



FREDENSBORG
KOMMUNE

FREDENSBORG MUNICIPALITY - HOUSE OF GENERATIONS IN LEVEL

3.01 PROJECT DESCRIPTION

05.02.2021

- Bibliotek, Kulturhus, SFO 1
- Skole
- Pløjecenter
- Sværmeheal
- Fleksibelt felt (multig fremtidig institution)
- NKK-hallen med udvidelse
- Handelsfunktioner, Byggefelt C, etape 1



Hovedscenariet



Alternativ 1



Alternativ 2

Generationernes Hus i Nivå Bymidte



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1. Introduction

Nivå is well located close to water and forest and with its own stop on the Coastline. The current Nivå town center is unfortunately characterized by empty shop premises and very little life. This has meant that many shop in other urban communities, and the city center is perceived as unsafe. Fredensborg Municipality has therefore worked for several years on a plan to boost urban development in Nivå with a focus on reviving Nivå City Centre. On 25 May 2020, the City Council adopted a strategic urban development plan for Fremtidens Nivå Bymidte. The strategic urban development plan sets the overall direction for the city centre, with large private and municipal investments, which must play closely together.

This project description deals with the House of Generations in Nivå. The House of Generations is an overall term for the overall municipal investment in new functions in Fremtidens Nivå City Centre, which is also a contribution to lifting the development of the city centre. The House of Generations includes the following functions:

- New School
- New sports hall adjacent to the existing sports hall NKK-Hallen
- Remodeling and expansion of the Library/culture center with SFOII and pedagogical learning centre
- New Care Center
- New Swimming pool
- Landscape

Generationernes Hus is thus not one house but several functions, which collectively bind the city center together. Life will take place in and between the houses, and for the same reason, for example, parts of the school's functions are located in the library building. This achieves a flow of life between the buildings. A guiding principle is that the maximum possible sharing of functions must be created. Both for the sake of optimized utilization and operation of the areas, but also to create as much traffic and life as possible in and out of all parts of Generationernes Hus for large parts of the day.

Central to the task is the development of the new school in Nivå. The school is included as part of the programFolk schools of the future in Fredensborg Municipality, which aims to create optimal physical settings for modern learning environments and zones. The school will be experienced as a coherent, accessible and open environment that accommodates work with, among other things, realistic and project-based teaching methods. At the same time, parts of the school are open to citizens, so facilities such as workshops, canteen and multi-room can be used by several target groups at different times of the day and evening.

A benchmark is also the desire for a multifunctional town centre, where the public spaces are designed to be used by several users. It creates urban life at different times of the day and encounters between different users. The architecture must invite users out into the city and the city into the building. Scale and choice of materials must be harmonized with the surroundings and at the same time offer something new, so that Generationernes Hus appears as an architectural and sustainable landmark for Nivå, which draws attention to the city and the city centre.

2. The framework - The strategic urban development plan and sustainability

The strategic urban development plan:The Level of the Future City Center - Closer!sets the overall direction and plan for the large private and municipal investments in the city centre. The plan sets the general framework for the location of buildings/ building sites, percentage of buildings, heights, functions, infrastructure and urban space for Nivå city centre.

The total built-up percentage for the entire city center is approx. 45 and with a maximum floor height of 4 floors. The urban development plan is attached as Appendix 3.02.

In addition to the municipal investments, the investments include two new grocery stores, a handful of specialty stores, liberal arts, public-oriented service and approx. 500 homes.

The urban development plan Fremtidens Nivå Bymidte is divided into two large stages: One stage concerns the north-eastern part towards Nivåvej as well as the station and the railway. The second stage is the other part of the city centre, where the House of Generations is located.



2.1 The urban development plan's 6 strategies

The strategic urban development plan rests on 6 strategies that must be respected in the development of Fremtidens Nivå Bymidte.

- **A compact city center** is about compressing Generationernes Hus, shops and businesses close together around a central urban area to ensure the greatest possible synergy and life in the urban space.
- **Mixed residential areas** is about housing being established on the edge of Nivå City Centre, which in scale and character relates to the surrounding neighboring buildings - this to create a good integration into Fremtidens Nivå City Centre.
- **City space hierarchy** is about the establishment of a central urban area in the city center as a central connection to the city centre's functions, the station and to and from the city centre. The urban area is simultaneously designed for residence and activity, which draws life from the surrounding functions into the urban space.
- **Traffic** is about creating a circulation road in the city centre, which connects all the city centre's functions, and ties the city center closely together with the rest of Nivå.
- **Recreational connections** is about connecting the city center to Nivå's unique nature through two green wedges - one sports wedge and one urban nature wedge. Both wedges must also handle rainwater.
- **Safe urban environment** is about the possibility of passive surveillance/eyes on the street being ensured everywhere in the city center in order to create a safe urban environment. Concretely, this means that, among other things, housing must be integrated facing the city street on the upper floors (not ground floor) to ensure the experience of life in the evening hours.

2.2 Architectural principles for the House of Generations

The strategic urban development plan determines the location of the functions in the House of Generations as well as alternative scenarios for locations. In addition, the strategic urban development plan establishes architectural principles that will contribute to ensuring that the municipal buildings will fulfill the important role they are intended to play in the Future Level City Centre.

The principles are defined as:

- **Architecture must invite users out into the city and the city into the building.** In addition, the scale and choice of materials must be carefully coordinated with the surroundings, while at the same time offering something new. There

must be increased attention to not creating too large structural units that architecturally close in on themselves.

- The most public functions are placed near the urban spaces, so that there is a functional exchange, and thus a natural exchange of users across city streets and green wedges. Different buildings can advantageously share functions/facilities across daily users, the city's citizens and associations. It is important that buildings have transparent ground floors facing urban areas and green wedges, and that close connections/uses are created between inside and outside. This can be done, for example, by placing the school's workshop and laboratory facilities in the green wedge with the possibility of partially opening the facade up to the subject room or the possibility of opening up, for example, the school's music room, so that it can be temporarily transformed into a local stage in the city. In addition, the main entrances to the buildings must be placed in such a way that they support a throng of people on the city street.
- As far as possible, outdoor spaces for the House of Generations must be located on the ground, so that the most urban life is created. Activities on the roofs must be limited, but can nevertheless be a positive contribution to the school and especially for the youngest school children.
- A sports hall will be established in connection with the NKK hall. Architecturally, work can be done to create a modern copy.
- The library/cultural center is being renovated and expanded to the south. It is recommended to continue working with the gable roof motif, albeit with an increased scale that can better match the school on the opposite side of the street.

2.3 Sustainability in the House of Generations

In Housing, Architecture and Property Policy, the vision is formulated that Fredensborg Municipality, as the developer, builds energy-conscious, sustainable, with quality materials and with a high degree of local adaptation to the municipality's unique urban environments and landscapes. Generationernes Hus must be Fredensborg Municipality's significant contribution to the ambition to build sustainably, and the construction must function as a lever for the future sustainable environmental and social development of Nivå.

2.4 Flexibility in relation to the development of the House of Generations

The strategic urban development plan does not determine specific architecture for the municipal functions in Nivå City Centre, apart from that the buildings must reflect a new interpretation of the brick architecture in Nivå, and that the facades of the buildings at ground level must appear with a higher degree of detail and openness. At the same time as showing clear references to the brick history, there is a desire for Nivå with the House of Generations to stand out as a landmark for a sustainable and architecturally attractive city centre.

In the development of the municipal functions, you can work freely with the programming of the buildings, as well as the disposition of the buildings within the specified location or alternative location, cf. scenarios outlined in the strategic urban development plan and the Housing, Architecture and Property Policy, cf. Appendix 4.05. This means that the buildings do not necessarily have to have the same footprint as specified in the strategic urban development plan. If a different location of the municipal functions in the city center than the primary scenario is chosen, it is important that the 6 strategies and the principles of architecture described above are followed.

A sustainability strategy must be drawn up for Generationernes Hus, which reflects the overarching values of the Housing, Architecture and Property Policy Diversity, place identity, community, quality, resource awareness, sustainability and flexibility. The sustainability strategy sets the framework for development and realization of the Generation House project.

3. Existing conditions

3.1 Physical conditions

Nivå is a coastal railway town, and has a centrally located station and a port. The town borders Nivå Bugt and consists of neighborhoods with terraced buildings, terraced houses and detached houses. The town center today primarily consists of the Nivå Centre, and public functions with Nivå Skole Syd, the library, the school's stadium and the NKK hall, which is privately owned. In addition, the area is characterized by large open grass areas and parking areas.



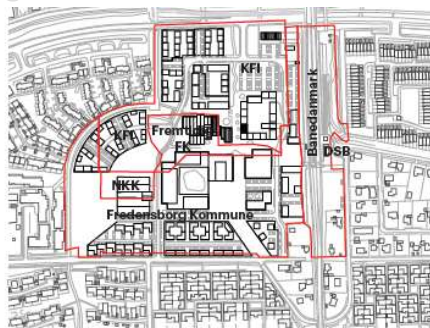
3.2 Local plan

The local planning for the realization of the urban development plan is divided into several plans. Local plan N107 for Nivå city center Stage 1 with municipal plan supplement no. 13 was adopted by the City Council on 26 October 2020, and is attached as appendix 4.08. Local plan N107 contains grocery stores, housing and retail as well as restructuring of infrastructure including roads, urban space and parking.

A local plan must be drawn up for the area with Generationernes Hus. The local planning process will be initiated in mid-2021, in connection with the programming of the Generation House project. The general adviser must contribute to the preparation of this local plan.

3.3 Land registry

The realization of the strategic urban development plan creates a need for adaptations in the cadastral conditions in Nivå city centre. Fredensborg Municipality is in dialogue with the various parties to clarify the future cadastral boundaries. Current ownership is shown in the figure below.



Ejerforhold i bymidten

4. The urban development project - Parallel project on infrastructure, urban space and green areas

At the same time as the development of Generationernes Hus, Fredensborg Municipality initiates the realization of Stage 1 in the plans for the town centre's public space; The urban development project. Together with Generationernes Hus, the urban development project must act as a locomotive for the overall development plan for Fremtidens Nivå City Centre. Including restructuring of terrain and green areas, new urban spaces and access roads. Recreational connections will be established in the form of a green sports wedge and an urban nature wedge, new traffic connections with an urban area, a new station forecourt and parking, as well as climate protection of the city centre. The project must ensure a good balance between green areas and new construction, and contribute to linking the existing city to the new city centre. In the first quarter of 2021, the overall consultancy task will be offered for the overall Urban Development project on infrastructure and green areas in the city centre, which will therefore be carried out in parallel with Generationernes Hus.

The urban development project and the House of Generations have important intersections, both programmatically, financially and in terms of time, and must be closely coordinated with each other in both the development and construction phases. For example, outdoor facilities for the school are located in the sports section, and are financed by Generationernes Hus. As a starting point, all municipal areas (roads and green areas) belong to the Urban Development Project, while the nearby outdoor areas adjacent to the buildings in the House of Generations belong to the House of Generations project (landscape sub-project). The precise interfaces in relation to e.g. quotation, wiring, climate control, etc. must thus be determined in more detail in the further dialogue.

5. The House of Generations project

5.1 Requirements specification for the Generation House project

Fredensborg Municipality has carried out user processes and stakeholder involvement in 2019-2020 to clarify needs and overall wishes for the functions of Generationernes Hus. As part of the involvement process, open workshops have been held for all interested citizens and more focused activities with selected core actors gathered in a transversal working group. Both affected actors, municipal functions and voluntary forces participated here. At the same time, Nivå Skole has separately worked on formulating a new vision, as a basis for the school's further development into the House of Generations. All employees have been involved here.

Oversigt over interessenter og procesforløb for Generationernes Hus



Brugerproces for Generationernes Hus september 2019 til februar 2020



Based on this, a needs specification has been drawn up for Generationernes Hus. The requirements specification maps functions, potential for joint use, area and economy. Overall, the project must therefore be able to

kept within the area that has been adopted and with the functions that have been described. The overall conclusions from the user process are detailed in section 0 below.

The user involvement also resulted in a series of unifying themes that cut across the needs and functions described in the requirements specification. The themes are expected to be a guide in the next phase in the development of the House of Generations. The themes are the following:



- Movement – offer of sport, play and movement, spontaneous as well as organized and both indoors and outdoors
- Music, theatre, cultural events – such as concerts, rehearsal rooms, drama, performances, films etc.
- The social meeting – with an emphasis on the meeting about food, food production, enjoyment and social meetings
- Creativity - being able to express oneself creatively in the broadest sense in both teaching, after-school and hobby contexts
- Immersion – where you can find peace for reading, studies, newspapers and special interests etc. in a nice context
- Workplace – for school students, employees, external actors, self-employed people and volunteers who can work together, use meeting rooms, etc.

Attention must be drawn to the fact that the specification of needs is not equally profound in all areas of the House of Generations, which is why the further programming must go in depth with the specific needs.

The requirements specification was approved by the City Council in April 2020 and is attached as appendix 3.03.

5.2 Vision process for Nivå Skole

The development of the new school in Nivå is part of the programme *Folkeskoler of the future* in Fredensborg Municipality. The program has been politically adopted and aims to develop the schools' physical framework for future learning spaces. The development of the municipality's schools is generally based on the schools' benchmarks and the municipality's Children and Youth Policy. The benchmarks 'On the way to the schools of the future' and the policy 'It's cool to become skilled' are attached as appendices 4.01 and 4.03

Nivå Skole is currently divided into two registers; South (grades 0-5) and North (grades 6-9), and there is therefore a task in bringing the school together both physically and culturally and equipping them to be an active part of the House of Generations, as it is expected they will be. To support this development, Nivå Skole - alongside the broad involvement process - has worked on the preparation of a new vision:



The vision was launched at an educational day for the teachers' college on 20 November 2020, and employees and management are working in 2021 to translate the vision into practice. The vision is attached as appendix 4.02.

5.3 Joint use and multifunctions as a guiding principle

A guiding principle in the work with the requirements specification has been that the maximum possible sharing of functions must be created. Both for the sake of efficient use of the areas, but also to create as much traffic and life as possible in and out of all parts of Generationernes Hus for large parts of the day.

Since the development of Generationernes Hus is also a change project, it will also be essential that the involvement processes initiated in connection with the design of the physical framework contribute to the development of a new, common culture that promotes co-use. This should ultimately enable the visions for Generations' House and Future's Level City Center to be realised.

5.4 User process continued

From the adoption of the Requirements Specification in April 2020 and towards the contracting of the total consultant, Fredensborg Municipality continues to work on the substantive development of the projects. The main focus of this development is change management and the maturation of the end users, so that the buildings can be used in the intended way and the vision of more life in the city center is supported. The development projects with user involvement that Fredensborg Municipality is working on are described below. The knowledge gathered in the various processes will be passed on to the total consultant and build on the foundation of the requirements specification. It is the Program Secretariat for Fremtidens Folkeskoler, which is responsible for this part of the user process.

In connection with the overall consultant's work, there will also be a need to involve users in order to be able to program and dispose of the individual buildings. It will be the general adviser who is responsible for this part of the user process in close cooperation with the program secretariat in relation to both planning and implementation.

School

The administration follows the school's work in concretizing and translating the vision into practice. The purpose of this is to learn more about what the school's experiences with educational development tell us about the needs that will be in relation to the spatial/concrete physical framework of the new school.

In addition to this, the school and administration are collaborating on a rehousing plan for where Nivå School will be physically located during construction. The existing Nivå School South is located very close to the construction site for the new school, just as the construction of the new Sports Hall will require the demolition of part of the existing school. This will be clarified in more detail in June 2021.

Library/cultural center with SFOII

The future Nivå library and cultural center will embrace more functions than today, where it is only a public library.

The administration is working towards the summer of 2021 to further concretize the specification of needs in relation to the library and cultural center by preparing a joint purpose description/vision for the cultural center. This concretization takes place in two tracks:

- one with a focus on defining the framework for the cultural center function, where cultural life and central municipal players are invited to contribute their experiences and wishes to the vision. In the course of this process, there will be – if the Corona situation permits – experimental work in the current library to invite new activities and actors. This takes place i.a. in collaboration with the housing social comprehensive plan Nivå Nu and some of the activities that take place in the area.
- one focusing on the amalgamation of the public library and the educational learning centre. At the beginning of 2021, a working group will be set up, which will initially work on formulating a common working basis.

Inspiration can also be sought in the Culture, Leisure and Health Policy, which is attached as appendix 4.07.

5.5 Sustainable construction

In 2020, Fredensborg Municipality adopted a Housing, Architecture and Property Policy, with the vision that the municipality as developer builds energy-conscious, sustainable, with quality materials and with a high degree of local adaptation to the municipality's unique urban environments and landscapes. The vision is now unfolding in the Strategy for municipal properties as well as in ongoing efforts in the administration that realize the municipality's ambitions in the climate area. residential

The Architecture and Property Policy is attached as appendix 4.05 and the Policy for Climate, Energy, Nature and the Environment is attached as appendix 4.06. Generationernes Hus is a significant contribution to Fredensborg Municipality's ambitions to build sustainably, and must function as a lever for a future sustainable environmental and social development of Nivå.

5.6 Architecture

Generationernes Hus must appear as a landmark for Nivå, drawing attention to the city and the city centre, with its multifunctional urban space and connections across building bodies.

A benchmark in the strategic urban development plan is the desire for a multifunctional city centre: In Fremtidens Nivå Bymidte, different functions meet and overlap, so that variety is created. The public spaces are designed to be used by several users. It creates urban life at different times of the day, meetings between different users and an optimized use and operation of buildings."

In addition, Fredensborg Municipality's Housing, Architecture and Property Policy includes as an overall goal that:



Boliger og byrum skal tilpasses borgernes behov, samfundets udvikling og efterspørgslen på boliger. Der skal skabes attraktive områder, med gode faciliteter og god arkitektur, hvor det er rart og trygt at opholde sig. Brugen af kommunens bygninger skal nytænkes med det formål, at skabe bedre forudsætninger for fællesskab og kulturelle oplevelser.



The goals of the Housing, Architecture and Property Policy are concretized in three themes:

- A good place to stay for everyone
- Buildings and urban spaces with something at heart
- Good framework for active communities

In the work with these themes, emphasis is placed on the general values Diversity, place identity, community, quality, resource awareness, sustainability and flexibility.

5.7 Material selection

Based on the strong brick tradition in the city, it is a particular wish that brick be used as the basic material in Generationernes Hus, with variation and facade changes in combination with other materials, and that parts of the building be built with pitched roofs, aligned with the current look in Nivå City Centre.

5.8 Commissioning

In line with the municipality's policy, it is a goal that Generationernes Hus is realized with the lowest possible energy consumption, a good indoor climate and as a well-functioning framework for the users. In order to support the focus on future operations and ensure that the operating organization is equipped to operate the building optimally, Fredensborg Municipality plans to carry out a commissioning process in the planning and implementation of the project.

5.9 Art

In Fredensborg Municipality, the City Council wants art to be an integral part of the city spaces. This, among other things, is based on wishes that art should support the place-bound shared identity and provide special experiences for citizens in the public space. The art decoration can, for example, increase the quality of the buildings by encouraging reflection, or by the art emphasizing and playing together with the architecture. Therefore, in 2018, the City Council decided that for all building and construction grants over DKK 5 million DKK is allocated 1 per cent. of the building sum for art decoration. The strategy for the integration of art in Generationernes Hus will probably be clarified in collaboration with external specialists in the dissemination of art.

6. Functions in the buildings

The urban development plan sets the framework in the form of 5 building plots for Generationernes Hus. This section describes how the functions are distributed in the individual buildings. Again, attention is drawn to the fact that the general consultant has the opportunity to influence and change the footprint of the individual buildings.



6.1 Building 1a – School

The school, with its structure and interior design, will become an example of a future-proof school with areas for modern learning environments and zones that accommodate work with, among other things, realistic and project-based teaching methods. The school will be experienced as a coherent, accessible and open environment, where all students are an important part of the community. The physical design of the school supports the open approach to both learning and students by having parts of the school open to citizens so facilities such as workshops, canteen and multi-room can be used by several target groups at different times of the day and evening.

The school, with its many students and staff, also plays an important role in the city centre. Such a central location in the city center will ensure increased life and security, and create a natural flow of people to shops and other facilities in the city centre.

The school will include entry, intermediate and exit with a total of 4 tracks and approx. 1,000 students when the school reaches its full capacity in 2030. In addition to its location in construction field 1a, Nivå Skole will extend beyond all functions in Generationernes Hus, and thus functionally be a school that houses the entire Generationernes Hus.

Musical and creative workshops

The musical, creative and practical workshops will both function as the school's classrooms during school hours, as facilities for SFO I and II and the music school in the afternoon and as a setting for association life and the library/cultural center at the end of the day, in the evening and at the weekend. Part of the workshops will be located at the school and part will be located in the existing library building. How the distribution should be more precisely is assessed in connection with the programming of the buildings.

Primary school I (grades 0-3)

SFO I will have an independent "heart room" in connection with the school entrance, and in addition SFO I, like SFO II (4th-6th grade), will use the musical and creative workshops, the swimming pool, the Sports Hall and the outdoor areas for its activities. The heart room is the room where the children check in and out, and where they can stay when they are not doing an activity.

Multi room

The multi hall is a hall that can be used for larger lectures, theater and music performances and less space-consuming sports. This is not an additional sports hall, but rather a cultural function. The hall will thus be able to be used by both school, after-school, association life, music school and library.

Canteen/cafe area

The school's canteen can be advantageously accessible to citizens, care centers and associations and is therefore placed in close connection with the city street.

Staff facilities

All office and meeting facilities linked to the municipal functions in Generationernes Hus are located in this building (the school building). This solution frees up a large area in the current library building, and it gives both the opportunity to streamline the square meters for this function, and it gives the opportunity to achieve some new professional collaboration surfaces in the House of Generations.

6.2 Building 1b – Care centre

The care center is thought to be built together with the school building, either in the form of two buildings with access or in the form of a combined building of the ground floor. This provides the opportunity for shared staff facilities, facilities for food production, meeting facilities, a multi-room and possibly a café. It must be assessed to what extent this is possible. The care homes will function as private homes without connection to the publicly available functions. The need is estimated at approx. 40 homes.

The model for realizing the Care Center has not been clarified. Fredensborg Municipality's other care centers are built according to the general model, where public housing companies are responsible for the homes, and the municipality is responsible for the so-called service areas. The city council is expected to take a final decision in the first quarter of 2021 on whether this model should also be used in Nivå, or whether the care center should either be built by Fredensborg Municipality as the developer, or in a completely different form of ownership. In this connection, it is also expected to be clarified whether the Care Center is to be located in connection with the House of Generations, as outlined in the Urban Development Plan.

6.3 Building 2 – the existing library building

The connection of Library/PLC/cultural center with SFO II will be a completely new and visionary way of looking at cultural life and the exchange of culture between generations. As the current building is in good condition, it will be preserved and expanded with approx. 500 m2. This will contribute to the experience of a city center which is rooted in a shared history.

The public library with an integrated educational learning center

The library attracts all ages and backgrounds, and where the library is placed there will be a natural flow of people. With the library opposite the school, life is ensured on both sides of the street. The involvement process has shown that it makes sense for both school and library that the library function in the educational learning center is integrated into the public library, so that two library functions are not established in close proximity to each other.

Basic cultural facilities

The current meeting facilities at Nivå library are in great demand, and they are not sufficient to meet the need. Therefore, more flexible meeting facilities and rooms for association activities will be established, with the option of shared office facilities that associations can book. This will create a base for Nivå's associational life, and it will give the opportunity for even more associations to host their activities and meetings in the town centre.

Musical and creative workshops

The school's music rooms and creative rooms such as makerspace and craft and design are partly located in this building. The premises are used by the school during the day, the music school and the library in the afternoon and they will be

available for associations in the evening hours. The further process must point to exactly which rooms should be located here and at the school.

Kindergarten II (4th-6th grade)

SFO II is happy to have some distance from the school and therefore gets their so-called "heart space" in this building. SFO II will also use workshops and rooms in the building that houses the school, just as the swimming pool, the sports hall and the outdoor areas will be natural facilities for SFO II activities.

6.4 Building 3 - swimming pool

The swimming pool is seen as an independent building, which is placed close to the station. The swimming pool has clear synergies with most of the other functions in Generationernes Hus, but functionally it can stand alone. The café area in building 1 will, for example, could be used by the users of the swimming pool. The area of the swimming pool must be clarified.

6.5 Building 4 - Sports hall

As a twin to the current NKK hall, a new sports hall is being built. The hall is a replacement for the capacity that is currently on the two school registers (Nivå Skole North and South). Overall, the new hall and the NKK hall will ensure sufficient capacity for the school. The new sports hall mirrors the NKK hall, so changing facilities and the café area are shared. These are dimensioned to be able to service another hall. The sports hall must be built flexibly, so that new sports such as martial arts can also be established here, and the final area must be clarified. The NKK hall is run by a private player, while the operation of the new sports hall is expected to be anchored in Fredensborg Municipality.

6.6 Particularly important physical connections

There are a number of natural links between functions, but on the basis of the requirements specification, the following particularly important points of attention are pointed out:

- Broad, citizen-oriented functions such as library/cultural center, café, entrance to swimming pool and school, multi-purpose room and the like must be visible and easy to find for users. The life in these functions should, to the greatest extent possible, be visible from the outside and in that way create the connection between the buildings when standing on the street.
- Connection between the multi-room, music facilities and café, so that cultural events benefit from access to the café/canteen.
- Since most meeting, office and staff facilities are located in the school building, it is important to think through the library staff's access to these and the workflows that must be adapted across the buildings.
- The same applies to the school's access to the library and SFO II, so that there will be a natural flow between the buildings.
- Easy access to the multi-room as a movement area for entering school and after-school I.

7. Landscape

In order for Generationernes Hus to fulfill its potential as a coherent and vibrant city centre, it is important that the outdoor spaces close to the building are closely linked with the nearby indoor spaces. The programming of outdoor spaces and edge zones must be done in conjunction with the programming of the Urban Development Project's infrastructure and green areas, since, as mentioned in section 4, there is overlap in terms of areas, functions and finances. There is therefore a need for a precise demarcation of which elements are included in each project Generationernes Hus and the Urban Development Project.

8. Area requirements

After completing the requirement specification, Autens compiled the following summary of the "best offer" for area requirements. These areas have formed the basis for the financial estimate. Area requirements must be verified in the construction program phase, which is why adjustments to these must be expected.

Bygning	Brutto areal v. sambrug
Skole	11.148
Eksist. bibliotek/kulturhus - Ombygges 1.400 m2, tilbygn. 500 m2	1.900
Ny hal ved ved NKK hallen	1.575
Svømmehal	1.764
Udearealer	
I alt	

9. Financial framework

Fredensborg Municipality has allocated a total of DKK 472,146,000 to Generationernes Hus, divided into sub-projects:

Main items	Economic frame NOK excl. VAT	Estimated business costs excl. technical counseling
School	270,324,000	202,743,000
library	29,099,000	21,824,250
Sports hall	26,441,000	19,830,750
Landscape	14,923,000	11,192,250
Swimming pool	84,727,000	63,545,250
Care center, service areas	46,632,000	34,974,000
Total	472,146,000	354,109,500

The construction budget includes all expenses for the project, including all expenses for contract work and consultancy services, expenses for e.g. ground clearance, connection fees, project costs, art, fixed and loose fixtures and other client expenses.

10. Schedule

The governing framework for Generationernes Hus is that the school must be ready for use in the summer of 2025, while the swimming pool will be put into use in 2026. The timetable for the project must be organized within this time frame.