

This land is not for sale

Binder 1

Selma Hole Strandskogen

Diploma fall 2023

Supervisors:

Lisbeth Funck & Matthew Andersson

The Oslo School of Architecture and Design

Institute of Architecture





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Supervisors:

Lisbeth Funck & Matthew Andersson

External supervisors:

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Christine Fontaine

The Oslo School of Architecture and Design

Institute of Architecture

Organisation of the binder

Binder 1 contains the final project of the diploma *This land is not for sale*. For process material containing all process and investigational material, as well as references, see Binder 2

The binder is divided into three parts:

1 Introduction

contains the research question, abstract and spatial program

2 Framework

is an excerpt from Binder 2, focusing on the framework leading up to the built proposal.

3 Architectural proposal

Models

A collection of selected model photos of 1:500 and 1:50 models, as well as initial explorative models of 1:20 and scaleless material testings. See binder 2 for pictures of the 1:2000 model

Drawings

A collection of drawings of the final proposal, in scales 1:30 000, 1:300, 1:100 and 1:50.

1 Introduction



Abstract

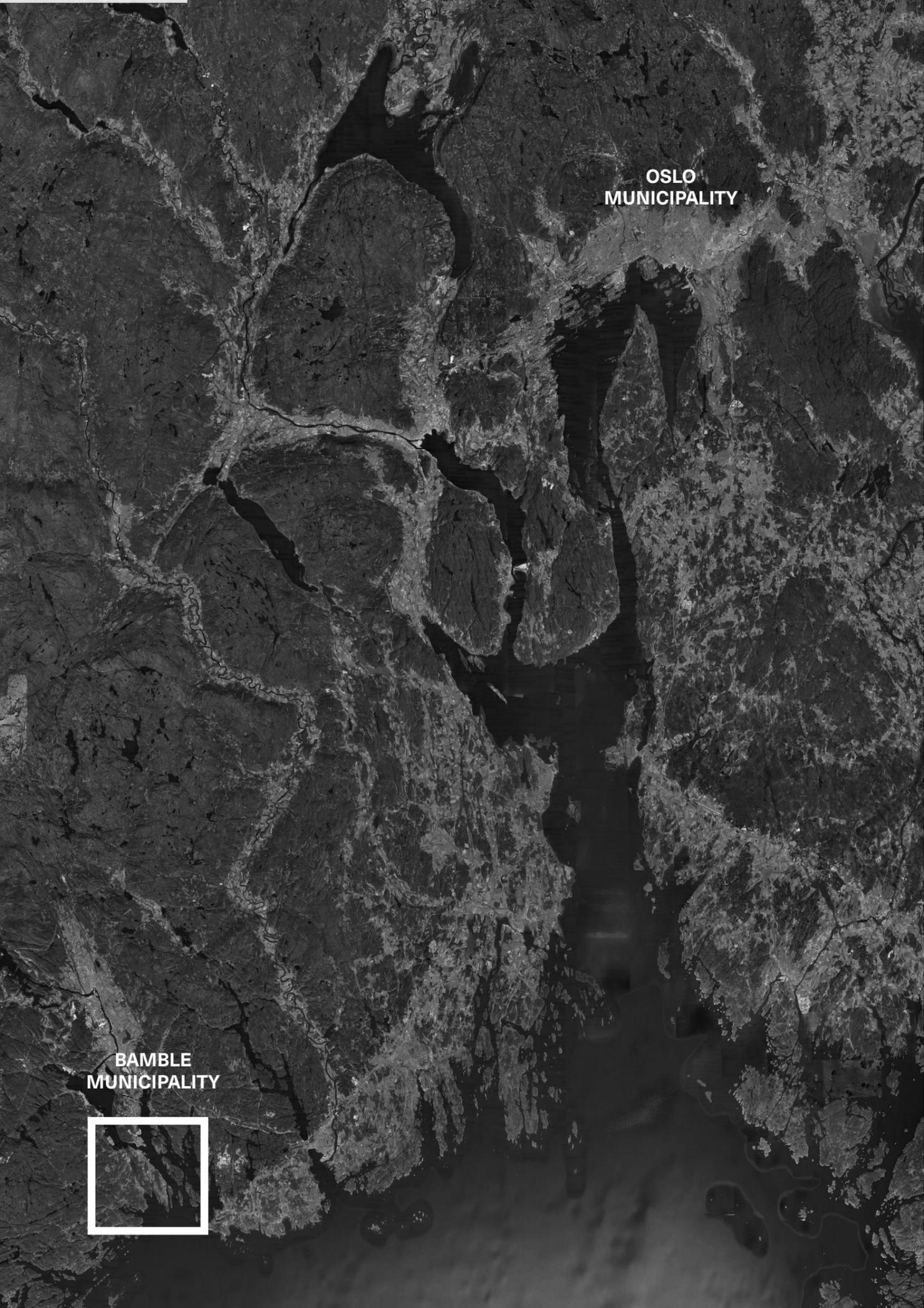
This land is not for sale intervenes in an ongoing construction site situated in the municipality of Bamble, using a newly established road as focal point for discussing alternative development options. By examining the conflict inherent to any built structure established in a natural landscape, this diploma seeks to explore the interplay between an architectural outcome and a certain political and cultural locus.

A forest named Bunestoppen is the chosen site for the case study, embodying a landscape marked by several traces of human activities over the years. Treating the new construction site as a monument of the past, the project opposes the extensive planned development at the Langesund Peninsula. In the fictional alternative scenario, the infrastructure intended for private development is transformed from private assets to better benefit the existing local community. The diploma explores an architecture for neighborhood activities, placing trust on the locals to function as committed caretakers for the forest, as they have been for many years before the new building process began.

Organizing the existing discussion about the forest into theoretical actors assists a further analysis by distinguishing the architect's role as an actor - who or what does the architect represent? Thus, professional judgements in complex situations are brought up for evaluation. Despite calls from various actors to protect the area through nature conservation acts, it was instead subject to a municipal regulation plan involving a new double-lane road, accommodating 120 new housing units and a fire station. These plans disrupt the existing use of the forest for leisure activities and as a favorable commuting route between home, school and workplace on foot or bicycle. Local politicians, however, are of conviction that the area benefits from new housing development potentially increasing municipal incomes from land sales and preventing excessive moving - a potential investment for the future of Bamble municipality.

The built proposal in the speculative scenario takes the form of a structure placed amid a landscape of felled trees and blasted rocks, seeking to emphasize alternatives to extensive building in the forest areas while pedagogically acknowledging the human impact, seeking not to hide or cover up the various traces of human activity. At the same time, the project proposes alternative built functions based on the neighborhood's needs, using the remnants of the development. By offering a public space with an outdoor kitchen and restrooms, as well as flexible spaces for different activities, the aim is to take the neighborhood and their everyday life into greater consideration.

Investigating the spatial potential of ongoing construction sites, the diploma seeks to discuss the process of decision-making, examining not only what we decide to build and how, but also what we refrain from constructing. Exploring alternative solutions in the existing scenario, the diploma offers a new future for the forest where the plots are never sold. Instead, the project elaborates the purpose of new infrastructure to better consider various impacted actors - tentatively seeking to soften the local conflict, while gaining insight into a sensitive, but highly relevant topic for planning our built environment. What public spatial potential does an ongoing road construction have, and how can a broader value system be implemented?



Research question

How can the architect contribute to strengthening the position of neighborhood nature, by providing built alternatives to deforestation?

Spatial program

The spatial program for the diploma involves an exploration of the possibilities the road as a site presents to the architect. The objective is to offer an alternative proposal for the area, diverging from the envisioned extensive housing development. Seeking to present a built alternative, the first part of the semester explored the road as a physical place, where modelmaking, sketching and photographing has been important investigation tools.

THE SPECULATIVE SCENARIO

The diploma *This land is not for sale* addresses Bunestoppen as a site, depicting it as it appeared in September 2023 in form of a partly constructed road winding into the forest. Accompanied by associated infrastructure of water supply, along with sewage and electricity, the road is presumed stopped at 700 meters length due to a new political decision. How can these remnants be alternatively utilized?

After the initial investigation of the actors and the dynamics in the development disagreement, a strategic choice was made to create a framework for the architectural program. The built alternative proposed requires a tentative shift in the social situation, or network accompanying the building development, in order to provide access for new architectural solutions. Different factors could end up shifting the relationship, and therefore the outcomes of a given network, such as political intervention from a higher level, falling housing prices, trends or more thorough preliminary investigations. This project emphasizes political decisions by creating a fictitious municipal document as the starting point for the physical intervention, where the development is permanently stopped, catalyzing the need to look at the physical space of the road differently.

THE ARCHITECTURAL PROPOSAL

The new scenario allows for new interventions, where the architect can suggest a space for the existing neighborhood, instead of appeasing external economic forces. I had some initial expectations of the structure and the program:

- To utilize the remnants of a halted development process*
- To make use of infrastructure intended for private use and transform them into benefits for the local community*
- To discuss how to physically approach a wounded landscape*
- To be a space where neighborhood activities can unfold, where the aim is that it shall be visited again and again on different occasions*

Speculative scenario:
A political decision aimed at achieving area neutrality in the municipality of Bamble

The architectural proposal:
A structure for the neighborhood



Bamble kommune

MAPPING AND ASSESSMENT OF AREAS RELATED TO THE DEVELOPMENT OF NATURE, PART OF PREPARATIONS FOR THE REVISION OF THE MUNICIPAL PLAN 2023-2027

The following was decided in the municipal council on October 28, 2023:

General terms:
Measures that will ensure the environmental balance of Bamble will be prioritized when revising the municipal zoning plan. The municipal plan's goal is to identify the most significant natural areas within the community. A sub-plan for biodiversity will be developed as an integral part of the municipal plan, adhering to the regulations outlined in the Planning and Building Act.

This approach involves increased involvement of the public where knowledge acquired will serve as the cornerstone for creating a new spatial plan. Furthermore, the municipal plan will later act as decisive factor in other planning activities, case handling, and the overall management of areas with implications for the natural environment.

Key regulations:

There shall be a focus on:

1. Reassessing all undeveloped areas in the municipality, including ongoing areas where there is still significant natural space to preserve
2. Evaluating all new proposals for changes in land use against the goal of area neutrality

The municipal sub-plan for biodiversity shall have an action section outlining how the plan will be implemented over the next four years (or more), covering the period from 2023 to 2027. The section will be revised annually.

Priorities for the revision of the municipal plan's land use section 2023-2027:

The planning period will be utilized to gather information from the residents of the municipality. Therefore, we hope that many will contribute local knowledge about species and areas that are particularly important for biodiversity. The purpose of this decision is to acknowledge the loss of nature as a significant challenge. It is important that the protection of these areas are ensured on a municipal level as their recreational value prevents further depopulation and ensures that local nature is managed in a way that grants future generations in Bamble access to neighborhood nature. The purpose of rezoning based on new impact assessments is to make decisions based on updated information about the nature values on municipal level and reduce development beyond the point of no return.



Postadresse
Bamble kommune,
Postboks 80
3993 LANGESUND

Besøksadresse
Besøksadresse
Postnummer/Poststed

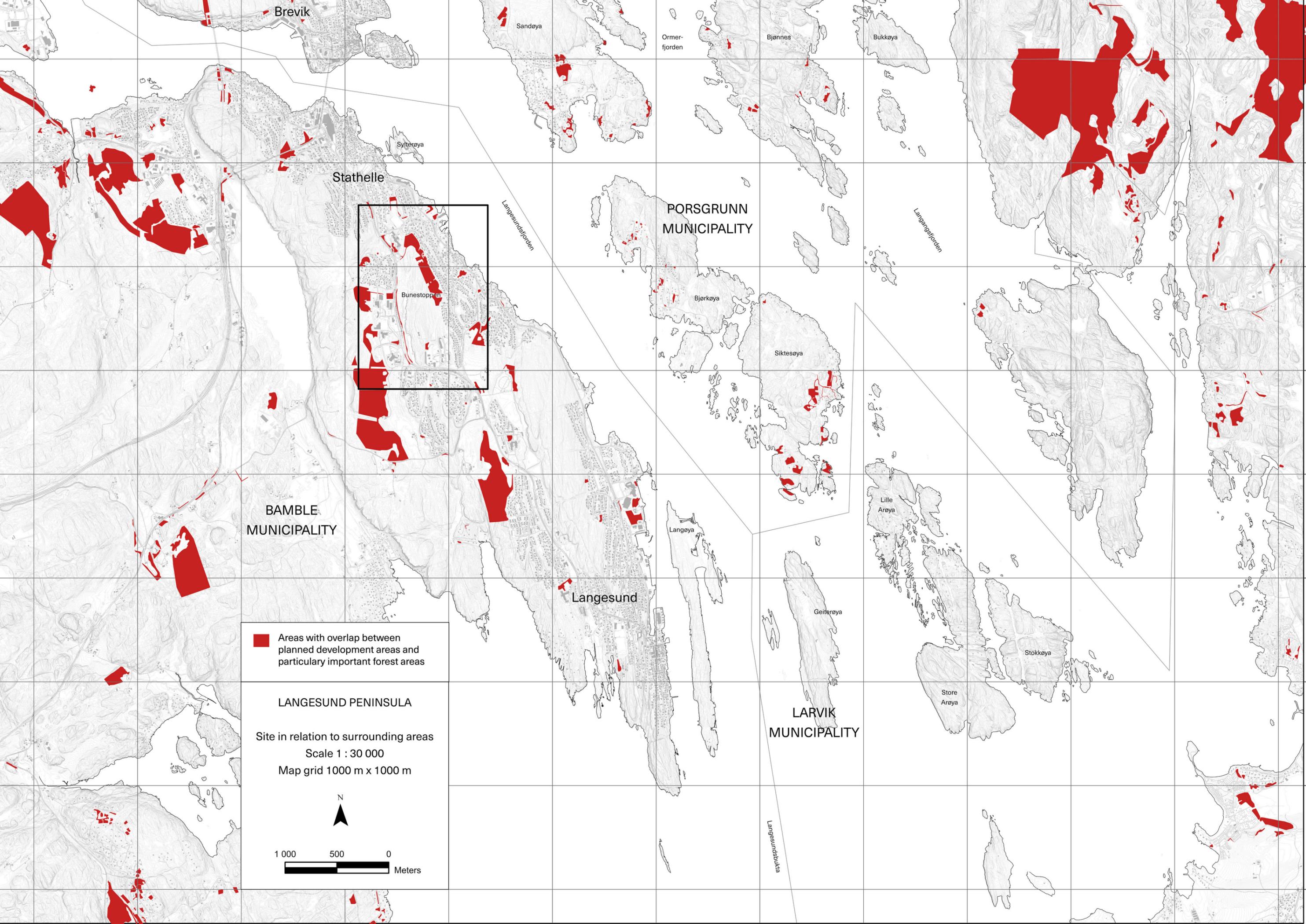
Telefon: 35 96 50 00
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Epost: postmottak@bamble.kommune.no

Bankgiro: 1503.19.37075
Org. nr: 940 244 145 MVA
www.bamble.kommune.no



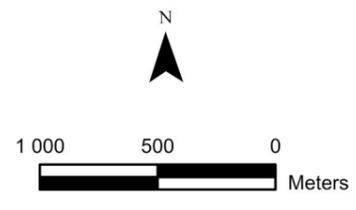
Fabricated fictional decision letter. This was inspired by other letters from the municipality that I read throughout the semester, while investigating Bunestoppen as case study.

Zoom-in from drawing in 1:50 / A3.
How can the remnants of the construction process be utilized?



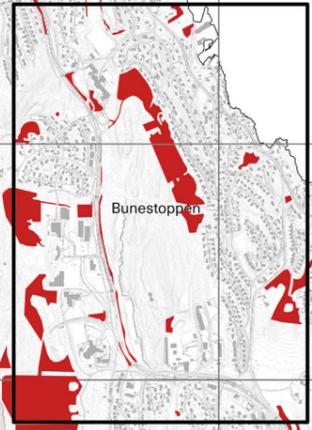
 Areas with overlap between planned development areas and particularly important forest areas

LANGESUND PENINSULA
Site in relation to surrounding areas
Scale 1 : 30 000
Map grid 1000 m x 1000 m



1 000 500 0
Meters

Stathelle



Bunestoppen

PORSGRUNN
MUNICIPALITY

BAMBLE
MUNICIPALITY

Langesund

LARVIK
MUNICIPALITY

Brevik

Sandøya

Ormerfjorden

Bjønnnes

Bukkøya

Sylterøya

Langesundsfjorden

Langgjøsfjorden

Bjørkøya

Siktesøya

Langøya

Geiterøya

Lille Arøya

Store Arøya

Stokkøya

Langesundbukta



Own photo. September 2023. The extensive blastworks are visible in the landscape

Interest in the site

The initial interest in Bunestoppen was sparked by a conversation with Anne and Jan, a retired couple residing near the area. They have been living near the marginal zone of the forest since the 1970s when Jan worked for Norsk Hydro and Anne was a teacher at the local school. Over a cup of tea at their place in August, they expressed concern about ongoing development plans behind their house. [6]

A substantial group of activists had mobilized to thwart the municipality's plans of building in their beloved forest, which had functioned as their neighborhood nature for many decades. Over the past few months, large machines had gradually made their way through pine trees and rocks, delving deeper into the steep forest hills. This had been going on since May of the same year, when the construction of a double-lane road began - creating a corridor set to connect plots designated for sale, facilitating further housing development orchestrated by private investors.

This confluence of municipal development, neighborhood concerns and the interests of developers coupled with the value attributed to the forest - a value many believe merits legal protection - collectively made Bunestoppen an area that immediately captured my curiosity.

Brief history of Bunestoppen

Bunestoppen holds a natural landscape which has been formed by the presence of humans for many decades, resulting in a patchwork of remnants from various human activities visible in the forest landscape. In contrast to the older forest found further down the Langesund Peninsula, the Bunestoppen forest holds a younger generation of trees, having been subject to pasture, agriculture and tree felling over the years. [7]

On a walk with neighbor Anne, I was introduced to the remains of agriculture in the form of stone fences, as well as large wounds in the landscape from the former lime quarry, which today has been transformed into a swimming area by volunteering neighbors.

In order to gain a deeper understanding of the site, I attempted to place these events in a chronological timeline. This was easier said than done, as there are very few sources about Bunestoppen and its history, and stories about this place often only travel by word of mouth. [8] After searching libraries, archives and internet without much success, I contacted the Facebook page of the neighborhood activists to see if they could give me some good answers about what has happened in the area over the years. The final timeline consists of events explained through newspaper articles, photos or magazines, while others are just passed from neighbor to neighbor and are manifested in writing in the Facebook groups "Vi som vil redde Bunestoppen" and "Synkens venner". Therefore, the mapping is still incomplete, but provides a quick overview of a number of ways people have used the forest over the years.

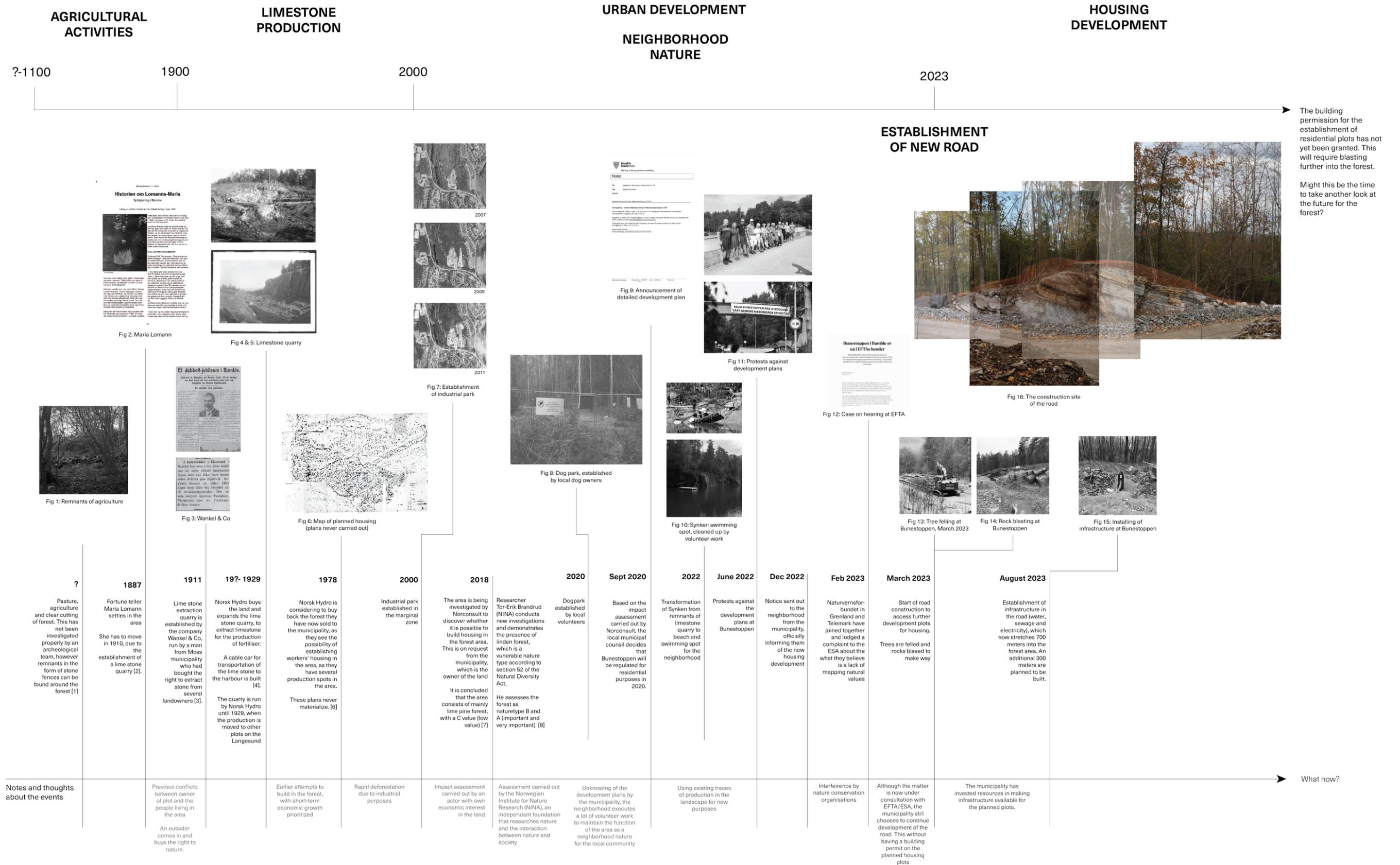
[7] Facebook group 'Vi som vil redde Bunestoppen'

[8] Conversation with neighbors Anne and Jan



"Synkene", traces of lime extraction. September 2023. Satellite image of the area today

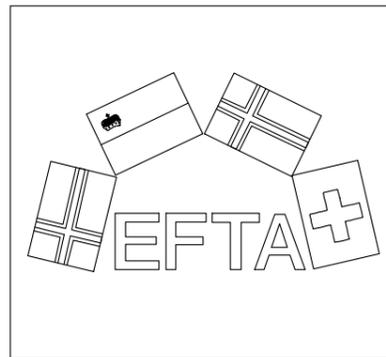
Excerpt from Binder 2:



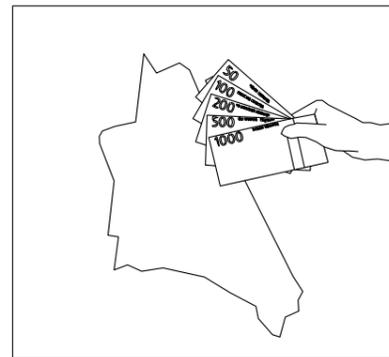
Theoretical positioning



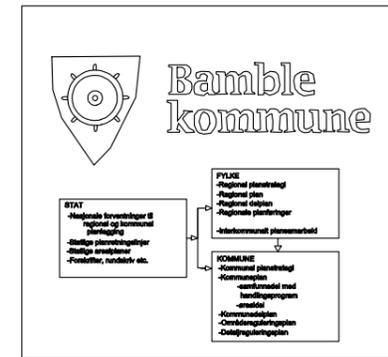
State Administrator
(Statsforvalteren)



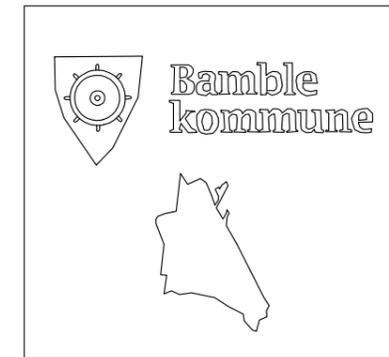
EFTA
(European Free Trade Association)



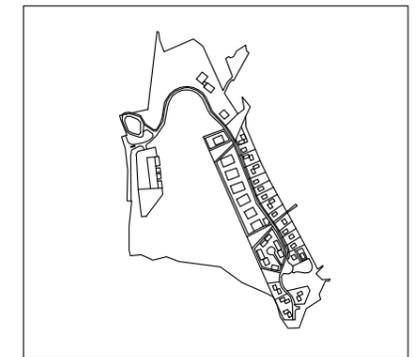
The developer intending to
buy the plots



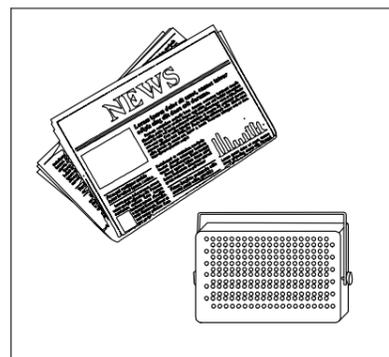
Municipality as
planning authority



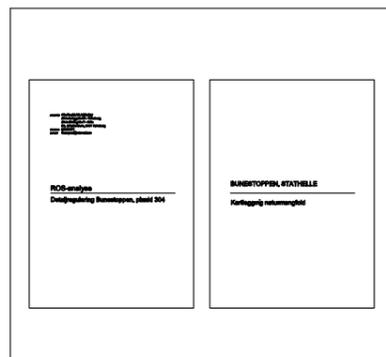
Municipality as plot
owner



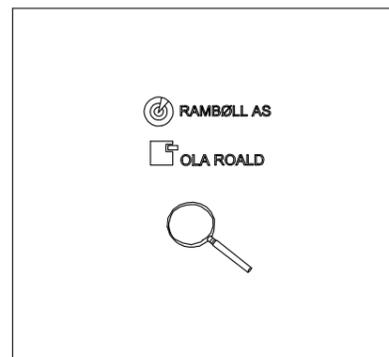
Regulation plan



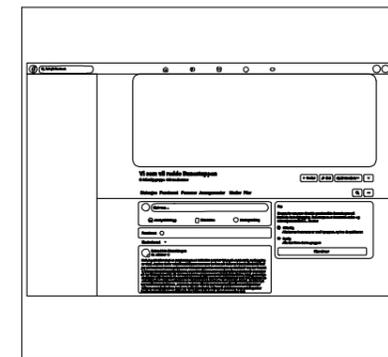
News media



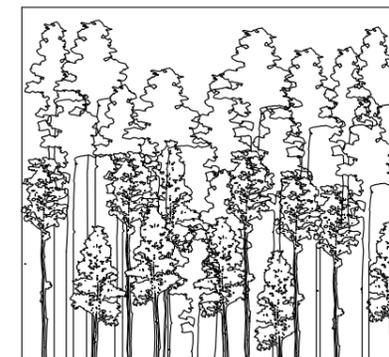
Documents of preliminary
investigation



Actor issuing the
preliminary investigation



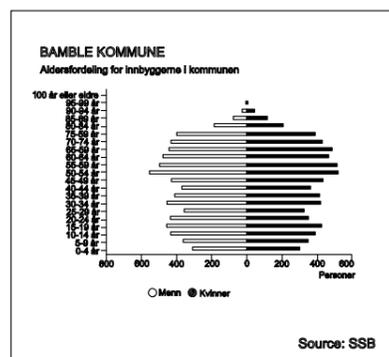
Neighborhood
activists



The forest



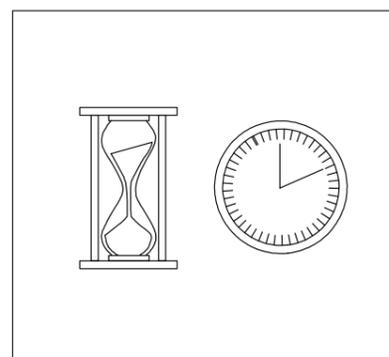
Redlisted species with
forest as habitat



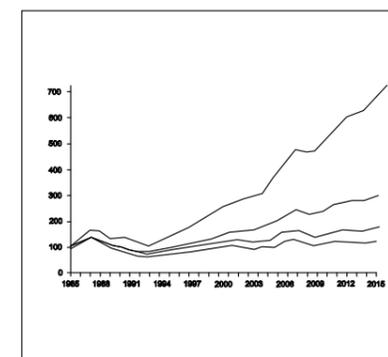
Fear of population
loss



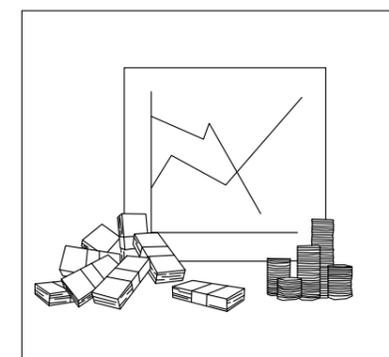
Independent nature
conservation
organisations



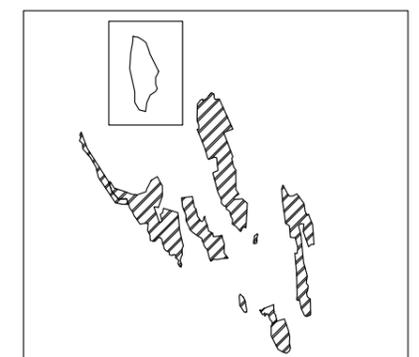
Time



Commodification
of built property
and plots



Municipal
economy and
welfare legislation



Landscape status
of the forest

3 ARCHITECTURAL PROPOSAL



Concept

The proposed structure offers visitors the opportunity to observe the previous construction site by moving through a repetitive timber construction along a ramp. Supported by steel feet, the structure extends from the end of the gravel road into a terrain marked by exposed rocks, aligning itself with the newly blasted contours.

While repetitive in design, the construction introduces variability along its length, featuring spaces pausing the repetition in the form of restrooms, a fire pit and an outdoor kitchen. In-between these are additionally flexible areas, imagined to house a variety of activities for the neighborhood.

Within the structure, the only climate-controlled spaces are the restrooms, placed on cantilevering beams. Here, a thin layer of insulation ensures that water collected from the road into the sink and toilet does not freeze. If needed an electric oven provides a subtle heat source. The electricity from the road also includes two electric spots for simple cooking in the outdoor kitchen. However, a fire pit in the rocky landscape offers simpler means of food preparation when needed in the forest.



Construction model 1:50

Process models

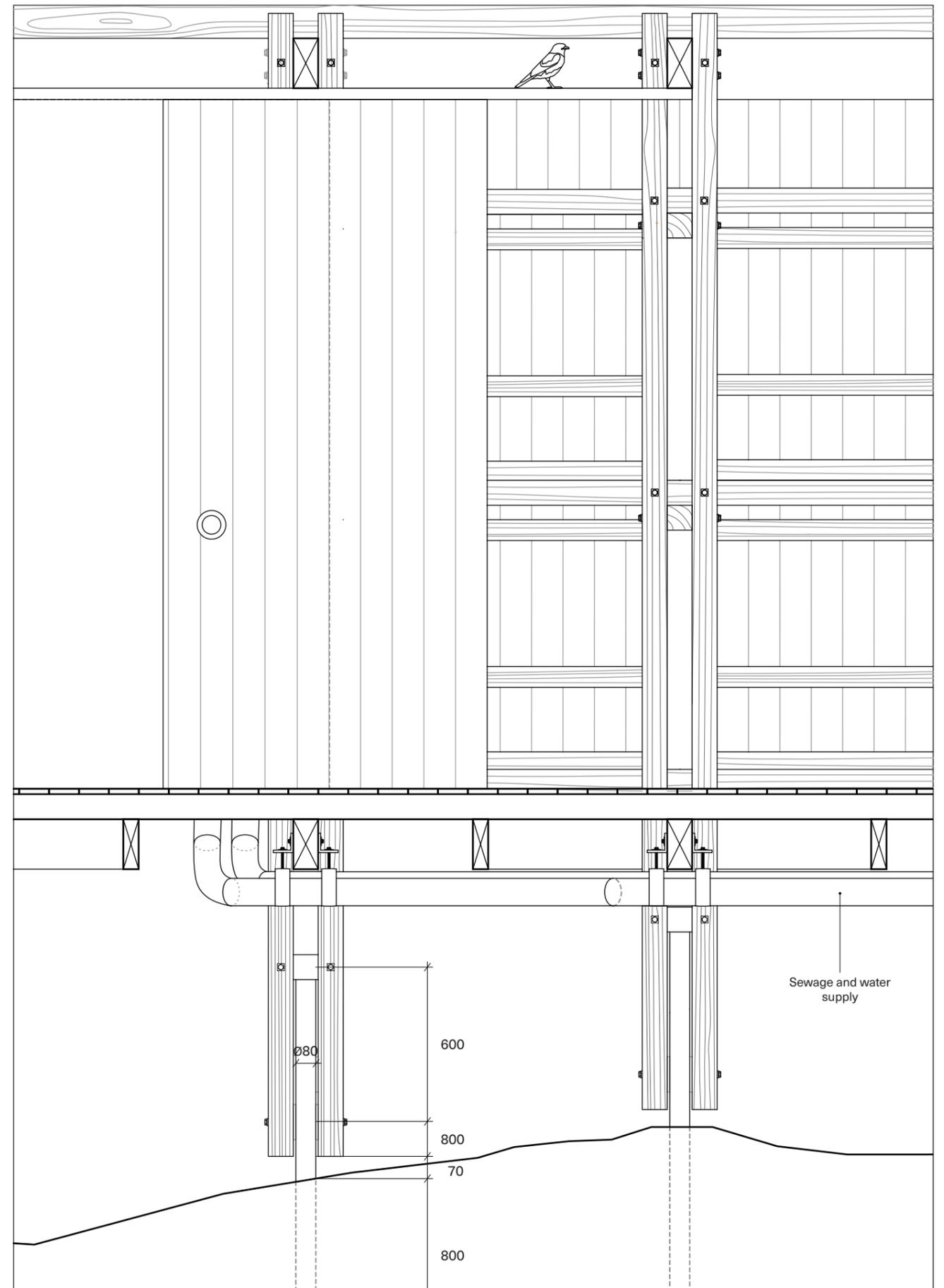


Sketch models, scale-less. Testing gravel as material in construction

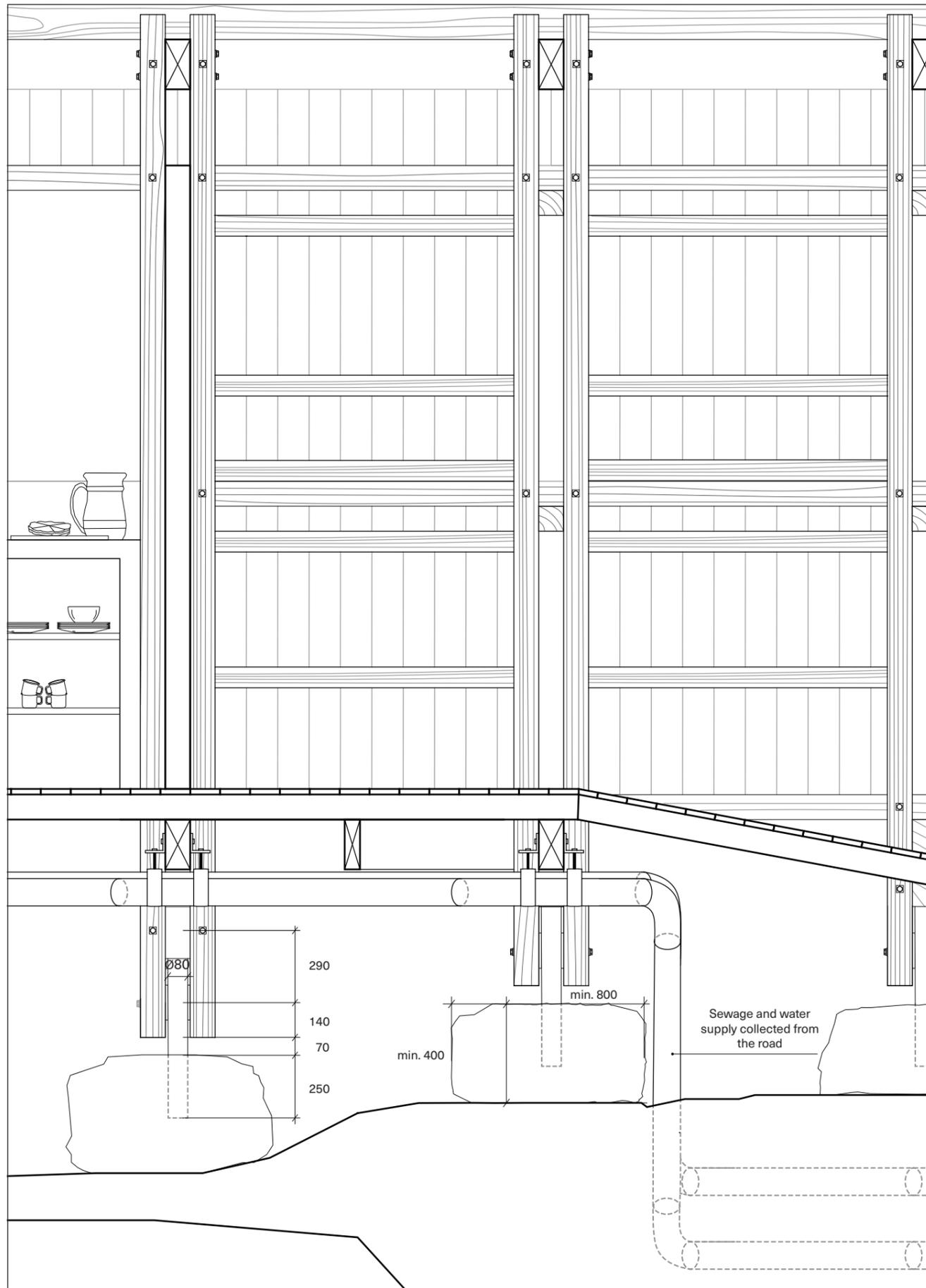
Roof construction 1:20



Construction model 1:50.
View towards the limestone landscape



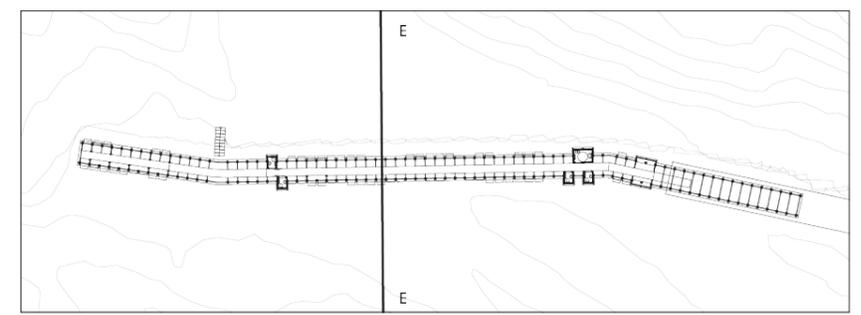
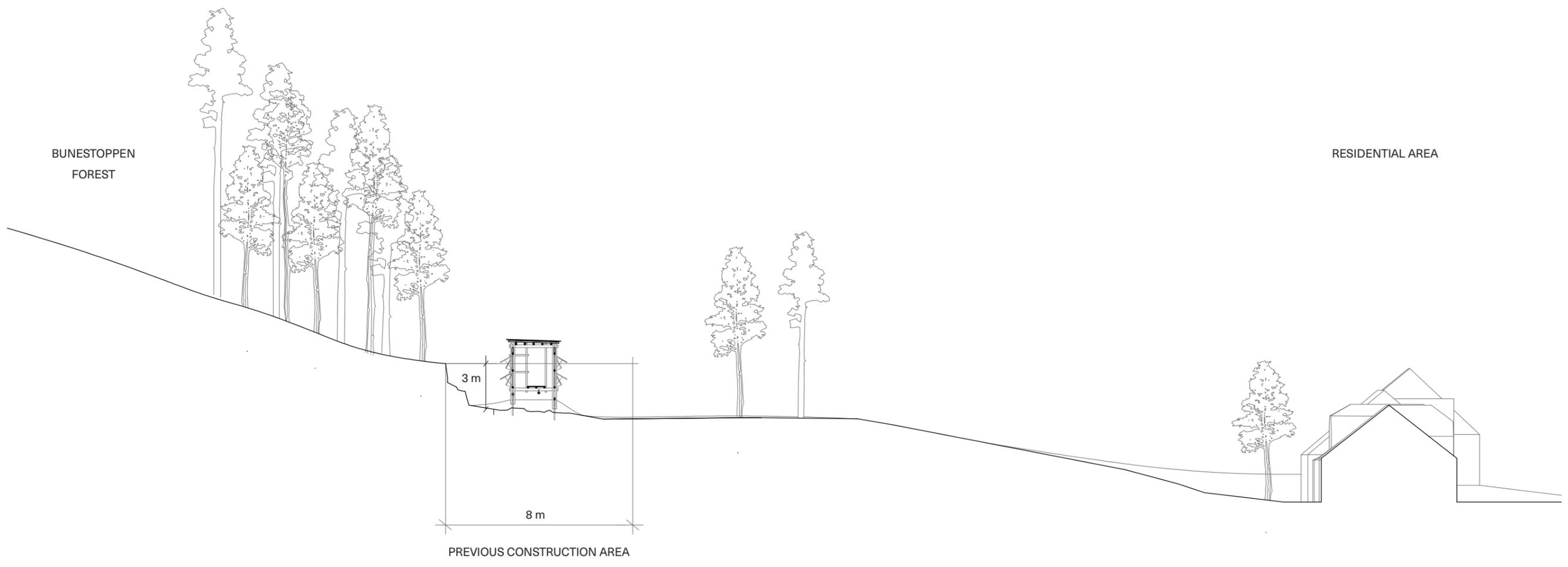
Zoom-in 1:20 / A4.
Building placed on steel feet adapting to uneven landscape



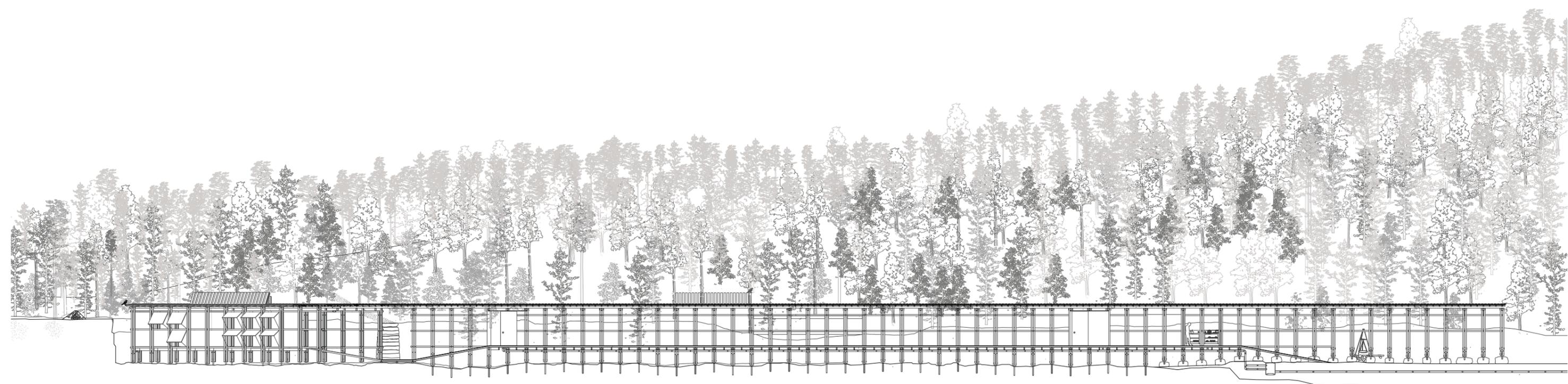
Zoom-in 1:20. Building founded in two ways



Model 1:500.



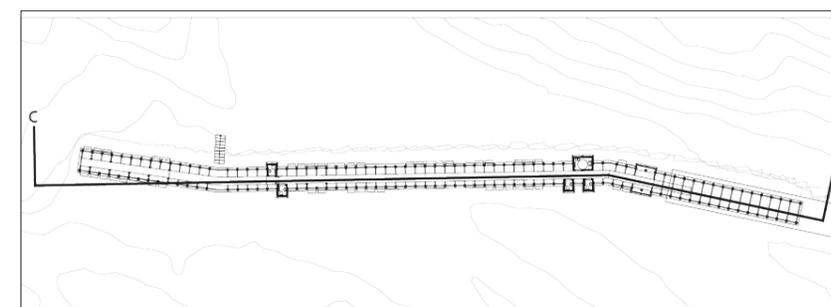
Section EE 1:300 / A3. Structure as mediator between neighborhood and forest



END OF CONSTRUCTION SITE

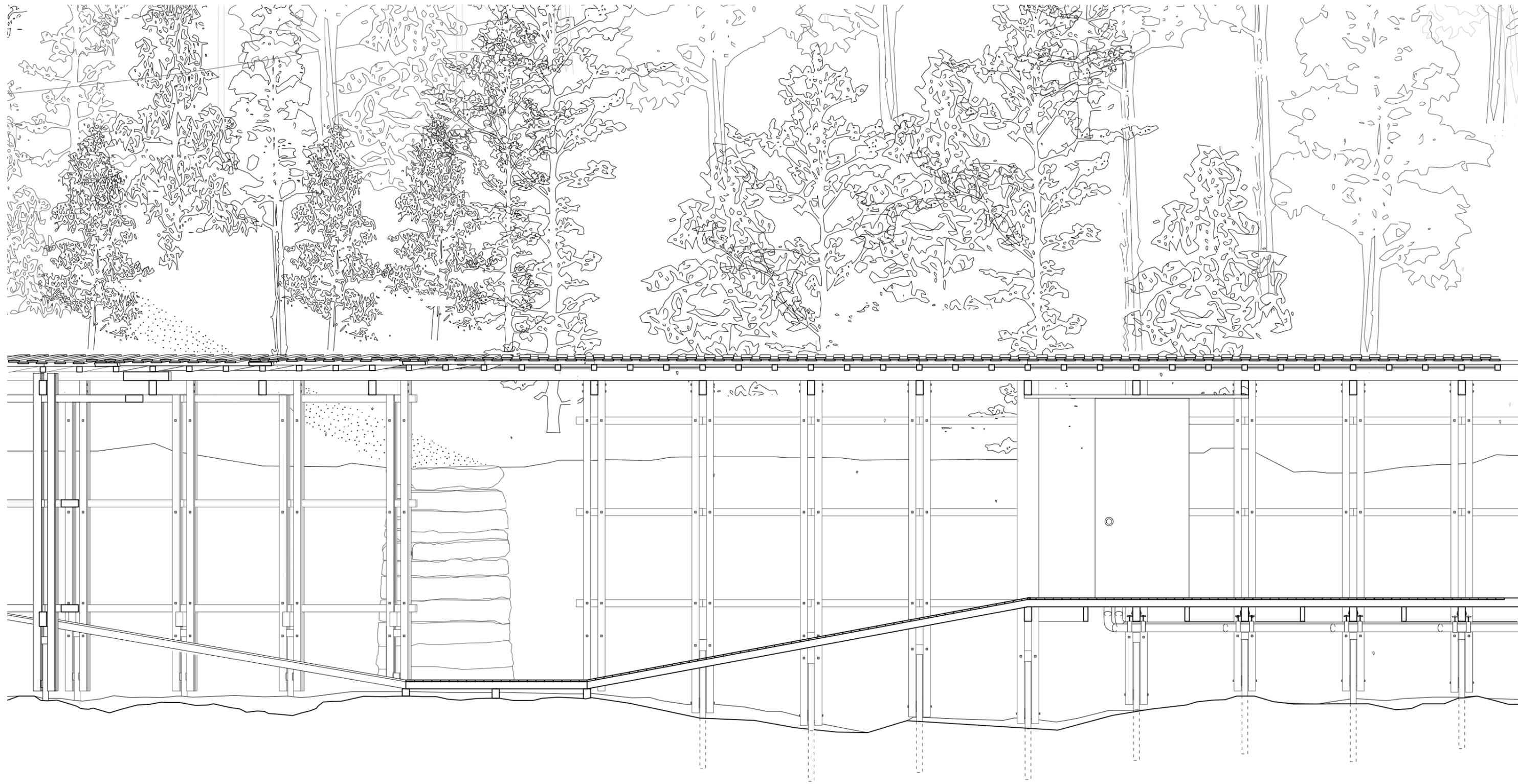
BLASTED LANDSCAPE

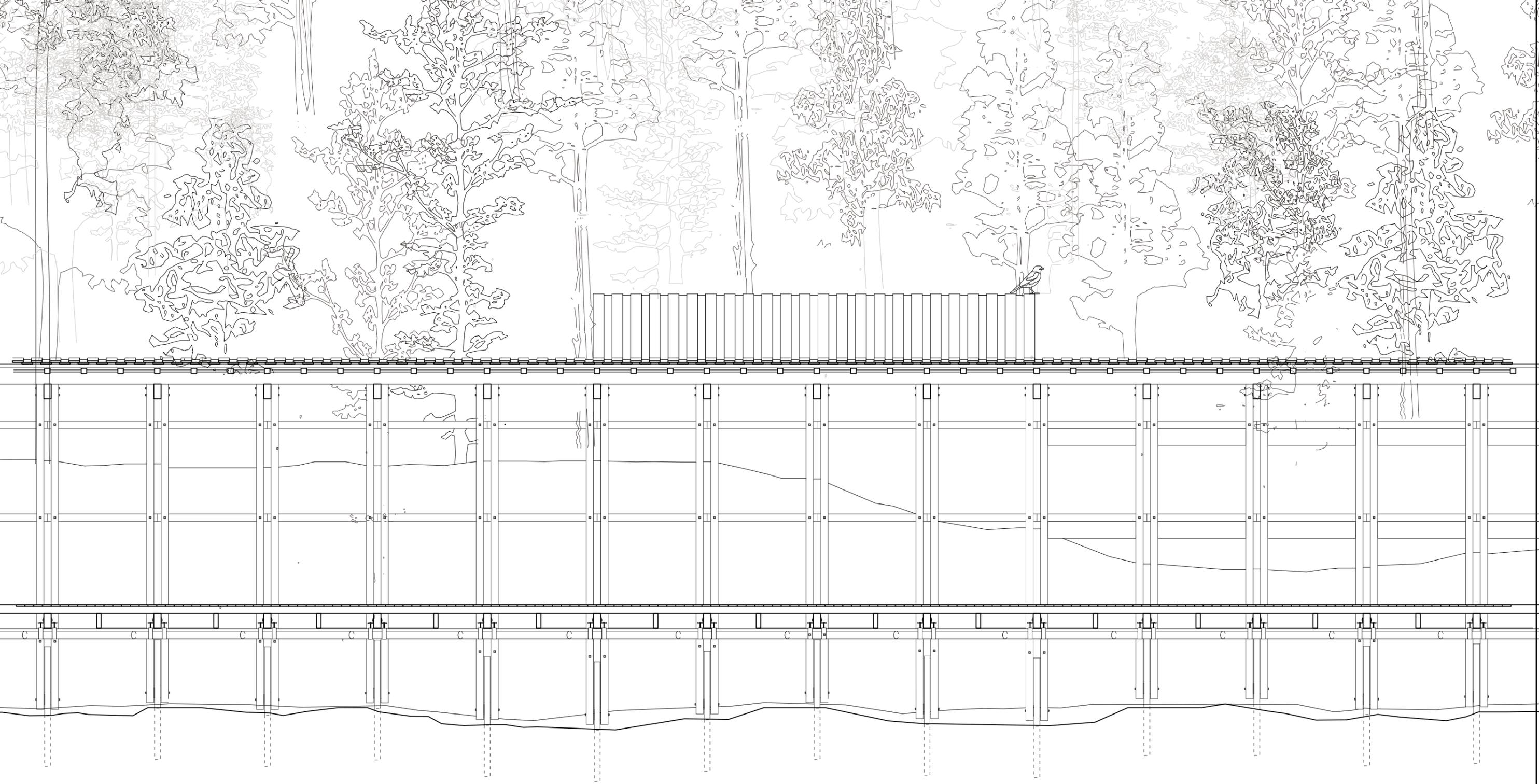
NEWLY ESTABLISHED ROAD

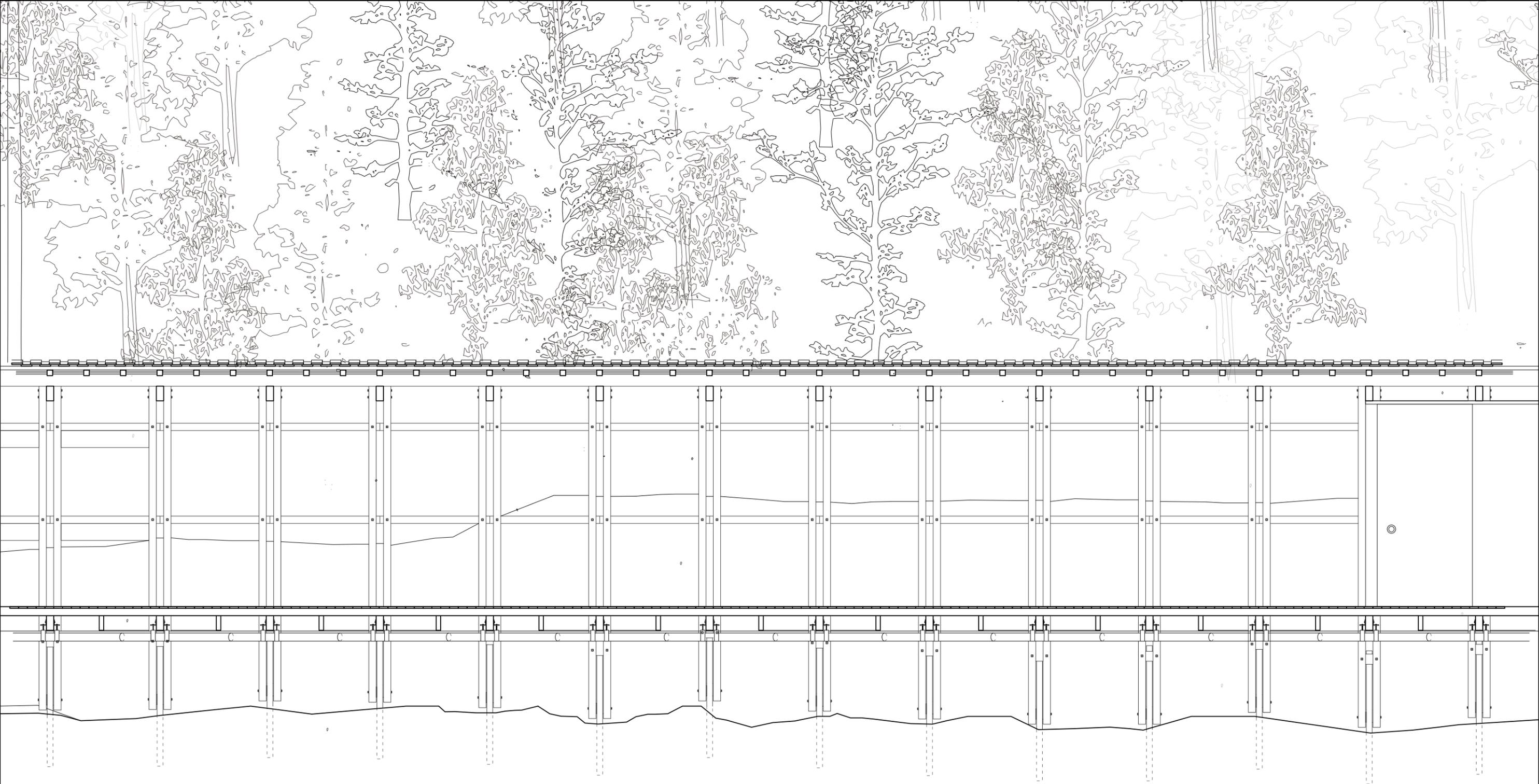


Section CC 1:300 / A3. Building stretching from the road into the blasted landscape

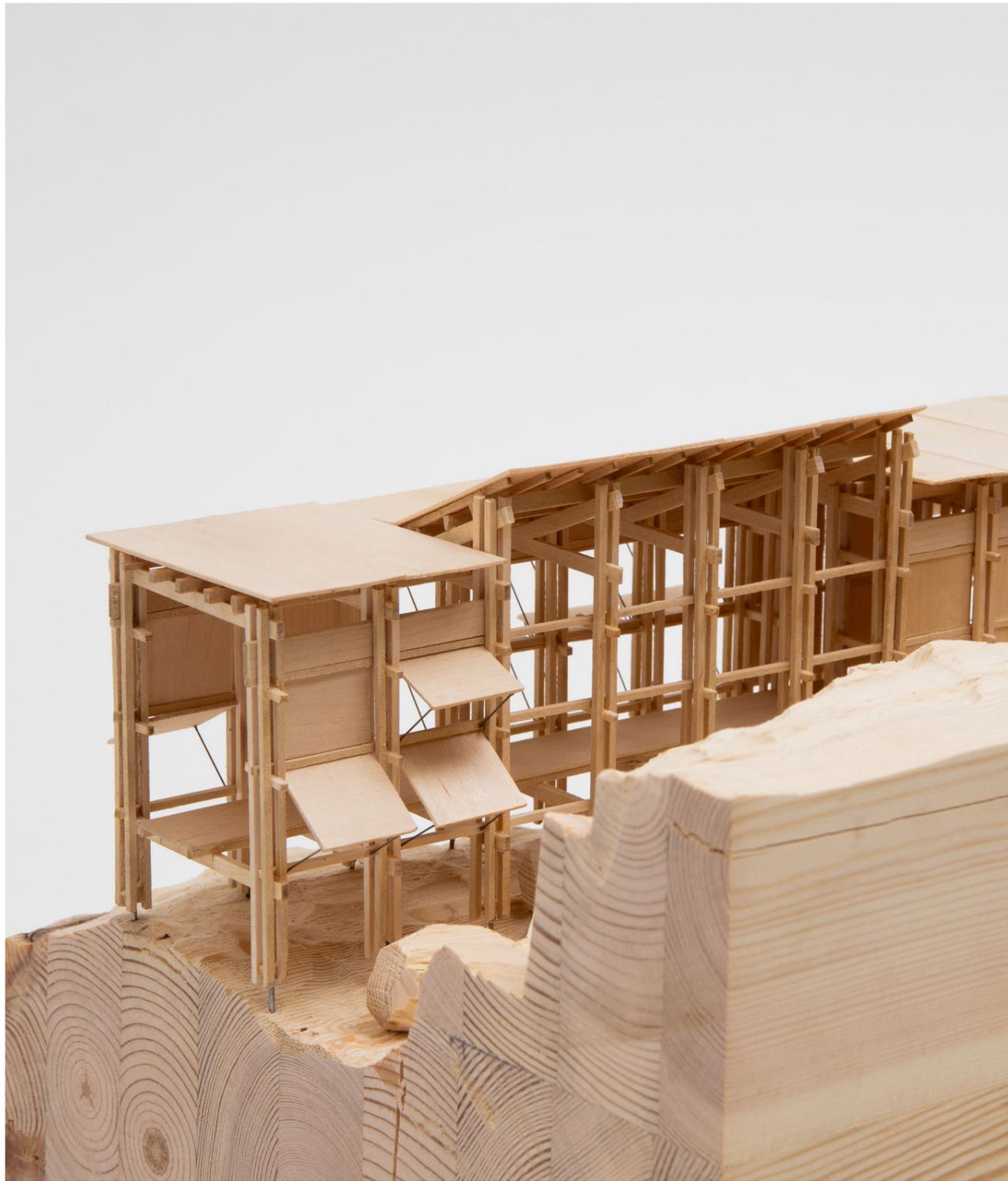




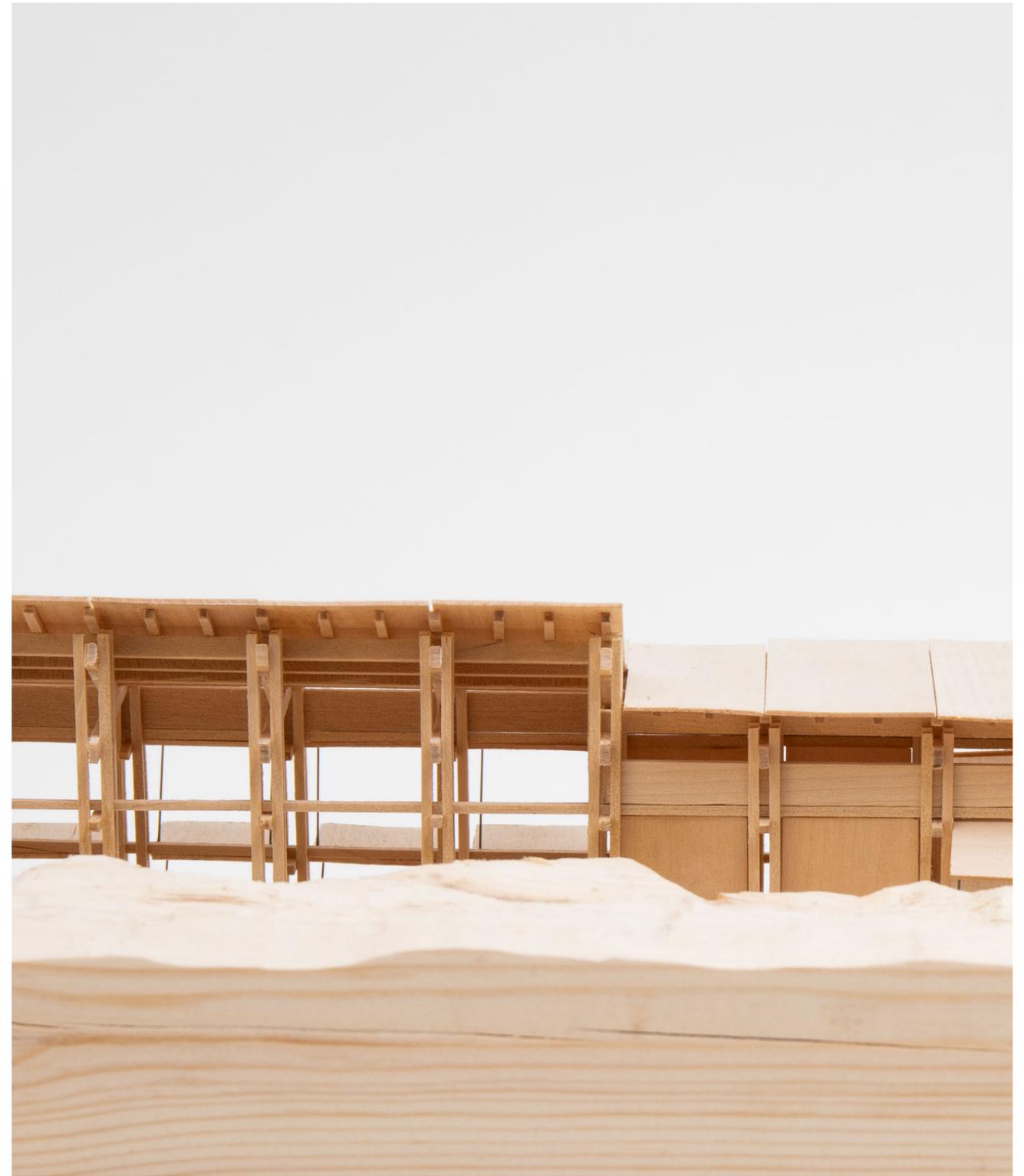








Construction model 1:50. Roof tilted up towards the the stone wall. Two additional lifts are made along the path, towards the neighborhood and the forest



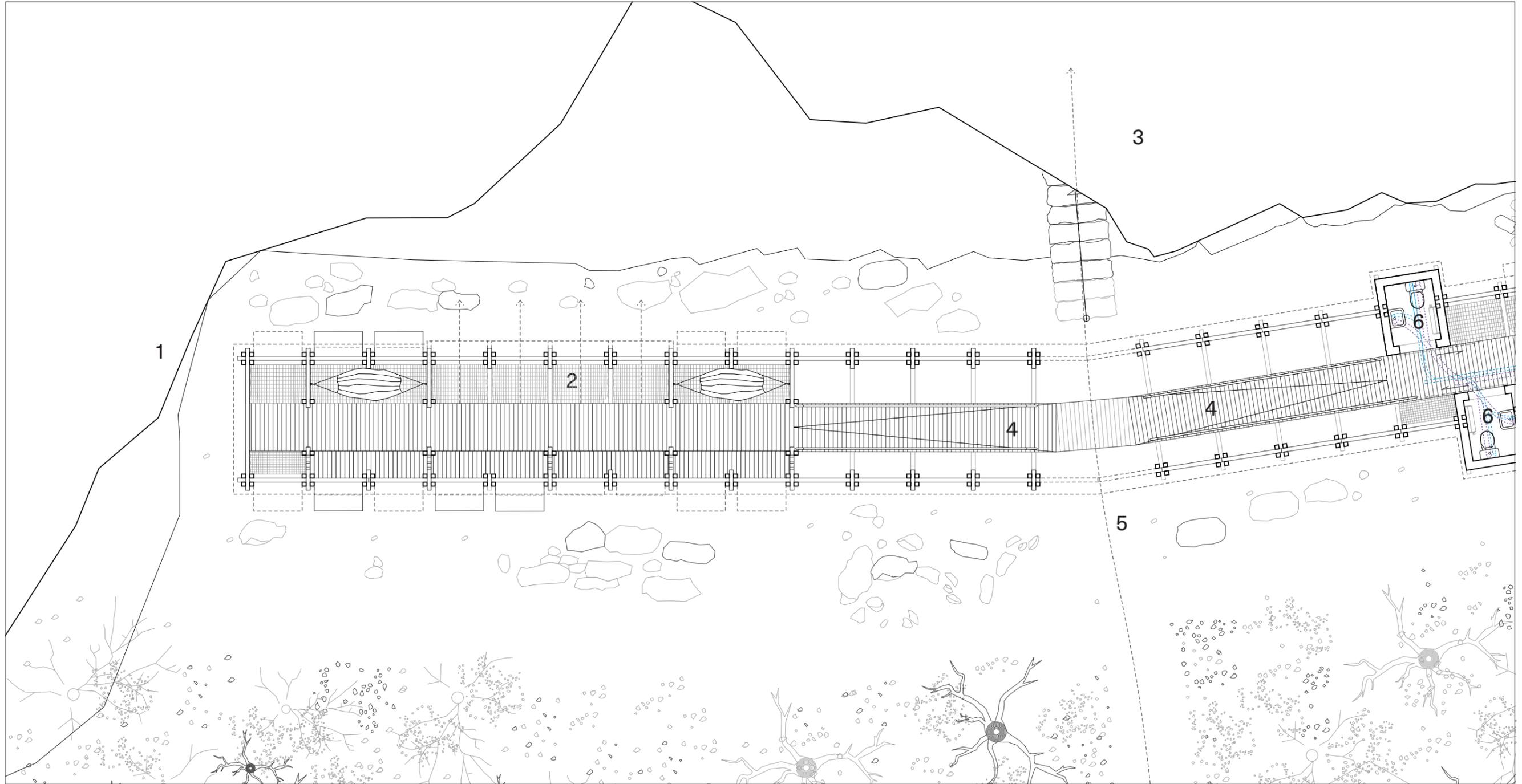
Construction model 1:50. Roof tilted up towards the the stone wall. Two additional lifts are made along the path, towards the neighborhood and the forest



end of construction site
 flexible space
 view towards forest
 path restored
 restroom x2
 flexible space
 view towards blasted landscape
 flexible space
 view towards neighborhood
 restroom x3
 outdoor kitchen
 firepit
 roof
 entry

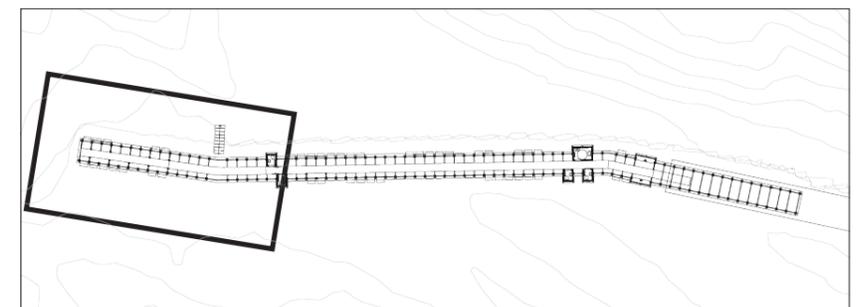
PLAN
 1:300 / A3

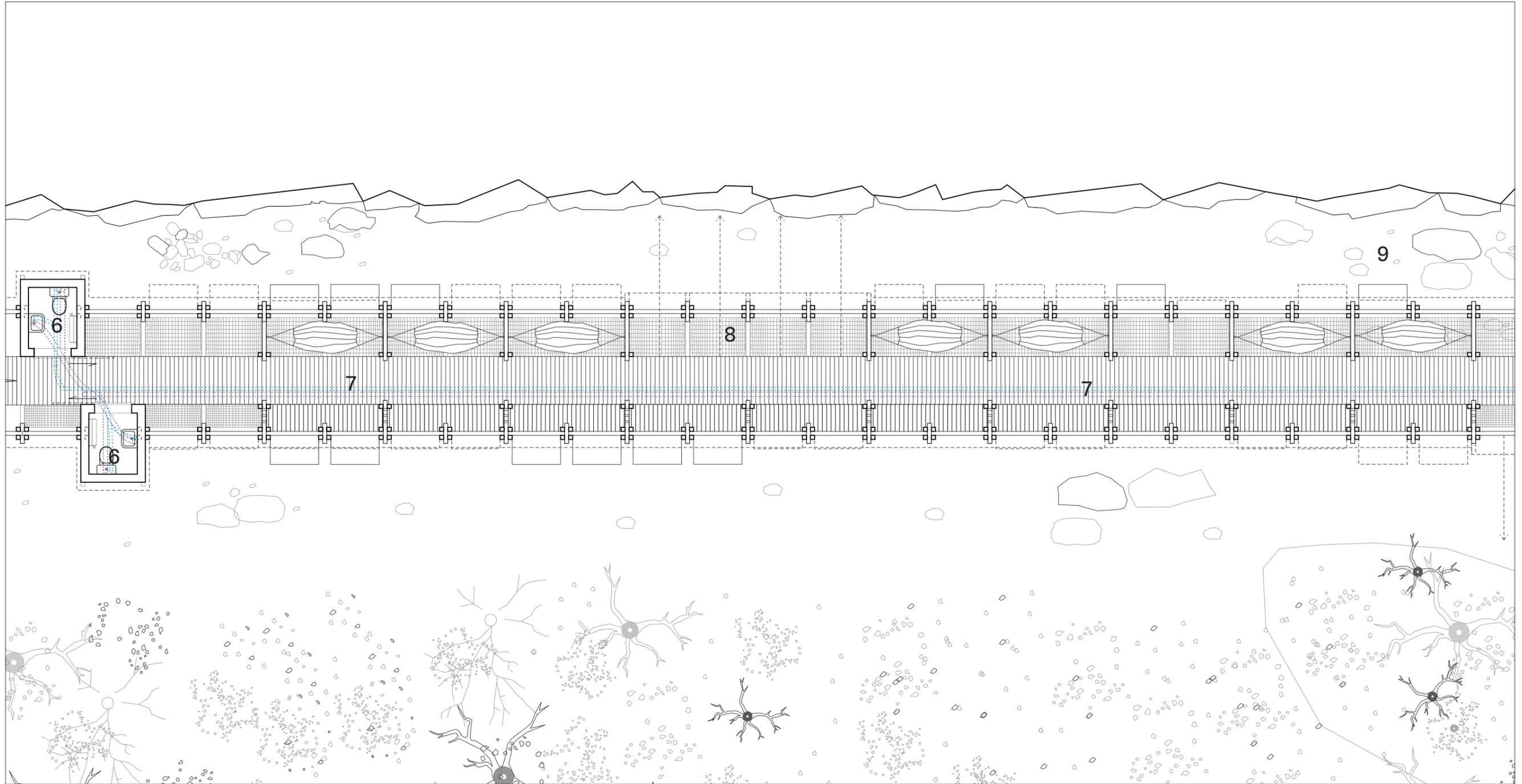




- 1. End of construction site
- 2. View towards forest
- 3. Stone stair to forest
- 4. Ramps to access the timber structure
- 5. Entry from neighborhood
- 6. Restrooms
- 7. Flexible spaces
- 8. View towards blasted landscape
- 9. Remnants from blast works on construction site
- 10. Outdoor kitchen
- 11. Fire pit
- 12. Water and sewage
- 13. End of road, beginning of blast landscape

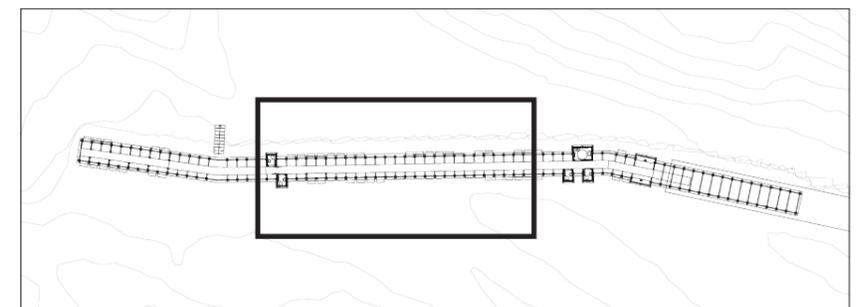
PLAN
1:100 / A3

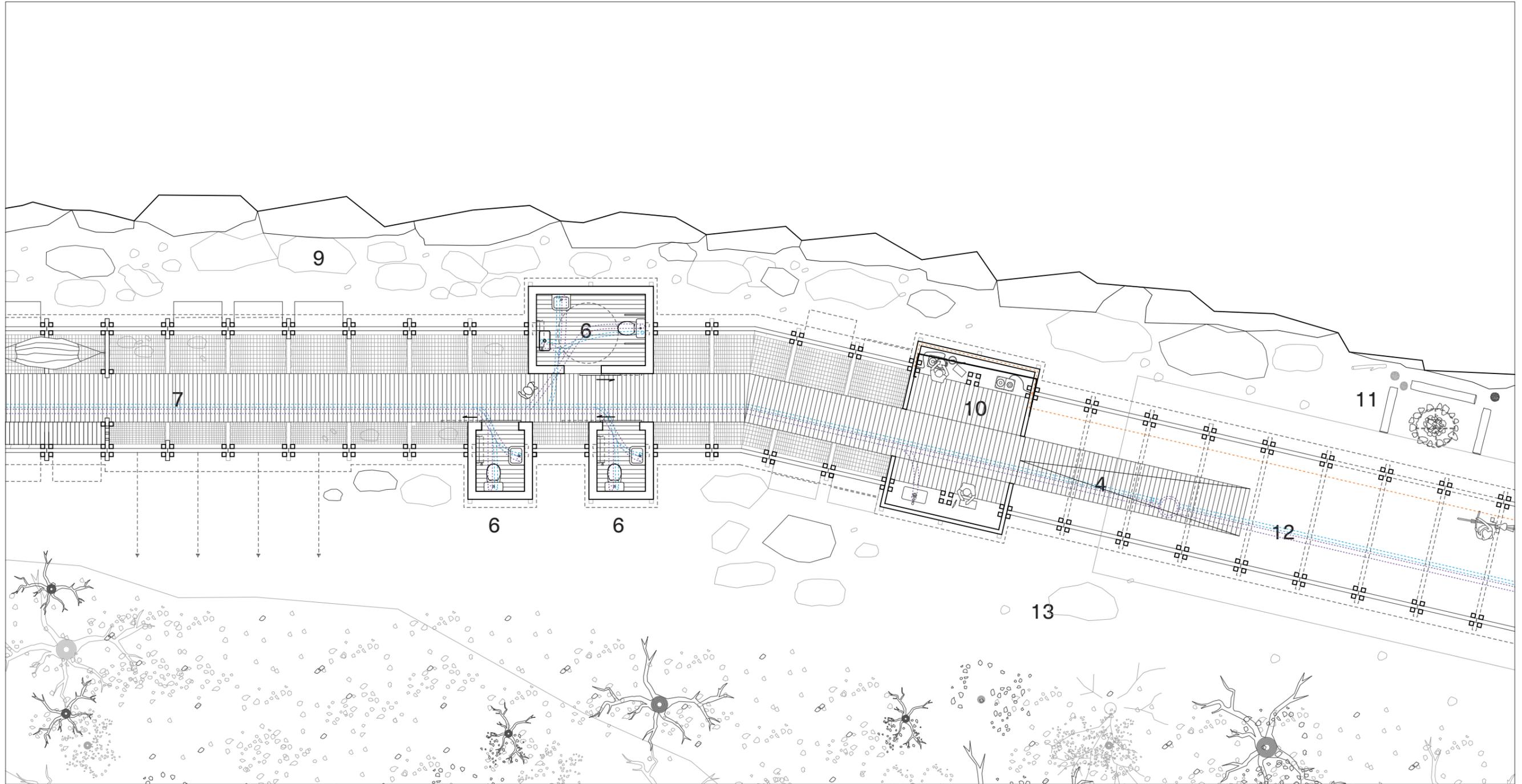




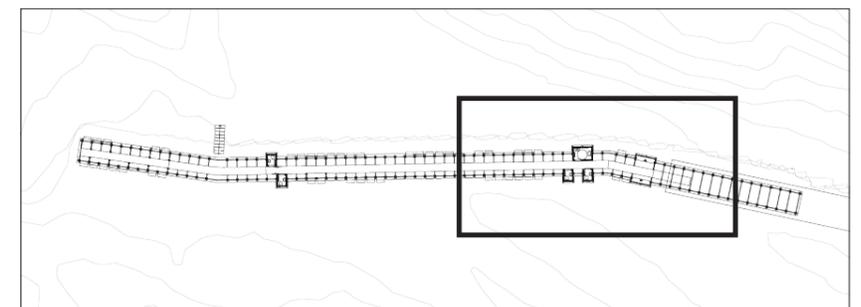
- | | |
|---|---|
| 1. End of construction site | 7. Flexible spaces |
| 2. View towards forest | 8. View towards blasted landscape |
| 3. Stone stair to forest | 9. Remnants from blast works on construction site |
| 4. Ramps to access the timber structure | 10. Outdoor kitchen |
| 5. Entry from neighborhood | 11. Fire pit |
| 6. Restrooms | 12. Water and sewage |
| | 13. End of road, beginning of blast landscape |

PLAN
1:100 / A3



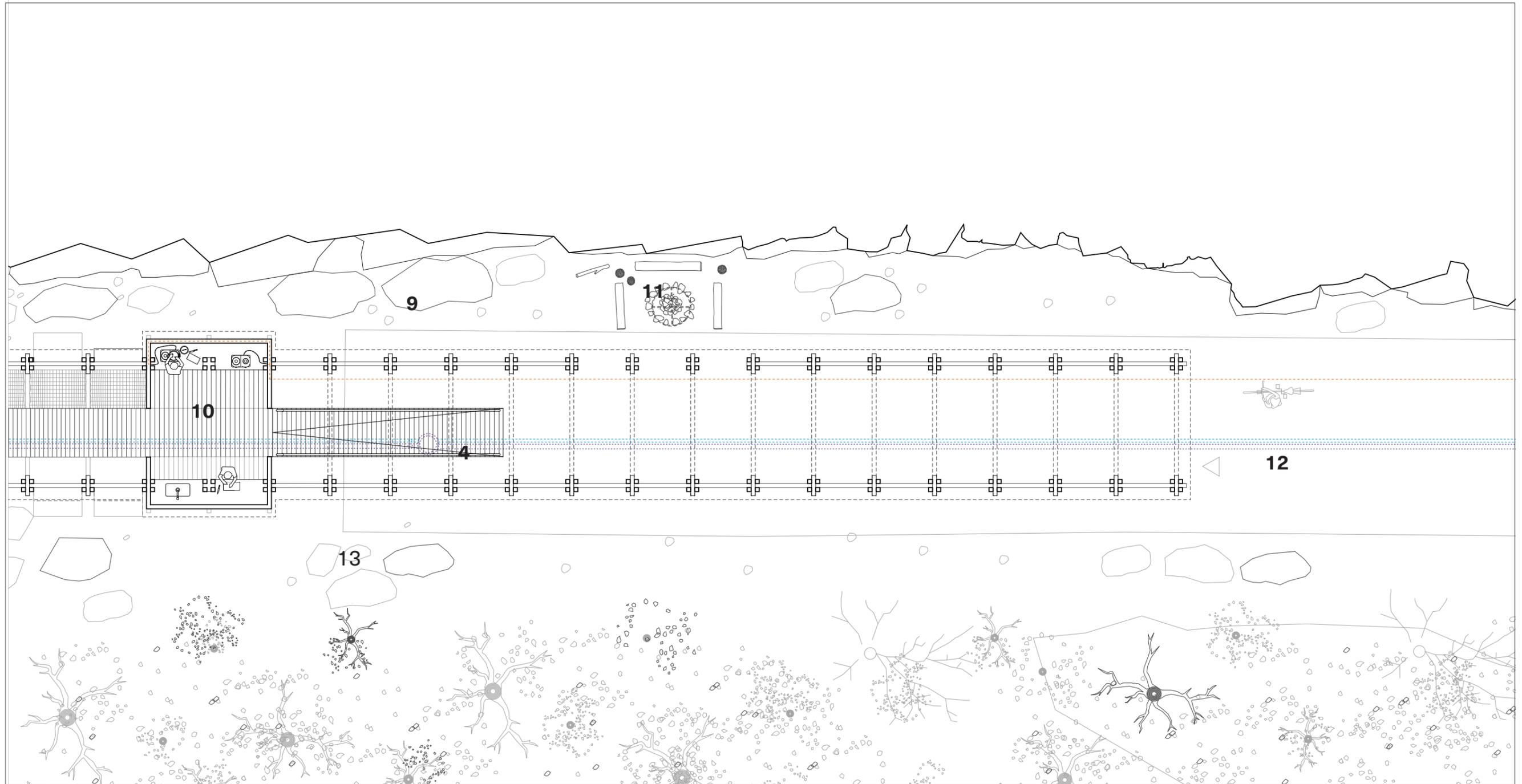


- 1. End of construction site
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- 8. View towards blasted landscape
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- 12. Water and sewage
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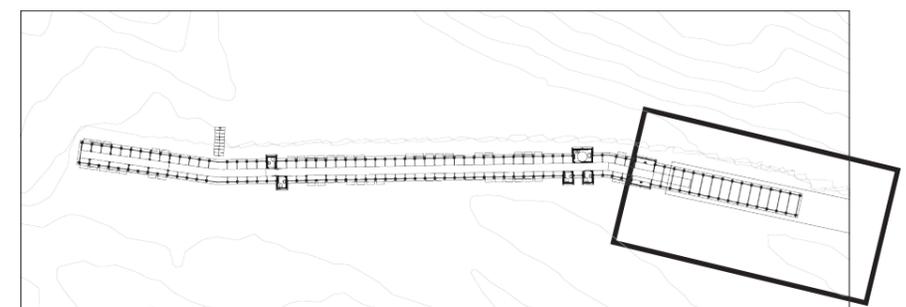


PLAN
1:100 / A3





- | | |
|---|---|
| 1. End of construction site | 7. Flexible spaces |
| 2. View towards forest | 8. View towards blasted landscape |
| 3. Stone stair to forest | 9. Remnants from blast works on construction site |
| 4. Ramps to access the timber structure | 10. Outdoor kitchen |
| 5. Entry from neighborhood | 11. Fire pit |
| 6. Restrooms | 12. Water and sewage |
| | 13. End of road, beginning of blast landscape |



PLAN
1:100 / A3



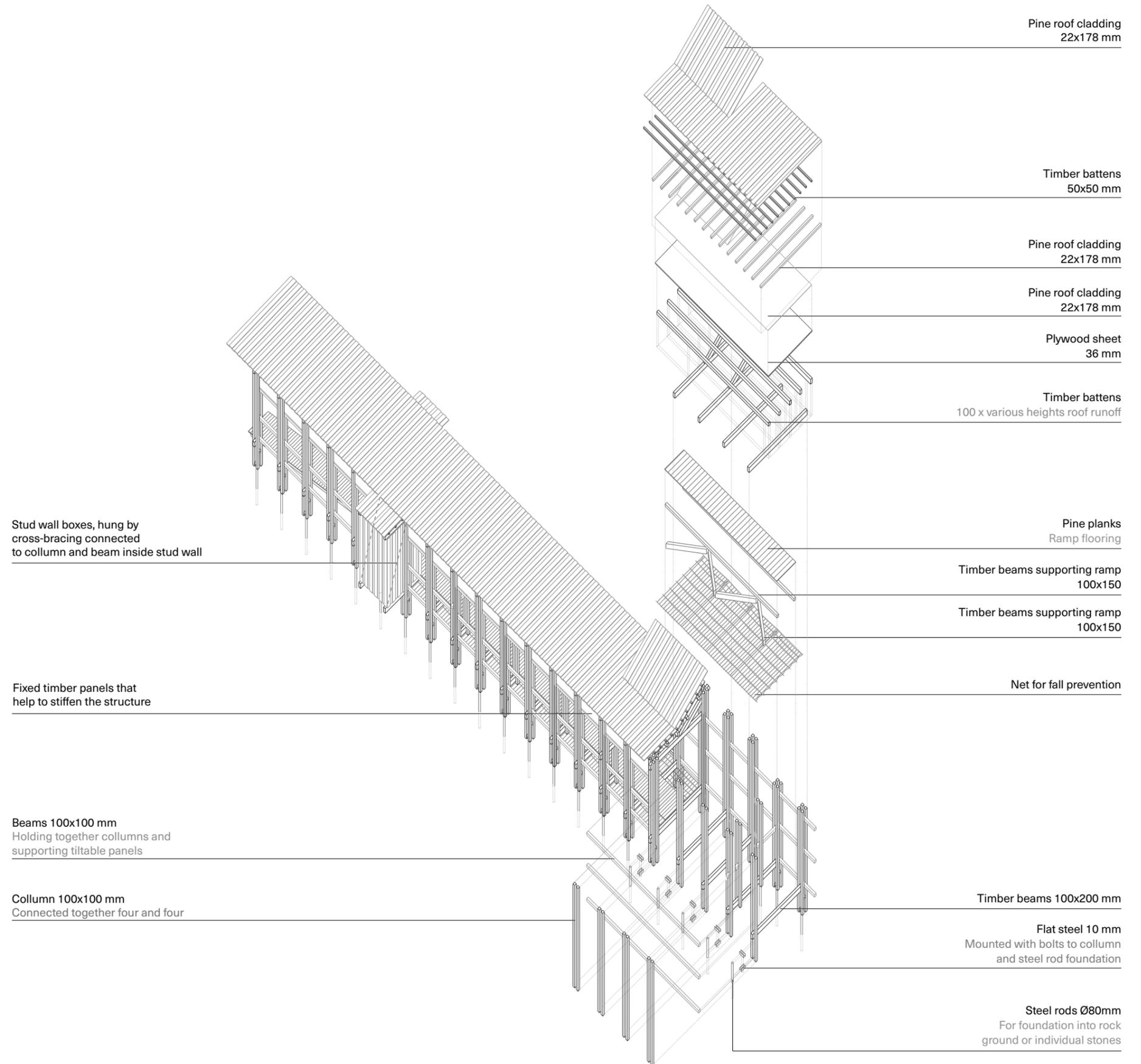


Model 1:50

The structure mainly consists of timber with sawn timber dimentions (mainly 50, 100, 150, 200 mm), and timber cladding on the roof and the boxes.

Boxes for restrooms and the kitchen appear to be resting on the cantilvering beams, however they are also supported by invisible tension braces within the box walls, connected to the columns.

The lifted ramp has a crossbracing underneath to maintain stiffness in the construction.



Isometric drawing 1:200 / A3

RESTROOM BOXES



Construction model 1:50



View through the tilted roof

SCHOOL TRIP

FLEE MARKET

