

# **FROM UNIVERSITY CAMPUS TO A DIVERSE CITY HUB**

PROCESS BOOKLET  
PART 1

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The booklet depicts the preliminary stages of the diploma project, presenting some of the major decisions that impacted the final product. Commentary will be supplied to explain certain images or situations that occurred throughout the process. The 'Stage 1', Site Analysis, is divided into four sub-categories.

**History**

A brief introduction to the site will be presented together with a building catalogue stating year of construction, architect and conservation status. Information and facts are taken from the feasibility study created by Statsbygg and the Cultural Heritage Management Office in Oslo.

**Quantitative Analysis**

Information such as main demographic, housing typologies and average age of inhabitants, obtained from *Statistic Norway*, presents objective insight of the area's current situation.

**Qualitative Analysis**

A more subjective approach where I present a phenomenological analysis of the area, followed by interviews between local residents and myself, gives me a deeper understanding of the site's existing qualities and values.

**Site Mapping and Concept Development**

A deep-dive of the chosen site follows, focusing on urban planning themes. The information conveyed through the various maps created, will be used as guidelines throughout concept development.

## HISTORY

### THE NORWEGIAN SCHOOL OF VETERINARY SCIENCE

Before 1910, this area was farmland owned by various landowners. The plots gradually evolved from farms to housing- and institutional areas. In 1919, 'means-tested municipal age- and disability benefits' were introduced in Christiania. Buildings and tenements to house the elderly, sick and for special groups, were built during this time period. Even children with special needs, children of child neglect, and children of single parents, could seek 'refuge' in these institutions.

The Veterinary School opened its doors in 1936 next to the Veterinary Institute after a long construction period. The Norwegian Institute of Public Health and the Odontological Faculty was established during the same time, east of the school and institute.

Throughout the 1900s, the construction and the insertion of apartments and townhouses continued.

The university at Adamstuen is in conjunction with the Veterinary Institute. The Main Building was completed in 1929-1935 by architect Bredo Greve (b.1871, d.1931). The Greve designed it during the transition between the period of National Romanticist Baroque and the 1920's Neoclassicism. After his death, architect H.J. Sparre took over. All of the buildings prior to WW2 were constructed in brick masonry, brushed in a grey-blue cement mixed lime plaster, and with décor elements, cornices and pedestal in light grey granite. (Ref. Byantikvaren i Oslo).



*East Facade of Building 4, the Medical Clinic.*



The definition of the National Conservation Plan (Landsverneplan), according to the Cultural Heritage Office is: *an overview of listed properties, and a historical overview of a public sector. The selection is to be mapped and chosen by the district or administrator in agreement with the Norwegian Directorate for Cultural Heritage.* They should form the basis of potential regulatory protection according to the Cultural Heritage Act (CHA). These buildings/properties do not have to be tied to State ownership. (Ref. Riksantikvaren).

The Cultural Heritage Act is Norway's law that protects cultural heritage sites and cultural environments. It was founded in 1978. In 1920, Norway instated its first 'Building Protection Law' which included the protection of buildings in municipal protection or in private ownership. However, the State's buildings were not included in this law. Instead, properties with cultural, historical and architectural value, owned by the State, were to be safeguarded through a state administrative protection. Today, these types of buildings that are owned by the State fall into the category of: Statlige kulturhistoriske eiendommer (SKE).

The Planning and Building Act (PBA) (2008): Section 1-1. Purpose of the Act.

*The Act shall promote sustainable development in the best interests of individuals, society and future generations. It shall provide basis for administrative decisions regarding the use and conservation of resources.*

There are three main categories of conservation and protection, and two types of classifications that buildings under SKE fall under.

### **1) Protected**

Protected is the strictest form of conservation. Alterations/ changes done to the site, building or artifact, that goes beyond normal maintenance, must be validated by the authorities. Assessment will be used through The Cultural Heritage Act.

### **2) Listed- or Conservation worthy (Norwegian: verneverdig/konserveringsverdig):**

A cultural heritage site or artifact that has undergone an evaluation and that is identified as conservation worthy. These often have national value and are protected by the Cultural Heritage Act. They can also have regional or local value, where the municipality assures protection through the Planning and Building Act.

### **3) (Municipally) Listed**

Artifacts or sites that are to be administered closer, fall under this category. The 'Yellow-list' (Norwegian: Gul liste) is an example, and is administered by the Cultural Heritage Management Office in Oslo. Many conservation worthy sites or buildings are not formally protected by neither Acts (CHA and the PBA).

### **Protection classifications**

**No. 1:** Are protected by the *Norwegian Directorate for Cultural Heritage in accordance to the CHA.*

**No. 2:** Is a self-imposed protection, rooted in responsible departments and managed by the responsible administrator. Protection can sometimes happen through municipal plans in accordance to the PBA.

**CONSERVATION**

MAP - LISTED BUILDINGS

SCALE 1:5000 / ORIGINAL SCALE 1:1000



The majority of the buildings on site are either municipally listed, or protected by the Cultural Heritage Act. These limitations allowed me to reevaluate which buildings and programs to keep, and which ones to transform - either through new-builds or new functions.

-  Protected by the Cultural Heritage Act
-  Protected by the Planning and Building Act
-  Municipally Listed



### 01. Main Building

**Built:** 1924-35

**Architect:** Bredo Greve, completed by H.J. Sparre

**Protection Date:** 18.06.2014

**Conservation Status:** Classification 1, Protected. Exterior, entrance hall, vestibule, stairwells, common hallway, and the main banquet hall are protected.

**Architectural value:** High value and high quality.

**Changes:** Some interiors have been changed to suit new functions.

**Alteration Potential:** Limited potential



### 02-03. Surgical Clinic

**Built:** 1923-29

**Architect:** Bredo Greve

**Protection Date:** 18.06.2014

**Conservation Status:** Classification 1, Protected. Exterior, and central hall are protected.

**Changes:** Some interiors have been changed to suit new functions.

**Alteration Potential:** Limited potential



### 04. Medical Clinic

**Built:** 1920-29

**Architect:** Bredo Greve

**Protection Date:** 18.06.2014

**Conservation Status:** Classification 1, Protected. Exterior is protected.

**Changes:** Some interiors have been changed to suit new functions.

**Alteration Potential:** Limited potential

*Photos taken by author.*





### 05. Administration Building

**Built:** 1912-1914

**Architect:** Bredo Greve

**Conservation Status:** Classification 1, Protected. Exterior, interior in the original stairwell and front garden are protected.

**Changes:** Comprehensive changes of the interiors, rectified roof construction. Only two laboratories are preserved.

**Alteration Potential:** Limited potential



### 06-07. Laboratory Buildings

**Built:** 1971-73

**Architect:** Østgaard Arkitekter

**Conservation Status:** Municipally Listed. On the Yellow-list.

**Alteration Potential:** Medium potential



### 08. Fiskebygget

**Built:** 1974

**Architect:** Østgaard Arkitekter

**Conservation Status:** Municipally Listed. On the Yellow-list.

**Alteration Potential:** Medium potential

*Photos taken by author.*



### 09. Pathology Building

**Built:** 1935

**Architect:** Bredo Greve

**Protection date:** 15.06.1994

**Conservation Status:** Classification 2. Protected in accordance to the Planning and Building Act.

**Changes:** Extension in 1974 (Building nr. 8)

**Alteration Potential:** Medium potential



### 10. Boilerhouse

**Built:** 1966-1699

**Architect:** Ramm Østgaard og Anmarkrud

**Protection Date:** 14.11.2017

**Conservation Status:** Municipally Listed. On the Yellow-list.

**Alteration Potential:** Good potential



### 11. Animal Clinic / X-ray department

**Built:** 1968

**Architect:** Ramm Østgaard og Anmarkrud

**Protection Date:** 14.11.2017

**Conservation Status:** Municipally Listed. On the Yellow-list.

**Alteration Potential:** Medium potential

*Photos taken by author.*





## 12. Internal Medicine Building / Dog Clinic

**Built:** 1923

**Architect:** Bredo Greve

**Protection date:** 18.06.2014

**Conservation Status:** Classification 2. Original exterior of the main volume is protected in accordance to the Planning and Building Act.

**Changes:** 1948 - Extension on the second floor over the west-wing.

**Alteration Potential:** Limited potential



## 13. Reproduction Building (extension)

**Built:** 1956

**Architect:** Peter Daniel Hofflund

**Protection Date:** 14.11.2017

**Conservation Status:** Municipally Listed. On the Yellow-list.

**Changes:** Extension towards the north is from 1970. The building from 1950 has no conservation value.

**Alteration Potential:** Medium potential



## 14. FBF-Building

**Built:** 1977-78

**Architect:** Rolf Ramm Østgaard

**Protection Date:** 14.11.2017

**Conservation Status:** Municipally Listed. On the Yellow-list.

**Alteration Potential:** Medium potential

*Photos taken by author.*





### 15-16. Pharmacology Building

**Built:** 1963 (no.15) / 1988 (no.16)

**Architect:** Ramm Østgaard og Anmarkrud

**Conservation Status:** Municipally Listed. On the Yellow-list.

**Alteration Potential:** Medium potential



### 17. Welfare Building

**Built:** 1969-1970

**Architect:** Rolf Ramm Østergaard

**Protection Date:** 18.06.2014

**Conservation Status:** Classification 2. Zoned for conservation by the Planning and Building Act. **Alteration Potential:** Good potential.



### 22 - 23. Community Building / EEA-Building

**Built:** 1995 (no.22) / 1994 (no.23)

**Architect:** ØKAW Arkitekter / Østgaard Arkitekter AS

**Protection Status:** None

**Alteration Potential:** Good potential

*Photos taken by author.*

Oslo is undergoing a city-wide transformation that encompasses not only urban development in the outer regions of the city, but also within its inner-city borders. The increase in building development is due to factors such as population growth, seen in past two decades, the importance of quality of living, and working towards a more sustainable future. Oslo Municipality has stated in their *Municipality Plan 2018*, that their goal towards 2040 is for the city to become a *greener, warmer, and more creative and inclusive city*. For this to be achieved, they have focused on increasing housing- and commercial development, reducing social inequality and strengthening public health. (Ref. Oslo Kommune 2018).

Foreseeing the development of the Adamstuen site, statistics indicate that the district of St. Hanshaugen will most likely follow suit, where an increase in housing and commercial development is necessary to sustain the growing number of inhabitants.

Therefore, proposing a denser plan for the site, with a variety of housing schemes catered for a diverse group of people, mix-use functions ranging from commerce to culture, can be a suitable solution. An urban development here would also be in line with their overarching vision for the city.

All statistic data is taken from Oslo Municipality's 'District St. Hanshaugen' web page.



Oslo kommune  
Byrådet

Kommuneplan for Oslo 2018  
Samfunnsdel med byutviklingsstrategi  
Byrådets forslag juni 2018



Front page of Oslo Municipality's Plan 2018.

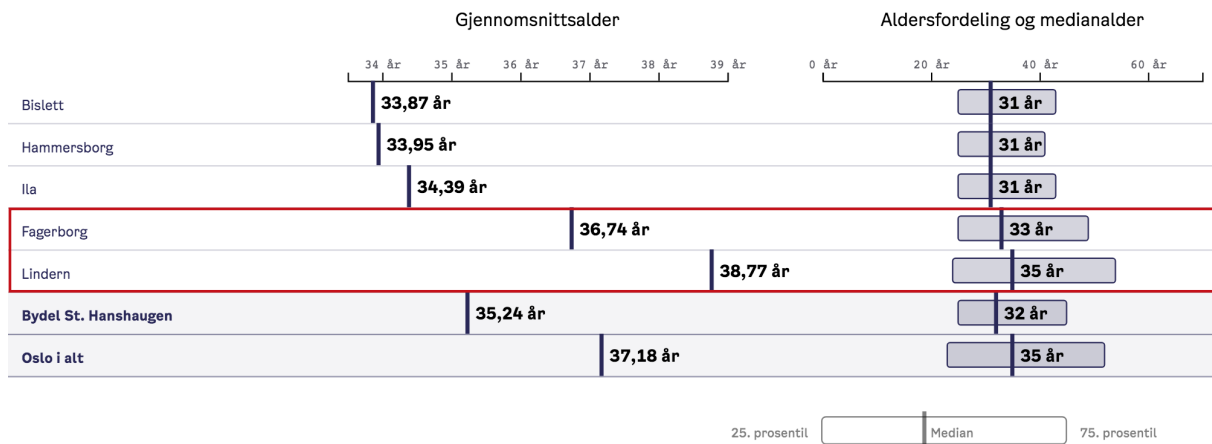
**Households by Household Type in District St. Hanshaugen (2019)**

Geografi	Prosentandel				
	Aleneboende	Par uten barn	Par med barn	Mor eller far med barn	Flerfamiliehusholdninger
Hammersborg	59,0	21,4	6,1	1,9	11,6
Bislett	55,6	20,9	9,7	3,1	10,7
Ila	55,3	21,3	9,6	2,9	10,9
Fagerborg	55,2	19,7	11,1	3,2	10,9
Lindern	58,4	16,8	13,0	3,8	7,9
Bydel St. Hanshaugen	56,7	20,3	9,6	2,9	10,5
Oslo i alt	47,4	20,2	17,1	4,0	11,4

The information shows that ‘single households’ dominate in the district, exceeding the total average of 47.4% in Oslo by 9.3%. Fagerborg and Lindern, two of the areas directly surrounding the project site, have a higher percentage of ‘couples with children’ compared to the other areas in the district.

These statistics may therefore indicate a need for various housing schemes catered to these two categories of households.

**Average and Median Age in District St. Hanshaugen (2019)**



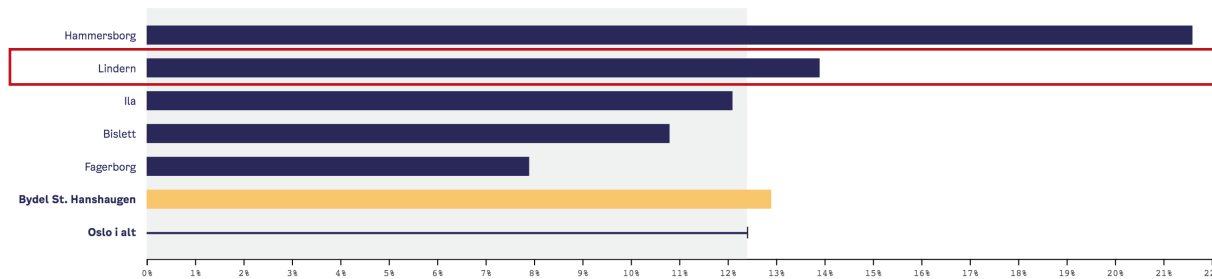
The statistics tell us that St. Hanshaugen is a district predominantly consisting of adults around the age 30-40. Looking once again at Fagerborg and Lindern, the average age is higher than that of their counterparts, but combined, around the same average as Oslo as a whole. What this means, is that the new urban plan of should take in consideration this demography, and that this age group may be some of the prime users of the place.

Population Growth in District St. Hanshaugen (2019)

	Folkemengde (totalt)	Utvikling siste år	Utvikling siste 10 år
Bislett	9 500	+142 ↗	+1 618 ↗
Ila	8 841	+33 ↗	+1 220 ↗
Hammersborg	8 304	+75 ↗	+2 238 ↗
Lindern	6 631	+62 ↗	+1 139 ↗
Fagerborg	5 124	-21 ↘	+635 ↗
<b>Bydel St. Hanshaugen</b>	<b>38 400</b>	<b>+291 ↗</b>	<b>+6 850 ↗</b>
<b>Oslo i alt</b>	<b>681 071</b>	<b>+7 602 ↗</b>	<b>+105 596 ↗</b>

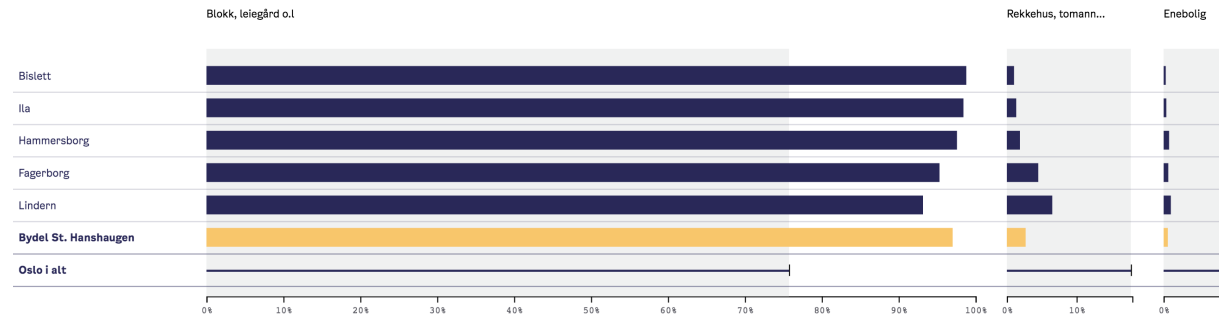
The horizontal bar graph shows that the overall population growth in the district has increased the last decade. Last year, Bislett had increased the most, whereas Fagerborg had negative population growth. Population growth at Lindern has increased at a steady rate, but falls in the lower range. If these numbers continue to rise in the future, more housing is needed, not only in the areas with the highest growth, but in the whole district. Proposing a new 'city hub' at Adamstuen, will give existing residents the opportunity to reside longer in their district, rather than moving out due to lack of living options.

Family Households with Low-Income Adjusted for Wealth in District St. Hanshaugen (2017)



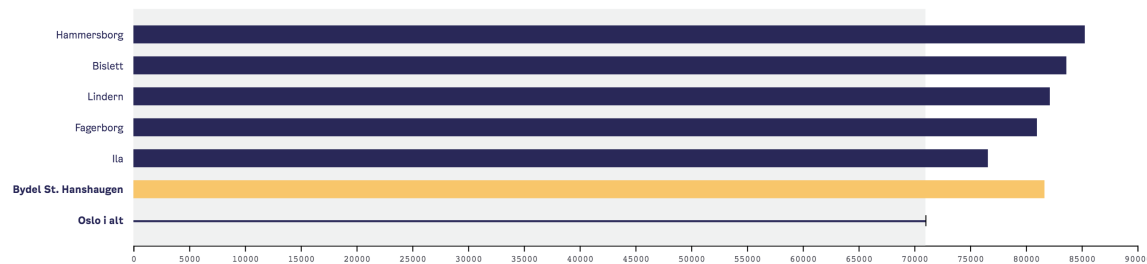
Although St. Hanshaugen has become one of the most popular areas in Oslo to settle down in, there are still a number of residents who fall in the 'low-income family household' category. Lindern is one of the five areas consisting of a mixed cultural demography. If the city hub is to be a diverse place, then it must provide housing, and various programs for a plethora of people, not only one user group.

**Housing by Building Typologies in District St. Hanshaugen (2019)**



Nearly 100% of housing consists of flats and apartment buildings. To respond to the existing typology, and the growing number of inhabitants in the district, the City Hub will also present a housing scheme focusing on the traditional apartment block. This type of structure allows for a greater number of individual flats, seeing as the structure itself can be taller, compared to row-houses or townhouses. Apartments buildings offers a variety of layouts and sizes that can appeal to a wider range of potential buyers. This typology is more profitable.

**Average Square Meter Price for Flats in District St. Hanshaugen (2018)**



Today, St. Hanshaugen is one of the most expensive places to buy or rent inner-Oslo, with prices reaching almost 85,000 NOK per square meter. This means that even the smallest possible apartment size for new-buildings (35m<sup>2</sup>, but desirably around 45m<sup>2</sup>) in this area, could be sold for over 3,000,000 NOK. It will be important to take this in account when designing the new apartments in the project. Creating comfortable living spaces that can still be affordable, even for first-time buyers.



As I travel down with the number 17. tramline from the University of Oslo stop at Blindern to Adamstuen on the 26th of December 2019, I can feel the aftermath of Christmas Day still lingering in the air; quiet streets with only a few people out for a brisk afternoon walk. Within a few minutes I hear “next stop, Adamstuen” from the speakers and look outside just as the tram swerves to the right down Sognsveien and towards Thereses gate. What I see first is an open green area leading up towards some residential apartment and townhouse buildings. “During the warmer days it seems lovely to have a stroll in this area...” I think to myself. The thought is abruptly interrupted as a wall of red brick comes into my rearview. The horizontal rectilinear building with its many repetitive ribbon windows becomes a strong contrast to that of the greenery seen just a few seconds ago. Seeing as there is no clear entrance to the premises along this facade, one starts to wonder what lies behind these prominent structures?

Just as the tram stops at my place of departure, a break in between two of the building volumes gives me a glimpse of the inside – a lower structure and in the distance a brick chimney that raises itself above the average height of its neighboring buildings. When I get off I am not drawn towards the institution- and office-like buildings, but rather to the semicircular roundabout with its adjacent cafés and everyday facilities. The outdoor space is less occupied although there are benches for the everyday passerby and the quietness of the miniature square is heightened by the lack of people in the cafés due to it being a public holiday. My attention changes again to the task at hand and I slowly move across the street to

find the entrance to the Veterinary Institute (VI).

From past experience I know that the Main Building is situated southeast on the property, a few meters away from the tram stop and acts as the main entrance to the compound. However, my natural instinct is to find the shortest, quickest and most direct route. The paths from the main road lead to different entrances where one is to the office building of The Norwegian Food and Safety Authority (NFSA), and another to a gate that seems to be locked. The irregular and curved forms of the NFSA and VESO set them apart from the rest of the 1960- and 70s buildings. Although their uniqueness (in form) draws you in, the paths lead you to their entrances rather than to a communal space. Furthermore, the gate itself (in connection to VESO) resembles that of a gate to a private home or school and has a padlock and chain around one of the lattices.

The notion of ‘institution and school’ also gives the impression that the whole area is restricted and monitored by security cameras which makes you doubt whether or not you are going in the right direction. There is no explicit sign telling you where to go, thereby forcing you to wonder further down the street along one of the institute’s laboratory buildings. With the number of ribbon windows present, I would like to have seen past the monotonous rows of office and classroom spaces, and into what lies beyond. The lack of direct transparency from the outside and into the property, creates both a physical and ‘mental’ barrier: The institution’s distinct architectural style sets it apart from the neighboring buildings giving the property its own typology. The site functions as an autonomous unit that does not interact directly with the functions and



facilities in the nearby environment. The mental barrier is created because of the buildings' main function – by being the Veterinary Institute and NSFA, the facilities cater solely to the employees or students who use the building daily. To the normal passerby, it feels like the site does not welcome one in even though it is publicly accessible.

Finally entering one of the side gates by the Veterinary Clinic (VC), I am met with the building that contains the chimney. The low-rise building contrasts the taller structures, especially the historical Main Building. By being situated in the middle of the site, one would think that the Operation Center (OC) should be a place where people congregate. Instead, it is solely used as an operating unit and technical room that supplies energy to the surrounding buildings. With its ribbon windows in different sizes all around the façade, sunlight can penetrate easily inside. Although the chimney is raised higher than the Main Building, its architecture does not give it the same feeling of importance as the MB. This is because the OC blends in with the rest of the masonry buildings and with the building's lower height, the volume seems to stretch out and merge with the sloping landscape.

What is interesting about the site that may not be as evident from the outside, is the difference in elevation when entering the premises. Because the eastern area is raised higher than the west, the VC building is lower than the office buildings in the west. The height of the VC is also a response to the apartments on the opposite side of the street: Many of the living spaces face the west, which means the inhabitants need supple amount of

sunlight. Therefore, had the VC been any taller than its current situation, the apartments would not have received enough light.

In regard to the spatial qualities of the site, it is difficult understand where the different facilities are located and again where the main entrances are. There is no clear path layout and one is often left with the question of “where and what building does this path lead to?” The amount of parking spaces next to the buildings also affect the way you perceive the site as whole. Rather than being in an open and social square where one (should) meet people, it feels like one is walking around in a large parking lot. There are no facilities that attract people of the center of the site. The functions are placed on the periphery instead. Within the office structures to the west, their configuration feels clustered and congested. Their tight placement creates narrow passages in between the volumes that are not in direct relation to the center. At the end of these alleyway-feeling paths the ambiguous gates, as described earlier lead, lead you out to the surrounding streets.

The ratio between asphalt and nature is also unbalanced, where the placement of green lawn seems unorganized and random. There seems to be a disconnect between the buildings and the use of these outdoor spaces. The only place where the immediate outdoor space and the building interact with one another is by the Welfare Building and the MB. Here the structure encompasses the mini-square on two or three sides, framing the green area. It becomes a natural meeting place for people without the visual disturbance of cars.

## QUALITATIVE ANALYSIS

### PHENOMENOLOGICAL ANALYSIS

Another aspect of the site that emphasizes its institutional atmosphere is the unison color palette of the buildings. Compared to the rest of the street scape, with buildings of lighter concrete finishes or pastel colors, the VI buildings are more subdued with red masonry or grey concrete facades. The notion of heavy and grounded comes forth through the use of materials, making the site stand out in this neighborhood. The roofs range from gable- to flat roofs depending on which time period the buildings were constructed. The latter marks a distinct change from what is predominantly seen at Adamstuen; old tenement buildings with gable roofs and hip roofs.



*Path leading into the Main Building's front garden.  
Photo taken by author.*

## INTERVIEW QUESTIONNAIRE

**Aim:**

Before choosing a defined program, I wanted to get input from the local community about what programs they wished to see at the site, in the future.

**Method:**

10 questions, in Norwegian, were formulated and presented through e-mail, and verbally on the street. Only people working at the institution were asked all the questions, while others had to answer the first five. All answers are anonymous, but their gender has been documented.

**Who:**

People working at the Veterinary School and the Food Safety Authority (FSA).

People living in the neighborhood (Adamstuen, Lindern and Bislett) or in the district of St. Hanshaugen.

People working along the main 'shopping street', Thereses gate.

1. Hvor ofte befinner du deg på Adamstuen/Lindern og hvorfor?
2. Hva er dine umiddelbare tanker om området og byggene der Veterinærhøgskolen og Mattilsynet har kontorer i dag?
3. Er det noen tilbud/fasiliteter du føler mangler på Adamstuen/Lindern/Bislett?  
Dette kan være alt fra private til offentlige næringer.
4. Burde bygningsmassene på hele området åpnes opp til offentligheten, eller fortsette å være lukket og brukt kun av visse næringer?
5. Hvis området åpnes opp til offentligheten, kunne dette vært et sted du ville ha brukt/oppøst? Hvilke program ville vært mest tiltrekkende å ha hatt her?
6. Som bruker, hva har fungert godt og hva er det mest problematiske med bygget (rent arkitektonisk)?
7. Er det elementer eller områder (rom) av bygget som burde bevares/vedlikeholdes, eller kan noe av det rives/forbedres?
8. Etter at Mattilsynet og Veterinærhøgskolen flytter i 2020, hvilke fasiliteter burde de eksisterende byggene på Adamstuen/Lindern huse i fremtiden? Hva burde unngås å bli bygget?
9. I hvor stor grad Veterinærhøgskolen/Mattilsynet brukt de andre lokalene på tomten?
  - a. i svært stor grad
  - b. i stor grad
  - c. i middels/noen grad
  - d. i liten grad
  - e. i svært liten grad
10. Burde fremtidige fasiliteter, bygninger og lokaler samhandle mer eller mindre med hverandre? Hvorfor?

## QUALITATIVE ANALYSIS

## INTERVIEW ANSWERS

**Gender:** Woman  
**Who:** Local Resident

1. Jeg er på Adamstuen ca. en gang i måneden for å spise på restaurant.
2. Stor potensial, bra beliggenhet og kan bli et nexus.
3. Vi bor på St. Hanshaugen og mangler et svømmebasseng. Andre offentlige tilbud kan bidra til å skape en ny bykjerne og være positivt i forhold til byutvikling.
4. Åpnes opp
5. Jeg synes at det hadde vært synd om disse lokalene ble lukket. I tillegg er det viktig med gode grønne områder og den lille parken 'idioten' har stor potensial som lekeplass og fritidsområde!

**Gender:** Man  
**Who:** Local Resident and Architect (Hanshus Arkitekter, located along Thereses gate)

1. Jobber og bor her på Adamstuen/Lindern
2. At næringer ikke påvirker hva man synes. Mange vakre bygninger som definerer bydelen. Det skaper en tettstedsidentitet.
3. Hovedbygningen spesielt og parken foran kunne bli tatt i bruk og bli et nytt offentlig rom. God balanse mellom de ulike funksjonene. Viktig å se på den omliggende bebyggelsen i sammenheng med VHS. Liker godt hvordan man kan komme inn på tomten fra alle sider gjennom små intime inngangsportaler.
4. Transformasjon av bygningsmassen blir viktig hvis man skal åpne opp plassen, men fortsatt bevare noen av de eksisterende bygningene. Byen stanser ved Adamstuen. Vulkan er et eksempel der de har blandet både boliger i høyden og næring i et relativt lite område. På grunn av behov og etterspørsel har dette konseptet fungert godt. Man kan bygge tett, men da må det være på en god og riktig måte.
5. Skole eller et offentlig bad kan være en mulighet. Eller en 'matbutikk' som tilbyr noe mer spesielt enn de konvensjonelle funksjonene som allerede ligger i nærområdet.

**Gender:** Woman  
**Who:** Previous

Employee at the FSA

1. I de årene jeg arbeidet der (1998-2016) 5 dager i uken.
2. At det er et fint område med mye grønt som er skjermet for trafikk. Det er hyggelig å se hestene som går mye ute nedenfor gamle Lindern skole. Jeg tror det er mange som går der i helgene og de med barn ser på hestene.
3. Det er naturlig å bruke noe av området/bygningene til skole.
4. De bør åpnes opp og være tilgjengelige.
5. Uansett videre bruk av byggene mener jeg mye av grøntområdene bør beholdes og det bør legges til rette som park/rekreasjonsområde.
6. Bygget jeg har jobbet lengst i ble bygget tidlig på 90-tallet. Hjørnekontorene ut mot Ullevålsveien har en fin beliggenhet med utsikt helt til fjorden ned gjennom Thereses gate fra de øverste etasjene. Det er dårlig ventilasjon i bygget.
7. Av miljøhensyn bør man vel forsøke å utnytte byggene uten at for mange rives. De eldste byggene som hørte til Veterinærhøyskolen bør absolutt bevares. Hovedbygget på NVH er vel allerede fredet tror jeg. Området rundt hovedbygget til NVH bør beholdes åpent.
8. Bygget kan brukes både til boliger og kontorer i hvert fall. Det er et rent kontorbygg i dag.
9. Mattilsynet har leid seg inn i noen kontorer hos veterinærinstituttet de siste årene. Så pkt C er nærmest.
10. Det avhenger av hva man velger å bruke byggene til. En blanding av boliger, næring og servering sammen med skole vil kunne gi liv til området også utenom kontortiden. Noen av byggene henger sammen på en slik måte at det kan legges til rette for god samhandling. Man kan kanskje også tenke seg at det kan være noen dyr der i fremtiden. Det ligger jo til rette for det i noen av bygningene. Det er nærliggende å se for seg at det fortsatt er en dyreklinikk der.



## QUALITATIVE ANALYSIS

### INTERVIEW ANSWERS

**Gender:** Man  
**Who:** Statsbygg  
Employee

Mattilsynet er såpass nytt og konvensjonell i sin arkitektoniske løsning at det ikke trenger å rives eller transformeres i særlig grad. Man kan heller bruke lokalene til å fylle det med funksjoner som kan trekke folk inn.

Noen av byggene må uansett omreguleres, men per dags dato er byggene regulerte til offentlige formål. Kravet Statsbygg stiller er at en endring av byggene eller området må fortsatt tilpasse sine omgivelser. Ulike brukere vil tilpasse sitt bygg til sitt bruk, så det er ikke nødvendig å gå alt for langt ned i detaljer.

Beretningsmannskap og uttrykkningsformål er fortsatt viktig å tenke på når man skal re-designe området. Varme og infrastruktur er sammenvevd på hele tomten. Kjernesentralen er det tekniske anlegget som brukes. Dette bygget kan endres på, men da må man finne en ny løsning, eventuelt plassere det i et nytt bygg som kan ta for seg dette arbeidet.

Å legge noen premisser i oppgaven er viktig:

- i. Ikke overdøve hovedanlegget. Største høyder trekkes vekk fra hovedbygningen. Viktig å unngå å fragmentere tegl arkitekturen, samt å opprettholde sammenhengen.
- ii. Regulere til 'hensynssone bevaring' som vil si å enten tilbakeføre eller bevare som det er.
- iii. Du kan være fritt frem med materialbruken, bare det opprettholder visse kvaliteter av bygget, enten det er bruken, dens betydning i bybildet, eller arkitekturen.

*Characteristic tree between building 7 and 8.  
Photo taken by author.*



## QUALITATIVE ANALYSIS

## INTERVIEW ANSWERS

**Gender:** Man

**Who:** Valleløkka-Bolteløkka Resident's Association (RA)

The laboratories are important to reuse and maintain due to Ullevål Sykehus wanting to rent these rooms in the near future. The Residence Association wishes for a connected building structure where the buildings are not fragmented and work independently from one another. The green area in the north should be kept as it is or improved where housing should only be placed on the northern periphery, close to Ring 2. By doing so, existing neighboring houses will maintain sunlight during the afternoon/evening. The park should also be big enough to be understood as a public park rather than a private one just for the residents of that area.

The RA received support from the District Committee that the northern area should be kept as a 'park' and should be open for everyone. To compensate, the southern area in which the institutional buildings are situated can be densified with taller buildings as well. They do not wish to see this property becoming solely a residential area with housing, but rather a dynamic and vibrant center.

An option they backed was the idea of opening up the wings from the Main building out towards the center area. This could create a stronger link between the middle of the property and the existing listed building. To generate vibrancy within this area, it is vital that the first floors have functions such as cafés, library or multipurpose halls. There should also be some sort of hierarchy when it comes to the facilities ranging from public to private but also in regard to degree of competency. For example, Baratt Due wishes to rent some of the rooms due to lack of space at their current location. Furthermore, it would be nice to have meeting places or event halls that

could be rented out by different people (the elderly, children, theater programs etc.) There is also the possibility of a new school to be developed in the area, however this program should be implemented with the rest of the functions, rather than working autonomously thereby creating another barrier between private and public use. A town center where the District Administration can have their main office would be a viable option. The Education Agency has also said that a program such as a 'Flexible School' could be interesting to instate on the site. This could be a place where activities and other functions can happen after school hours but directed by the school itself.

The architecture: The site should be accessible from every side especially from the north and the southwest. However, this should not be done by placing a new road in between the northern and southern area that functions as a recce. Instead, it should be a pedestrian path in which people from different neighborhoods can wonder in to either areas. In regard to parking and car use, there should be sufficient space for this but should not be the main priority. The elderly and families with children still need to use this mode of transport, and emergency vehicles will need access to this area as well. There should be no high-rise buildings to the east as this will diminish the amount of light that neighboring tenements receive.

The area and properties are registered under U5 in the zoning plan which means that they can be used for common public use, while the rest is zoned as housing development.



## INTERVIEW SYNOPSIS

The informational gathered from the interviews gave me a brief insight in what the local community think and feel about a potential urban development. It is clear that people who have a strong affiliation with the site - for instance former or current employees, or the Residents Association, have a stronger desire to see the historical buildings be reused and transformed. Introducing functions that can bring the nearby communities together, or strengthening the site's image as a whole was important to them.

People who had a more distant relationship with the site - shop owners along the main street or neighboring residents, were more prone to voicing their concerns about the amount of facilities currently lacking in the district. Their responses were often based on personal need or gain. For instance, boutique store owners did not wish to see more commercial names coming in, as this would diminish their foothold and image in the existing streetscape. People in the midst of starting- or growing a family, were wishing for more child-friendly activities, green outdoor areas and varied housing options.

With this feedback, I have tried to develop an urban plan that merges real pragmatic need, in the form of new-builds, with the approach of preservation through transformation and reuse of the existing buildings.