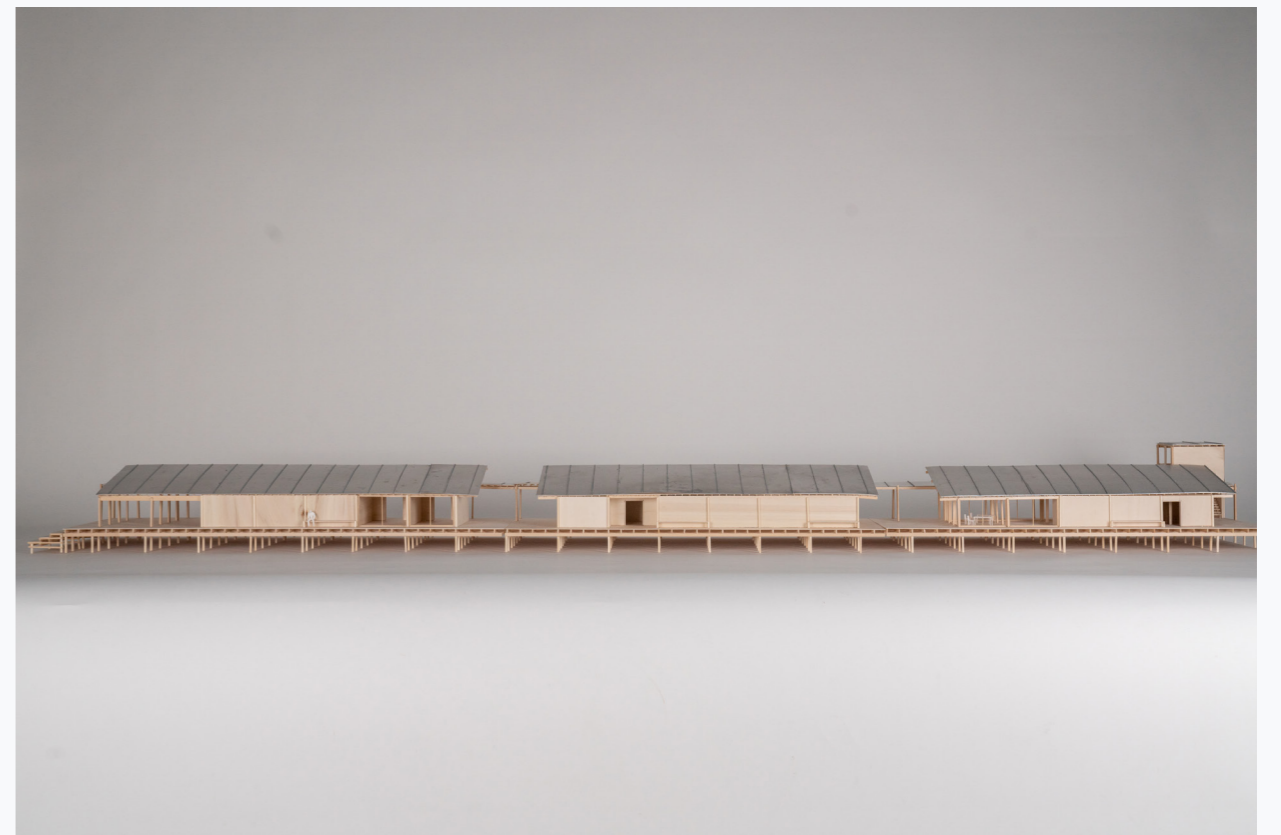
Details of the floor



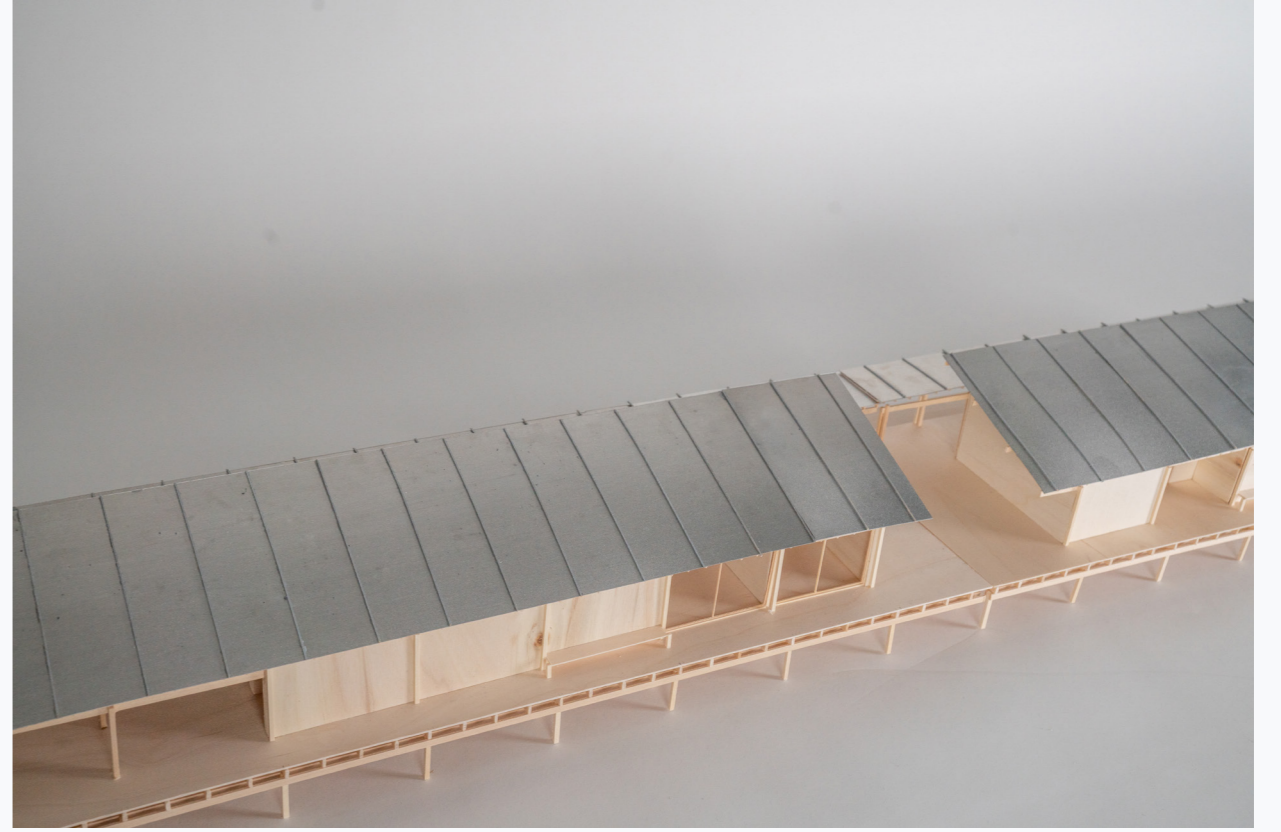
Details on seats

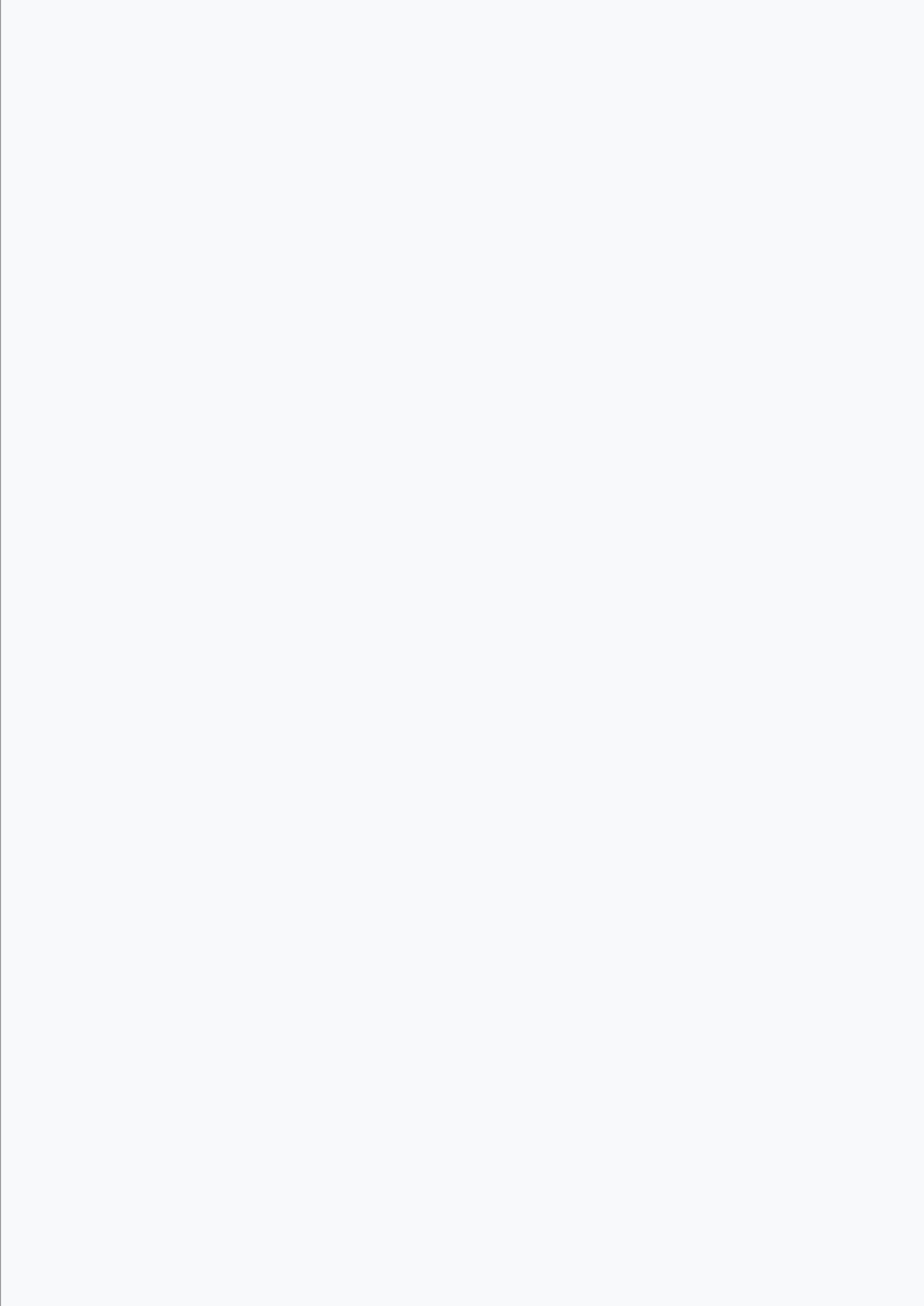












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