


SPOT ON



KÁRSNES

345058

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INTRODUCTION

It is estimated that within the next 25 years the population of the Greater Capital Region of Reykjavík (GCRR) will grow by 70.000 people. There is an agreement between the GCRR municipalities that the growth should be contained within the present boundaries. Kársnes is a valuable spot in the context of this development. We asked these main questions in the start of the project:

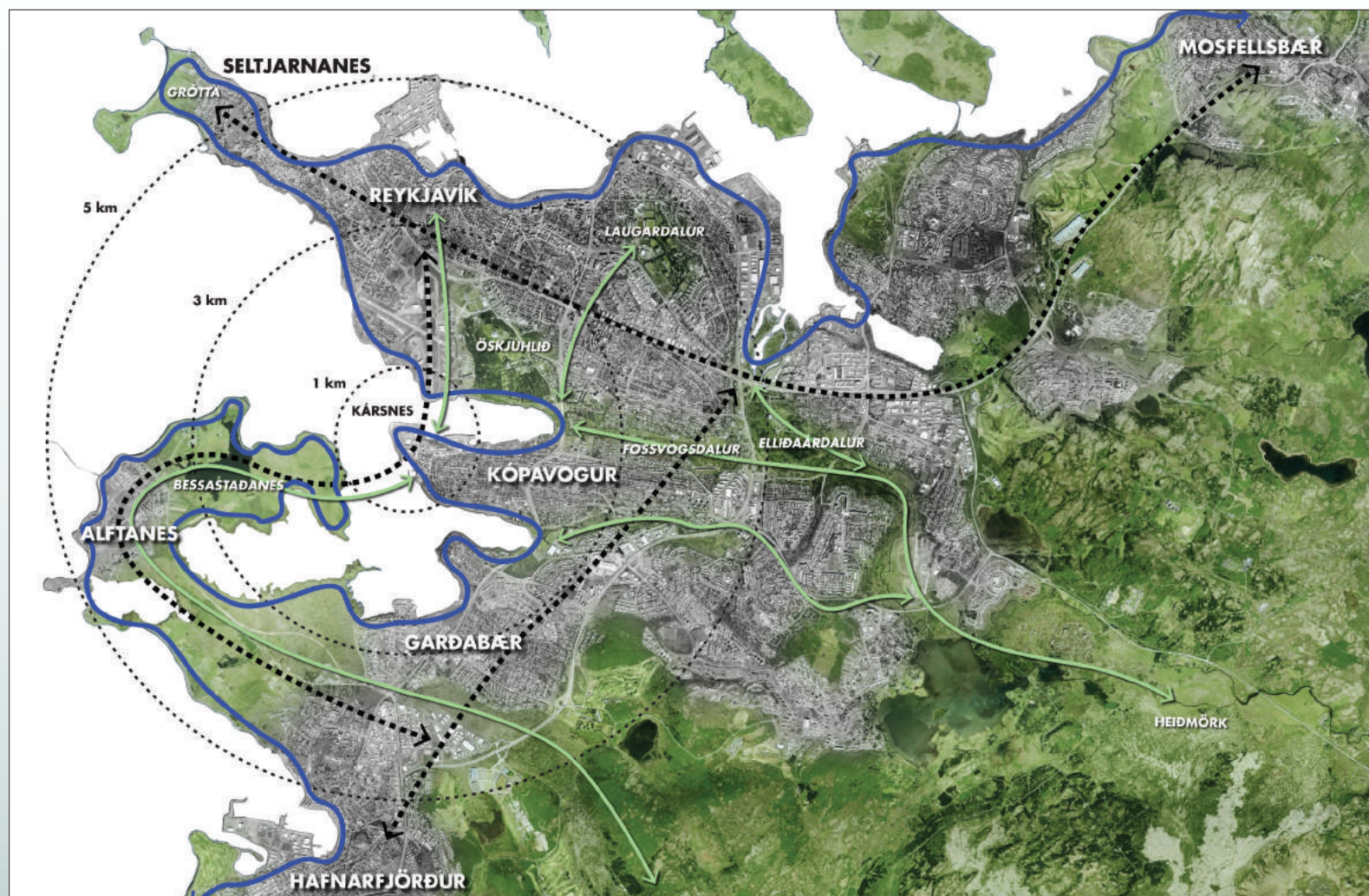
1. How can Kársnes obtain urban qualities while strengthening it's existing identity ?
2. How can the suburb, the industrial area and the new city thrive together ?
3. How to use the full potential of Kársnes while respecting the landscape and nature ?

We have a vision of making a dense and lively cityscape with attractions for the whole region. A new vibrant centre for Kópavogur will be established where the existing fishing and small industry can thrive within the new urban context.

We have discussed how we could shorten and activate the bridges and make them a valuable part of the plan. And how to complete the history of landfill in Kársnes in a manner that would reclaim some natural coastline, recreate birdlife, and make interesting connections to the water.

Focus on climate, sun and shelter, blue green solutions, food production, life between the buildings, and enhancing social activity are fundamental concepts of the proposal.

Making strong connections to the surrounding nature, to the universities within a few minutes distance and creating various job opportunities will strengthen Kársnes and the GCRR's compatibility in the international urban context.



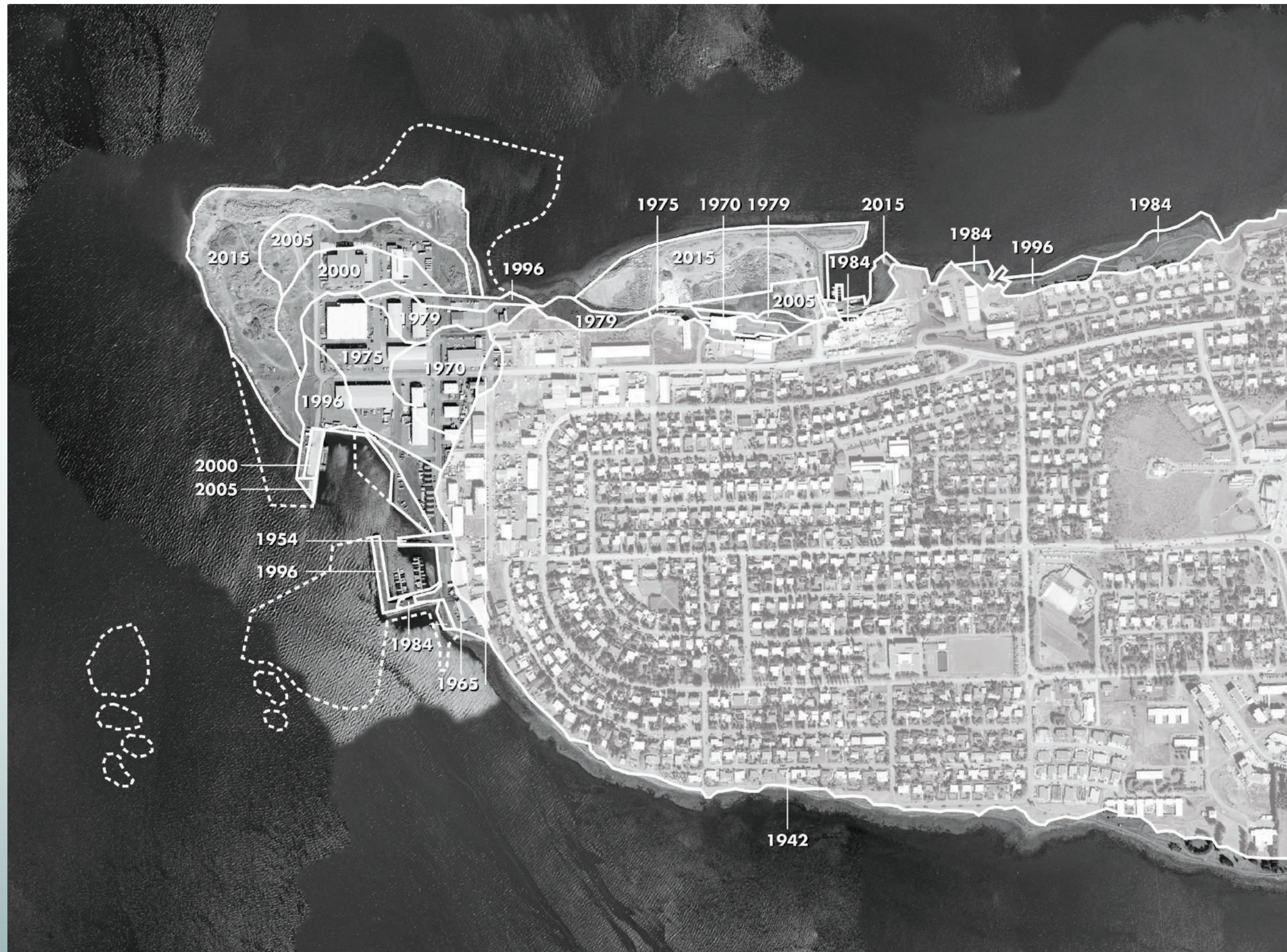
The Capital Region. New tram line, public paths along the coast and connections to green areas.

KÁRSNES, AN INTEGRAL PART OF THE GREATER CAPITAL AREA

Kársnes central location and its undeveloped character offers a unique place to realize a dynamic modern city quarter in the spirit of the 6 criteria that are the guiding lights for GCR. A high density of mixed dwellings and workplaces will make a sustainable and lively community by providing shelter from the elements and simultaneously utilizing the natural surroundings.

We want to connect the area to the bustling Reykjavik city centre across the bay but likewise to the tranquillity and natural beauty of Álfanes and the surrounding sea. The closeness to Reykjavik and Kópavogur makes Kársnes an ideal location for people that travel by foot or bike and utilize public transport, minimizing the impact on the road system. By integrating the small fishing harbour and the numerous small local shops and businesses with the daily lives of the people living there, the social environment and the quality of life will be strengthened.

The present and proposed landfills offer a scarce commodity in the capital region; a south-facing central location with a direct connection to the sea and to the open landscape. The dense and versatile plan maximizes its use to as many and various groups of people and businesses as possible. Attractions such as the unique swimming pool and the Museum of Natural History will enhance the area and ensure an influx of visitors contributing to the lively atmosphere of the place.



Landfills in Kársnes 1942-2015. Years indicate date of aerial photo used to trace the landfills. One of the goals of the proposal is to complete the history of landfills in Kársnes in a manner that will reclaim natural coastline, recreate birdlife, and make interesting connections to the water.

CONNECTIVITY AND LANDSCAPE

We will connect Kársnes with new bridges, both across Nauthólsvík to Reykjavík and to Álftanes. It will put Kársnes at the hub of a fantastic web of paths, for cyclists and pedestrians alike, stretching far and wide across the metropolitan area.

The bridges are a sequence of events rather than simple thoroughfares and a delight to traverse. Landfills and islands will shorten the actual bridge spans. By relocating the boat club facilities in Nauthólsvík and Kópavogur the issue of having to open the bridges is avoided. Gaining building land by adding extended and varied landfills secures the economic sustainability. Towards Álftanes, a sequence of new islands support the bridges.

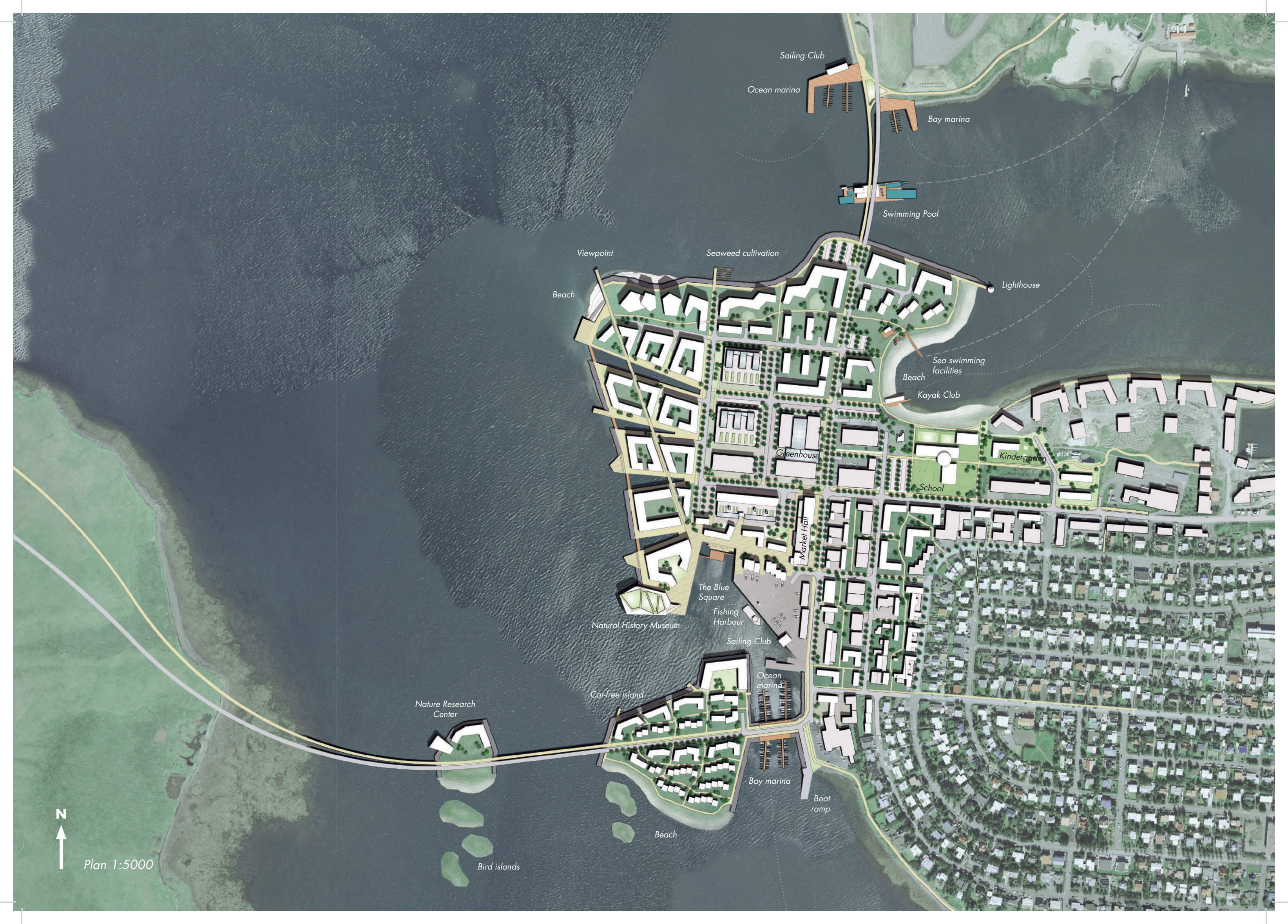
The edge of the landfill changes according to its situation and gives access to the water in different ways. Facing the open sea it is sturdy and protective while towards the inlets the landscape slopes softly to the shore. Reclamation of natural beaches is a vital part of the design.

BUILDING A SUSTAINABLE CITY

The plan is based on the 20 minute strategy, which means that all the necessary commodities are within 20 minutes by foot, thus reducing the need for the private car. It is well connected to the public transport system and to the pedestrian- and bicycle network.

There will be a supermarket and a local food market, a library, a cultural and community centre and a health care clinic within the renovated steel-works building in the centre of the area. A school and kindergarten are planned in the NE part of the area, with good free space and direct access to the seashore.

A variety of workplaces are scattered all over the area; offices, workshops, small industries i.e. the fish production plants, restaurants and cafés and a hotel. And of course the active marina with its fishing boats.



Sailing Club

Ocean marina

Bay marina

Swimming Pool

Viewpoint

Seaweed cultivation

Lighthouse

Beach

Sea swimming facilities

Beach

Kayak Club

Greenhouse

Kindergarten

School

Market Hall

The Blue Square

Fishing Harbour

Natural History Museum

Sailing Club

Car-free island

Ocean marina

Nature Research Center

Bay marina

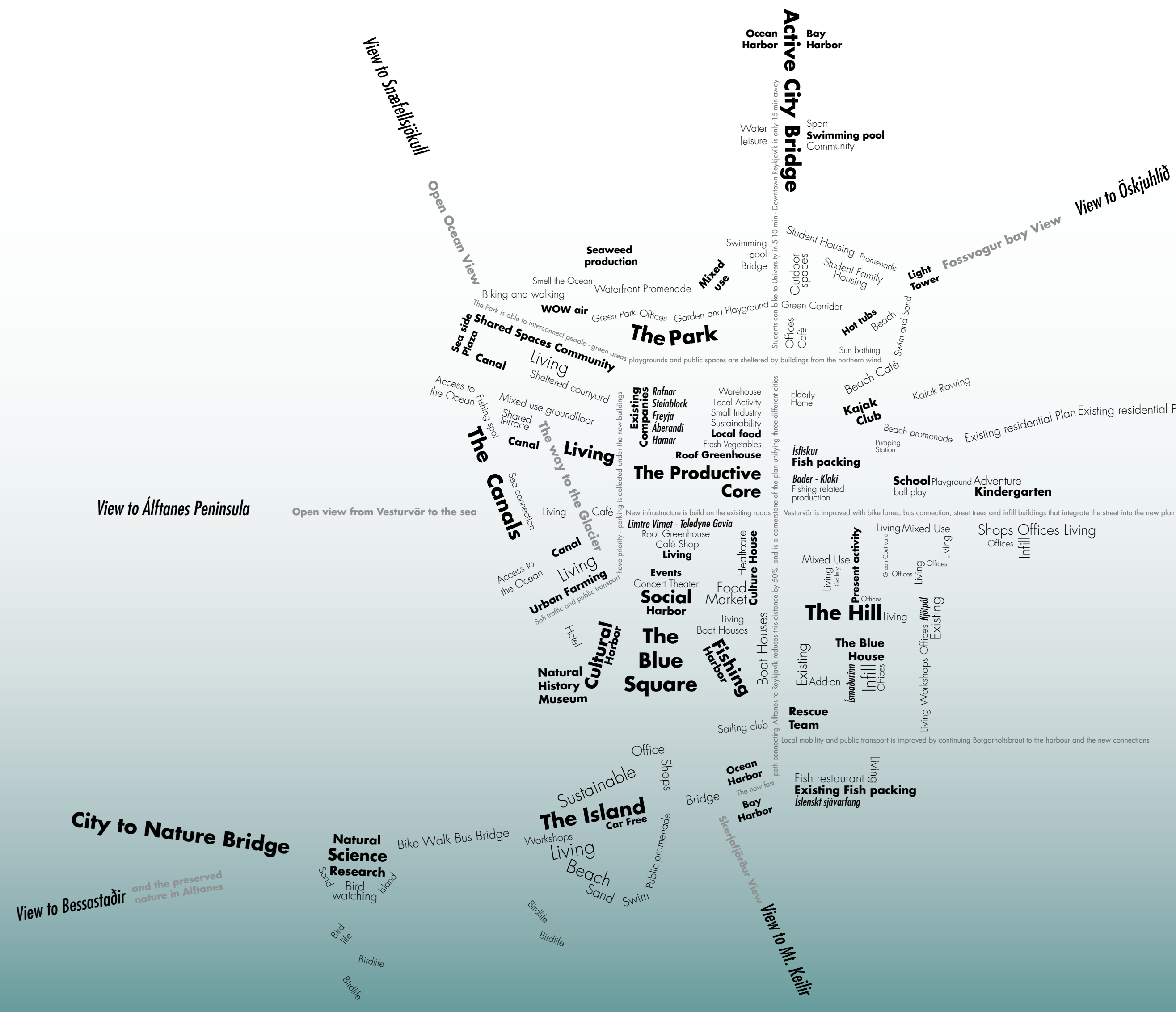
Boat ramp

Beach

Bird islands



Plan 1:5000



Active City Bridge

Ocean Harbor Bay Harbor
 Water leisure Sport
Swimming pool
 Community

Students can bike to University in 5-10 min - Downtown Reykjavik is only 1.5 min away

View to Snæfellsjökull

Open Ocean View

Seaweed production

Smell the Ocean Waterfront Promenade

Mixed use

Swimming pool Bridge

Student Housing Promenade
 Outdoor spaces Student Family Housing

Light Tower

Fossvogur bay View

View to Öskjuhlöð

Biking and walking

WOW air

Green Park Offices Garden and Playground

The Park

The Park is able to interconnect people - green areas playgrounds and public spaces are sheltered by buildings from the northern wind

Green Corridor
 Offices Café

Hot tubs

Beach

Sun bathing

Swim and Sand

Sea side Plaza

Shared Spaces Community

Living

Sheltered courtyard

Access to the Ocean

Fishing spot

Mixed use groundfloor

Shared terrace

The Canals

Sea connection

The way to the Glacier

Living

Café

Existing Companies
 Rafnar Steinblock Freyja Aberandi Hamar

Warehouse Local Activity Small Industry Sustainability
Local food
 Fresh Vegetables

Roof Greenhouse

The Productive Core

New infrastructure is build on the existing roads

Limtre Virnet - Teledyne Gavia

Roof Greenhouse

Café Shop

Living

Events Concert Theater

Social Harbor

Food Market

The Blue Square

Living Boat Houses

Fishing Harbor

Boat Houses

Cultural Harbor

Hotel

Natural History Museum

Office

Shops

The Island

Car Free

Workshops

Living Beach Sand Swim

Public Promenade

Bridge

Ocean Harbor

The new fast Bay Harbor

Elderly Home

Ísfriskur Fish packing

Bader - Klaki Fishing related production

Vesturvör is improved with bike lanes, bus connection, street trees and infill buildings that integrate the street into the new plan

Living Mixed Use

Shops Offices Living

The Hill

Living

The Blue House

Existing Add-on

Ísmáðurinn

Infill Offices

Living Workshops Offices

Rescue Team

Living

Existing Fish packing

Íslenskt sjávarfang

Living

City to Nature Bridge

View to Mt. Keilir

View to Álftanes Peninsula

Open view from Vesturvör to the sea

View to Bessastaðir and the preserved nature in Álftanes

Natural Science Research

Sand Bird watching Island

Bird life

Birdlife

Birdlife

Bike Walk Bus Bridge

Workshops

Living Beach Sand Swim

Public Promenade

Bridge

Ocean Harbor

The new fast Bay Harbor

Local mobility and public transport is improved by continuing Borgarholtsbraut to the harbour and the new connections

New infrastructure is build on the existing roads Limtre Virnet - Teledyne Gavia Roof Greenhouse Café Shop Living Events Concert Theater Social Harbor Food Market Living Boat Houses Boat Houses Cultural Harbor Hotel Natural History Museum Office Shops The Island Car Free Workshops Living Beach Sand Swim Public Promenade Bridge Ocean Harbor The new fast Bay Harbor path connecting Álftanes to Reykjavik reduces this distance by 50%, and is a cornerstone of the plan unifying three different cities

TRAFFIC

The new traffic plan gives priority to public transport, pedestrians and cyclists. The tram across both bridges is connected to the GCRR tram concept. Bus routes complete the public transport network. Car traffic is based on the existing road structure.

Two main roads connect the new area towards Kringlumýrarbraut and central Kópavogur. Borgarholtsbraut is extended towards the harbour to create a new axis and circular flow to the new area. By linking Hafnarbraut to Borgarholtsbraut and Nesvör to Bakkabraut, all main streets have a circular connection and a good flow in and out of the new area. Car parking is predominantly underground.

The main soft traffic lanes are 5 m wide. They connect the area from Álfanes to Reykjavík and follow the main road structure through the plan and towards Kópavogur centre. The soft traffic lanes are connected to the 'blue thread' of existing coastal paths. A secondary layer of paths and bicycle lanes crosses the green areas and public spaces between the residential buildings.



STATISTICS OF THE PLAN

Total area of the proposal	0,46 km ²
Existing buildings	47.000 m ²
Proposed buildings	263.000 m ²
Residential buildings	178.000 m ²
Office buildings	37.000 m ²
Buildings for other uses	48.000 m ²
Hotels	
Restaurants	
Market	
Natural History Museum	
Workshops	
Fish Packing	



Inhabitants in the new plan	4.550
Appartments (dwelling unit size 90m ²)	1980
Inhabitants/ha	100/ha

In comparison

Copenhagen (including suburbs)	200/ha
Vogabyggð	110/ha
Vesturbær	80/ha
Hlíðar	40-60/ha
Grafarvogur	20/ha



BUILDINGS AND PUBLIC SPACE

The project has a high density of buildings harmoniously integrated with public spaces, thus utilizing to the full extent the valuable land in Kársnes in a sustainable way. The diversity of the areas creates a unique opportunity to cater to all needs.

The development of the plan follows a principle of preserving, re-using and reinventing what is there. The existing building structure in the hill will be densified by infills and add-ons.

The new residential buildings follow the principle of providing shelter while maximizing the south facing situation and providing green public spaces between them. The building heights graduate from 5 storeys, sheltering from the northern wind, to 3 storey buildings on south side to minimize shadow and let the sun in. The dwellings will vary in shape and size, from townhouses on the car free island to apartment blocks. A few selected buildings will be higher and serve as landmarks.

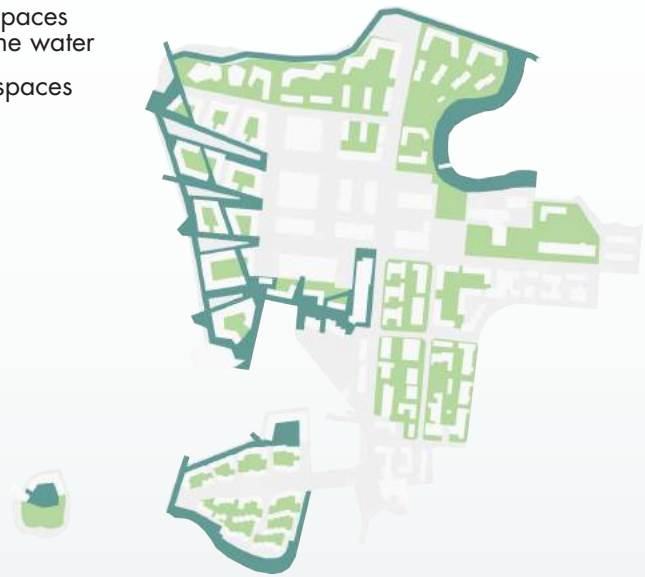
There will be several small businesses and job opportunities within the new plan. The proximity to the two universities and other places of work across the bridges makes Kársnes a perfect location for small and inexpensive dwellings for students and young families. New buildings should follow the traditional Nordic design, using natural materials and utilizing the natural light. Sustainable design will be stipulated in the building design phase.

GREEN CONCEPT

The green plan ties together the different neighbourhoods across the site. Paths sneak between buildings through parks, courtyards, canals and squares. Along the main roads trees emphasize the view lines and put the streetscape in a human scale. The whole area will have sustainable blue/green water solutions implemented in the design. In the green areas between the buildings the rainwater will be filtered through the soil and excess water will be retained before cleaning.

RECREATION

- Public spaces along the water
- Green spaces



BUILDING STRUCTURE

- Existing buildings
- New buildings



BUILDING HEIGHT

- 1-2 floors
- 3 floors
- 4 floors
- 5 floors
- 5+ floors



BUILDING FUNCTION

- Residential
- Office
- Culture / Institution
- Mixed use
- Commercial





View from South



View from East

NEIGHBOURHOODS

THE HILL

The west facing slope will be revitalized with a dense mixture of old and new. Small businesses and workshops coexist with new residential buildings and create a vibrant mixed-use cityscape. Between the buildings are shared green spaces and food production is located along the new path connections.

THE HARBOUR

The harbour area is the centre of attraction in the new Kársnes. It is divided into three focal areas. The Cultural Harbour, where the Museum of Natural History is located, with a hotel, offices and shops nearby. The Social Harbour, where existing and new buildings together with the Market hall and the cultural centre frame the active Blue Square. The Fishing Harbour, where the fish is taken ashore. Existing and new boat houses with new residential buildings above are located here. Close by is the marina with the small fishing and sailing boats

THE ISLANDS

The car-free islands towards Álfanes are the transition from city to nature. Here the atmosphere changes from the bustling city towards the quiet nature and birdsong. The smaller islands will attract birdlife. The biggest one is inhabited. The terrain slopes from the north bulwark towards a south facing natural beach. The buildings on the island are a mix of apartment blocks and town houses. The island will have a community willing to try a different lifestyle of sharing spaces and things to lower the cost of living and the carbon footprint. You could for example choose to have a basic kitchen and share a bigger one with others. The community is a part of a global housing concept, where you can live in a similar complex anywhere in the world.

THE PARK

The northern neighbourhood is a working and living area within a green public park. The buildings sheltering the park are a combination of offices and apartments, including the Wow Air offices and hotel. The park stretches from the boardwalk viewpoint in west to the beach on east side. The beach features bathing facilities and hot tubs. One can swim across the bay to the existing facility in Nauthólsvík or to the pool. Close by are the kayak club facilities and boathouse where you can store kayaks and socialize. The school and the kindergarten are located in the Park district.

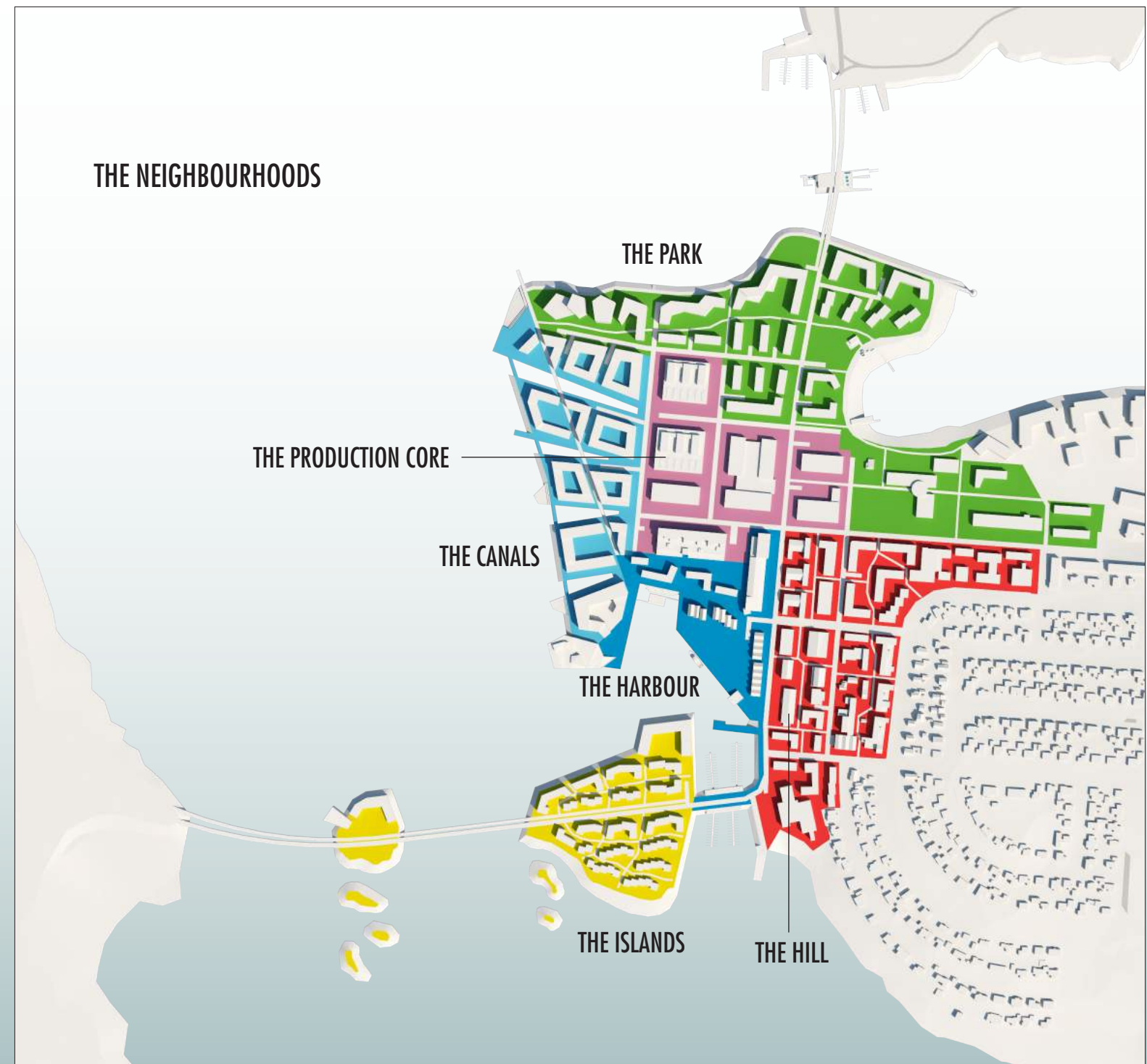
THE CANALS

The western neighbourhood has a dense system of apartment buildings and public spaces. Alternating courtyards and canals between the buildings give every apartment views both to the water and into the courtyard.

THE PRODUCTION CORE

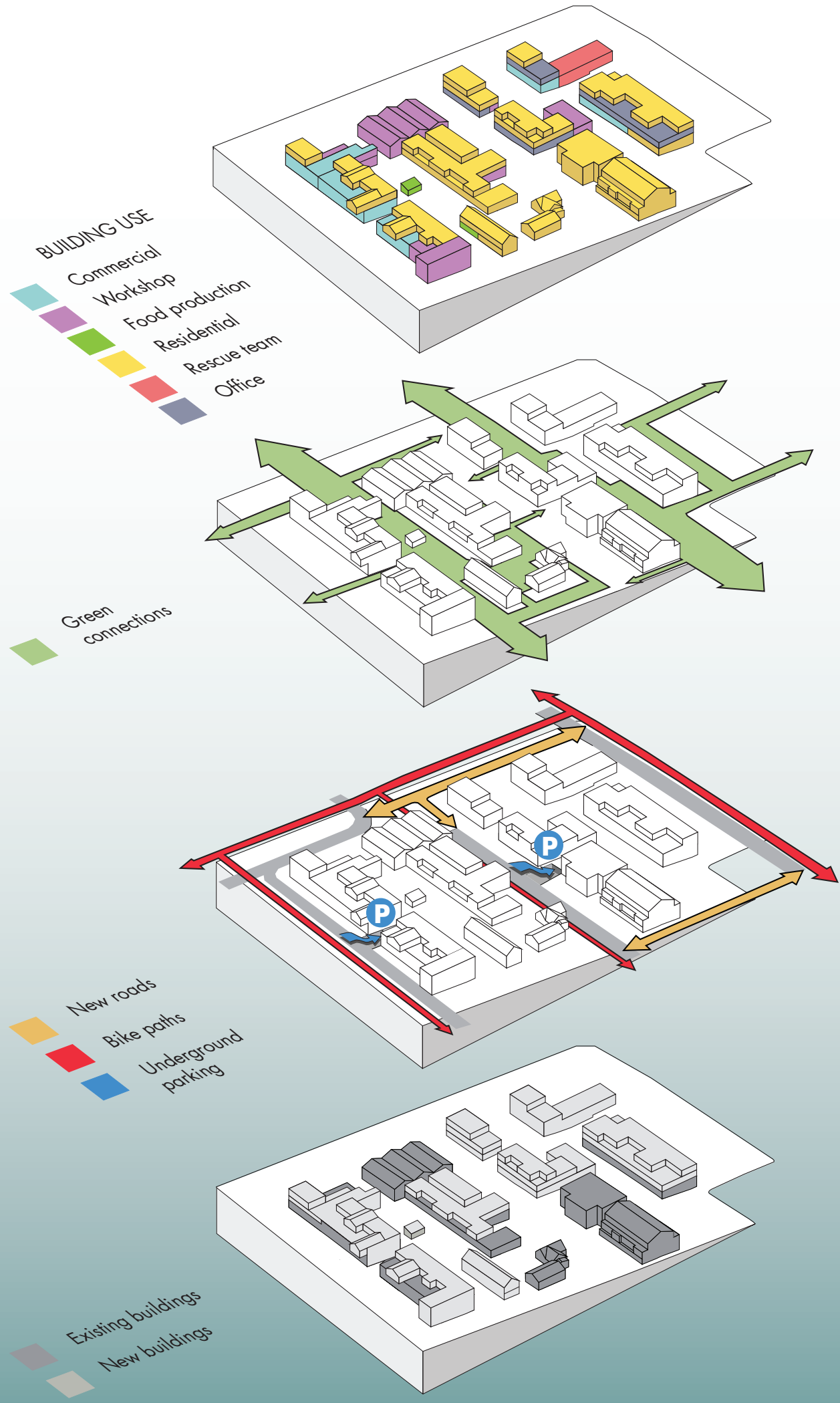
The main industrial buildings in the centre of the plan will remain and be integrated into the urban fabric in a green way. The roofs will be turned into attractive and fertile places by constructing free standing structures of light-weight greenhouses and kitchen gardens. The space between three big buildings will also be used for food production in greenhouses.

THE NEIGHBOURHOODS



THE HILL





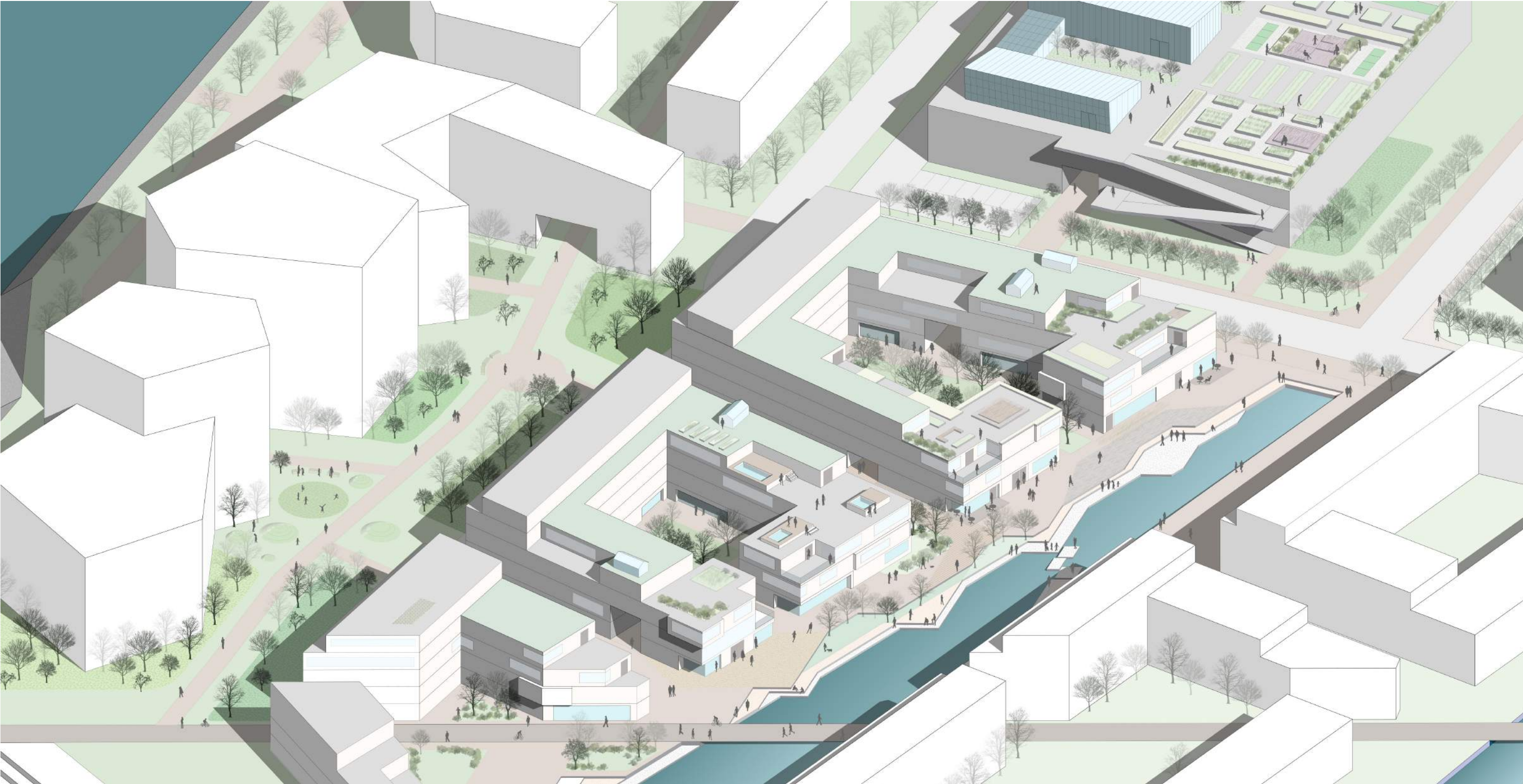


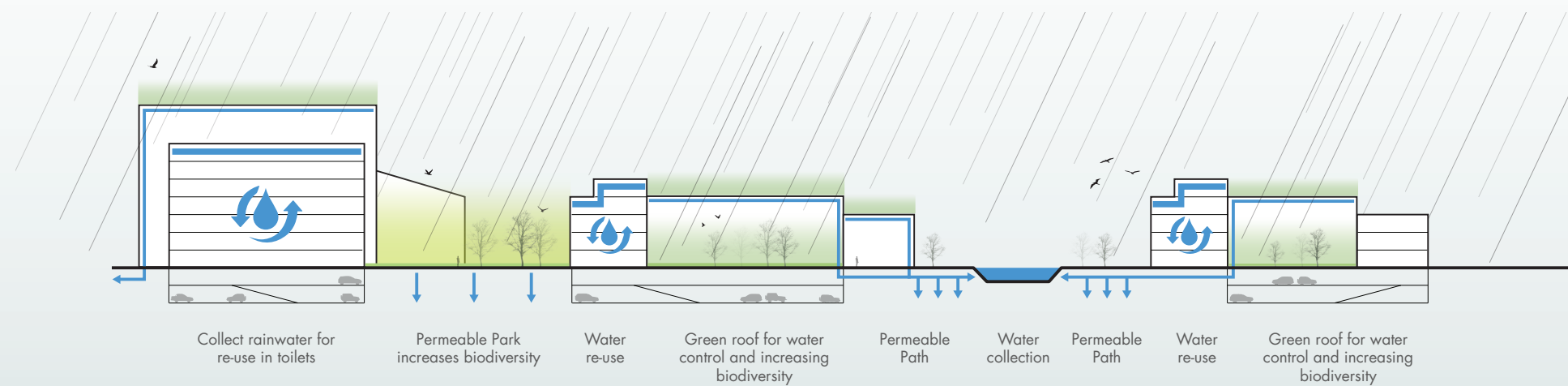
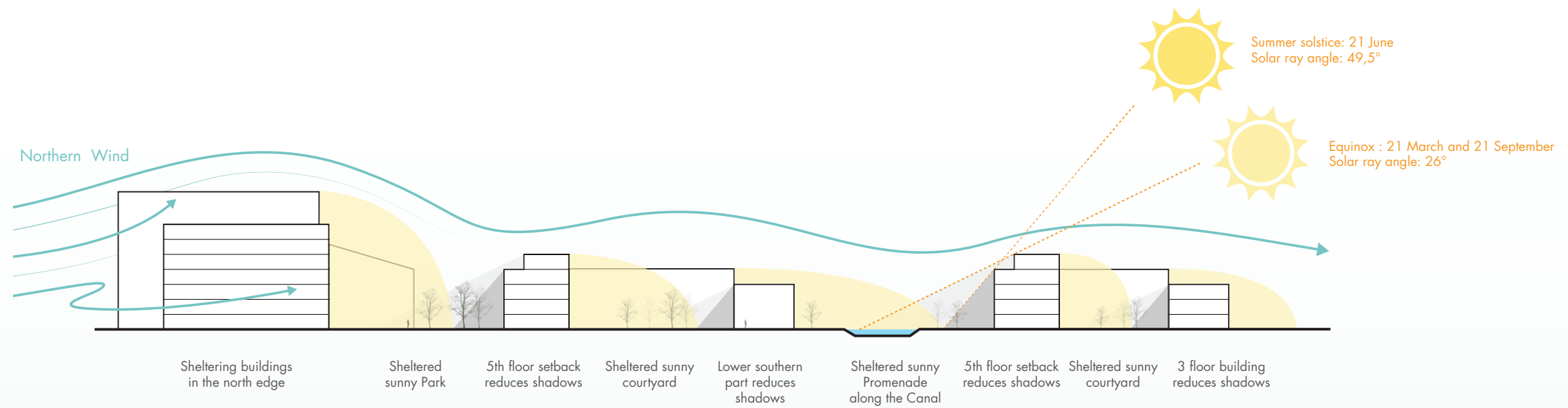
View from West



New and old buildings in a transformed Kårsnesbraut.

THE CANALS





Climate concept and blue-green water solutions.

FOOD PRODUCTION

The proposal focuses on local food production. In the area there are already two fish packing companies, and the east part of the harbour will be used for landing the catch. Geothermal heat is used for food production in greenhouses on roofs and in between the existing industrial buildings. The residential buildings have food production on the roofs and in the courtyards. One can fish from the piers, and on the north edge seaweed cultivation is possible. All local products will be sold in the Market hall.

SOCIAL ACTIVITIES

In the GCRR plan it is predicted that a bigger percentage of people will live alone in the future. Social isolation is a factor in people's well-being worldwide. The urban plan of Kársnes stimulates people to be socially active in many different ways, by participating in the food production, by sharing spaces and by designing buildings that inspire social interaction.



View from North



The Beach

ATTRACTIONS

THE MUSEUM OF NATURAL HISTORY

A museum of natural sciences reaches into the water and connects to nature and the open sea. The location makes way for underwater viewing of marine life and a great skylight to enjoy the exciting birdlife. This will be a focal point of the area and attract visitors. The building is designed as a landscape rising up from the square, inviting people to walk to the top of the roof to over-view the surroundings. The roof is vegetated with Icelandic moss and indigenous plants.

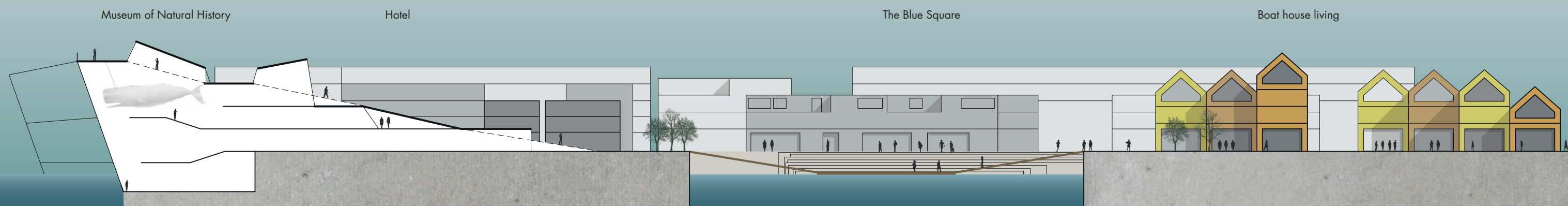
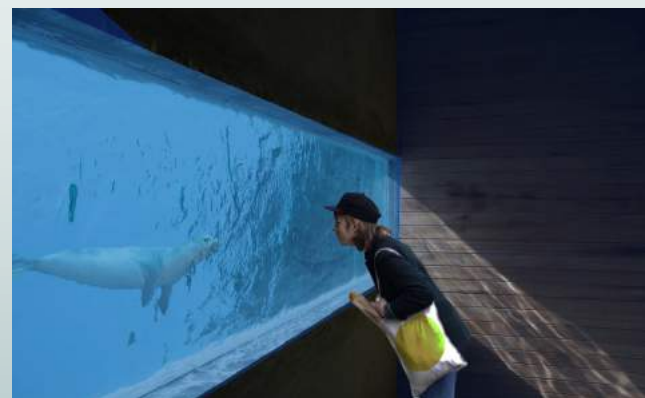
THE BLUE SQUARE

The eastern edge of the harbour will be adjusted to accommodate new buildings framing the unique south-facing Blue Square. Sheltered by restaurants, apartments, a hotel, a museum and the markethall, the square will be the place for events and social gatherings. Stepped platforms make the transition from the square to the water and onto a floating plaza, where performances can take place.

THE MARINAS

The present marina for recreational and small scale fishing boats is a charming and active place. A secondary small marina for the sailing club will be built south of the present one. This makes it possible to take your boat to both sides of the bridge, avoiding to having to open the bridge towards Álftanes. The sailing club is next to the new and existing boat houses, close to where the fishing boats now land their catch.

On a small car free island linked to the bridge towards Álftanes the THE NORDIC NATURE SCIENCE CENTER is located. It houses a residency and research laboratory for natural scientists from all over the world. It is linked to the Museum of Natural history, and is also a place for topical conferences. →



Market Hall

New housing
with underground parking

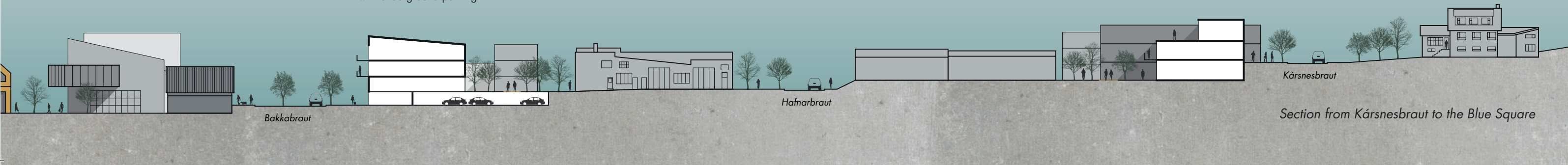
New add-on and infill buildings

Bakkabraut

Hafnarbraut

Kársnesbraut

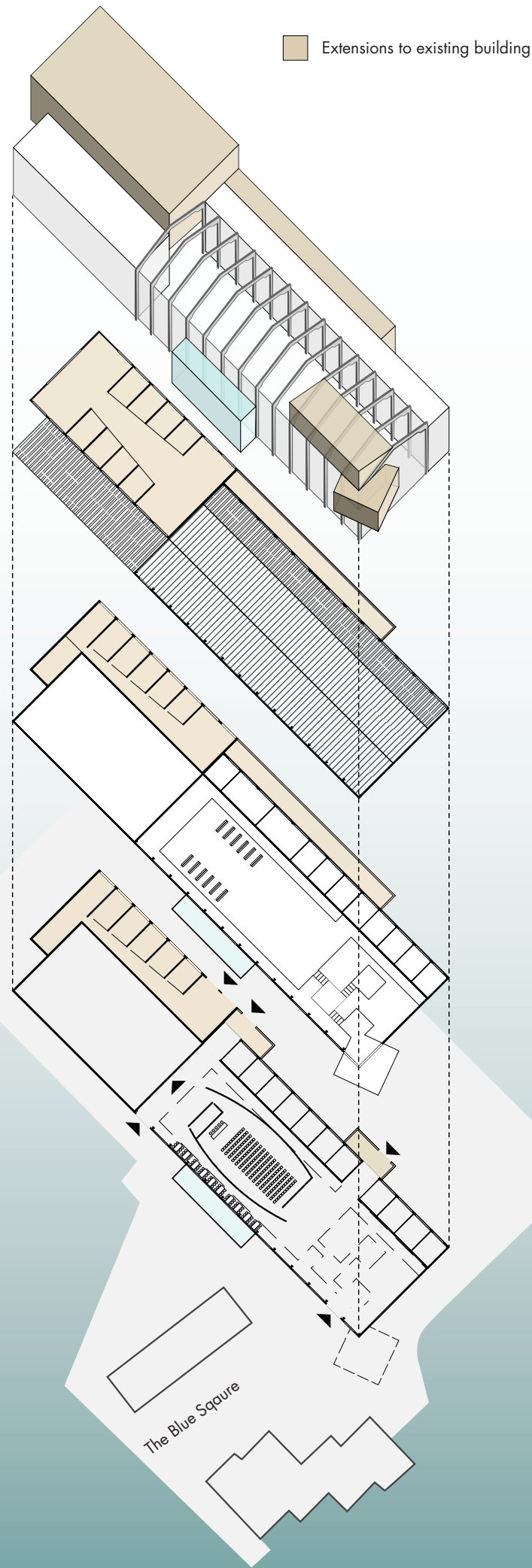
Section from Kársnesbraut to the Blue Square



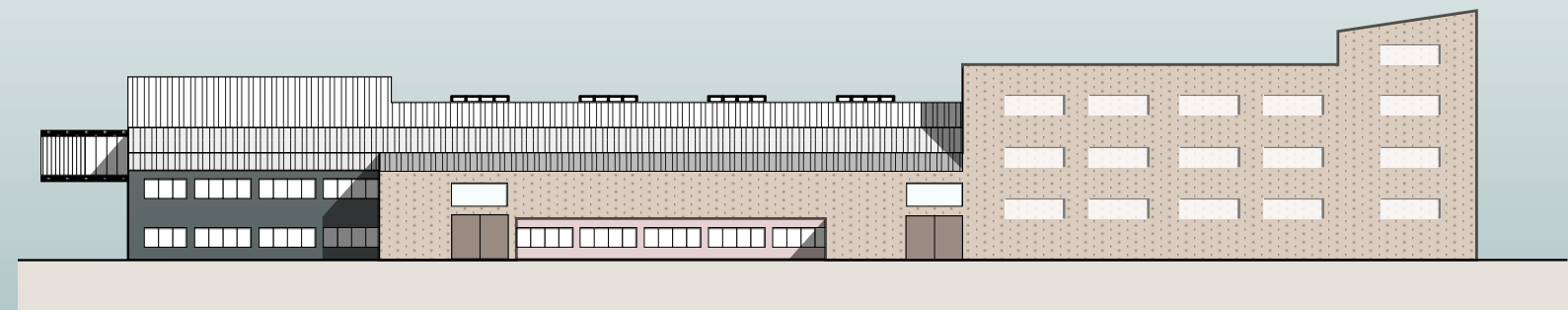
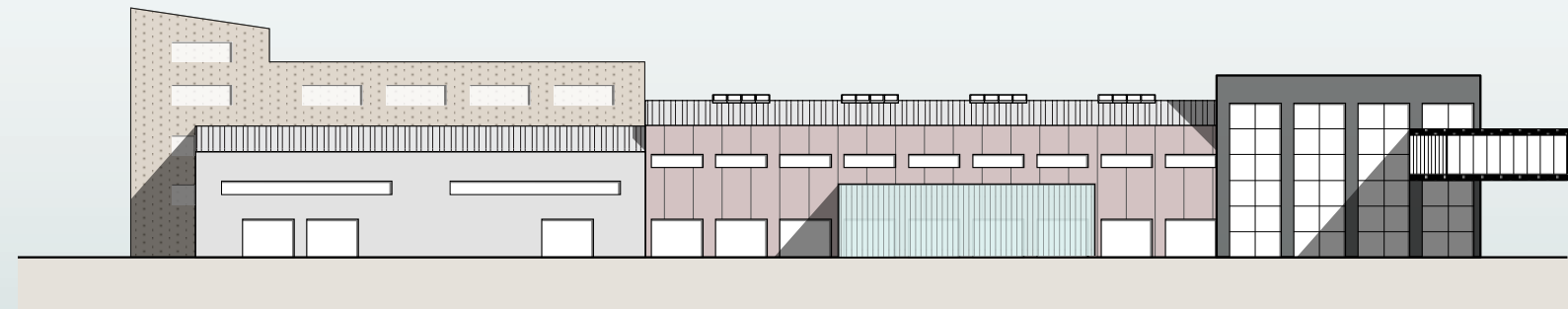
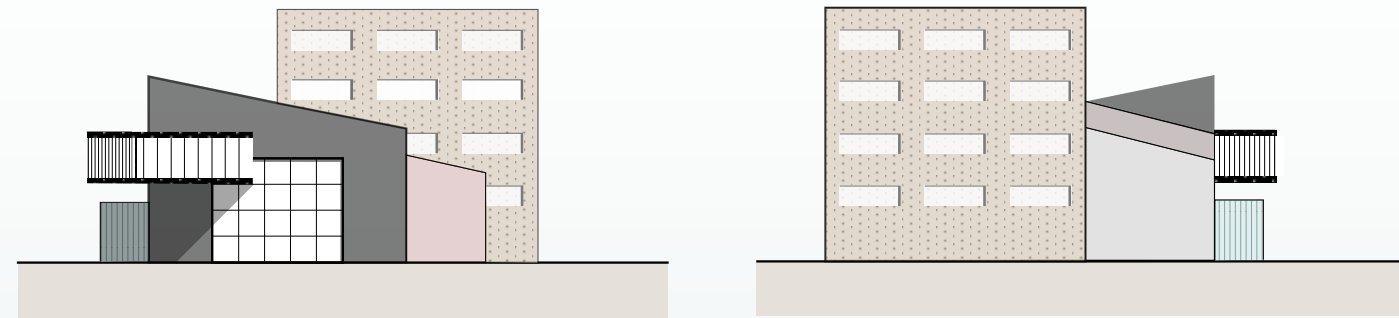
THE BLUE SQUARE

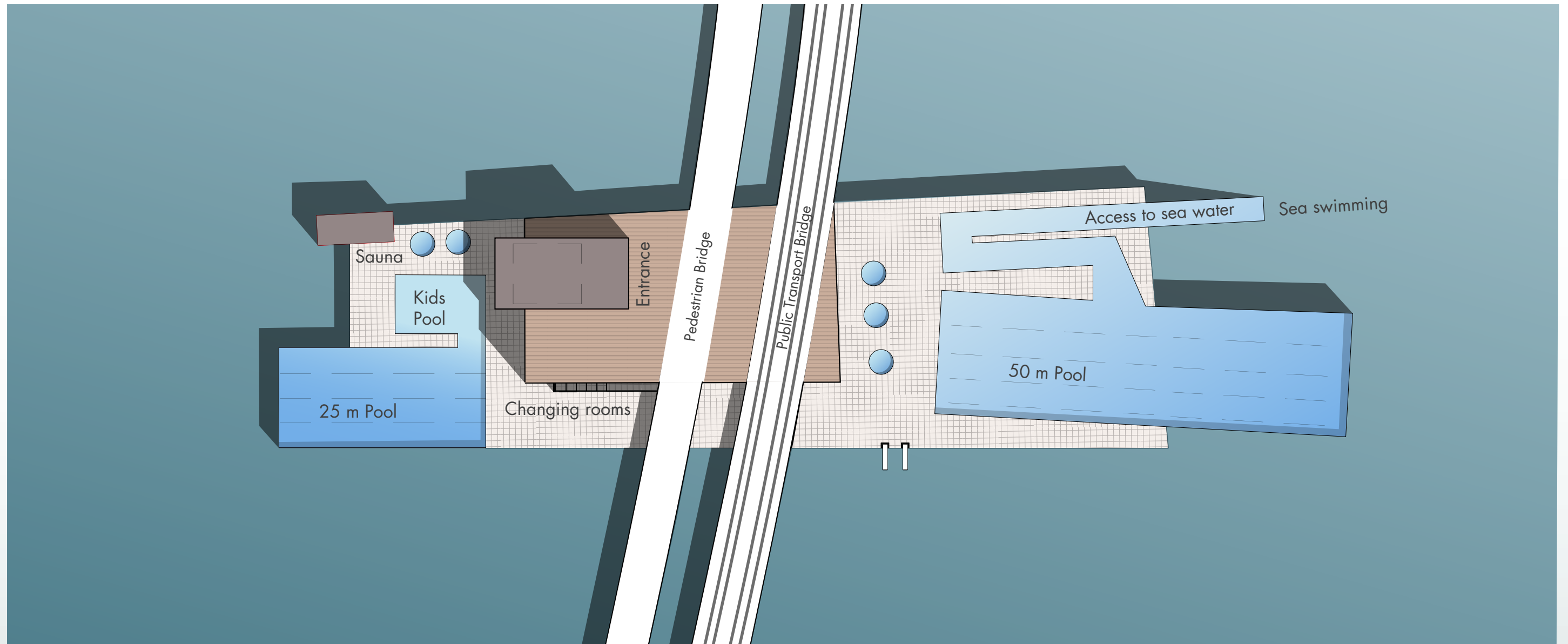




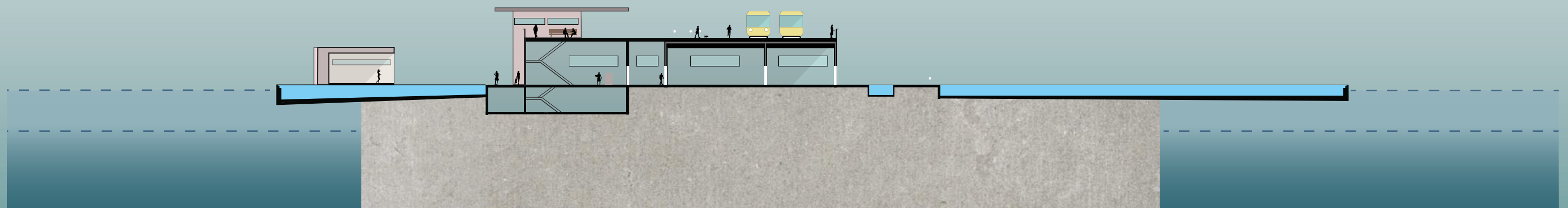


THE MARKET HALL AND THE CULTURAL/COMMUNITY CENTRE are connected to the Blue Square. The old steelworks building will be gutted and converted into a market hall and cultural- and community centre. The rough character of the building will be maintained, with some cuts and additions done to open up for light and new spaces. It houses a multi-purpose space, a library, restaurant, small businesses and workshops. At the end of the big market hall the supermarket and the health care are located, plus offices on upper floors. The market part of the house is facing the Blue Square, and here the fresh fish and other local products will be sold.





On the bridge on the border between Kópavogur and Reykjavík is THE UNIQUE SWIMMING POOL. The neighbouring communities have been scouting for a location to build a new swimming pool together. It will have an unhindered view across the bay, and combine the sport of open seawater swimming with the traditional swimming culture. The swimming pool will be integrated in the construction of the bridge and will delight those using the bridge as well as those attending the swimming pool. A swim ramp will lead open-sea swimmers up to the pool.






Viewpoint and Boardwalk



Swimming pool in Fossvogur

SPOT ON



KÁRSNES

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