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RINGERIKE  
KOMMUNE

HJERTELIA

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Europar16



- Film status
- Historisk – i forhold til planer
- Utvikling av området
- Hva er Europan16
- Europan16 – beskrivelse av tomten
- Juryering
- Vinner
- Videre planer

# BA492 (special mention)





# EB549 (special mention)



modell 1:50

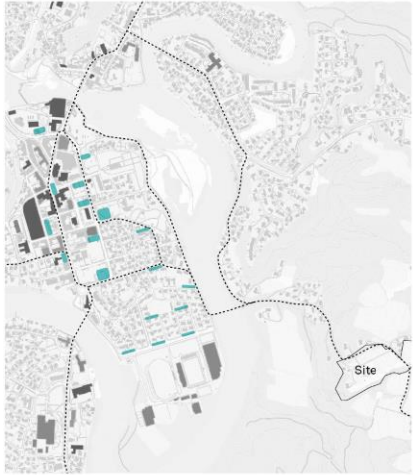


# OH185 (special mention)





agricultural community. Then we will attract people through prototyping and education. Finally, sustainable and flexible housings will be implemented in a metabolic way.



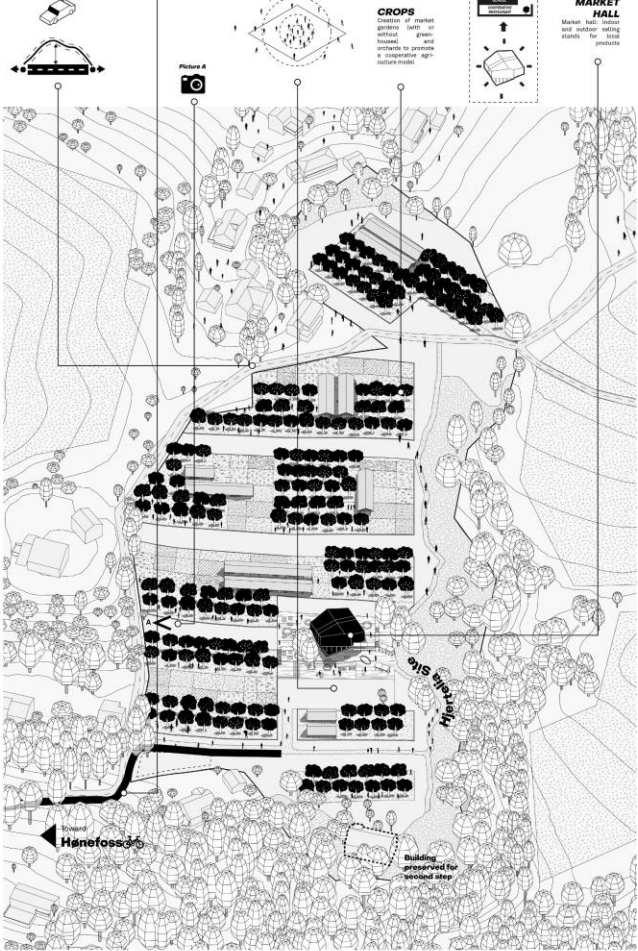
**ECOTONE** Phase 1  
A region of transitional between forest  
biological communities

### TRANSPORTATION

During phase 1, cycle-pedestrian connection of the site to the center of Honefoss will be the very first action taken thanks to the new bridge. During phase 3 electric charging points for bikes will be provided. Except for emergency services, we will take a very strong stance by creating a 100% car-free site demonstrating that car dependence is not compulsory on suburban areas. Inside Honefoss, the numerous parking areas are to be reduced through incentives to use bike transportation for medium to short distances and car-sharing and public transports for longer journeys. Parking spaces can also be rationalized through the use of retrofittable structures hosting solar panels.

### CLIMATE ADAPTATION & LAND REGENERATION

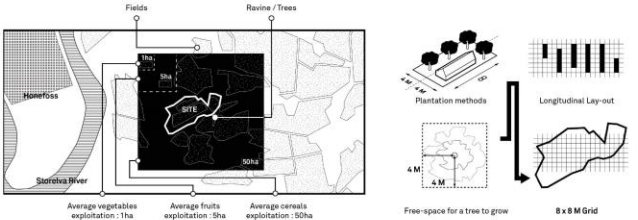
In Hjertelia, the insertion of housing among agricultural plots and next to woodlands during phase 3 enables the reduction of heat thermal shocks and the heat island effect. All the trees on site are being kept and we will intensify their presence. We want to extend this proximity to green spaces to downtown Honefoss with renaturalization works at the heart of the city. Awaiting investors involvement, large areas of parking and brownfields can be converted, even temporary, into green spaces and urban agriculture plots.



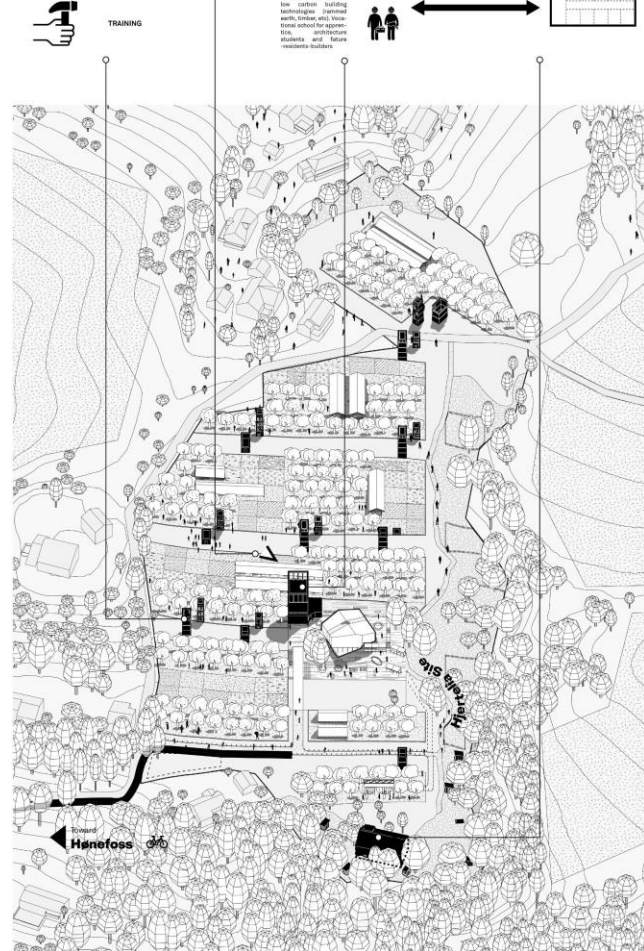
### FIRST STAGE COMMUNITY

In this first phase, we want to put an end to the status quo caused by the wait of the trainline. As of now the municipality can implement actions to convert Hjertelia into a regional hub for community-supported agriculture. The very first action is to connect Hjertelia to Honefoss through a new path for bicycles and pedestrians only. It will run from the new bridge to a new central plaza built around the old school. This plaza will be the heart of the future neighborhood and will concentrate all the public buildings of Hjertelia.

Surrounding the plaza, the site will be divided in agricultural plots to restore Hjertelia to its primary agricultural purpose: production will be oriented towards fruit and vegetables. The analysis of the site show that agriculture have evolved a lot the past 50 years and that these plots do not fit anymore to grain cultivation. Indeed, today, an average wheat exploitation is 50Ha. Being 5Ha big, the site will never be able to generate an acceptable income. Nevertheless, a classic fruit exploitation is around 4Ha and a classic market garden is around 1 Ha. The idea here is to recreate appropriate plots to develop new operating models directly connected to economic opportunities.



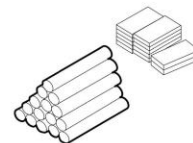




## SECOND STAGE ATTRACTION

In this phase, we will prototype solutions in a local test-and-try attitude to build amenities and attractions to the area. The whole site will become a building school focused on sustainable technologies like rammed earth and timber construction. Next to the former school and the market hall, we will build a workshop that will become the third public entity of the plaza. As for the agriculture school, the workshop will provide visitors with vocational training in rammed earth and wood construction.

1:1 earth structure will be built by the apprentices as a training. They will provide the future structure of the self-built housing along with shafts for vertical circulations, technical devices and services. This building development of the site will be limited to the land strips left over by crops. Simple cabins will be built on the south part of the site in direct connection with the forest and the ravines to host visitors from outside Haneffoss, with work places connected to nature or sauna house. Playgrounds are to be implemented on the central plaza which can also be used as a stage for music or even construction festivals.



**WOOD**  
For structure, furniture, multilayers



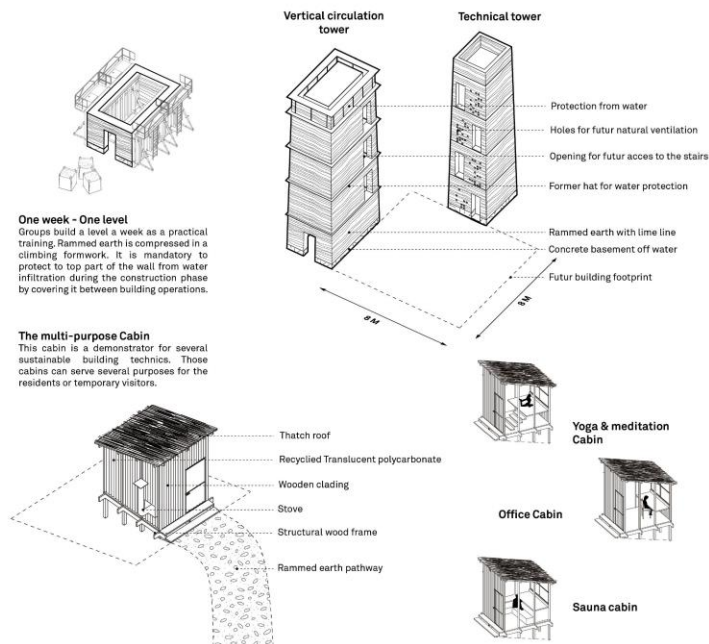
**RAMMED EARTH**  
For structure, partitions, pathways



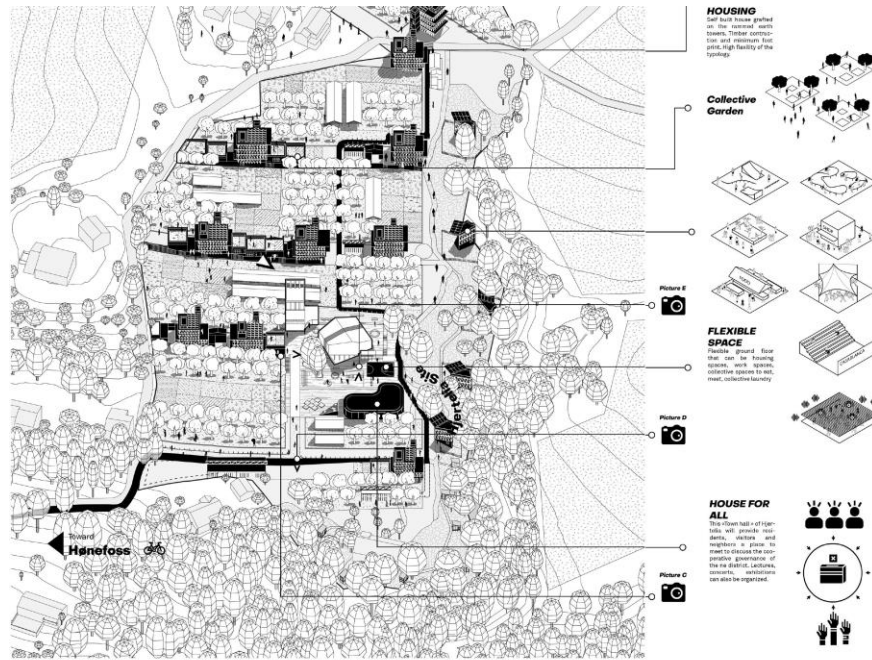
**THATCH**  
For roofing, isolation



Picture B - Rammed earth tower in construction







Thanks to the social and productive super-structure built during phase 1 and 2, the site will finally host a self-built housing development. The final phase will be a large scale test for modern settlement. All the building elements are prefabricated on site and, apart from the vertical circulation and services made of rammed earth, all the housing are planned as wood frame constructions and will comply with the highest energy and environmental standards. The ground floors will be occupied by collective program: co-working spaces, offices, collective kitchens, laundry or kindergarten + housing. A third public building will take place on the piazza next to the agricultural school and the workshop. This «house for all» will gather all actors interested in the production of housing.

and timber construction.

**Ecological services for the territory and green works:** new agricultural school, cooperative restaurant, market dedicated to organic products, building workshop with Fab-lab and start-up incubator, House for all.

**Sustainable management of waste.** Valorization, minimization, recycling and recovery of waste on site through circular processes

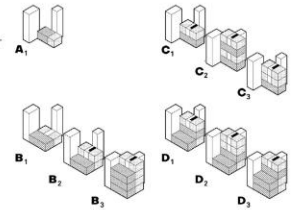
**Educative actions and cooperative model.** Cooperatives will be at the center of every steps of the project from agricultural production during building production and local governance. Education will be paramount by proposing vocational training in agriculture and construction.

- A1** - 1 bedroom flat (32 sqm)
- B1** - 2 bedrooms flat (64 sqm)
- B2** - 4 bedrooms flat (96 sqm)
- B3** - 2 bedrooms flat + 2 bedrooms flat + 4 bedrooms flat
- C1** - 2 bedrooms duplex (64 sqm)
- C2** - 2 bedrooms duplex (64 sqm) + 2 bedrooms duplex (64 sqm)
- C3** - 4 bedrooms triplex (96 sqm)
- D1** - 2 bedrooms flat (64 sqm) + 2 bedrooms duplex (64 sqm)
- D2** - 2 bedrooms flat (64 sqm) + 4 bedrooms triplex (96 sqm)
- D3** - 2 bedrooms flat (64 sqm) + 2 bedrooms duplex (64 sqm) + 2 bedrooms duplex (64 sqm)

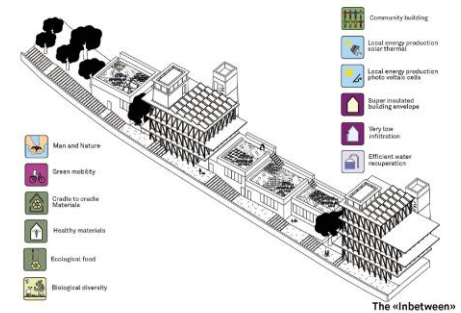
A «Day time» module of 32 sqm with living room, dining room and kitchen. It is always connected to vertical circulation tower. And a «Night time» module with two 12 sqm rooms and a 8 sqm horizontal or vertical circulation connected to the bathroom

Different typologies can be built by aggregating two modules from a single floor 32 sqm studio to a 96 sqm duplex with 4 rooms and external terrace. This way, the metabolical development of the building can be done following the change of density on site and can adapt to different moments of life.

LDK (Living-Dinning-Kitchen)  
Room  
Circulation  
Interior staircase



Typologies inventory



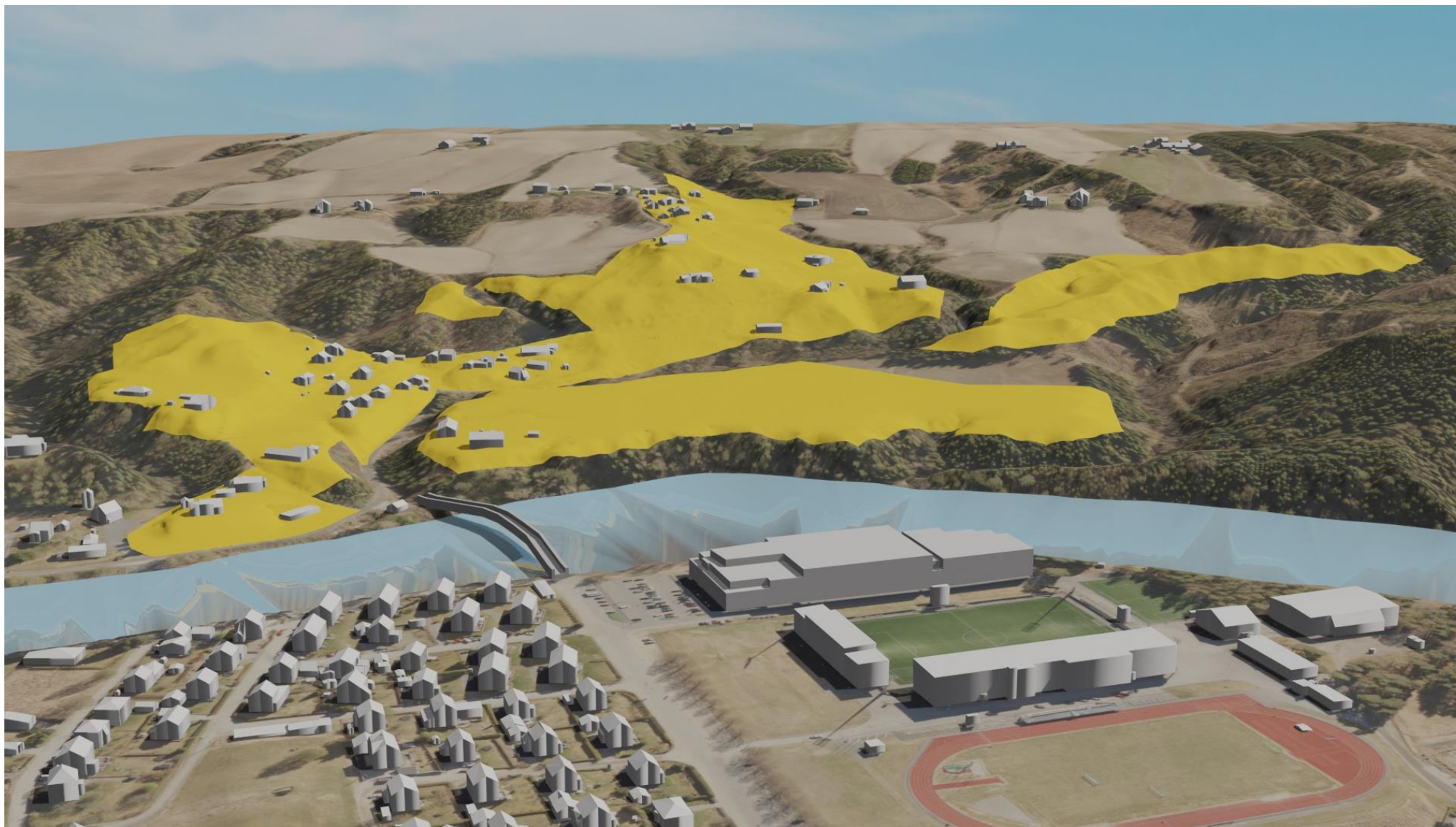


# Historisk utvikling og forklaring



- Kommunedelplan Krakstadmarka 2016
- Henvendelse fra grunneiere og dialogmøte ifbm Tanberghøgda og veiforbindelse mot Vesterntangen, september 2019. Det er 5 grunneiere inklusive Ringerike kommune
- Jordvern 2019 – Kommuneplanens arealdel 2019 – 2030, vedtatt 31.01.2019. Bestemmelser & 5.14 Jordvernplan: «*Det skal i reguleringsplan som berører dyrka mark utarbeides jordvernplan, herunder kompenserende tiltak og håndtering av matjord*»
- Vi blir kontaktet av Europan16 – vi går inn i konkurransen mars 2020 for å finne løsninger på utnyttelse av Hjertelia tomten mht jordvern
- Mens konkurransen pågår blir hensynet til jordvern skjerpet, Kommuneplanens samfunnsdel vedtatt 30.09.2021
- Ytterligere innskjerping – brev fra Landbruksministeren 23. mars 2022, «*Ta vare på matjorda*»







## Transformasjon av det produktive landskapet

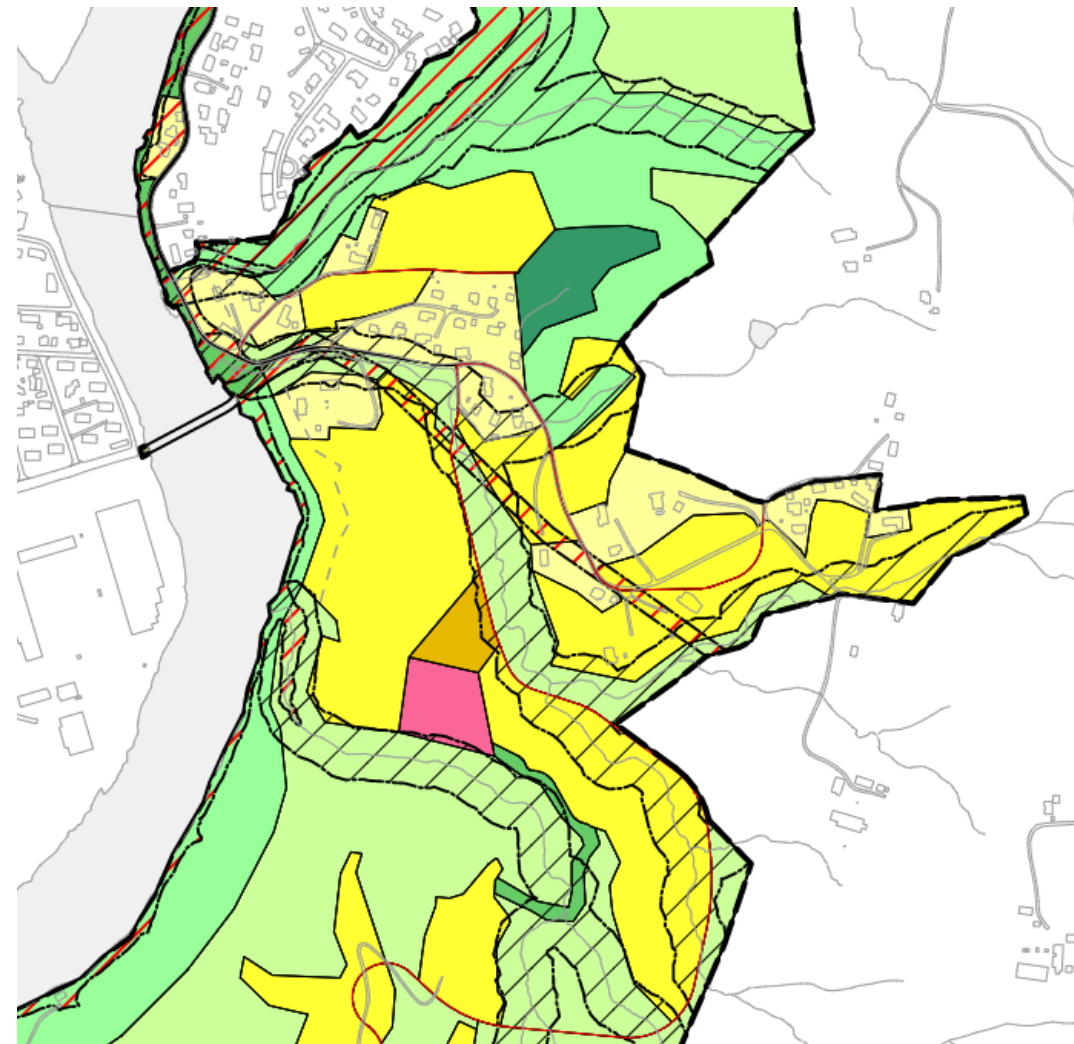
Ringerike har et unikt kulturlandskap og fantastiske forhold for matproduksjon. Vi har også kort vei til store folkerike markeder, det gir gode muligheter til å selge varer, og til å trekke folk til Ringerike. Men mange av regionens gårder driftes i dag av gårdbrukere som er i 60 årene. Mange av disse har ingen i familien som vil ta over gårdsdriften. Andre opplever at det i forbindelse med generasjonsskifter tenkes i nye retninger. Mange av gårdene er av en størrelse som ikke gir en akseptabel inntekt for de som er unge i dag. På disse gårdene kan det være en fremtid med andre driftsformer enn det vi har sett frem til nå. Hjertelia kan bli en attraktiv bydel som tiltrekker seg mennesker som har interesse av kunne være med på utvikle fremtidens landbruk i bynære områder. Vi ser allerede at det er en viss interesse for eksperimentering i på gårdseiendommer, med bønder som blant annet tester ut forskjellige konsepter innen andelslandbruk. Hvilke synergier kan skapes mellom gårdsbruk i området og Europantomten?

I forbindelse med Hjertelia kan vi også legge vekt på kunnskap og opplæring om økologisk landbruk i mindre skala, noe vi ser er under rask utvikling på Ringerike. Vi mener Hjertelia kan ha en rolle i videre bærekraftig bruk av landbrukseieendommene gjennom innovative konsepter som kombinerer kvaliteter fra urbane omgivelser med det produktive landskapet.





- 200 daa til ny boligbebyggelse
- *KDP åpner opp for konsentrert småhus til blokk*
- 60 daa til eksisterende bolig (transformeres/fortettes)
- 9 daa avsatt til offentlig-privat tjenesteyting
- 6 daa avsatt til bebyggelse og anlegg
- Ringerike kommune eier ca. 60 daa avsatt til bolig
- Potensialet i KDP reguleres i samme detalj- eller områderegulering









# Hjertelia - en ny måte å tenke bolig på?



## Problemstillinger

- Hvordan lage en attraktiv bydel med et bredt bo- og levetilbud
- Delingsøkonomi
- Klima og miljø i bygge- og driftsfase
- Bærekraftig mobilitet
- Kobling mot byen med ny gang- og sykkelbro
- Hensyn til bekkedrag og biomangfold
- Hvordan ivareta dyrka mark, og tilrettelegge aktiv matproduksjon ved å innlemme eksisterende landbruksområder i ny boligbebyggelse – urbant landbruk







Hønefoss med i Europan16 – 46 arkitektteam fra hele Europa designer en ny bydel

Oslo Urban Week 8. september 2021

Knut Kjennerud Enhetsleder Eiendomsutvikling Strategi og utvikling Ringerike kommune

Verdens største arkitektkonkurranse .  
Åpen idékonkurranse for tverrfaglige  
team av arkitekter, landskapsarkitekter,  
urbanister under 40 år.

Et stort nettverk av byer, universiteter og  
utviklingsmiljø fra hele Europa.

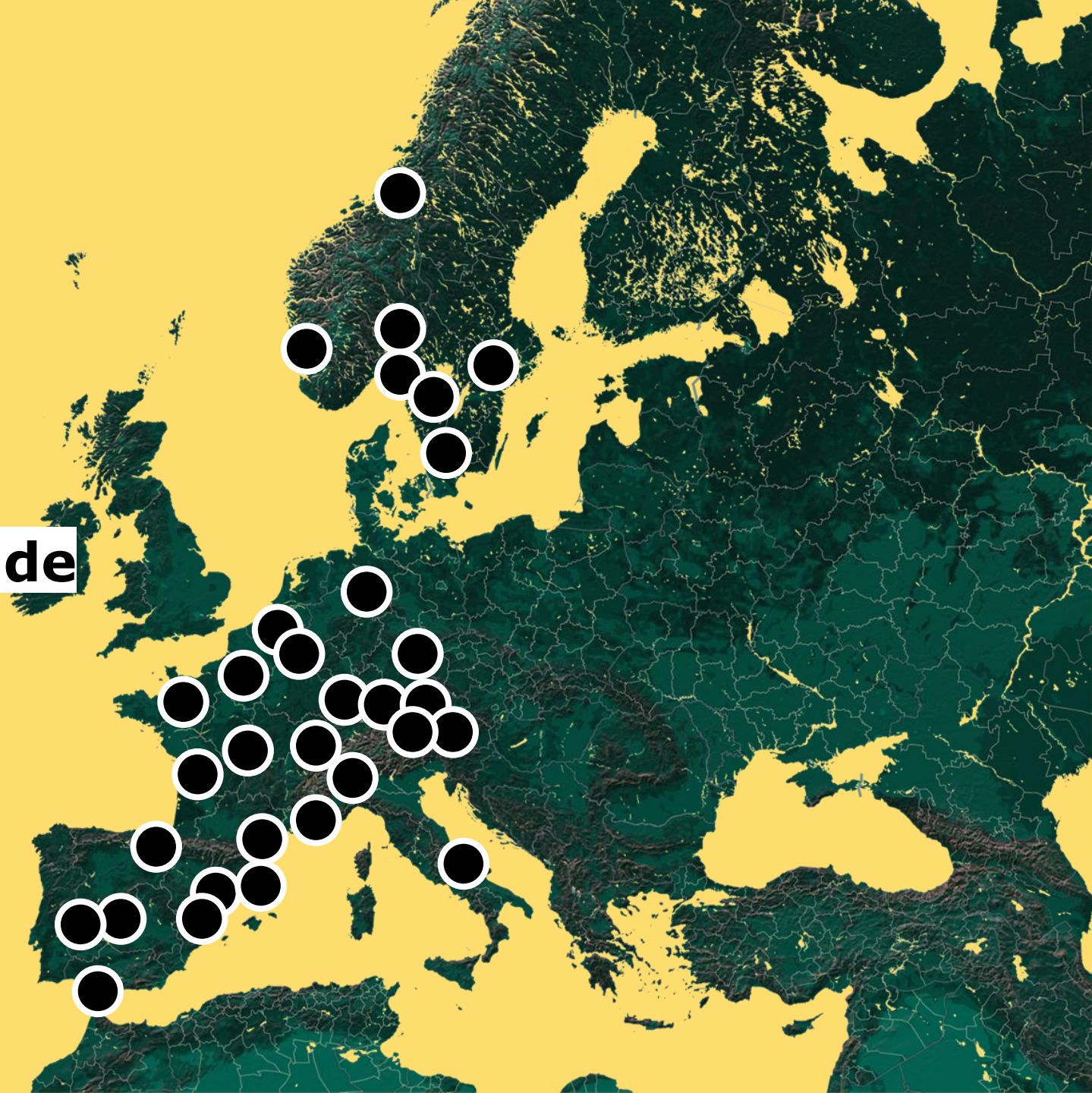


**2 årig prosess**

**40 til 50 byer hver runde**

**900+ tverrfaglige team**

**1 tema**





**3- 5 norske tomter velges ut  
i hver runde**





# Avslutning og takk!



RINGERIKE  
nærmest det meste



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