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Following an overall analysis of the masterplan proposed for the Nyhavna area we detected an unbalanced distribution of dwellings and offices in the northern and southern areas (1). Such a zoning - although explainable by the will of placing offices closer to the city centre and dwellings in proximity to the water - would create an undesirable lack of mixity fostering an alternation of activities on daily and weekly base. Hence our proposal aims to counter this programmatic zoning balancing the quantities of offices and dwellings in the northern and southern areas, generating an increase of mixity (2).

According to recent studies¹ and our own evaluations, Nyhavna has the capacity of accommodating 10'000 inhabitants and the same amount of jobs. Complying to this maximum capacity - while Norwegian population keeps on growing - follows the duty of exploiting the inner vacant spaces of the city, contrasting the perpetuation of non-anthropized-soil consumption towards the outside.

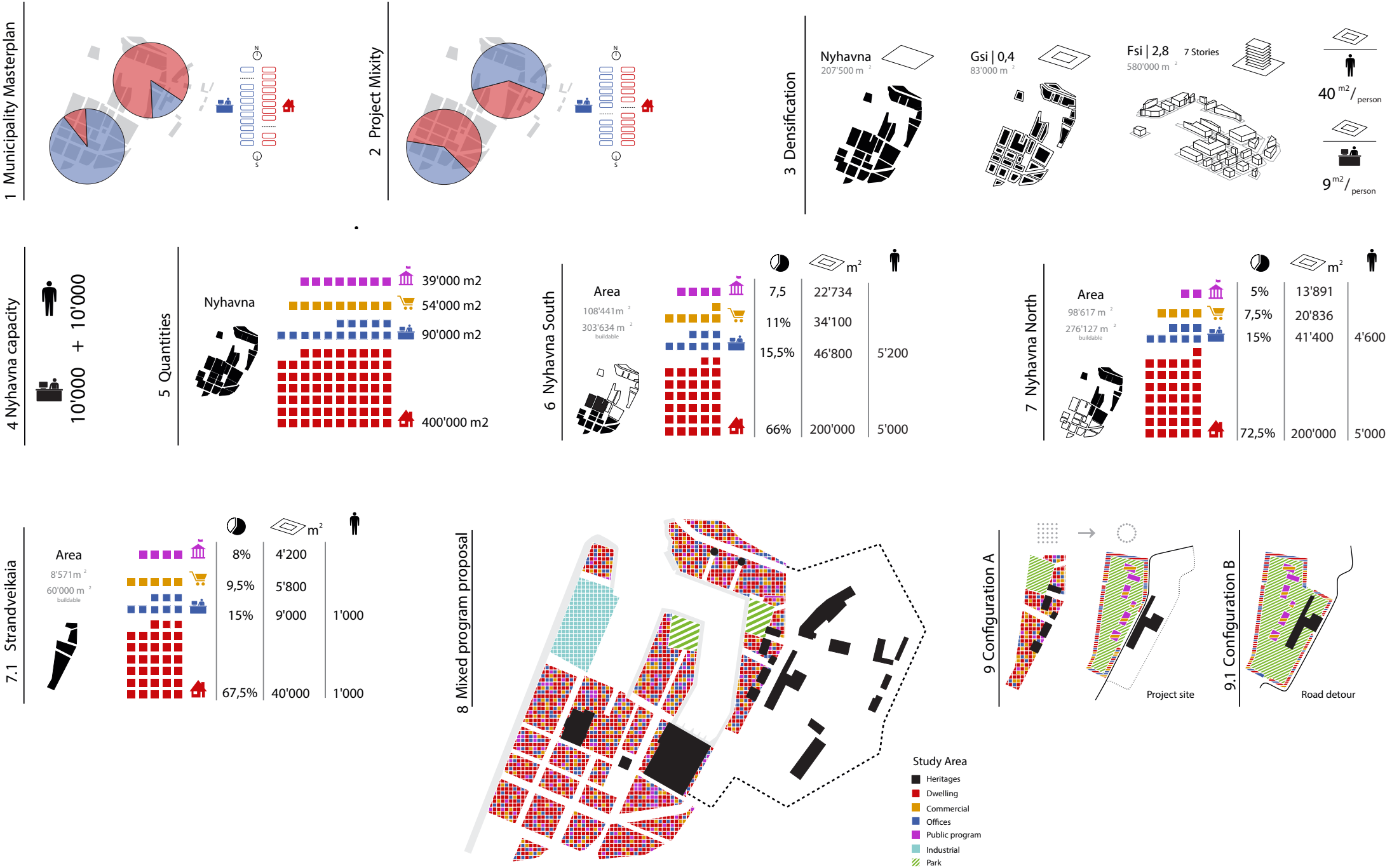
Given this considerations, Strandveikaia accounts for approximately 10% of the whole Nyhavna. It means that the project site will accommodate a thousand dwellers and a thousand workers (7.1).

The accommodation of these beneficial quantities, together with both the need for a qualitative open space and the respectful consideration of the cluster of heritage buildings present on site, engendered a configuration whereby the buildable area is concentrated along the edge of the site, defining a generous and continuous open space within it (9, 9.1).

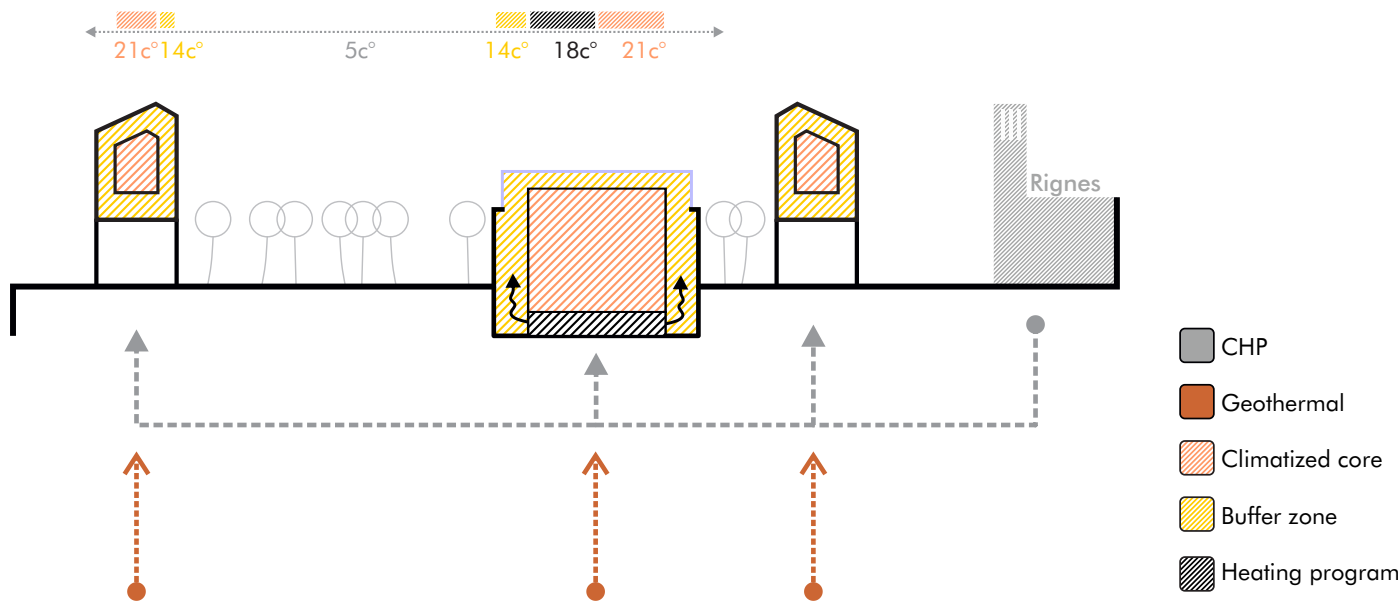
¹ M. Gienfuegos Delgado, Relocation of Trondheim's port, Department of Civil and Transport Engineering, Norwegian University of Science and Technology, Trondheim 2014



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Climatization



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The development of Strandveikaia adapts to the growth of the whole Nyhavna, constituting a centrality acting on different levels according to the phase in which it performs. One of the main features of the proposed scheme is that, while the built volume increases, the quantity of open space is kept constant and its quality preserved.

PHASE I – Establishing the settlement

Several operations are enacted in this first phase, all of them contributing to the (re)definition of the identity of the settlement.

1 The programmatic definition of the heritage buildings aims to implement the activities currently taking place on site in order to make evident and publicise their existence. In order to maintain the presence of the cultural actors the local potential is capitalised in such a way that the informal practices are reassessed into joined configurations combining public, entrepreneurial and low budget actors.

Building 102 - currently not occupied by cultural actors - will be renovated envisaging exhibition and workshop spaces. A gym is located in the underground floor. Once completed, its spaces will be able to accommodate the actors of building 100 which will be subsequently renewed in order to provide several music rehearsal rooms, commercial spaces, a café, workshops for sculptors, visual artist etc., and an exhibition hall. Buildings 102 and 100 will be then connected and will constitute the Strandveikaia Art Incubator Centre able to host all the cultural actors present on site. The cross-programming implemented with the presence of commercial spaces and the possibility of renting



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the exhibition-hall guarantees the financial support able to perpetuate the presence of low budget actors in a new cooperative-like configuration, only partially supported by Trondheim municipality and Trondheim Havn.

Once all the cultural actors present on site will be relocated in the Art Incubator Centre buildings 98b, 96a and 98a will be ready for refurbishment. In this phase only the latter will be activated and turned into a mediatheque establishing a connection with the prevalently music-related activities present on site and with the Rockheim in Brattøra.

A unifying climatic strategy has been deployed for the development of all the refurbishments: a core heated up to 21°C is surrounded by an inhabited buffer zone heated up to 14°C constituting an extension of the exterior public space into the building. Several heat-generating activities (such as music rehearsal rooms, gym, club) that would demand for cooling, are integrated in the buffer zone making their presence synergetically virtuous. The heat supply is a combination of CHP and geothermal sources. The application of this strategies will also constitute a model for the development of the future constructions on site.

2 “Since the frame is what establishes territory out of the chaos that is the earth, there can be no territory nor space without frame of boundary”.²

The presence of a local identity, constituted by the merging of the built environment (space) and of several cultural actors (practice), calls for the establishment of a territorial definition connecting the founding of a space with the framing of an identity³. A rim is erected along the edges of the site in order to preserve the enclosed land and its activities. Nevertheless identities are extremely

² M. Schoonderbeek, Framing identity in/out, in M. Schoonderbeek ed., Border Conditions, A&NP, Amsterdam2010
³ See,ibid.



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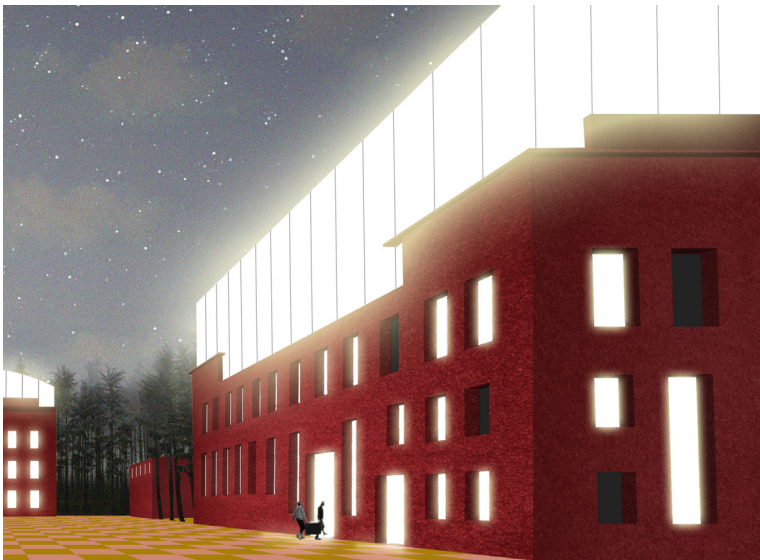
fluid entities constantly redefined through endogenous and exogenous factors. Hence this architectural device is not conceived as a static frame, on the contrary it is constituted by a porous public porch of variable width defining the space while providing protection from precipitations, potential space for commercial use and constituting a complete infrastructure ensuring both structural support and technical connections for the future wooden buildings growing on top.

For what concerns the future growth a division in parcels is provided both for the upper developments (dwellings and offices) and for the commercial spaces below the porch. In this early phase cafés and leisure-related businesses will be the first commercial activities opening under the rim towards the basin, in order to foster the activation of a lively quayside.

The space defined by the enclosure can be developed in different ways. However, considering the preference of Norwegians home-owners for detached houses with an idealised high quantity of green space, we opted for implementing a scenario where most of the open space is planted as a forest.

The rim has two possible configurations: the one envisioned in the project in case of the presence of a vehicular infrastructure on Strandveien and a second one including the future National Beer Center within the enclosure (9.1).

3 A first building is assembled on top of the rim during this first phase. As pioneers for colonising the site we propose a category of inhabitants constituting a peculiar portion of the creative class: recently graduated students, predictably mainly from the NTNU (Norwegian University of Science and Technology), willing to



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share dwelling, capacities and productivity with other young colleagues. The seek is for a process of positive gentrification that, along with the cultural declination of the site, would work as a catalyst for future development.

PHASE II – Consolidating a centrality

In phase two, along with the progressive densification of the residential area of Nyhavna, dwellings for different kinds of users (families, elderly, couples, singles etc.) and offices will be constructed upon the rim.

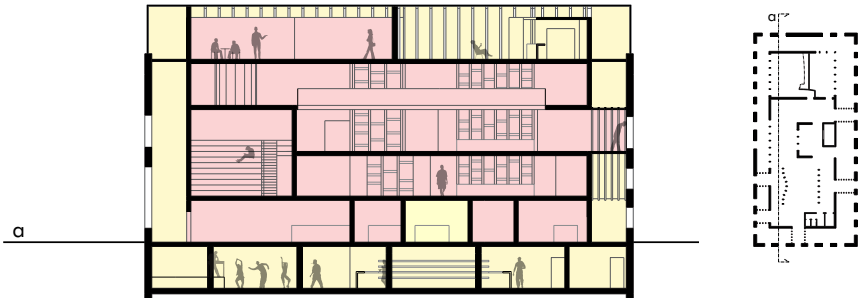
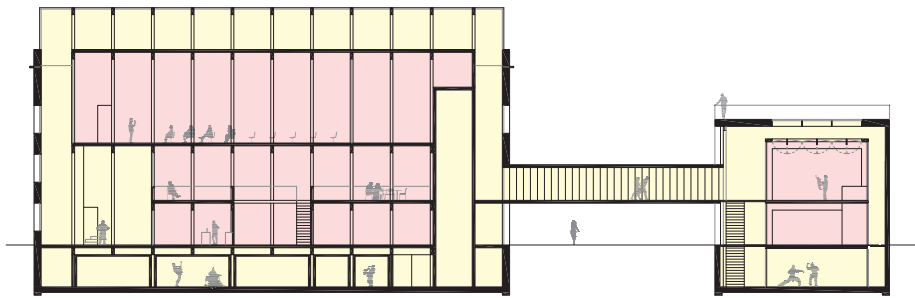
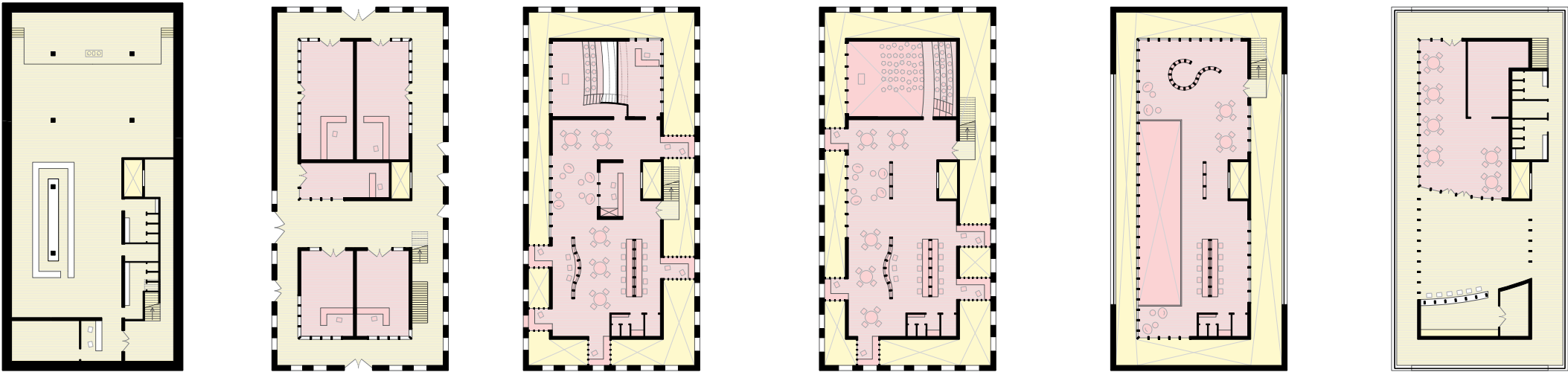
The kindergarten appears in this phase. Its architecture stimulates abstract thinking, imagination and sense of wandering. The division in rooms allows for multiple interpretations of space: rather than following one linear narrative, the daily routine of the groups of children of different age unfolds along multiple trajectories. Furthermore this configuration allows for different uses according to seasons. However the partitions are conceived in such a way as to become highly flexible. In accordance to several guidelines the architecture of the kindergarten is centred on peculiar relationships between nature and children. The open space is shared between different users, being a playground for kids.

In this phase all the heritage buildings are put into a system that connects, through a net of open air paved paths and publicly accessible mildly heated spaces, activities that foster local potentials. Building 96a could be refurbished in this phase to house, for example, a Sjokoladefabrikk. The implementation of such a program aims to revive the presence of local micro-scale production in Trondheim. The Sjokoladefabrikk is connected at the top level with the National Beer Centre - most likely opening in this phase - with which it shares a terrace where chocolate can be tasted with

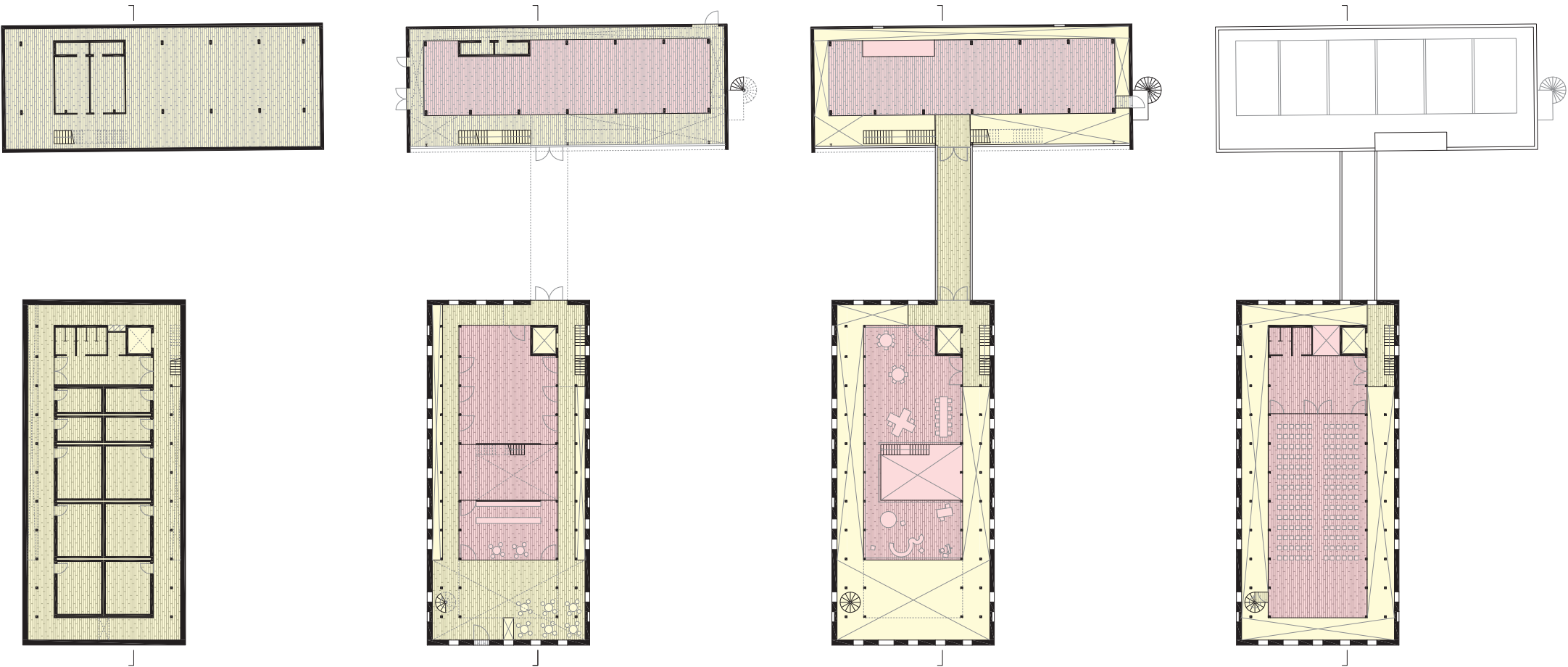


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Mediatheque



Art Center



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beer. This terrace could constitute an addition to the itinerary of the National Beer Centre, allowing for its physical extension in the facing site.

At the same time, the speculative potential of the portico is expressed allowing the extensive introduction of commercial spaces underneath, exploiting both the existing infrastructure as a roof and the covered path as a protected continuous boulevard guaranteeing the stroll of a high number of consumers.

PHASE III – Maximum density

By 2050 Trondheim will increase of 70’000 inhabitants and Nyhavna and Strandveikaia will be saturated. However the amount of open space in the latter will remain the same. The thickness of the rim will continue constituting the base for the development of a variety of dwelling and office types. For what concerns this development, the project limits to the proposal of a plot subdivision, a maximum volume and indications concerning the positioning of offices and dwellings.



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Kindergarten

