



E16 - Living Cities | European Norway | Competition Brief

COMPETITION FACTS

Prize money:

- 1st prize: 12 000 EUR
- 2nd prize: 6 000 EUR

Site representative:

- Ringerike municipality

Actors involved:

- Ringerike municipality
- Local farmers/landowners

Team representative:

- Architect, urbanist, landscape architect

Expected skills:

- Multidisciplinary teams with strong skill sets in architecture, ecology and social design.

Communication:

- Online publication and local exhibition

Jury

- 1st evaluation with site representatives

Post competition immediate procedure:

- National workshop with the winners, runners-up and site representatives of Norwegian sites following the award ceremony
- Invited workshop on-site for the winners



In a town on the cusp of radical transformation, a new pilot neighbourhood is to be developed embracing sustainability in its broadest sense.

[Click here for a virtual tour of Hjertelia](#)



The project site consists of a few small fields and an old school building that hasn't been in use for 50 years. Photo: Sondre Eriksen Hensema

Hønefoss is a town on the cusp of radical transformation. To expand on the town's rapidly changing identity, the task is to develop a new pilot neighbourhood which embraces sustainability in its broadest sense. The project site Hjertelia sits on farmland close to the town centre and the goal is to build an inclusive community through new housing typologies and architecture that enhances the productive capacity of the landscape.

Degradation of natural and agricultural land into low density suburban housing is a pressing concern all over the country. As a reaction, the ambition in Hjertelia is to develop the lot as a sustainable alternative to the typology of detached homes that dominates the Norwegian landscape. The development must be planned around mobility solutions for pedestrians and cyclists.

Through European, Ringerike municipality wants to investigate how Hjertelia can become an experimental pilot neighbourhood based on urban farming and social forms of living that underpins belonging in a town undergoing large scale changes. The ambitious goal is to show the way for further development within the study area, and more so, contribute with new examples to a common library of housing typologies for the future.

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European 16 - Living Cities

Dear architects, landscape architects and urbanists! The open international idea competition European 16 – Living Cities is being launched at a critical time. We are between the climate crisis, the biodiversity crisis, and seeing the contours of a health crisis that is likely to well outweigh the direct impact of the pandemic. European Norway has won the trust of four Norwegian municipalities that want the emerging generations of practitioners to point out how their communities can prepare for the future. We ask you as a European 16 participant to demonstrate how these towns and places can set an example with designs and strategies to help prevent social and ecological collapse. No other professions are better placed to illustrate that the crisis scenario also represents unique opportunities. The challenge is as follows: show how we collectively can create vital towns and villages based on social and environmental justice.

With the themes Metabolic Vitalities and Inclusive Vitalities, we invite you to take a systemic approach to all streams of life and energy that help shape our society and give vulnerable groups and imperilled ecosystems the consideration they need to build equitable communities. It is a challenging yet exciting time to be practising spatial planning. More than ever, the teams tasked with creating sustainable towns in which we can live and work in the future must embrace cross-disciplinary approaches and innovation. The demand to consider the natural environment and biodiversity is more present than never before — we will not succeed with society's most pressing task without integrating our knowledge of nature, fauna and flora in the planning processes.

The Norwegian towns looking to the international community for exchange and new ideas to develop Living Cities are Haugesund with Risøy, Levanger with The Wooden Town, Nesodden with Fagerstrand and Ringerike with Hjertelia. Representatives of the local authorities have put a considerable amount of work into preparing for the competition. At European Norway we are proud that they have chosen the open international architecture competition as a tool for their town and urban development processes. The city of Haugesund was in 2020 awarded the BOBY Housing - and City Planning Price for its work on executing the zoning plan in Flotmyr, where European 11 was instrumental in drawing up a framework and holistic vision for the development. We hope that the European 16 candidates will be inspired by the fact

that Haugesund is preparing to make European 16 an equally vital element in its next big urban development project: The island of Risøy

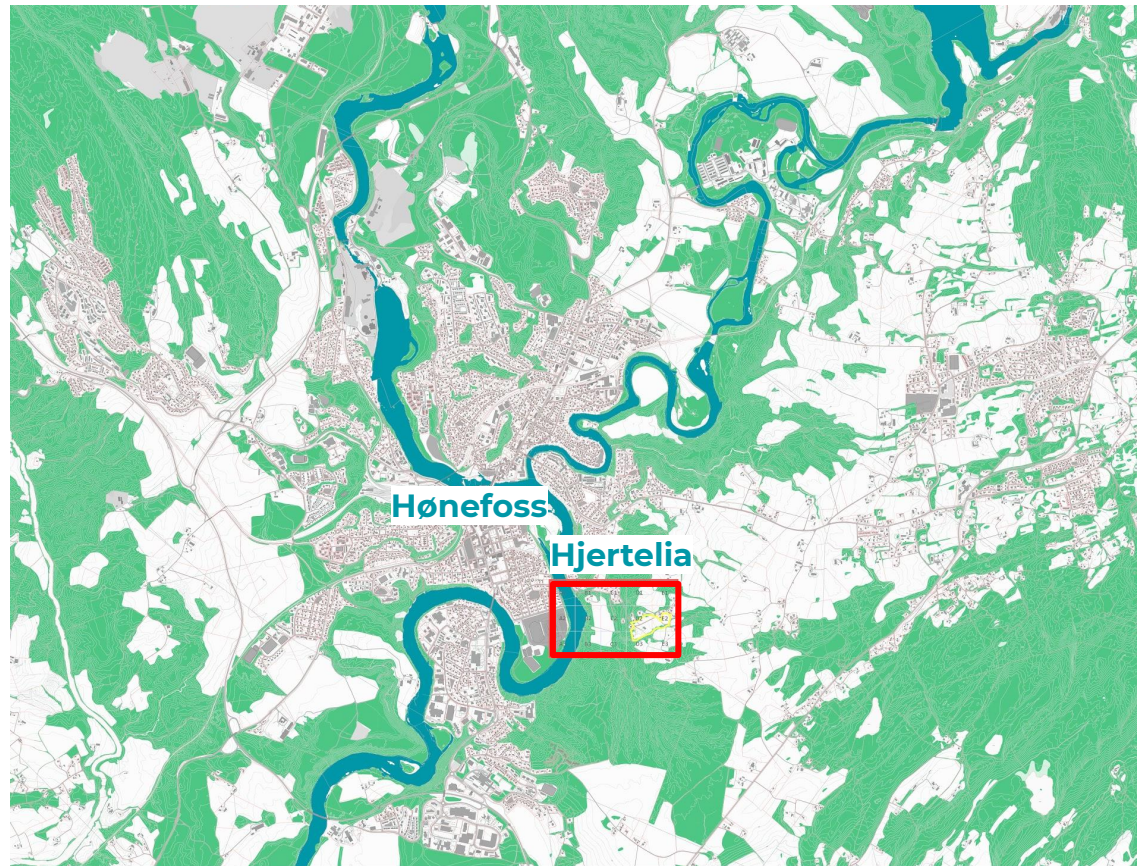
The municipality of Nesodden ranks high in the Sabima ranking of how well local authorities in Norway incorporate nature and biodiversity in their plans. Nesodden has adopted a progressive approach to the issue; The municipality asks participants to identify measures for comprehensive densification of the rural village of Fagerstrand on nature's terms. Meanwhile, in Ringerike, the local authority wants to build a pilot project for a brand new kind of neighbourhood in Hjertelia, a productive landscape close to the town centre. In 2013 Sabima introduced a new criterion in their ranking: land degradation neutrality – a concept comparable to climate neutrality but implicating a target of zero net loss of natural land. It is an apt reminder for those wanting to get involved with any of the sites in European 16, reminding us that we are on the threshold of an entirely new paradigm in town - and urban development worldwide. European Norway has selected sites in municipalities that have demonstrated a desire for change, and they want you to show the way.

The case of Levanger represents the ultimate challenge in respect of the Living Cities theme. In 2018, the centre of Levanger was listed as protected cultural heritage for its well-preserved town plan from 1846 and characteristic wooden architecture. The Directorate for Cultural Heritage declared that the listing should not pose an obstacle to development. The meaning of that statement could be subject to inquiry in itself, but the edict added an additional element to a more general problem: the decay of small towns. Here the local authority has spotted an opportunity, and it wishes to use the competition to investigate how the historical qualities can be used to drive development. How can we restructure our cultural and physical heritage and – while being mindful of all kinds of life – create tomorrow's sustainable and equitable towns in light of what we have learnt from the past?

Dear participants. We are looking forward to discovering how you would solve the challenge and to working with you after the competition!

On behalf of the municipalities of Haugesund, Levanger, Nesodden and Ringerike,

The European Norway secretariat
Bjørnar Skaar Haveland and Tone Berge



Hjertelia is right on the edge of downtown Hønefoss., in the belt of forest separating the downtown from farmland in the east. When the new bridge is built, Hjertelia will be a central and well-connected neighbourhood. It is the most centrally located undeveloped space in the town. Map: European Norway.



The centre of Hønefoss is being prepared for massive developments with high rise apartment buildings multiplying the current downtown population sevenfold. Image: Ringerike Kommune/Rambøll

Competition premise

When the new railway arrives in Hønefoss, the shorter journey time to Oslo will change everything. Suddenly the town will be integrated with the Oslo region and serve as a suburb to the fast-growing capital. Expecting to see explosive growth, Hønefoss has the potential to absorb extensive development in the town centre. The population of the municipality is forecast to increase from 30,000 to 40,000 by 2030. Most of the growth will take place in the centre of Hønefoss. The goal is to accommodate 7,000 new residents in and around the town centre, the downtown area which is currently home to just over 1,000 people. Growth on this scale will result in major changes for a municipality which is heavily car-dependent and where most people live in detached houses away from the town centre. The town's mobility infrastructure will have to undergo a major transformation, and all growth must be based around public transport, cycling and walking.

Yet urbanisation involves bigger challenges than mobility planning. The rural and agriculturally based community will aspire to grow quickly with a new kind of educated and urban population. The identity of Hønefoss will be challenged. Many people are asking whether anyone would want to move to Hønefoss to live in a flat at all, considering how the district is better known for its agriculture and beautiful ravines than for its trendy cafés. What we do know is that an urban identity in Hønefoss will be different from urban identities in large cities. As it takes on population growth, climate change and technological advances in agriculture, Ringerike will have to build denser. How can a new kind of urban identity be expressed in a peripheral agricultural district such as Ringerike?

The development of Hjertelia has been controversial because the area consists of farmland and forest. Development of such suburban woodland and agricultural plots is common on the fringes of many small Norwegian towns and a major challenge globally. Yet the zoning plan for Hjertelia and the adjacent areas has been approved by the politicians, and parts of the area are already under construction. The local authority wishes to use its property in Hjertelia to develop an ambitious example of sensitive and site-specific architecture and outside space which helps intensify the ecology and productive properties of the landscape.

Competition Assignment

Design an experimental pilot project with housing and mixed programs that injects new impulses and ideas into the community and can help put Hønefoss on the map. Demonstrate how innovative typologies with buildings and infrastructure can be integrated in a sustainable landscape that converts the productive properties of the landscape into new forms. Demonstrate how the local municipality, as a landowner, can create a social architecture where residents can experience a sense of community and well-being through activities, sharing and good meeting places. The project must be attractive to a diverse group of residents, and particular attention should be paid to including disadvantaged groups. Participants are encouraged to explore how these two considerations can together create a sustainable form of urbanisation of the landscape.

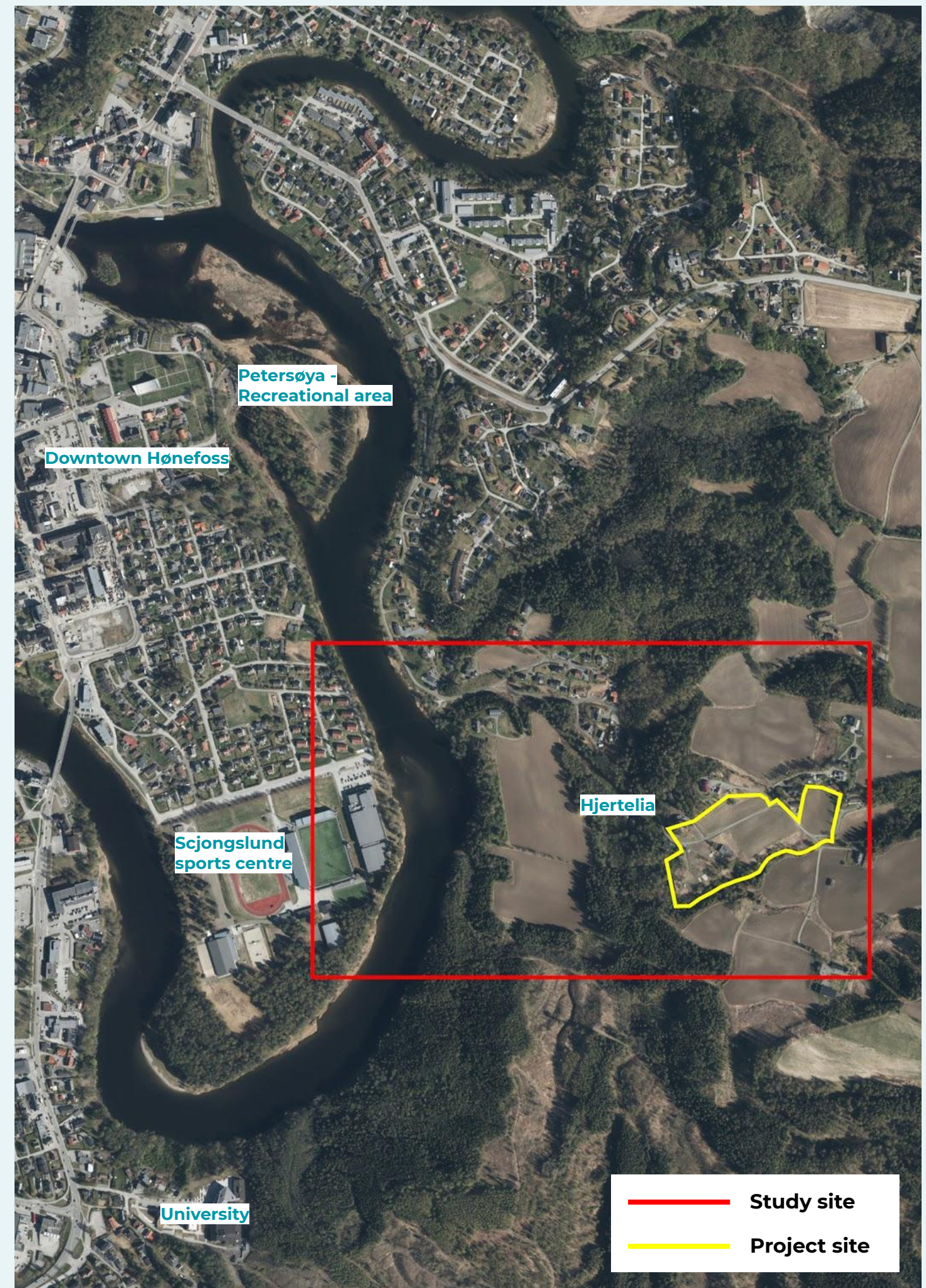
The participants should use the project site to design a pilot project that embraces sustainability in the broadest sense of the word. We are looking for proposals with an integrated infrastructure that protects soil conditions, includes organic life cycles and establishes social dynamics that generate solidarity between human and non-human residents in the area. We are seeking proposals for programmes that can facilitate new forms of productive use of the agricultural land and synergies between different forms of housing, commerce and other activities.

Within the study area, the participants should indicate how the ideas behind their pilot project on the municipal plot can deliver a blueprint for the development of the area as a whole. They should also explore how the links to the centre of Hønefoss can help build a neighbourhood that is primarily based around pedestrian mobility, cycling and, to a lesser extent, car sharing.

In short, the participants should:

1. Submit a holistic proposal for a pilot neighbourhood with a new form of architecture and social structures that takes an ambitious approach to sustainability in the broadest possible sense. The proposal should set out a strategy for organising and implementing the proposal.
2. Indicate how the pilot project can serve as an example for the wider development of Hjertelia.
3. Demonstrate how mobility and links to the rest of the town can be achieved.

Project site definition



Commission for the winner(s)

Ringerike municipality will award the winning team(s) a commission valued at at least NOK 500 000 in 2022 for developing the concept for a pilot project in Hjertelia and working with the municipality with the aim of bringing the project to fruition.

Ringerike municipality retains the option to increase the commission's size and scope beyond the initial NOK 500 000 at a later stage.



Site context

Letter from the mayor

The transport hub Ringerike

The Ringerike Line

Waiting for Godot

The new town plan

Transforming the productive landscape

The municipal land-use plan for Krakstadmarka

We are proud and excited!

Welcome to Hjertelia – a new neighbourhood that offers a unique opportunity to innovate and think afresh about town development. European 16 will show the way by injecting new impulses and ideas to put Hønefoss on the map. We have the will and desire to invest in innovative projects that resonate not only in our region but throughout Norway and beyond.

We believe that participating in European 16 will shatter our preconceptions of what an urban area and the good life can be. We are a small town with a big heart, and Hjertelia should put its people at the centre. We want to ensure quality of life for everyone through diversity. European 16 can open this landscape for us and explore new ideas around urbanity and identity.

We need to be idealistic to effect change. Hjertelia should inspire a sense of community to reinforce the bonds between the people and the spaces they share. Traditional relationships are changing, and many people feel they do not belong. We want to create a neighbourhood that supports the residents' health, well-being and sense of belonging.

We ask that the seemingly impossible be made possible. European 16 should push us towards new and exciting architecture, new ideas about outside spaces and ways of living, and inspire new residents to interact and create content and activities in their communal spaces. In Hjertelia, there must be room for diversity.

We want Hjertelia to be an arena for co-creation. Good, inclusive communities allow people to both give and receive so that no one is left out. The neighbourhood should encourage the residents to hold out a hand and accept their shared responsibility for creating a welcoming environment where people of all ages can live the good life together. Participation helps develop safe social networks that will boost the social capital of everyone in Hjertelia.

We are looking to work with bold, innovative and young planners, landscape architects and architects who have their finger on the pulse and want to see a social shift towards sustainability while simultaneously preserving the “soul” of Hønefoss.

Welcome to all of you who want to help us create some everyday magic in Hjertelia!

Kind regards,
Kirsten Orebråten
Mayor

The transport hub

Ringerike is located 50 km north-west of Oslo. Hønefoss is the only town in the region and municipality of Ringerike. Nordmarka, an area of expansive protected forests, forms a natural belt between Oslo and Ringerike. Oslo is 50 minutes away by car, and although some people commute between Ringerike and the capital, the distance is still too great for the region to be a fully integrated part of the property and labour markets in Oslo. However, this is about to change. Ringerike is preparing to welcome 7,000 new residents as a result of the new InterCity services due to open in 2028, which will cut journey times to Oslo to 30 minutes.

Hønefoss is a regional hub with a station on the Bergen Line, the railway connecting Norway's two biggest cities: Oslo and Bergen. The line has had few upgrades since it was built, and 112 years after it opened in 1909, the train between Oslo and Hønefoss still follows a roundabout route via Drammen to the south, taking the travel time between Hønefoss and Oslo to 1 hour 30 minutes.



Image source: Aftenposten

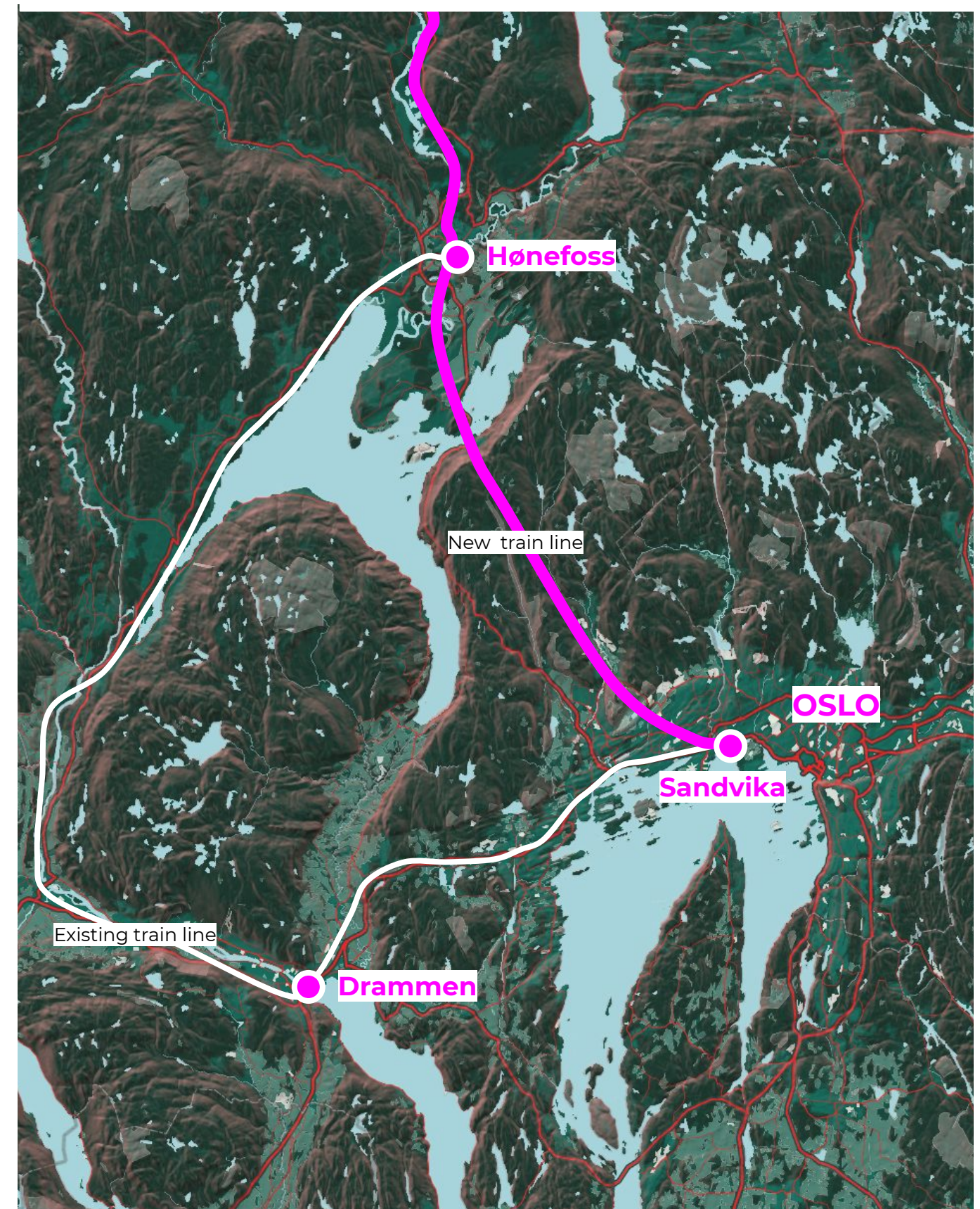
The Ringerike Line

The Ringerike Line is a planned railway line between Hønefoss in Ringerike and Sandvika in Bærum designed as an extension to the Bergen Line. The route is part of the InterCity network – a programme to connect smaller towns in the Oslo region to form a continuous regional housing and employment market by high-speed rail. The new line will run between the existing stations in Hønefoss and Sandvika, the latter being a rail hub just outside Oslo. The line is 40 km long and includes 27 km of tunnels.

The project will shorten the Bergen Line by some 60 km and is expected to cut journey times between Oslo and Bergen by around 50 minutes. Ongoing improvements to sections of the line in Western Norway will reduce journey times even further. This will make the Bergen Line a genuine alternative to air travel. Bergen–Oslo is one of Europe's busiest air routes, with more than 16,000 flights a year.

The Ringerike Line has been in the works for more than 130 years but has never been realised. In 1891 and 1892, the Ministry of Transport put two propositions to parliament for the Bergen Line's main route to run from Hønefoss to Sandvika via Humledal. Numerous proposals have since been tabled, and parliament voted on the issue in 1954, 1978, 1984 and 1992. A proposal was adopted in 1992 but not followed up with funding.

In May 2021, the Norwegian state will hopefully make an investment decision to see the line built. With this investment decision, a new Ringerike Line and E16 highway could be completed by 2028–2030. This will give Hønefoss an environmentally friendly transport link to Oslo.



Map showing the path of the existing and the new train line to Hønefoss. Map: European Norway

Hønefoss centre



Kuben

Kuben shopping mall is located in the middle of Hønefoss centre, and with many street-facing shops, it contributes to life in the town centre. Photo: Joakim Dokka Norstad



Streets

Hønefoss has a couple of pedestrian-only streets. Photo: Joakim Dokka Norstad



Bridges

Only a few old bridges cross the river. This leads to heavy traffic downtown. Photo: Joakim Dokka Norstad



The waterfall

The wide waterfall is a mighty presence downtown Hønefoss. Photo: Joakim Dokka Norstad



Parking

As you get a few blocks outside the most central streets, there is a lot of parking and empty space. This is the street where the new bridge connection to Hjertelia will land. Photo: Joakim Dokka Norstad



River

The project site, Hjertelia, is just a few hundred meters from downtown Hønefoss but separated by the river. Photo: Joakim Dokka Norstad

Waiting for Godot

When the Norwegian government with Prime Minister Erna Solberg and her Minister of Transport stood on the platform at Hønefoss station in 2015, promising that the line would finally get the go-ahead, the local authority promptly began planning.

Ringerike Council and Hønefoss town have to prepare for the expected population growth. NOK 2.5 billion has been invested in recent years in schools, water supply plants, purification plants, sheltered housing etc. An investment decision from the government is expected before the summer of 2021. If the prime minister keeps her promise, this will boost the pace of development and the desire to invest in Ringerike and Hønefoss.

While the local authority has been proactive in its investments, local businesses and developers have been more cautious. There are plenty of plans for intense development of Hønefoss, but developers have so far been reluctant to invest in case the line is delayed yet again. This is particularly true in the case of flats and urban mixed-use concepts.

Large plots in the town centre sit empty or are only used for parking. The local authority's plans for new bridges and a wholesale transformation of roads and cycle paths are waiting for the government's decision. The centre of Hønefoss is a hostage waiting for the Ringerike Line to arrive.



Hønefoss centre.
Photo: Joakim Dokka Norstad



Plans for the densification of Hønefoss centre.
Photo: Rambøll / Hønefoss Kommune.

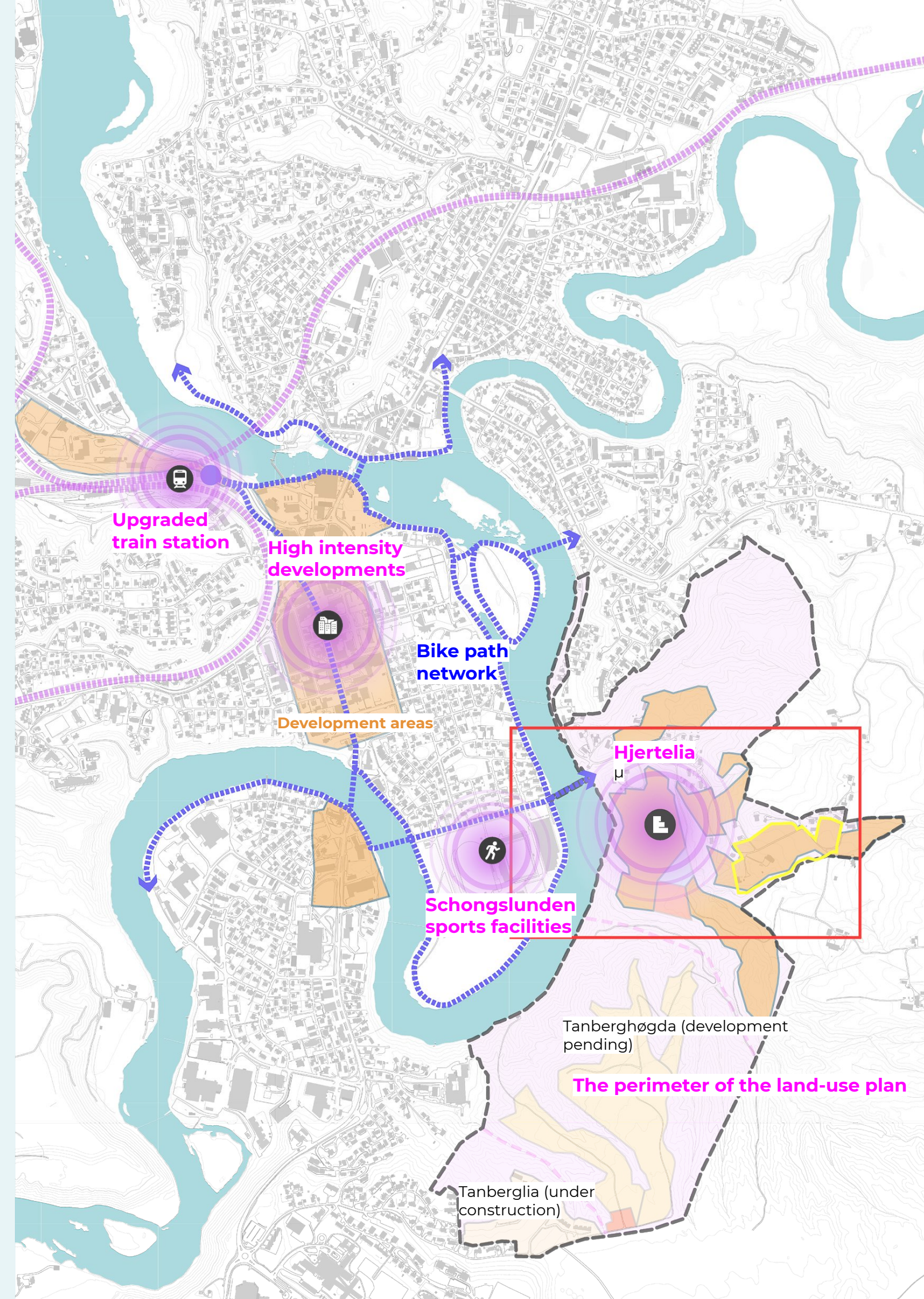


The area around Hønefoss bridge and Tømmertorget will be the most concentrated part of the new developments and subject to multiple proposals and feasibility studies. Proposal from Snøhetta. Image: Snøhetta, Ringerike Kommune.

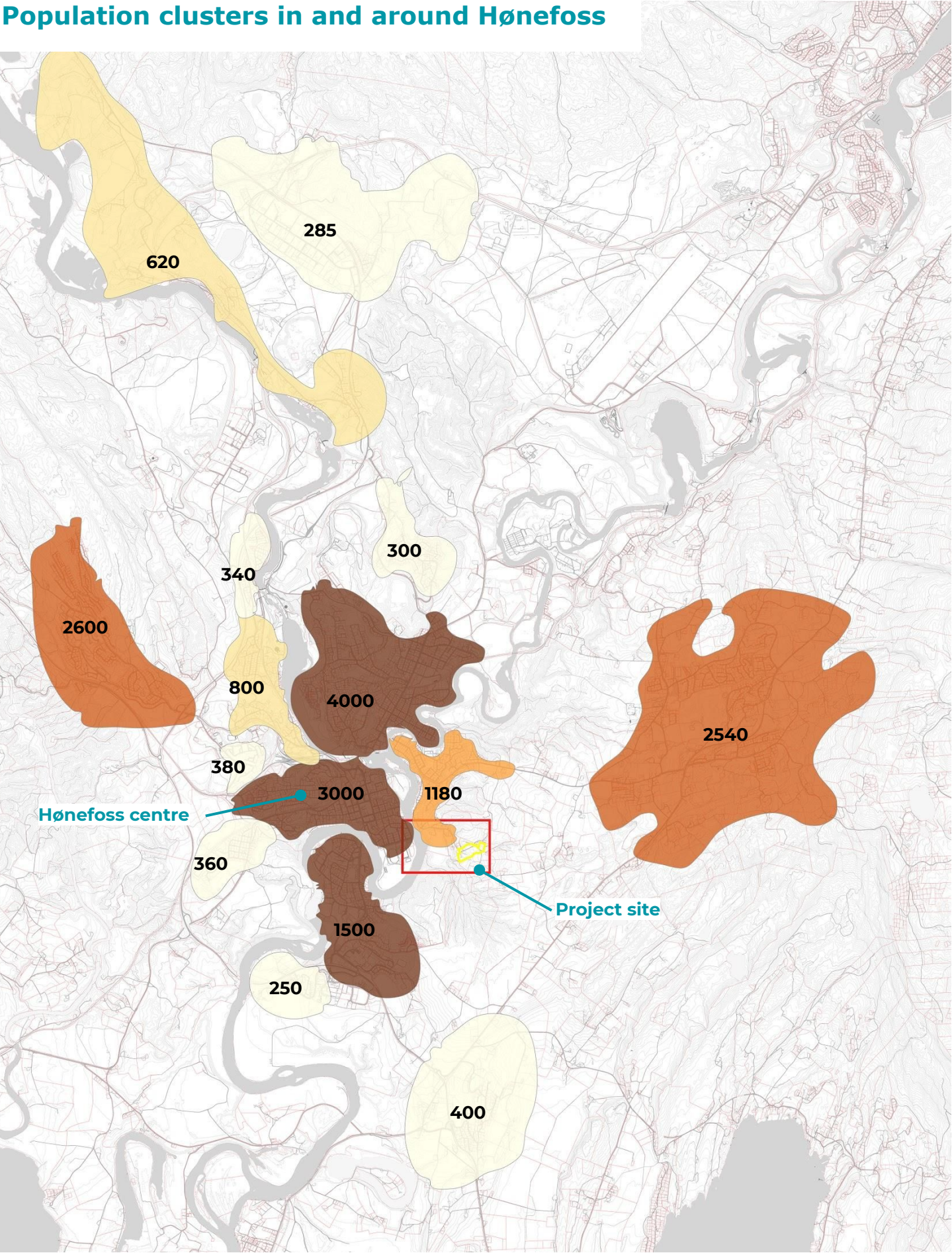


Downtown Hønefoss has large areas of brownfields and parking where projects are awaiting investment decisions.
Photo: Joakim Dokka Norstad

Map to the right:
The new train line will trigger a chain reaction of developments.



Population clusters in and around Hønefoss



Major population clusters in and around Hønefoss. Map by European Norway. Source Ringerike kommune and Asplan Viak.

The new town plan

From car heaven to a compact town with sustainable mobility

The new town plan from 2019 advocates a brand new strategy focusing on “soft mobility”, and this is now a priority in all social and land use planning carried out by the local authority. Today, Hønefoss is very much reliant on the car. Despite relatively good bus services for a town of this size, public transport only accounts for 4% of all daily journeys, as does cycling. 75% of all daily journeys are made by car.

The town is, in fact, well suited to walking and cycling, but a car-based culture and dense traffic make cycling less attractive. The north-to-south main road carries more than 20,000 vehicles a day, and there is a high frequency of accidents between motorists and cyclists. The transformation of central Hønefoss requires this to change. As retail sales in the town appear to be declining, it is important to bring new activities to the town centre in order to attract people. The municipality emphasises cultural offerings and social interaction across the population - the competition entries should reflect this ambition.

The dynamic centre of a farming and forestry district

The very centre of Hønefoss is sparsely populated with just over 1,000 residents (3000 in the extended centre area), but more than 40,000 people have some form of affiliation to the town of Hønefoss, which is the “capital” of the Ringerike region. Hønefoss is a lively commercial centre. Few Norwegian towns of this size can boast such proximity to the town centre and its cafés, bakeries, specialist shops and shopping centres as the area between the bridges in Hønefoss.

Norwegian suburban sprawl

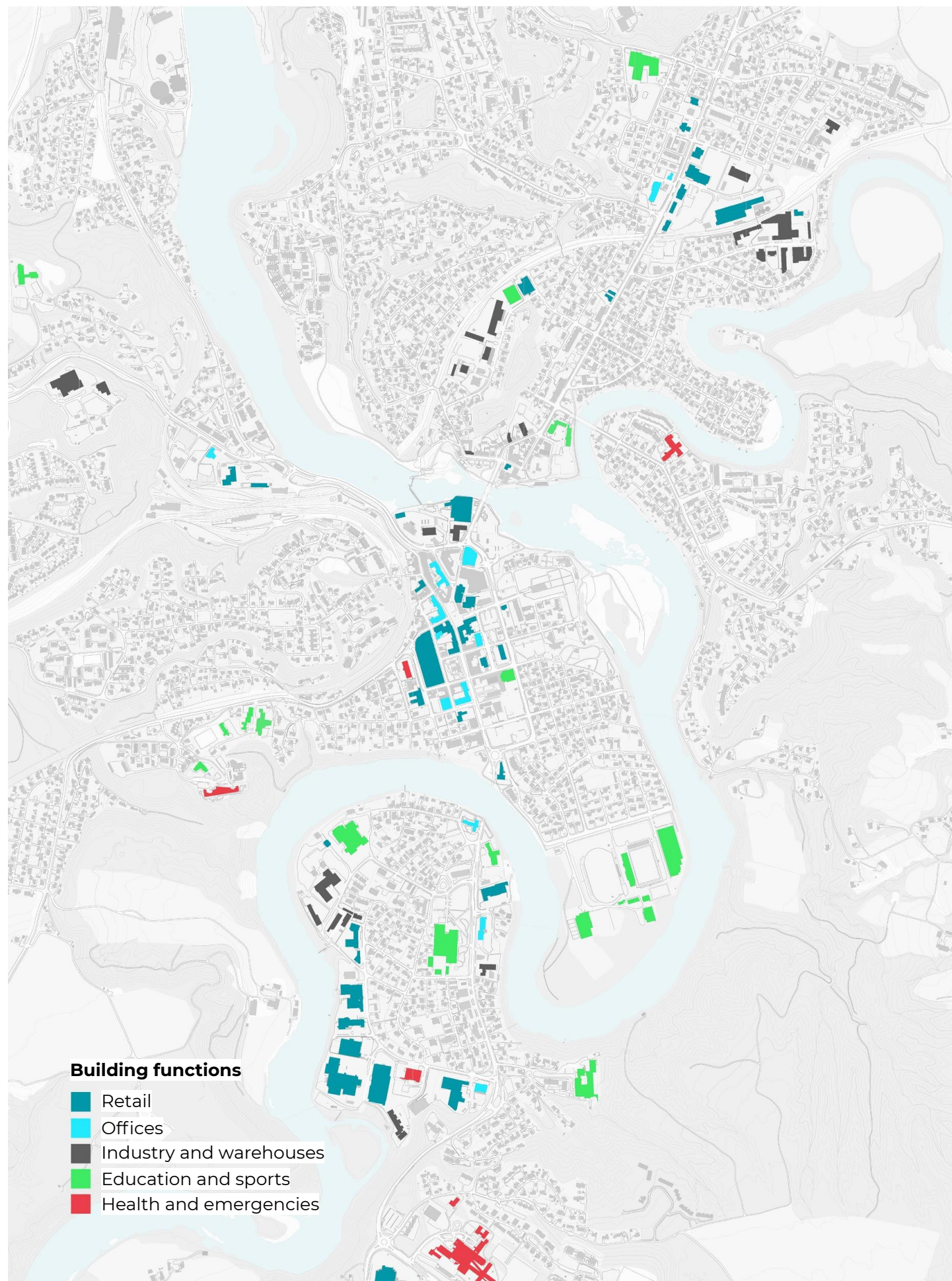
Although there is ample space for densification in central Hønefoss, there is still not enough room to accommodate all expected growth. Hjertelia is part of a development zone to the south-east of central Hønefoss, currently covered by forest and agricultural land.

Part of the plan is already under construction with low-rise housing and terraced homes. Detached homes represent a highly destructive form of urbanisation because they occupy vast swathes of land with low density.

The Norwegian dream of a big house close to both countryside and city combined with the Norwegian Public Road Administration’s hegemony over land and mobility planning have created an unsustainable typology difficult to stop. The endless carpet of detached homes continues to expand throughout all Norwegian towns and cities.

Local developers also swear by these typologies when developing areas such as Hjertelia. Nobody moves to Ringerike to live in an apartment block is a common mantra – and one with an element of truth to it.

Yet change is absolutely necessary. Ringerike Council, therefore, wants to exercise its powers as a landowner more actively. Rather than sell off land, it now wants to use and develop the land it owns itself to better control developments. On the Hjertelia site, the local authority wants to create a new form of urban identity and identify interesting and attractive alternatives to low-rise housing and conventional blocks. Which combinations of urban and rural qualities can build a unique urban identity in Hjertelia?



A future compact town

This ambition is difficult to realise in practice for a small local authority with limited funds. Large sites such as Krakstadmarka outside the centre of Hønefoss have already been approved for development. The local authority relies on private developers to increase the proportion of residential property, and if they do not want to invest in urban homes, it will be difficult for the local authority to pursue a consistent strategy. The pilot project in Hjertelia can be seen as yet another break with the council's ambition to densify from the town centre outwards. However, in a long-term perspective all of Krakstadmarka will be developed, and the area will then need an identity-forming element and a blueprint that provides inspiration and gives the local authority an ambiguous reference that allow it to steer growth in a sustainable and inclusive direction, and shatter preconceptions of what it means to live in Hønefoss.

Cycling and walking

Action must be taken to make more people cycle and walk: Linking footpaths and cycle paths. Upgrading the high street from Osloveien in the south to Hønengata in the north would create an effective and safe axis, including for “soft road users”. New foot and cycle bridges will provide shortcuts across the rivers. Continuous blue-green structures in the town centre and along the rivers will create

attractive routes for pedestrians and cyclists. A number of secure bike parking facilities will be created along with infrastructure for bicycle hire stations. Car parking in the centre will be reduced gradually over time, and car parks will be built outside the centre where people can transfer to footpaths, bicycles and public transport.



Through the town, the south-north axis will see a complete transformation of the existing car-based road into a street profile that gives priority to pedestrians, cyclists, and public transport over cars. Map Ringerike kommune.



New and improved road connections. Map: Ringerike Kommune

Public transport

The Ringerike Line will use the existing Hønefoss Station. The station will become the hub of the cycling and public transport network in Hønefoss. 70% of the population growth in Ringerike will be channelled to Hønefoss, the rest along public transport axes and hubs in local clusters.

This helps create a passenger base for frequent and reliable bus services. Accessibility for buses along the main axes is ensured by way of designated bus lanes, kerbside bus stops and right of way for buses at traffic lights where possible. A new bridge is also being planned to create a shortcut for public transport across Petersøya island. Green mobility planning in Hønefoss is in its infancy. The local authority hopes that participating in European can provide inspiration for mobility planning in the town more broadly!

Transforming the town

One important intervention is to rotate the Hønefoss bridge's abutment to make space for a new town square, Tømmertorget. This will link the existing Søndre and Nordre market squares. The junction between Arnemannsveien and Kongens Gate will be moved further east to make it safer, and all of Kongens Gate is to be given a facelift. A continuous network of footpaths and cycle paths along with new bridges will improve access to the town centre and make it easier to leave the car at home.



Green lungs and tall buildings

Hønefoss should have green spaces and offer car-free routes for everyone within walking distance of the town centre. The town's green lungs, the river and the waterfall, should form a continuous structure. Petersøya island shall remain a green lung, and the "Elvelangs" trail will be completed. It has been proposed that the densest part of the town centre, to include a few tall buildings, be located in the area between Tippen, Øya and the station.

This is where building shadows pose less of a problem. History has shown that the area can absorb tall buildings, and vertical structures will reinforce the train station as a hub on the Ringerike Line. The planning proposal ensures access to the waterfall and river by way of sightlines and pedestrian passageways for the public. When realising the town plan, a network of urban spaces will emerge over time linking green structures, cycling, walking, outdoor pursuits, cultural heritage sites, homes, businesses and retail in the centre of Hønefoss.



Tomorrow's Hønefoss resident?

The Ringerike region needs more people of working age whose work, income and taxes help boost value creation and improve municipal services. We must attract and retain talent. We want people between the ages of 25 and 35 to want to put their education and talents to use here in the Ringerike region instead of commuting to other towns and cities.

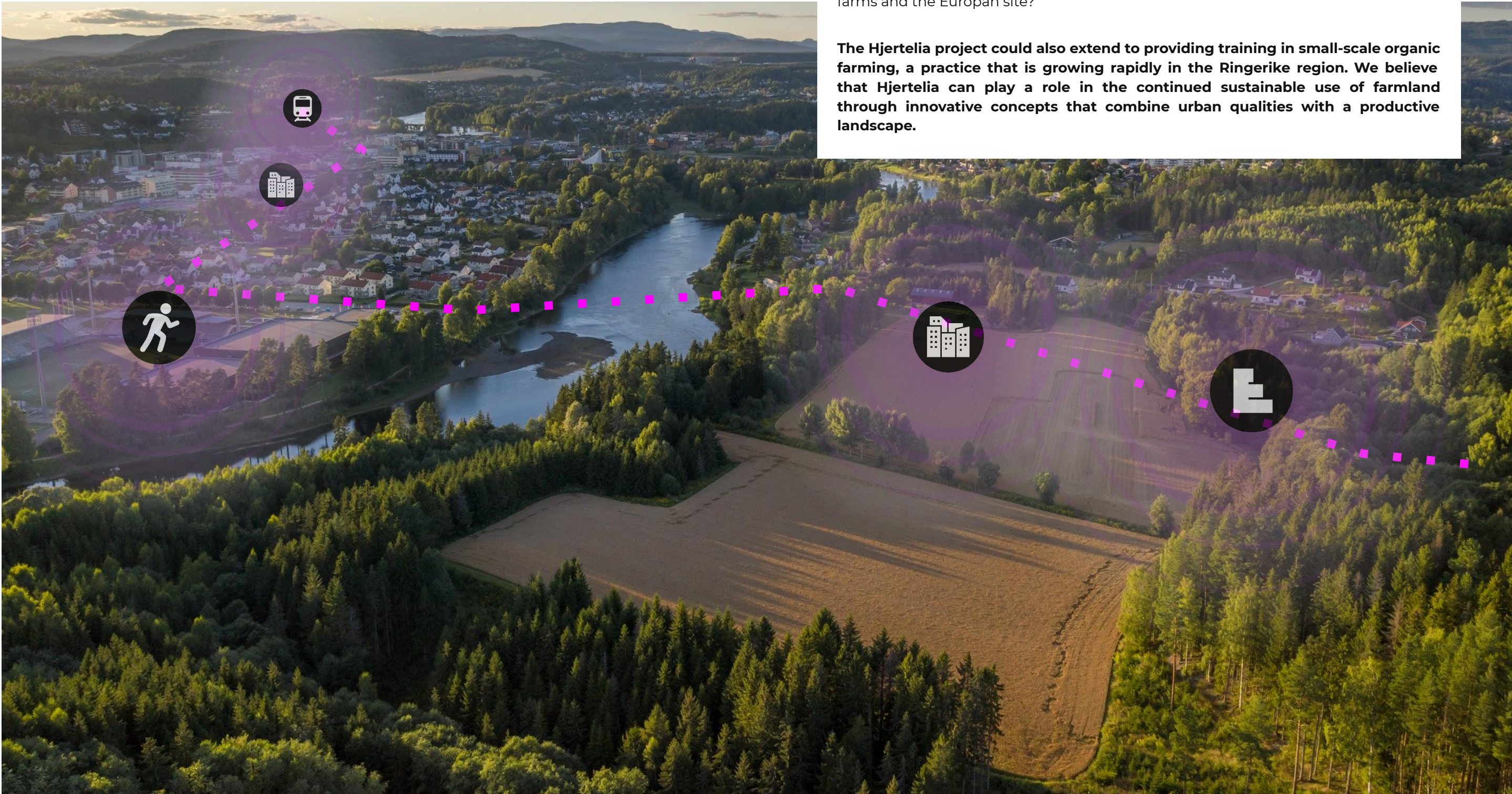
Photo: Joakim Dokka



Transforming the productive landscape

Ringerike boasts a unique cultural landscape and ideal conditions for food production. Its proximity to large and populous markets is conducive to trade and to attract people to the district. However, many of the farmers in the region are now in their 60s. Many of them do not have family members wanting to take over. Others find that generational change brings with it new ideas. Many of the farms are of a size that would not generate an acceptable income for young people today. These farms may envisage a future with new operating models. Hjertelia can become an appealing neighbourhood that attracts people interested in helping to develop tomorrow's agriculture sector in suburban regions. We have already noted some interest in experimenting with farmland, with farmers trialling different concepts for community-supported agriculture. Which synergies can be created between local farms and the European site?

The Hjertelia project could also extend to providing training in small-scale organic farming, a practice that is growing rapidly in the Ringerike region. We believe that Hjertelia can play a role in the continued sustainable use of farmland through innovative concepts that combine urban qualities with a productive landscape.



The municipal land-use plan for Krakstadmarka

The municipal land use plan for Krakstadmarka is a general plan which earmarks large areas just south-east of the centre of Hønefoss for housing. The municipal land use plan comprises three stages of development: Tanberglia (partly developed), Tanberghøgda (zoned, sequencing provisions relating to new E16 highway) and Hjertelia. The municipal land use plan was funded by and drawn up on behalf of a local investor and developer in partnership with the local authority. There are multiple landowners within the site boundaries.

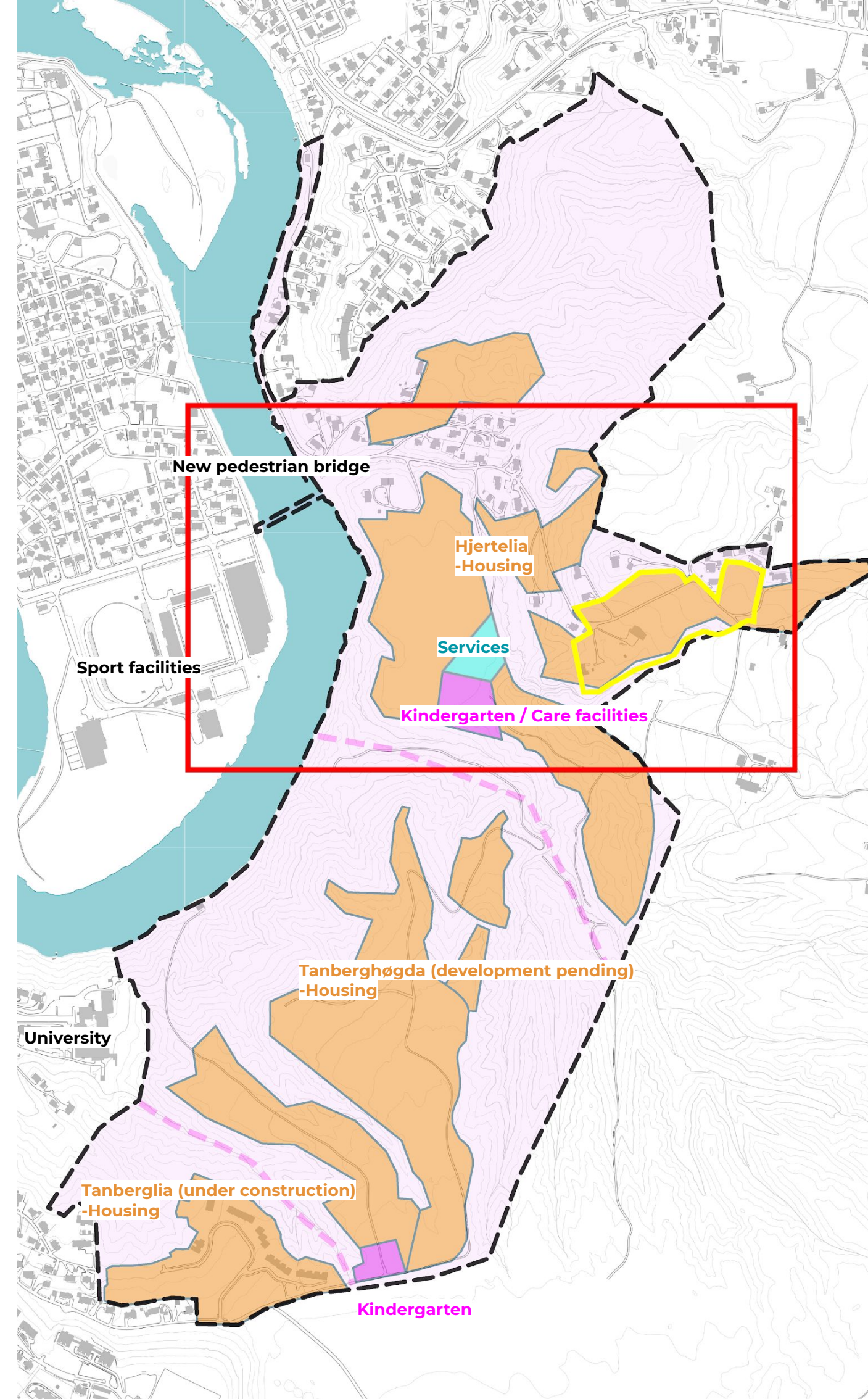
The plan allows for all types of housing, ranging from clusters of low-rise housing to blocks. More than 200,000 m² has been allocated for new housing. A 9,000 m² site has been designated for kindergarten and care facilities, and 6,000 m² has been reserved for commercial activity to support the neighbourhood.

The plan sets a plot exploitation ratio of at least 40% GIA. According to the local authority, this could create around 800 homes across the areas covered by the plan. A footbridge across the river Storelva must be built before the northern part of the site, including Hjertelia, is developed in order to link Krakstadmarka and the centre of Hønefoss.

The existing suburban housing areas within the plan area can also be transformed or densified.

The local authority estimates that some 3,850 new homes need to be built in Hønefoss to reach the target of 10,000 new residents by 2030. The local authority has also calculated that there is potential for more than 2,000 new units in previously zoned areas in Hønefoss, including in Krakstadmarka.

Competitors are not required to adhere to all the limitations imposed by the Municipal land-use plan for Krakstadmarka.



Top image: Looking south at Tanberghøgda. The fields in the lower right corner are inside the study area.

Bottom image: Existing housing in Hjertelia.

Map to the right: The extent of The municipal land-use plan for Krakstadmarka, with a selection of uses highlighted.

The new bridge for pedestrians and cyclists

The road to Hjertelia is narrow and does not have the capacity to cope with much more traffic. For that reason, a new bike and footbridge will link Schjongslunden and Hjertelia and provide natural access for cyclists and pedestrians. The Hjertelia development must therefore be founded on a car-free concept. The new bridge connects Hjertelia to the Elvelangs cycle and footpath, making it possible to cycle and walk in a car-free environment along with blue-green structures all the way to the new Hønefoss Station on the Ringerike Line.



Social housing strategy

Homes and local communities play a prominent role in the local authority's social housing policy. The main objective is for Ringerike to be an inclusive and diverse district where everyone feels safe and included. The local authority sees itself playing an active role in seeking to minimise social and economic inequalities where no child grows up in poverty, everyone has a safe and good place to live, and most people are able to own their own home. Social housing policy is fragmented, and there are many ways of reaching the goal. The approaches involve different administrative agencies, and social housing policy is woven into different welfare services.

Hjertelia provides Ringerike Council with an opportunity to implement its important social housing plans as it sets out to develop a new neighbourhood in Hønefoss that accommodates both children and older people. Stable and good living arrangements are vital for people to succeed in education and work.

Investing in the area will provide homes to people in every phase of life from different backgrounds and with different resources. With a diverse population, children who grow up in the area will have friends across traditional socio-economic divides. This will aid integration as people from different generations and backgrounds come together to the benefit of everyone, and we eliminate stigmatisation and negative social heritage.

To help families with children out of poverty for good, the town must provide basic homes at a reasonable cost.

Thanks to its role as planning authority and landowner, the local authority can enter into agreements with private developers on building rental homes where the authority acquires allocation rights to some of the flats, and the developer can access the instruments offered by the Norwegian State Housing Bank. Right of first refusal could be exercised, and land planning procedures allow us to regulate property types, sizes, room distribution and landscaping in consultation with the developer. When the land is owned by the local authority, it means we have even more effective tools at our disposal.

We can do the building ourselves or supply build-ready plots under terms that underpin our social housing policy. The local authority should hold back some of the properties for rental. In the long term, these homes can be sold to tenants with the help of start-up loans. Stable and good living arrangements can dispel many worries and subsequently improve health and quality of life while also reducing social inequality.

Ensuring a good environment for children to grow up in also involves creating a wide range of services accessible to “everyone”. Ringerike wishes to attract young adults, families with children and students. Once the Ringerike Line has been completed, and Hønefoss forges closer connections with Oslo, there will be an influx of new single residents arriving from elsewhere in Norway or abroad without their immediate families. It is important to create a proactive community in terms of both integration and inclusion. How can we turn physical outdoor spaces into natural meeting places for activities and social interaction?



The areas around the compound of the old school contain a diverse ecosystem of plants, as well as grounds used by locals for growing vegetables. Photo: Joachim Nordstand.



Some of the abandoned fields around the project site has been reclaimed by seasonal workers at nearby farms to grow their own vegetables. Photo: Sondre Eriksen Hansema

Project site

The physical and natural backdrop of the project site

The mosaic

The project site

Actors in and around the site

Key moments



The forested ravines create a stunning atmosphere. Photo: Joakim Norstad

The physical and natural backdrop to the project site

Hjertelia is an attractive location – a mosaic of natural qualities, topographies and farmland. To best describe the area, we have turned it into a mosaic and described each square separately.

The entire mosaic is located in a marine zone with sediments deposited by the ocean and fjords and, near the River Storelva, by streams and rivers. The area is defined as being at risk of landslides and avalanches. Ground surveys have been conducted in numerous locations, primarily to determine whether there is quick clay in the area. Quick clay has not been identified, but many of the borings are shallow, and we, therefore, do not know which materials exist at greater depths.

The River Storelva meanders through the area, twisting its way through the landscape at the foot of the steep slopes to the east. At this point, there is an outside bend in the river, causing erosion to the base of the riverbank. Active erosion and movement in the riverbank have been detected.

The slope towards the river has a gradient of up to 40°, and the river profile is also steep in places. The riverbanks and land closest to the river are part of the 200-year flood zone.

Most of the terrain in the mosaic is steep and ravined. The ravines are precipitous in places with inclines exceeding 30° at their steepest. The ravines often have streams at the bottom, which act as flood channels during heavy precipitation.

Good and partially very good soil quality on the farmland along with good sunlight exposure indicates that somewhat more intensive farming with greater biodiversity may be possible. The farmland has qualities that allow other farming methods based on natural and organic principles to be developed. Forest site quality is high, but forest management is challenging in the ravined landscape. The farmland is fertile and with the characteristics of a small-scale landscape.

The mosaic of Hjertelia



200 meters

The project site



The project site is a plot owned by the local authority in the middle of the sensitive natural area and farmland known as Hjertelia. The plot measures 30,647 m2. Map: European-Norway/Geodata



Actors in and around the site

Housing developments

There are a few housing developments and scattered detached homes close to the Hjertelia site. They will not be significantly impacted by European 16 in the short term. When developing the plots within the study area, the existing buildings will have an impact on how the area can be used and developed.

Detached home at Kragstadveien 40

This is the home of the owner of the land atop the prominent elevation to the north of the Hjertelia site. His property also offers an opportunity under the municipal land use plan to develop some of the land. He takes a positive view towards the development of the area. He welcomes the local authority's participation in European 16 and has signalled that his land can be developed using ideas and contributions from the upcoming European competition.

Ringerike Council

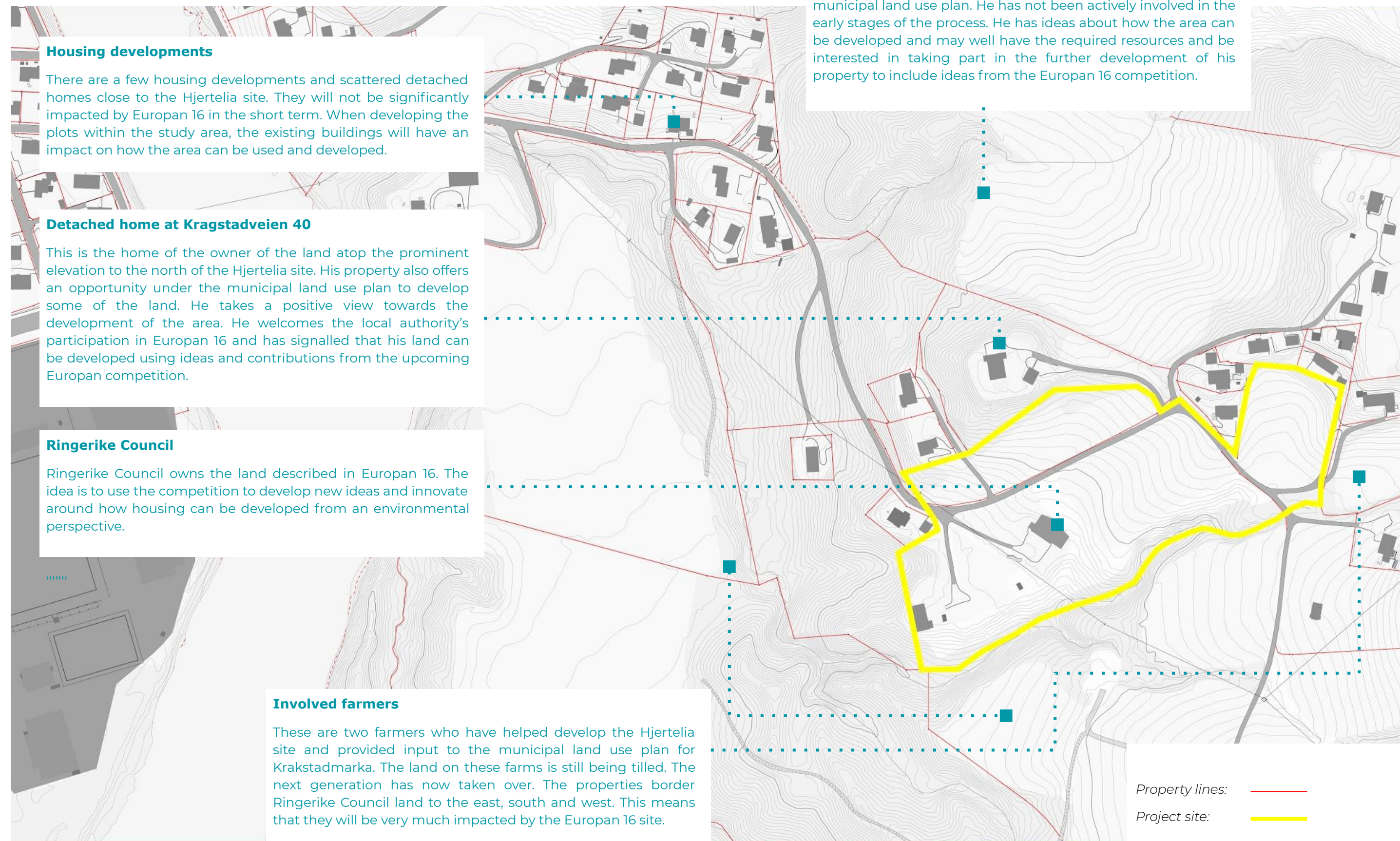
Ringerike Council owns the land described in European 16. The idea is to use the competition to develop new ideas and innovate around how housing can be developed from an environmental perspective.

Involved farmers

These are two farmers who have helped develop the Hjertelia site and provided input to the municipal land use plan for Krakstadmarka. The land on these farms is still being tilled. The next generation has now taken over. The properties border Ringerike Council land to the east, south and west. This means that they will be very much impacted by the European 16 site.

Kragstad farm

The farmer owns large tracts of land to the north of Hjertelia which have been designated for housing under the prevailing municipal land use plan. He has not been actively involved in the early stages of the process. He has ideas about how the area can be developed and may well have the required resources and be interested in taking part in the further development of his property to include ideas from the European 16 competition.



Property lines: —

Project site: —

200 meters

Key moments



Barn

The old barn on the site has been abandoned for a long time and is in a state of total disrepair. Photo: Bjørnar Haveland



Edge zones

The edges between different landscape uses are usually rife with life. Photo: Bjørnar Haveland



Streams

While a lot of the forest in Hjertelia is planted pines meant for timber production, the forest is natural around the many streams. Photo: Bjørnar Haveland



Greenhouse

The old greenhouse is also falling apart but is sometimes used to grow tomatoes by migrant workers at local farms. Photo: Bjørnar Haveland



Logging

A lot of the forest in Hjertelia is planted and is nearing the time it can be harvested. Photo: Bjørnar Haveland



Old School

The old school in Hjertelia. Photo: Bjørnar Haveland

A1

Square A1 in the mosaic contains buildings and gardens with the River Storelva as the main natural feature. It is considered a peaceful residential area with private gardens surrounding the houses. The river is not easily accessible as there are steep riverbanks on both sides. Visually, the Hjertelia site is close to the more urban areas, but the river poses a barrier to direct connections to the town of Hønefoss. The terrain is flat but carved up by the river (Storelva), which runs at a lower elevation. The riverbank is some 6 metres high, measured from the water's surface to the flat terrain on both sides of the river. The entire area is within the marine zone, which puts it at risk of landslides and avalanches. A stream to the east acts as a flood channel for an area >1,000,000 m² and flows into the river. High voltage lines cross the river.

What is there? Clusters of low-rise housing to the west of the river, more dispersed to the east. There is an associated infrastructure for water, surface water and sewage in the ground, service roads to the homes and lamp posts. All houses are surrounded by gardens. A row of large birch trees (*Betula*) and pine trees (*Pinus sylvestris*) stands atop the riverbank between the road and the river on the west side. Mostly bushes and willow thicket between road and river on the east side. No beach. Mostly natural forest. The row of trees was not planted, but the tree trunks have been partially pruned, leaving good views towards the river from ground level. A stream flows into the river on the east side.

Biodiversity: Most of the large trees are birch (*Betula*) and pine (*Pinus sylvestris*). There is significant natural riparian vegetation along the watercourse with willow thicket and trees (*Salix*), grey alder (*Alnus incana*) and bird cherry (*Prunus padus*). Along the waterfront, there are various kinds of rushes and wetland plants. Water flow in the river increases during floods, often in spring and autumn, leaving parts of the riverbank under water. Strong river currents. A variety of waterbirds: ducks, swans and waders. Several species of fish, including trout, in the river. Amphibians and aquatic insects.

Boundaries: The boundaries with natural vegetation along both sides of the river are important to animals, insects, birds and fish.

Productivity: The soil is made up of clay, topsoil and gravel deposits along the river. Good solar exposure.

A2

Square A2 contains large buildings, areas laid to lawn and a tarmacked car park. The boundary zone towards the river provides opportunities for recreation and exercise with the River Storelva as the main natural feature. All of the land is open to the public, some areas are sunny and considered to be reserved for organised exercise, while the land towards the river is more tranquil and can give peace of mind, allowing everyone to engage in physical activity.

Topography: The terrain is flat but carved up by the river (Storelva), which runs at a lower elevation. The riverbank is not particularly steep with some sandy beach by the water's edge.

Civil protection: The riverbank and parts of the land are in the 200-year flood zone.

What is there? Sports facilities with large buildings, turf and car park with associated infrastructure and roads. Floodlights. Footpath by the riverside between large trees.

Biodiversity: The trees are large birch (*Betula*) and pine (*Pinus sylvestris*) and some aspen (*Populus tremula*). Some grey alder (*Alnus incana*) by the water. Along the waterfront there are various kinds of rushes and wetland plants. Water flow in the river increases during floods, often in spring and autumn, leaving parts of the riverbank under water. Strong river currents. A variety of waterbirds: ducks, swans and waders. Several species of fish, including trout, in the river.

Boundaries: A footpath much used for exercise and recreation runs between the buildings and the river in the boundary zone.

Productivity: Clay soil with lightly engineered footpath. The buildings and river enjoy good sunlight exposure. The boundary zone and footpath receive less sunlight as the large tree crowns cast shadows.

A3

Square A3 contains large buildings and areas laid to lawn. The boundary zone towards the river provides opportunities for recreation and exercise, with the River Storelva as the main natural feature. The views towards the river and recreational area provide inspiration for physical exercise, but the river poses a barrier to getting there from Hjertelia in a sustainable fashion without a car. The vegetation zone and areas by the river are quiet and can provide peace of mind. The buildings in the area are designed for sports and organised activity.

Topography: The terrain is flat but carved up by the river (Storelva), which runs at a lower elevation. The riverbank is not particularly steep, and there is a partial beach by the water's edge. There is a steep riverbank on the eastern side of the river.

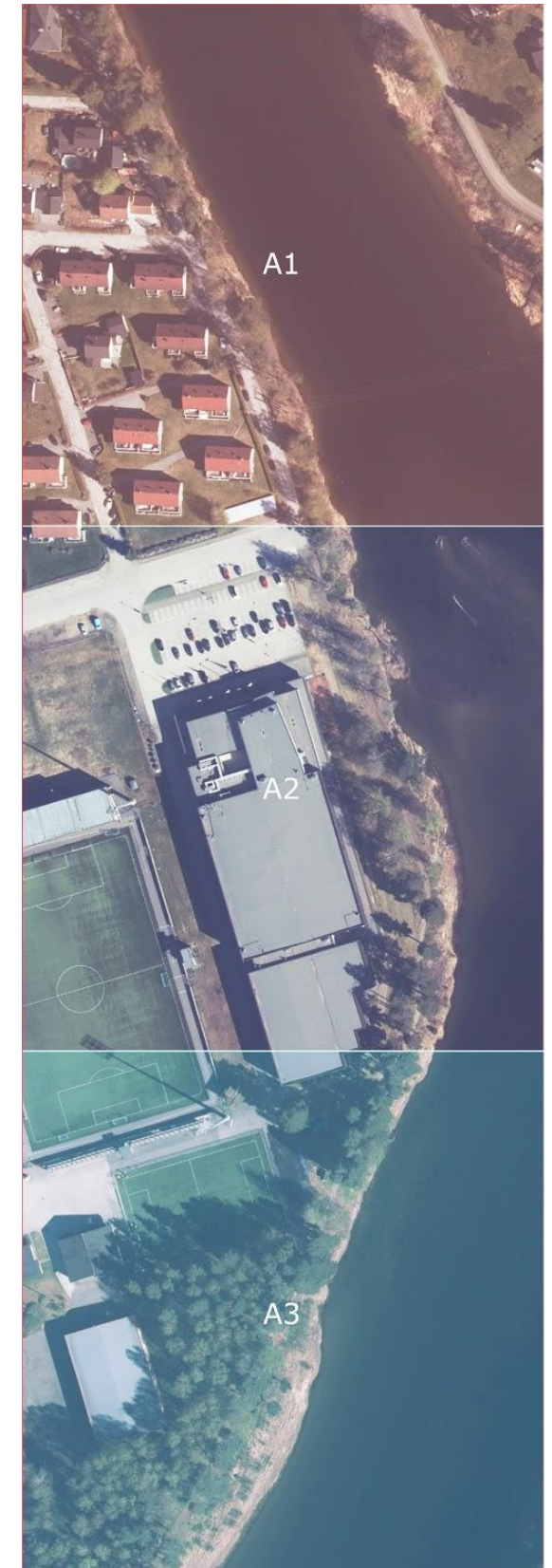
Civil protection: The riverbank and land are in the 200-year flood zone.

What is there? Sports facilities with large buildings, turf with associated infrastructure and roads, floodlights. Footpath by the riverside between large trees. Natural mixed forest and various bushes, several footpaths. River and associated beaches.

Biodiversity: The trees are large birch (*Betula*), pine (*Pinus sylvestris*), some spruce (*Picea abies*) and aspen (*Populus tremula*). The undergrowth is made up of common hazel (*Corylus avellana*), rowan (*Sorbus*) and various garden species running wild. Some grey alder (*Alnus incana*) by the water. Along the waterfront, there are various kinds of rushes and wetland plants. Water flow in the river increases during floods, often in spring and autumn, leaving parts of the riverbank under water. Strong river currents. A variety of waterbirds: ducks, swans and waders. Several species of fish, including trout, in the river. Amphibians and aquatic insects in summer.

Boundaries: The vegetation in the boundary zone is well maintained, with much used footpaths linking the buildings and river.

Productivity: Clay soil with lightly engineered footpath. The buildings and river enjoy good sunlight exposure. The vegetation zone receives less sunlight due to the shadows cast by the large tree crowns.



B1

Square B1 contains small-scale agricultural plots with a prominent gulley separating farmland and homes. Small tranquil and productive agricultural plots. The gulley is surrounded by extensive vegetation, which gives the area a natural appearance. It contains fertile agricultural land in close proximity to Hjertelia but at a lower elevation. The road to Hjertelia runs through the area.

Topography: Ravined area with varied terrain where a gulley dominates the landscape. The terrain slopes from east to west towards the river. Stretch of land on contour line 86 includes cultivated land. Approx. 11-metre elevation above the river.

Civil protection: A stream to the east acts as a flood channel for an area >1,000,000 m² and flows into the river. The riverbank is in the 200-year flood zone. High voltage lines cross the river and follow the road eastwards.

What is there? Scattered dwellings and a farm with associated buildings and a farmyard. Farmland and some gardens, trees and bushes along the stream. Pumping station for sewage and water supply plant. Infrastructure in the river and along the road. Southbound footpath from the farm above the riverbank. A new bridge is expected to cross the river by the pumping station.

Biodiversity: Some conspicuous pine trees (*Pinus silvestris*) and birch (*Betula*) near buildings and on the riverbank, as well as grey alder (*Alnus incata*) and various types of willow in the gulley and on the riverbank. Fruit trees in gardens. Goldenrod (*Solidago virgaurea*) etc. by the roadside. Along the waterfront, there are various kinds of rushes and wetland plants. Water flow in the river increases during floods, often in spring and autumn, leaving parts of the riverbank under water. Strong currents in the outside bend of the river. A variety of waterbirds: ducks, swans and waders. Several species of fish, including trout, in the river. Amphibians and aquatic insects in summer. Cereals are grown on the farmland. The boundary zones with natural vegetation along the stream are important to animals, insects, birds and fish.

Productivity: Several plots of cultivated land and forest of high site quality. Good solar exposure on cultivated land.



B3

Square B3 is a typically rural part of the mosaic with natural forest and agriculture. The river dominates to the west. There is fertile soil in close proximity to Hjertelia but at a lower elevation.

The riverbank and river are natural elements in the ravined landscape. The forest is of a high site quality.

Topography: Ravined area with the river, riverbank and cultivated land to the east. More than 20-metre difference in elevation between river and fields. Gulley at the bottom of the ravine flowing towards the river. The ravine and gulley meander around the farmland and northwards again before flowing into the river. This has created an additional, slightly flatter, level between the fields and the river. Small area eroded from the field to the north. The terrain slopes from east to west towards the river.

Civil protection: Medium to high erosion risk on the farmland when ploughing in autumn. The stream acts as a flood channel for a drainage basin > 1,000,000 m². The riverbank is prone to spring and autumn floods and strong currents in outside bend of the river.

What is there? River, riverbank with natural vegetation, stream flowing into the River Storelva. Farmland.

Biodiversity: Forest with tall perennials, birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*) and rowan (*Sorbus*). The area is part of an elk hunting ground. Elk, roe deer, foxes, badgers. Ducks and various fish species in the river, including trout. Amphibians and aquatic insects. Cereals. The boundary zone with natural vegetation along the river is important to animals, insects, birds and fish.

Productivity: Fluvial deposits where the soil is of a high and partially very high quality. Cereals are grown on the farmland. Good solar exposure on the farmland.



B2

Square B2 is a typically rural part of the mosaic with cultivated land and natural vegetation on the riverbank. The River Storelva dominates the western part of the square. Tranquil and fertile land by the riverbank. Part of wider fertile farmland near Hjertelia but at a lower elevation. Footpath in the boundary zone on top of the riverbank.

Topography: A large stretch of land on contour line 86, including cultivated land, on an approx. 11-metre elevation above the river. The terrain slopes from east to west towards the river, which forms part of the picture.

Civil protection: Medium to high erosion risk on the farmland when ploughing in autumn.

What is there? River, riverbank with natural vegetation, agricultural land. Footpath above the riverbank.

Biodiversity: Birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*) and rowan (*Sorbus*). The area is part of an elk hunting ground. Elk, roe deer, foxes, badgers. Ducks and various fish species in the river, including trout. Amphibians and aquatic insects. The riverbank is prone to spring and autumn floods and strong currents in the outside bend of the river.

Boundaries: The boundary zone with natural vegetation along the river is important to animals, insects, birds and fish. A narrow boundary zone separates two agricultural plots and acts as a corridor for animals moving between the forest and river.

Productivity: The deposits in this lower-lying area were created by fluvial processes. The soil is of high and partially very high quality. Cereals are grown on the farmland. Good solar exposure.

C1

This square contains a cluster of detached homes with gardens and views of the fields below and towards the river. Good view of the river and Hønefoss town. Dwellings in the form of detached homes in tranquil surroundings. The stream adds a natural element to the landscape. The service road towards Hjertelia and the houses run through this mosaic square. Several streams cut through the area.

Topography: Ravined area with housing on the ridges. Streams surrounded by steep slopes.

Civil protection: The streams act as flood channels for drainage basin >1,000,000 m2. High voltage lines cross the area.

What is there? Detached homes with gardens. Service roads with infrastructure in the ground. Streams surrounded by steep slopes with natural vegetation.

Biodiversity: Garden plants, trees and undergrowth surrounding the streams. Comprises birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*), rowan (*Sorbus*) and common hazel (*Corylus avelana*). Elk, roe deer, foxes, badgers. Numerous common Norwegian bird species.

Boundary zones: Boundary zones with scrubs surrounding the streams are important natural elements for birds and animals.

Productivity: Forest of high site quality, good sunlight exposure in the residential areas.

C2

Square C2 is central to the development of Hjertelia. The area stretches from flat farmland by the river to the west to a steep forested slope to the east. A small stream runs north-south at a slight angle. The vegetation surrounding the stream is naturally mixed deciduous forest, mostly birch, and some marshland, while the rest of the forest on both sides is planted spruce. As the road continues up through Hjertelia it intersects with the corner of the square, and a small side road leads to a single detached home. The local authority owns the forest surrounding the detached home. This woodland is important because it forms a boundary between the local authority plot above Hjertelia and the flatlands closer to the river and the centre of Hønefoss. It also forms a narrow green belt linking the forests to the north and to the south of Hjertelia. A power line runs through the north-eastern corner, creating a conspicuous 12-metre wide cut in the vegetation. Large birch trees have emerged next to the spruce forest in the zone bordering the farmland. A small strip of vegetation juts out on the southern side, separating two fields and providing a more sheltered crossing for animals to reach the river. The soil is of very high quality. Cereals are grown on the farmland. Good solar exposure on the farmland. The forest is of high site quality.

Topography: Stretch of land on contour line 86, includes cultivated land. Slope with a significant difference in elevation to the east. The terrain slopes from east to west. The stream runs northwards at this point.

Civil protection: Medium erosion risk on the farmland when ploughing in autumn. The stream acts as a flood channel for a drainage basin measuring some 250,000–1,000,000 m2. High voltage lines cross the area.

What is there? Scattered houses with gardens. Natural vegetation on the slopes. A stream runs through the area. Cultivated land.

Biodiversity: Birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*), rogn (*Sorbus*) and common hazel (*Corylus avelana*). The area is part of an elk hunting ground. Elk, roe deer, foxes, badgers. Piciformes, cavity-nesting birds and numerous common Norwegian bird species. Cereals on the farmland.

Boundaries: The boundary zones with natural vegetation in the ecotone between cultivated land and woodland are important for animals, insects and birds.

Productivity: The soil is of very high quality. Cereals are grown on the farmland. Good solar exposure on the farmland. The forest is of high site quality.



C3

Square C3 is a rich and fertile area. It contains spruce forest in steep ravines, a natural gully and a smaller area with fields. Two slopes with natural and planted forest descend from the south and east towards the farmland. In the woodland to the south, there are several clearings where trees have been felled, and the area bordering the field has been replanted with small spruce trees. A large stream flows in from the south, and the landscape is dominated by a steep ravine formation descending from the south-east. A tractor path descends from the farm to the east, continuing some distance northwards alongside the field. More than 20-metre difference in elevation between river and fields. The ravines are precipitous, with inclines exceeding 30° at their steepest. The soil is of a high and partially very high quality. Cereals are grown on the farmland. Good solar exposure on the farmland. The forest is of high site quality. Tranquil woodland with wild berries and flowers. A fertile area with cultivated land.

Biodiversity: Forest with tall perennials and blueberry shrubs. Birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*), rowan (*Sorbus*) and various types of willow. Some planted spruce forest. Wood anemones in spring. The area in this square is part of an elk hunting ground. Elk, roe deer, foxes, badgers and hares. Piciformes and cavity-nesting birds.

Topography: Ravined area with forest and cultivated land to the east. More than 20-metre difference in elevation between river and fields. The ravines are precipitous with inclines exceeding 30° at their steepest.

Civil protection: Medium erosion risk on the farmland when ploughing in autumn. The stream acts as a flood channel for a drainage basin measuring some 250,000–1,000,000 m2.

What is there? Natural and some planted forest and other vegetation. A stream runs through the area. Farmland. Tractor path.

Biodiversity: Forest with tall perennials and blueberry shrubs. Birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*), rowan (*Sorbus*) and various types of willow. Some planted spruce forest. Wood anemones in spring. The area in this square is part of an elk hunting ground. Elk, roe deer, foxes, badgers and hares. Piciformes and cavity-nesting birds. Natural vegetation in the ecotone between cultivated land and forest. Important for birds and animals.

Productivity: The soil is of a high and partially very high quality. Cereals are grown on the farmland. Good solar exposure on the farmland. The forest is of a high site quality.



D1

Square D1 contains fertile farmland near Hjertelia but with steep slopes and some dwellings in between. The forest adds natural elements. Good views towards the town in the upper part of the square. The area marks the boundary between a north-south belt of woodland along the river and the large agricultural region to the east of Hønefoss.

Topography: Highly ravined area with forest and a cultivated field to the east. Sloping terrain with more than a 20-metre difference in elevation between west and east. The ravine by the stream is

Civil protection: High erosion risk on the farmland when ploughing in autumn. The stream acts as a flood channel for a drainage basin measuring some 50,000–250,000 m2.

What is there? Forest, stream and agricultural land. The banks of the stream are home to natural forest and thicket.

Biodiversity: Birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*), rowan (*Sorbus*), common hazel (*Corylus avelana*), various types of willow and red elderberry (*Sambucus racemosa*). Elk, roe deer, foxes, badgers. Piciformes, cavity-nesting birds and numerous common Norwegian bird species. Cereals on the farmland.

Productivity: Cultivated land with soil of very high quality south of the stream and high quality north of the stream. Good solar exposure. The forest is of high site quality.

D2

This square includes Hjertelia and parts of the area to the north of the old school building. Agricultural land which is highly arable in places. The square contains around half of the project site but also the homes of three neighbours. The terrain is very steep to the north and west before flattening out towards the south, where there are small patches of land used for community-supported agriculture in connection with the old school building. The local authority's agricultural plots are located on both sides of the narrow road leading to the farms to the east. A small high voltage line enters the site from the east before crossing the grounds past the dilapidated greenhouse. Views towards Hønefoss from the highest elevations in the square.

Topography: Sloping terrain towards the west with some 20-metre difference in elevation between west and east.

Civil protection: The area to the north of the road is at high risk of erosion when ploughing in autumn, while the cultivated land to the south is at medium risk. High voltage lines cross the area to the south-west.

What is there? Some scattered buildings, including on the ridge to the north of Hjertelia. Service road to homes and through road to homes to the north-east of the square. Water and sewage pipes across the field to the east of the building in Hjertelia. Forest on the slopes to the north-west. A high voltage line crosses the southern part of the square.

Biodiversity: Birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*), rowan (*Sorbus*) and common hazel (*Corylus avelana*). Elk, roe deer, foxes, badgers. Piciformes, cavity-nesting birds and numerous common Norwegian bird species. Cereals on the farmland. Arable land around the building in Hjertelia. Natural vegetation in the ecotone between cultivated land and the forest on the slopes is important to birds and animals.

Productivity: Cultivated land on clay loam and clay soil. Good solar exposure. The woodland in the area is of high site quality.

D3

Square D3 contains interesting and mixed landscapes. It encompasses the southern part of the project site with several small fields and an old barn. Agricultural land which is highly arable in places. The local authority plot is surrounded by natural deciduous forest, while spruce has been planted on the steep slopes of the ravine to the south. The more expansive farmland to the east marks the transition to a wider agricultural region. A tractor path runs from the farm in square E3 alongside the fields before winding its way through the forest to square C3.

Topography: Ravined area with woodland in the lowest-lying areas and cultivated land in sloping terrain to the west. More than a 20-metre difference in elevation between the stream and the eastern side of the square.

Civil protection: The cultivated land is at medium risk of erosion when ploughing in the autumn. The streams act as flood channels for a drainage basin measuring some 250,000–1,000,000 m2.

What is there? Detached home and service road, tractor paths, agricultural land and forest partially planted with spruce and silver fir. A stream runs through the area, separating the project site from the large farm south/east.

Biodiversity: Forest with tall perennials, birch (*Betula*), spruce (*Picea abies*), silver fir (*Abies*), grey alder (*Alnus inkana*), Norway maple (*Acer platanoides*), rowan (*Sorbus*), various species of willow, common hazel (*Corylus avelana*), raspberry and blueberry shrubs. Elk, roe deer, foxes, badgers and hares. Piciformes, cavity-nesting birds and numerous common Norwegian bird species. Cereals on the farmland. The natural vegetation in the ecotone between cultivated land and forest is important for animals and birds.

Productivity: The soil is silty sand in places but mostly clay loam and clay. Good sunlight exposure on arable land. Forest of a high site quality



E1

The area includes fertile agricultural land near Hjertelia but with a difference in elevation to be tackled to the north-west. The forest adds natural elements. Great views towards Hønefoss town and the hills beyond. The area can be described as open and barely affected by urban activity.

Topography: Slightly less ravined landscape with gentler slopes. Gulley to the north, running east-west and steep slope towards the gulley to the north.

Civil protection: The stream acts as a flood channel for a drainage basin measuring some 50,000–250,000 m².

What is there? A couple of detached houses with associated gardens, outbuildings and service road. Stream. Farmland to the west and east of the houses.

Biodiversity: Forest with low herbaceous plants on the banks of the stream to the north with birch (*Betula*), Norway maple (*Acer platanoides*), spruce (*Picea abies*) and pine (*Pinus sylvestris*). Common hazel and species of willow near the stream. Elk, roe deer, foxes, badgers. Piciformes, cavity-nesting birds and numerous common Norwegian bird species. Cereals on the farmland. Important boundary zones between homes and farmland serve as buffers.

Productivity: Clay loam to clay of very high soil quality on most of the cultivated land. Good solar exposure. The forest is of high site quality.

E2

Housing estate on top of the hill. 8 detached homes sit between trees; a patchwork of small fields. This square is significant to the brief because it includes a large part of the project site, and especially the eastern part of the plot is surrounded by minor roads and detached homes. Good views to the south and west. The road continues to the south.

Topography: Ravined area sloping to the south and west. The stream runs from east to west.

Civil protection: High to medium erosion risk on the farmland when ploughing in autumn. The stream acts as a flood channel for a drainage basin measuring some 50,000–250,000 m².

What is there? Detached homes with gardens, service road and infrastructure. Stream and banks. Farmland. Some forest on non-arable land.

Biodiversity: Forest with low herbaceous plants, birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*) and aspen (*Populus tremulata*). Scrubland with hazel, species of willow and red elderberry (*Sambucus racemosa*) near the stream. Elk, roe deer, foxes, badgers and hares. Piciformes, cavity-nesting birds and numerous common Norwegian bird species. Cereals on the farmland.

Boundaries: The vegetation along the stream is important for animals and birds and helps slow down the water flow in the streams during heavy precipitation. It also serves as a buffer zone between stream and farmland.

Productivity: Loam, clay loam and clay of very good soil quality. Good solar exposure. The forest is of high site quality.

E3

Small-scale agricultural landscape. The streams add natural elements to the landscape and break up the agricultural land. The farm is clearly visible from parts of Hønefoss.

Topography: Slightly less ravined area with streams creating natural boundaries for the fields.

Civil protection: High to medium erosion risk on the farmland when ploughing in autumn. The streams act as flood channels for a drainage basin measuring some 50,000–250,000 m². Aerial power lines cross the area, and there is a connection point with multiple poles.

What is there? Parts of a farmyard, including the main farmhouse and several outbuildings. Service road to the farm. Several streams merge to the south of Hjertelia. Vegetation along the streams.

Biodiversity: Some low herbaceous plants with raspberries. Birch (*Betula*), spruce (*Picea abies*), grey alder (*Alnus inkana*) and aspen (*Populus tremulata*). Scrubland with hazel, species of willow and red elderberry (*Sambucus racemosa*) near the streams. Elk, roe deer, foxes, badgers and hares. Piciformes, cavity-nesting birds and numerous common Norwegian bird species. Cereals on the farmland.

Boundaries: The boundary zones along the streams are important for animals and birds and help slow down the water flow in the streams during heavy precipitation.

Productivity: Silty sand in a field just south of a stream with high soil quality. The rest of the farmland is loam, clay loam and clay of very good soil quality. Good solar exposure.



Øystein Rø

*M.Arch. MNAL and Partner
Transborders studio,
former secretary of
European Norway*



Øystein Rø (NO) is architect and founding partner of Transborder Studio. Transborder Studio is an Oslo-based office working on projects in the fields of architecture and urbanism, with a particular focus on cities, green living, reuse and spaces for culture. Transborder works on all scales, from small interventions to large urban projects, often with a unique blend of program, context and history. Øystein Rø was also the co-founder of the art and architecture gallery 0047 in Berlin and Oslo (2004-2014), a work he received the Norsk form prize for young architects for in 2011 and Oslo Architect's Association's prize in 2014. Between 2008 and 2018 Rø was secretary general of European Norway. He has his education from NTNU in Trondheim and TU in Berlin.

Nina Lundvall

*Associate Director
Caruso St John
Architects LLP*



Nina Lundvall (SE) studied architecture at Chalmers and London Metropolitan University, graduating in 2002. Her diploma project 'Caravanserai: Making a Place for Transitional Urban Dwellings' was awarded the RIBA silver medal for best design project. She has worked for Florian Beigel & ARU, Tony Fretton Architects and David Chipperfield Architects before joining Caruso St John Architects in 2011, where she is an Associate Director since 2016. She is also a Director of Archipelago with James Payne, a framework for public and private projects and open collaborations with other designers and disciplines. In parallel with practicing, Nina Lundvall has taught at KTH, Chalmers, London Metropolitan University (the Cass), Central Saint Martins and Nottingham University. She is external examiner for the Diploma Thesis course at AHO, and previously at KTH and Chalmers.

Sabine Müller

*Principal of SMAQ /
Professor at Oslo
School of
Architecture*



Sabine Müller(DE) is Professor of Urbanism at the Oslo School of Architecture and Design, Norway. She is an architect and the principal of SMAQ Architecture Urbanism and Research in Berlin. With SMAQ Sabine Müller has won several competitions in Germany and Europe. SMAQ's master plans for Wolfsburg's new residential area, as well as a harbour conversion in Bremen are in development. In 2020 she received the State Prize for Architecture of Lower Saxony. Her research focuses on urban design at the intersection of architecture, urbanism and landscape, acknowledging infrastructure, ecology and processes of inhabitation as drivers of the urban environment. Together with Andreas Quednau she published Charter of Dubai (Jovis, 2012) and Giraffes, Telegraphes and Hero of Alexandria - Urban Design by Narration (Ruby Press, 2017).

Henri Bava

*Founder of Agence
Ter, chairman of the
Landscape
architecture
department at K.I.T.*



Henri Bava (FR) studied plant biology at the University of Paris-Orsay, scenography at Ecole Jacques Lecoq in Paris and landscape architecture at the Ecole Nationale Supérieure de Paysage, (ENSP) Versailles. He founded Agence Ter in Paris with his partners Michel Hössler and Olivier Philippe. In parallel with his practice of landscape architecture, he taught for 10 years at ENSP Versailles and, since 1998, he has been the chairman of the Landscape architecture Department at the Karlsruhe Institute of Technology (K.I.T.) in Germany. He has been invited several times as a guest professor at the Graduate School of Design, Harvard. He received together with his two associates the Grand Prix du National du Paysage in 2007 and in 2018 the Grand Prix de l'Urbanisme (the highest urban design distinction in France) for all of Agence Ter's work.

Wenche Dramstad

*Head of Research in
the Landscape
Monitoring
Department at NIBIO*



Wenche Dramstad (NO) is a senior research scientist at the Norwegian Institute for Bioeconomy Research (NIBIO). She has a Master's degree (MSc) in management of natural resources (1990) and a PhD in landscape ecology (1997) from the Norwegian University of Life Sciences (NMBU). During her PhD, she spent a semester at the Graduate School of Design at Harvard University, where her interest was spurred in strengthening the integration of ecology and design. This was also where the book "Landscape ecology principles in landscape architecture and land-use planning" was developed, which she co-authored. As a landscape ecologist, she has a fascination for the content and composition of the landscape, how the landscape functions as a mosaic, the spatial distribution of different landscape elements, their quality and how they change.

Berit Skarholt

*Deputy Director,
Department for
Planning, Norwegian
Ministry of Local
Government and
Modernisation (KMD)*



Berit Skarholt (NO) graduated from the Faculty of Architecture and Fine Arts at the Norwegian University of Science and Technology (NTNU) in 1982. After 9 years in two architect studios, she was 15 years in Statsbygg, the Norwegian government's building commissioner and property manager, in different roles and phases of projects. She has been a jury member in a broad range of architectural competitions. She was Head of the Department for Area Development in the City Planning and Building Agency of Oslo (PBE) and is now in the Department for Planning in KMD. Planning of cities and architectural quality are the main issues, including challenges and possibilities in small and medium-sized towns. She has been a member of the board of the National Association of Norwegian Architects (NAL) and the board of the Norwegian Institute for Cultural Heritage Research (NIKU).

Aga Skorupka

*Head of social
science at Rodeo
Architects*



Aga Skorupka (PL) is the head of social science team in Rodeo architects. She holds a PhD from City University of New York in environmental psychology, which is an interdisciplinary study of transactions between people and their physical environments. She likes to think of her work of as evidence-based placemaking, where data informs both public participation, planning and policy making. Aga is originally polish and the combination of her immigrant and academic backgrounds makes her especially apt to work with socio-spatial justice issues in urban planning. Some of her other areas of expertise include spatial analysis, social sustainability and walkability issues. (Photo Anne Valeur)

Linn Runeson - Substitute

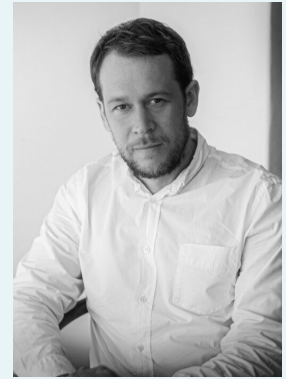
*Architect, Urbanist
and
co-founder/Managin
g Director at edit AS.*



Linn Runeson (SE) is an architect, urbanist, managing director and founder of edit — an atelier that is active within the fields of landscape, urbanism, planning and architecture in Oslo, Norway. The studio won European 15 in Borås, Sweden with the proposal "Made in Borås". Linn has worked for Helen & Hard, LALA, A-lab, and for the municipality of Kristianstad, Sweden. She has a masters degree in architecture from Lunds University, and has studied industrial design at Umeå University, she has also had several exhibitions of her painted works. Currently she is working on several transformation projects, and is passionate about creating meaningful, and sustainable environments for all living kinds.

Joakim Skajaa - Substitute

*Architect, founder of
SKAJAA
Arkitektkontor,
curator at the
National Museum,
Oslo.*



Joakim Skajaa (NO) is a registered MNAL architect, graduated from Bergen School of Architecture (BAS) in 2004. He runs the architectural firm SKAJAA Arkitektkontor and is curator of contemporary architecture at the National Museum in Oslo. He is a teacher, former vice-rector and associate professor at BAS and has also taught at the Oslo School of Architecture (AHO). He was the leader of the Oslo Architects' Association (OAF) from 2017-19. Together with Arild Eriksen, Skajaa won European 10 at Haugerud in Groruddalen in 2009.

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