



Varberg(SE)

TRÄDLYCKE

A new centre - The polycentric neighbourhood within the city

Varberg(SE)

TYPOLOGIES

We propose the addition of a varying ensemble of building heights. This will allow for a differentiating expression that reflects the social diversity in the new neighbourhood. A combination of multi-story dwellings and townhouses caters to a wide group of users. We propose buildings with a maximum height of six stories as a way of accommodating both the existing residential areas and at the same time enable us to adapt to their new surroundings and the human scale.

A key principle for all new typologies are a varying expression, differently angled roofs and expressions that reflect, respect and include the surrounding context. We strive to achieve a great mix of inhabitants to create new interactions and communities across age, ethnicity and social status. Through this new city district, we have the opportunity to create a place where families, young and elderly citizens live side by side and grow together through the quality of life created in the mix between generations and cultures.

The buildings south of the road are mainly organised as a fragmented car structure with variations in heights and typology. The car structure creates the opportunity for relatively high density and at the same time relatively low building heights. The fragmented structure maintains much of the existing green fabric and creates intimate green pockets protected against the road. The buildings step downwards towards the residential areas and gradually rise towards the road.

Townhouses towards the north create a spine towards the industrial area and allow visual connections across the road. The active ground floor creates a daily life and the road is experienced much more in a city context and view.

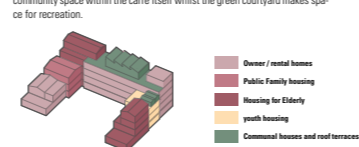
Multi houses double as parking houses, a new type of "heart space" for the neighbourhood and gathering spaces for the different smaller districts. With community houses and green rooftops, the "Multi houses" become the point of gathering for the entirety of Varberg. They are shared by all residents and users and encourage social interaction.

All buildings are expected to be built according to present and future low energy housing standards using mostly local materials. The material palette is chosen to create an identifiable but diverse expression supporting the green structures of the area.



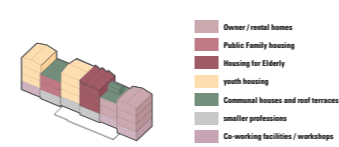
The fragmented car

The fragmented car creates space for green community rooftops, private balconies and social squares due to its dynamic shifts in building mass. The dynamic shift in mass allows for a differentiated apartment layout that caters to different types of residents. The community houses create a social community space within the car itself whilst the green courtyard makes space for recreation.



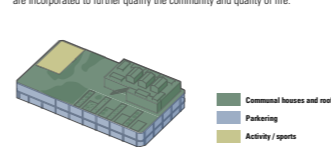
Townhouse

The townhouse typology creates different socio-economical microclimates along the larger road. Small shops and squares foster small meetings in everyday life - a distant community. The ground floor is active with public amenities as well as co-working facilities and workshops.



The Multi houses

The primary function of the Multi house is a mobility hub with several parking spaces matching the needs of all new buildings. Furthermore, they act as quiet social platforms for the entire neighbourhood and the surrounding areas. Community- and utility gardens along with sports facilities for games and play are incorporated to further qualify the community and quality of life.



Varberg(SE)

Trädlycke

A new centre - The polycentric neighbourhood within the city

Our proposal for the future development of Trädlycke revolves around creating the best conditions for a lively and regenerative neighbourhood where nature and biodiversity play an integral and significant role. The proposal works through a premise that secures urban life and feasibility in synergy with the surrounding districts. Furthermore, it creates easy transitions and connections to the adjacent neighbourhoods and makes sure residents and users from the adjacent neighbourhoods contribute to the new community and vice versa. Creating different building typologies in addition to catering to a wide demographic group creates a diverse and coherent city district that binds the existing city together.

We break down the existing road that now acts as a barrier through strategic interventions of new buildings and green corridors - creating a visual and physical connection on both an immediate and larger scale. This interaction connects multiple parts of the city and creates more day-to-day interaction between residents and users. Trädlyckevägen is thus transformed from a closed arterial road to a thriving city street.

The new visual and physical connections throughout the area work as catalysts to activate the urban fabric and infrastructure - a network of green spaces which connects the new city district with Varberg. The experience of a continuous green landscape on a human scale is considered a central identity of the area. The project develops this key feature further by differentiating the landscape allowing it to spread across roofs and terraces. The new city centre acts as the arrival place for Varberg. The green corridor breaks down the existing abrupt and hard transitions from district to road and creates new connections throughout the area. Community houses act as intended gathering points inducing additional social cohesion between the different neighbourhoods.

CONCEPT DIAGRAM

city in the city

STRATEGIES

A lively urban street

A lively streetscape is achieved by introducing a new and differentiated building mass, green corridors, as active ground floor and living rooftops.

Strong green connections

The existing green wall is torn down and opened up at strategic points to create recreational spaces and link the area all along Trädlyckevägen.

New communities

Establishing community houses and courtyards creates a new context of connections and linkage to the city. Thus creating a special 'in situ' green identity characterising the new and the existing districts both visually and physically.

Diversity

The project seeks to enhance diversity. Both biodiversity in terms of green roof terraces, linked natural corridors and attached space for the wild and self-grown nature. But also social diversity where different housing typologies, sizes and affordability attract a wide demography.



Quarter principles

Angled rooftops

A varying expression throughout the new buildings breaks the scale and creates a lively and exciting rhythm.

Dynamic shifts in building mass

Dynamic shifts in heights and plans create a faceted and diverse expression in each volume, symbolising the mixed programme and user group.

Building communities

Community houses on individual buildings create a sense of scale and social cohesion. Multi houses bring together whole districts.

Community squares and active ground floors

Active ground floors in smaller townhouses create everyday life and identity.

Respect (active position) towards the context

The new buildings scale down towards surrounding residential areas to foster a fluent and gentle transition between the existing and new.

Securing biodiversity

Conservation, linkage and addition of green structures and roofs create space for biodiversity to prosper.

THE HÄSTENS SQUARE

The new square of the neighbourhood will act as the beating heart of the entire neighbourhood - it is activated throughout the week by children and young people, workers and residents, café guests and shoppers. The surrounding context is strengthened by the new buildings. The square is organised around shops on an active ground floor and in the centre, a platform for recreation creates spaces for gathering at all scales.

The square manifests as an important and well-defined centre of the new neighbourhood. It becomes a physical manifestation of the transition of the entire area into a vibrant and inclusive neighbourhood. Mixed functions such as street food, market and activity house attract users from all of Varberg. The area will be embraced by this active, healthy and green vision through active urban spaces, fitness areas or ground level and the activity house. A community house as an extension of the activity house creates the opportunity for spontaneous meetings as well as arrangements between residents and users.

The combination of multi-faceted functions creates a vibrant city life reinforced by the different housing types. These attract a wide demographic group. The active ground floor contributes to outdoor life and activates the square around the clock. Furthermore, the square creates new connections for pedestrians. Green stands of different densities and heights create small green pockets of intimate spaces and break down the large scale of the square.

The already existing number of parking spaces are re-established in a parking level on the ground floor in the new building structures. Towards the square, several shops and public offices are introduced that will activate the square both during day and night time.



GREEN STRUCTURES AND INFRASTRUCTURE

Our strategy for climate, environment and traffic revolves around creating cohesion and balance. The structure of the area connects to the surrounding areas contributing to strong mobility and interwoven community throughout.

The area today is experienced as a series of detached spaces - many of which don't interact with its surroundings. Hard transitions and the road Trädlyckevägen act as impermeable barriers throughout the area - making the different districts inaccessible to one another. We strive to create better connections through green ties and green spaces both visually and physically.

Our proposal for a present smart mobility solution includes optimising bus mobility, bicycle lanes, car traffic, car-sharing and parking. Traffic solutions are integrated into the area in a way that generates urban life rather than disallowing it.

Our principles for integrating traffic and mobility:

- Place and organise parking so that it supports urban life and quality. Deal with car traffic at eye level.
- Great accessibility makes a wonderful place for cyclists and pedestrians. From the beginning, a smart sharing service system (MASS) is integrated. Bus stops are made more effective.
- Kiss & Ride stops along the road.
- The existing number of parking spaces are re-established beneath the courtyards of the new structures. This ensures a short distance to shopping etc. Bus stops are integrated along the sides of new structures and bike paths are opened at right angles so that the positive cycling experience is heightened without worsening travel time.
- Generally, all existing green pockets are optimised to create a consistent qualitative area. New paths connect the south-facing courtyard yards along with the fragmented car and multi houses. Visual connections are linked together through green roof terraces and the green shifts in building mass. New paths slow down the forward-going movement and lock onto surrounding existing paths.
- The car-free area between Solstrången and Backspången is enhanced through new green structures. Green wedges are created to connect the area to enable new coherent recreational spaces. To visually bind the area together, avenue trees are planted along and across Trädlyckevägen - creating clear passages and slowing down car traffic gently without undermining the importance of this road as a lifeline into the area. The accentuated role of the road will serve as a wonderful for pedestrians and cyclists. They also serve as catalysts of the social cohesion in each quarter - everyone meets at eye level in shared spaces and the green city park. Hence creating the best framework for a great neighbourhoody developing ideas and community.
- We offer cyclists and pedestrians diverse opportunities, connections and paths throughout the area - from the quick separate connection - to the pedestrian walking to the bus, the parked car or to shop at the square. The path system is tied directly with the existing bicycle lanes towards Varberg Centrum.

ESTABLISHING A NEW CITY CENTRE - THE COMMON SQUARE

The already existing retail area is strengthened by adding new car structures with mixed public functions: retail, shopping, business and housing. The new buildings are placed to emphasise the context of the square through infusing the square with green and blue zones a comfortable and inviting spatial experience is formed. Parking is established on the ground floor along with public functions so the new plaza is kept car-free.

NEW BUILDINGS ALONG THE ROAD

New 'district buildings' are placed in the green spine on both sides of the road. Their minimal footprint preserves large parts of the green structure and the long green corridor going west to east. Courtyards towards the south orient towards residential areas whereas buildings towards the north create a new physical spine towards the industrial areas. Programatically and typologically diversity in each building secures a spatial diversity and sprawl in the new neighbourhood. This constructs the base for differentiating types of homes as well - catering to a variety of people.

NEW GREEN CONNECTIONS

The existing green corridor is strengthened and recreational green passages are created at the perpendicular axes. These disrupt existing side streets and link onto the main street. The proposal creates a green and much-needed link between pedestrians and bicycles in the, presently separated, neighbourhoods of Linnberg and Hästen towards the north and Hyllern and Karberg towards the south. A linkage between the new city and its context creates a series of green connectors which gives the new districts its significant and independent aesthetics and liveliness. At the same time boldly its own but also naturally derived from its context.

COMMUNITY HOUSES AND NEIGHBOURHOOD QUARTERS

New 'multi houses' facilitate car-parking in addition to green public roof terraces, community houses and self-grown environments. Not only benefiting new inhabitants but also all existing districts. A base for new relationships and synergies between all people despite differences.

Section A-A, a stronger neighborhood.

Buildings step down and provide as much daylight as possible during the day. Multiple levels are activated and create an overview and Community atmosphere. The building height towards the road also makes sure to reduce the noise in the surrounding neighborhoods.

Section B-B, an active and pleasant square

The Hästens square, will in the future be activated on several levels, it will make it safer to play on the square, and at the same time form a feeling of an active square.

