

# The Urban Institute

Reserving Lagmansholmens potentials  
for future urban development

Petter Lysgaard and Emma Vor Træland





## Introduction

In this diploma, we are two students working together. Petter Lysgaard has a background as a carpenter and studied construction techniques and management. Emma Træland has studied sociology, and comes from a family that works as an emergency accommodation for children, and has knowledge of social relations and behaviour. We see the value from our previous years at BAS and exchange abroad at schools in Liechtenstein, Canada and Denmark, to work together and combine our knowledge and common interests such as transformation, upcycling and urbanity. Due to the site's scale, strict access and remote location, working with model making in scale has been our most important tool.

**APP:** André Fontes

**DAV:** Jan Liesegang

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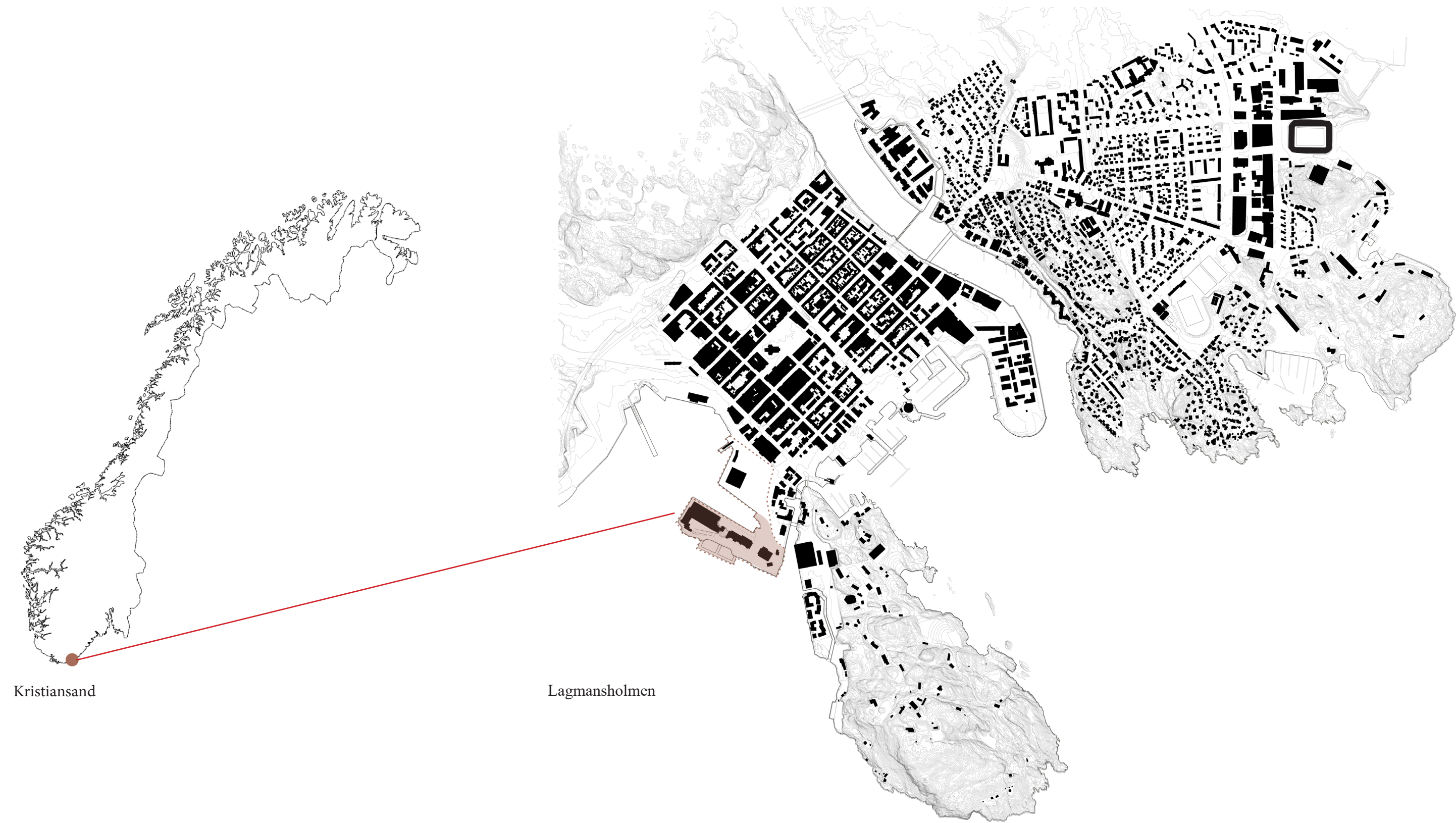
## Site and situation

The site we are working with is Lagmansholmen, located in Kristiansand, in the south of Norway. Once a natural island dislocated from land, only hosting the service of an ammunition house and small boat circulation is today a peninsula as a result of countless landfills. And hosts the activity closed off cruise boat industry and shipping container logistics. The site is located right on the edge of the city centre. Where it lies as a barrier between the city and the sea. The city of Kristiansand is going through big urban changes, and important discussions are being held on what the existing container port is going to be in the future. The city council in Kristiansand envision to develop the area so that streets, parks, promenades, and public spaces will appear inviting to the general public. Kristiansand is already a city thriving with a good variety of cultural and leisure spaces, with an accessible seafront. Although there are great social offerings in the city, there is a lack of low threshold open spaces for the general public. We believe that where people feel a sense of belonging, great places will occur. And we see our role as architects to make a framework for those spaces to take form. The phase we aim to work within is in a transitional phase where we want to challenge the time period by doing research on the untapped potentials on how Lagmansholmen can be activated by the city.



Urban Institute: Our building of interest, the one with the curved roof.

Site and situation



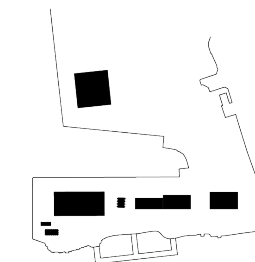
Kristiansand  
Typology study



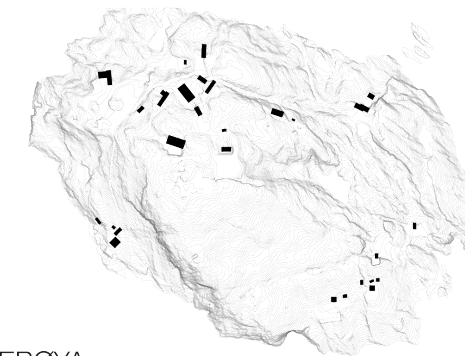
LUND  
Residential area



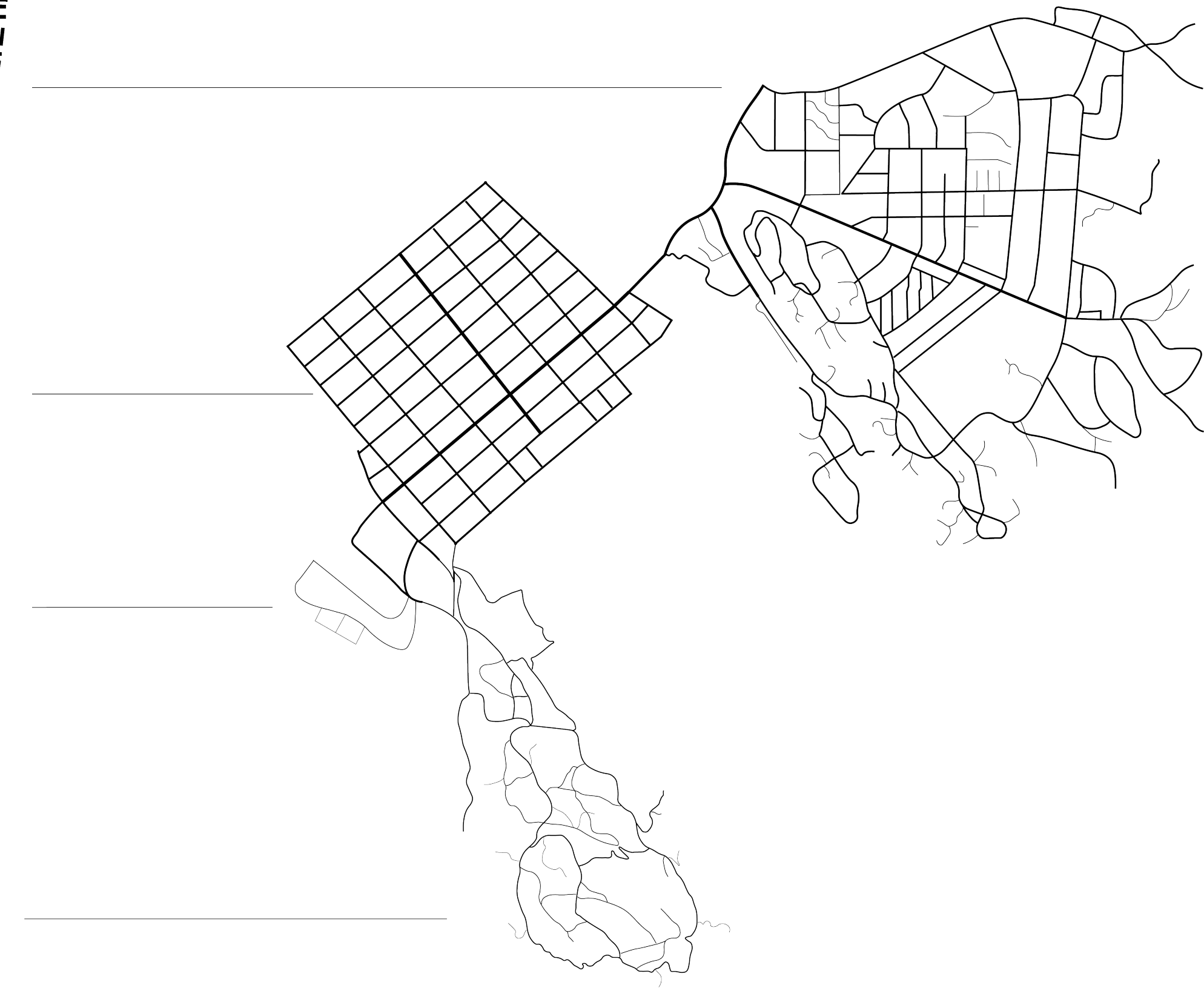
KRISTIANSAND CITY  
"The square"



LAGMANSHOLMEN  
Container port



ODDERØYA  
Leisure, art and culture area

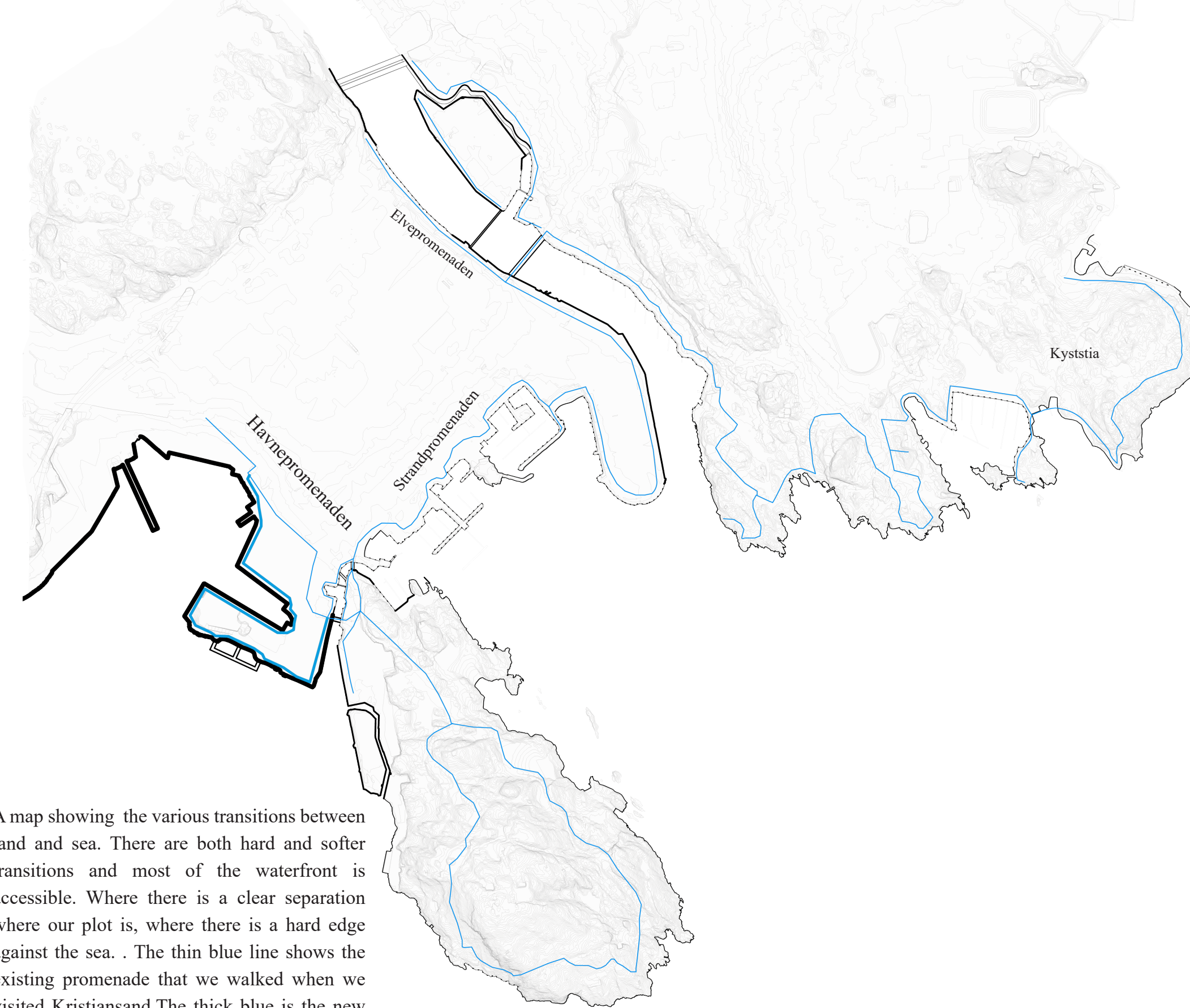


## Visual connections

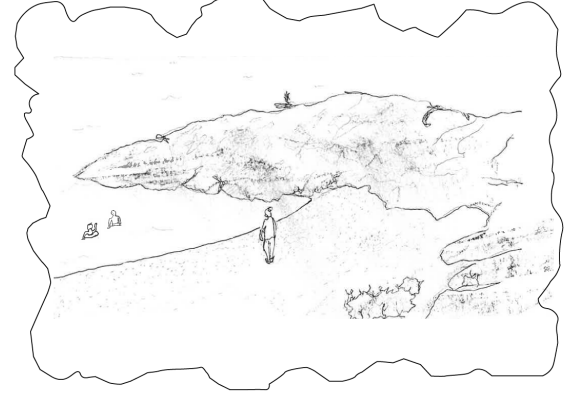


Moments in the city where you can see Lagmansholmen, where the tall structures are visible both in the city and further away.

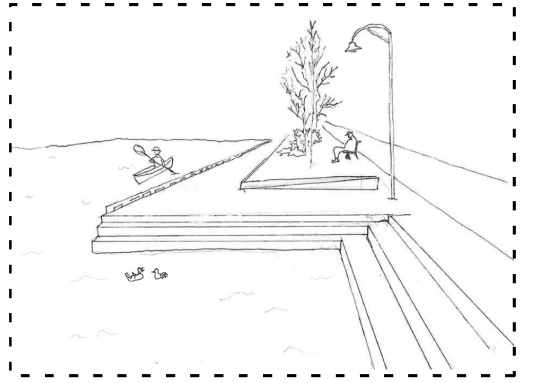
## Tresholds



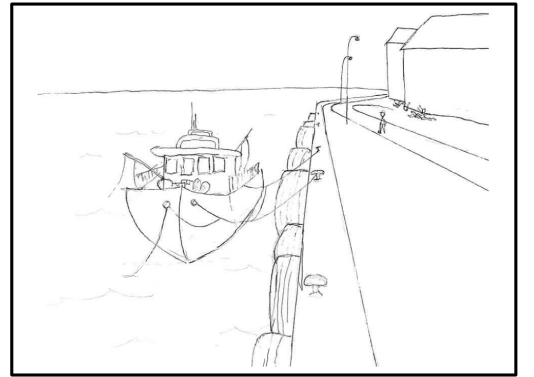
A map showing the various transitions between land and sea. There are both hard and softer transitions and most of the waterfront is accessible. Where there is a clear separation where our plot is, where there is a hard edge against the sea. The thin blue line shows the existing promenade that we walked when we visited Kristiansand. The thick blue is the new water promenade we establishes.



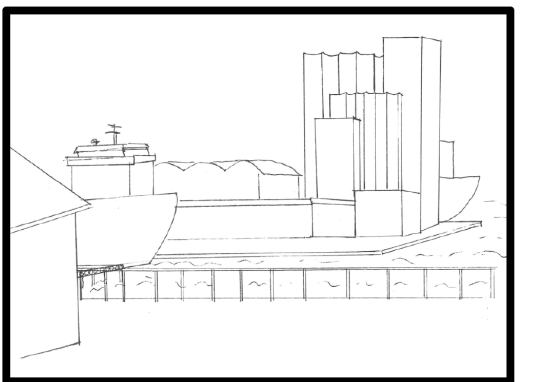
Natural



Soft adaptation



Hard adaptation



Blocked

## Approach

After site visits, meetings with Kristiansand municipality, Kristiansand port management and talking to local organizations and citizens. We see the need to place emphasis on the area gaining its own identity through architecture, art and culture in an activation of Lagmansholmen. As the situation is today, neither the site itself nor the city is ready for this place to swiftly be open to the public. This needs to be done in stages over a longer period of time. Where users get an opportunity to become actors. Creating relationships and a sense of belonging in the process. We envision Lagmansholmen to be an extension of the city, while at the same time being its own place. Although the area is of big scale, we believe that a well organised diverse group of passionate and skilful people is able to develop great urban spaces for the human scale. To secure the sites identity and unique qualities we are reserving zones for the public to use. This zones are securing the plateau, the cruise dock, the water edge at the plaza and on the tip of Lagmansholmen where we keep one of the old building for water activities. The waterfront promenade is also reserved as a continuation of the new Havnepromenaden that is being established. Havnepromenaden is also a continuation of Strandpromenaden that is in the city and Kyststia that connects the city with the residential area. Kristiansand has a very accessible waterfront and is something that we want to create at Lagmansholmen. With this approach, the site, its actors and program will change over years in a bottom-up development. Lagmansholmen has long been inaccessible. A place you know that is there, but have never been to. The only physical relation citizens of Kristiansand have to the site is its huge industrial buildings visible from miles away. It is a place that has always been connected, but never interacted with the city. Lagmansholmen is in many ways the other in the city, and the idea of Lagmansholmen being the other is interesting. Because otherness doesn't need to be negative or something that one should avoid. The other has the potential to become something great that is not yet discovered. The other allows a place to be in constant transformation where different rules apply. In this uncertainty and constant movement in space, is this otherness an urban space one can seek difference, curiosity and investigate. Hide away from the city or escape the everyday life and enter a place that offers a shift in possibilities and experiences. Where you encounter a place without any expectations as you discovers the place time after time.



Photos from our visit to the site

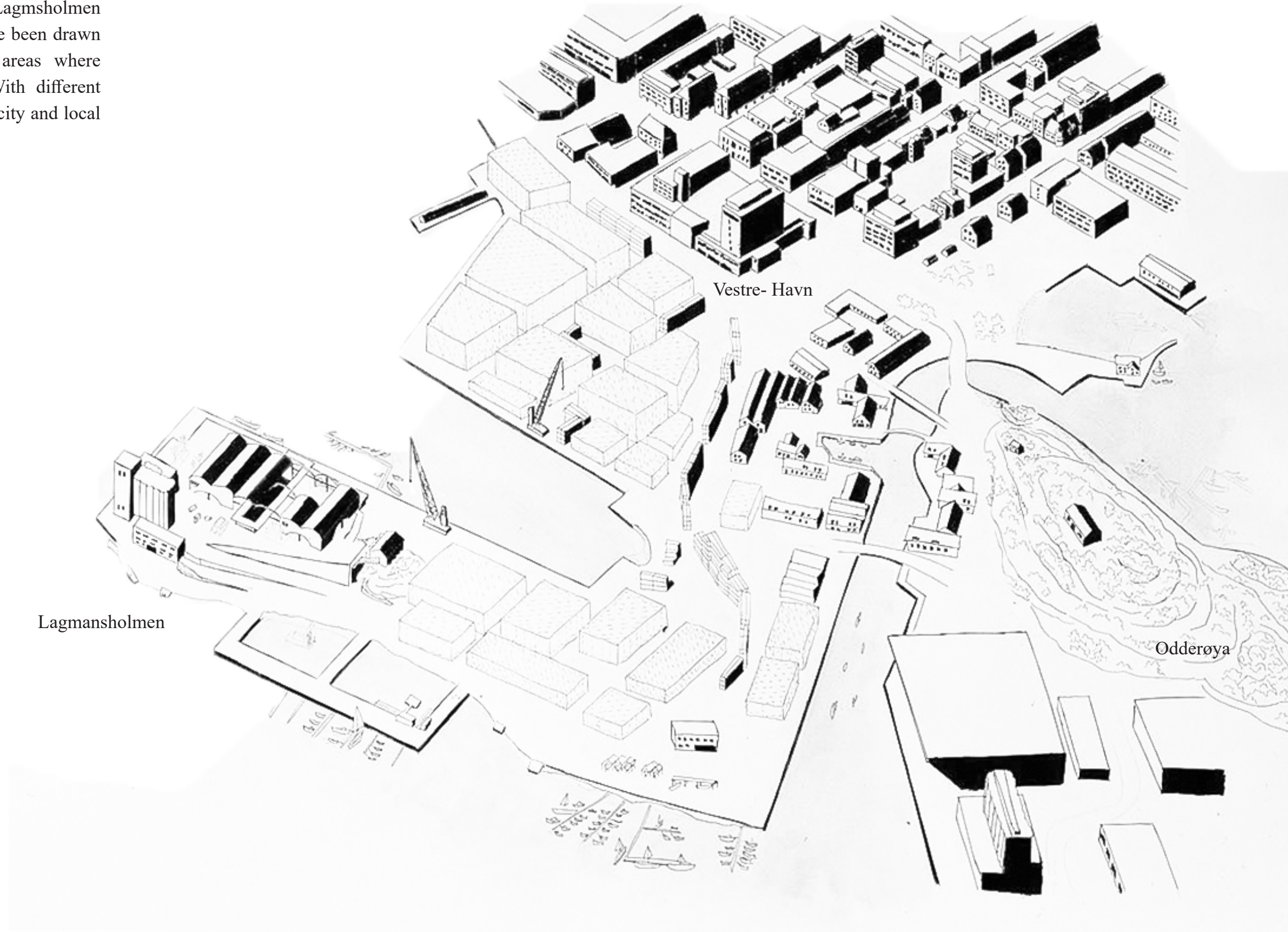
## Urban situation

Our urban strategy consists of two main approaches. The first is the northern part of the site, Vestre Havn, is a continuation of the tall city structures. The other is our site of Lagmansholmen, where it is are lower heights of buildings which is based on the local structures.

The northern part of our site consists of what is today the main shipping container port. This area is the first to be relocated and is also an area we are letting developers develop. We have still made rules for this part of the site's development that need to be fulfilled. From the north, the city and its square structure continues to buildings such as student housing, kindergarten, office spaces and shops, while keeping an open promenade along the water edge. From the east, we keep the small local housing structures. We want to keep the contrast between the big building structures and the small wooden houses as part of the area's identity and otherness. By preserving the existing otherness, we saw the potential to keep some of the containers. Where the containers are the other in the sense they are not designed for humans and can make different landscapes and atmospheres. When we first visited the site, we were intrigued by the wall of containers that led us to the waterfront. This continuation of containers is something that we wanted to keep but open it up for the public. It was this wall that made this place the other within the city. The strong and different colours create different shades of colours in the urban space and attracts curiosity and fascination. In the urban plan the containers both acts as a wall to separate and guide one down to Lagmansholmen. But also, accommodates public programs such as shops, cafes, bars, observation tower and rental.

Where the city structure, local structures, and our site intersects, a plaza is created. This plaza is the entrance to Lagmansholmen, and is where you step away from the city and into otherness. The plaza is allowed to become something that can change over time and be a meeting point between different actors. This is a space that is designed without a program, but capable of hosting various activities and offers a flexible space. How the cities spaces are connected is equally important as the spaces itself. This space of circulation is not passive and have a more meaningful role of just simply connecting. The concept of a threshold holds these qualities as an act of passage, where you as the user can sense how the threshold is actively working to connect and invite. By establishing this plaza and creating distance between territories, thriving spaces can occur with its own form of diversity. On the other side of the plaza lies Lagmansholmen, our focus area for the diploma. This is where otherness unfolds. The area with its existing structures is opened for the public. In an act to reserve the site for future development done by a diverse group of smaller local actors. The scale is both human and urban, and its industrial character is engaging. The landscape is man made and natural. This place has very much its own identity. The identity of otherness. On the tip of Lagmansholmen on top of the plateau lies the most important building for the site. This building is the urban institute, the centre of attention for our diploma. The urban institute is the heart of Lagmansholmen. It is the first building to be transformed, and the foundation for further development to grow.

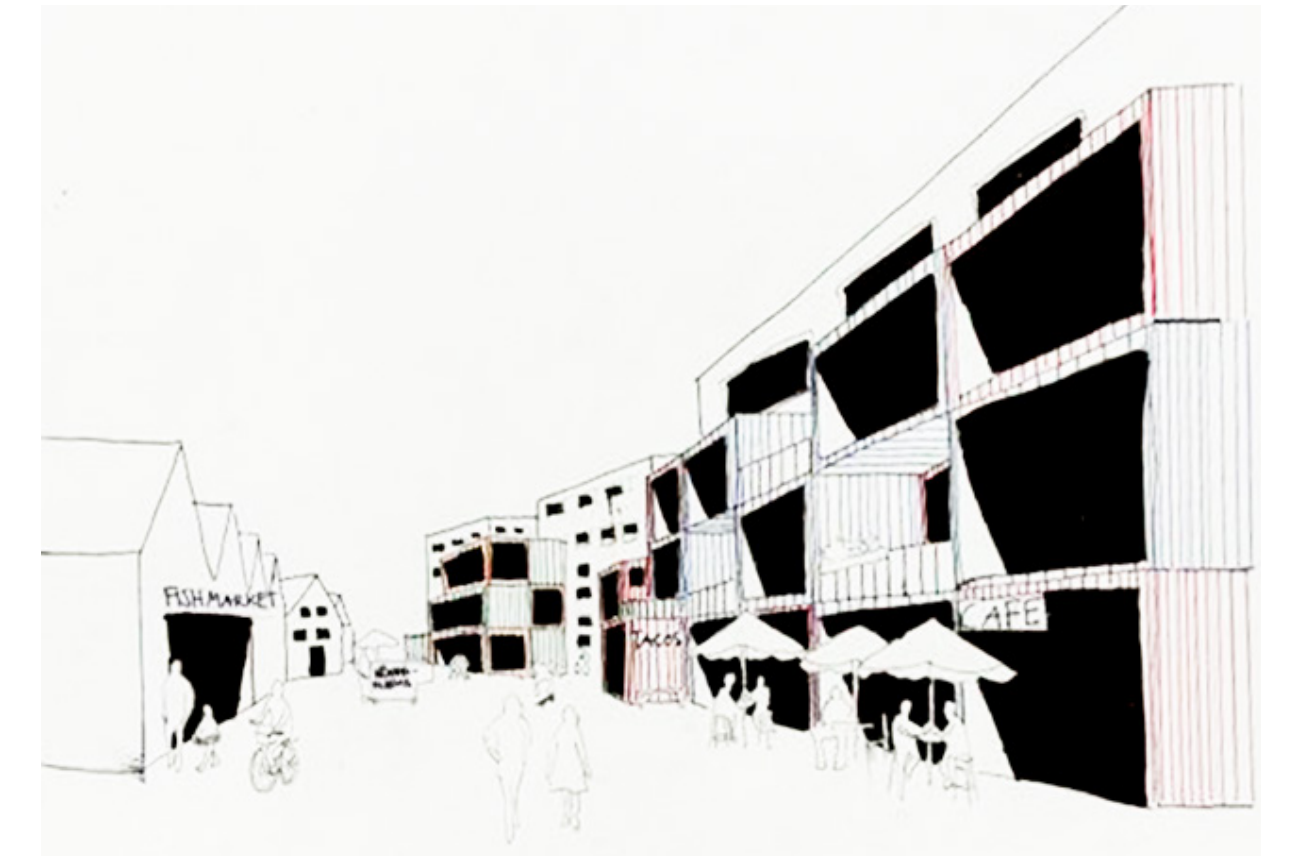
Isometric drawing of Urban strategy. Which shows the city structures, the local structures, Odderøya and our area of interest, Lagmansholmen. There, on Lagmsholmen and Vestre Havn, outlines have been drawn with dashed lines showing areas where construction can be done. With different heights which is based on the city and local structures.



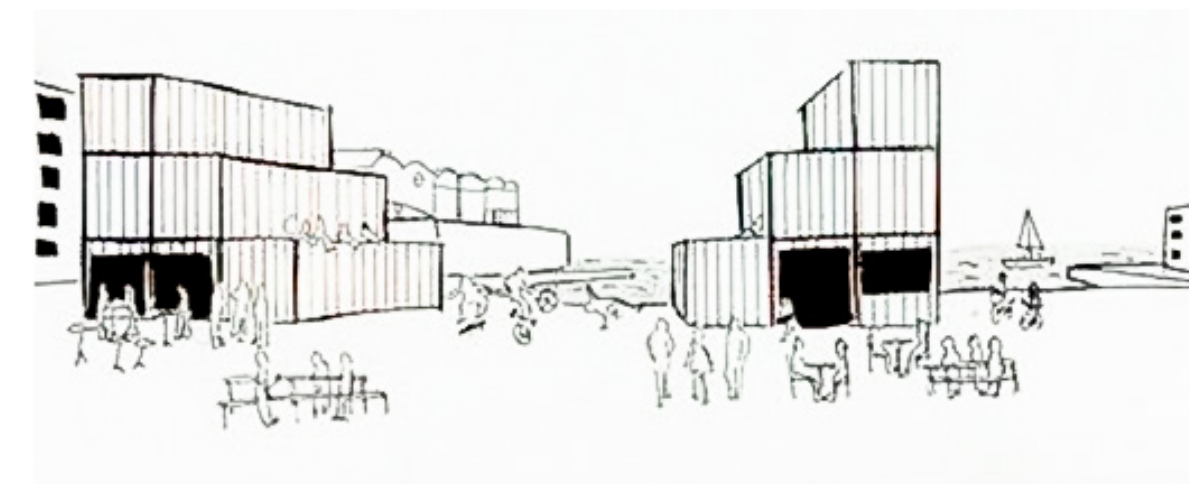
Sketches of potentials



Containers as meeting points in neighbourhoods



Container wall, the relationship between city structures and locale. Where containers have various public and private businesses.



Festival on the plaza



LOT- EK Residential building, South Africa



Freitag Flagship store Zuerich



'kunstlab orbino' by Luc Deleu container architecture exhibition NRW-forum düsseldorf.

## Program: Urban institute

We have divided our building into three different parts. In the middle at the main entrance, is the Lobby. To the south-west is The Yard located. And to the south-east is The Agency. The institute is a place for people to rely on during the transformation phase. And is where people will start forming relations to the site and get a sense of belonging. It is within this institute the decisions of future development of the site will take place.

When entering the institute, you are met with an open facade where the supporting structure is shown with its unique expression with the long curved concrete beam and the green horizontal steel beam and the high concrete columns. The public library is in the middle of the building, floating above ground. The reason for making a library is based on discussions with city planners and the municipality. Where they have emphasised on the need for a new modern library for the city. A low threshold public place for people all over the city to come to and feel included in the urban space. In a place that once was closed off, will become open of the public to be part of in their everyday life. The library is a transparent structure with a wood player wall with three curved openings to create screening and a visual connection with the skate hall, the yard and the agency inside the urban institute. The northern side there is a view to Vestre- Havn and the city. On the south side there is a view over the ocean and the industrial buildings at the plateau. Within the library there is a continuous promenade. That goes through individual and social spaces in a maze of bookshelves. When going up the two staircases one enters the floating promenade that are a located at the highest point in the building. You can walk under the curved roof or with the exposed columns where the roof has been removed. Look over the city or into the sea. Explore the fascinating structures the building has to offer, that frames or exposes the surroundings in different views. Right next to the library is where the café is, where there is a green area inside the building where the roof is being removed. The cafe is a meeting place in a green and industrial atmosphere, where the existing structures are visible. Where some of the existing walls remains, where we have created openings that plays on the curved shape of the roof. To let in light, shield from wind and highlight the construction in specific areas.

### The lobby:

We have called the middle part of the building the lobby based on the essay we wrote in the beginning of the semester. Where we read the text by Stavrides (2006, p.217) about the essay from a German sociologist Siegfried Kracauer. Kracauer wrote about the hotel lobby in the early thirties, when this type of place was relatively new. The hotel lobby became a place detached from everyday life in a temporary space. Where people are sitting around towards vis- à- vis de rien (towards nothing) and find themselves in a world creating itself. This observations of a new way of behaving and being in a public space is something that we want to take with us into the project. Where people could be together in a shared space that doesn't need anything from you, just need you to be there and experience a space that creates itself over time. The lobby in our project is the main entrance into our building, a large open space within the framework of the old industrial building. You can explore the concrete columns, the view of the city and the sea, and take a part in the development and various activities the building has to offer. The lobby is a public space for low threshold social gathering, investigation and curiosity, a space that offers a different way of being together in public space.

### The Yard:

Lefebvre talks about the urban as a possible world, a society yet to come, where the urgent utopia is a way of thinking of the possibilities (Purcell, 2014, p. 151). Lefebvre also used the word urban not in a way the term is commonly used, where he sees "the urban not merely as urbanization but as a society beyond capitalism, one characterized by meaningful engagement among inhabitants embedded in a web of social connections" (Purcell, 2014,p. 151). The urban needs inhabitants and is a space for encounter, connection, play, learning, difference, and surprise. The yard in our projects is a space for interactions between different people and is a place where people work together to shape Lagmansholmen's future. The yard is the space where the workshop is and where you can be an active part of building and developing the site. This space is also connected with the building's backyard. That is an extension of the yard where people can test different structures and shape new programs for Lagmansholmen.

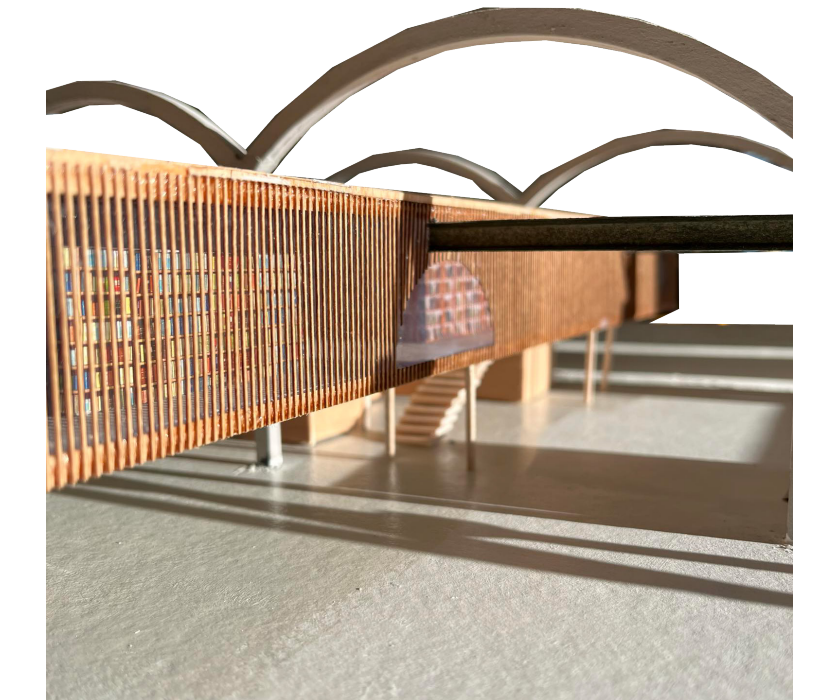
### The Agency:

The agency is where the most grounded actor is located. Where in one of the buildings the municipality, city planners, Kristiansand port management, architects, volunteers and smaller actors have their workspace. In another building is where the artist residency is. This consists of studio spaces assigned for artists who want to work with developments of Lagmansholmen through workshops, events and lectures. Where these various events can take place in the different spaces at the institute, such as the lobby and the yard. The agency and the artist residency are the one in charge of the developments of the site, and where council meetings will take place. Where people can be part of making decisions for the future. If someone wants to build, rent, or make something new on the site, the agency is where you apply.

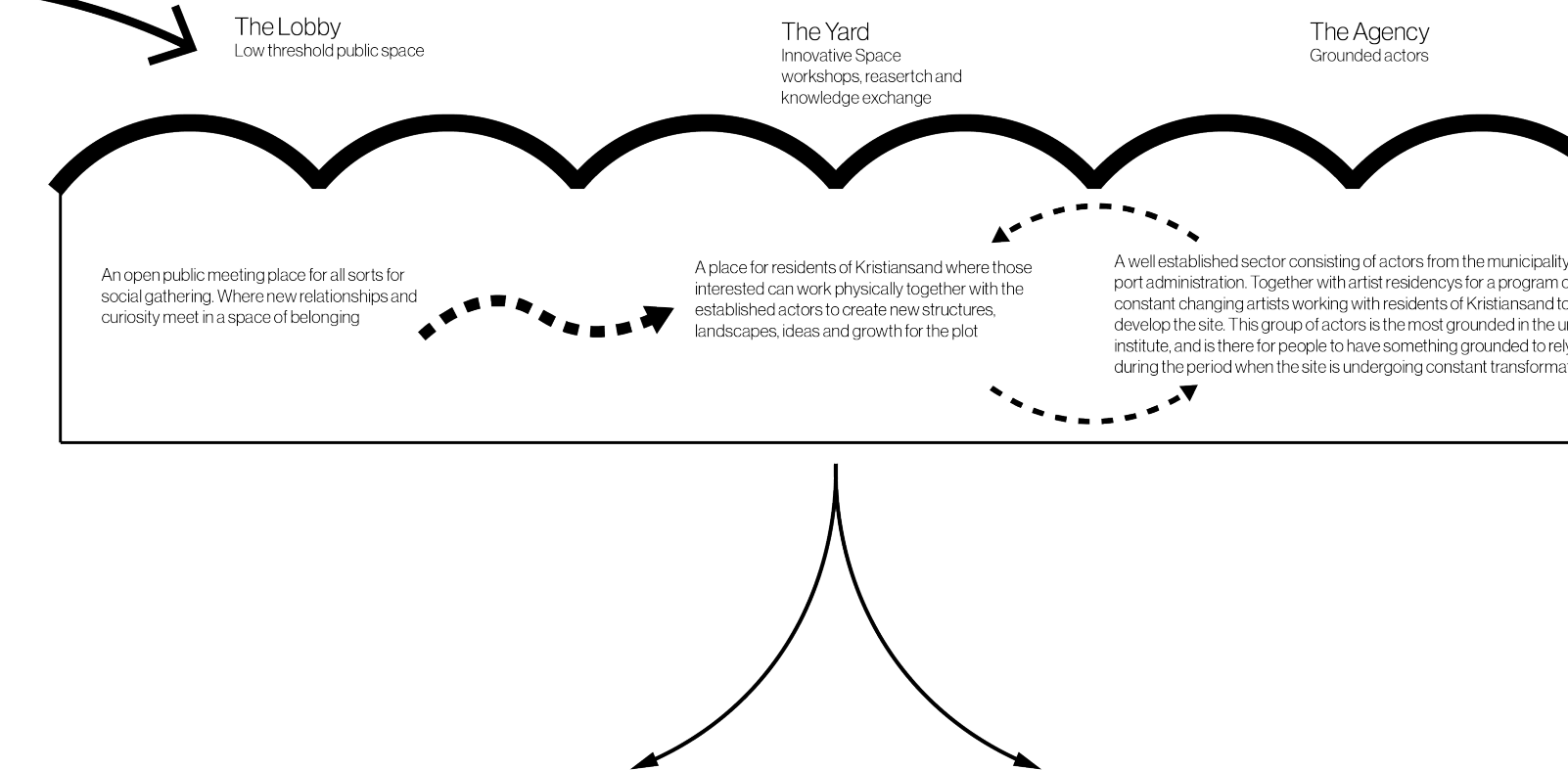
1:50 fragment model of the library in the Urban institute.



1:100 model showing the library in the Urban institute



Program diagram



## References

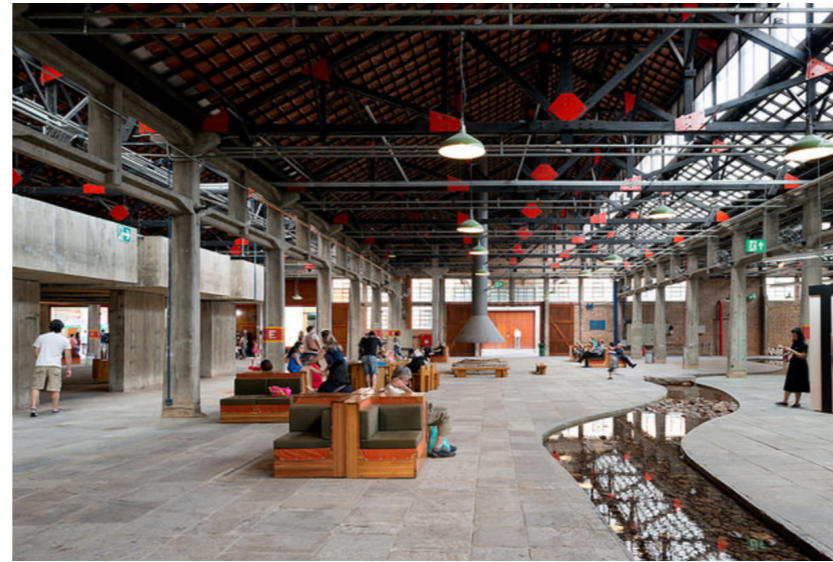
**Louis Kahn**

National Assembly Building



**Lina Bo Bardi**

SESC Pompéia Factory



**EFFEKT**

Skatepark in old windmill factory



**Odda, Norway**

Smelteverk



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