

# FROM UNIVERSITY CAMPUS TO A DIVERSE CITY HUB

PRESENTATION  
PROJECT PROPOSAL



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The project, *From University Campus to Diverse City Hub*, proposes a new urban plan, transforming the existing *Norwegian School of Veterinary Science*, located at Adamstuen, Oslo.

Through urban planning theory with regards to movement and circulation, building programs and typologies, and scale and orientation, the project will discuss: *How can the existing Norwegian School of Veterinary Science at Adamstuen, be developed into a new, dynamic and diverse city hub, without compromising the site's architectural and historical values?*

The site will be adapted to suit future needs, by creating a denser urban structure with new buildings, streets, public squares, and gardens.

Creating a balance, where the site's existing architecture can coexist with new-builds, is therefore paramount. Melding these will allow for greater diversity - anchored both in history and the future.

*Alexander S. Andresen*

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Working on *From University Campus to a Diverse City Hub* this past semester, has been quite a journey. The amount of hours spent solely on one project has been, at times, overwhelming and frustrating. *Is my concept strong enough or are my ideas being conveyed clearly enough?*, are questions I have asked myself numerous times throughout this period. Thankfully, I have had friends, family and professors who helped guide me when I needed it the most. Their support and feedback on my project has been invaluable. Now at the end of my Masters in Architecture degree, I can say that this milestone in my student career has truly been rewarding and unforgettable.

I would like to give a special thanks to my supervisor and professor, **Dag Kittang**, for being available every week to critique and discuss my work. Your comments, concerns, and positive attitude about my project helped challenge me to think outside the box and to improve the overall result. Your guidance is greatly appreciated.

Another important person who I want to thank is, **Øivind Skøien**, from Statsbygg. Your involvement and expertise regarding the existing buildings and the future of the site, is one of the reasons why I chose it as my final project. Furthermore, supplying me with photos, feasibility studies, and architectural drawings of the buildings, was extremely generous and kind.

Other notable people who I want to thank are:

Markus Schwai - Professor - Department of Architecture and Planning

Andreas G. Gjertsen - Associate Professor - Department of Architecture and Technology

Marius Hauland Næss - Architect - Oslo Allmennboliglab

Sigurd Strøm Nørsterud - Architect - Oslo Allmennboliglab

Oslo is in the midst of a rapid development where many of its districts are being transformed into a denser urban landscape. In the process, many of the city's existing buildings are left unused, in favor of building new. However, many of these older structures have both cultural and architectural qualities and values that are important to preserve.

*The Norwegian School of Veterinary Science*, located at Adamstuen, Oslo, is an example of this. *Statsbygg*, the previous owners have decided to sell the property, where parts have the building mass could be sold to Oslo Municipality or other potential buyers. *How will this landscape change, and what will happen to the existing buildings?* is one of the questions making this site fascinating and inspiring to work with. The uncertainty regarding the site's future opens up for many design alternatives that will no doubt impact the existing architecture, and also the current and future inhabitants in this district. I have chosen to call my alternative, *From University Campus to Diverse City Hub*.

Due to the nature of the project, I have chosen a thematic presentation. The first section consists of socio-geographical maps, depicting new building typologies, spatial arrangements and circulation patterns. Secondly, the overall ground floor plan and respective perspectives and sections will be shown. A selection of plans, of both new and existing buildings, highlighting their programs will conclude the presentation.



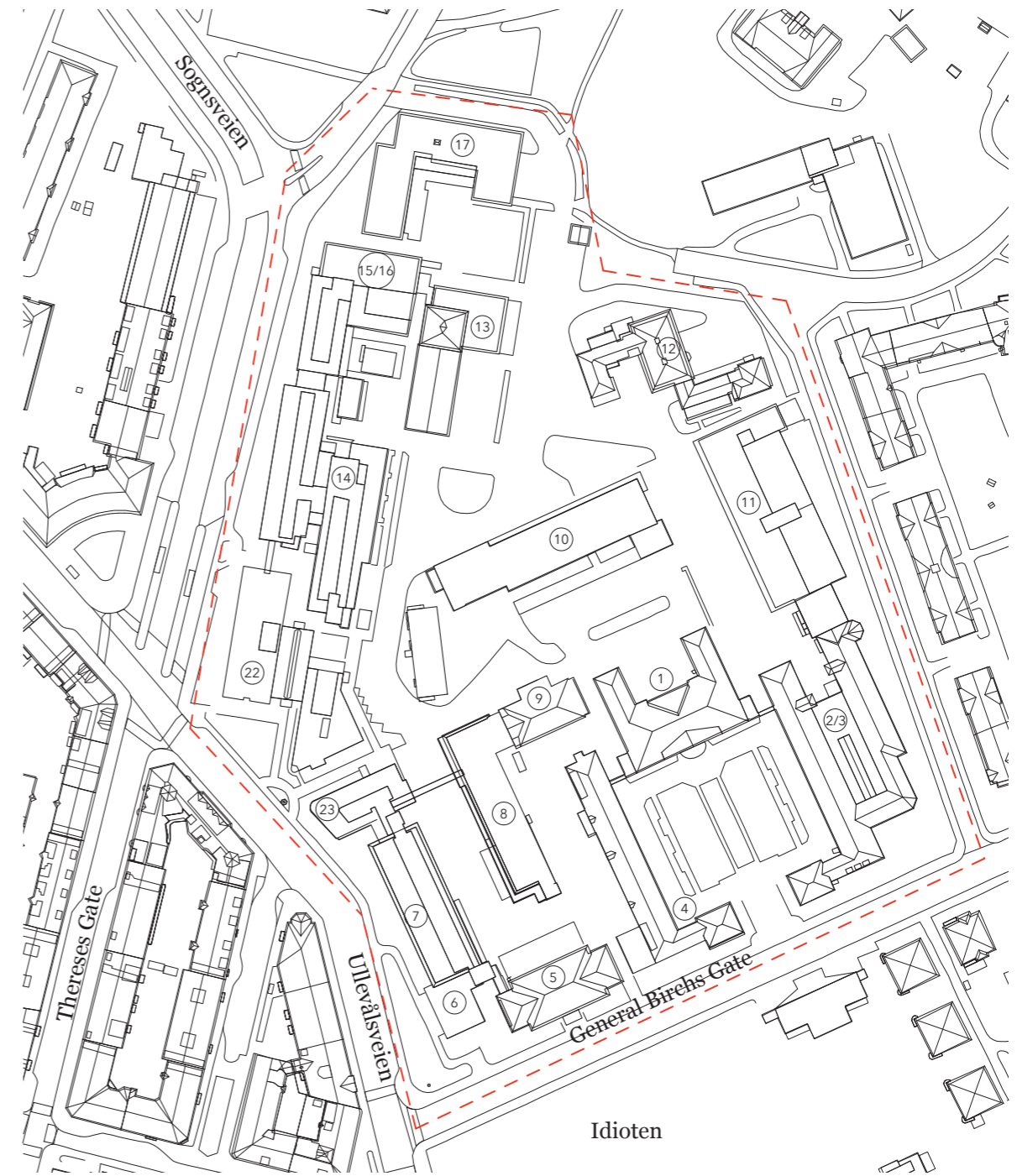
Today, the site is composed of buildings from the 1900s, with the architecture of the University, clearly purpose-built. The facilities and functions are spread across the site, and are mainly used by students, staff and office workers. Because the buildings are placed around the site's periphery, they ultimately create a physical barrier between the site itself, and the neighborhood around. If this site is to become a bustling hub in the future, the relationship between these two must be strengthened and improved.

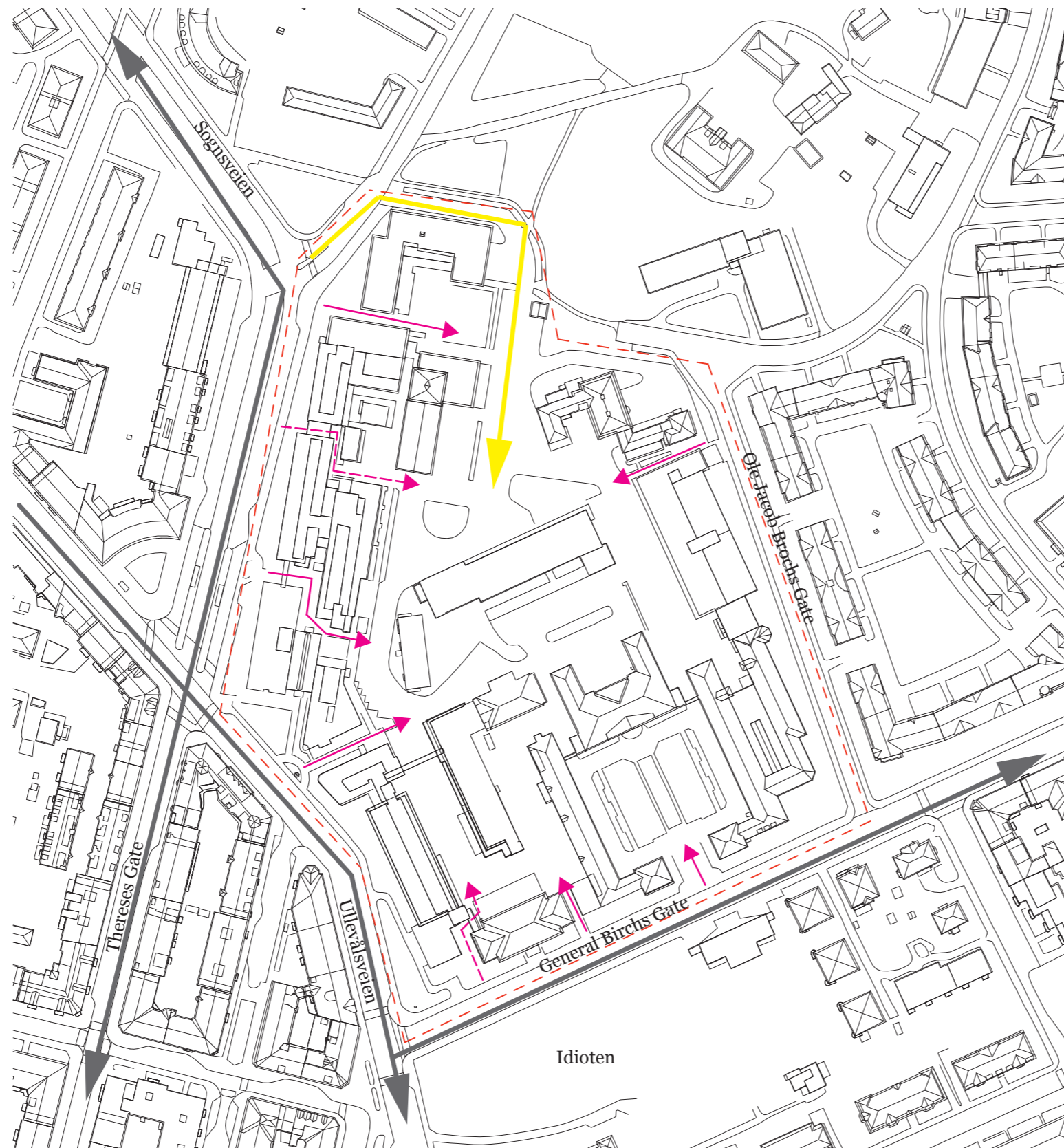
The following two site plans depict the current situation - one with the list of the existing buildings, and the other map showing entry routes. The other thematic maps present how my new proposal reacts to the former, and discuss the ways in which my interventions help activate the new site.

### Building Names

- |                        |                                    |
|------------------------|------------------------------------|
| 1. Main Building       | 11. Animal Clinic                  |
| 2/3. Surgical Clinic   | 12. Internal Medicine / Dog Clinic |
| 4. Medical Clinic      | 13. Reproduction Building          |
| 5. Administration      | 14. FBF-Building                   |
| 6. Laboratory Building | 15/16. Pharmacology                |
| 7. Laboratory Building | 17. Welfare Building               |
| 8. Fiskebygget         | 22. Community Building             |
| 9. Pathology Building  | 23. EEA-Building                   |
| 10. Boilerhouse        |                                    |

--- Chosen Site Boundary










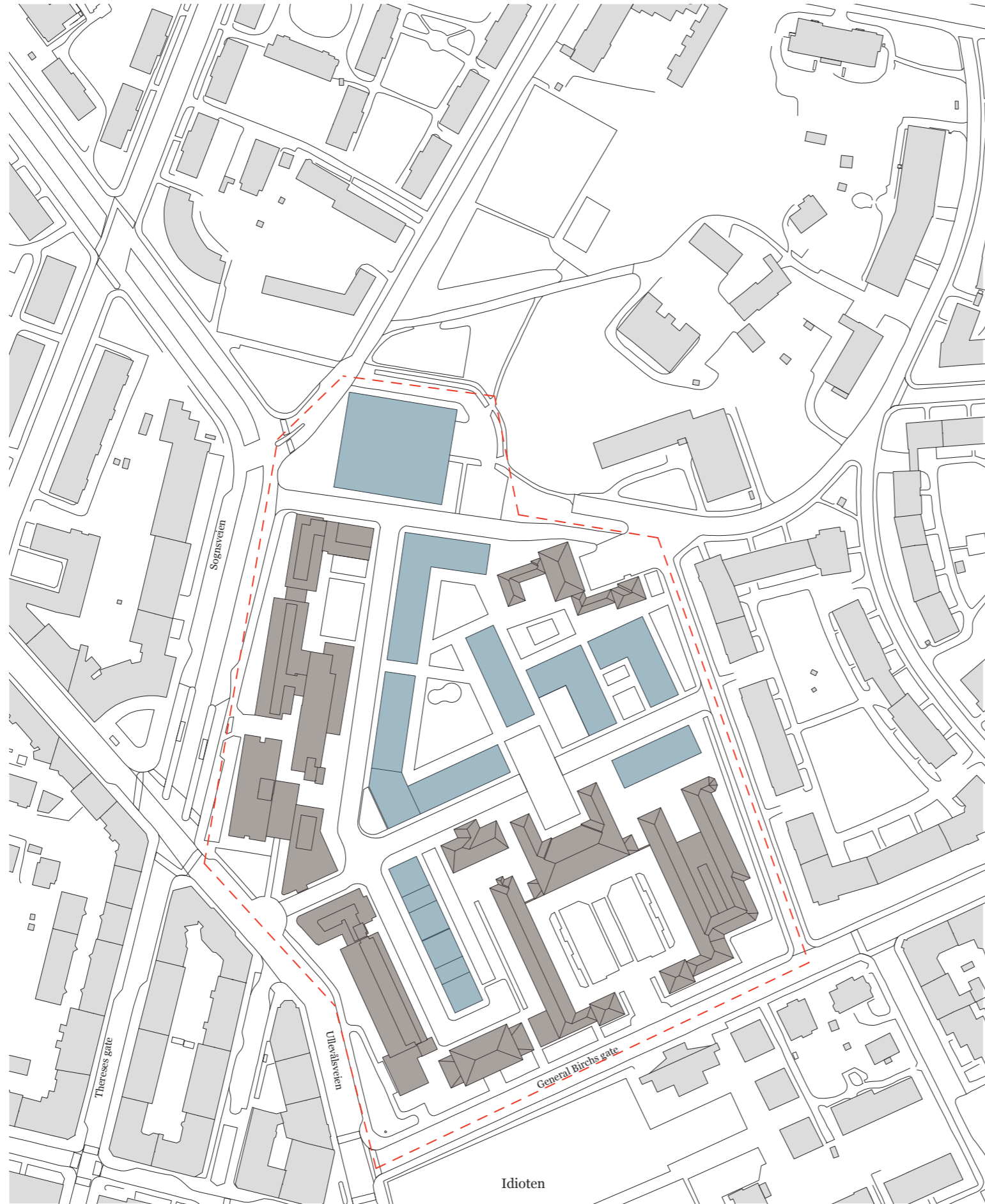
The main access by car and other larger vehicles is through the north entrance. There is a side entrance for vehicles in the south between the Administration Building (no.5) and the Medical Building (no.4), however this is mainly used by staff and office workers.

The main entrances are also located at points that have no direct connection with the main roads, Sognsveien, Thereses gate, and Ullevålsveien. Although there are no formal restrictions to the site for other pedestrians, the site ultimately feels enclosed and unwelcoming.

There are other smaller paths that lead into the site, but due to the buildings' organization - quite compact, the access points become less defined, thereby making them difficult to find.

Legend




-  Main Roads
-  Main Access
-  Outdoor Entrances
-  Possible Entrances
-  Chosen Site Boundary



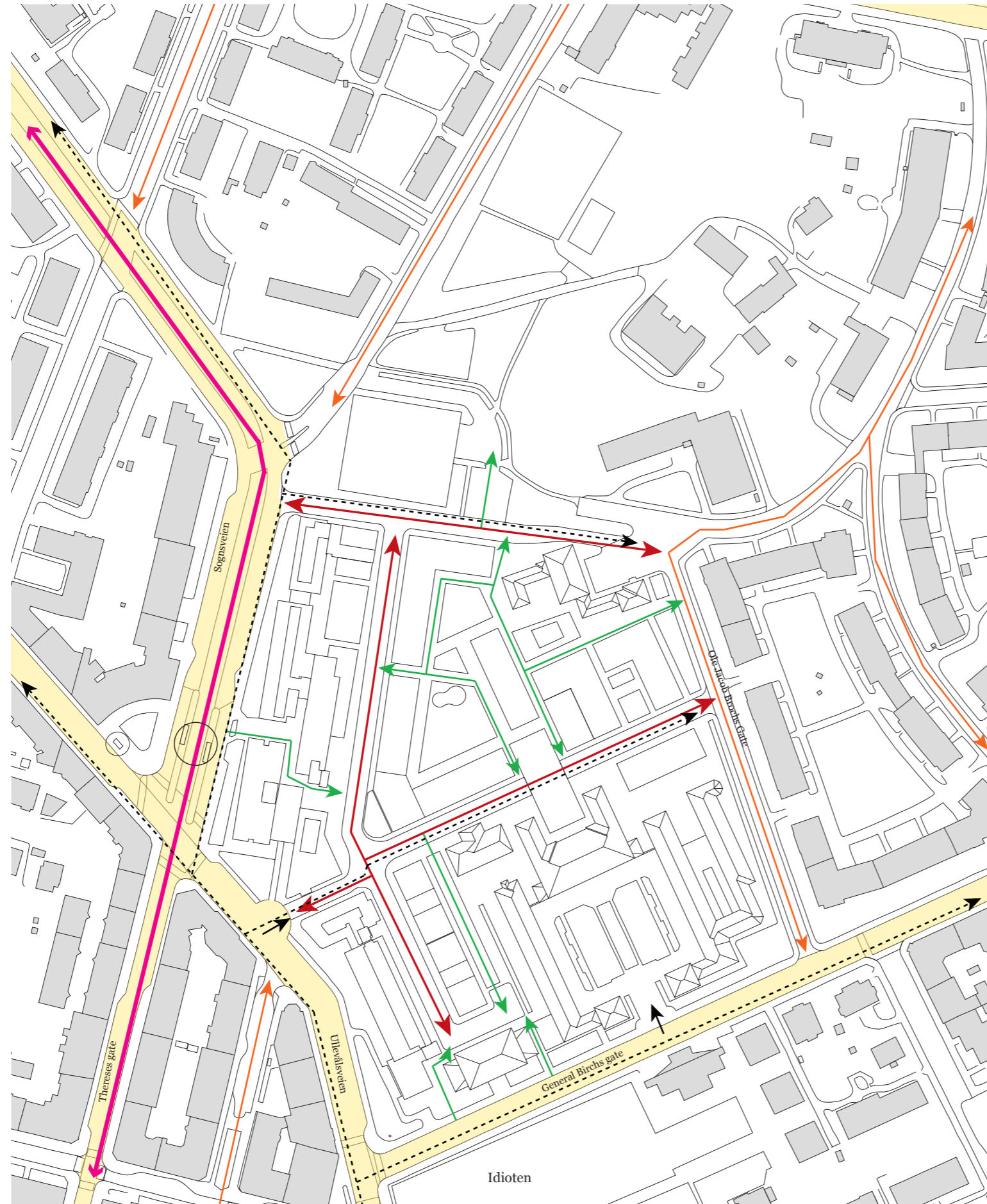
My proposal, the *Diverse City Hub*, merges both existing and new building structures, by transforming the site into a denser area with new and various building typologies.

The overall plan and organization is developed through specific interventions, that will be discussed in greater detail next to each thematic map.

Legend

-  New Building Construction
-  Existing Buildings
-  Chosen Site Boundary



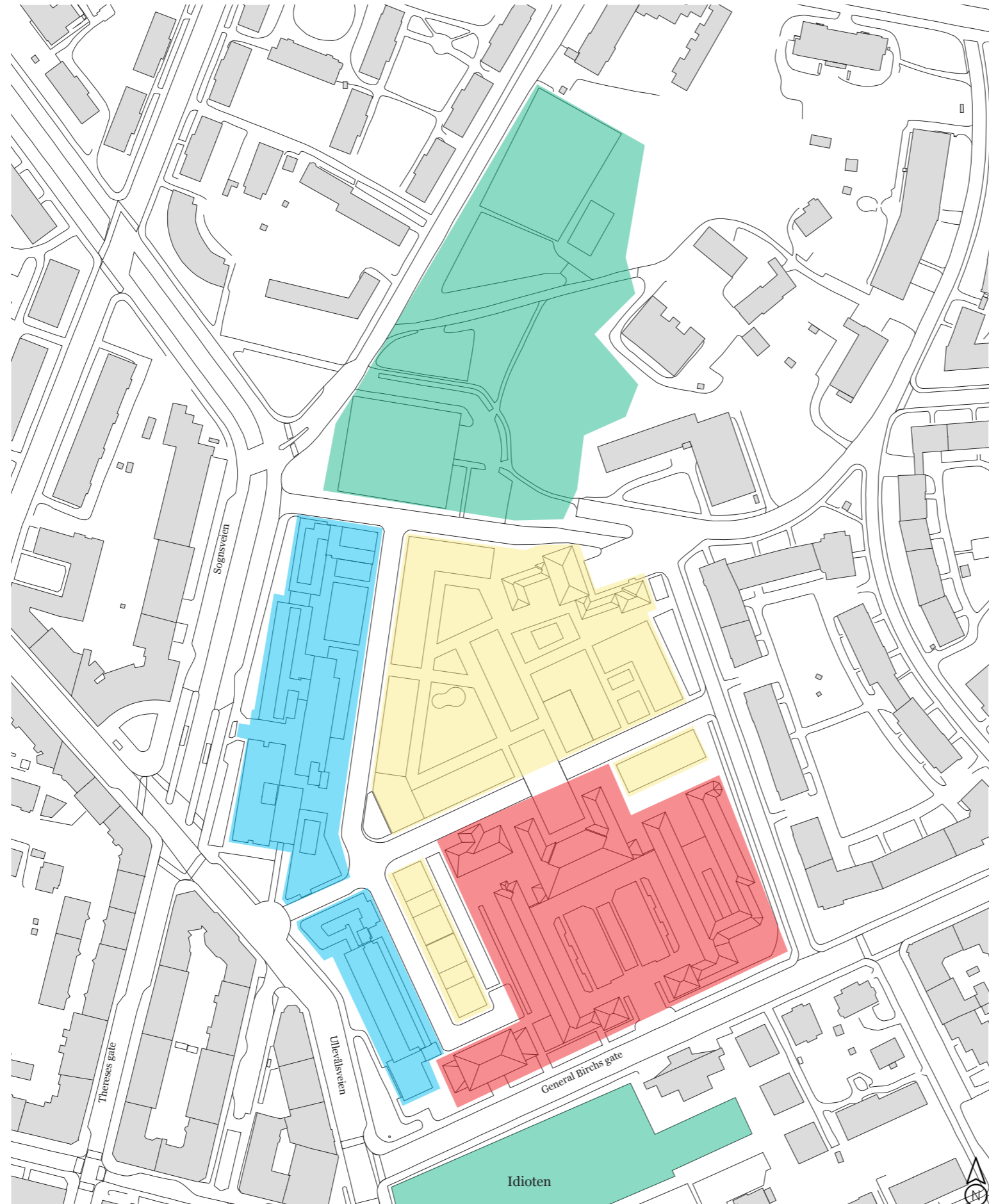


My plan proposes the development of three new streets that will help link the congested roads and neighboring area, to the *Diverse City Hub*. One central street will cut horizontally through, from *Ullevålsveien* leading to *Ole Jacob Brochs Gate* in the east. The other main axis runs vertically on the west side, creating sub-divisions between the existing- and new building masses. These two are the most public streets on site. A tertiary street divides the park in the north, with site's denser urban landscape.

I have kept some of the existing side entrances, but opened them to be in direct connection with the main streets. Other paths have been formed in conjunction with the new apartment buildings.

Legend

- Congested Roads
- New Streets
- Existing Streets
- Walkways
- Tram Line 17 and 18
- Bike Lane
- Main Entrance
- Bus and Tram Stop



The *Urban City Hub* is defined by its distinct sub-areas, that offer various functions.

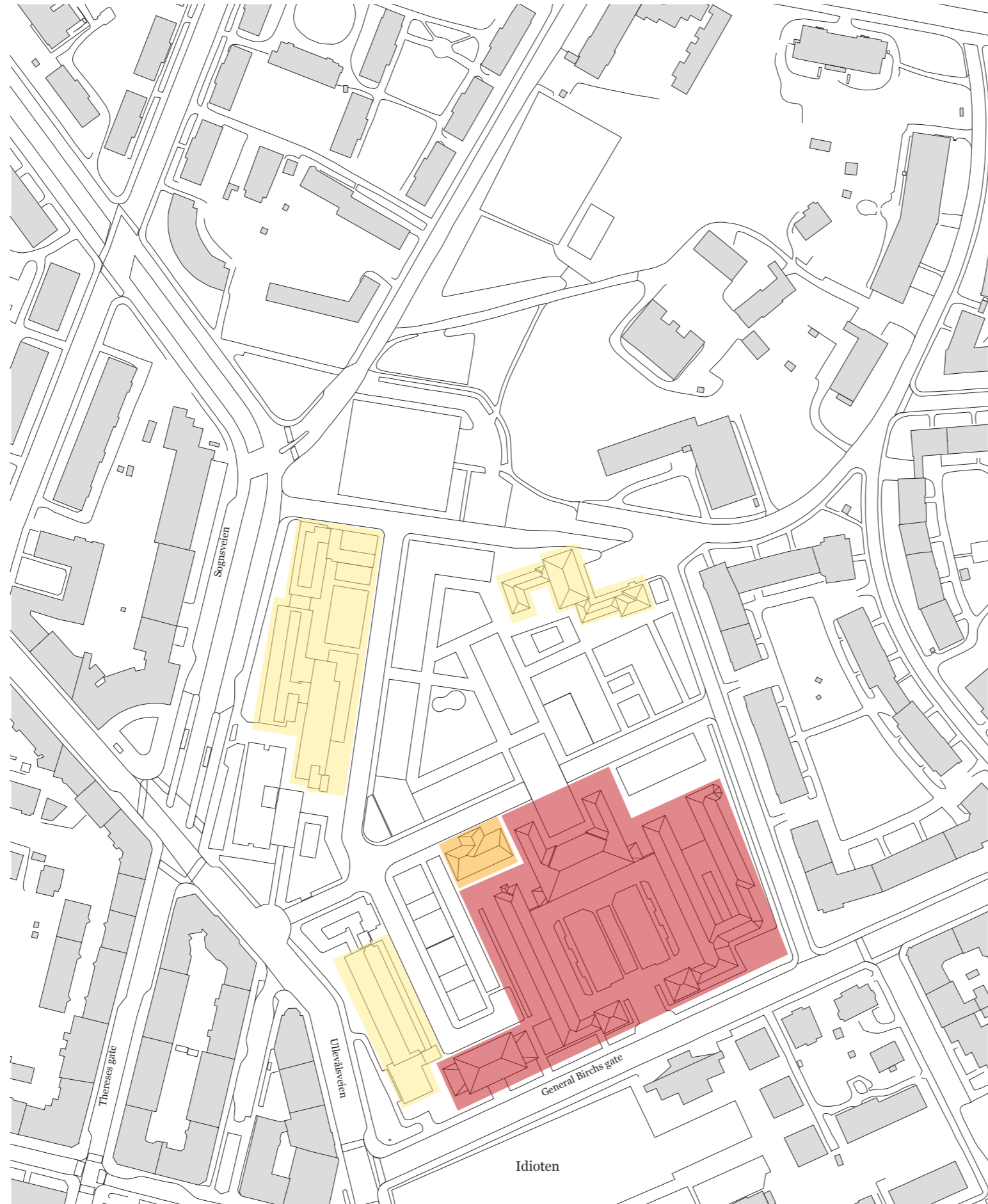
The 1970s, brick, office buildings will still function as offices and commerce, because they are in good shape technically. The architecture also has a value which is important to preserve.

A major transformation is given to the oldest buildings. The buildings already have a strong visual significance in the existing urban landscape, but the functions are currently tied to the university. To make these protected buildings more appealing to future users, I have made them more publicly accessible by placing cultural activities inside.

The area in the middle will no longer be occupied by parking spaces, but transformed into a new residential area, with different apartment types and joint gardens.




Legend

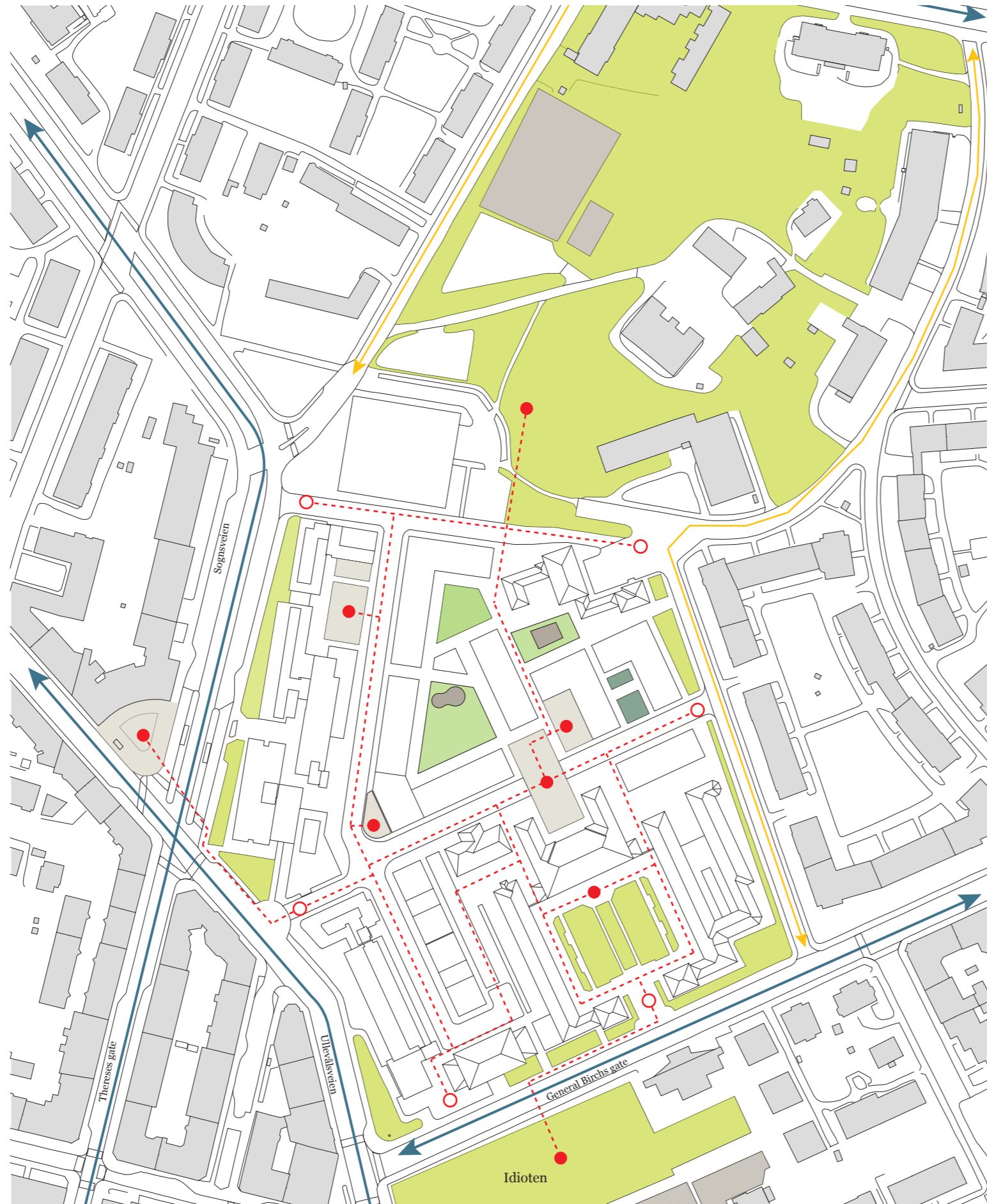
- Culture
- Housing and Restaurants
- Offices and Commerce
- Sports and Outdoor Leisure



Part of my project tackles the question of *how to reuse existing buildings while undergoing an urban development?*. The map depicts the existing buildings that will still be on the *Cultural Heritage Office's 'Yellow List'*. I chose to preserve these due to their cultural and architectural value. Other buildings that were not on their list and that had the potential of a building transformation, have been altered or demolished.

Legend

-  Protected in accordance with the Cultural Heritage Act
-  Protected in accordance with the Planning and Building Act
-  Municipally Listed



New public squares have been formed in my urban plan. The main square in the middle of the site is an important space that acts as the bridging element between the cultural and residential area. It also becomes a resting space for anyone who comes to and from work, public transport links, or home. Furthermore, It serves as a meeting place for the whole neighborhood, where they can gather for special events.

The minor squares operate in the same manner, however they are placed in a location that are closer to offices and stores.

The *Diverse City Hub* invites greenery to be reintroduced and re-entered into the site. Small pockets of private and semi-public gardens will substitute the large heavy amount of asphalt and parking that the existing urban floor is defined by.

To balance the density of the new plan, the area to the north of the site will become a public park where outdoor activity and sports can flourish.

Legend

- Public Square
- Public Park
- Semi Public Garden
- Private Garden
- Recreation Space
- Outdoor Restaurant Seating
- Distinctive Street Environments
- Destination Points

The ground floor plan becomes the most important drawing in my project, because it shows the relationship between the exterior and interior spaces, and how people can use these spaces. A holistic approach, where the functions, architecture and spaces must work together to create synergy, is what I have tried to convey in my drawings.

The programs have been placed in accordance to the new circulation, and by degree of accessibility. Buildings that house public functions such as cafés, restaurants, and commerce have been placed along the main axes and squares, with flats starting on the first floor. Apartment buildings that offer ground floor flats have a terraces in front of the entrances that function as a buffer-zone.

The interiors of the office buildings have become streamlined, with more open office landscapes and fewer capsule rooms. This new layout allows for companies of different sizes to rent and design the space according to their specific need. These buildings are semi-private, however there is the possibility of starting co-working spaces which would allow sole proprietorships to work there.

There is also a lack of student housing in the area of Adamstuen, Lindern and Bislett. Many of the buildings that are run by SiO (Student Accommodation in Oslo) are worn down, small and lack communal facilities. I have based my design off of typical British and American student housing schemes, where the ground floor is semi-public, consisting of common rooms, a reception, and storage and washing facilities. I want to give them spaces where they can form a sense of unity, not only within the building, but also throughout the site.

Legend

-  Grocery Store
-  Offices
-  Restaurants and Cafes
-  Commerce / Shops
-  Apartments
-  Community Center
-  Student Housing
-  Cultural Center



GROUND FLOOR PLAN

SCALE 1:500





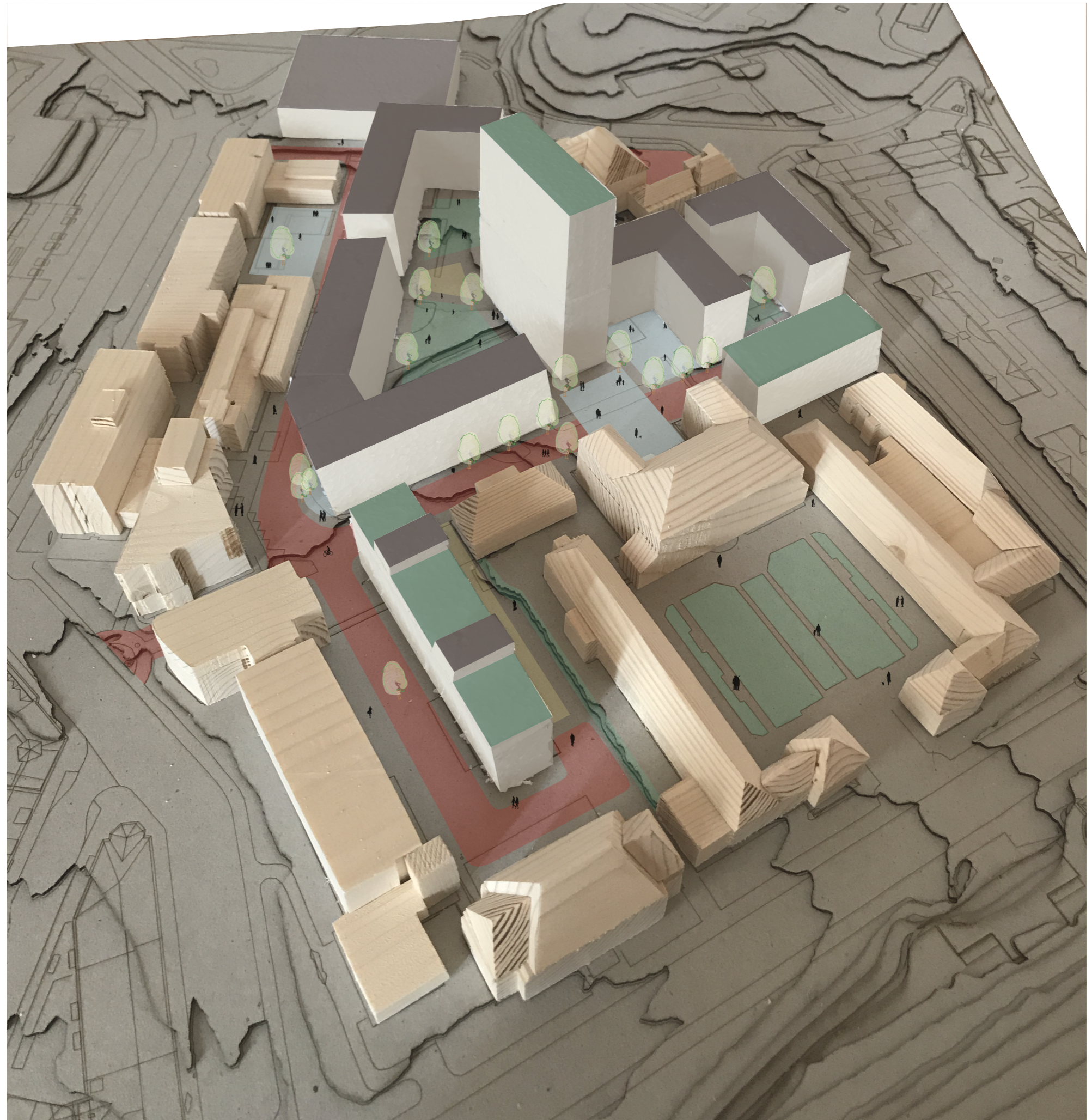


The semi-public garden in the middle of the site, becomes a green lung where children can come out to play, a place where the elderly can sit and rest, and for parents and young-adults to socialize. It is withdrawn from the main streets and squares making it a small oasis in a dense urban landscape.









The perspective collage depicts the new *City Hub*. Reacting to the existing building typology, the new proposal nestles in to the urban landscape, creating a denser 'city' atmosphere with new squares and streets. The apartment tower becomes a new landmark without overpowering the historical buildings.

## PROPOSAL

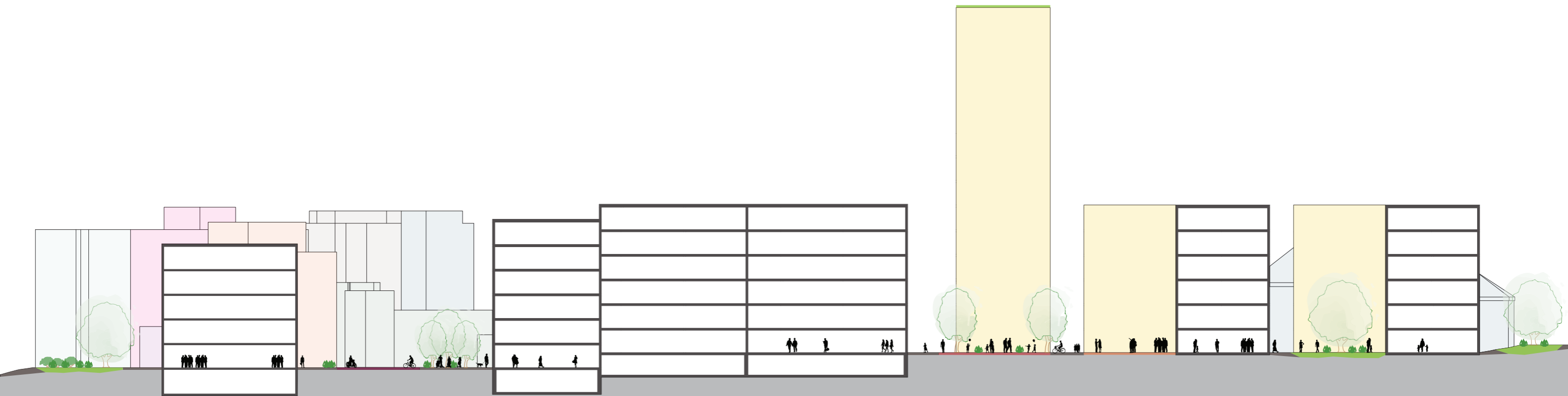
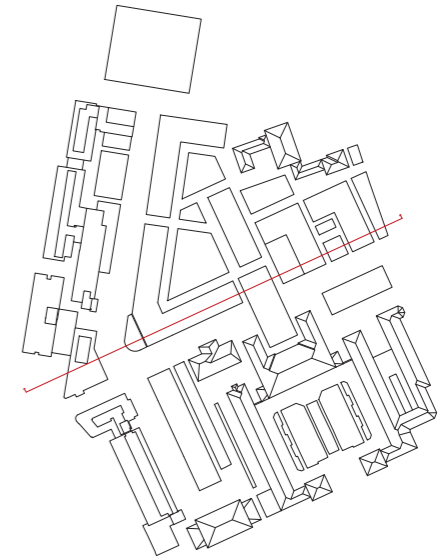
### SITE SECTION A-A

The site section shows the relationship between the existing and new building volumes. The taller apartment tower becomes a dominating feature at the site, in comparison to the other structures. It acts as a new landmark and a backdrop of the main square.

The streets are transformed from parking spots to open boulevards that people, bikes and the occasional car, can roam free in.

Greenery has also made its way through the site. Trees and gardens help break up the compactness that the new buildings create.

SCALE 1:500



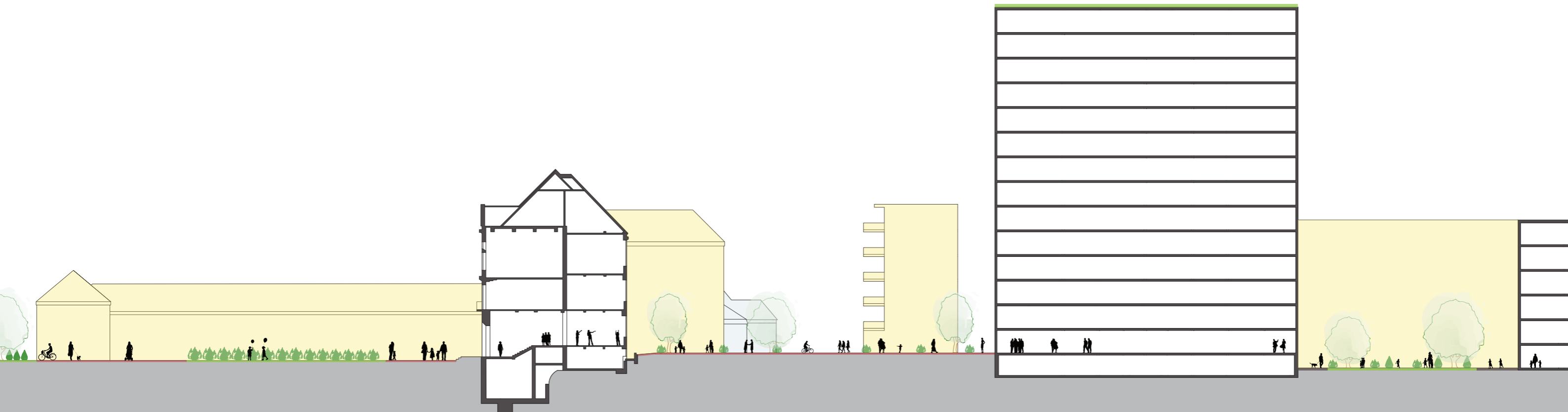
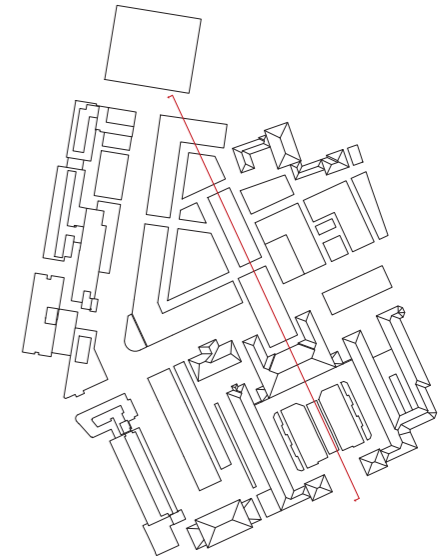
## PROPOSAL

## SITE SECTION B-B

By inserting a new central square between the library building and the apartment tower, the once gloomy parking lot, becomes a vibrant and active space.

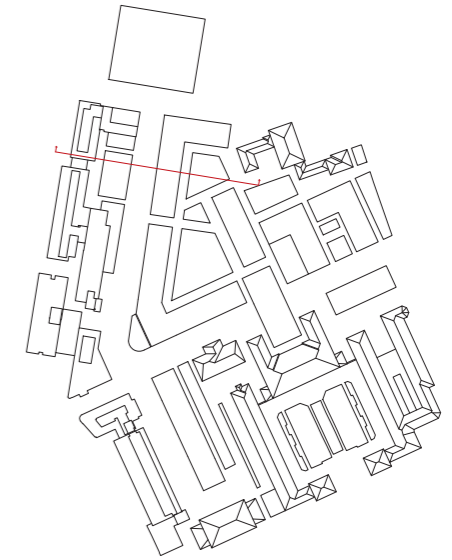
Although the apartment tower becomes a landmark due to its size, the oldest buildings still retain their cultural presence. Their unique architectural style sets them apart, even when located in a sea of new-builds.

SCALE 1:500



By placing of a second public square along one of the main streets, in conjunction with office facilities, a restaurant and commerce, creates a fluidity in movement from one side of the street to the other. The square operates as a beacon - a space that draws people in, and where they can come to watch, eat, rest, and converse.

To contrast this atmosphere, the garden connected to the apartment building, becomes a quite and private sanctuary for the building's residents.



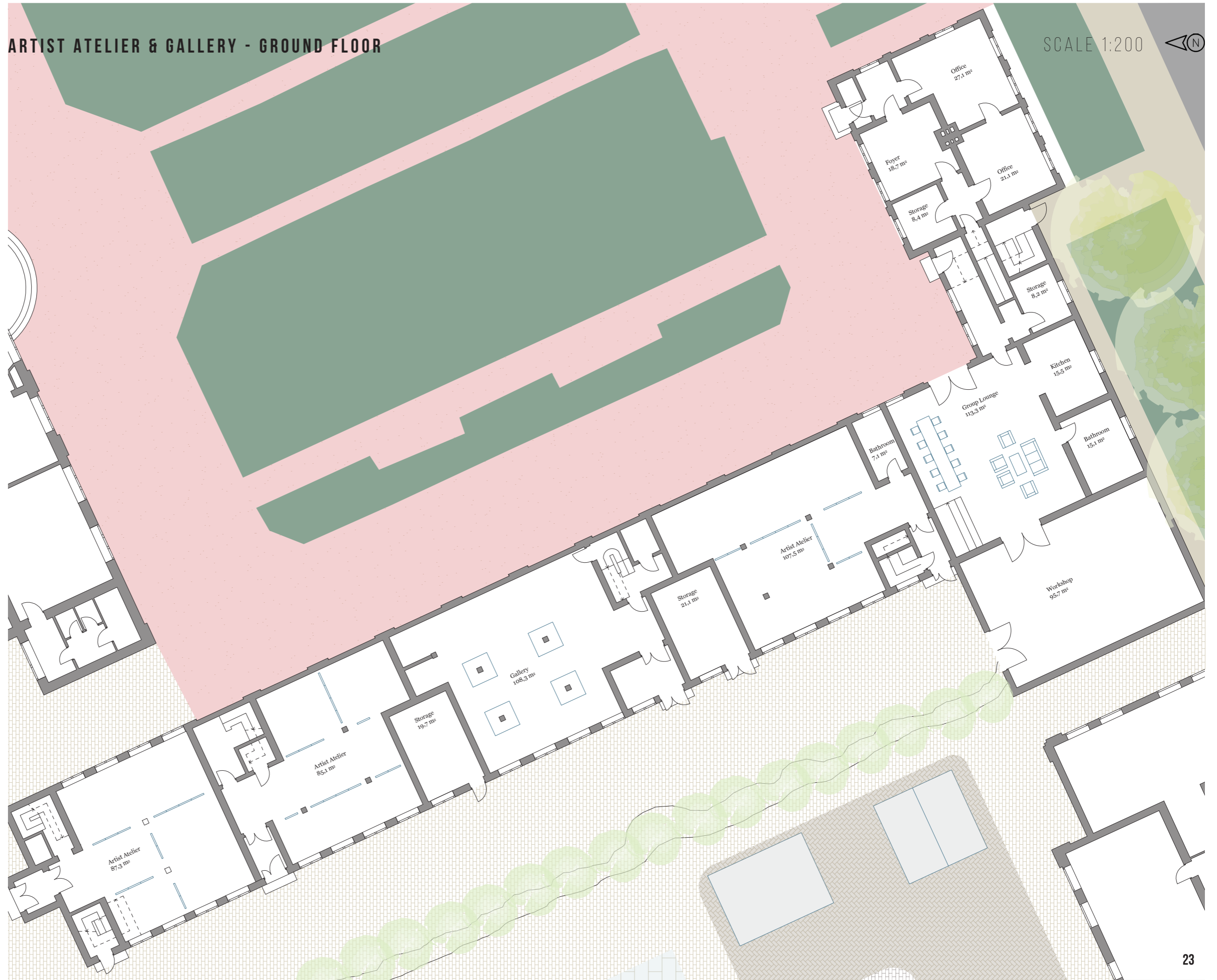
CULTURAL CENTER - GROUND FLOOR





ARTIST ATELIER & GALLERY - GROUND FLOOR

SCALE 1:200



CULTURAL WORKSHOPS - GROUND FLOOR

The buildings that house cultural functions, are the most public buildings on site. They also have a conservation status of ‘protected’, making drastic changes to either the exterior or interior difficult to implement.

The Main Building will become a *Cultural Center* consisting of a smaller library branch of the *Deichmanske Library*, banquet halls, rehearsal spaces and auditoriums. These rooms can be rented out for events such as weddings, concerts and theater performances. Only non-bearing walls, that do not destroy or take away the building’s historical and architectural values, will be removed to allow for these larger spaces to be formed.

The old *medical clinic* will be transformed into ateliers that students, artists or art enthusiast can rent for a certain period of time. A shared gallery space will be used to exhibit either their own works or art by other artists.

A last building, that makes up the cultural area, will house different artistic classes and workshops. The activities include: pottery, drawing, painting, photography and digital design courses. The room in the center will be as an exhibition space or performance space, with a café adjacent to it.

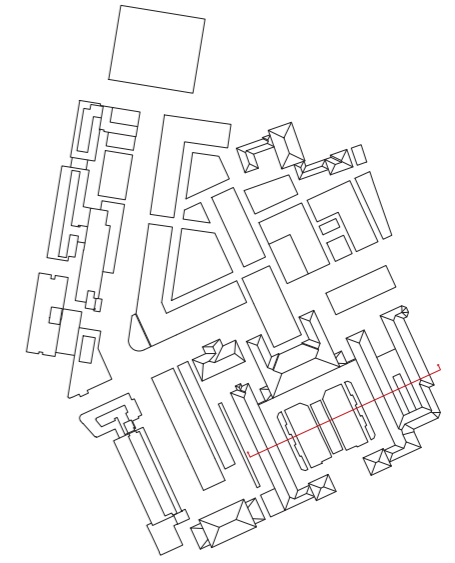
The different activities available in the cultural area, are open both during the day and during the evening. This allows for the buildings to be more commonly used, not only by the site’s residents, but also for people from other districts around the city.

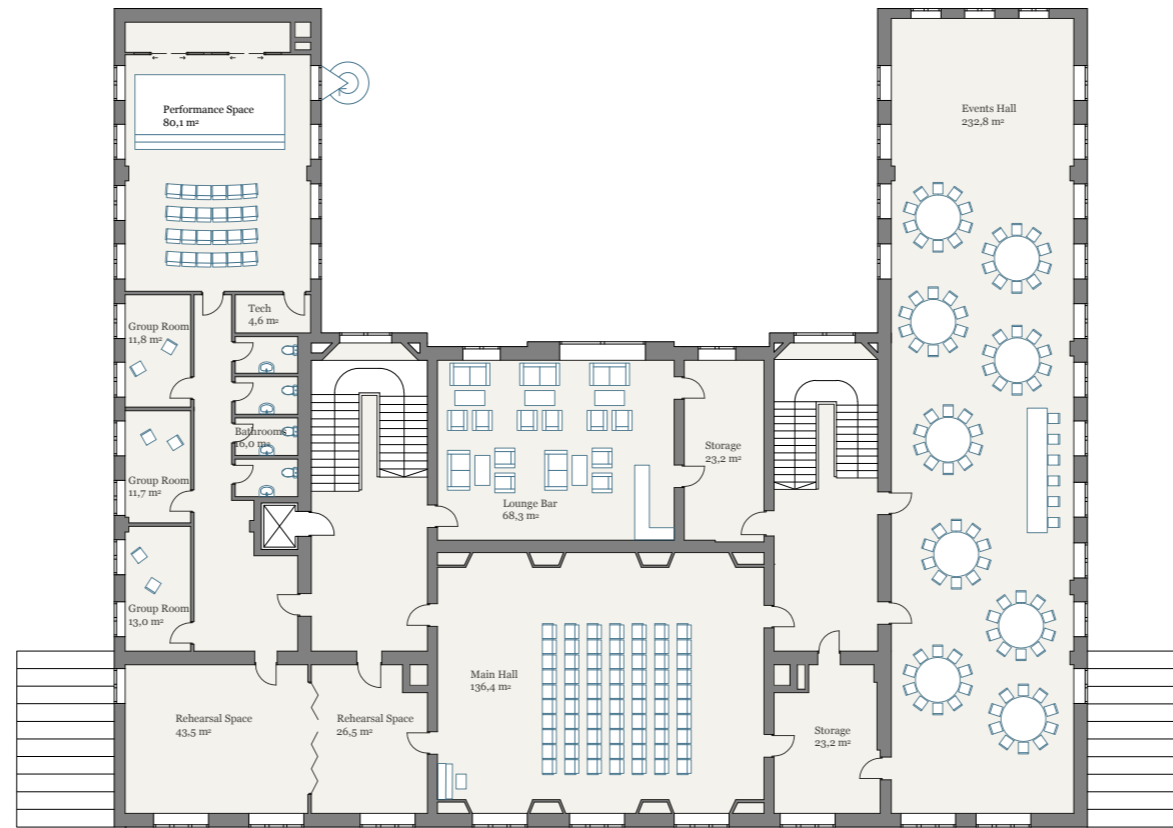




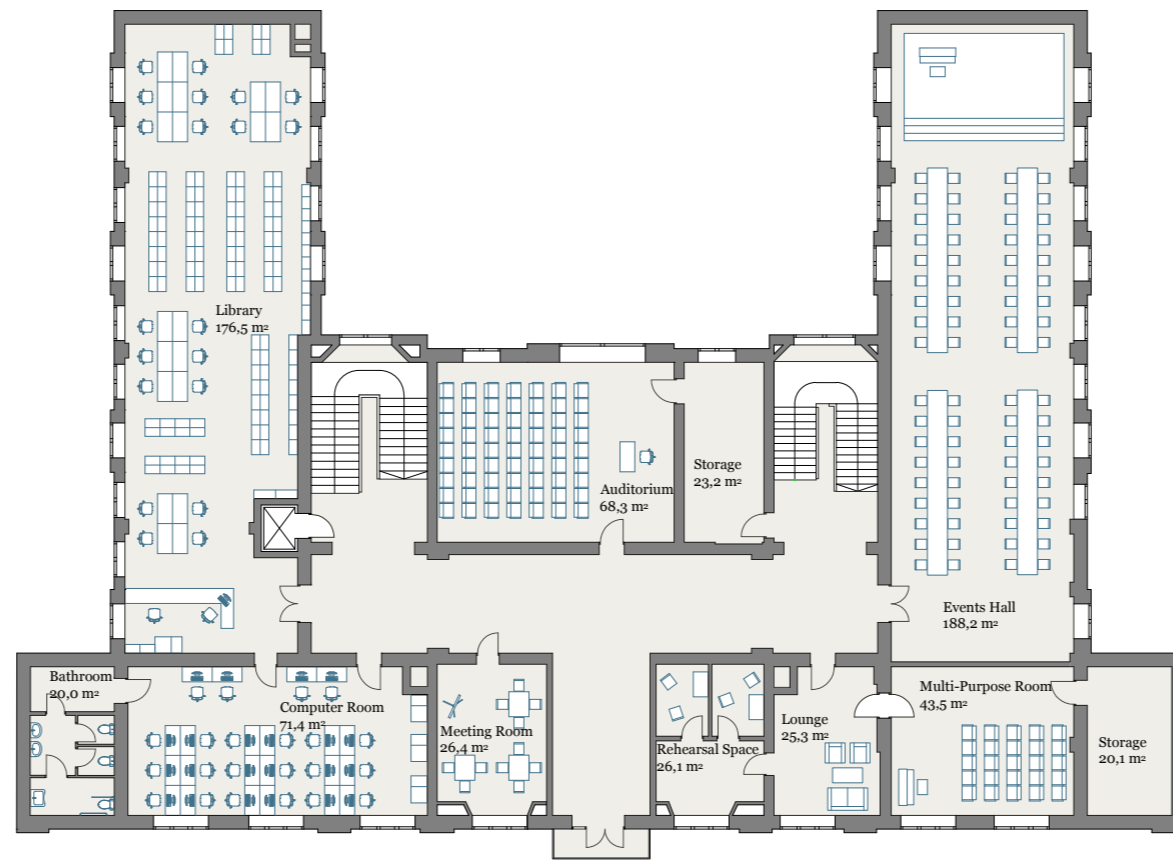
The section shows how the existing surgical and medical clinics can be transformed into artist ateliers, workshops and café, all part the new *Cultural Center*.

The protected garden can function as a *sculpture garden* where art that is made either on- or off site, can be shown. By implementing more public functions within these buildings and adjacent garden, helps activate the whole space.





SECOND FLOOR



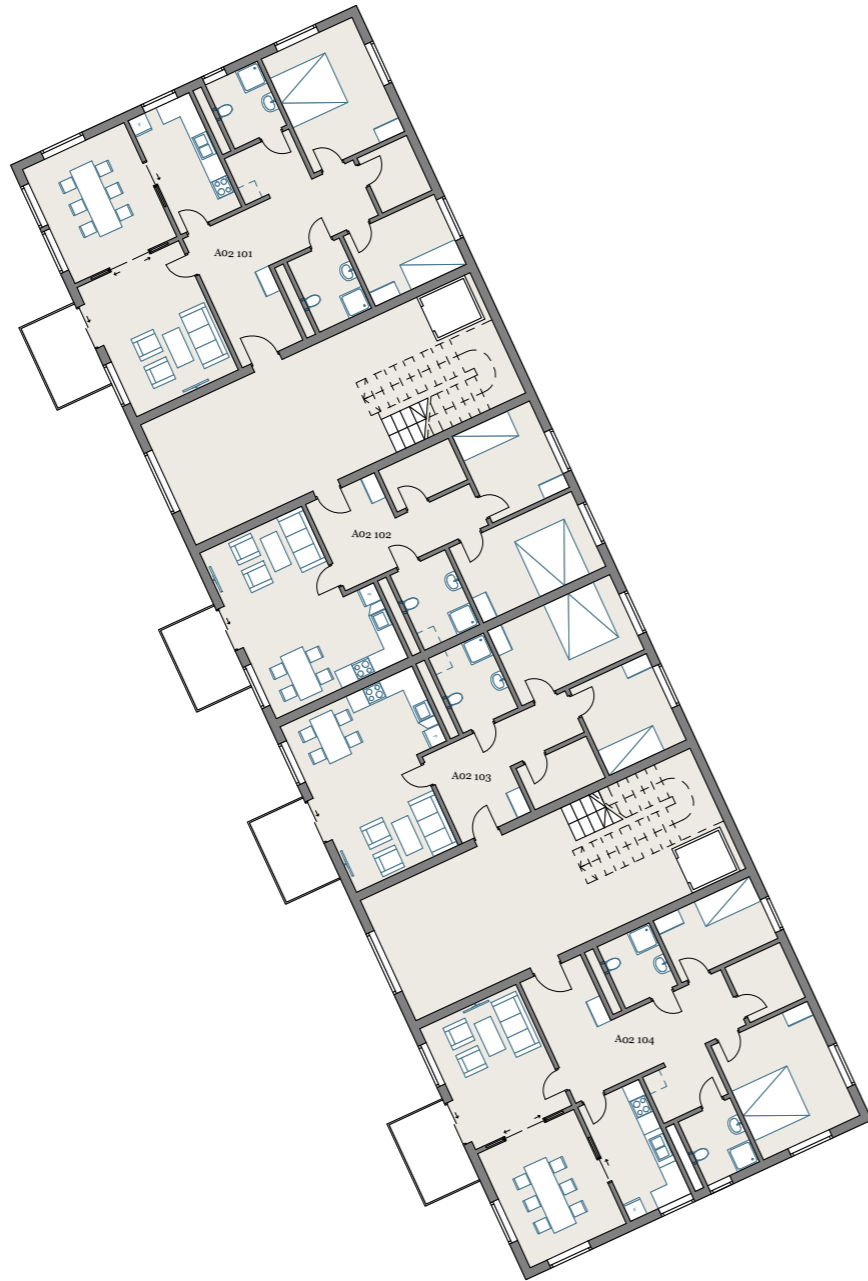
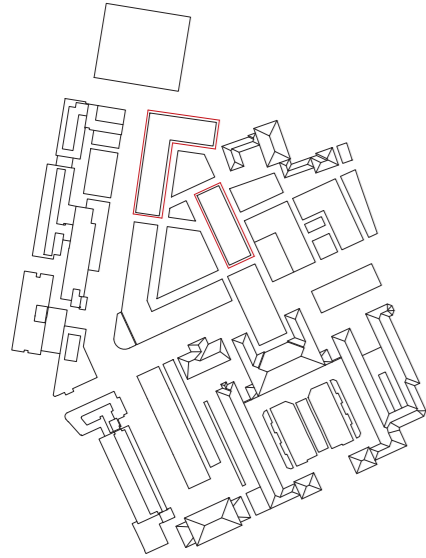
FIRST FLOOR

The functions located on the upper floors of the *Cultural Center* are placed systematically and in accordance to noise levels and degree of accessibility. The library, computer labs and rehearsal spaces - rooms that will be used more often, are placed in the western wing. The banquet and events hall, and multi-purpose rooms are located in the eastern wing. The existing auditoriums are kept the same, except on the second floor where one of them has been replaced by a lounge bar.

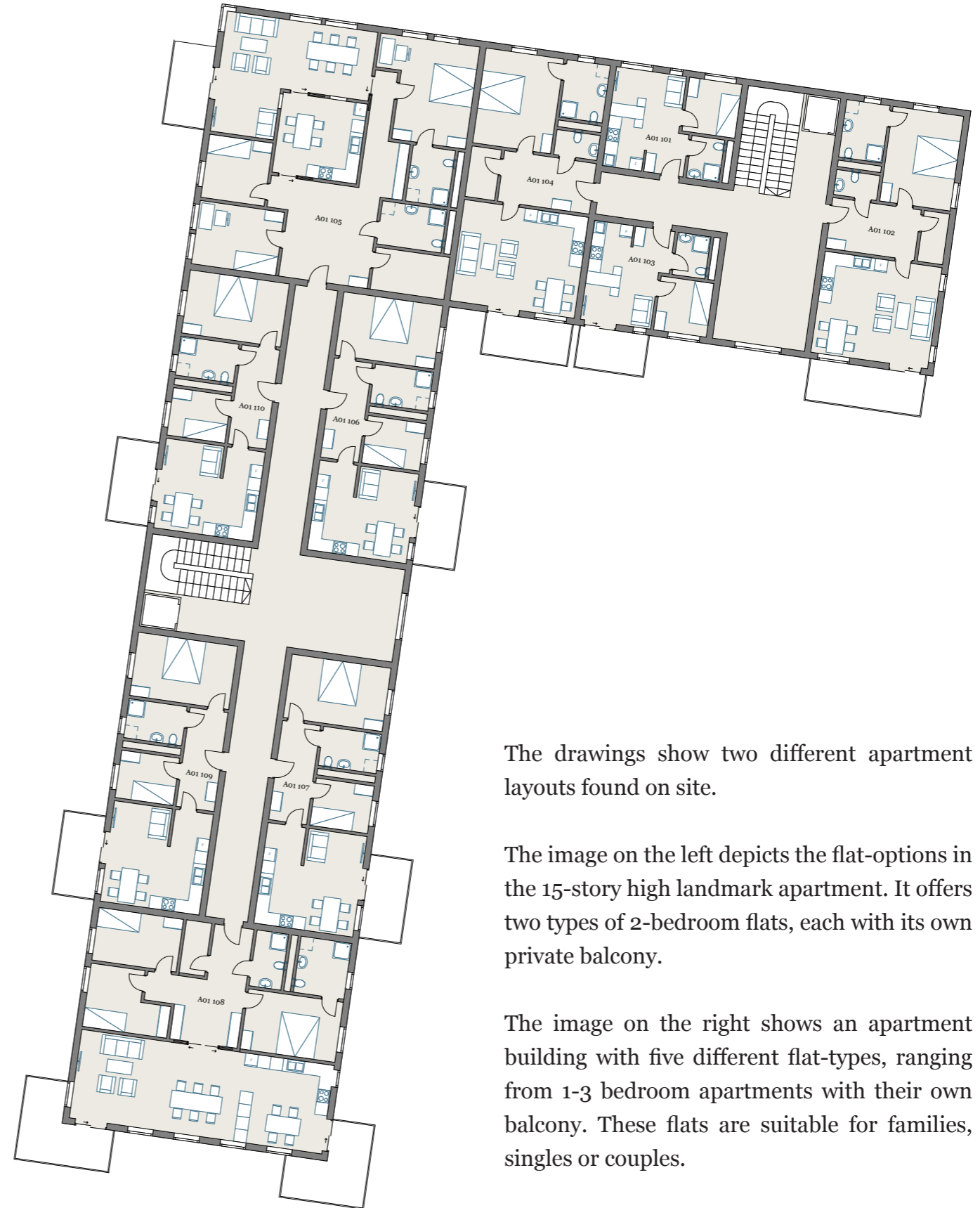
PROPOSAL

APARTMENT BUILDING PLANS

SCALE 1:250 / ORIGINAL SCALE 1:200



LANDMARK BUILDING  
FIRST FLOOR

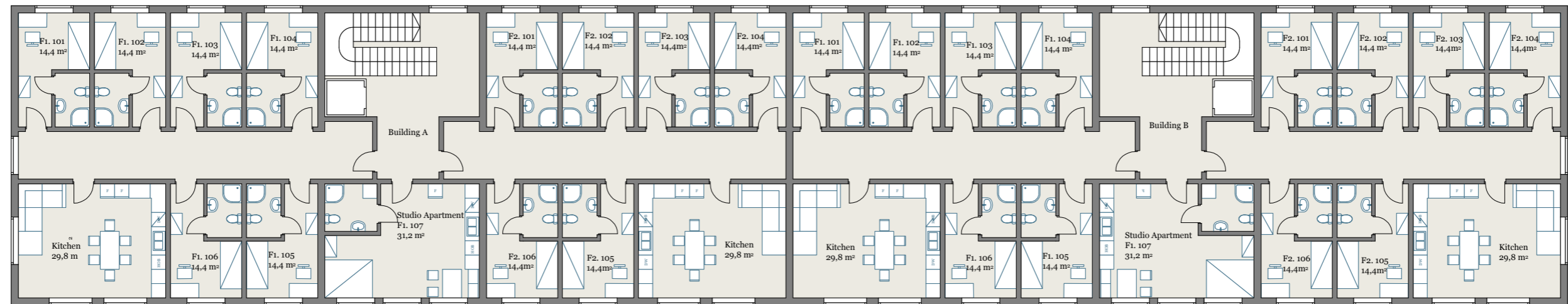
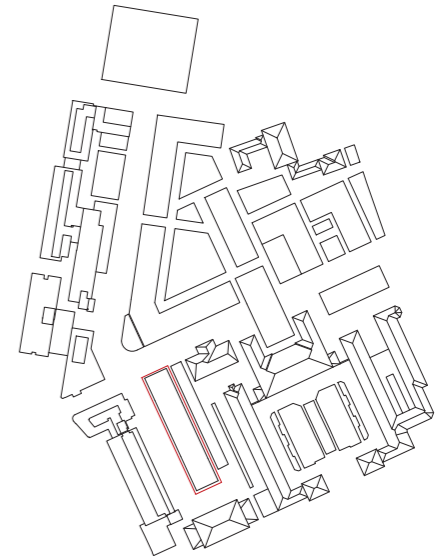


BUILDING NO.1  
FIRST FLOOR

The drawings show two different apartment layouts found on site.

The image on the left depicts the flat-options in the 15-story high landmark apartment. It offers two types of 2-bedroom flats, each with its own private balcony.

The image on the right shows an apartment building with five different flat-types, ranging from 1-3 bedroom apartments with their own balcony. These flats are suitable for families, singles or couples.



FIRST FLOOR

The student housing building is comprised of two identical volumes placed together, with a bearing wall that separates them. Each volume has its own stairwell leading to the reception on the ground floor.

The whole building has four flats per floor. Six student share a flat, having their own en-suite bedroom and a shared kitchen. There are also two separate studio flats per floor, perfect for couples, master students, or singles who want to live alone.

These rooms could also be rented out to other guests during holiday months if larger events in the area are taking place for instance sports events at Bislett Stadium.

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