



HEK KOMMER
4 FELT MOTORER!

CO2

NEI, MEN DU KAN
BYGGJE EI HYTTA DER

KAN EG BYGGJE
EIT HUS HER!

STAMP

STAMP

SUSAV

COLONIAL

VINMONSPOLET

FASHION

VYPERHUS

"BYGG FLERE
HYTTER!"

A SKOGEN
LEVE!

HYTTEVETT

To the Cabin Owner

You have likely dreamed of owning a cabin for a long time. Maybe you grew up staying at one on vacations and weekends, creating lasting traditions of relaxation and togetherness. You see the need for a place to unwind, somewhere close to nature and far from the hustle and bustle of city life.

Owning a cabin comes with responsibilities that extend beyond maintenance tasks like fixing the roof or cleaning the chimney. It's essential to consider the broader impacts of your cabin on the environment, the landscape, the local community, the climate, and the world at large.

Reflect on whether your cabin usage is justifiable. Do you truly need a cabin of that size? Is it necessary to drive all the way to its doorstep?

In this booklet, we have summarized our diploma project at Bergen School of Architecture, guiding you through various investigations, practical considerations, scenarios, and explorations.

To the Municipality and Government

Norway lacks a national cabin policy. The decentralized planning system complicates oversight and control over cabin development, placing the responsibility of preserving Norwegian nature on small municipal councils in rural areas. These communities often rely on cabin and recreational development for economic stability. However, there is a widespread lack of awareness about the significance of Norwegian nature—not only for cultural and national identity but also for its global climate impact.

Economic growth frequently takes precedence, leading to nature being sidelined. While Norway invests billions in preserving rainforests worldwide, it simultaneously degrades its own natural landscapes at a rate of 79 square meters per minute.

There is an urgency for stricter guidelines for managing our natural resources. There is no overview of the extent of environmental degradation. Concerns about the management of valuable natural areas date back to 1971, leading to strict regulations on coastal zones. However, these regulations did not extend to mountainous areas, resulting in rapid development there.

Both the government and municipal councils bear the responsibility of managing our natural resources. Their guidelines and regulations will shape the land and landscape for future generations.

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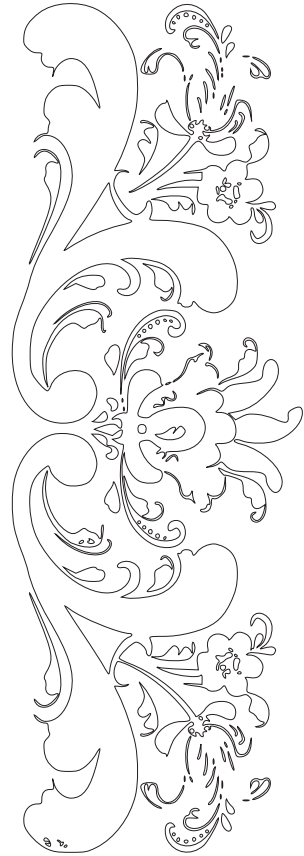


Hyttevettregler





1. Unngå inngrep i verdfull natur
2. Tilpass hytta etter terreng og forhold
3. Ta omsyn til nærmiljøe og identitet, bruk lokale ressursar
4. Ver budd på sosiale og klimatiske endringar, tenk fleksibelt
5. Ha respekt for hytta, bruk den ofte
6. Ta trygge vegval, ikkje forstyr eller øydelegg økosystemet
7. Bruk hovudet, les terrenget
8. Vend i tide, det er inga skam å skalere ned
9. Spar på kreftene, del på eigarskapet



THE NORWEGIAN CABIN

A starting point for experiences in nature.

This applies regardless of whether the cabin is a traditional cabin, an apartment, a former dwelling or a building associated with agriculture.

Norway is a country of cabins. Half of the population has access to at least one, and even if it remains empty for 300 days a year, it holds significant importance. Unlike childhood homes that often disappear after parents pass away, cabins typically stay within the family, serving as starting points for nature experiences. This applies to all types of cabins, whether traditional, apartments, former dwellings, or agricultural buildings. Most cabins have utility value regardless of their price, and they are filled with memories, pictures, and objects that add sentimental value.

Additionally, cabins hold market value.





It is paradoxal that...

- In order to get closer to nature, we build it down.
- You can develop a plot of land in a valuable natural area, but only use it for 60 days a year
- In most cases, building a cabin is more invasive than building a house
- We are planing and building second homes as they where to be situated in the city
- The financial department says that we should build more cabins, but the nature depend on that we do not.
- The government says that tourism should be our next national export initiative, but this industry is also blurring the spectacular views we are selling.
- It seems to be easier to get premission to build a cabin, than a resedential house.
- There are strict restrictions on how to build a long the shoreline, but there are few restrictions on how to build a long the timberline.
- That cabin is so unifying that it can divide a family
- Cabin owners enjoy a higher standard of living than the local residents and occupy the most desirable plots
- Cabin owners have more influence on their surrondings and the local community than the local recidents
- Norway has paid countries and other organizations NOK 32 billion to preserve rainforests since 2008, but is sacrificing 79 square meters of its own nature every minute

THE CABIN GROWS



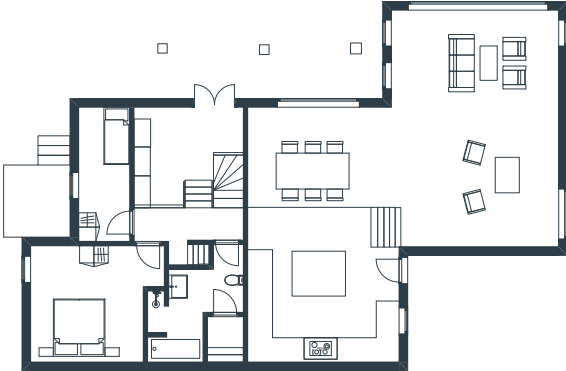
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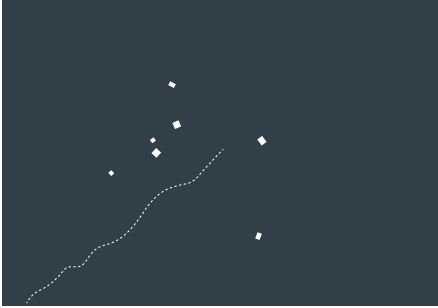


TRADITIONAL CABIN



MODERN CABIN





STØLSLANDSKAPET:

- An important part of Norway's cultural and natural heritage
- Primitive settlement with small footprint that can be revitalized as cabins
- Conservation of landscape
- Situated in nature without (modern) infrastructure



REMOTE VILLAGE:

- No roads to the cabins, but a common parking area.
- Spread out in the landscape
- Originally without water and sewage
- Traditional cabin



MODERN FIELD OF CABINS:

- Large footprint
- Private drive way and often garage
- Connected to base area
- High technological standards and comfort
- Modern cabin



ALPINE APARTMENTS:

- Dense structure
- Services within the building
- High technological standards and comfort. Near recreational activities
- Situated in base areas
- Low maintenance

Who will be the nature's lawyer?

The nature crisis is characterized by a significant reduction in natural habitats, leading to fewer and poorer environments for animals and plants. The primary driver of this crisis is human activity, which changes and destroys natural landscapes. This loss of nature intensifies the climate crisis, and climate change, in turn, worsens the nature crisis. In Norway, land degradation and destruction are the main causes of species loss, with human activities threatening the existence of one million species.

Land use changes also result in increased greenhouse gas emissions.

Deforestation not only destroys valuable ecosystems but also eliminates trees that absorb CO₂, thus increasing atmospheric greenhouse gases.

Nearly half of Norway's greenhouse gas emissions are absorbed by forests, where most of the carbon is stored in the soil. Clear-cutting forests exposes this soil, causing significant carbon release into the atmosphere.



Wild nature areas in Norway before 1900

Cabins in Norway before 1945



Wild nature areas in Norway 2018

Cabins in Norway before 2022



Source: NRK



HYTTGRENDA HØGEVARDE FØR OG ETTER

Source: NRK



HYTTEFELT I VEST TELEMAR

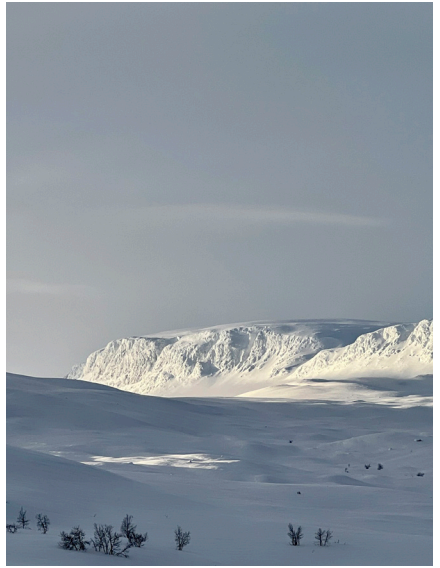
Source: Norge i Bilder

We know that...

- There are 448 805 cabins and other second homes in Norway. And 220 000 Norwegians are planning to buy a cabin.
- The cabin is important to Norwegians and our culture
- There is no national overview of how many cabins are planned in Norway or how many cabins Norwegian nature can sustain.
- Today's cabins are built like large residential houses with a high technological standard and comfort, gathered in larger cabin fields with a larger footprint and emissions.
- There has been great concerns for how development of cabins will pressure our nature from the very beginning.
- There are strict regulations for construction along the shore line with limitations on size and nature intervention, but not in the mountain
- There has been a steady reduction in cultivated land
- The degradation of nature not only destroys the opportunities for good nature experiences, it is also the greatest threat to biodiversity
- Nine out of ten species on the Red List are threatened due to the degradation of nature.

- Pressure on Norwegian alpine destinations is increasing
- The impacts of cabin development are extensive. Roads, infrastructure, recreation and land use changes affect nature and the local environment negative
- Small settlements thrive and are completely dependent on cabin dwellers
- The Norwegian forest is important for absorbing and storing CO₂ in the atmosphere
- Norway has committed to protecting and preserving 30 percent of marine and land areas, restoring 30 percent of degraded nature, and stopping species extinction
- 72% of emissions in the construction phase of cabins come from the foundations
- Wilderness nature has been drastically reduced while cabin development in valuable natural areas has increased in parallel

...so how to navigate?



OUR LABORATORY

Geilo is a village in Hol municipality in Viken. The city center is located in a small valley with mountains on both sides, which is also the gateway to the two national parks, Hallingskarvet and Hardangervidda. The highest point in the municipality is Hallingskarvet (1933 m) and the lowest point is around 450 meters above sea level. Hol is a popular tourist destination with hotels, winter sports facilities and large scale second home development. At its peak, there may be more than 40,000 people in the municipality, with a population of around 4500.

As of today there are 3163 second homes at Geilo. Future plans reveal that this number will almost double over the years. Mountain cabins in Hol municipality had an average price of NOK 10.3 mill in 2023.

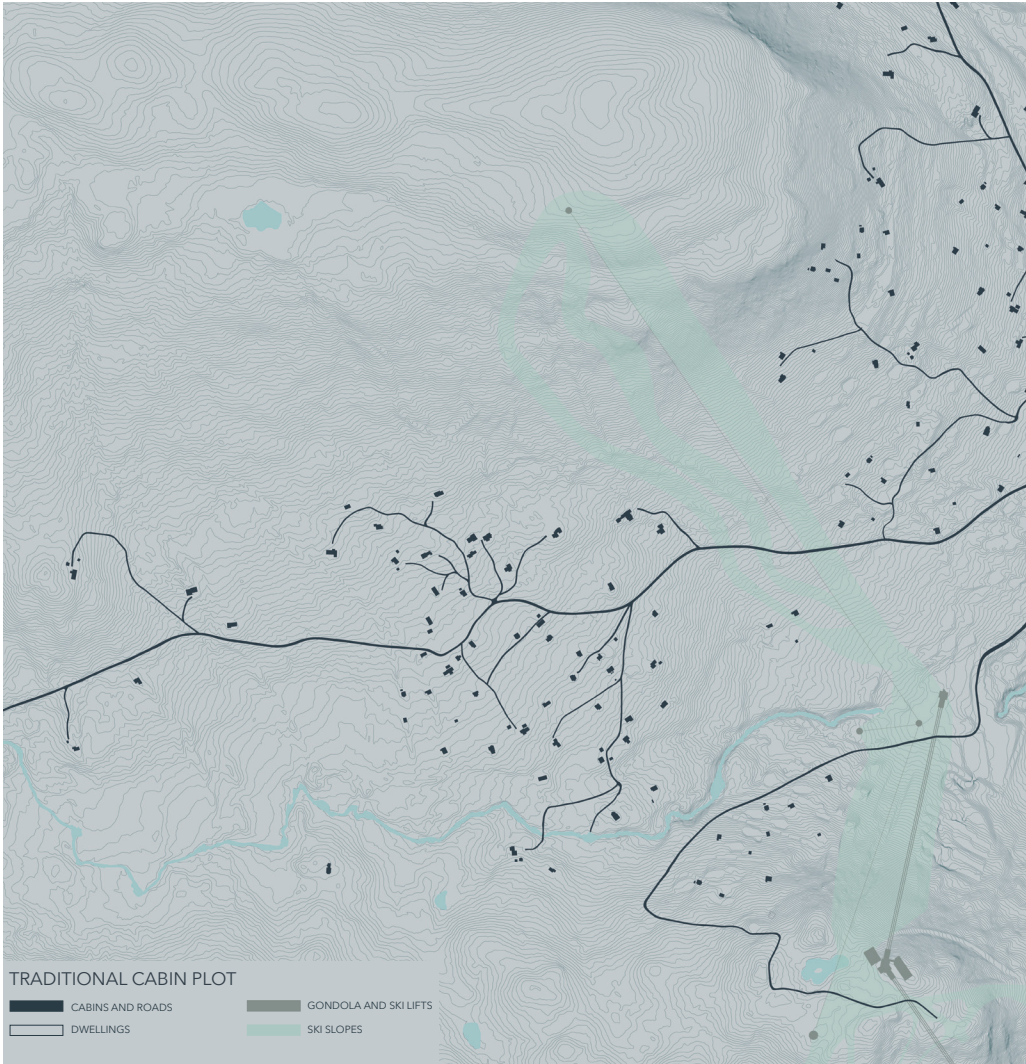
We have chosen Havsdalen in Geilo as our laboratory to test our research and findings across various cases and scenarios. We selected Havsdalen because it has a variety of different types of second homes, it is close to recreational activities, the entrance to a national park and are arranged for a green travel.

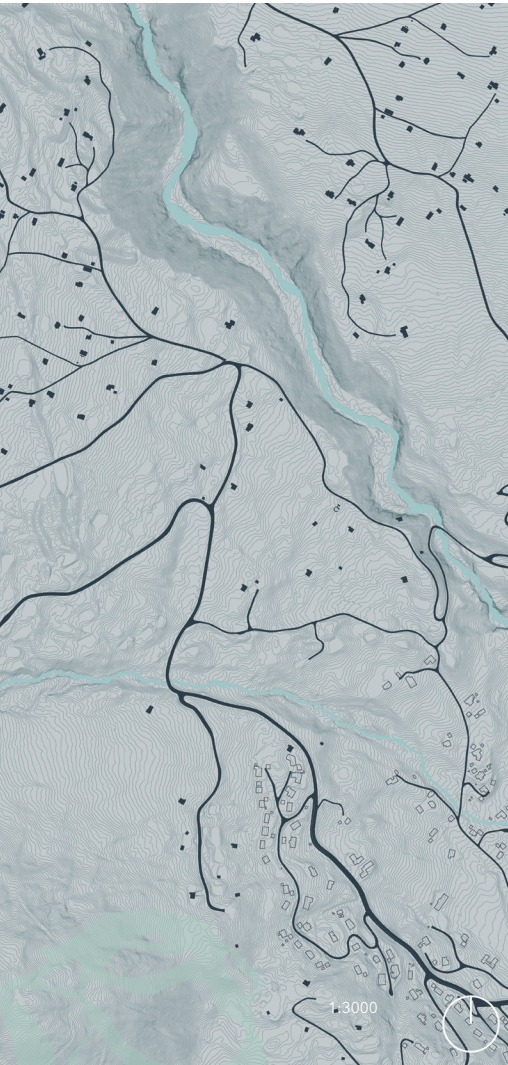


EXPLORING SCENARIOS

Trying to visualize our reaserch and discoveries.

SPREAD VS DENSE STRUCTURE

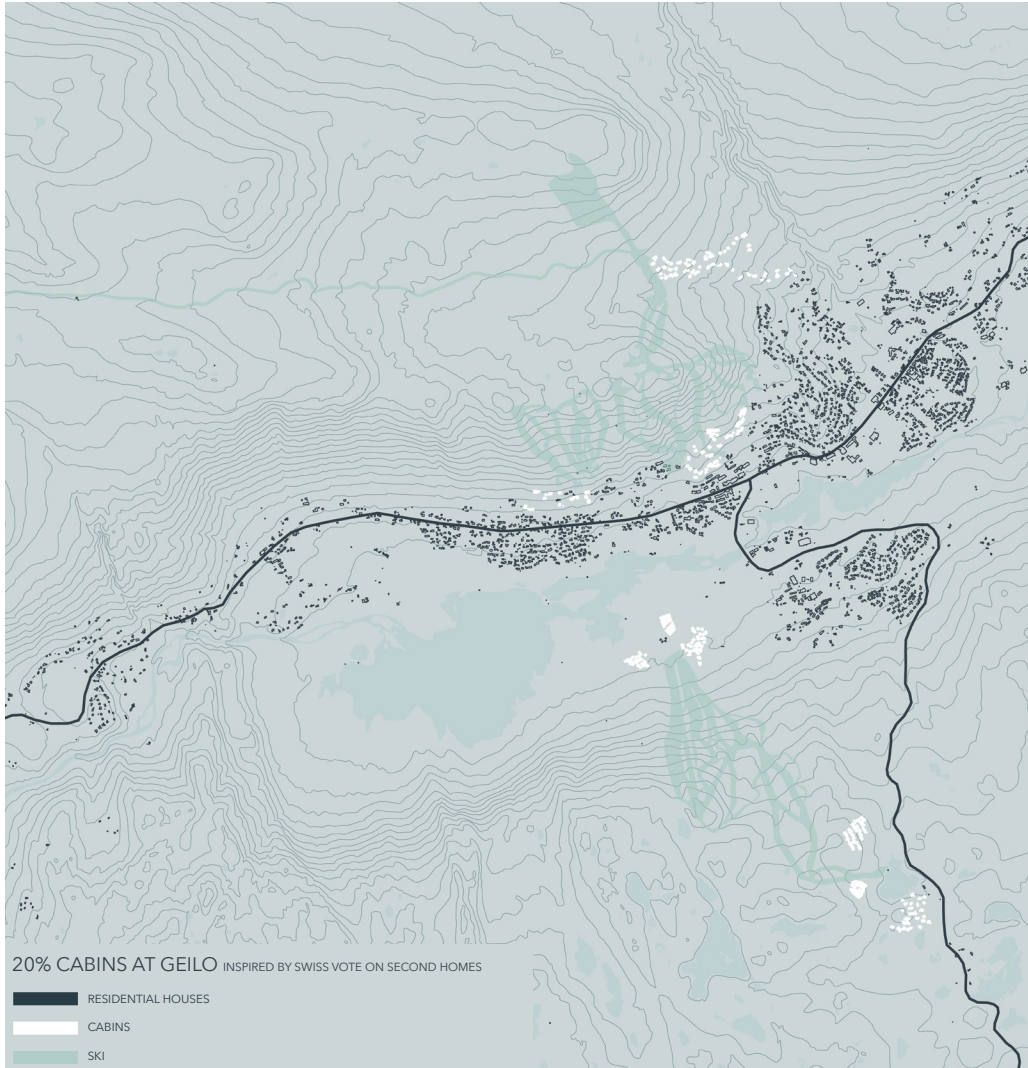


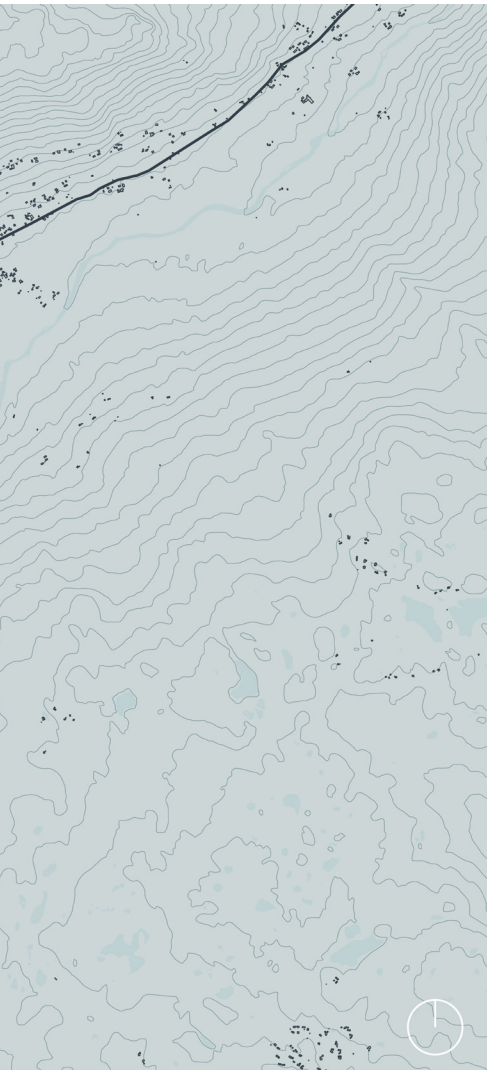


By building in a spread structure based on traditional cabin plots, nature is saved in terms of area. However, the spread of cabins results in a lower amount of units.

This is how a traditional cabin village could look like in Havsdalen.

LIMITING SECOND HOMES

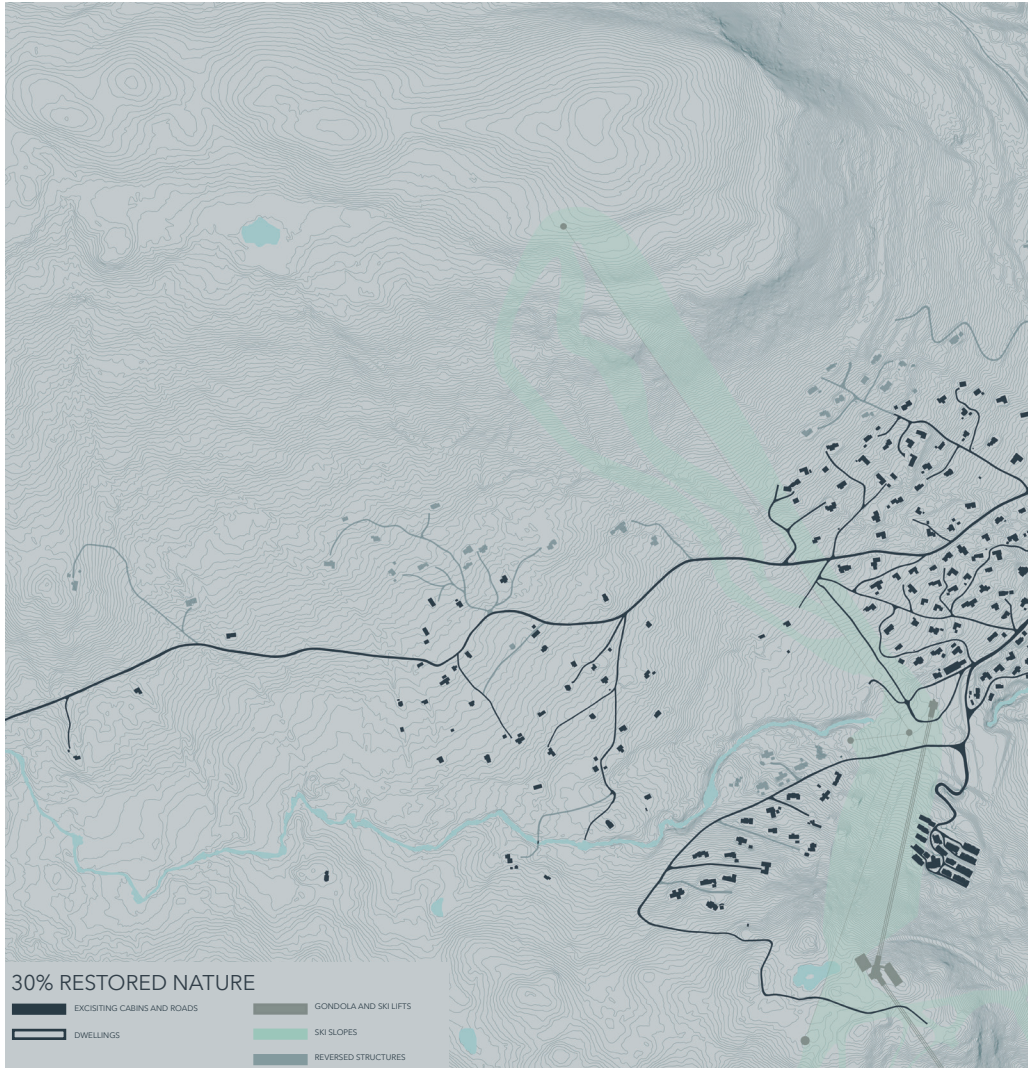




On 11 March 2012, in a popular vote, the Swiss population and the majority of the country's cantons gave their approval to an initiative proposed by ecologist Franz Weber calling for a halt on the construction of new second homes in communes where such homes already exceeded a threshold of 20% of total housing stock

This how the Swiss second home vote would look like in Havsdalen

RESTORING NATURE

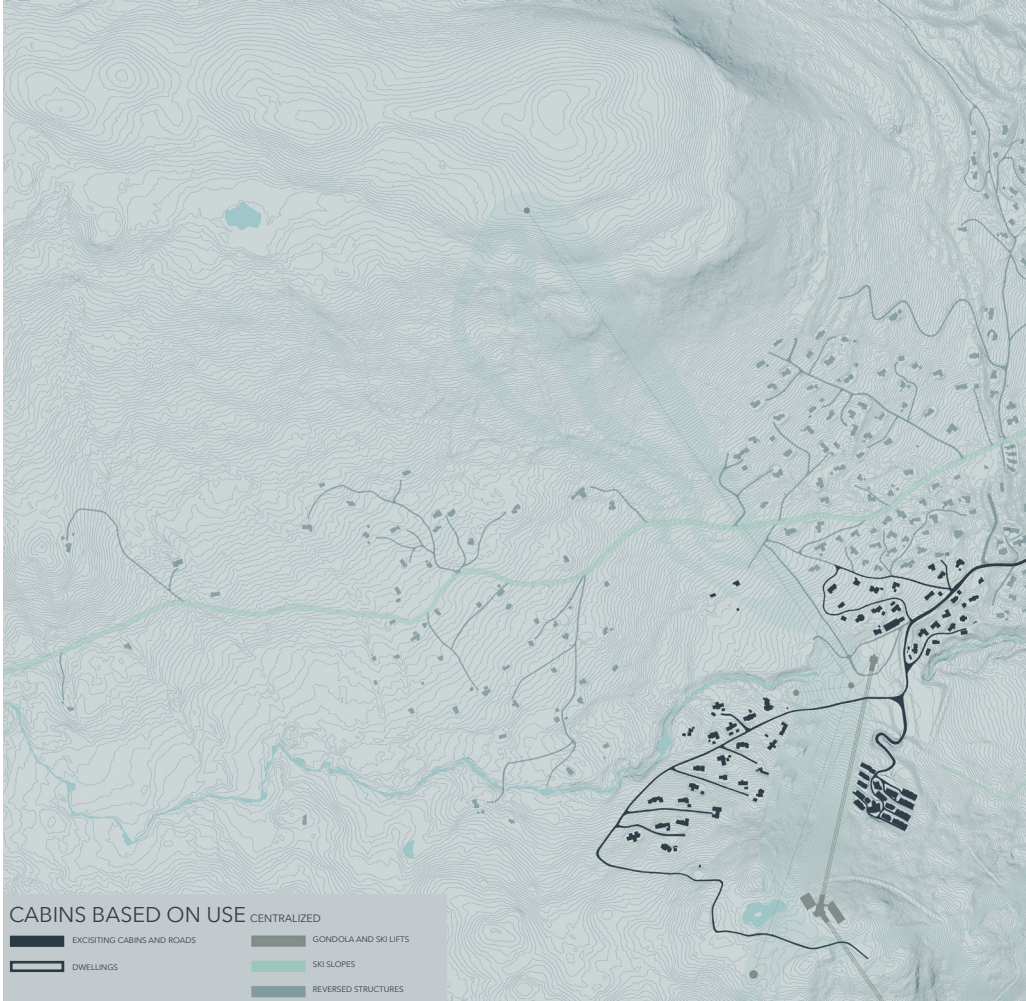




In December 2022, the countries of the world, including Norway, agreed on a new global agreement for people and nature, known as the Nature Agreement or the Montreal Agreement. The aim is to halt the loss of nature and increase natural areas by 2030. Under the agreement, countries have committed to protecting and preserving 30 percent of marine and land areas, restoring 30 percent of degraded nature, and stopping species extinction.

This is what 30% restored nature in Havsдалen could look like

SHARING QUALITIES





The cabin is empty 300 days a year.

By building dense and sharing units we can limit nature loss and increase the utility value.

CASE A

How much space do you need?

Given that the cabin's footprint almost exceeds that of a residential house, there is a clear need to scale down cabin sizes. Additionally, it's crucial to design cabins that adapt to the natural terrain, minimizing blasting and other unnecessary interventions.

This raises the questions: How small can a cabin be while still serving its purpose, and how should it harmonize with the landscape

Case A shows a principle of how this can be done.

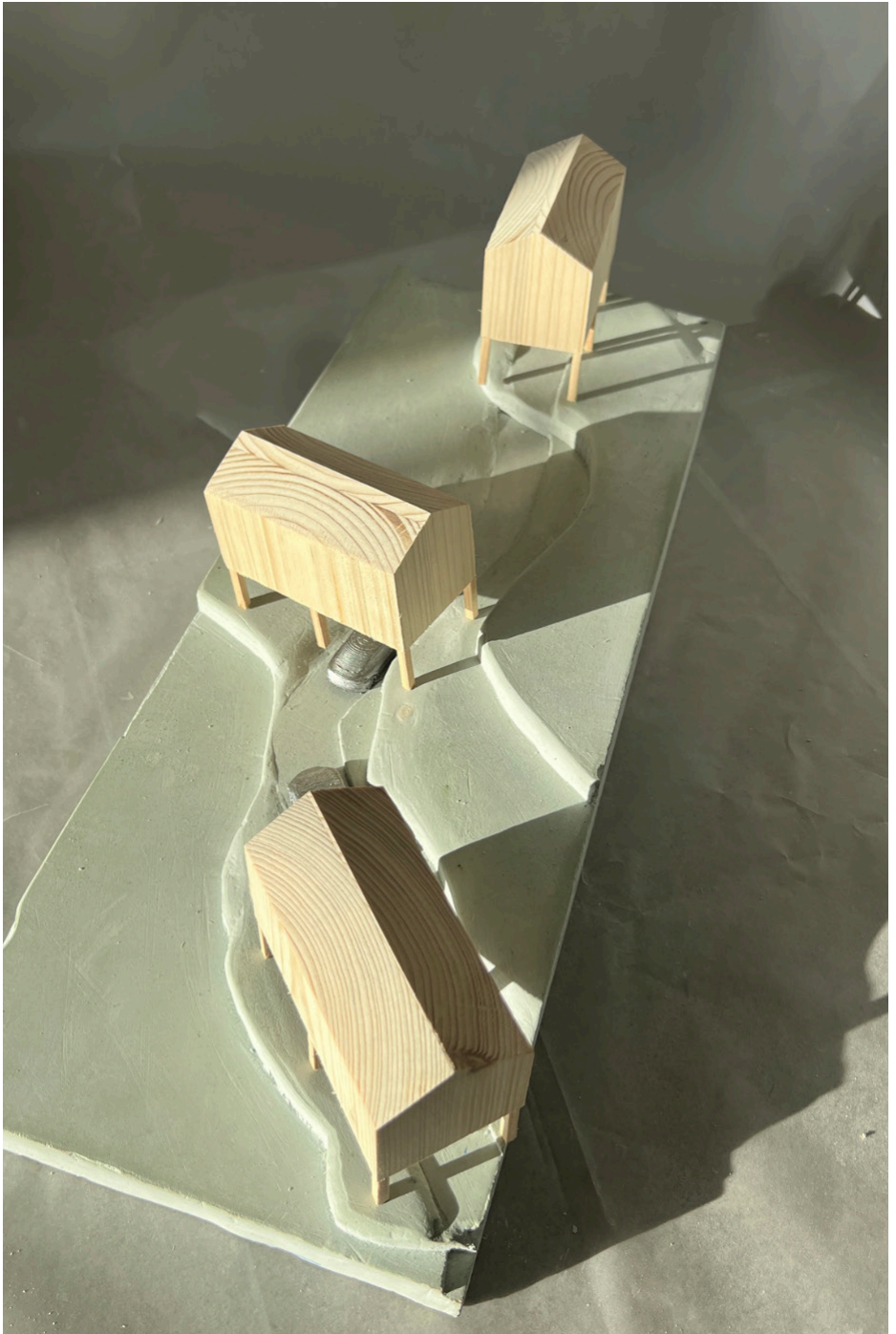


CASE B

The infrastructure as a site

Given that roads are significant consumers of natural space, the construction of road networks often results in severe disruption to landscapes, replacing them with vast stretches of concrete.

Case B presents a concept that utilizes roads as multi-functional spaces, allowing cars to pass while also preserving more land.



CASE C

Co-Living in the mountain

Our research and experimentation with various scenarios revealed that adapting denser and smaller living arrangements significantly conserves natural space.

Case C advocates for shared amenities and more compact living spaces. We believe that sharing will provide greater overall advantages





DET ER EN SÅRERLIG AEREN HOET

HER KOMMER TUSENVIS AV ARBEIDSPLASSEK

DET NORSKE HYTTEEVENTYRET

BIDRAEGSYTER NR.1

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