

**ZERO GRAVITY**



# AKER BRYGGE MASTERPLAN

OSLO



**Areal:** 137 000 m2 (1,500,000 sf)  
**Client:** Norwegian Property ASA  
**Year:** completed 2015  
**Consultants:** : Norconsult, Rambøll Norge, Energima, Ingenius Oslo, 3D akustikk, Oslo El prosjektering, F-Holm, Bleed, Sundt & Thomassen  
**Program:** Commercial and Office redevelopment strategy

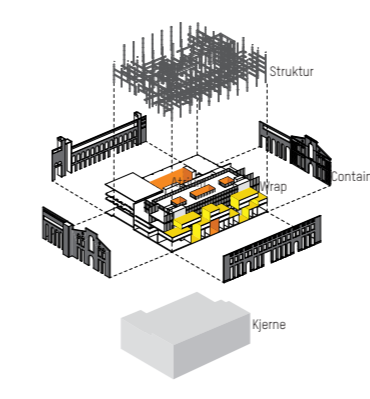
All roads lead to Aker Brygge, a commercial centre in Oslo for almost 25 years. However, meeting the future for Aker Brygge required a reurbanizing step-change on several levels.

Our 'compact' strategy addressed the center's inefficient multi-levels of commercial space and few main entrances, reorganizing all trade functions to the ground floor, and reorienting circulation primarily outward by providing retail locations direct entrances towards the main pedestrian street. Private office and residential programs were all moved to upper floors serviced by private lobbies located on the quieter side streets. These functions are all connected through a diagonal cut – a new internal shopping street – that created more street frontage for retailers and more daylight for offices.

By employing specific strategies to address diverse programs, the new Aker Brygge has attracted quality tenants in finance, retail, and the restaurant industry. The number of purchases has increased by 40% since the renovation.

# AKER BRYGGE VERKSTEDHALLEN

OSLO

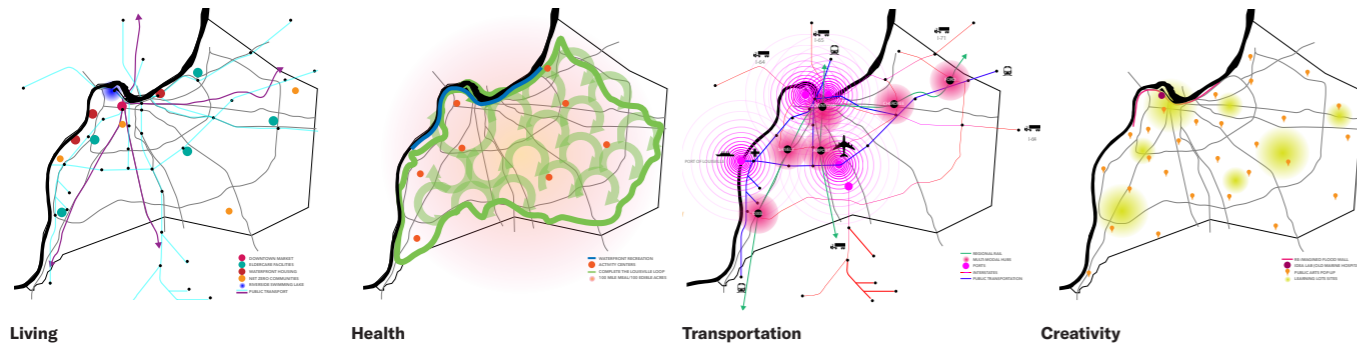
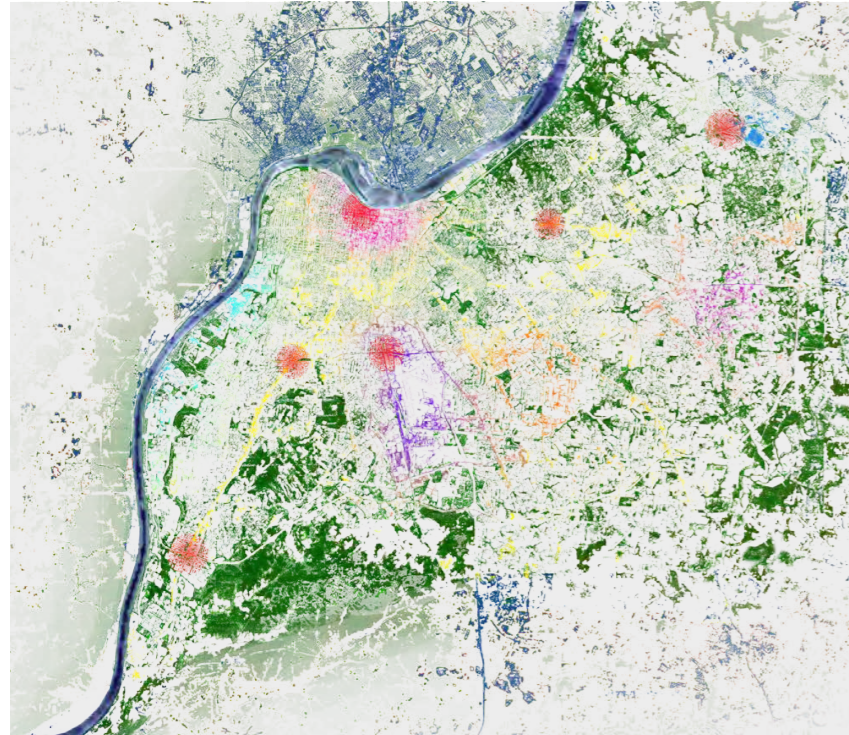


**Areal:** 29 000 m2  
**Client:** Norwegian Property ASA  
**Year:** completed 2014  
**Consultants:** : Multiconsult, Foyn Consult, AJL, Erichsen & Horgen, Brekke & Strand  
**Program:** Commercial and office building renovation (industrial building of historic value)  
**Task:** Adaptive reuse of an industrial building of historic value.

Verkstedhallene is the first stage of the Aker Brygge Master plan. It was built in the late 1800's as of of the main industrial buildings for the Oslo Harbour, where parts for ships were built. The building went through several expansions and transformations in the 40's, 80's and early 2000, filling all the interior of the old industrial halls.

Our project reorganizes the program, pushing the shopping to the ground level and exteriorizing the shops in order to activate the streets and performs a series of subtraction operations in the existing interior structure, allowing the light and the views to enter the office floors and creating common areas between tenants. The clean-cut is a public covered shopping street that crosses the building and Aker Brygge connecting it to the city.

The project separates the building in 4 main elements: the Container (existing facade) that is freed from all the add-on elements from the 1980's. The Wrap is created by subtracting elements from the existing structure generating a 3D common area that multiplies light and views into the building. The Structure and the Core (Kjerne) that contains most of the office space and dark spaces.



**Areal:** 1000km<sup>2</sup>  
**Client:** Metro Department of Economic Growth and Innovation  
**Year:** 2013  
**Consultants:** David Langdon/AECOM /2x4  
**Program:** Regional Vision plan for next 25 years

The best visioning processes are robust: impervious to political shifts in popular opinion. A successful initiative identifies the long term goals in urban development that are only achievable through collaborative, sustained efforts and partnerships across political divides, individual administrations and specific community agendas. Vision Louisville focuses on the built environment - infrastructure, streets, transportation, architecture - but all these things are manifestations of a culture, its values and priorities. The built environment can inspire actions, attitudes and opportunities.

Visioning demands the flexibility of organic, iterative growth as well as community involvement and participation. This initiative sets forth a compelling image of the future: a list of assets, goals and values to guide the process and ground the aspirations to ensure achievable results. Assets and values paint a picture of a unique, authentic Louisville. These ideas unify Louisvillians. Goals, by contrast, are clearly articulated ideas important for the city to cultivate in order to create the best possible future for the city. Some of these goals are idealistic, while others are measurable. Goals are unifying. And perhaps more importantly, goals can be achieved by a wide range of creative solutions, allowing consensus building and participation.

## IF WE DO NOTHING:



## IF WE TAKE ACTION:

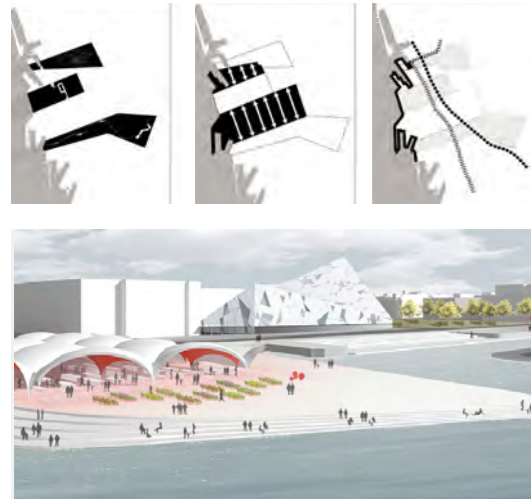


By identifying the right goals for a city, projects define themselves. Vision Louisville has identified 7 long-term goals for the next 25 years as well as 33 catalytic projects for achieving these goals.

Implementing a just-in-time process will allow Louisville to determine the effectiveness and potential of long-term efforts, encourage the broad-based community participation and mobilize the collaboration and partnerships necessary to realize significant transformation.

# H+ MASTERPLAN

## HELSINBORG



**Areal:** 1,5 Km2  
**Client:** City of Helsingborg, Sweden  
**Year:** 2013  
**Status:** Competition entry. Settled  
**Consultants:** : Norsam AS, Scandinavian Design Group, Civitas AS, Skanska  
**Program:** Urban planing and waterfront transformation

Space Group developed a masterplan for Helsingborg harbour and former industrial areas. Full urban programming including: new ferry- bus-, and train terminal, University Campus, market, museum, parks, waterfront promenade and new infrastructure design.

Helsingborg is one of the last cities in northern Europe to transform its waterfront. This tardiness gives us the virtue of hindsight. We have seen the dockyard developments of Europe look increasingly similar, largely due to a developer-driven market. Competition between cities has ironically only strengthened this trend, a by-product of oppositional theory. A step-change needs to occur with Helsingborg.

The enormity of port infrastructure quarters the city into semi-urbanized islands, often devoid of open space, or rather filled with space left open. We know the Harbor is not interested in compressing. We asked them.

Our project rather investigates the possibilities for doing so spatially and economically.

# MADLA REVHEIM

## STAVANGER



**Areal:** 3,2 Km2  
**Client:** Stavanger Kommune  
**Year:** 2013  
**Status:** Competition entry. Settled  
**Consultants:** : Norconsult  
**Program:** Urban planing, 4000housing units

Commissioned to develop a model of sustainable growth that treats development principles, transportation systems, and built structures as parts of a whole, the team proposed to concentrate 4,000 housing units on the edge of the 780 acre site. This preserved the heart of the development for open, green space, public programs and athletic facilities.

Identifying two clearly defined zones – a green zone and an urban zone – allows for concentrated development along the perimeter of the site in order to realize the collective quality of a large scale common space, a recognizable quality at the heart of the development: Madla's Green.

The development avoids the equal distribution of program and uses 'green' and 'urban' to strengthen each other in a symbiotic manner. It answers to the site conditions that define an ideal zone for housing on the perimeter and the development of an open green area in the central area. This allows for the development of a unique character that combines the inserted urban qualities with the existing rural qualities

# NEDRE GATE / OFFICE FOR CONTEMPORARY ART (OCA)

OSLO



**Areal:** 6000m<sup>2</sup> (65,000sf)

**Client:** Signal Mediahus AS

**Year:** completed 2014

**Consultants:** : Norconsult, Rambøll Norge, Energima, Ingenius Oslo, 3D akustikk, Oslo El prosjektering, F-Holm, Bleed, Sundt & Thomassen

**Program:** Offices, artist studios, exhibition space, sound and image studios, cinema, kindergarten.

**Components:** Signal Mediahus, Office for Contemporary Art and Kindergarten  
**Type:** Adaptive Reuse, Renovation of existing 18th century factory building, Exhibition Gallery, Library, Auditorium, Offices and Artist Studios

The original industrial building dating back to the the 18th century has rich history of uses. Part of the building burned down in the 1980ies. The project while preserving the historic inserts a completely new architecture inside the shell of the old. The two correlates while both being clearly architecturally defined.

The program is organized around a main void that brings light from the glass roof into the deep section of the building. The building is planned in both plan and section as one large open space. The architectural solution opens for in order to make an efficient use of the energy and ventilation, reducing consumption and minimizing the need or use of ventilation technical installations that can prove ducts that are difficult to integrate into historical buildings. The program is organized according to the best use of light, so the cinema halls are in the bottom, the sound studios in the ground level and the offices and meeting rooms at the top. While being very specific, the openness of the space also allows a future re use of the building for other porpouses.

# PROSTNESET FERRY TERMINAL

TROMSØ



**Areal:** 14000 m<sup>2</sup>

**Client:** Tromsø Havn

**Year:** 2003-2018

**Status:** Competition and execution

**Consultants:** : Norconsult

**Program:** Bus and Ferry terminal

First prize in a limited architectural competition for a new public junction and harbour terminal and public spaces. Prostneset port terminal which includes speedboat, express boat, bus terminal, office, commercial functions opened June 2018.

A new organization of the public terminal in several buildings that creates a series of new spaces/city spaces for meetings and stays. High complexity with challenging interaction between logistics functions and different user groups. The aim is to trigger more synergy between the travellers and the city and that the area becomes a destination in the city also for those who are not going out.

SPACEGROUP