



FREDENSBORG
KOMMUNE

FREDENSBORG MUNICIPALITY - HOUSE OF GENERATIONS IN LEVEL

3.01 PROJECT DESCRIPTION

05.02.2021

- Bibliotek, Kulturhus, SFO 1
- Skole
- Plejecenter
- Svømmehal
- 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.



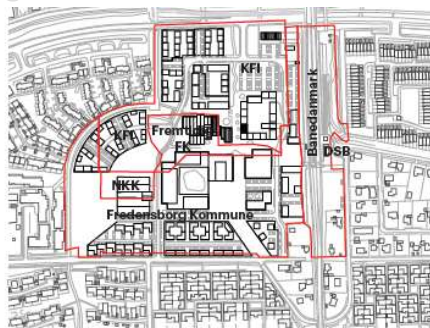
3.2 Local plan

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