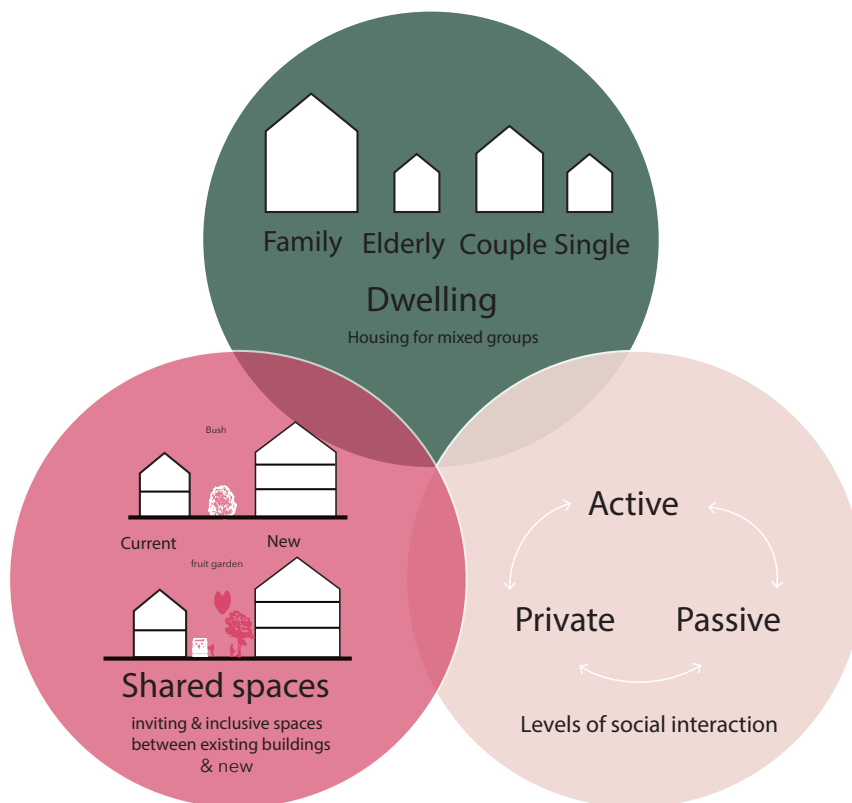


UNIFYING NEIGHBORS

Bridging Existing,
Future Neighbors,
and Passersby





Diploma 2024 - Sindre Lervik

APP - Sverre Sondresen

DAV - Eva Kun

CONTENT

Intro - 6-7 Location 8-13 Program - 14-23 Plan 24-25 Sources - 26

“Fellestun kan utan tvil vera til inspirasjon for ein kvar arkitekt, men det er vanskelig å overføra den kollektive planmodellen til dagens velstående bustadmarked der mottoet er “my home is my castle”

“Fellestun can no doubt be an inspiration for every architect, but it is difficult to transfer the collective planning model to today’s prosperous housing market where the motto is “my home is my castle”

- Nils Georg Brekke

Has the tradition of living closely together been disrupted by the land redistribution? We have become so accustomed to having ample personal space that we are not suited for collective solutions, speccially in the suburbs.

The traditions of living closely have been broken up, in a way, but we can still look at models that allow us to have enough private space while also permitting public activity between buildings, perhaps a small garden and a greenhouse or even a common shared house among the residences.

Different users need different needs, families need bigger space and a garden where they can have visual connection to their kids riding their bikes, elderly need less space and small garden or visual connection to everyday life. Single and couples need to get into the housing marked and are perhaps more interested in shared spaces.

INTRO

As a child I grew up in a rowhouse within a tun in the suburbs of Haugesund (Halvardstunet). In our neighborhood, we often greeted and chatted with each other while tending to our garden patches or checking our shared mailboxes. It was common to pop over to a neighbor's house, especially if your best friend lived nearby, whether it was to hang out after school to do homework or engage in games like stick war on the neighborhood play hill, or football on the local pitch.

Social interaction had its limits, but when my mother fell ill, she found solace in some of these interactions as a means to cope with anxiety and loneliness. However, these opportunities were somewhat restricted. The only option for broader socializing was to take a taxi to a café in the city center which took a lot of energy. This experience underscores the importance of considering shared programs, mixed age groups, and spaces inbetween when thinking of **bridging existing, future neighbors and passersby**

We should prioritize creating areas where people can gather, chat, and engage in both light and meaningful conversations, whether it's about the weather or personal daily life matters. Even the spaces in between buildings should invite people to stop, converse, or simply sit and observe children playing, birds flying, and the rhythms of daily life even if you sit outside or at the kitchen window. As people age, their mobility often decreases, so these qualities must be integrated into the neighborhood framework to ensure inclusivity.

Today, children's play habits are evolving, with more time spent gaming and watching TV indoors alongside outdoor activities. Introducing shared programs where kids can game together or enjoy a communal cinema experience can foster friendships. Additionally, a bike repair workshop could encourage mutual assistance, where older residents could offer help with bike repairs, or even provide babysitting services.

Living in close proximity to one another offers unique social benefits that can ease daily life and cultivate a stronger sense of community, addressing the prevalent issue of loneliness. It's essential to adapt these principles to suit the preferences and needs of diverse age groups and generations, we just need to keep the fire burning and see it in a new and modern light in the eyes of the different groups and generations.



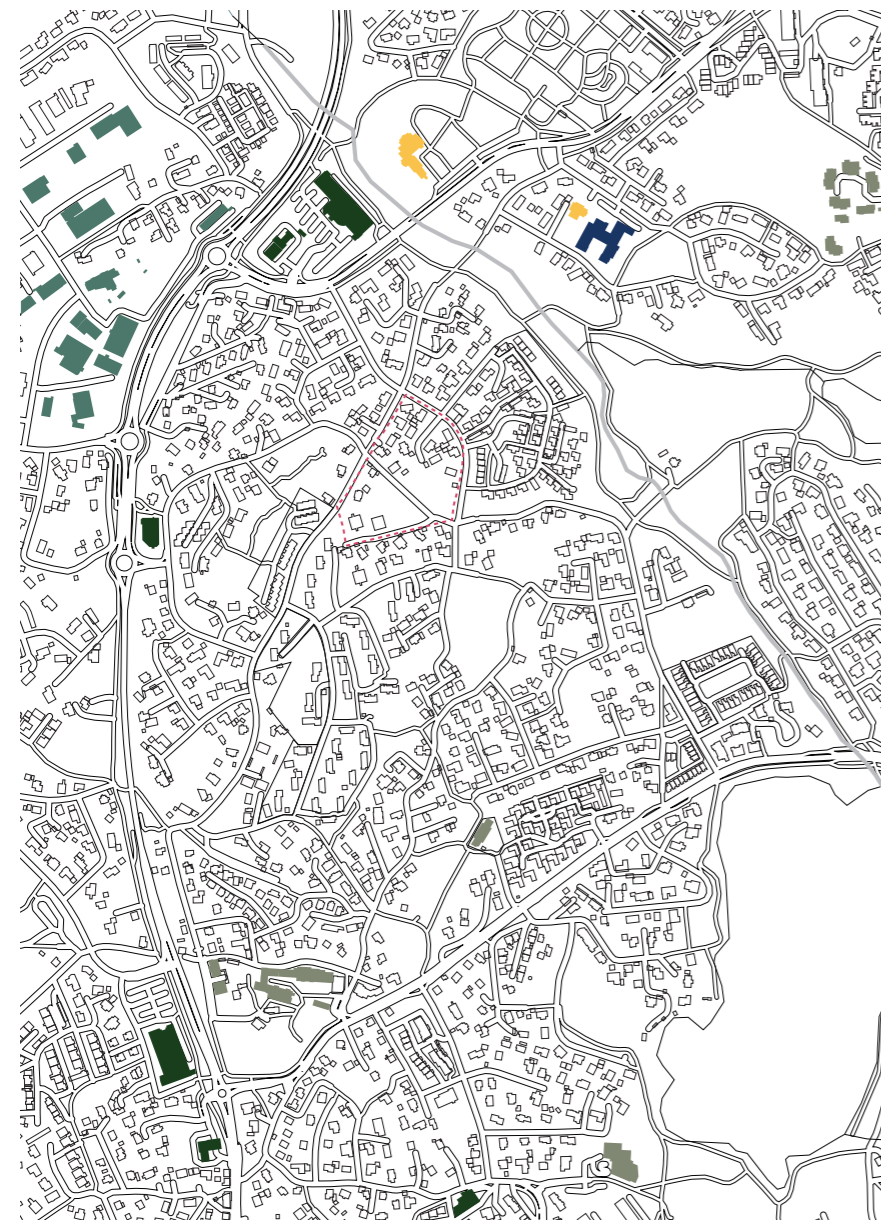
The childhood home

HAUGESUND

The Location

The site I have chosen is situated in Haugesund. I have used this site as an example of how we can reconsider densification in established neighborhoods. As this site is currently under development, I find myself questioning how we approach densification in suburban areas today, and why we are not focusing on building for the future rather than just the present. The ongoing project does not take into consideration the entire area; it only focuses on its own site, which in turn creates problems. The regulations system of the site are similar to those found throughout Norway, perhaps we can use my diploma project as a model for discussing how to densify similar sites across Norway.

Is the way we densify in the suburbs today the final answer?



HAUGESUND - ROGALAND



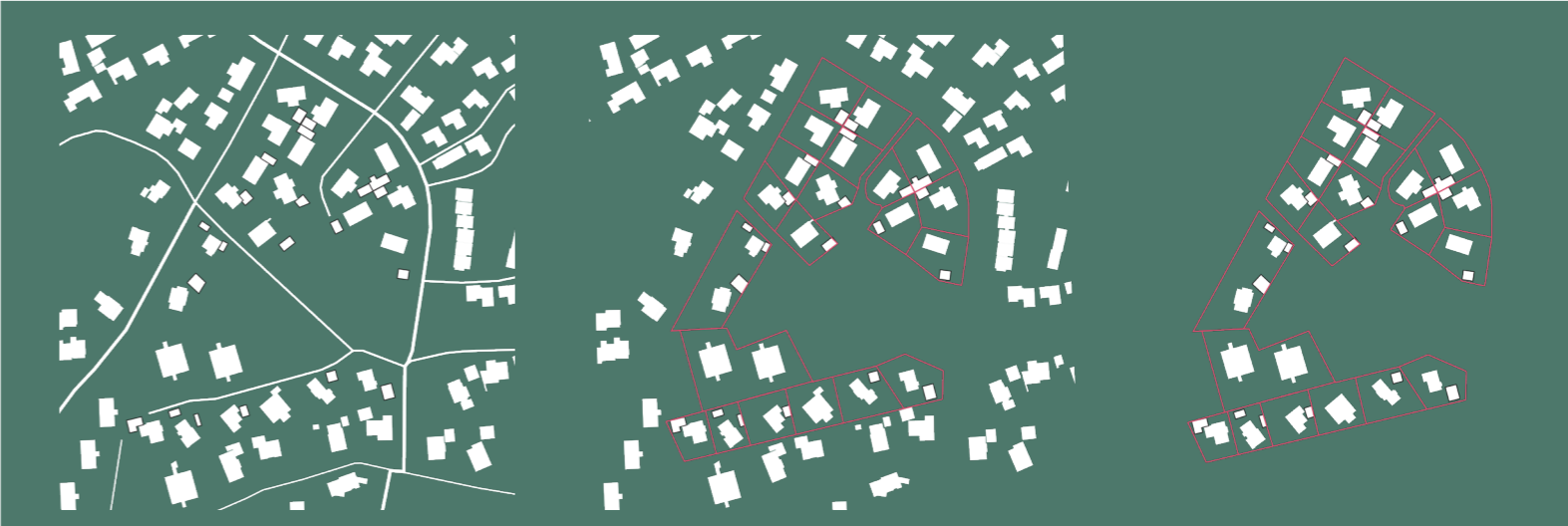
BERGEN

STAVANGER

1911-2024
 Romantic landscape regulation - Houses in detached pattern



1854
 Haugesund formed a grid plan based on the city's zoning plan establishment



□ GARAGE
 □ DWELLING



Area started as rural landscape for farming, with very good land conditions for farming and harvesting food.

1952



Haugesund and the population is growing, houses and neighborhoods are beginning to appear in rural areas.

1969



In the 1980-90's the housing development exploded in former rural areas with different typologies.

2002



Infrastructure have been improved, former house on the site have burnt down, site are now being developed for housing.

2023





UNIFYING NEIGHBORS

What is the project dealing with ?

My diploma are themes that relates to loneliness: where record number of single people and elderly are living alone. Affordability: younger generations being unable to afford suitable housing. Mixed dwelling: Which creates a community where most can benefit from companionship, entertainment, and mutual aid. Shared spaces: cultivate a sense of community, foster inclusion & a sense of belonging of existing neighbors. To put this into a context, I am looking into how we densify around established neighborhoods to create a future vision on how we can live more closely together as neighbors, both current, new & passersby

Reflecting on Norway's architectural heritage are something that I have used into a modern context. Havrå clustertun where they formed a sharing culture as a solution to economical benefints while building in the challenging landscape where they benefited from the landscape, sea & eachothers. They built their own houses and shared the costs on common spaces, to be able to afford it while it benefits them all. As they built the shared programs in the outer sone of the buildings, they didnt just gain protection from the climate to their houses, they formed social prinsiples and unformal meeting spaces in the spaces-inbetween, with different paths along the cluster tun.

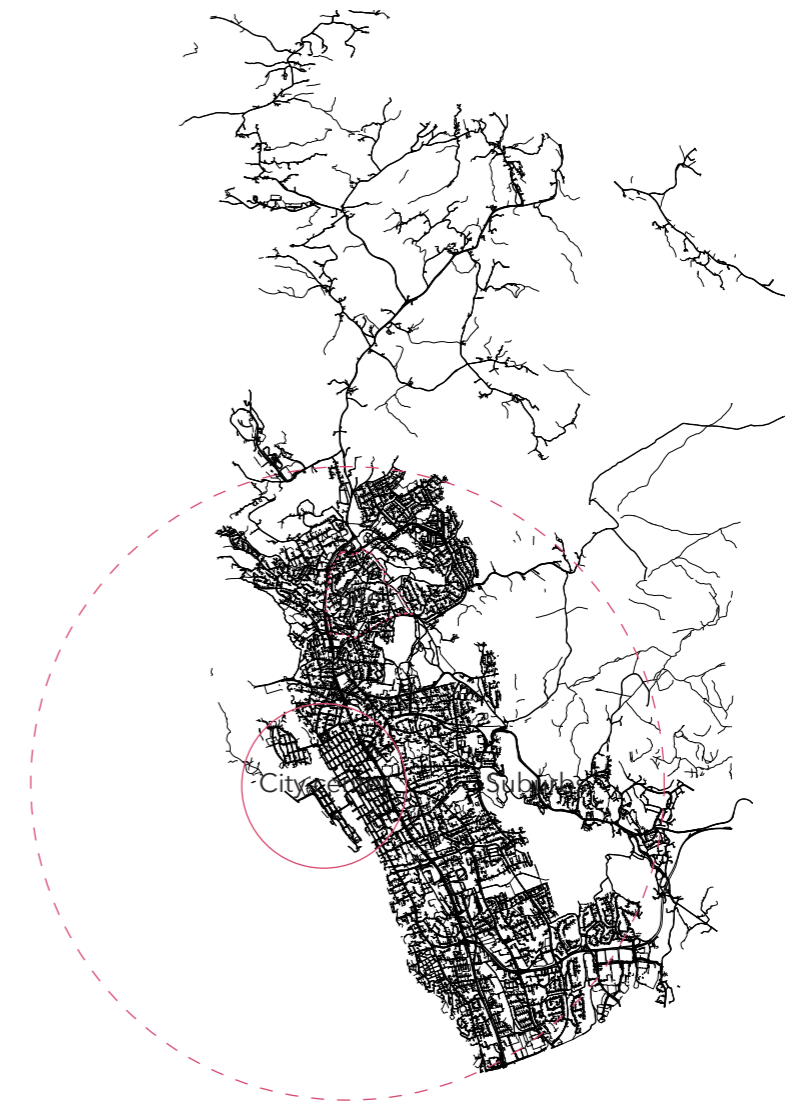
These prinsiples can also be found at Nordnes in Bergen, smitt, smau & living closely together to have a chat on the stairs with the neighbour, or a simple bench within the fasade to invite passersby, or to just sit on the bench and enjoy the everyday life. Revisiting that kind of environment, there are hints we can use to improve modern neighborhoods. This includes social references and prinsiples related to inclusivity, shared programs, multi-generational living, and other important social aspect that was integrated in the society of Havråtunet aswell in the spaces inbetween the buildings.

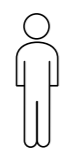
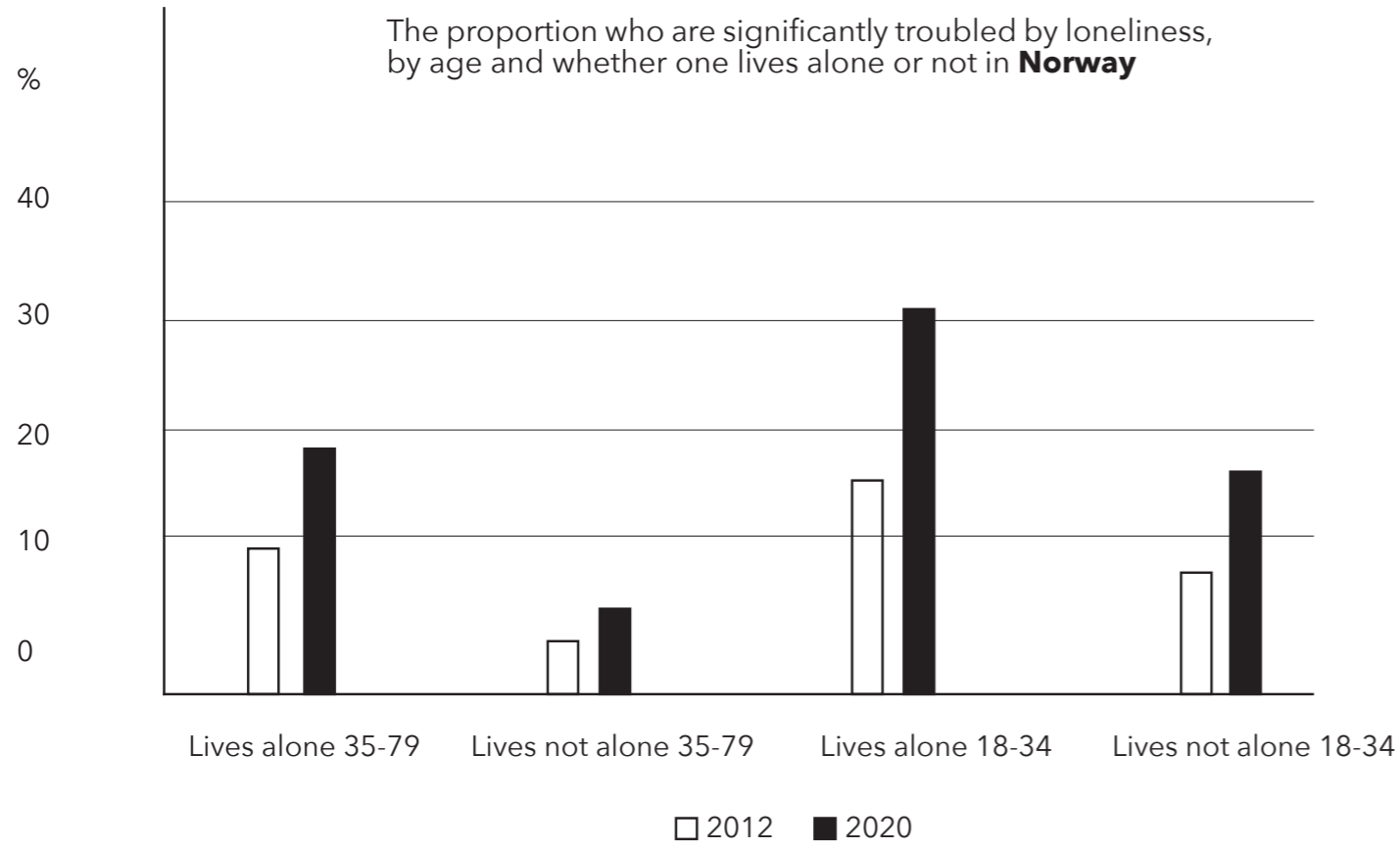
As of today this is something the suburbs lack, all from different shared programs to make people stay or stop, or to be able to be a passive listener on a bench without feeling you are interupting someone else. All these small elements can have say on loneliness today. The everyday lifestyle, what you see when you are outside, in the bedroom, kitchen, livingroom, bathroom. This is what matters for the users, architecture revolves around creating frames for the everyday life to create inclusive lifestyle amongs neighbours and passersby, where social meetings reflects back to how it's framed for formal and unformal meetings.

Over a hundred years ago, people began wanting to live in the suburbs to escape the crowded and dirty city life. At the same time, they started to value **living near nature more.**



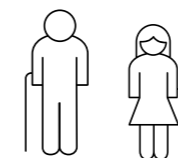
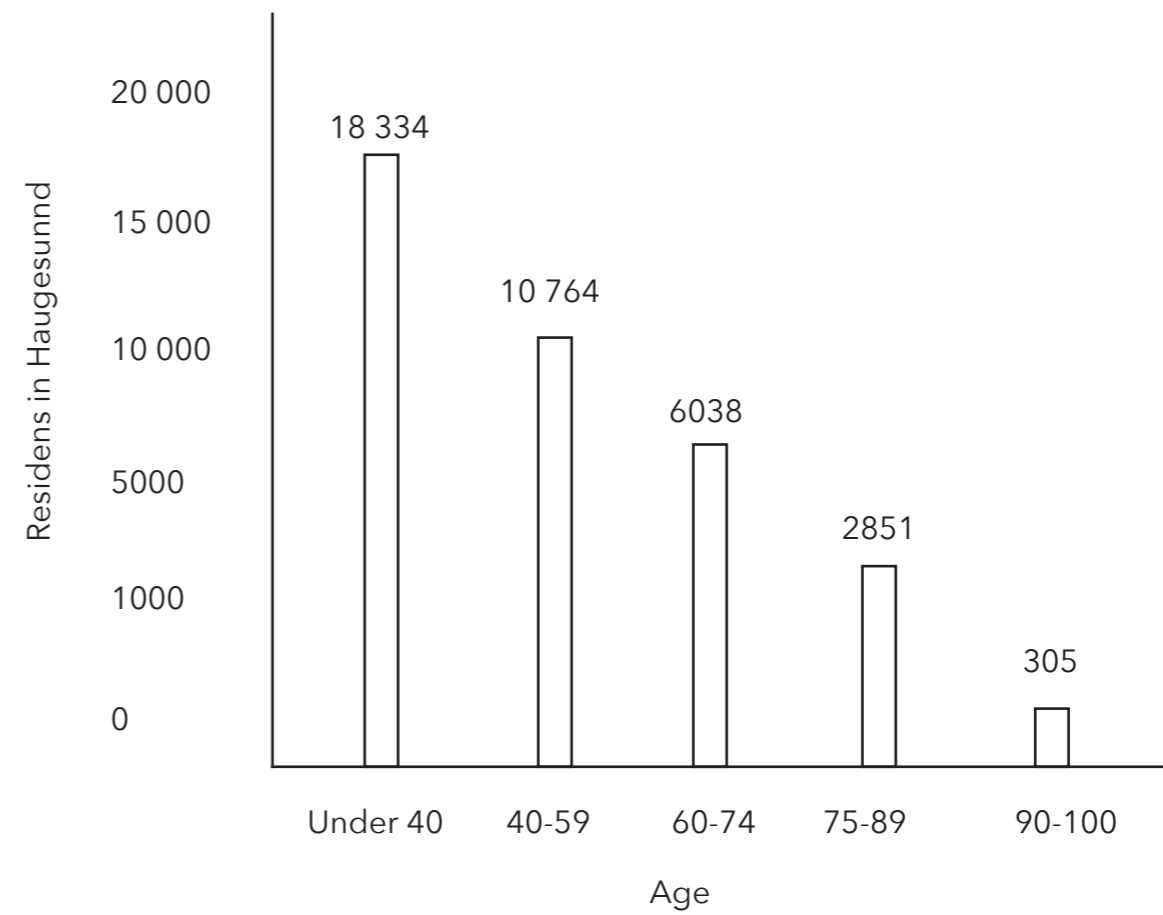
Haugesund 1952





21% of the population in **Haugesund** lives alone.

Numbers found at ssb.no



Today there is 1382 residents between 80-89 years old, with an expected increase to 2099 in 2032 and 2577 in 2042. That is an increase of 1195 in 18 years.

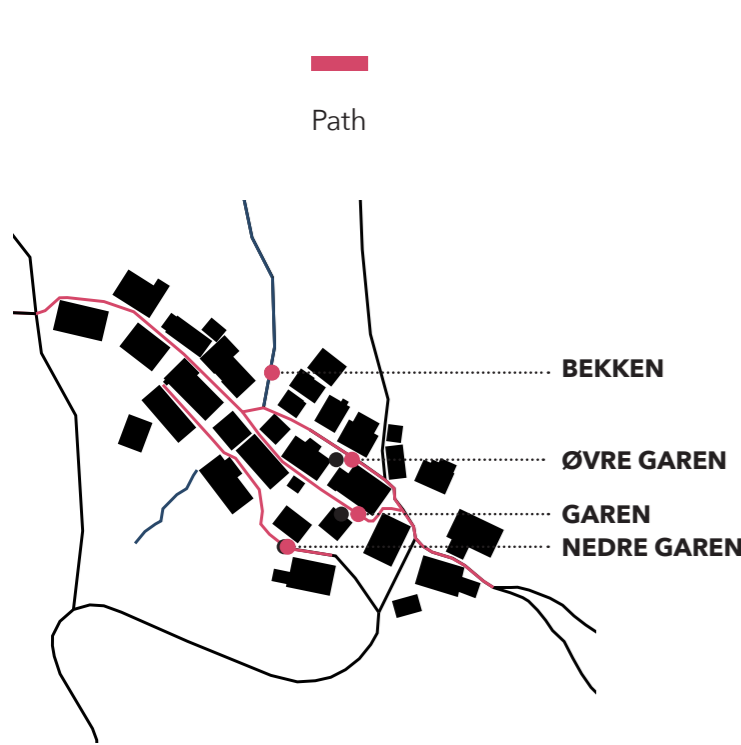
Numbers found at haugesundkommune.no

HAVRÅTUNET

Osterøy

Havråtunet discovered that it was easier to survive in challenging terrain and climate if they worked together. By doing so, they could afford more, which provided them with greater protection, increased production, and more social interaction. Their starting point was achieving an economic gain that led them to choose this solution.

They joined forces to afford a building they couldn't have managed individually (shared function). This way, everyone had access to all shared facilities. Even though they had limited square meters individually, everyone used the same square meters repeatedly. The first introduction to shared living in Norway.



Different paths for public/private combo. The main path (Øvstegarden) led to a church.



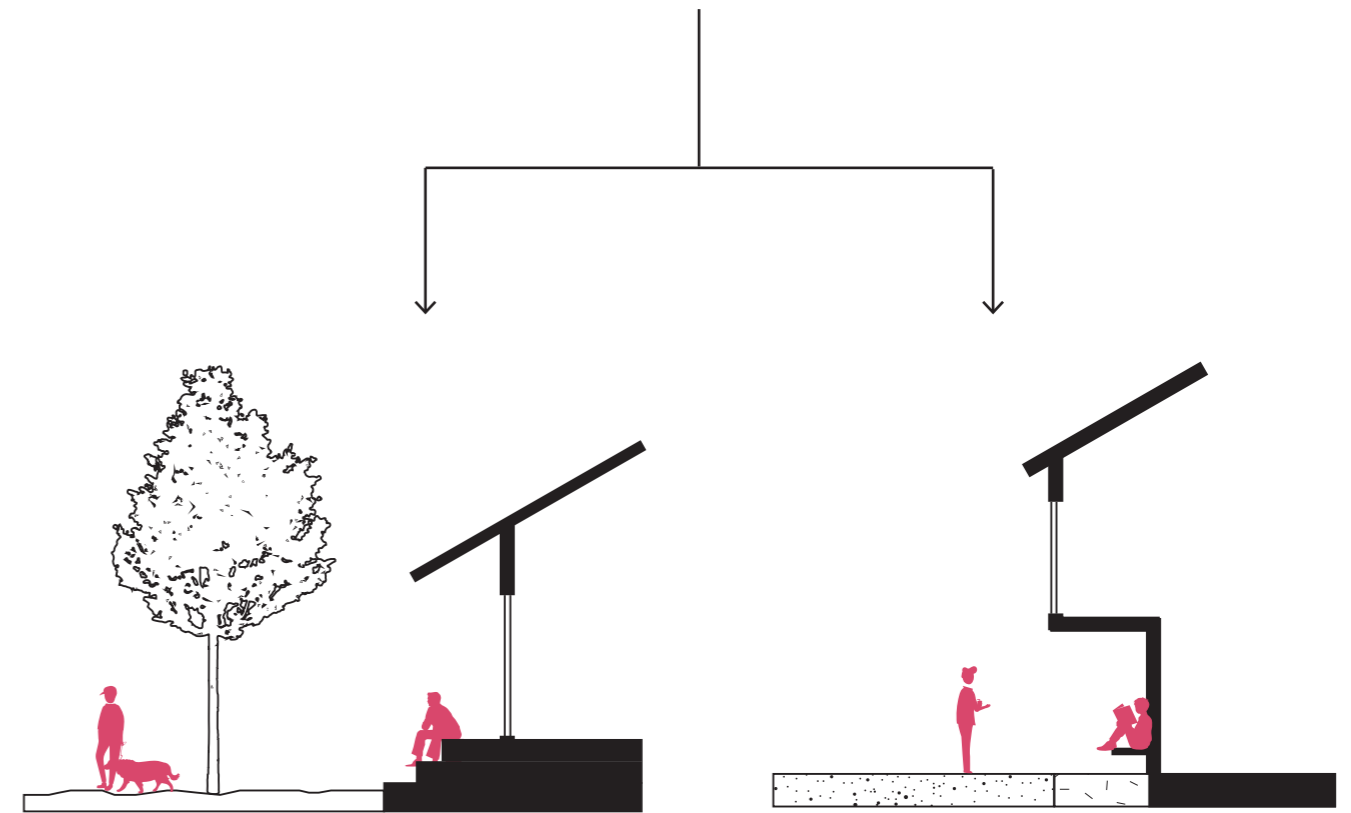
Shared buildings was placed in it's way to protect the dwelling from the rough climate.

SOCIAL FRAGMENTS

Different levels of social principles in the spaces in-between.



Narrow density and social codes creates unformal dialogues in the havråtun

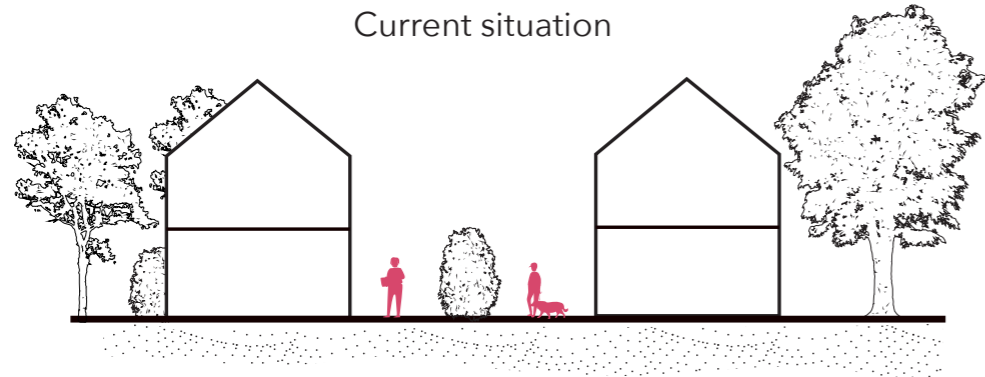


If we modernize the tun codes, the possibilities can create a better balance between social interactions among neighborhoods or neighbors.

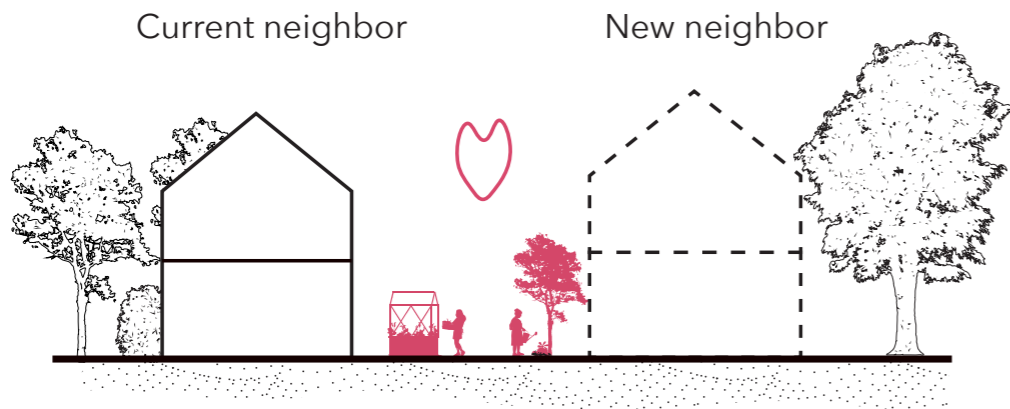
UNIFYING NEIGHBORS

Why is it meaningful ?

With a combination of these factors I want to explore methods to discuss a methodology for densification in established residential areas, that better incorporate existing neighbors, new residents and passersby. The focus lies on transition between public & private, outside/inside, spaces in-between, as well as on diversity in generations. How can we develop in harmony with the already established environment, while also improving the existing conditions of the site? Instead of creating isolated situations where fences and bushes relate to boundaries and privacy, we can rather build different to integrate a new form of living together. All from the spaces in between, transitions & shared activities that can give companionship, entertainment, and mutual aid within the different users.

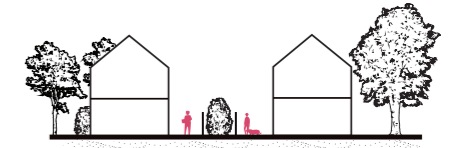


little socially sustainable and little space economically

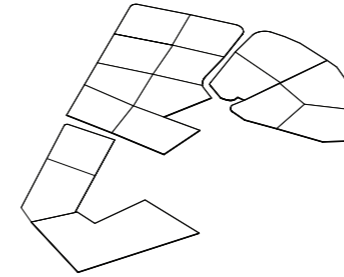


Building in relation to current neighbor where spaces in between becomes shared towards a dead facade, could open up to unformal dialogue while getting your tomatoes in a shared area.

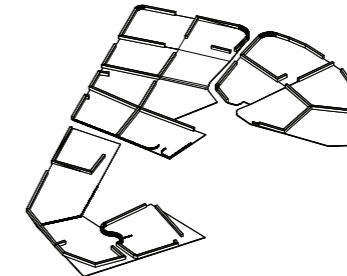
"EVERY PERSON IS IT'S OWN ISLAND"



Sites are divided into individual plots

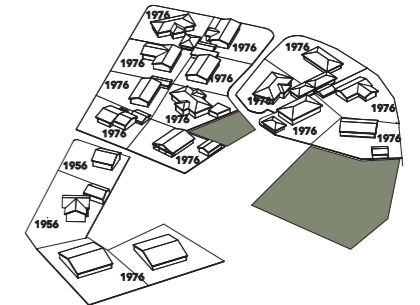


The properties are then adjusted with boundaries from neighbours to highlight privacy.

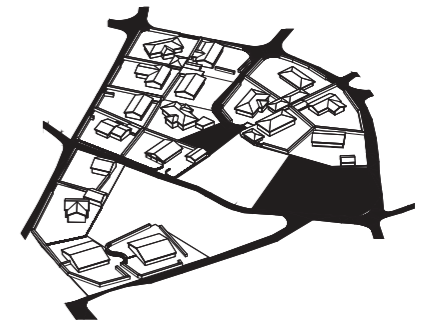


Bush Fence

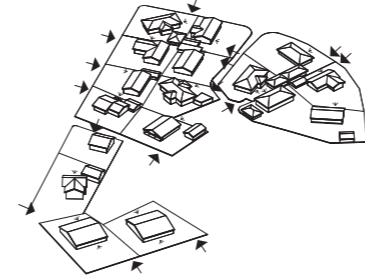
The existing neighborhood are regulated when municipalities had architects as zoning planners.



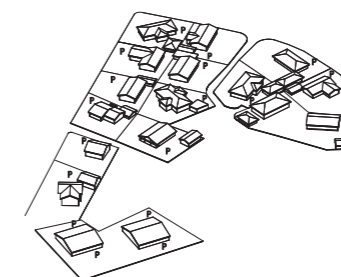
Public space relates to a green space, playground and road system



Accesses and parking are used within the sqm of each site



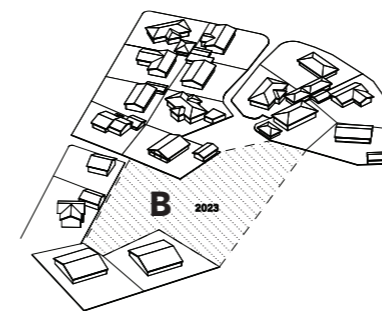
Accesses



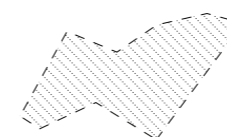
Parking

Today's densification

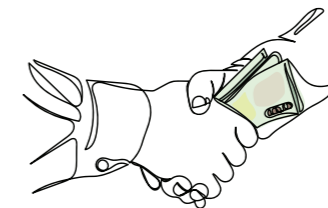
Developer buys land that are regulated for housing



Developers aim to maximize their plot without considering neighboring plots



Developers of individual plots must hire a consultant to create a zoning plan. This costs a lot of money.



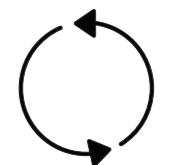
Developers have no interest in ensuring the whole area functions well. They develop their property and sell it on to customer as a finished house either catalogue or already designed project for the site within the regulation rules.



Developer hire architect that draw the project and gets approval from municipality. (often architects must change the zoning plan that has been done by the consultant, as it's poor quality)



Repeating this creates a negative circle, as it's the reason things have gotten so bad regarding regulatory plans in the last 20-30 years.

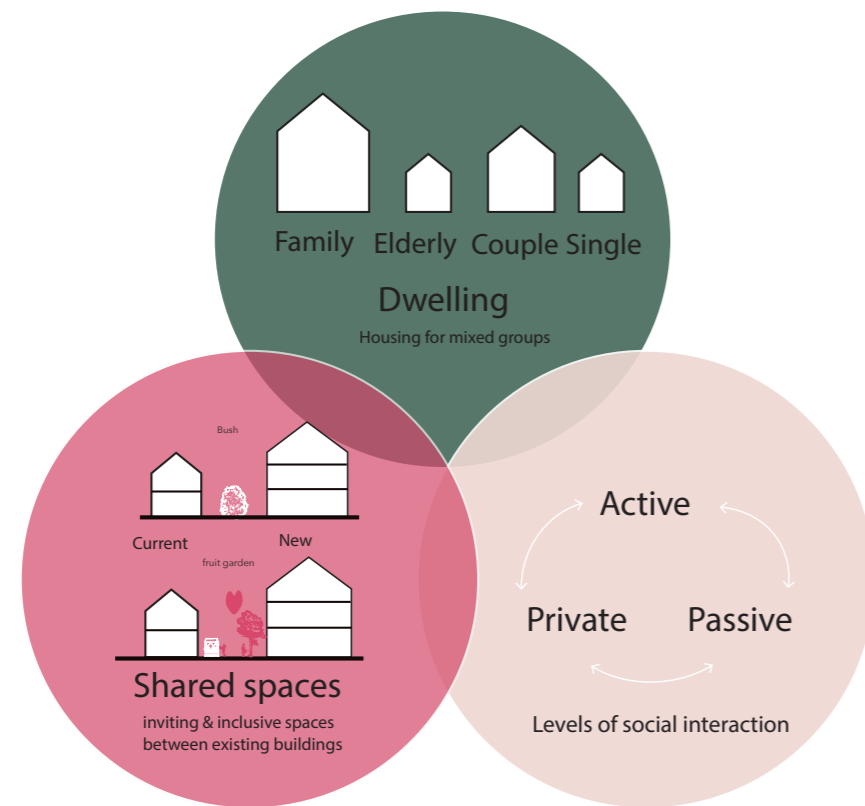


A GROWING CITY

How can we create socially and ecologically sustainable neighborhoods?

Issues arise when the same group of people live in the neighborhood for an extended period. To address this, there should be various housing options available for different life situations.

When we are building in established neighborhoods, the objective is to curb urban sprawl to safeguard natural areas and preserve food-producing ecosystems. Addressing future construction, we need to use more efficient use of already developed land and neighborhoods.



DWELLING & REGULATION

Various dwelling to attract mixed groups

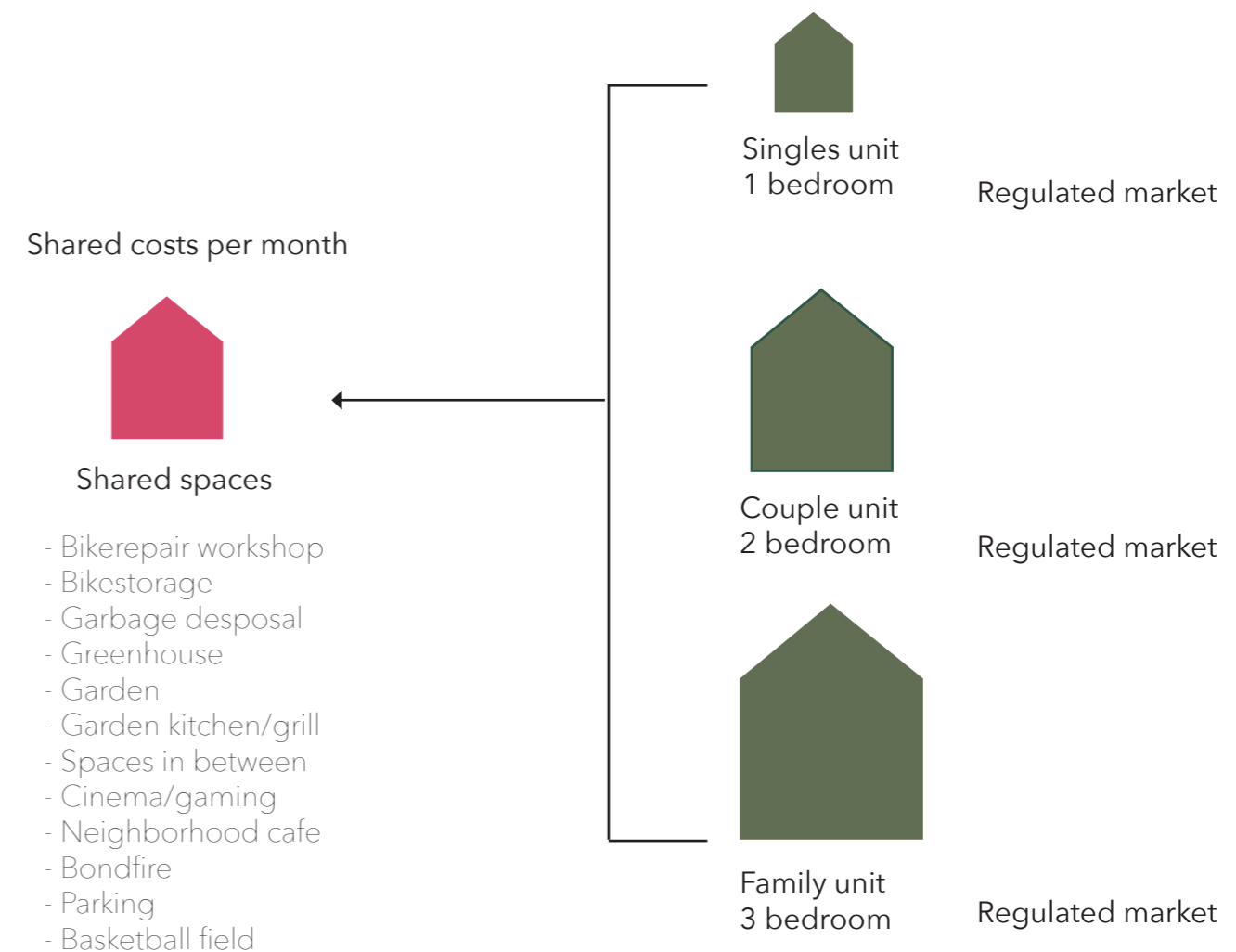
Now we are going to build more densely, more people are living alone and more people have needs other than those of the traditional nuclear family we have built for over generations. Many still want to be part of a neighborhood rather than just moving into an apartment block.

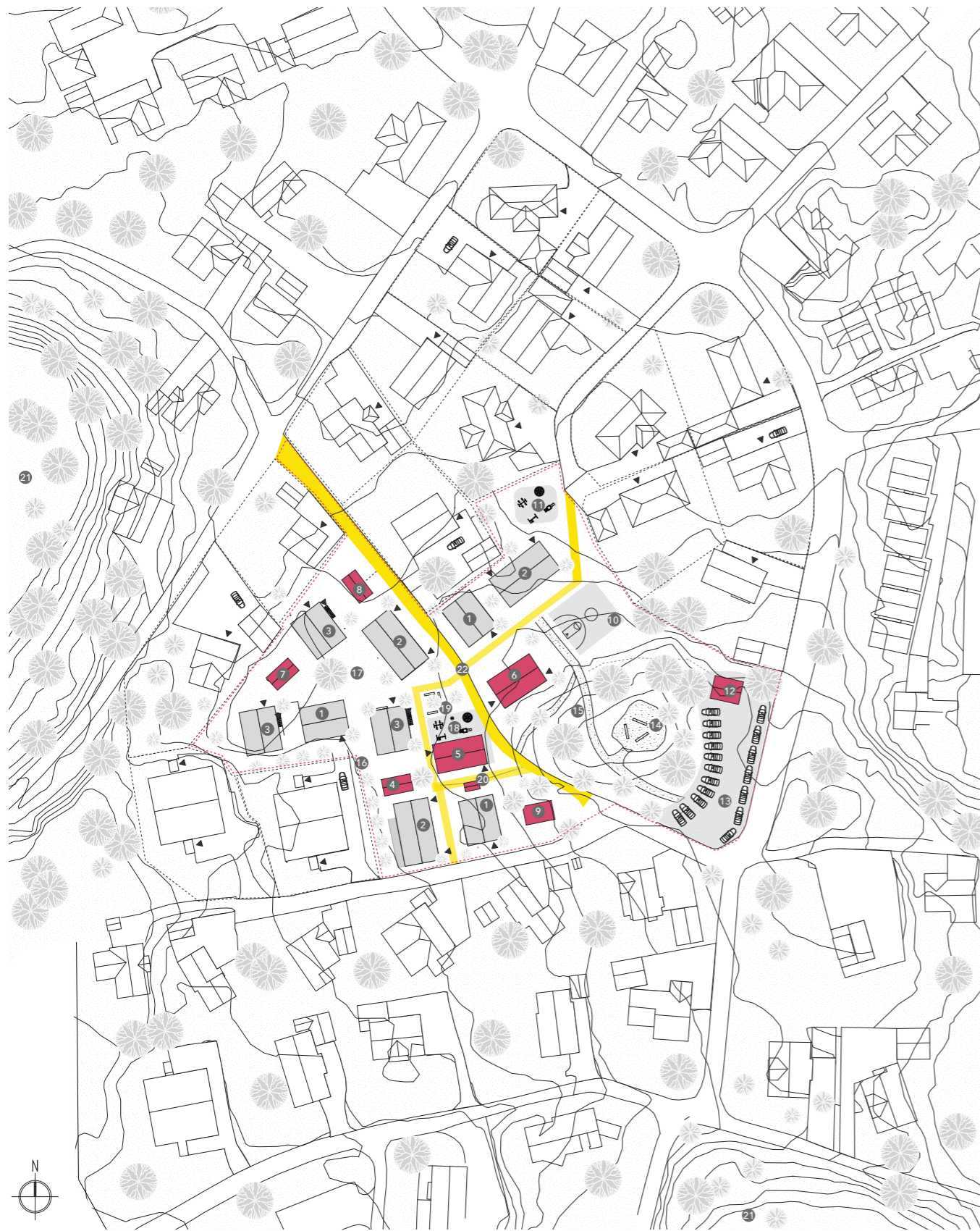
Norway has one of the least regulated housing markets in the world (in terms of who builds, regulates, sets prices, etc.). Therefore, prices in Norway have skyrocketed over the past 30 years.

If we can be inspired by Denmark where they have two parallel housing markets there would be easier for surtain groups to enter the housing market.

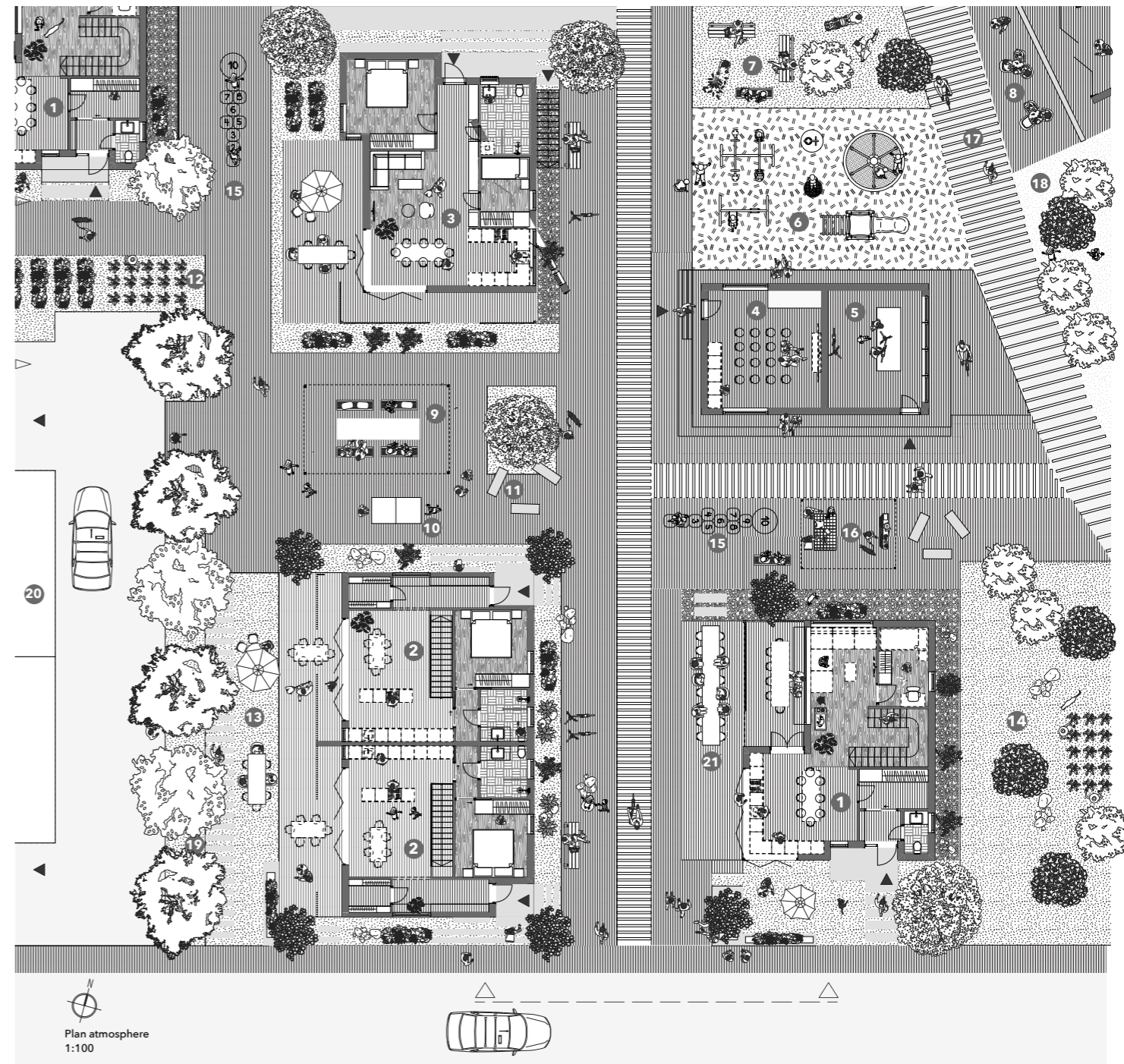
1. Open and free with price increases, for example, a 15% price increase (Standard)
2. Regulated - buyers enter at a lower price but must sell without profit with the usual price increase of approx 3.5%. (New)

With these two markeds there is room for different buyers with low to high income, rather then making profit of buying-selling there is a more affordable modell for different income groups.





- MASTER 1:500
- | | | | | |
|-------------------------|---|----------------------------|-------------------------------------|---|
| 1 Single family house | 5 Cinema, gaming, home office & bike workshop | 9 Berry garden | 13 Shared car parking | 17 Park/social gatherings |
| 2 The row-house | 6 Neighborhood cafe | 10 Basketball field | 14 Bondfire/seating | 18 Playground |
| 3 The 3 flats apartment | 7 Greenhouse | 11 Playground | 15 Forrest w gravel path | 19 Small park with benches |
| 4 Pavilion | 8 Bike storage | 12 Garage workshop/storage | 16 Fruit tree garden & berry bushes | 20 The magical market - free furnitures, toys, books ect from community |
| | | | | 21 Protected areas (play hills) |
-
- | | | | | | | | | | | |
|----------------------|---------|-------|--------|-----------------|---|--------------------|---------------|-----------------------|-----------------|----------------|
| ▲ Main door openings | 🌳 Trees | Grass | Gravel | Shared programs | Yellow asphalt (emergency car lane & heavy inventory) | Existing buildings | New buildings | Parking, sport & play | Site focus zone | Existing zones |
|----------------------|---------|-------|--------|-----------------|---|--------------------|---------------|-----------------------|-----------------|----------------|



- Plan atmosphere 1:100
- Map Key Render views
- | | | | | |
|------------------------------------|---------------------------|--------------------------|---|---------------------------------------|
| 1 Single family house | 5 Shared bike repair shop | 9 Shared pavilion/dining | 13 Shared garden | 17 Fastlane/emergency car road |
| 2 The row-house | 6 Playground | 10 Table tennis | 14 Vegetable garden | 18 Forrest play hill w/viking history |
| 3 The 3 flats apartment | 7 Park | 11 Seating/bondfire | 15 Play/meeting | 19 Fruit trees |
| 4 Shared cinema/gaming/home office | 8 Neighborhood cafe | 12 Fruit bush garden | 16 The magical market - free furnitures, toys, books ect from community | 20 Existing two person house |
| | | | | 21 Neighborhood street dining |
-
- | | | | | | | | | |
|---|------------------------------|---------------------------------|-------------------------|--------------------------------|-------------------------|--|----------------|------------|
| Interior polished low carbon concrete floor | Outdoors low-carbon concrete | Asphalt fastlane/emergency road | Grass public/semipublic | Plywood interior walls & floor | Semi private transition | private gravel near bedrooms & paths in park/forrest | Bathroom tiles | Wood chips |
|---|------------------------------|---------------------------------|-------------------------|--------------------------------|-------------------------|--|----------------|------------|

SOURCES

Refferances

Havråtunet - Osterøy

Hellen & Hard Vindmøllebakken (Gaining by sharing)

Tag arkitekter - Wergeland hageby

3RW - Nystuveien 3

3RW - Lokketona 4

Nordnes - Bergen

3RW - Montana smartby

Litterature:

Rolf Jacobsen - Tun, bygninger og økologi

Brita Gjerdåker Skre - Havråboka, Soga om ein gammal gard på Osterøy

Sindre Lervik - Vestnordisk bygnings og bosettinghistorie - Fremveksten av Haugesund (2021)

Eva Røyrane & Oddleiv Apneseth - Klyngetunet, Den norske landsbyen. 2018

Maarten Hajer, Peter pelzen, Martijn van den Hurk, Chris ten Dam, Edwin Buitelaar - A plea for a social and ecological urbanism - Neighbourhoods for the future. 2020

Tore Brantenberg, Hus i hage - Privatliv og fellesskap i små og store boligområder.

Arealeffektive boliger med god bokvalitet - Hille arkitekter, Melbye arkitekter, Høgskolen i Oslo og akershus og Husbanken.

Links:

<https://www.ssb.no/sok?sok=ensomhet>

<https://www.ssb.no/sok?sok=haugesund>

<https://muho.no/havra>

<https://www.arealplaner.no/haugesund1106/arealplaner/583>

<https://seeiendom.kartverket.no/eiendom/1106/24/85/0/0>