Borgarráð Reykjavíkur
Tjarnagötu 11
101 Reykjavík

Reykjavík, 2. apríl 2025
USK24060140

Hér með sendist útskrift úr fundargerð umhverfis- og skipulagsráðs dags. 2. apríl 2025 um eftirfarandi mál:

Kringlan - Áfangi 1 - Breyting á deiliskipulagi
Lögð fram umsókn THG Arkitekta ehf., dags. 11. júní 2024, um gerð deiliskipulags fyrir 1. áfanga uppbyggingar á Kringlusvæði á lóðunum Kringlan 1-3 og 5 fyrir allt að 418 íbúða byggð í bland við verslun- og þjónustu með áherslu á fjölbreytt og aðlaðandi borgarumhverfi, samkvæmt deiliskipulags- og skýringaruppdráttum THG Atkitekta, dags. 21. febrúar 2025. Einnig er lögð fram hönnunarhandbók, dags. febrúar 2025.

Samþykkt að auglýsa framlagða tillögu, skv. 1. mgr. 41. gr. sbr. 1. mgr. 43. gr. skipulagslaga nr. 123/2010.
Vísað til borgarráðs.

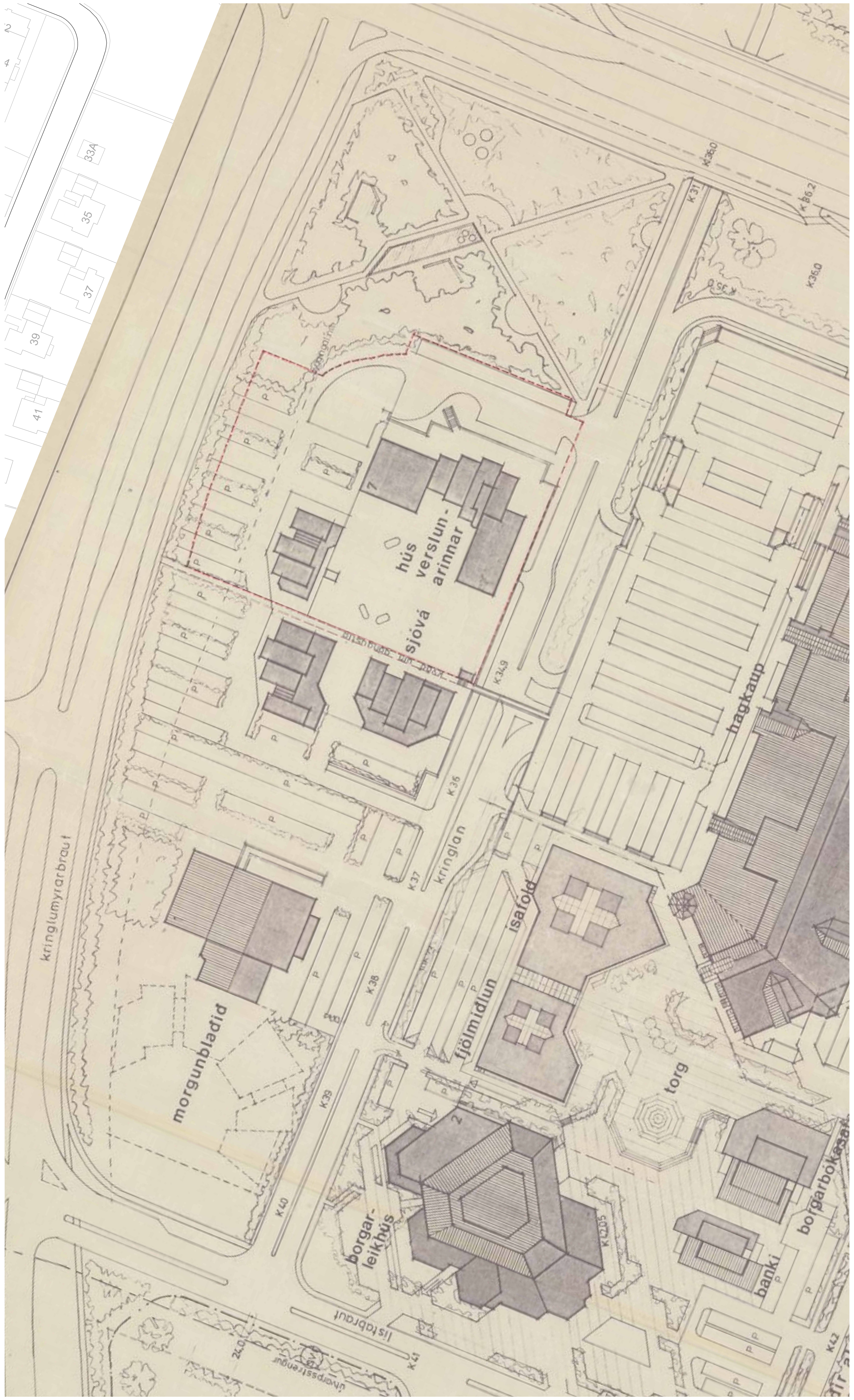
Glóey Helgudóttir Finnsdóttir
Skrifstofa stjórnsýslu og gæða
Umhverfis- og skipulagssvið

Fylgiskjöl: Deiliskipulags- og skýringaruppdrættir THG Atkitekta, dags. 21. febrúar 2025 og hönnunarhandbók, dags. febrúar 2025.

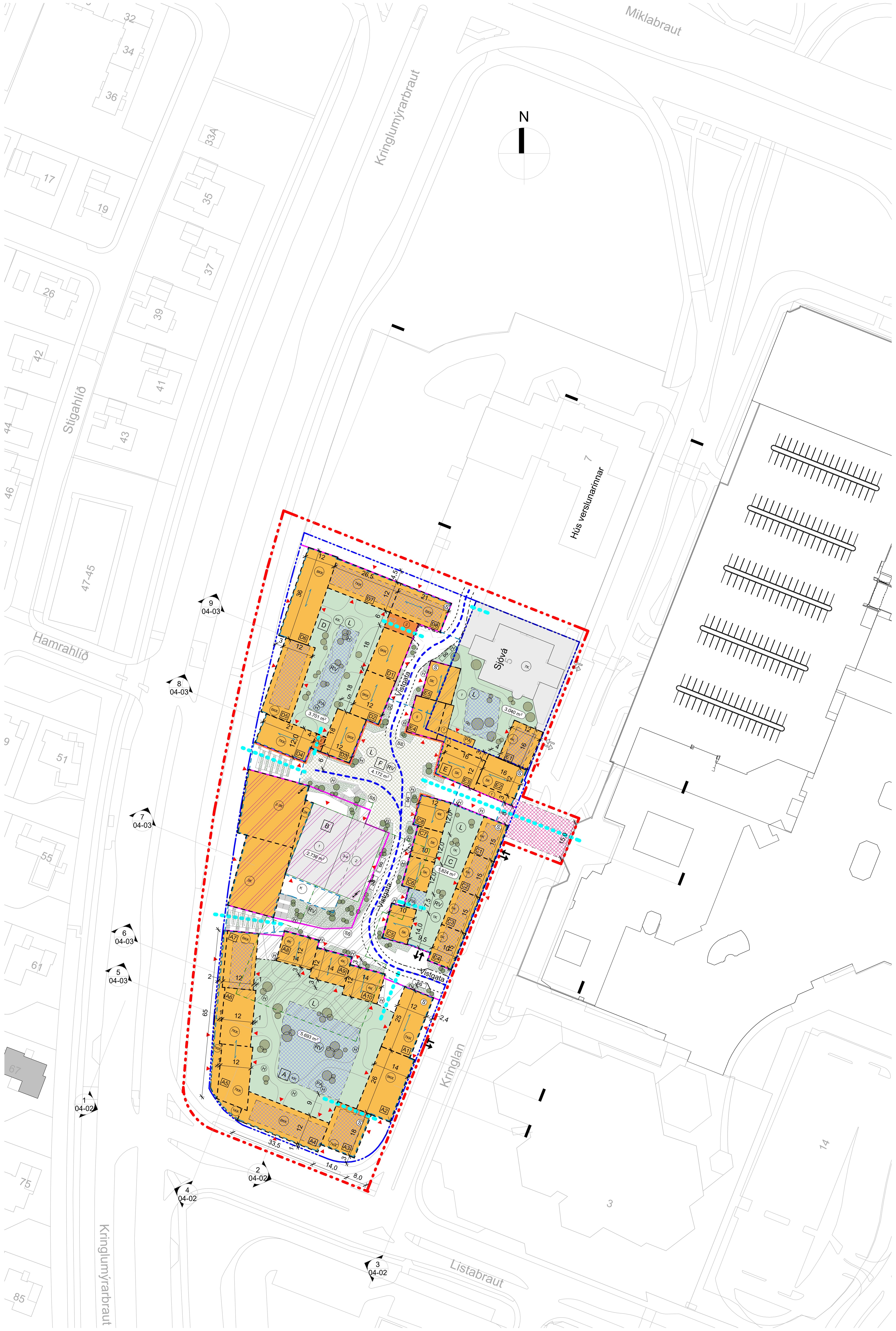
Reykjavík

KRINGLUREITUR - DEILISKIPULAGSUPPDRÁTTUR - ÁFANGI 1

BLAÐ 01



Deiliskipulagsuppdráttur skipulag 1985
1 : 1000



Deiliskipulagsuppdráttur
1 : 1000

AÐALSKIPULAG REYKJAVÍKUR 2040

SKÝRINGAR

- Mörk skipulagsvæðis
- Lóðarmörk
- Ný lóðarmörk innan svæðis
- Núverandi byggingar
- Núverandi heimil niðurrif
- Nýbyggingar - grunnmynd/snið
- Nýbyggingar - ásýnd
- Hallandi þakflötur ásýnd
- Byggingarreitur
- Byggingarlína bundin
- Byggingarreitur heimil verslun/ þjónusta/ skólahúsn.
- Byggingarreitur menningar- og þjónustustarfsemi
- Byggingarreitur Kjallari
- Byggingarreitur létt garðhýsi / lyfta/stigagangur
- Byggingarreitur brú
- Kvöð um undirgöng - tvöföld lofthæð (leiðbeinandi staðsetning)
- Vistgata (gegndreypt yfirborð)
- Torg (gegndreypt yfirborð)
- Græn svæði jarðbundin / regnbeð
- Græn svæði á byggingum / regnbeð
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- RV Regnvatnslaut (leiðbeinandi staðsetning)
- PA Aðgengi að bílageymslu (leiðbeinandi staðsetning)
- H Hjólastæði / Hjólaskýli (leiðbeinandi staðsetning)
- SS Sleppistæði (leiðbeinandi staðsetning)
- A Merking byggingreitur
- 3.082 m² Stærð lóða
- 4KK Hæðir bygginga.
- S Sorpgeymsla (leiðbeinandi staðsetning)
- DG Djúpgámar (leiðbeinandi staðsetning)
- Mænistefna
- Inngangar (leiðbeinandi staðsetning)
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- Spennistöð (leiðbeinandi staðsetning)
- Aðkoma neyðarbíla og sorpbíla
- K : 52,50 Kóti þak / þakkantar (hámarkskóti)
- GK : 38,50 Gólfkóti hæða (leiðbeinandi)
- LK : 38,00 Kóti lóð (leiðbeinandi)

Deiliskipulagsbreyting þessi sem fengið hefur meðferð í samræmi við ákvæði 1. mgr. 43. gr. skipulagslaga nr. 123/2010 var samþykkt í

________________________ þann __________

20__ og í ________________________ þann __________ 20__ .

Tillagan var auglýst frá __________ 20__ með athugasemdafresti til _________ 20__ .

Auglýsing um gildistöku breytingarinnar var birt í B-deild Stjórnartíðinda þann __________ 20__

Unnið í samvinnu við:

Henning Larsen

Útg.	Dags.	Skýring	Yf.af:	Br.af:

Kringlureitur Fasi 1
Kringlan 1-5 - DEILISKIPULAG
Afstöðumynd

Teiknað af: GM, SK
Yfirfarið af: FF
Dagsetning: 21.2.2025
Mælikvarði: 1:1000

Halldór Guðmundsson
Freyr Frostason
Oddur Kr Finnbjarnarson
Paolo Gianfrancesco
Ragnar Auðunn Birgisson

[redacted]

THG ARKITEKTAR

Faxafen 9 108, Reykjavík. kt: 440703 - 2590
sími: 545 1600 thg@thg.is www.thg.is

07-008-130 **04-01**
Verknúmer Númer Útgáfa

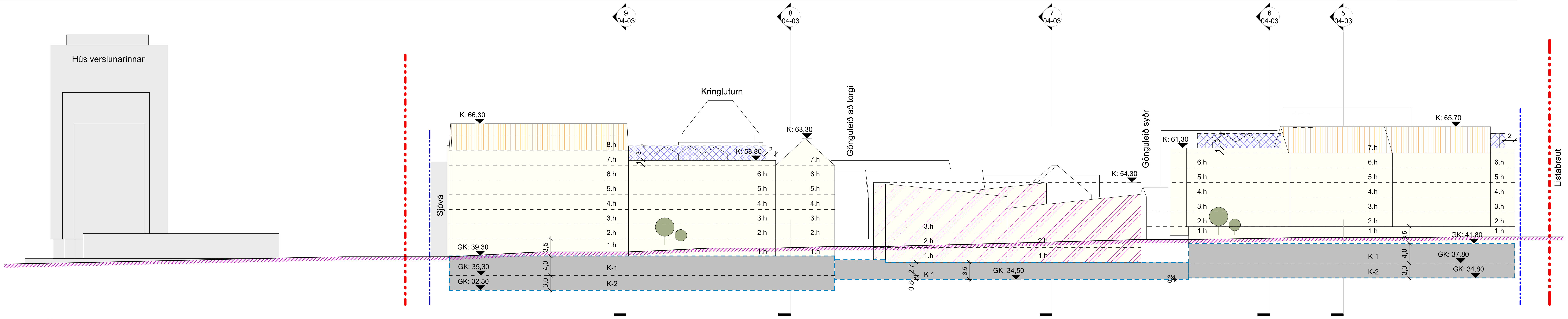
Upphafleg blaðastærð: A1

Skrá: Autodesk Docs://Kringlusvæði - Deiliskipulag (07-008-130)/KR_MODEL_ARK_HL.rvt

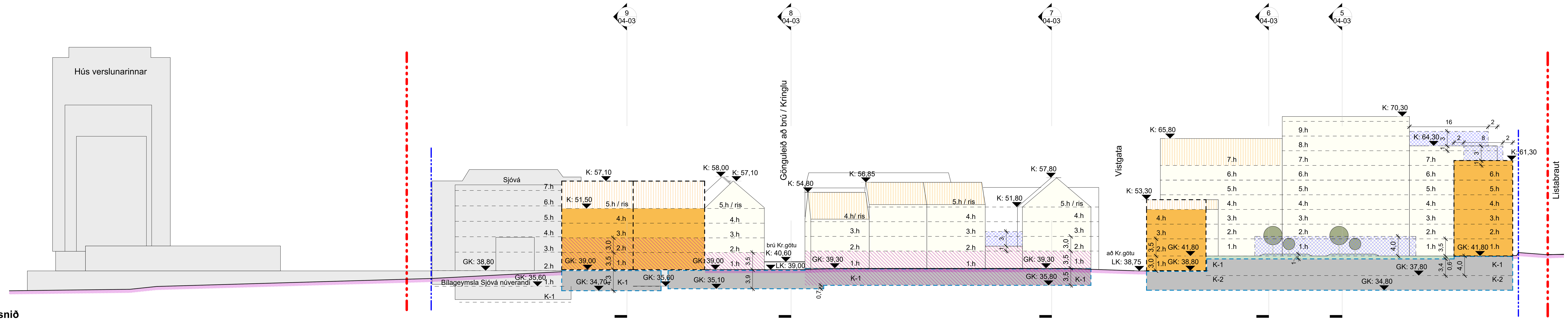
Vistað: 21.2.2025 14:22:01 Útprentun: 04/16/13

KRINGLUREITUR - DEILISKIPULAGSUPPDRÁTTUR - ÁFANGI 1

BLAÐ 02



1 **Ásýnd frá Kringlumýrabraut - Langsnið**
1 : 500



2 **Snið miðjugata E-A - Langsnið**
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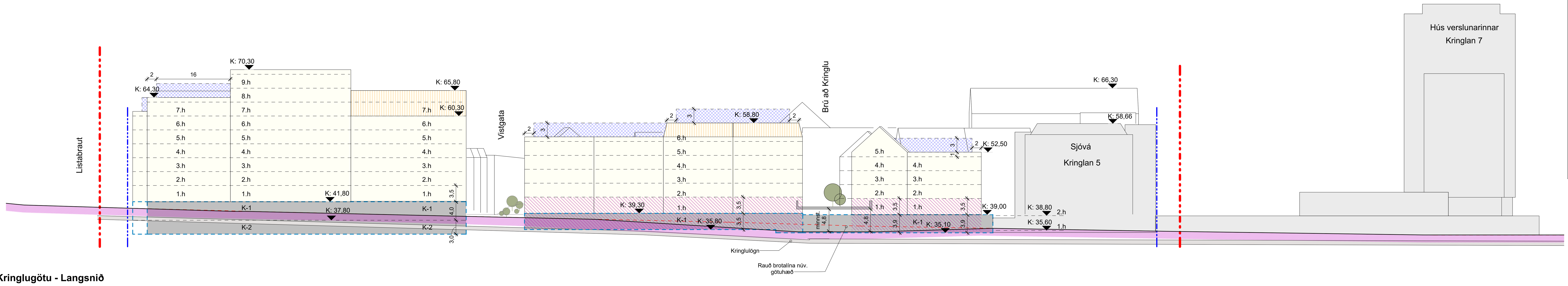

3 **Ásýnd frá Kringlugötu - Langsnið**
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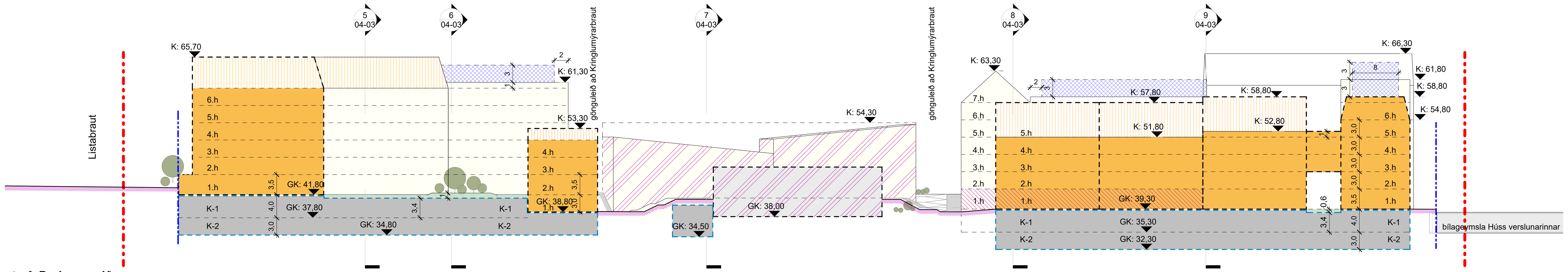

4 **Snið miðjugata A-D - Langsnið**
1 : 500

SKÝRINGAR

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- Ný lóðarmörk innan svæðis
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- Núverandi heimil niðurrif
- Nýbyggingar - grunnmynd/snið
- Nýbyggingar - ásýnd
- Hallandi þakflötur ásýnd
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- Byggingarlína bundin
- Byggingarreitur heimil verslun/ þjónusta/ skólahúsn.
- Byggingarreitur menningar- og þjónustustarfsemi
- Byggingarreitur Kjallari
- Byggingarreitur létt garðhýsi / lyfta/stigagangur
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Deiliskipulagsbreyting þessi sem fengið hefur meðferð í samræmi við ákvæði 1. mgr. 43. gr. skipulagslaga nr. 123/2010 var samþykkt í

____________________ þann __________

20__ og í ____________________ þann __________ 20__ .

Tillagan var auglýst frá __________ 20__ með athugasemdafresti til __________ 20__ .

Auglýsing um gildistöku breytingarinnar var birt í B-deild Stjórnartíðinda þann __________ 20__

Unnið í samvinnu við:

Henning Larsen

Útg.	Dags.	Skýring	Yf.af:	Br.af:

Kringlureitur Fasi 1
Kringlan 1-5 - DEILISKIPULAG
Sneiðmyndir langsnið

Teiknað af: SK
Yfirfarið af: FF

Dagsetning: 21.2.2025
Mælikvarði: 1:500

Halldór Guðmundsson
Freyr Frostason
Oddur Kr Finnbjarnarson
Paolo Gianfrancesco
Ragnar Auðunn Birgisson
[redacted]

THG ARKITEKTAR
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sími: 545 1600 thg@thg.is www.thg.is

07-008-130 **04-02**
Verknúmer Númer Útgáfa

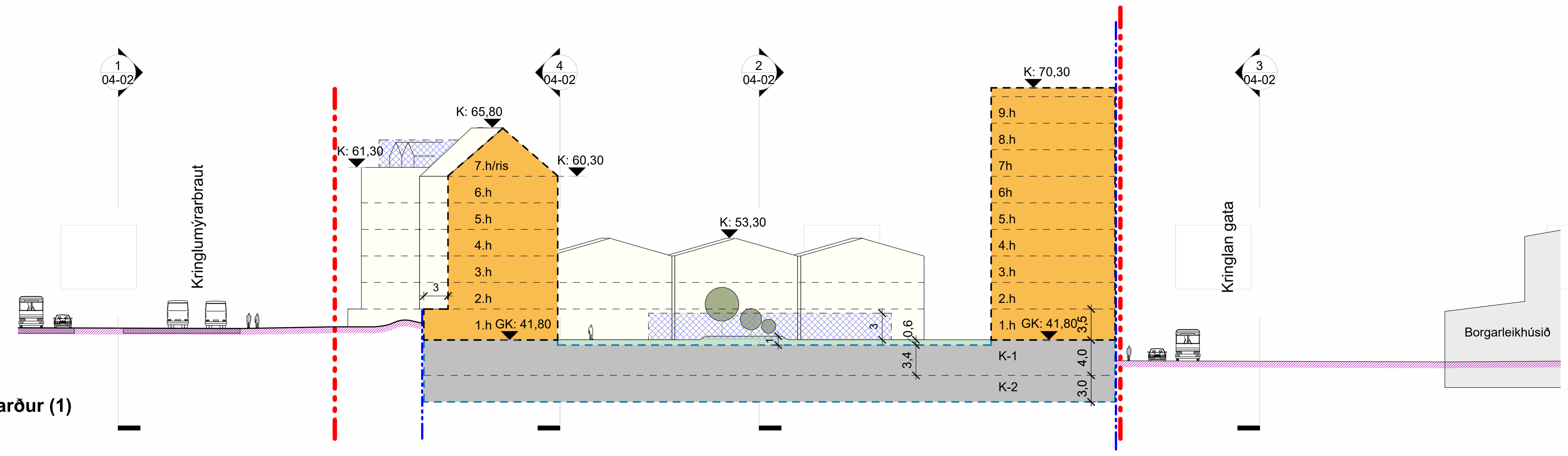
Upphafleg blaðastærð: A1

Skrá: Autodesk Docs://Kringlusvæði - Deiliskipulag (07-008-130)/KR_MODEL_ARK_HL.rvt

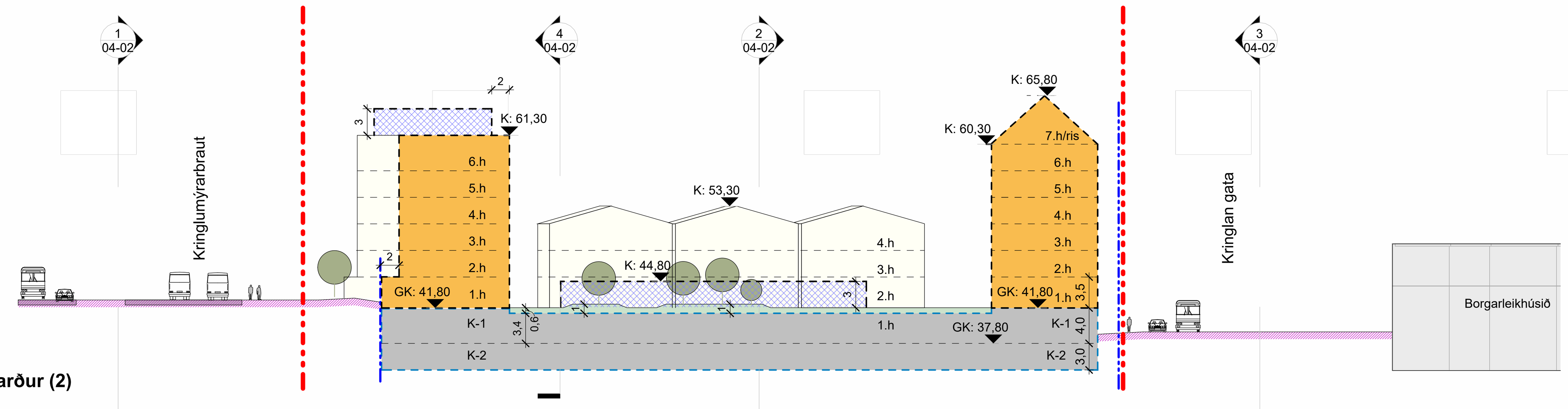
Vistað: 21.2.2025 14:22:15 Útprentun: 04/16/13

KRINGLUREITUR - DEILISKIPULAGSUPPDRÁTTUR - ÁFANGI 1

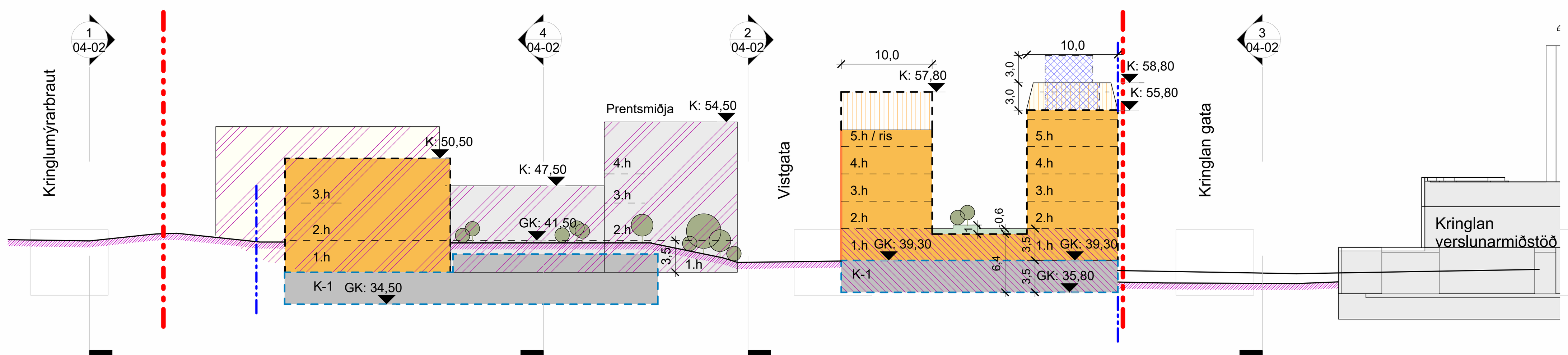
BLAÐ 03



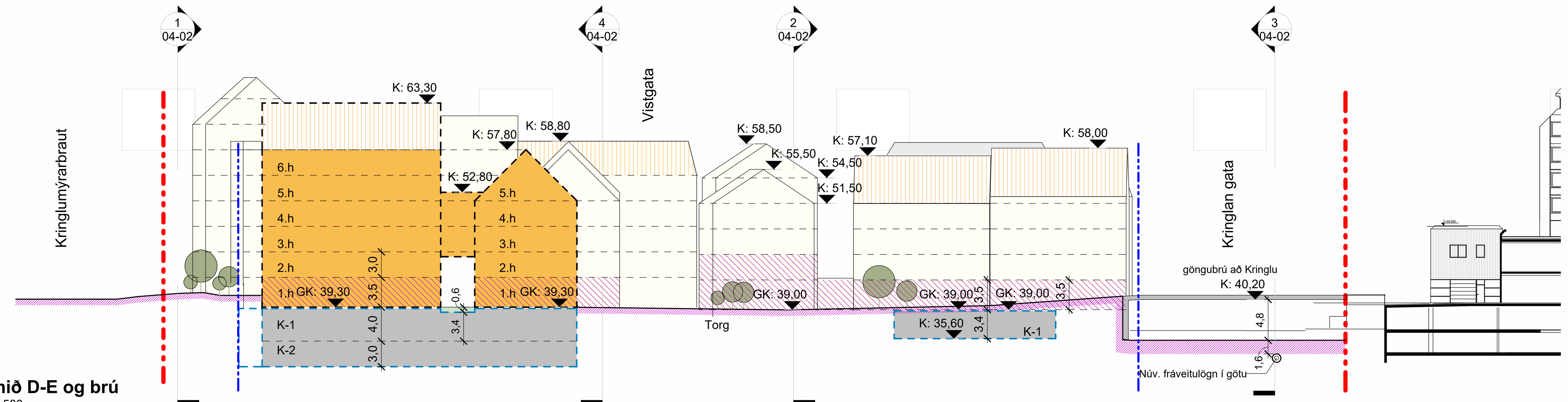
5 **Snið A-Garður (1)** 1 : 500



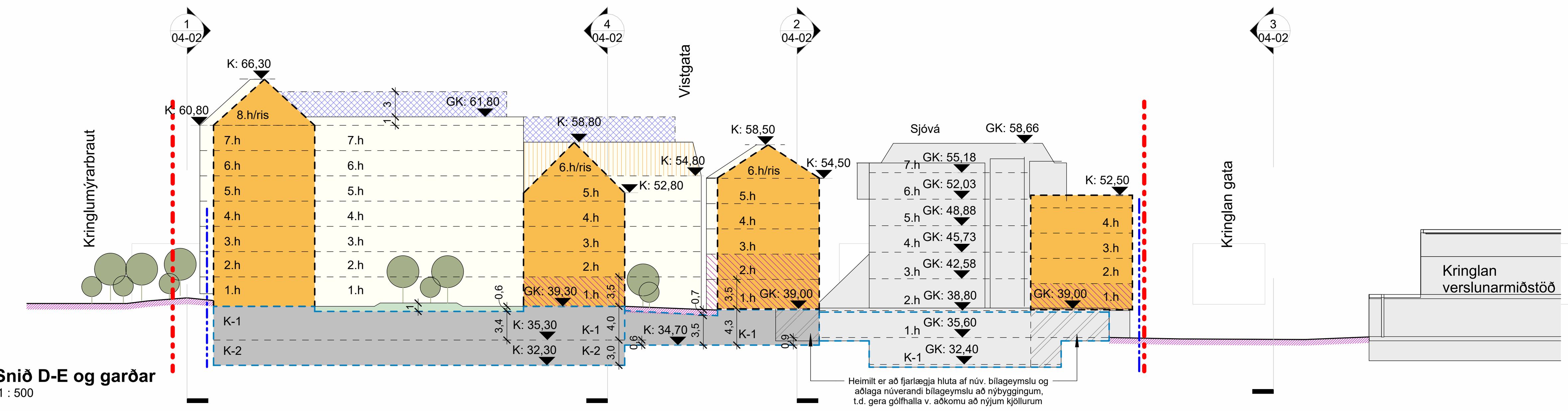
6 **Snið A-Garður (2)** 1 : 500



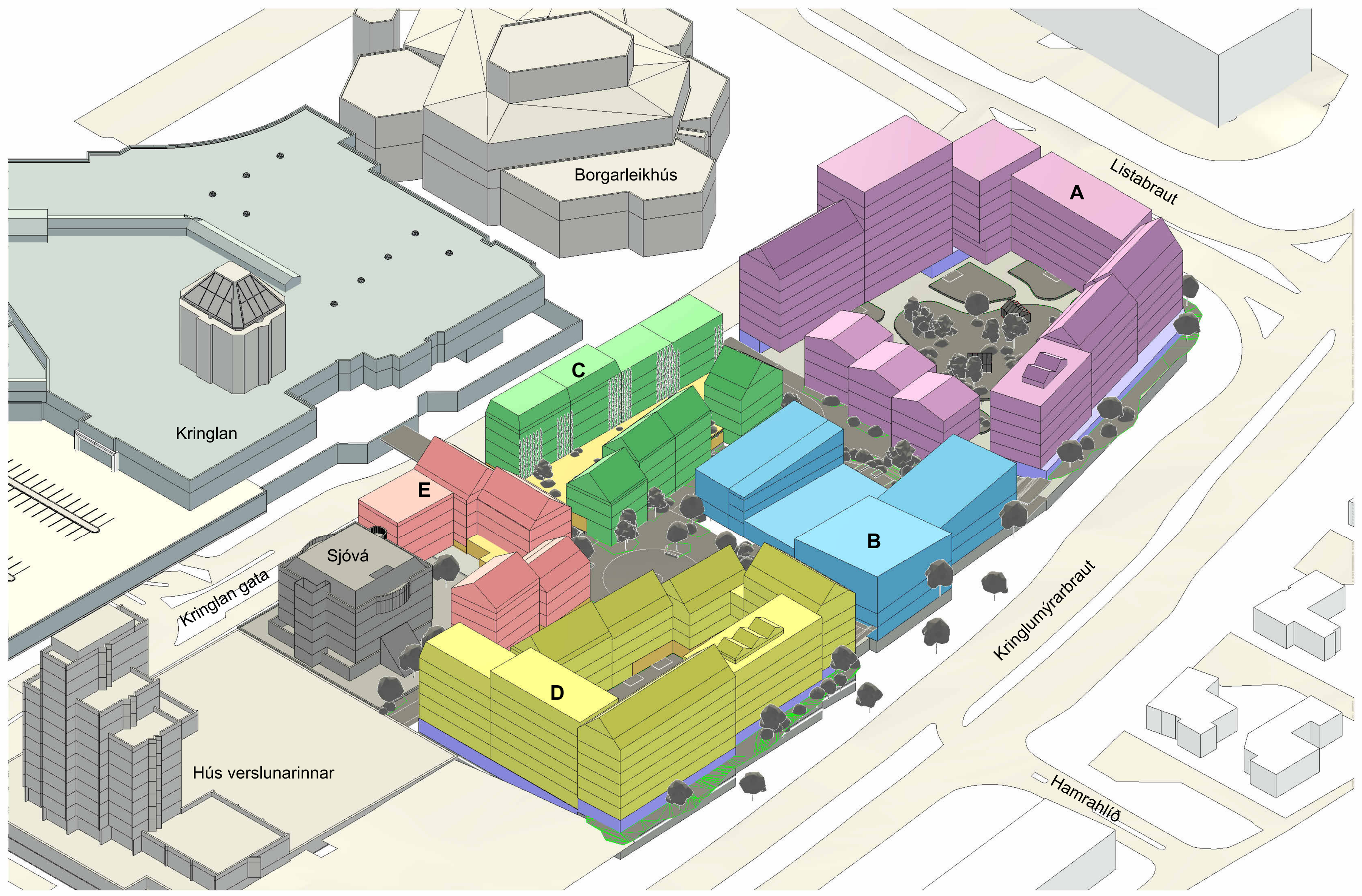
7 **Snið B-C** 1 : 500



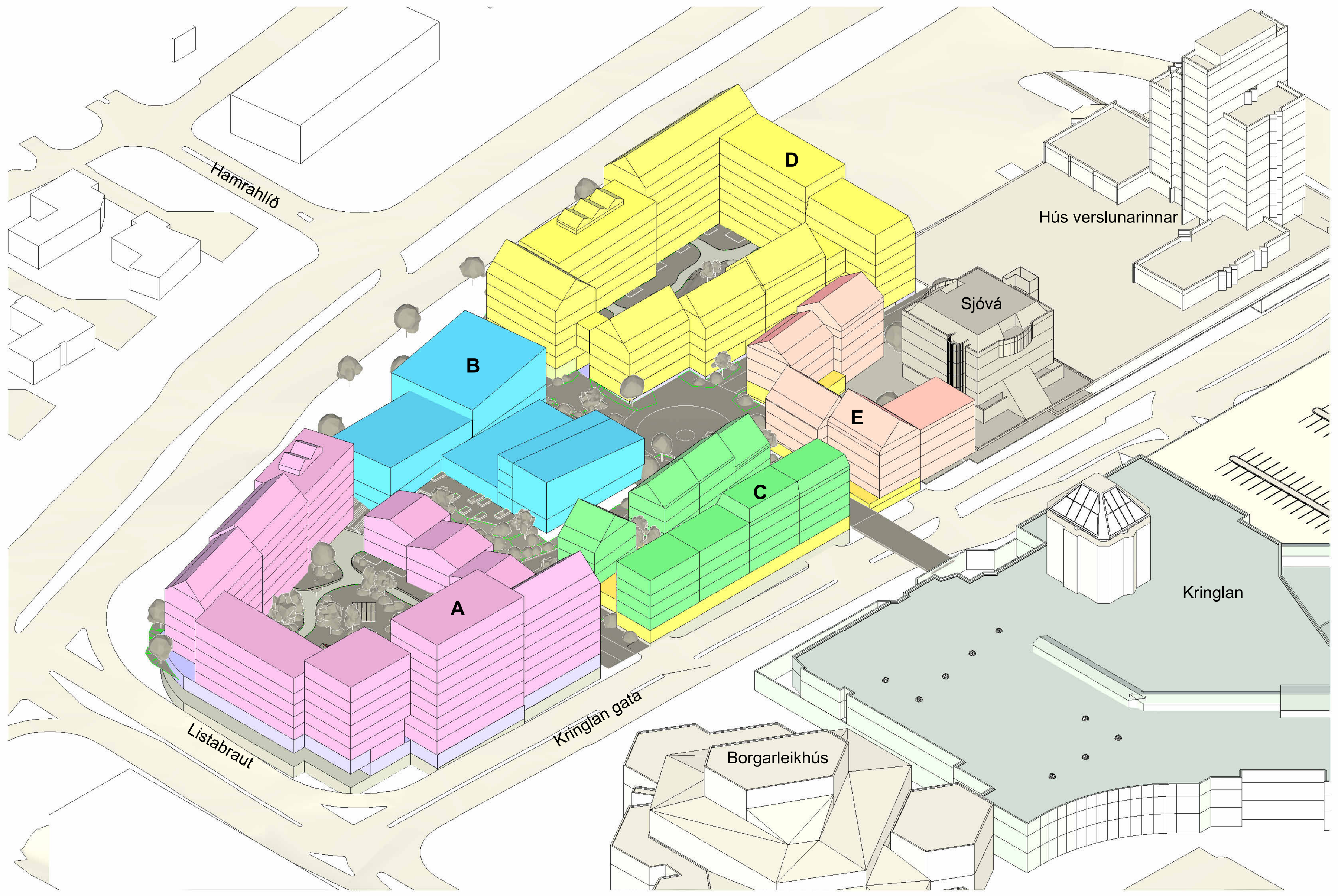
8 **Snið D-E og brú** 1 : 500



9 **Snið D-E og garðar** 1 : 500



Sýn frá Norðvestri



Sýn frá Suðaustri

Kringlureitur Fasi 1
DSK - Stærðartafla 24.02.2025

Reitur	Lóðarstærð (m^2)	Hæðir	Fjöldi íbúða	Íbúðir A rými (m^2)	Atvinnurými nýjar bygg. (m^2)	Núverandi byggingar [1] atv.rými (m^2)	A og B rými[2] byggingarmagn ofanjarðar (m^2)	Nýtingarhlutfall ofanjarðar	A og B rými byggingarmagn neðanjarðar (m^2)	A og B rými bygg.m. neðanjarðar í núv. byggingum (m^2)	Byggingarmagn ofanjarðar + neðanjarðar A og B rými (m^2)	Nhl. ofan- + neðanjarðar	Dvalarsvæði (m^2)	Fjöldi bílastæða
A	5.693	4-9	168	16.500	0	0	18.570	3,26	10.350	0	28.920	5,08	3.381	Ath. núverandi bílastæði í Kringlunni 5 eru ekki meðtalin í samgöngumati fyrir nýja byggð (sbr.samgöngumat)
B	2.736	2-3	0	0	1.866	1.734	3.960	1,45	1.480	0	5.440	1,99	441	
C	1.824	4-5	80	4.750	1.610	0	7.375	4,04	1.610	0	8.985	4,93	1.121	
D	3.701	4-8	130	13.890	360	0	16.045	4,34	7.540	0	23.585	6,37	2.001	
E	3.040	4-5	40	3.950	750	5.031	10.146	3,34	530	375	11.051	3,64	826	
F	4.172	0	0	0	0	0	0	0,00	0	0	0	0,00	1.024	
Samtals:	**21.166**		**418**	**39.090**	**11.351**		**56.096**	**2,65**	**21.510**	**375**	**77.981**	**3,68**	**8.794**	**376**

[1] B-reitur í ,,Núverandi byggingar (m^2)" er sá hluti prentsmiðjunnar sem mun halda sér (WorldClass í því rými í dag).
E-reitur í ,,Núverandi byggingar (m^2)" er Sjóvárhúsið. Bílageymsla í húsi Sjóvár er 1. hæð skv. skráningartöflu og því með A-rýmum ofanjarðar.

[2] B rými reiknuð 10 m^2 per íbúð að viðbættum garðhýsum og nokkrum þakgörðum á reit A, C, D og E auk undirgangna á reit A og D.

Samanburður á nýtingarhlutfalli rammaskipulags og nýs skipulags m.v. heildarstærð lóða óskipt, Kringlan 1-3 og 5 = 21.166m^2:
Rammaskipulag : m.v. heildarstærð reitar 21.166 m^2, heildarbyggingarmagn 60.256 m^2 = nhl. 2,85
Nýtt skipulag : Heildarstærð reitar (F reitur með) 21.166 m^2, heildarbyggingarmagn A+B rými ofanjarðar 56.096 m^2 = nhl. 2,65

Niðurrif (m^2):	m^2
Skrifstofuhúsnæði (MBL) ásamt tengibyggingu:	4.723,2
Prentsmiðja (að hluta):	490,0
Spennistöð:	16,0
Niðurrif samtals:	5.229,2

 AÐALSKIPULAG REYKJAVÍKUR 2040

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- LK : 38,00 Kóti lóð (leiðbeinandi)

Deiliskipulagsbreyting þessi sem fengið hefur meðferð í samræmi við ákvæði 1. mgr. 43. gr. skipulagslaga nr. 123/2010 var samþykkt í

____________________ þann __________

20__ og í ____________________ þann __________ 20__ .

Tillagan var auglýst frá __________ 20__ með athugasemdafresti til __________ 20__ .

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Kringlureitur Fasi 1
Kringlan 1-5 - DEILISKIPULAG
Sneiðmyndir þversnið

Teiknað af: GM, SK, JGÓ
Yfirfarið af: FF
Dagsetning: 21.2.2025
Mælikvarði: 1:500

Halldór Guðmundsson
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THG ARKITEKTAR
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07-008-130 **04-03**
Verknúmer Númer Útgáfa

Upphafleg blaðastærð: A1

Stærðir

Skrá: Autodesk Docs://Kringlusvæði - Deiliskipulag (07-008-130)/KR_MODEL_ARK_HL.rvt

Vistað: 24.2.2025 18:48:37

KRINGLUREITUR - SKÝRINGARUPPDRÁTTUR - ÁFANGI 1

BLAÐ 04

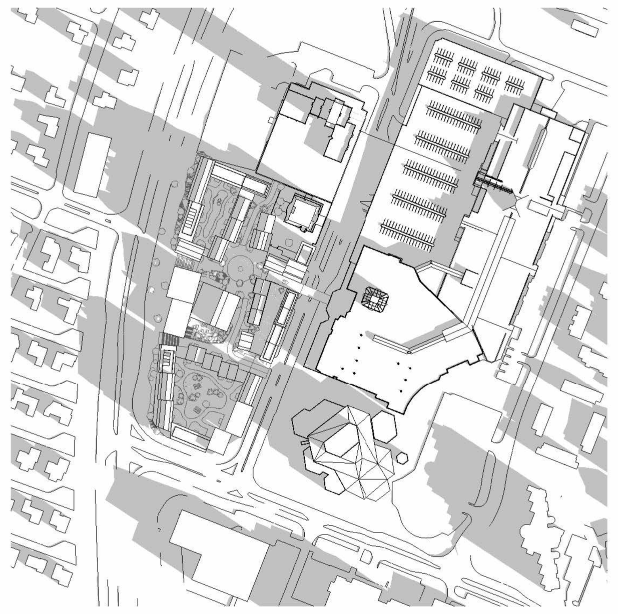
DSK TILLAGA - SKUGGAVARP

AÐALSKIPULAG REYKJAVÍKUR 2040

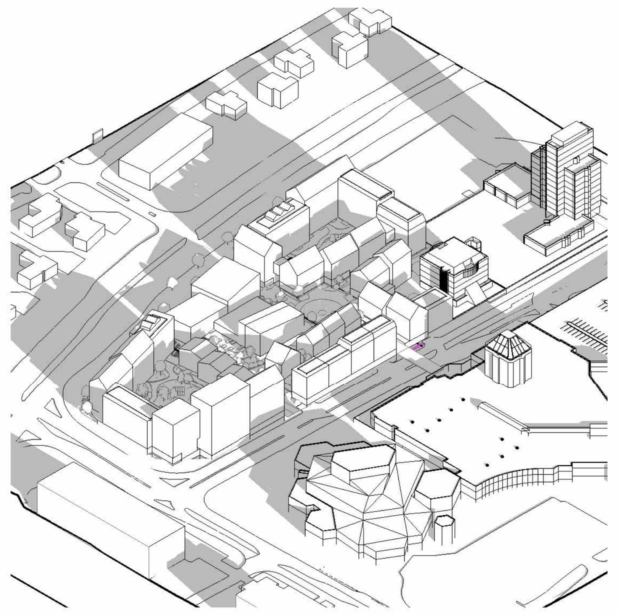
JAFNDÆGUR - MARS

MAÍ

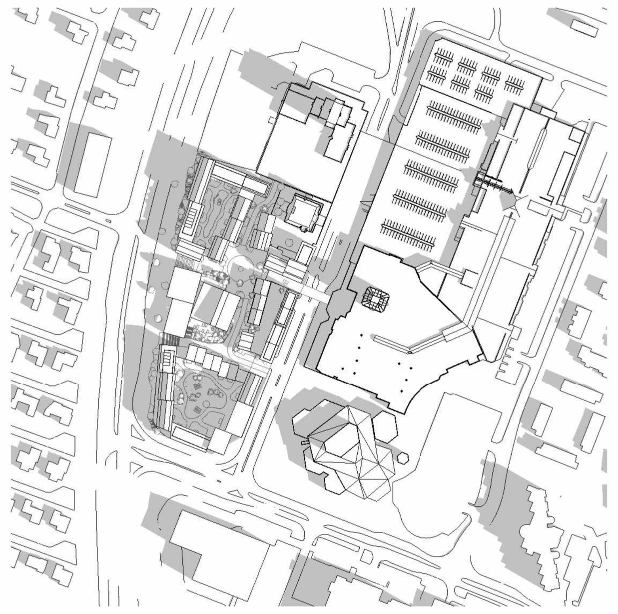
SUMARSÓLSTÖÐUR - JÚNÍ



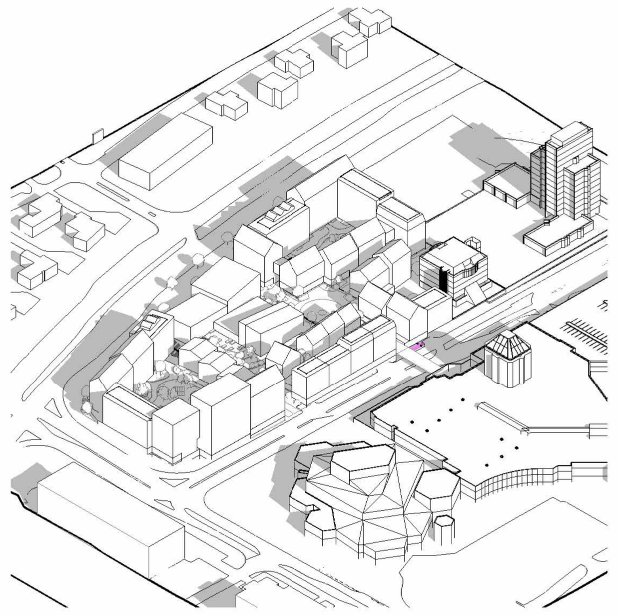
TILLAGA - SKUGGAVARP - 21. MARS - KL. 10



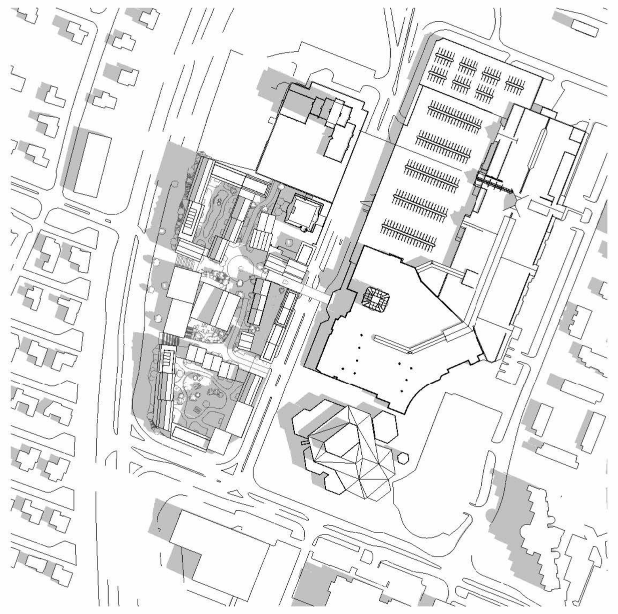
3D - SKUGGAVARP - 21. MARS - KL. 10



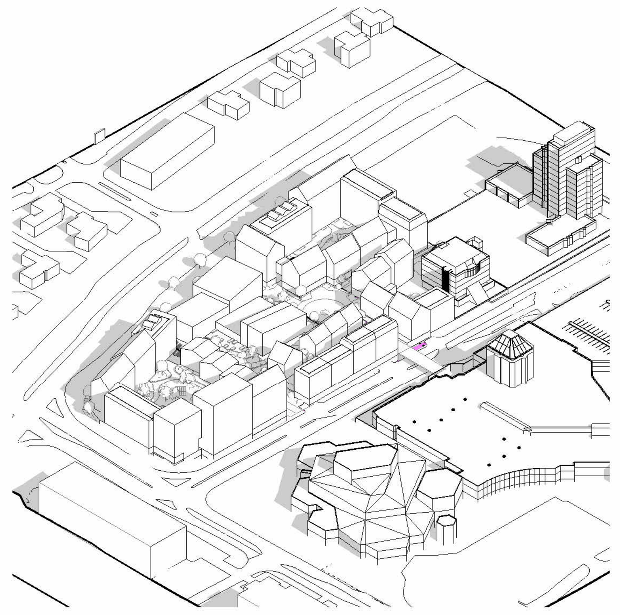
TILLAGA - SKUGGAVARP - 1. MAÍ - KL. 10



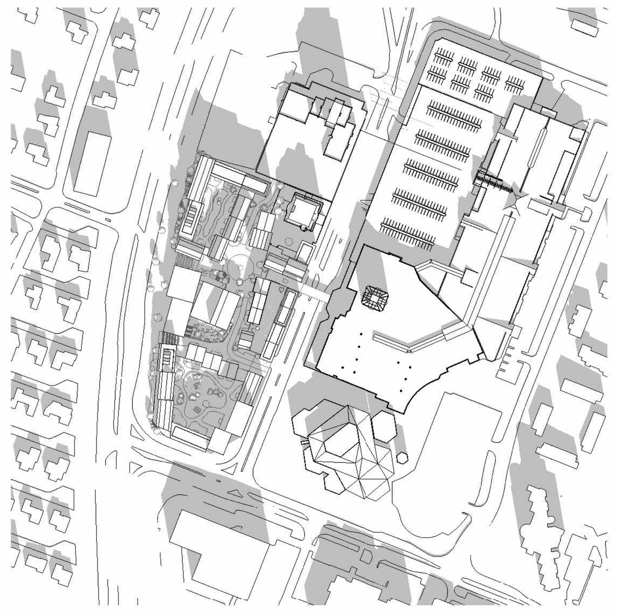
3D - SKUGGAVARP - 1. MAÍ - KL. 10



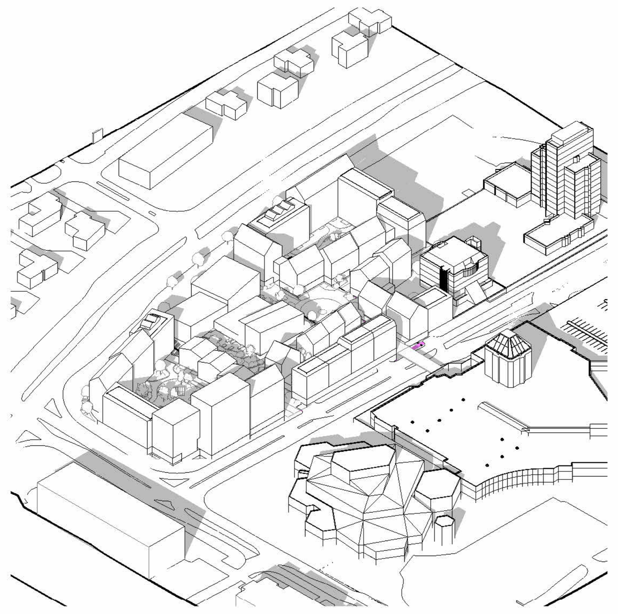
TILLAGA - SKUGGAVARP - 21. JÚNÍ - KL. 10



3D - SKUGGAVARP - 21. JÚNÍ - KL. 10



TILLAGA - SKUGGAVARP - 21. MARS - KL. 13



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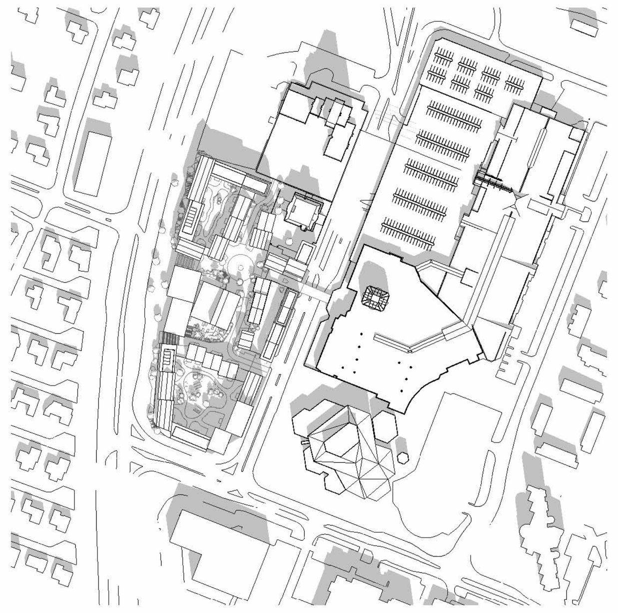
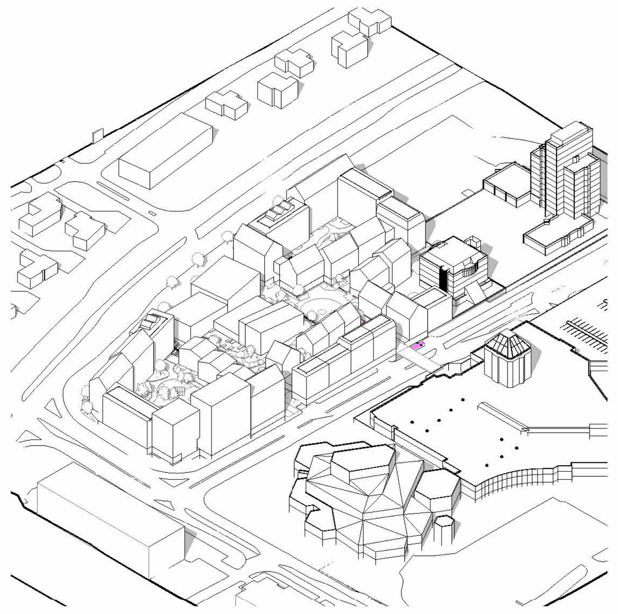


TILLAGA - SKUGGAVARP - 1. MAÍ - KL. 13



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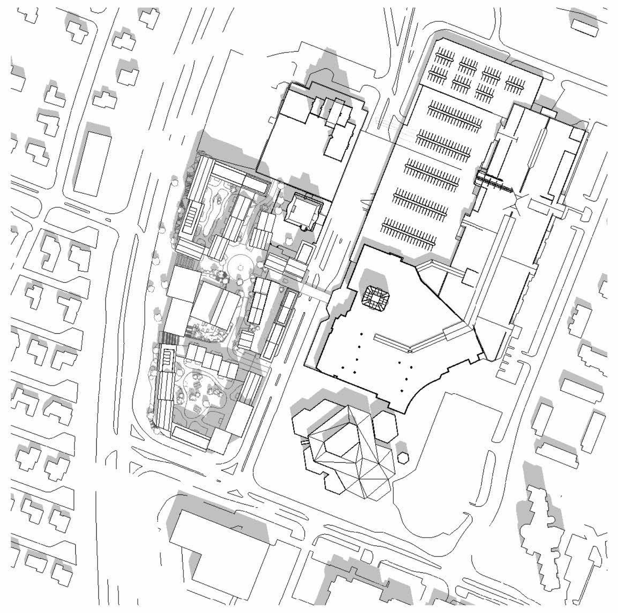

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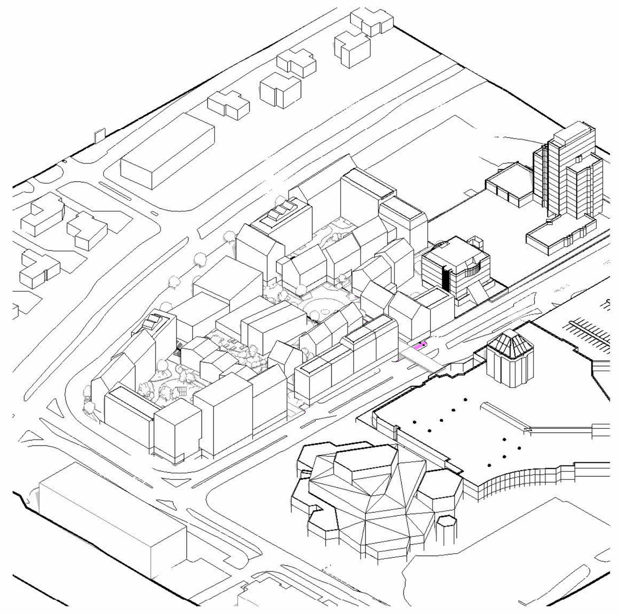

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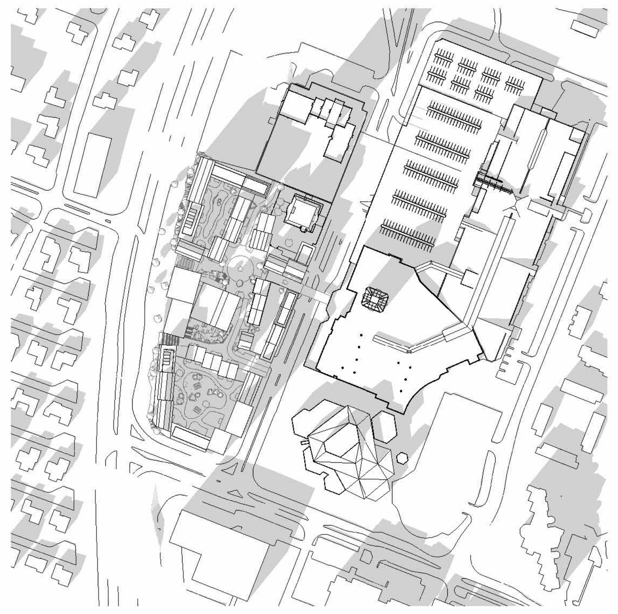

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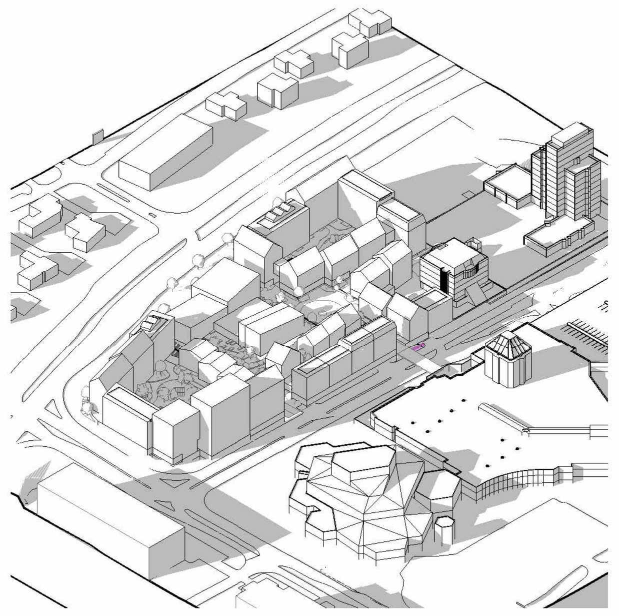

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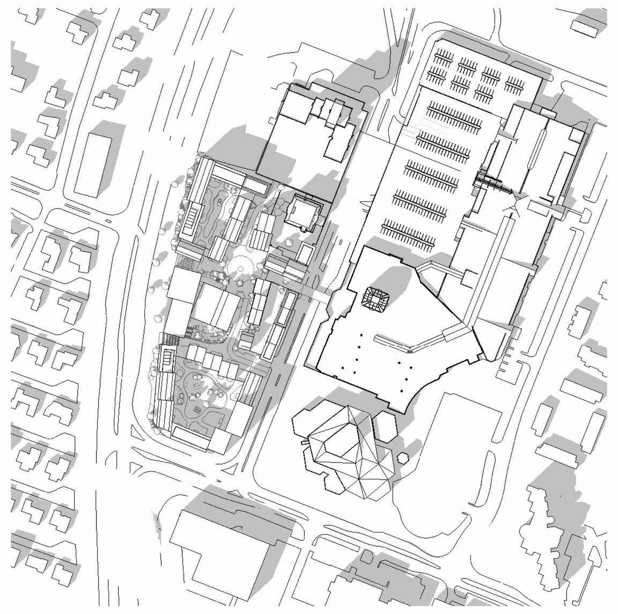

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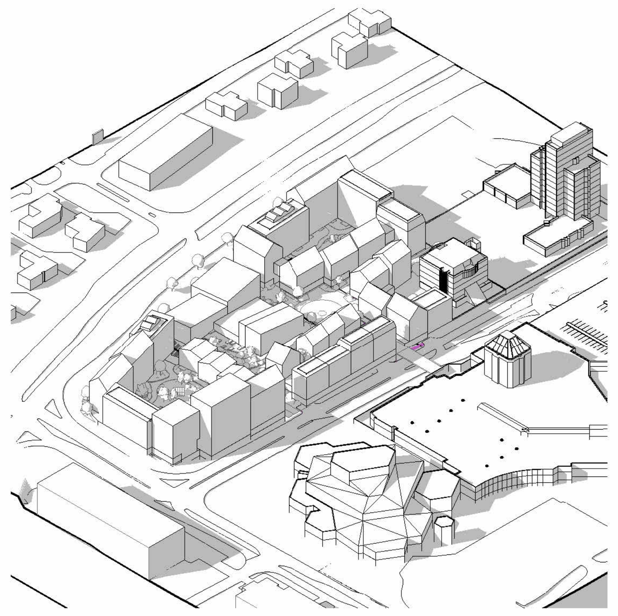

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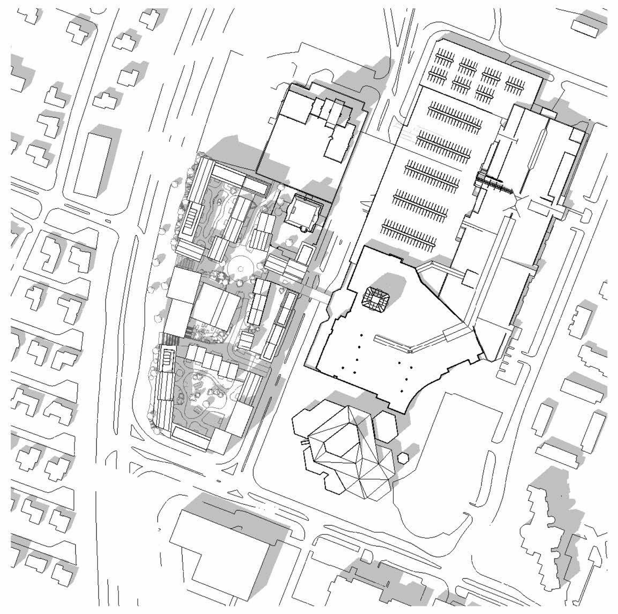

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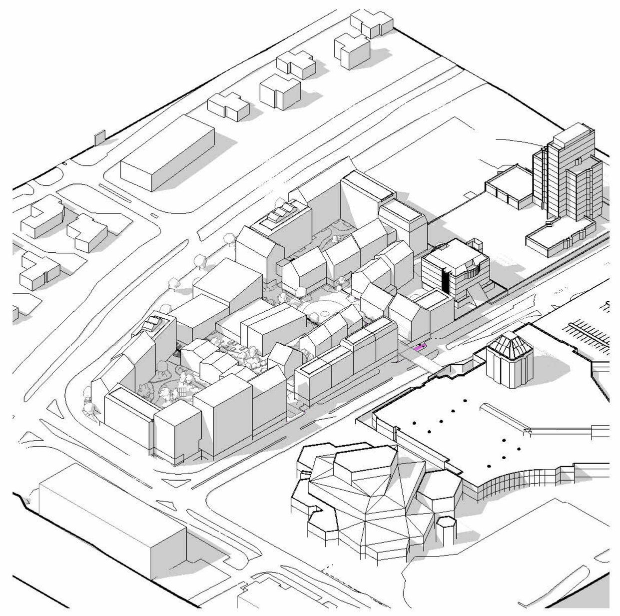

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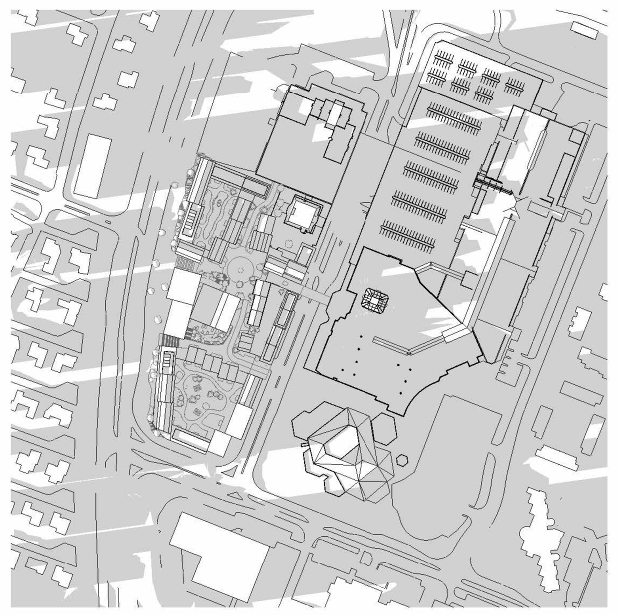
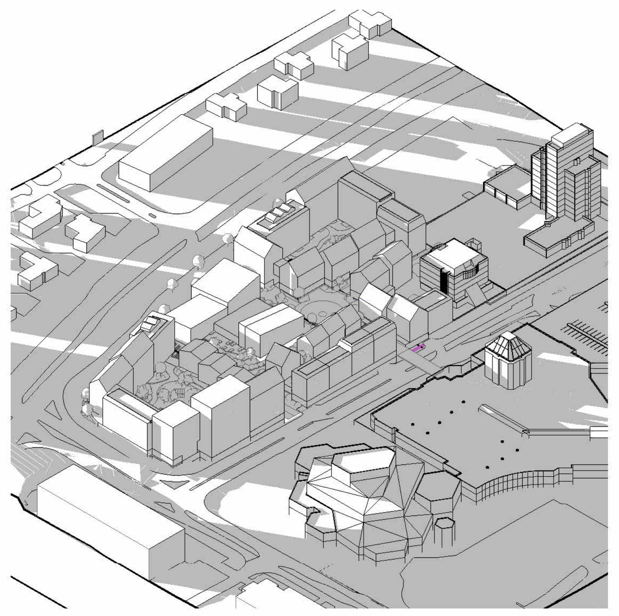
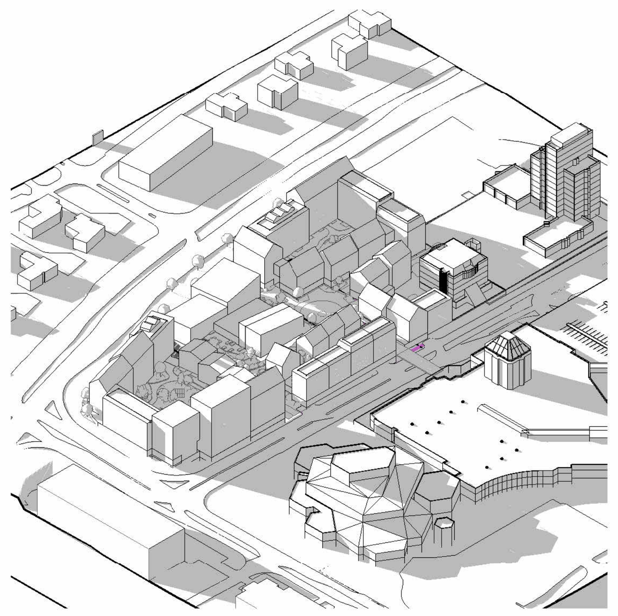


TILLAGA - SKUGGAVARP - 21. MARS - KL. 19

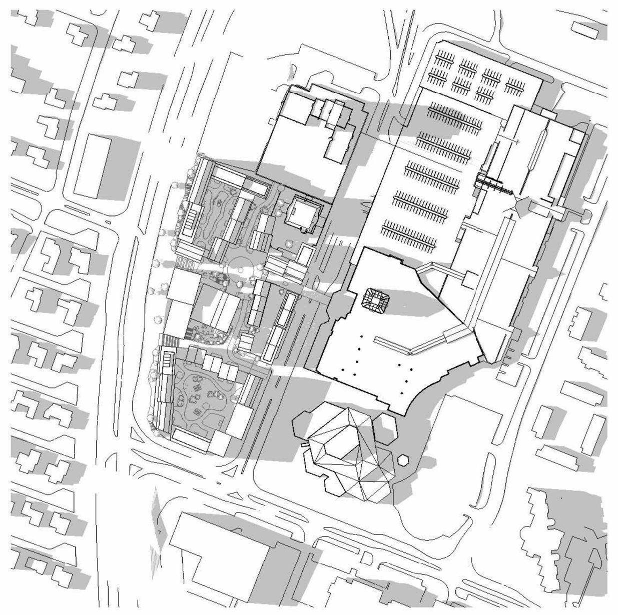


3D - SKUGGAVARP - 21. MARS - KL. 19

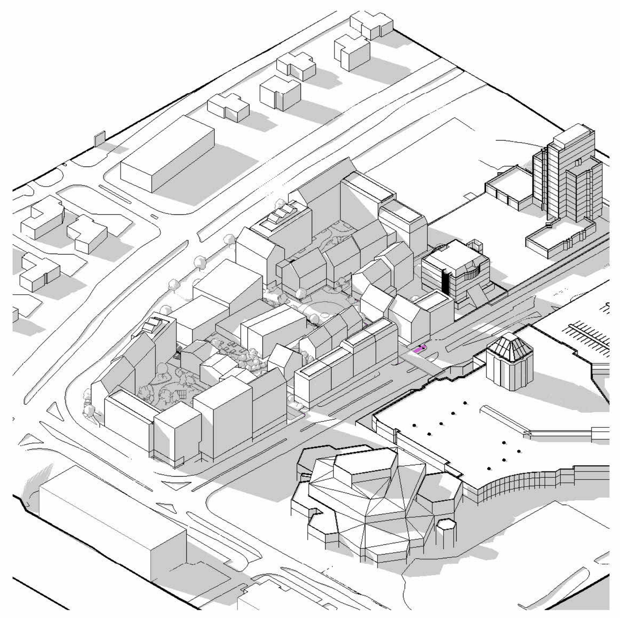
TILLAGA - SKUGGAVARP - 1. MAÍ - KL. 19



3D - SKUGGAVARP - 1. MAÍ - KL. 19



TILLAGA - SKUGGAVARP - 21. JÚNÍ - KL. 19



3D - SKUGGAVARP - 21. JÚNÍ - KL. 19

Deiliskipulagsbreyting þessi sem fengið hefur meðferð í samræmi við ákvæði 1. mgr. 43. gr. skipulagslaga nr. 123/2010 var samþykkt í

________________________ þann __________

20__ og í ________________________ þann __________ 20__ .

Tillagan var auglýst frá __________ 20__ með athugasemdafresti til _________ 20__ .

Auglýsing um gildistöku breytingarinnar var birt í B-deild Stjórnartíðinda þann __________ 20__

Unnið í samvinnu við:

Henning Larsen

Útg.	Dags.	Skýring	Yf.af:	Br.af:

Kringlureitur Fasi 1

Kringlan 1-5 - DEILISKIPULAG

Skuggavarp

Teiknað af: JGÓ
Yfirfarið af: FF

Dagsetning: 21.2.2025
Mælikvarði: -

Halldór Guðmundsson
Freyr Frostason
Oddur Kr Finnbjarnarson
Paolo Gianfrancesco
Ragnar Auðunn Birgisson
[redacted]

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07-008-130 **04-04**
Verknúmer Númer Útgáfa

Upphafleg blaðastærð: A1

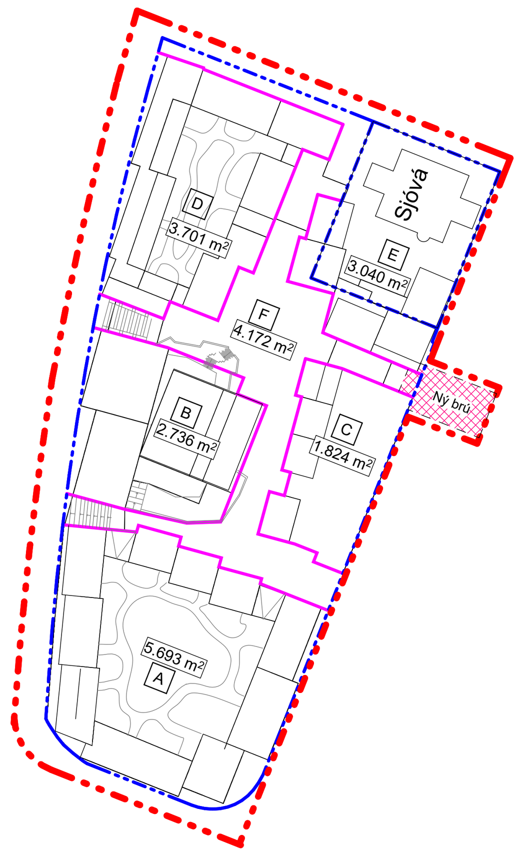
Útprentun: 04/16/13

Vistað: 21.2.2025 08:32:26

Skrá: Autodesk Docs://Kringlusvæði - Deiliskipulag (07-008-130)/KR_MODEL_ARK_HL.rvt

KRINGLUREITUR - SKÝRINGARUPPDRÁTTUR - ÁFANGI 1

BLAÐ 05



Núverandi lóðamörk (21.166m²)
Ný lóðamörk
Skipulagsmörk
C Einkennisstafur lóðar
1.823 m² Lóðarstærð (ný)

Lóðir skýringarmynd
1 : 2000

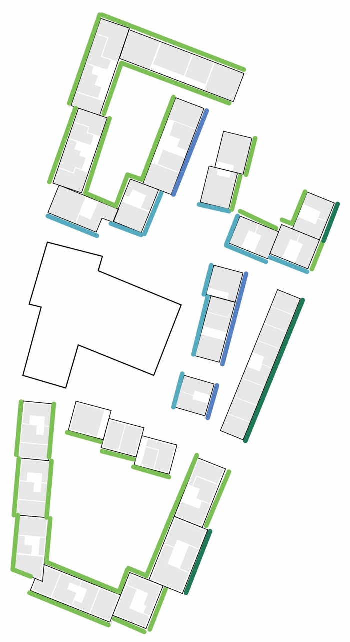
2-3 hæðir
4-5 hæðir
6 hæðir
7-8 hæðir
9 hæðir
ir

Hæðir skýringarmynd

Fast þakform

Mismunandi þakform leyfð

Þakform skýringarmynd



Heimil útkrögun svala út fyrir byggingarreiti :

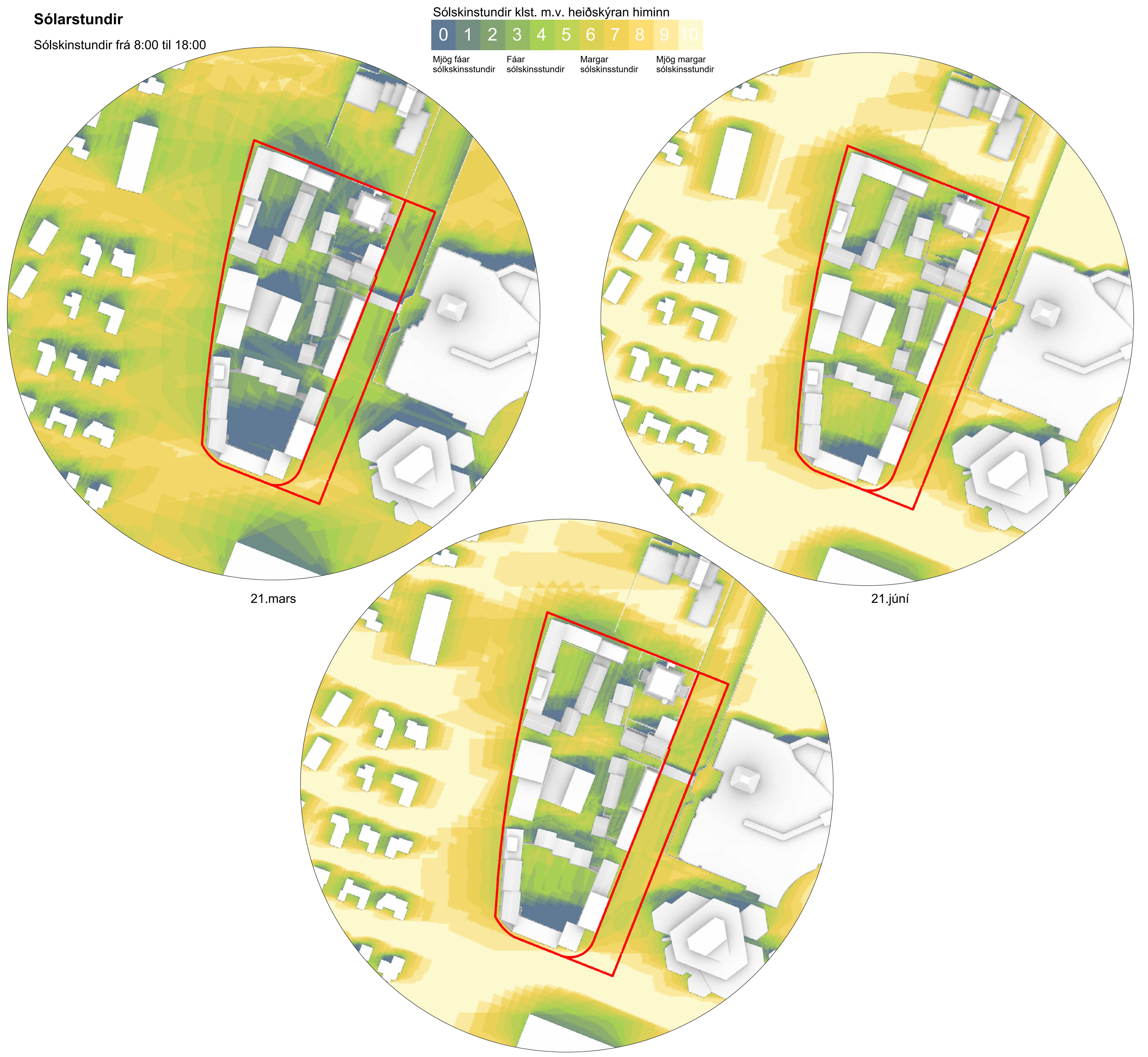
- Heimil útkrögun svala hámark 1,6m.
- Heimil útkrögun svala hámark 1m.
- Heimil útkrögun svala hámark 0,8m.
- Heimil útkrögun svala hámark 1m á 3 hæð og ofar.

Heimili útkrögun svala út yfir borgarland er að hámarki 0,8m

Svalir skýringarmynd

Sólarstundir

Sólskinstundir frá 8:00 til 18:00

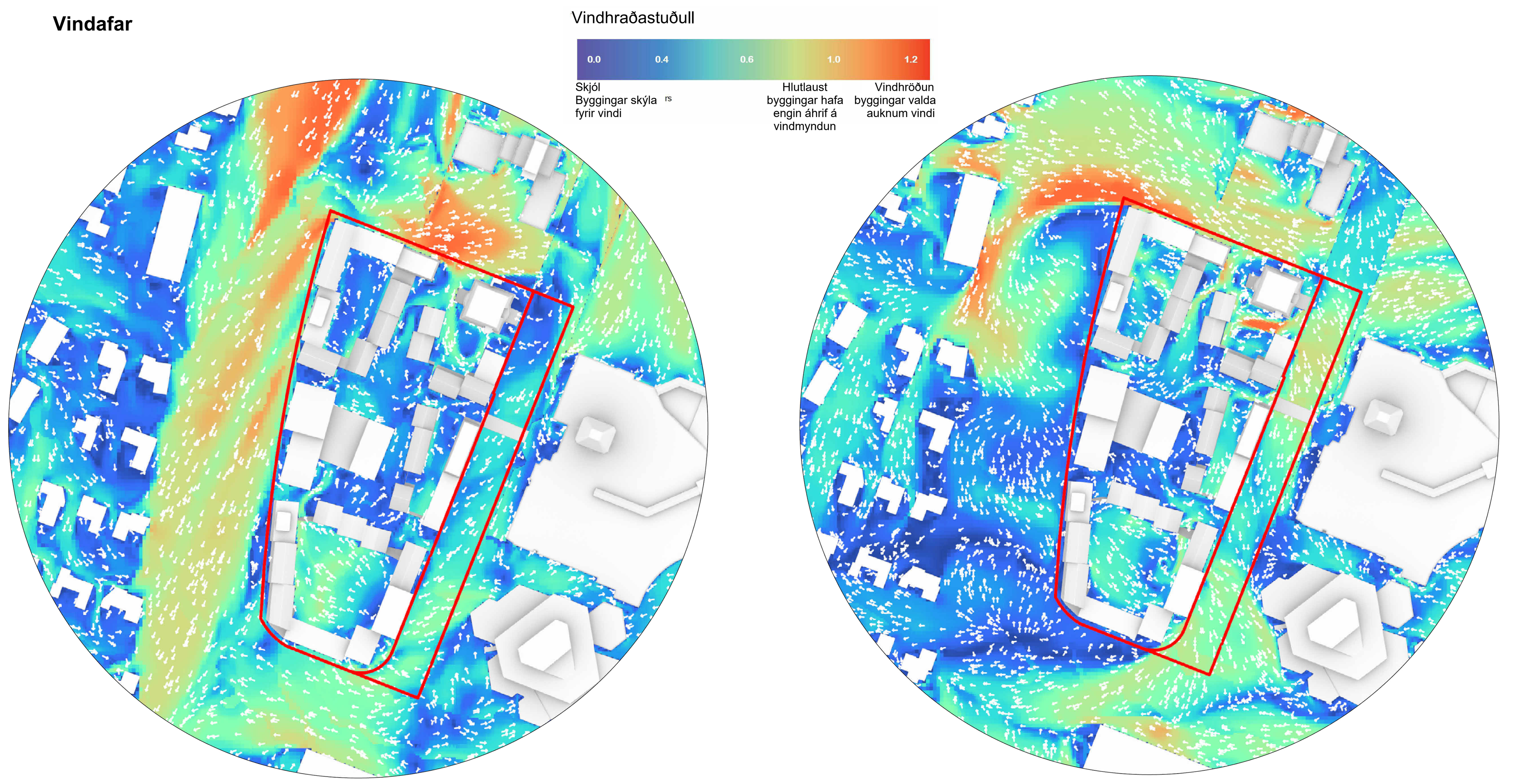


21.mars

21.júní

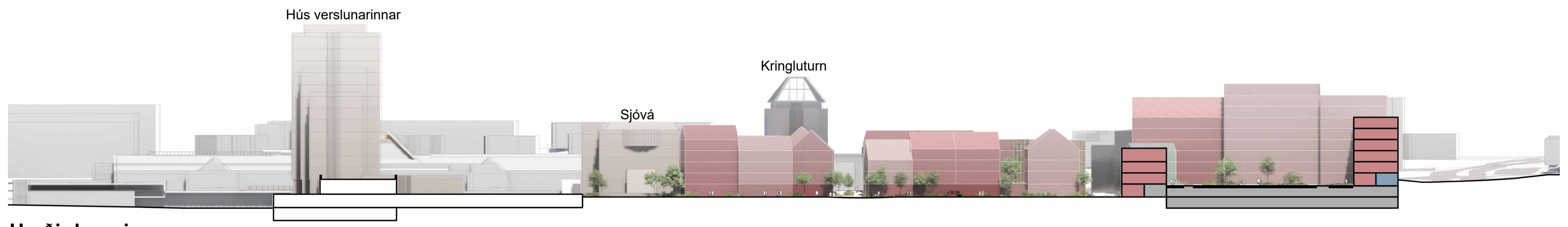
1.maí

Vindafar



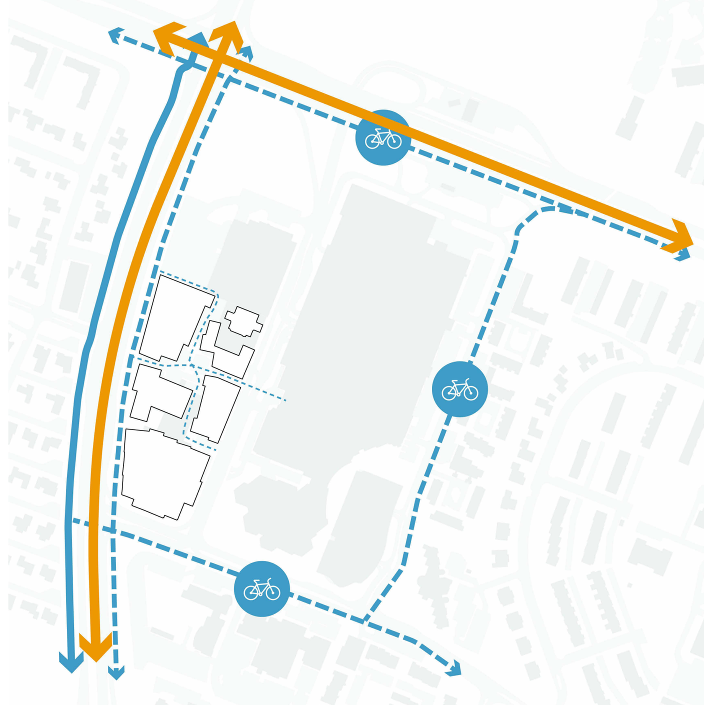
Vindur frá norðri

Vindur úr austri

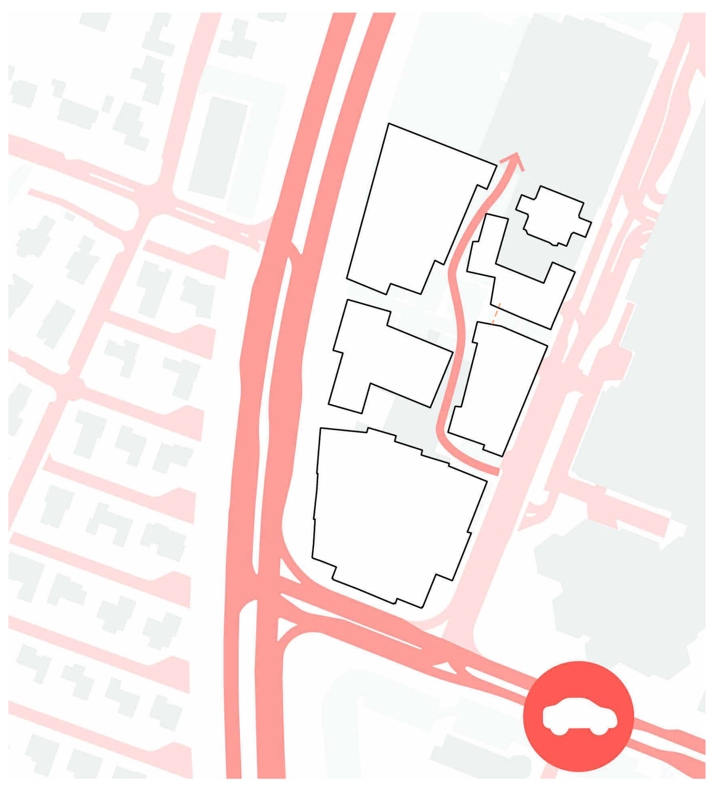


Hæðir bygginga

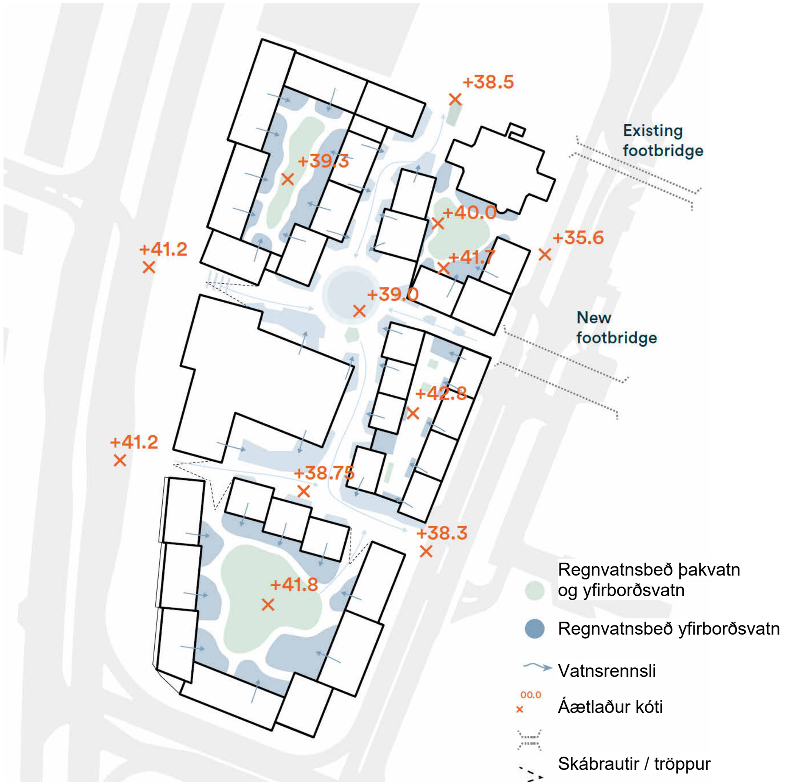
Gangandi og hjólandi vegfarendur
Bætt aðgengi gangandi og hjólandi vegfarenda



Hjól og almenningssamgöngur
4 af 15 mest notuðu stoppistöðvum strætó í RVK árið 2019.
Möguleg stoppistöð borgarlínu við Kringlumýrarbraut
Gott aðgengi reiðhjóla, fjöldi reiðhjólastæða skv. reglum Rvk.borgar.



Bílaumferð
Ekið inn í Kringlugötu frá Miklubraut í norðri og frá Listabraut í suðri.
Vistgata liggur um hverfið, ekið inn frá Kringlugötu, einstefnuakstur með hámarkshraða 15km.

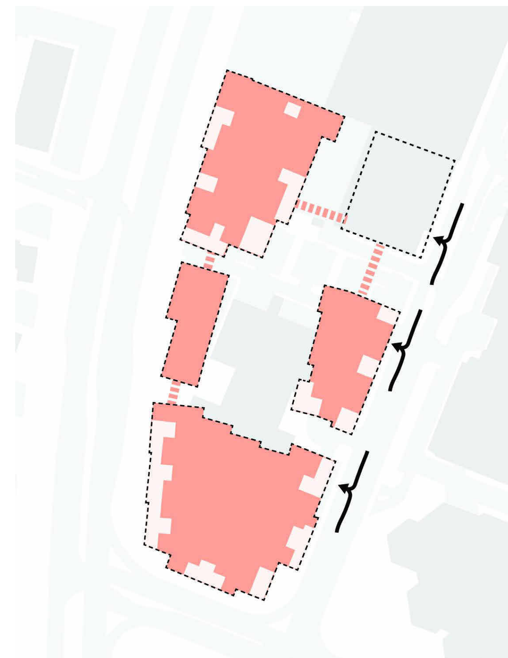


Regnvatnsbeð þakvatn og yfirborðsvatn
Regnvatnsbeð yfirborðsvatn
Vatnsrennsli
Áætlaður kóti
Skábrautir / tröppur

Blágrænar ofanvatnslausnir

AÐALSKIPULAG REYKJAVÍKUR 2040

Vöruafhending og sleppistæði
Sleppistæði (leiðbeinandi staðsetning)
Vöruafhending og sleppistæði (leiðbeinandi)



Bílastæði
Bílastæði skv. reglum RVK um fjölda bílastæða (aðallaga undir byggingum).
Endanlegur fjöldi bílastæða metinn í samgöngumati.

Deiliskipulagsbreyting þessi sem fengið hefur meðferð í samræmi við ákvæði 1. mgr. 43. gr. skipulagslaga nr. 123/2010 var samþykkt í

________________________ þann __________

20__ og í ________________________ þann __________ 20__ .

Tillagan var auglýst frá __________ 20__ með athugasemdafresti til _________ 20__ .

Auglýsing um gildistöku breytingarinnar var birt í B-deild Stjórnartíðinda þann __________ 20__

Unnið í samvinnu við:
Henning Larsen

Útg.	Dags.	Skýring	Yf.af:	Br.af:

Kringlureitur Fasi 1
Kringlan 1-5 - DEILISKIPULAG
Skýringarmyndir 1

Teiknað af: HL, SK
Yfirfarið af: FF
Dagsetning: 21.2.2025
Mælikvarði: -

Halldór Guðmundsson
Freyr Frostason
Oddur Kr Finnbjarnarson
Paolo Gianfrancesco
Ragnar Auðunn Birgisson
[redacted]

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sími: 545 1600 thg@thg.is www.thg.is

07-008-130 **04-05**
Verknúmer Númer Útgáfa

Upphafleg blaðastærð: A1

Skrá: Autodesk Docs://Kringlusvæði - Deiliskipulag (07-008-130)/KR_MODEL_ARK_HL.rvt

Vistað: 24.2.2025 17:56:35 Útprentun: 04/16/13

KRINGLUREITUR - SKÝRINGARUPPDRÁTTUR - ÁFANGI 1

BLAÐ 06

Vistgata horft í norður að torgi

Aðkoma að torgi frá Hamrahlíð

Garður D

Sýn frá Hamrahlíð

Torgið horft í norður

Ofanvarp

Torgið horft í suður að menningarhúsi

Aðkoma um brú að/frá Kringlu

Vistgata, menningarhús til vinstri - reitur C til hægri

Torg

AÐALSKIPULAG REYKJAVÍKUR 2040

Deiliskipulagsbreyting þessi sem fengið hefur meðferð í samræmi við ákvæði 1. mgr. 43. gr. skipulagslaga nr. 123/2010 var samþykkt í

_________________________ þann __________

20__ og í _________________________ þann __________ 20__ .

Tillagan var auglýst frá __________ 20__ með athugasemdafresti til _________ 20__ .

Auglýsing um gildistöku breytingarinnar var birt í B-deild Stjórnartíðinda þann __________ 20__

Unnið í samvinnu við:

Henning Larsen

Útg.	Dags.	Skýring	Yf.af:	Br.af:

Kringlureitur Fasi 1

Kringlan 1-5 - DEILISKIPULAG

Skýringarmyndir 2

Teiknað af: HL
Yfirfarið af: FF

Dagsetning: 21.2.2025
Mælikvarði: -

Halldór Guðmundsson
Freyr Frostason
Oddur Kr Finnbjarnarson
Paolo Gianfrancesco
Ragnar Auðunn Birgisson

[redacted]

THG ARKITEKTAR

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sími: 545 1600 thg@thg.is www.thg.is

07-008-130 **04-06**

Verknúmer Númer Útgáfa

Upphafleg blaðastærð: A1

Vistað: 21.2.2025 08:33:47 Útprentun: 04/16/13

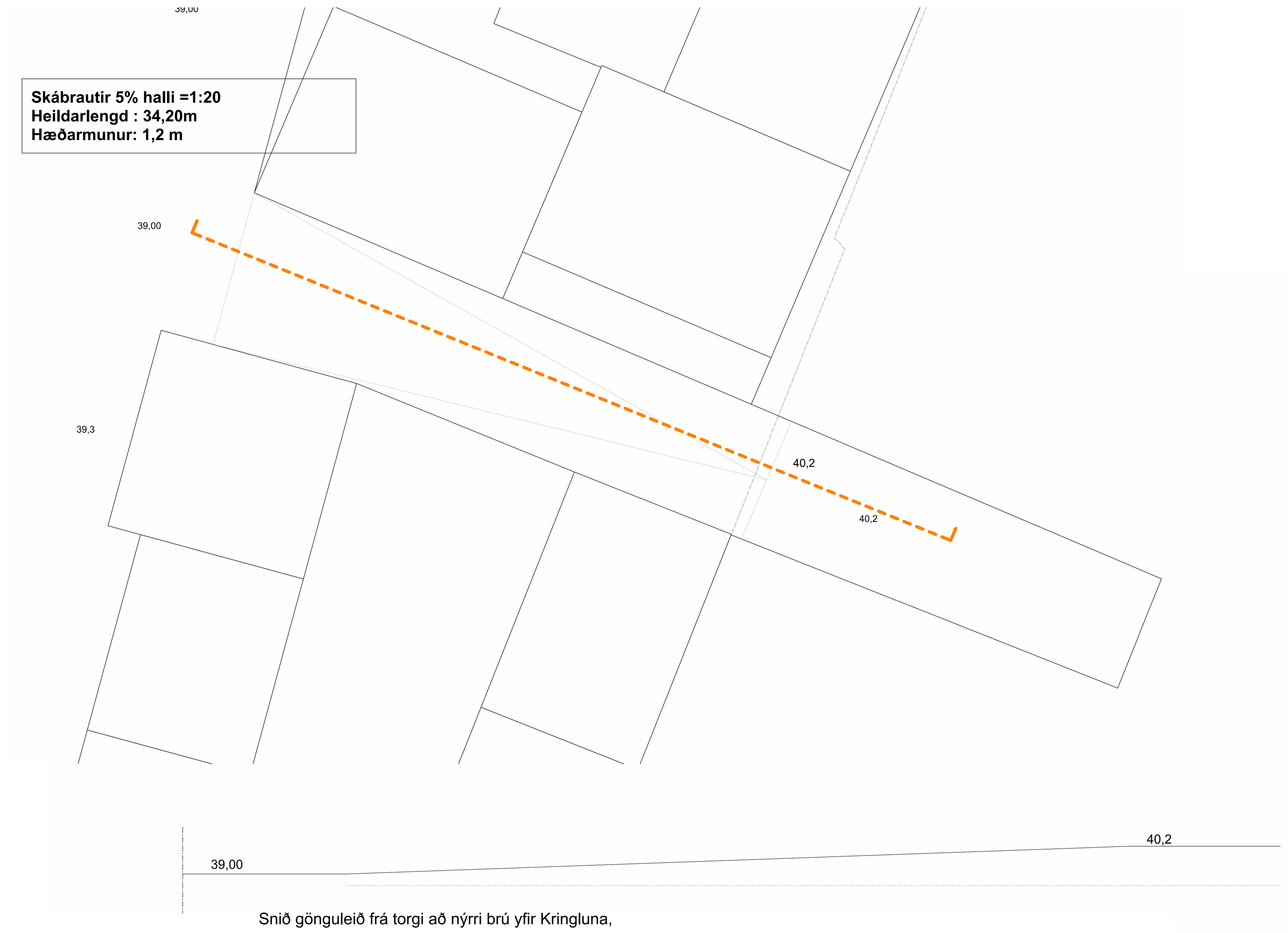
Skrá: Autodesk Docs://Kringlusvæði - Deiliskipulag (07-008-130)/KR_MODEL_ARK_HL.rvt

KRINGLUREITUR - SKÝRINGARUPPDRÁTTUR - ÁFANGI 1

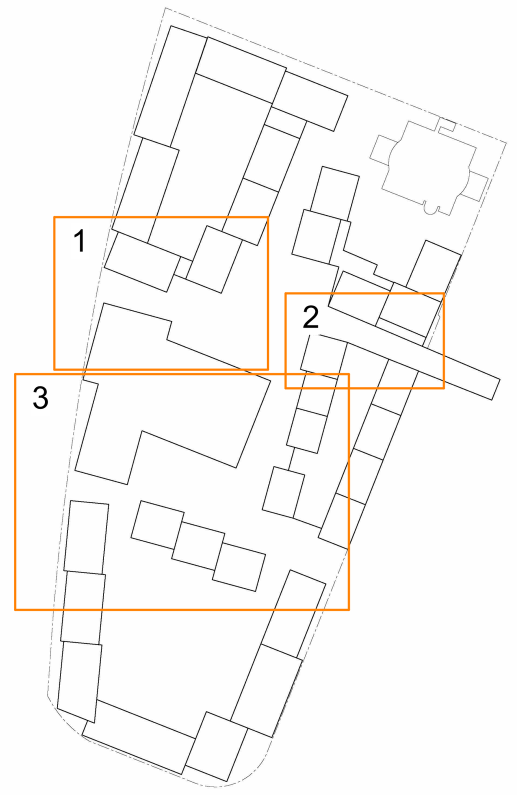
BLAÐ 07

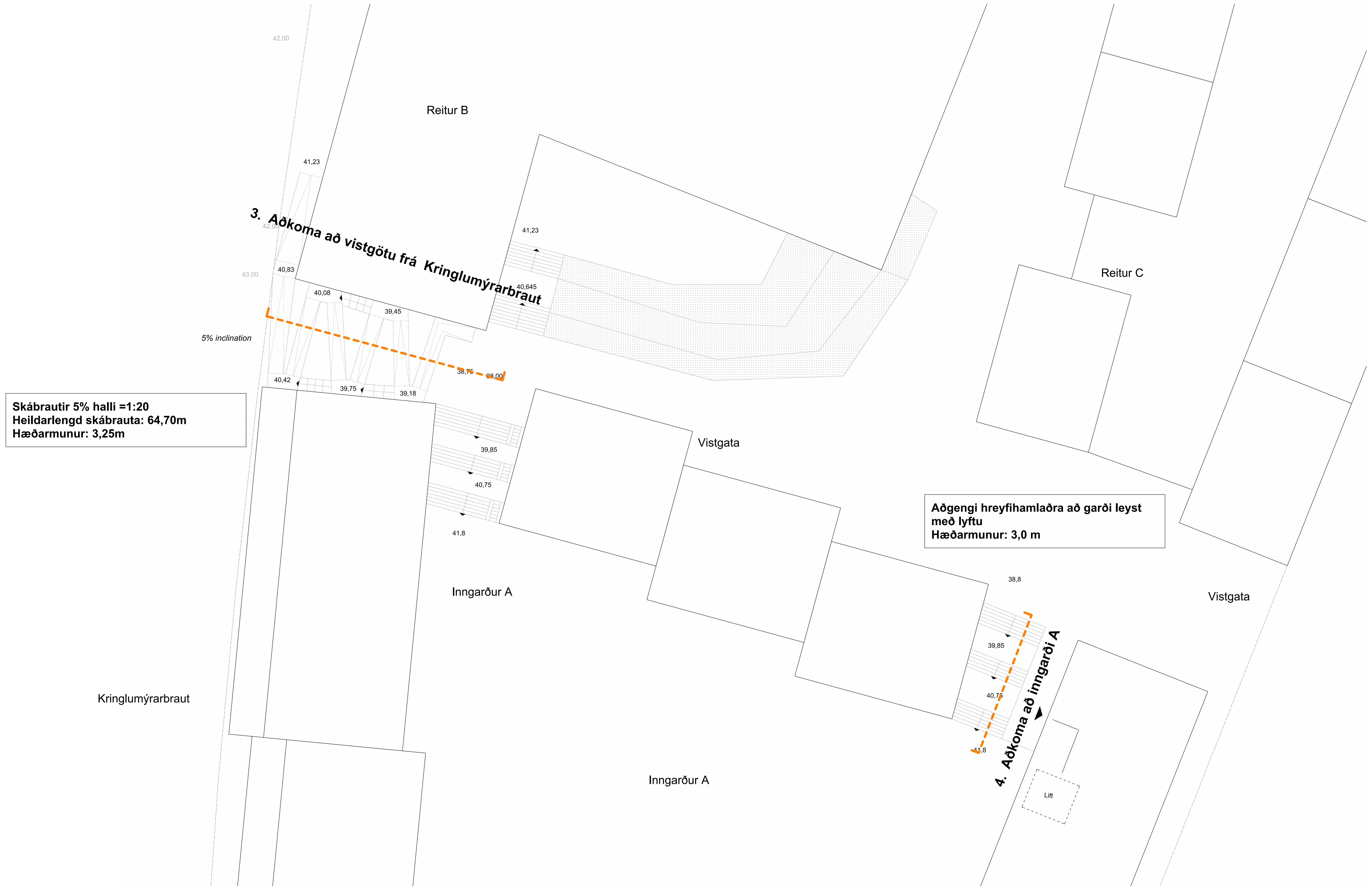
AÐALSKIPULAG REYKJAVÍKUR 2040

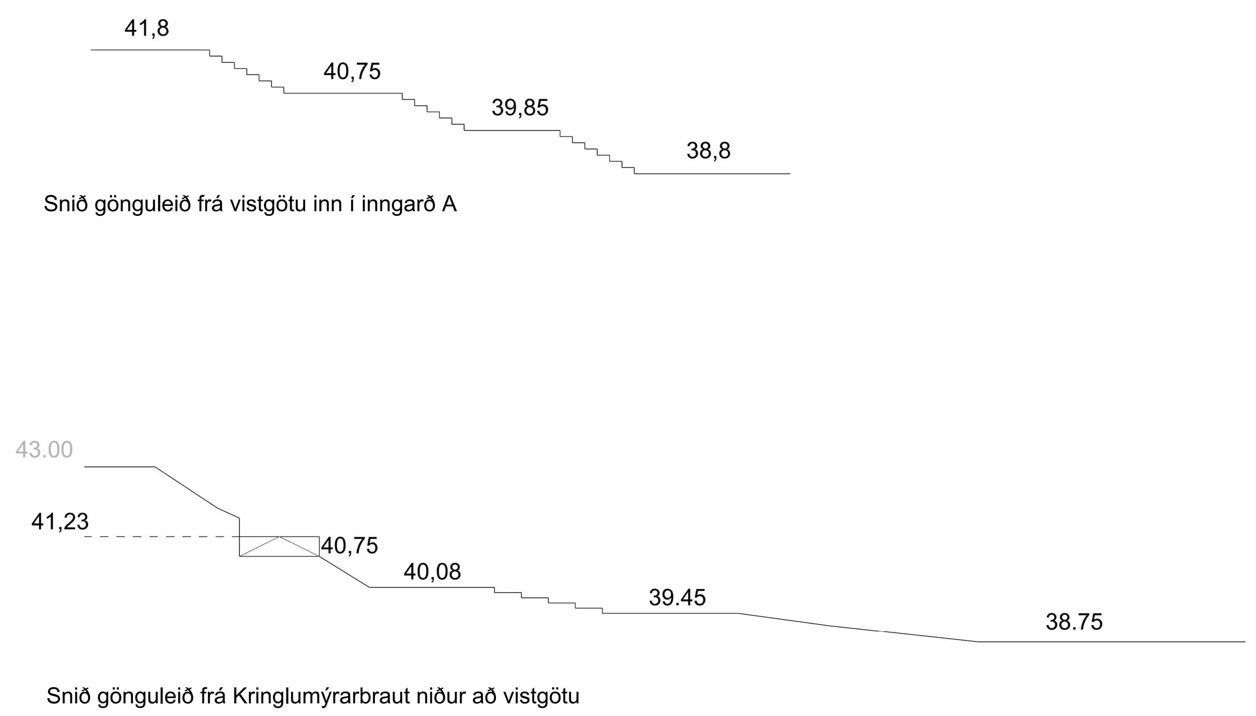
1. Aðkoma að torgi frá Hamrahlíð / Kringlumýrarbraut



2. Aðkoma að brú að Kringlu







Deiliskipulagsbreyting þessi sem fengið hefur meðferð í samræmi við ákvæði 1. mgr. 43. gr. skipulagslaga nr. 123/2010 var samþykkt í

______________________ þann _________

20__ og í ______________________ þann _________ 20__ .

Tillagan var auglýst frá _________ 20__ með athugasemdafresti til _________ 20__ .

Auglýsing um gildistöku breytingarinnar var birt í B-deild Stjórnartíðinda þann _________ 20__

Unnið í samvinnu við:

Henning Larsen

Útg.	Dags.	Skýring	Yf.af:	Br.af:

Kringlureitur Fasi 1
Kringlan 1-5 - DEILISKIPULAG
Skýringarmyndir 3 - Aðgengismál

Teiknað af: HL
Yfirfarið af: FF
Dagsetning: 21.2.2025
Mælikvarði: -

Halldór Guðmundsson
Freyr Frostason
Oddur Kr Finnbjarnarson
Paolo Gianfrancesco
Ragnar Auðunn Birgisson

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sími: 545 1600 thg@thg.is www.thg.is

07-008-130 04-07
Verknúmer Númer Útgáfa

Upphafleg blaðstærð: A1

Skrá: Autodesk Docs://Kringlusvæði - Deiliskipulag (07-008-130)/KR_MODEL_ARK_HL.rvt

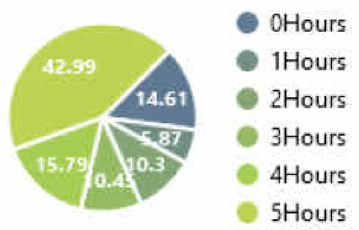
Vistað: 21.2.2025 08:34:14 Útprentun: 04/16/13

KRINGLUREITUR - SKÝRINGARUPPDRÁTTUR - ÁFANGI 1

BLAÐ 08

Roof balconies

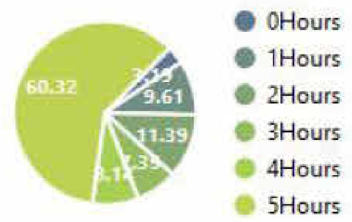
Percentage of Area receiving x amount of sunlight
>=5 Hours: 42,99%
4 Hours: 15,79%
3 Hours: 10,45%
2 Hours: 10,3%
1 Hour: 5,87%
0 Hours: 14,61%



Dvalarsvæði heild 8.794 m² (áætluð þörf 7.818 m²)

Roof balconies

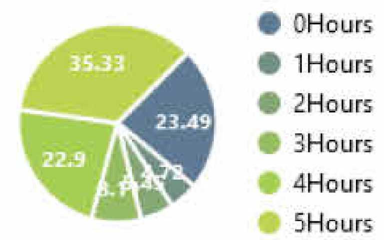
Percentage of Area receiving x amount of sunlight
>=5 Hours: 60,32%
4 Hours: 8,14%
3 Hours: 7,35%
2 Hours: 11,39%
1 Hour: 9,61%
0 Hours: 3,19%



Reitur B og F dvalarsvæði almenningsvæði
441m² + 1024m² (ekki áætluð þörf)

Roof balconies

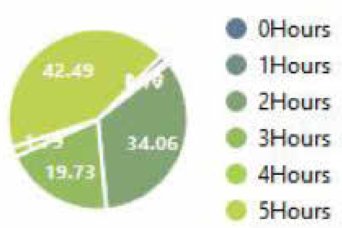
Percentage of Area receiving x amount of sunlight
>=5 Hours: 35,33%
4 Hours: 22,9%
3 Hours: 8,11%
2 Hours: 5,45%
1 Hour: 4,72%
0 Hours: 23,49%



Reitur A dvalarsvæði 3.381 m² (áætluð þörf 3.300 m²)

Roof balconies

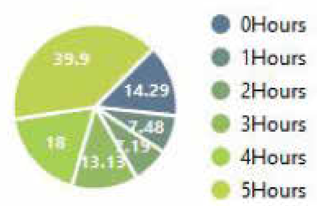
Percentage of Area receiving x amount of sunlight
>=5 Hours: 42,49%
4 Hours: 1,79%
3 Hours: 19,73%
2 Hours: 34,06%
1 Hour: 0,77%
0 Hours: 1,16%



Reitur C dvalarsvæði 1.121 m² (áætluð þörf 950 m²)

Roof balconies

Percentage of Area receiving x amount of sunlight
>=5 Hours: 39,90%
4 Hours: 18%
3 Hours: 13,13%
2 Hours: 7,19%
1 Hour: 7,48%
0 Hours: 14,29%



Reitur D valarsvæði 2001m² + almmningsvæði 1465 m2 = 3466m²
(áætluð þörf 2.778 m²)

Dvalarsvæði og sólarstundir 1.maí 09:00-17:00

Dvalarsvæði miðast við 20% af íbúðarrými. Sólarstundir miðast við 1.maí frá klukkan 09:00-17:00

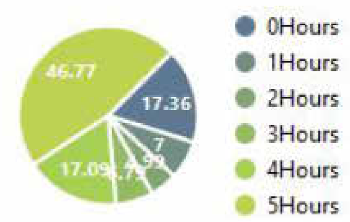
Á reit D nást ekki viðmið um fjölda fermetra, þó sólargæði eru góð á reit. Í þessu samhengi er hægt að horfa til almennings útisvæða í næsta nágrenni. Þar sem útisvæði á reit F og B eru gædd miklum veðurfarslegum gæðum og birtuskilyrðum. Íbúar geta hæglega nýtt sér þessi dvalarsvæði, en hægt að víkja frá ofangreindum viðmiðum um 20% dvalarsvæði af íbúðarfermetrum ef slík svæði eru í næsta nágreni íbúðar.

Gera má ráð fyrir að íbúðarfermetrar skv. skilmálatöflu verði umtalsvert færri í fullnaðarhönnun. Þar dregst sameign frá íbúðarfermetrum og gera má ráð fyrir að íbúðarfermetrar dragist eitthvað saman. Við innlögn aðaluppdrátta skal gera grein fyrir dvalarsvæðum.

Athugið að þessi viðmið má mögulega útfæra á annan hátt en sýnt er hér, en þó er ætlast til að ekki verði dregið úr gæðum útisvæða.

Roof balconies

Percentage of Area receiving x amount of sunlight
>=5 Hours: 46,77%
4 Hours: 17,09%
3 Hours: 6,79%
2 Hours: 4,99%
1 Hour: 7,00%
0 Hours: 17,36%



Reitur E dvalarsvæði 826m² (áætluð þörf 750 m²)
Ef leikskóli verður byggður, geti íbúar notið almenningsvæða sem er aukalega 1465m²

Útg.	Dags.	Skýring	Yf.af:	Br.af:

Kringlureitur Fasi 1
Kringlan 1-5 - DEILISKIPULAG
Skýringarmyndir 4 -Dvalarsvæði og sólarstundir 1. maí

Teiknað af: HL
Yfirfarið af: FF
Dagsetning: 21.2.2025
Mælikvarði: -

Halldór Guðmundsson
Freyr Frostason
Oddur Kr Finnbjarnarson
Paolo Gianfrancesco
Ragnar Auðunn Birgisson
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07-008-130 **04-08**
Verknúmer Númer Útgáfa

Upphafleg blaðastærð: A1

Skrá: Autodesk Docs://Kringlusvæði - Deiliskipulag (07-008-130)/KR_MODEL_ARK_HL.rvt

Vistað: 25.2.2025 14:20:13 Útprentun: 04/16/13

Kringlan Neighbourhood

February 2025
Revision 04

Contents


A vibrant garden city where communities thrive,
rooted in the Reykjavik identity.

3 guiding themes

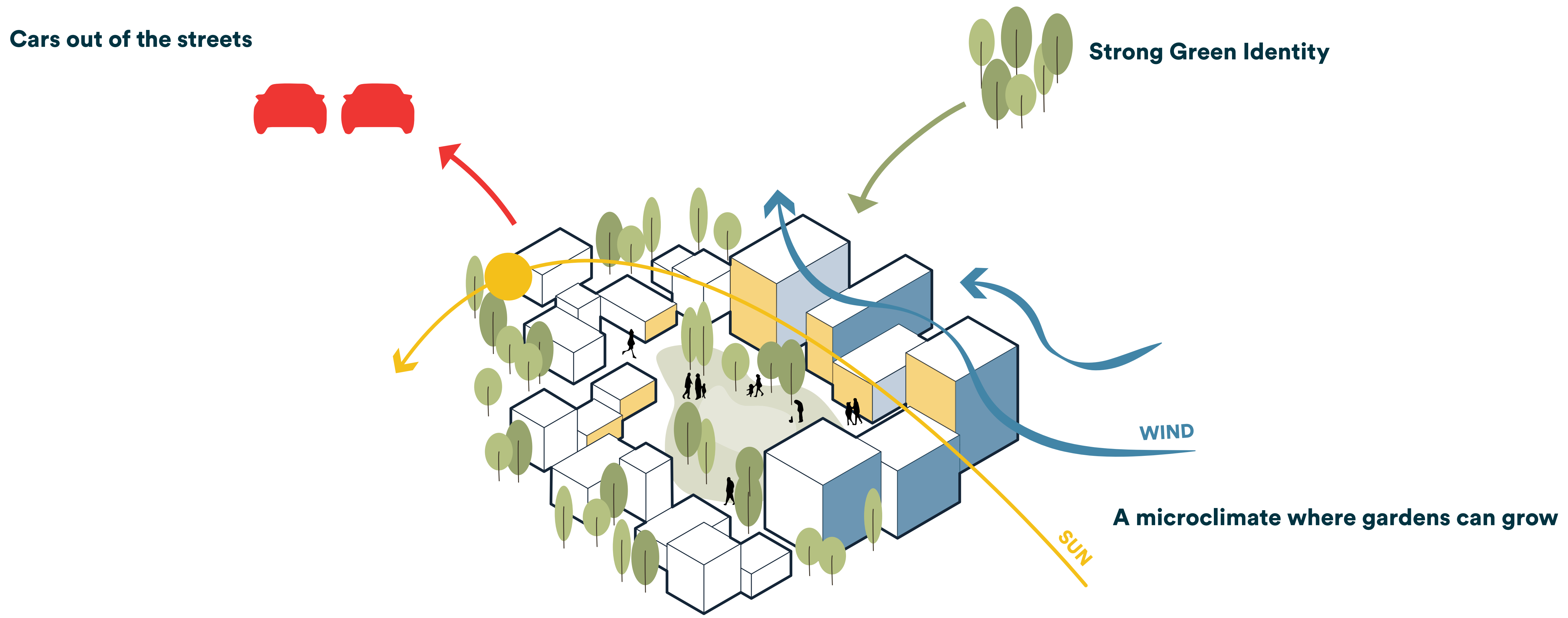
Sheltered gardens

Strong communities

Reykjavik Identity

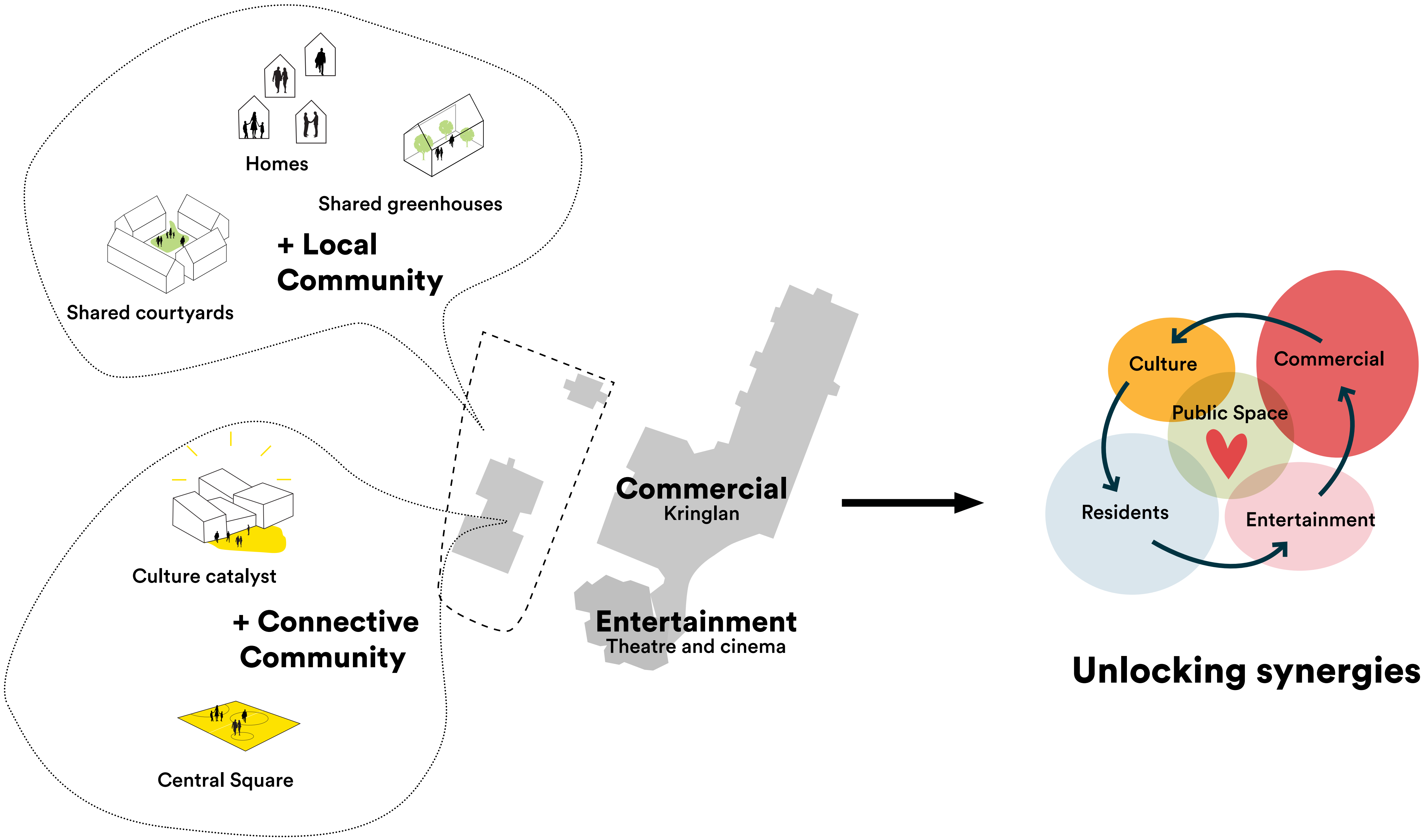
Sheltered Gardens

Where gardens thrive, people trive



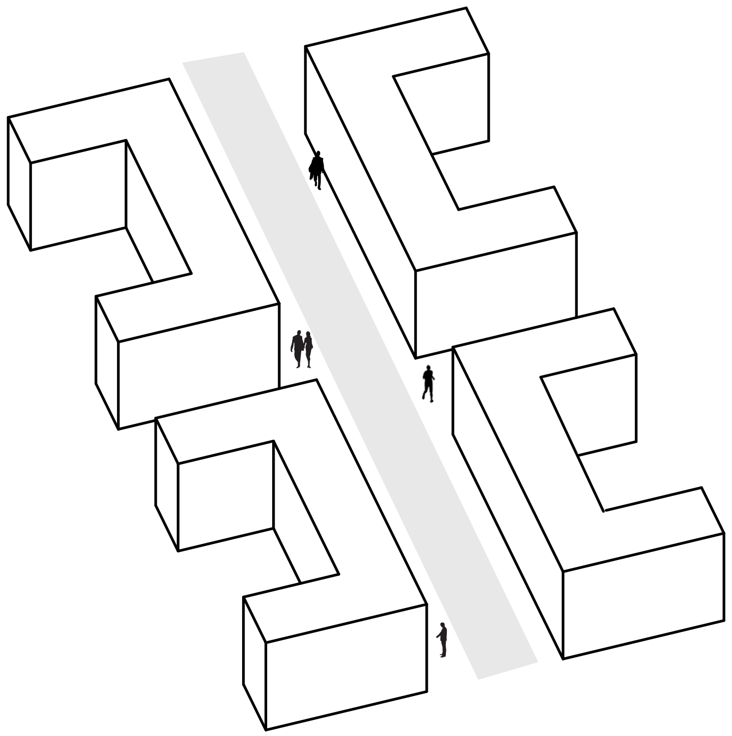
Strong Communities

Building a complete neighbourhood

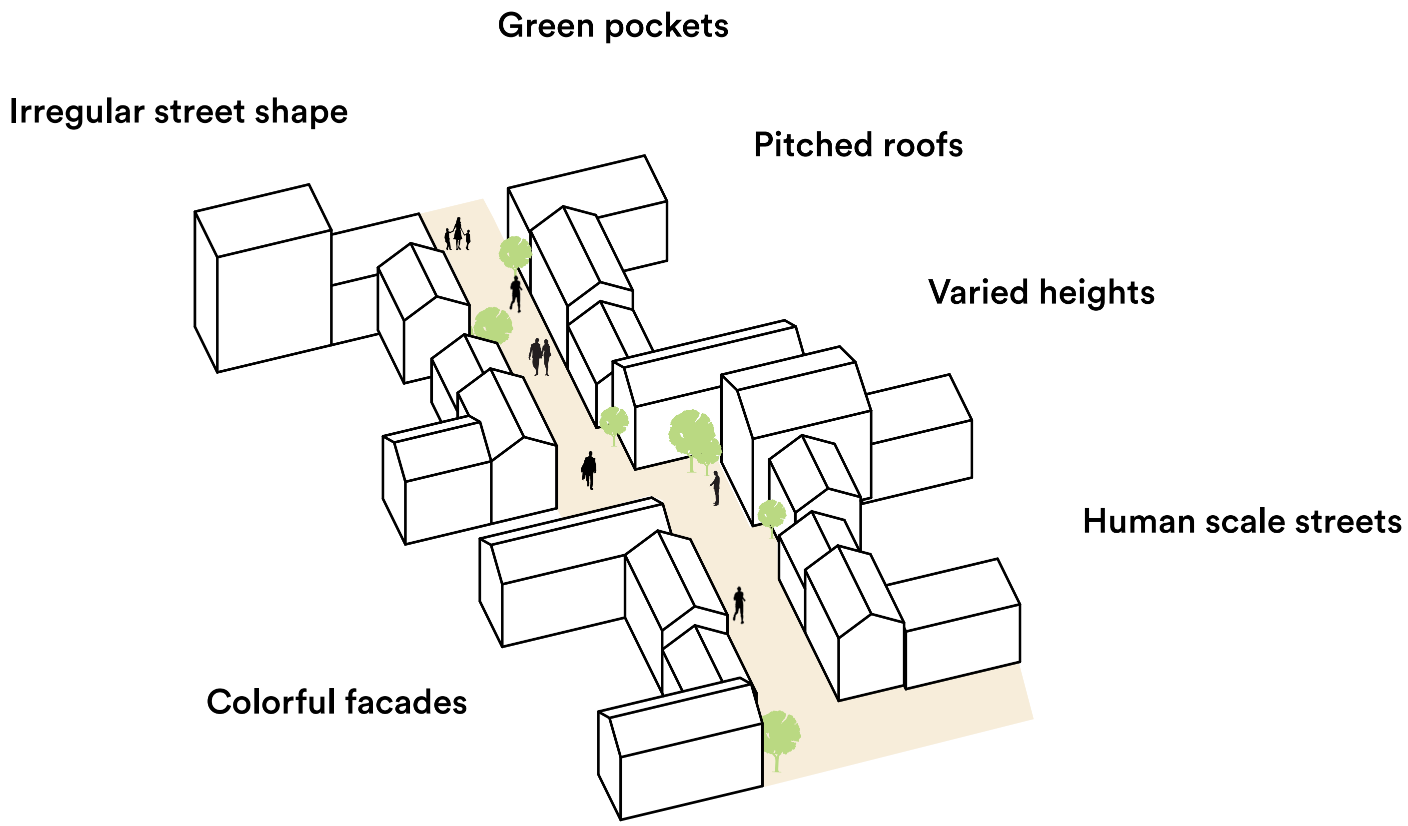


Unlocking synergies

Reykjavik Identity
A place rooted in its context



Generic development



Inspired by Reykjavik

The Place

Iceland

Land of Duality

Introverted

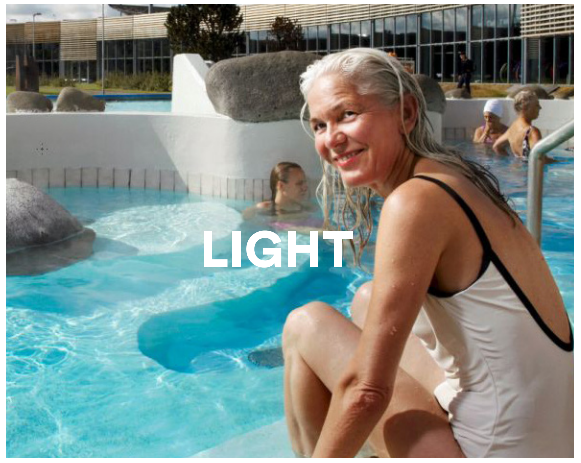
“staying within ones circle”

Family Oriented
community comes mainly from family or fellow workers/ students

Reserved and Independent
desire to keep to familiar crowd, one car one person, a lot of time spent indoors at home

Villagers in the Capital City
Strong attachement to respective neighbourhoods rather than the city as a whole

Creatures of Habit
Dependable destinations are part of the social routine to spend meaningful time together outside (ex: Local Pool)



Extroverted

“Expressive and open”

Friendly and Open hearts
in lively courtyards communities
(ex: Christmas parties, Summer Barbecues...)

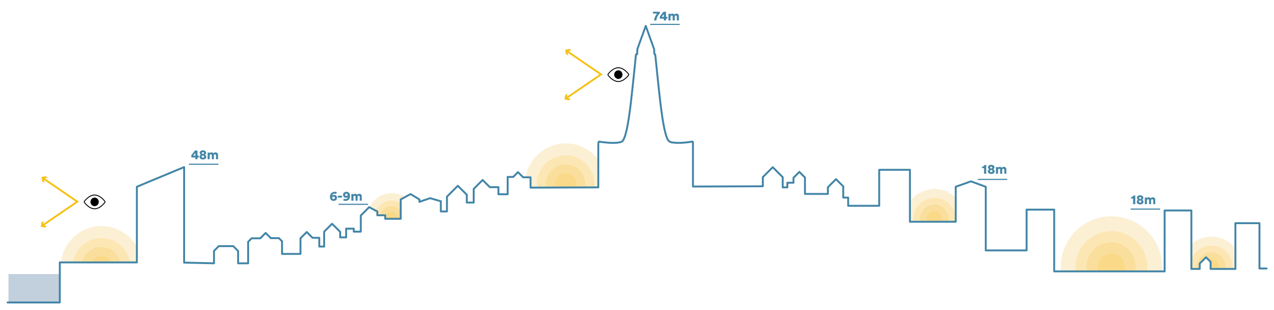
Artsy and Creative
Art, Theatre, Dance, Music, Literature, Fashion a taste for the Global and Modern (ex: Museums, The Hafnar Haus...)

Trendy and Entertainement seekers
with malls, cinemas, foodcourts
(ex: Kringlan, Smáralind...)

Outdoorsy and Adventurous
Know how to live outside, nature addicts, pragmatic, resil-ience, adventurous, spiritual

Reykjavik

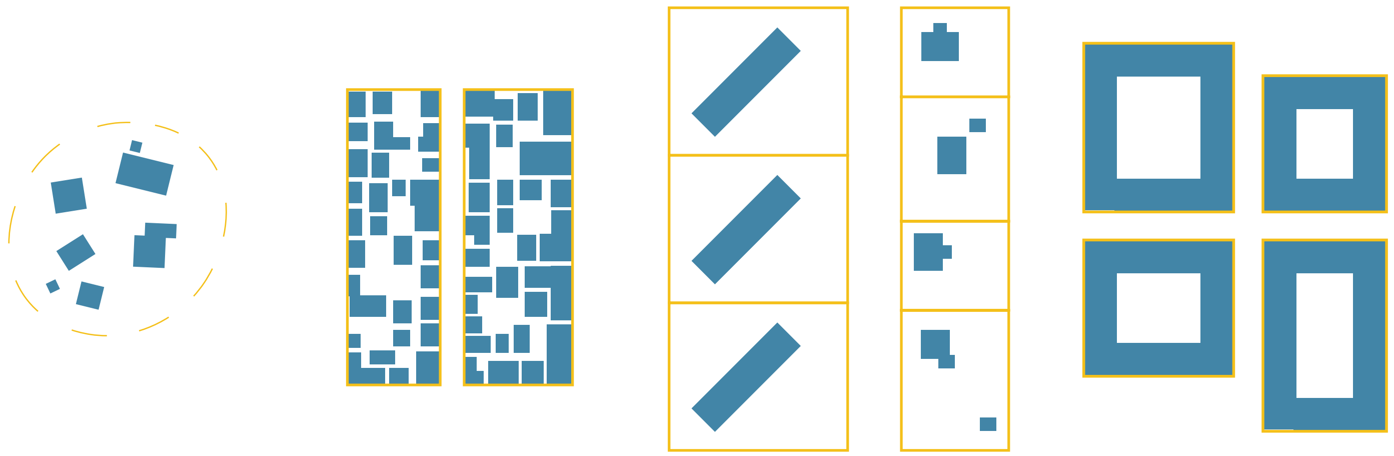
Multi Scalar and Diverse








Urban form over time - From loose to rigid



1700
Settlements
No Planning no plots, organic growth

1900
Garden City
Urban Blocks made of apartment buildings and villas with gardens

1960
Car City
Large developments and sprawl of single villa plots with on-street parking and garages

2020
Current Model
Dense blocks with courtyards and underground parking

1000
Stone + Wood + Turf

1700
Stone + Wood

1800
Stone + Wood + Corrugated Metal

1900
Concrete + Seashells Dashing

2000
Concrete + Glass Metal + Wood

2050
?

Kringlan in the past

1950s

Many residents of Reykjavik had vegetable gardens outside the city where they grew potatoes and vegetables. The largest garden lands were in Kringlumýri.

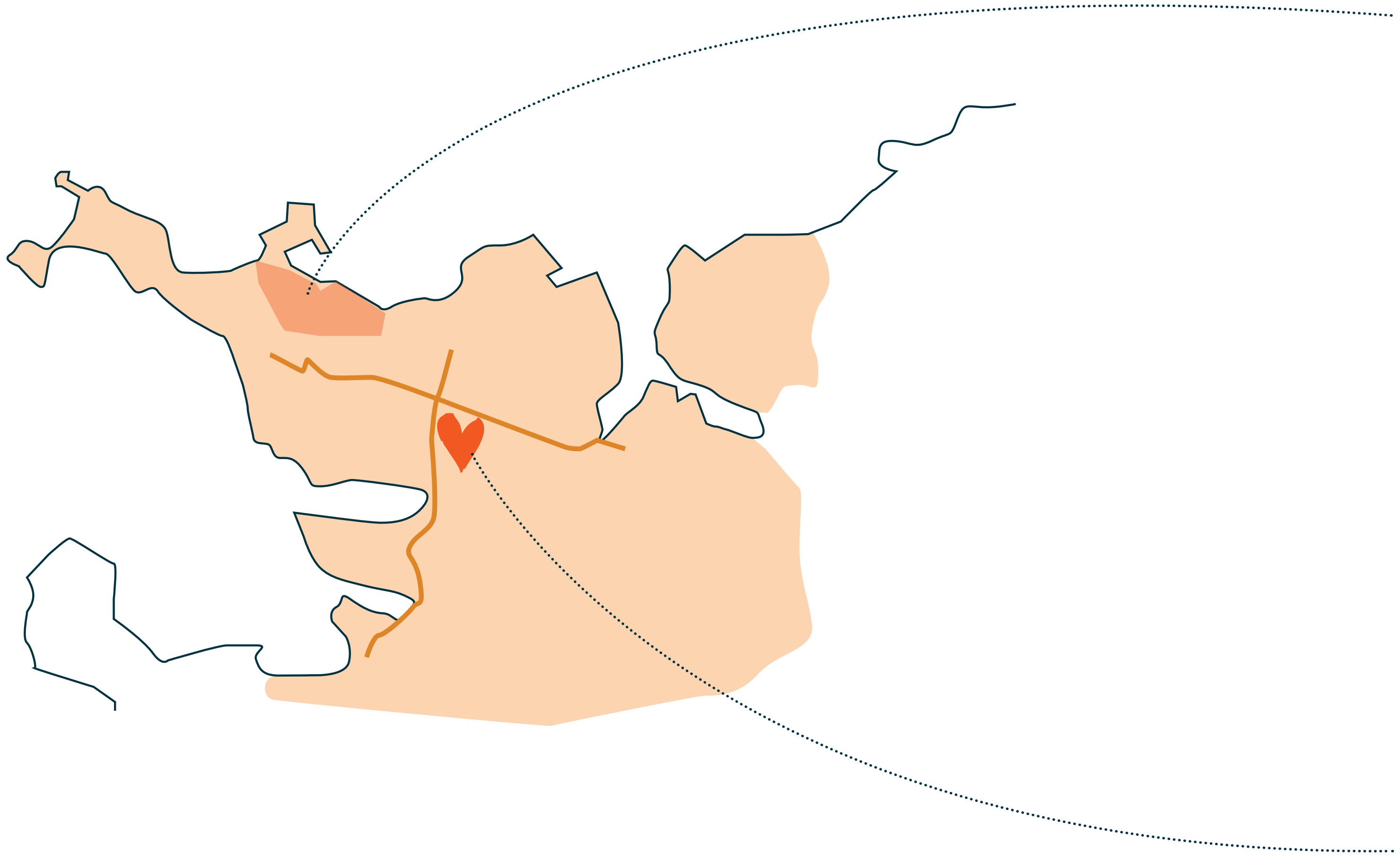
1970s

Plans were made to build a new town center in Kringlumýri

1980s

An American style shopping center was built in 1987, and the area started shaping into how it's known today.

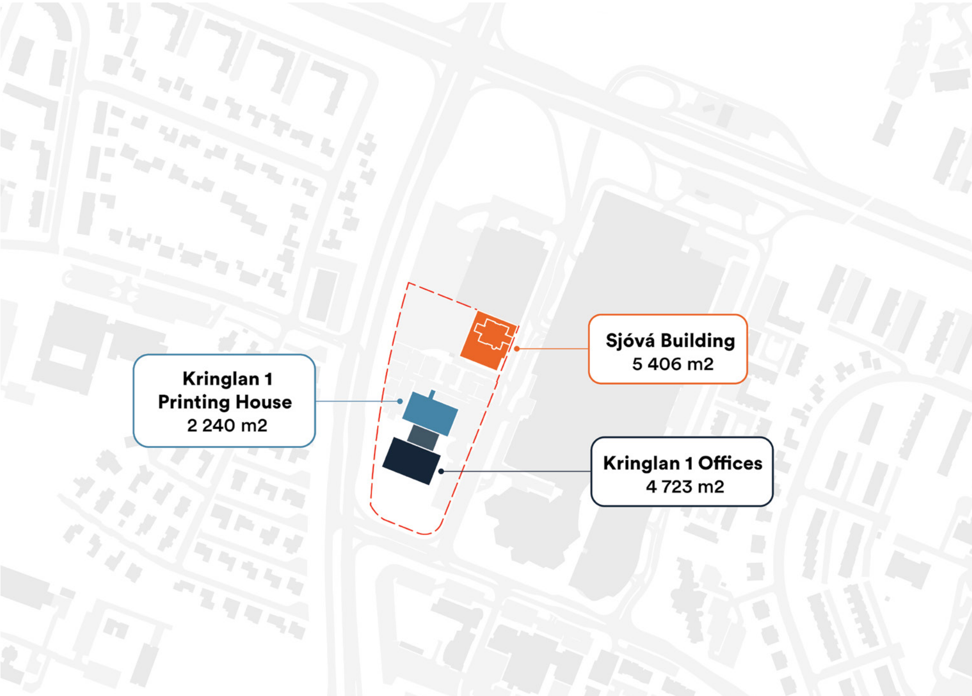
Kringlan today
An essential part of local daily life



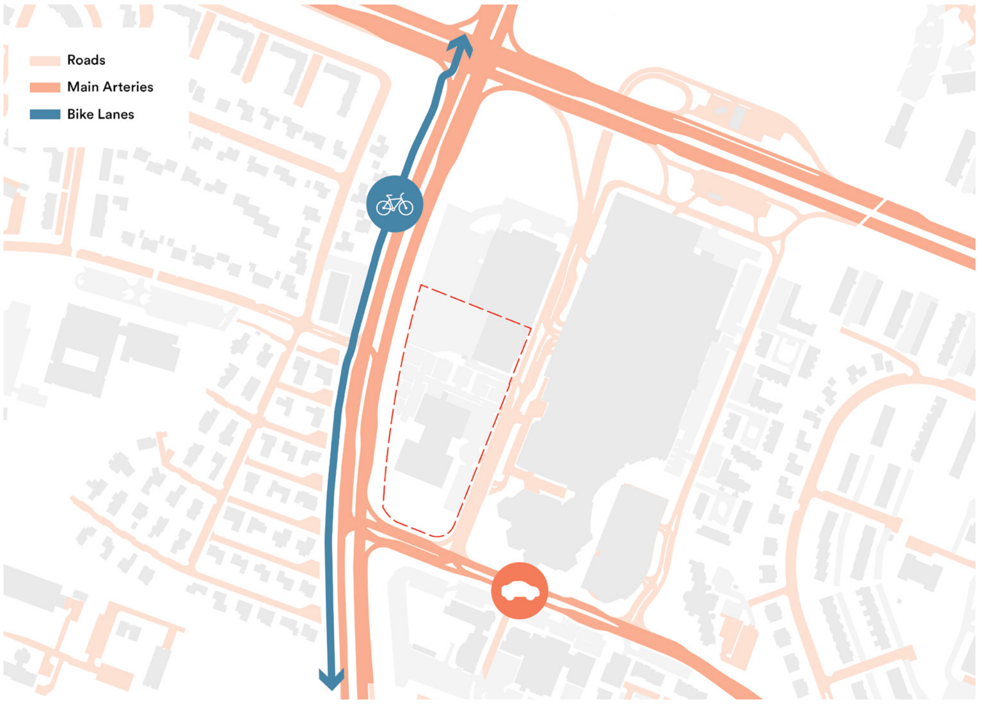
Reykjavik downtown is primarily a destination for tourists, nightlife and large cultural institutions.
The new development around Kringlan can provide an alternative downtown, focused around the local daily needs.

Kringlan is placed at the heart of Reykjavik. It is highly visible and accessible with its placement at the intersection of two major roads, and will have the new BRT at its doorstep.
Kringlan shopping center is known and visited by practically every icelander, and has become an important local meetingplace i Reykjavik.

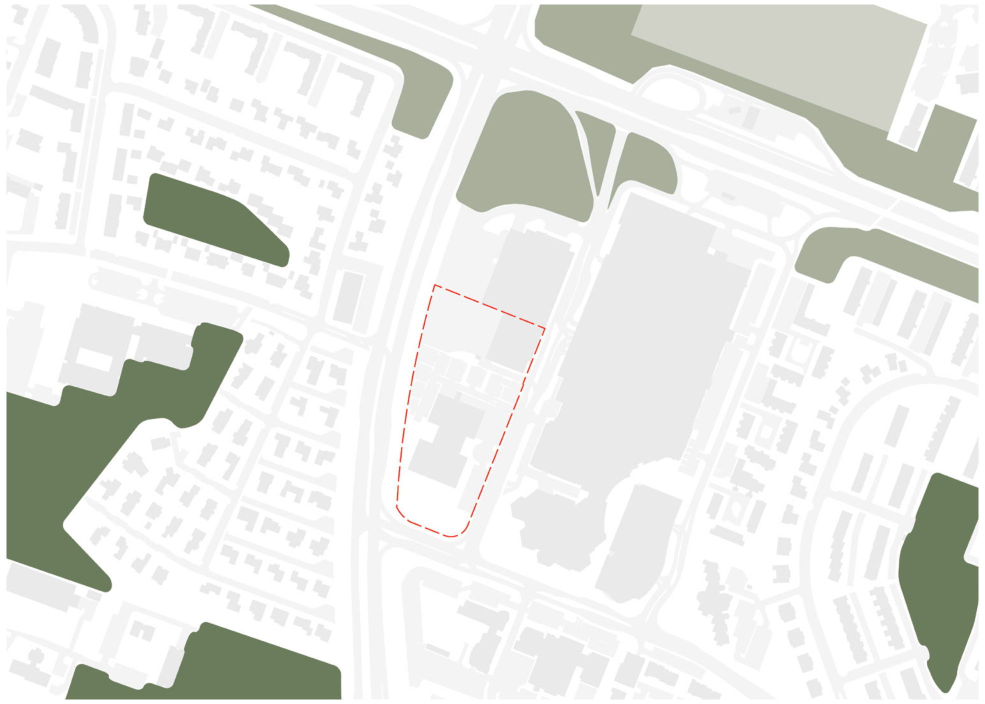
Around the site



Existing Buildings (on site)

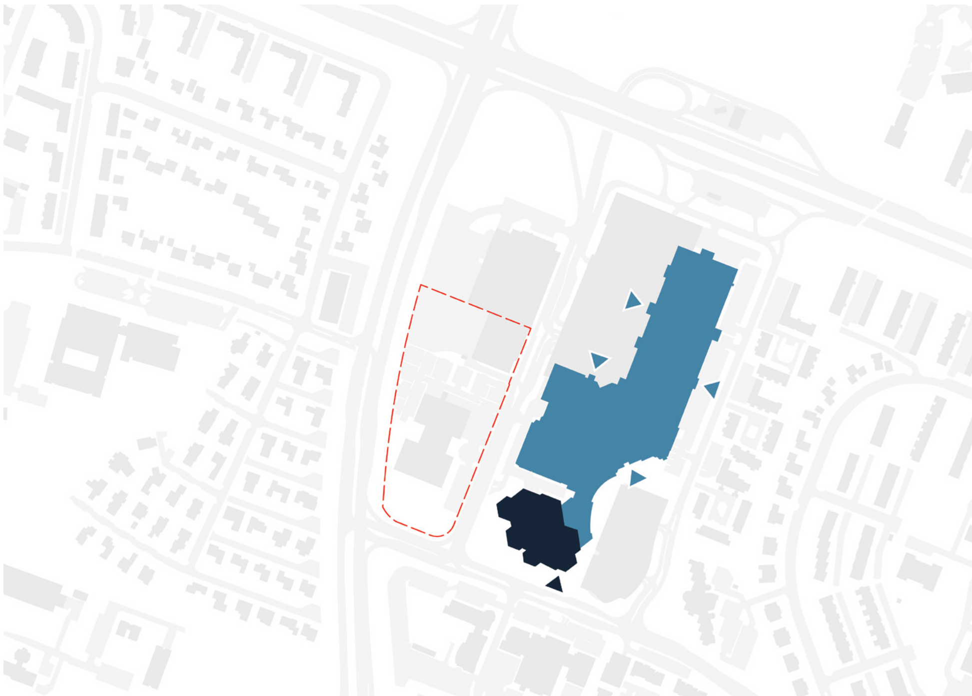


Road & Bike Networks



Green

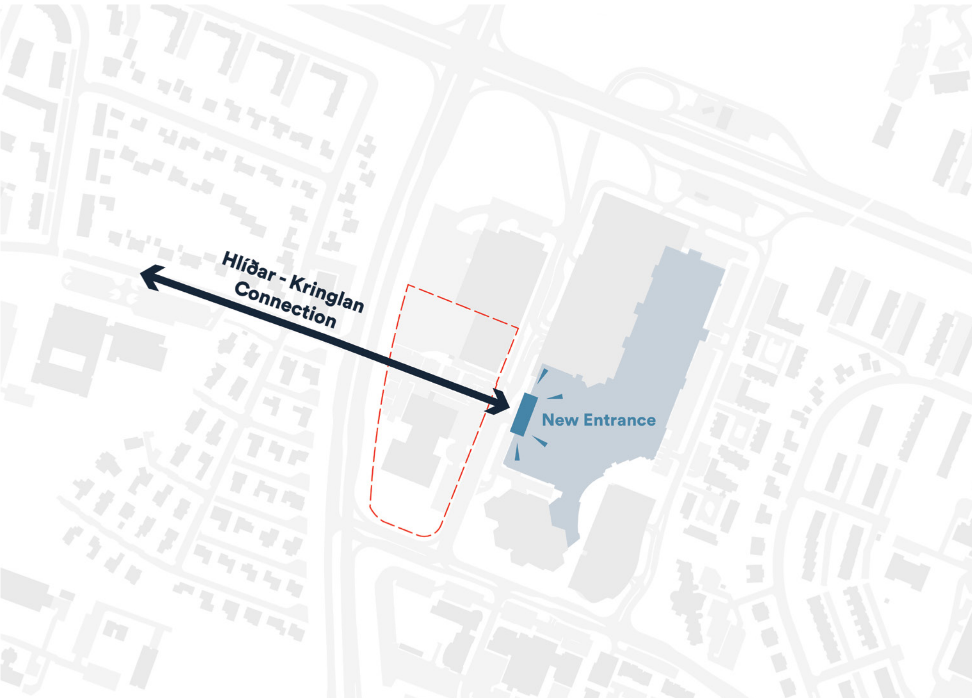
Functions



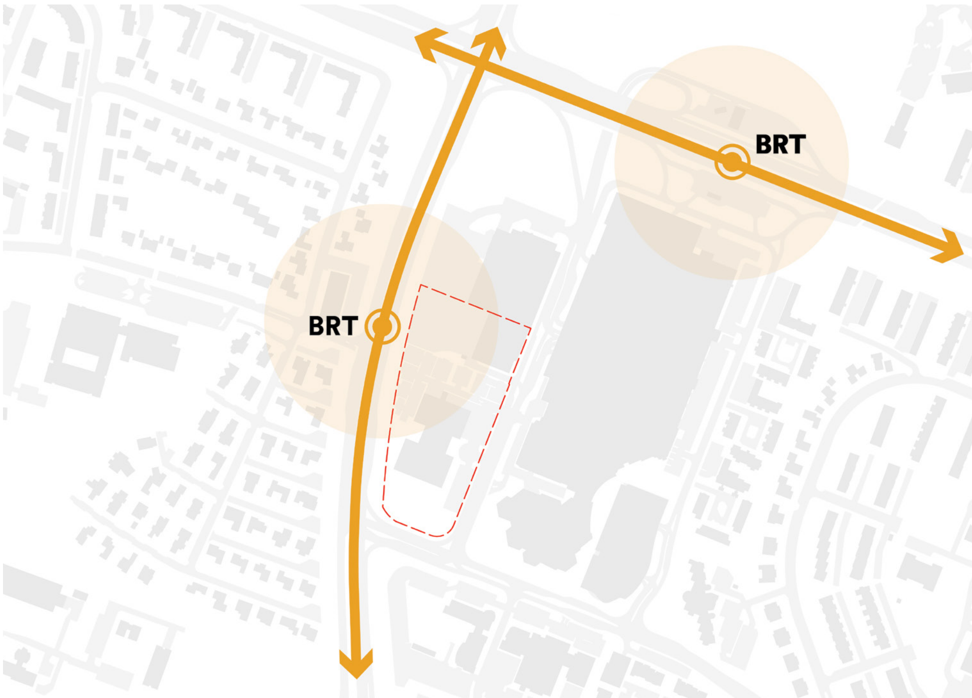
Entrances (pedestrians)

Parking + accesses

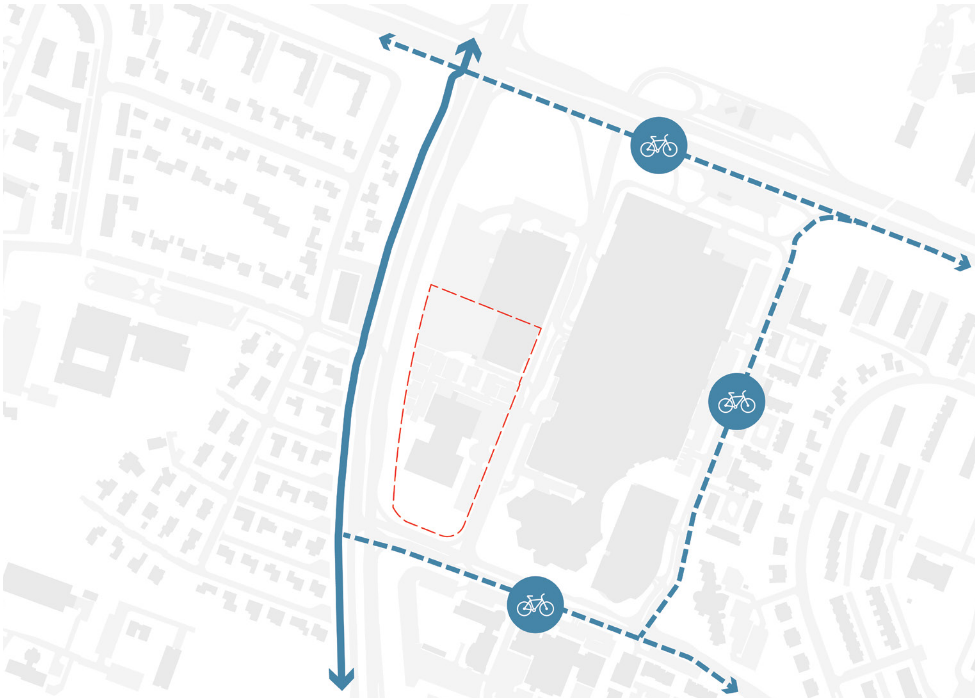
Future elements to consider



New Connection with the
new Kringlan entrance



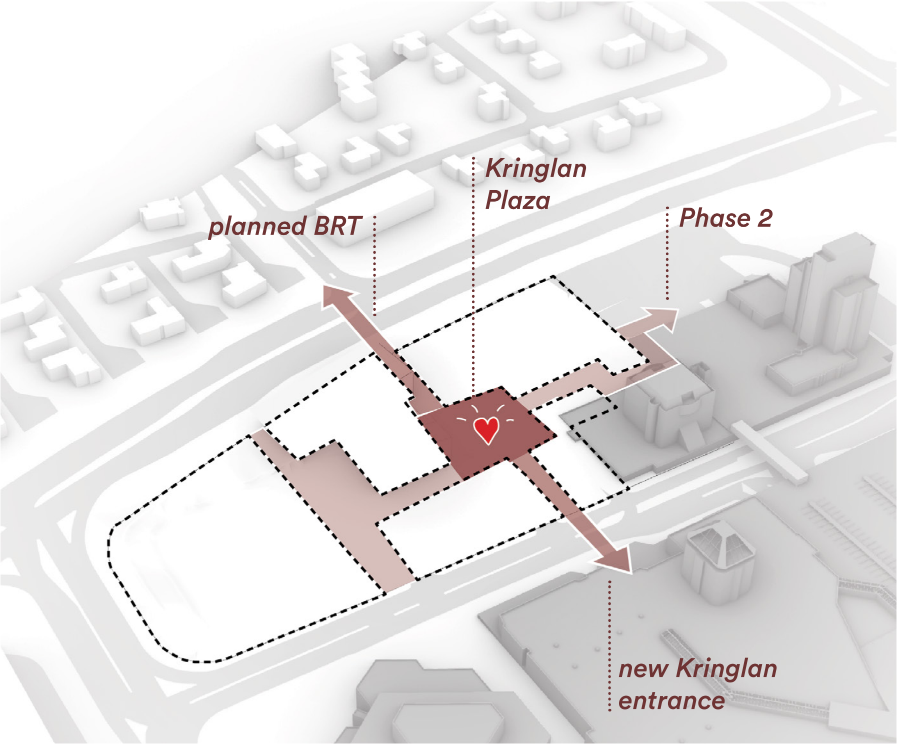
BRT (planned)



Bike Network (planned 2030)

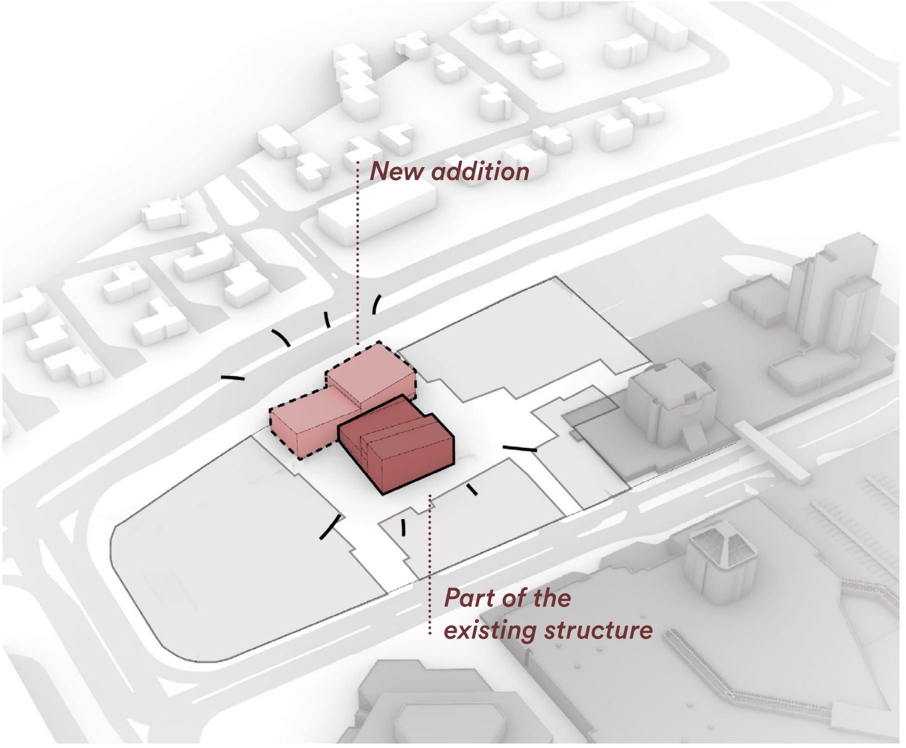
Arriving from Kringlumýrarbraut

The key actions of the plan



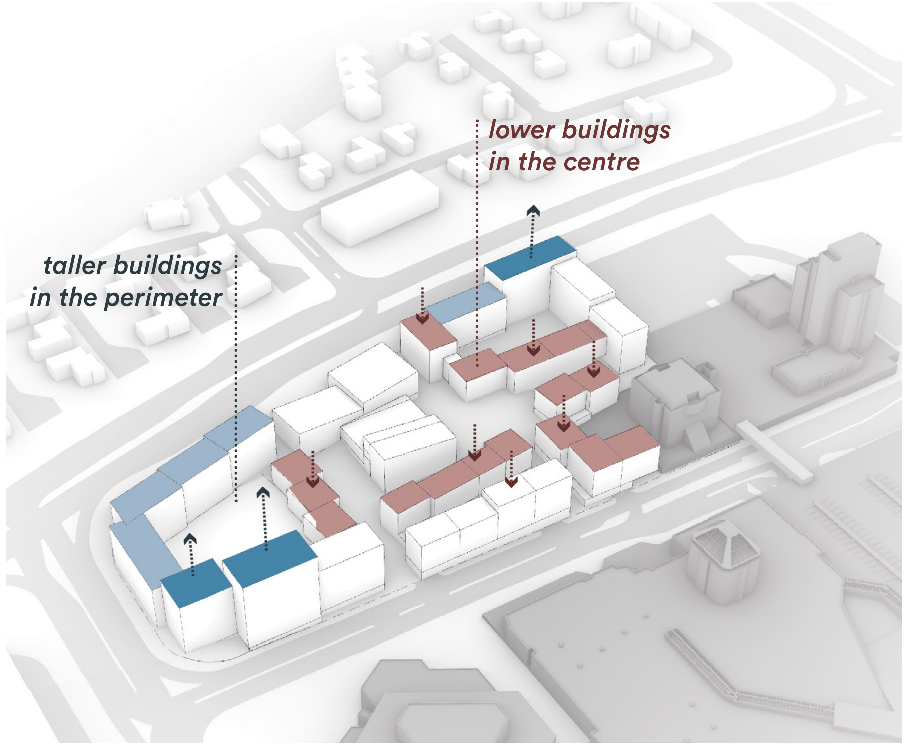
Creating quality public spaces and meaningful connections

Connecting Hamralid and Kringlan, placing a pub-lic plaza in the center of the development.



A landmark culture building sets the identity of the neighbourhood

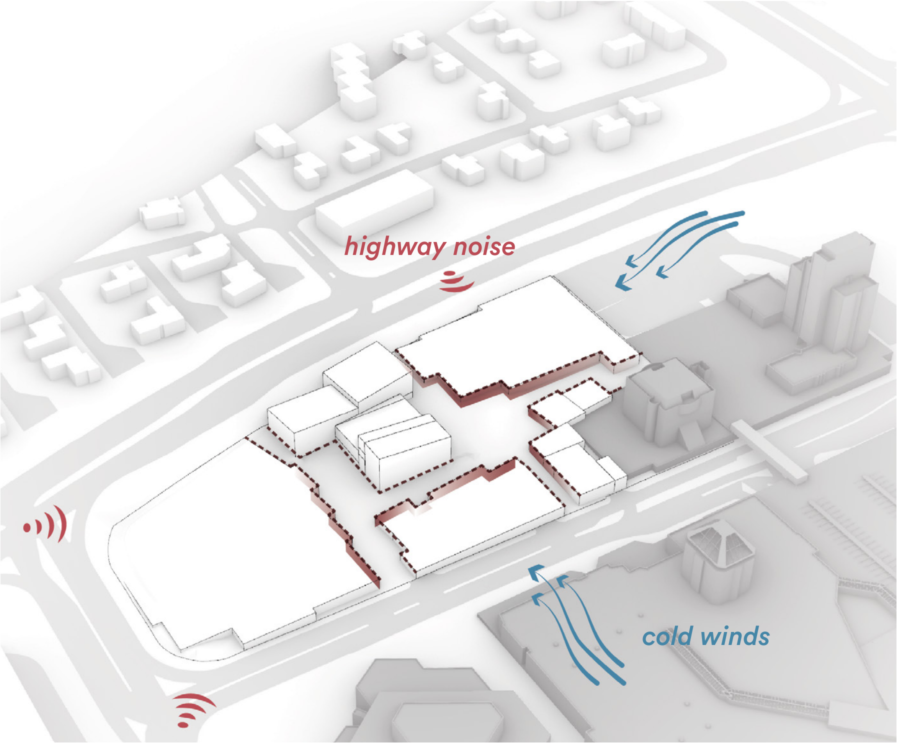
Transforming and extending the existing printing house



Optimizing the human experience around public spaces

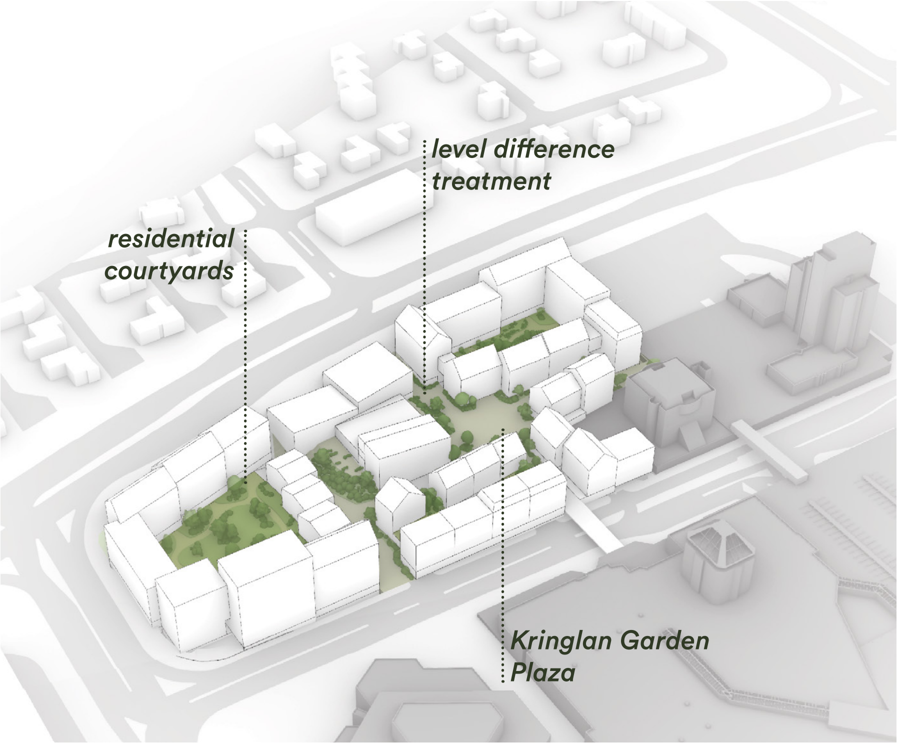
Varied heights to enhance microclimate and boost the human scale in public spaces

Shaping the character



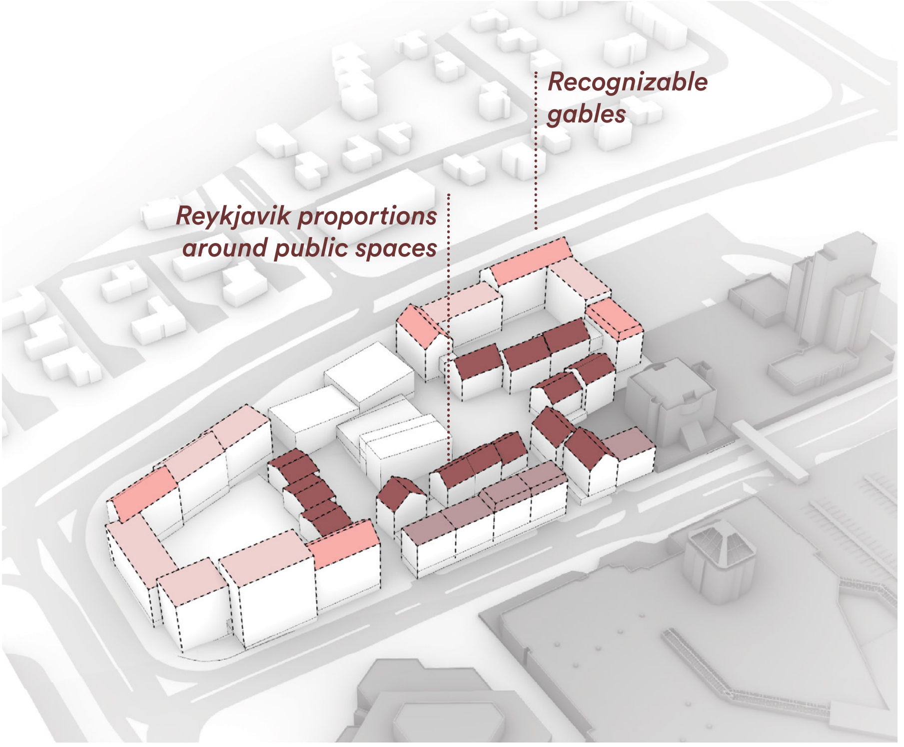
Setbacks and irregularity

provides shelter from the winds and the noise



Planting a garden

Maximizing the green experience in public spaces and courtyards



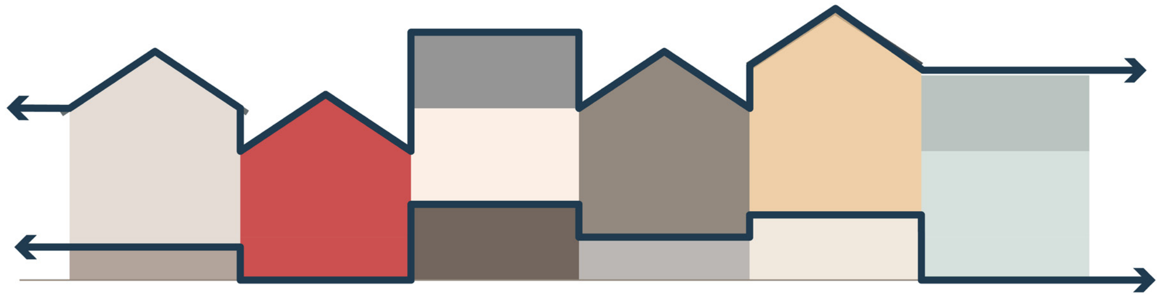
Roofs and proportions inspired by Reykjavik

to adapt to the Reykjavik proportions around public spaces

A vibrant new neighbourhood

A new interpretation of old Reykjavik

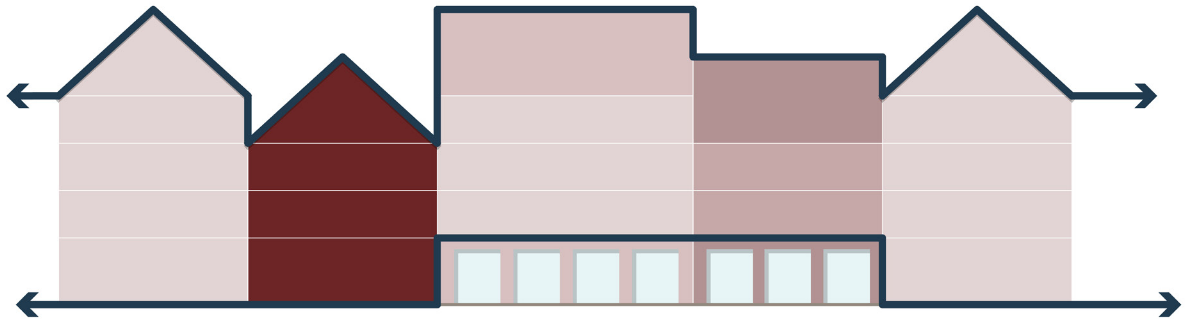
Old Reykjavik



Roofs & Base

Colour Palette & Proportions

A new interpretation



Roofscapes & Commercial Base

adapting the roofs to the existing roofscape
and defining the private and the public uses

Clear Volumes & Proportions

ensuring the perception of clear shapes and
large openings that reflect the Reykjavik identity

Inspired by Icelandic Landscape Characters

Gardens of Reykjavik

The Courtyards are inspired by the gardens found in old Reykjavik, with fruit trees and bushes with flowers and berries.

Icelandic greenhouse culture

Greenhouses allow for the inhabitants to grow plants or vegetables as well share a dinner or host a community event.

Wild “gardens” of Iceland

The landscape in the streetscape is inspired by the wild flowers, bushes and trees of Iceland. This landscape is robust, has a low maintenace and can endure the pressure from a vibrant city-life.

Plan

Public spaces

One unified streetscape

The pavement, the vegetation and the furniture are creating a recognizable streetscape.

Street hierarchy

- **Main urban connection**
- **Secondary urban connection to phase 2**
- **Local connection**

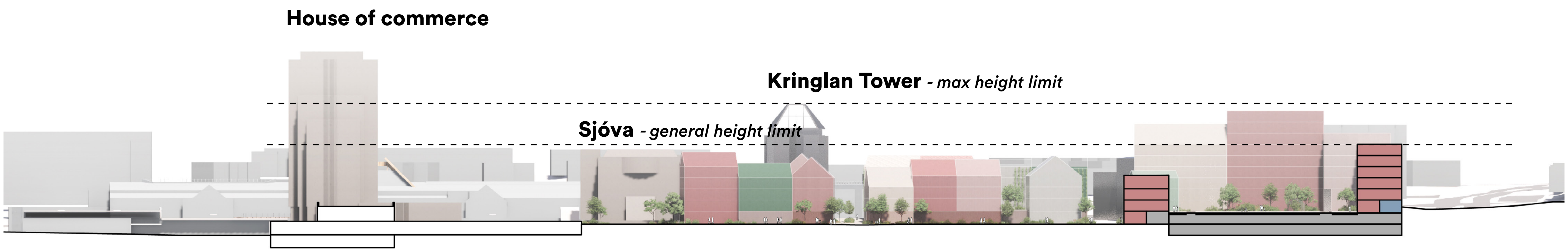
3 different spaces

- **The community garden**
- **The plaza**
- **The space connected to phase 2**

Green courtyards

2 big courtyards and one raised shared garden

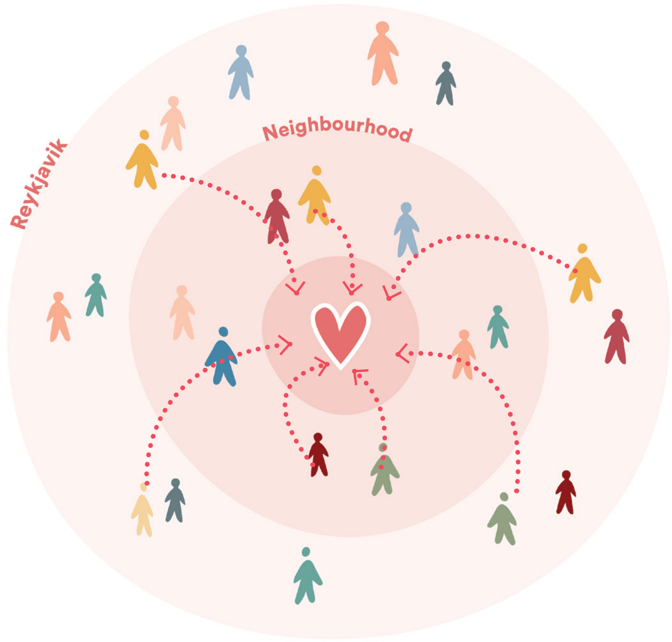
Building Heights



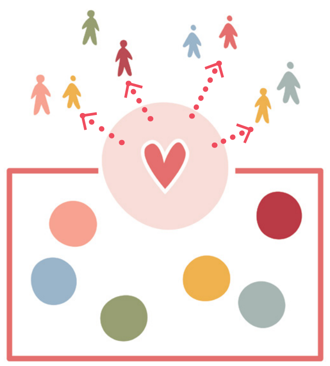
View from Hamrahlíð

Northern courtyard

The Culture House

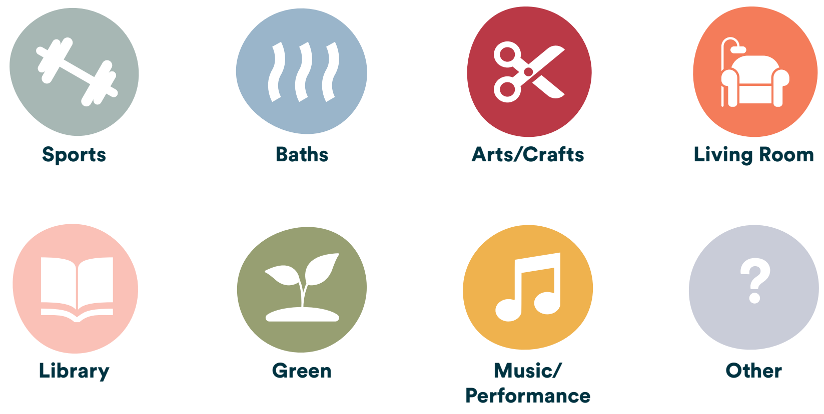


The culture house is at the heart of the development and plays a crucial role in giving the neighbourhood its character. The culture house also plays an important role in activating the neighbourhood by bringing visitors from both the surrounding neighbourhoods and from reykjavik at large.



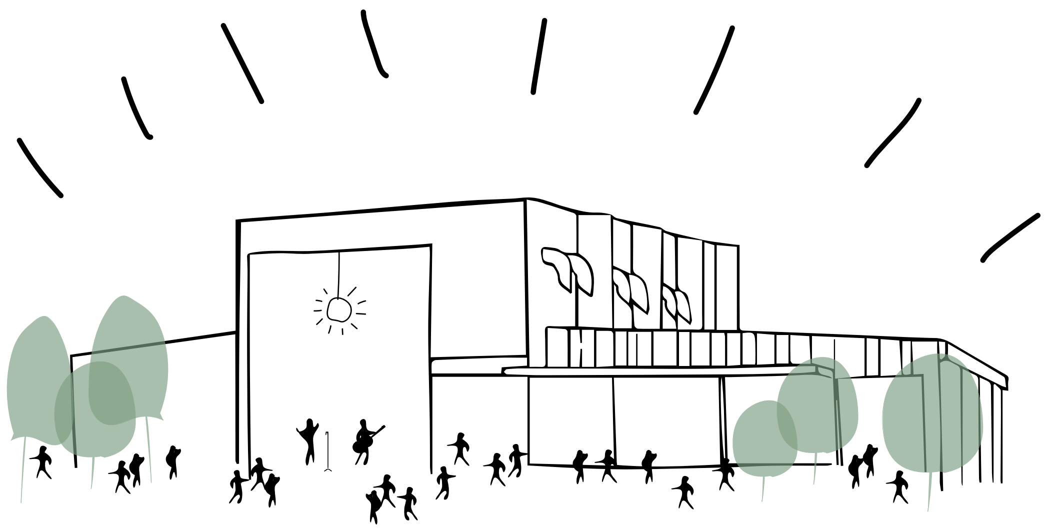
The culture house should be open and inviting towards the plaza and make space for the activities to unfold outdoors when the weather is good. Outdoor events like seasonal markets or preformances can be arranged by the culture house on the plaza outside.

The culture house should have an inclusive program that is available to everyone, and makes it possible for the neighbors to get engaged.

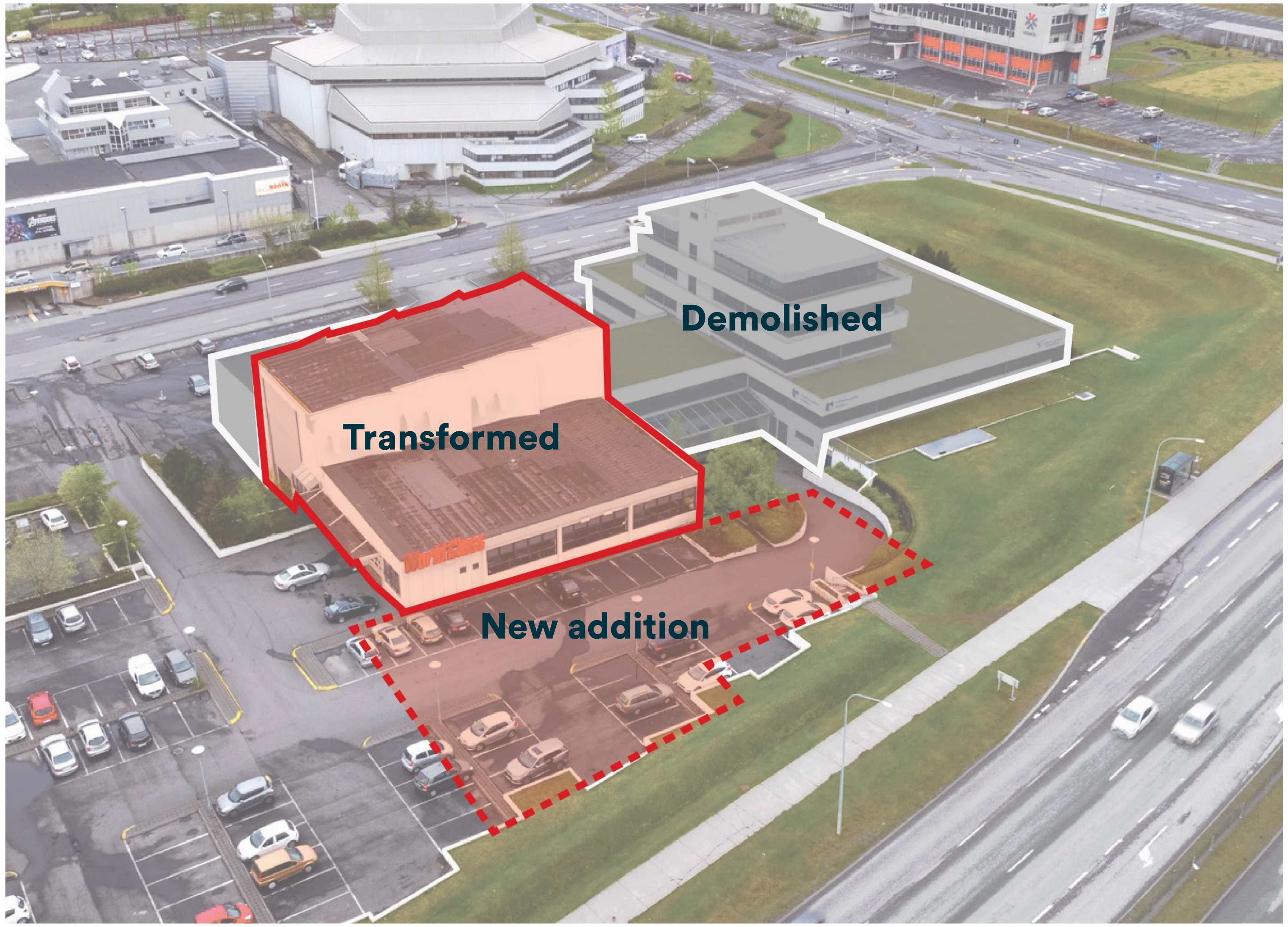


The primary function of the building could be a public library, however there are also many other variants and themes that could be the main tentant of the building.

The Morgunblaðið Building



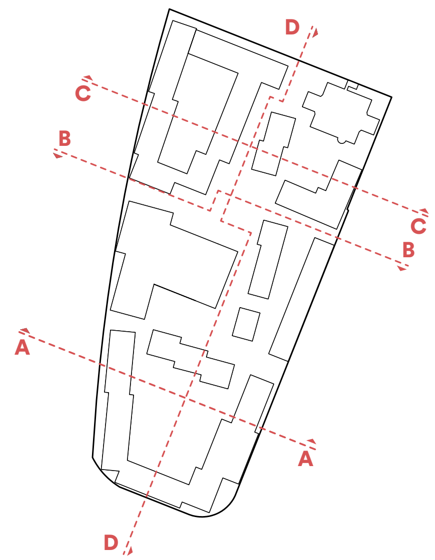
The old newspaper building is placed in the center of the plot and provides a great opportunity for partial transformation. While the office part of the building is not in good shape to be transformed, the printing house provides a great opportunity for transformation. The proposal suggests placing a culture house here, which will help anchor the development in the history of the site and give character to the new neighbourhood. Materials from the parts that are demolished should be reused on site.

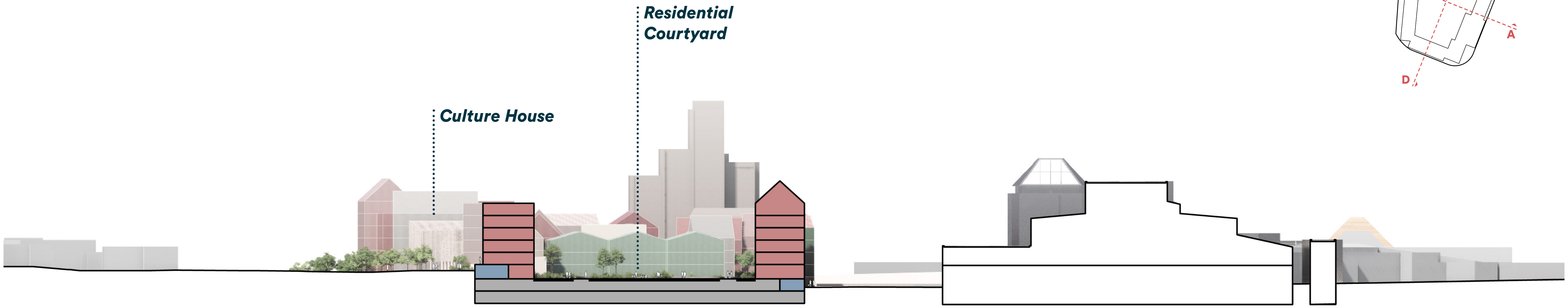


The Morgunblaðið building transformed into culture house

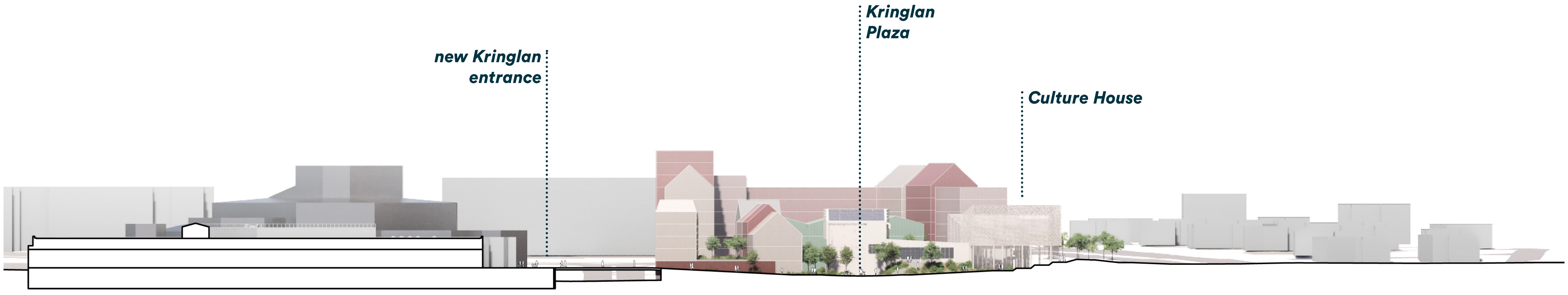
The Plaza, looking north

Site Sections





Section A-A



Section B-B

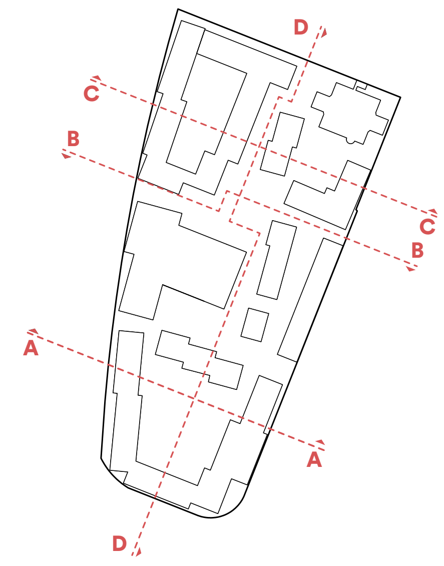
Residential

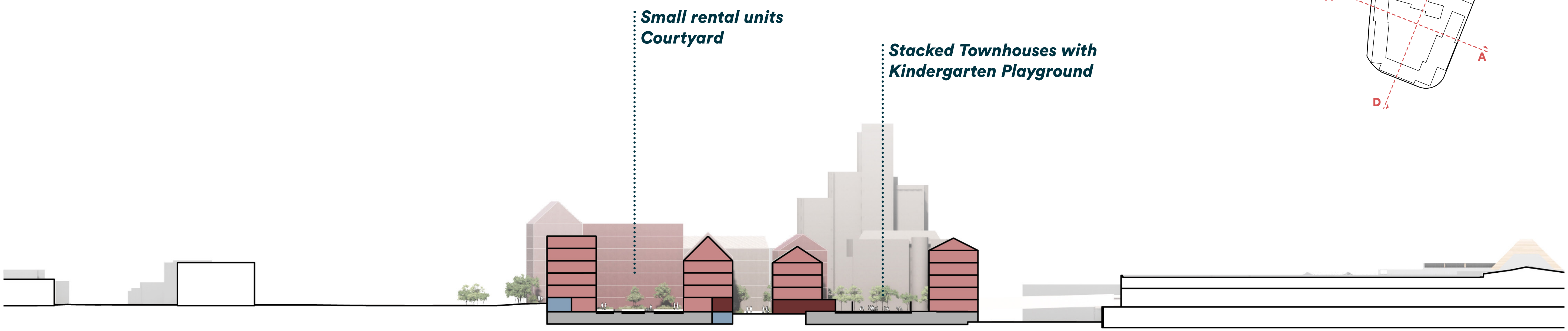
Storage

Parking

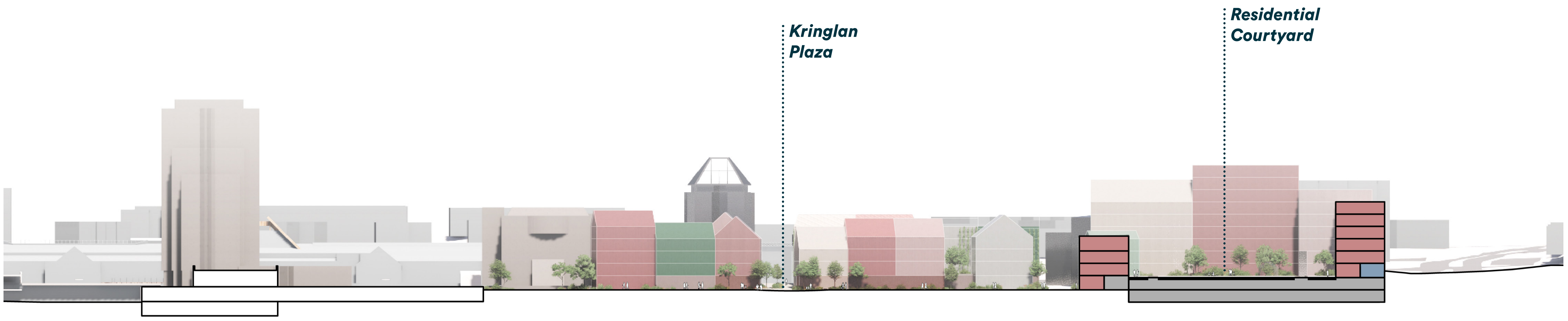
Commercial

Site Sections





Section C-C



Section D-D

Residential

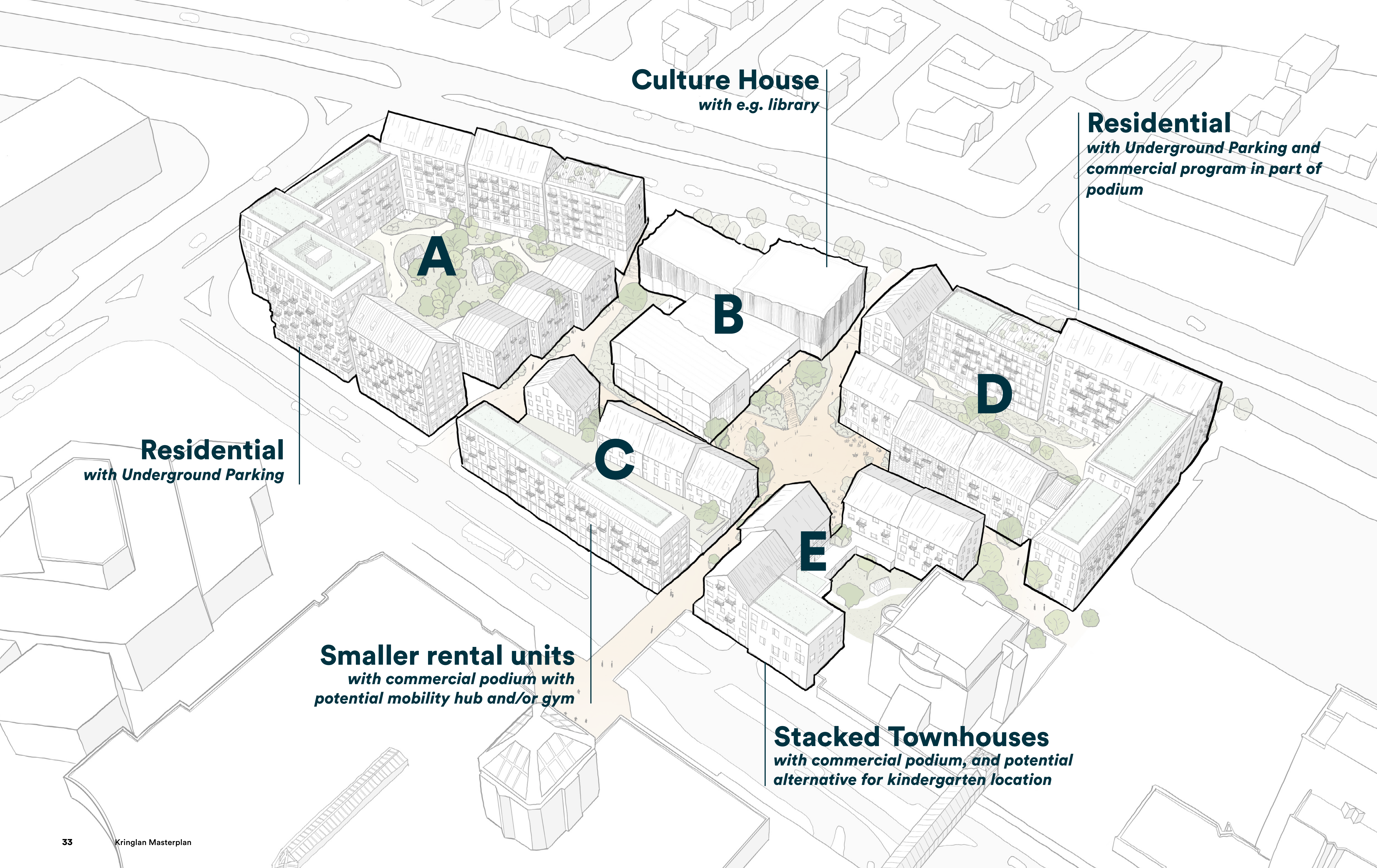
Storage

Parking

Commercial

Street view - walking from south towards the plaza

Elements of the plan



Traffic

Pedestrian and bike

- Pedestrian
- Bike lane
- 280 Bike parking on terrain
  560 Bike parking in basement

Vehicular traffic

- Designated area for vehicular traffic - oneway
- Entrance to underground parking

Fireroads

- 3.5 m wide fireroad
- 6x9m designated areas for fire trucks to stop
- 20m radius from firetruck stop

Delivery and drop- off

- Dropoff zone
- Delivery and dropoff zone

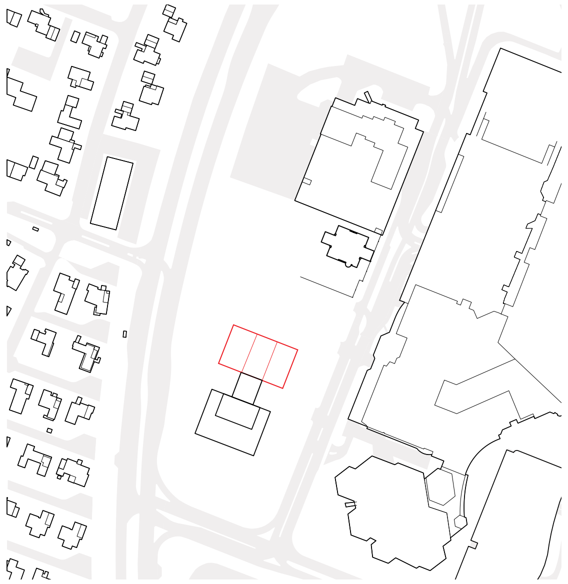
Arriving from Kringlan on the new bridge

Temporary activation

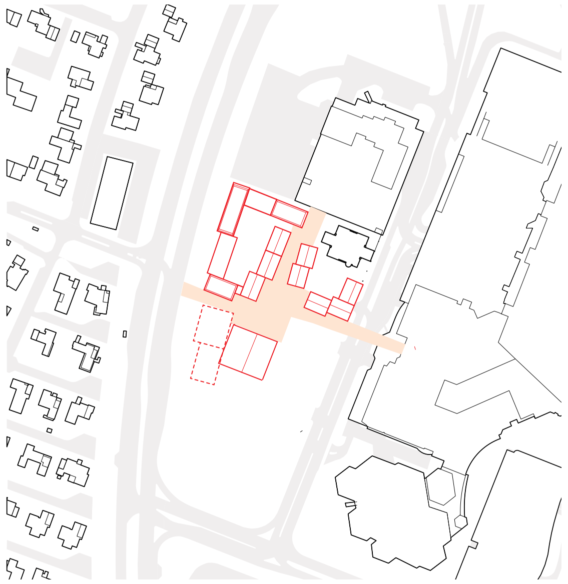
Before construction work starts, the printing house and the area in front could be activated. Temporary activation brings attention to the coming development and helps diversifying the public image of Kringlan while creating a strong identity for the place. It also helps getting the neighbourhood around Kringlan involved which benefits the long term activation of the site.
The building would be used as it stands today and could function as a multi-fuctional event space, a temporary library, a pop up restaurant or provide spaces for start ups.

Phasing

Option 1 - Starting from the north



1. Temporary activation of printing house and space in front.

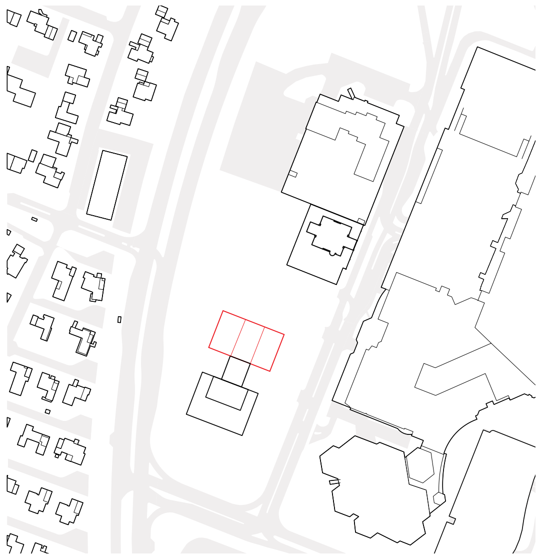


2. Housing to the north and plaza is built. Connection from Hamralið to Kringlan is established.

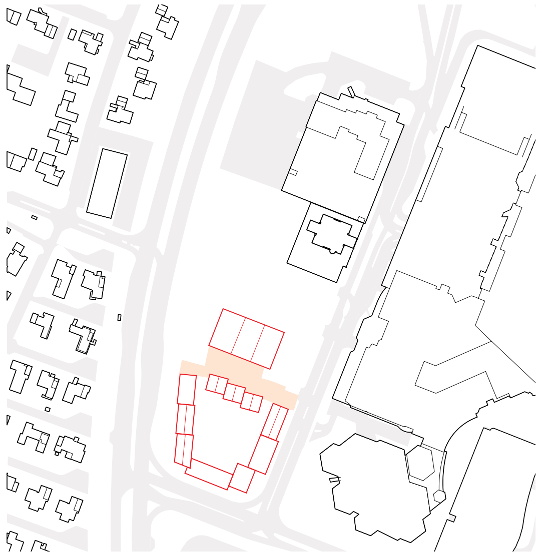
3. Rental units and culture house extension completes the area around the main plaza.

4. Southern block is built.

Option 2 - Starting from the south

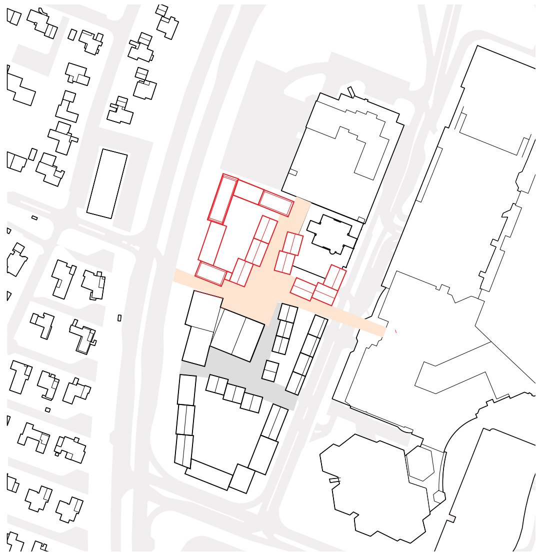


1. Temporary activation of printing house and space in front.



2. Southern block is built together with the small southern plaza.

3. Printing house is completed together with the rental units.



4. The northern blocks, plaza and connection to Kringlan is the last step of the project.

Arriving at the plaza from south

Overview from southwest

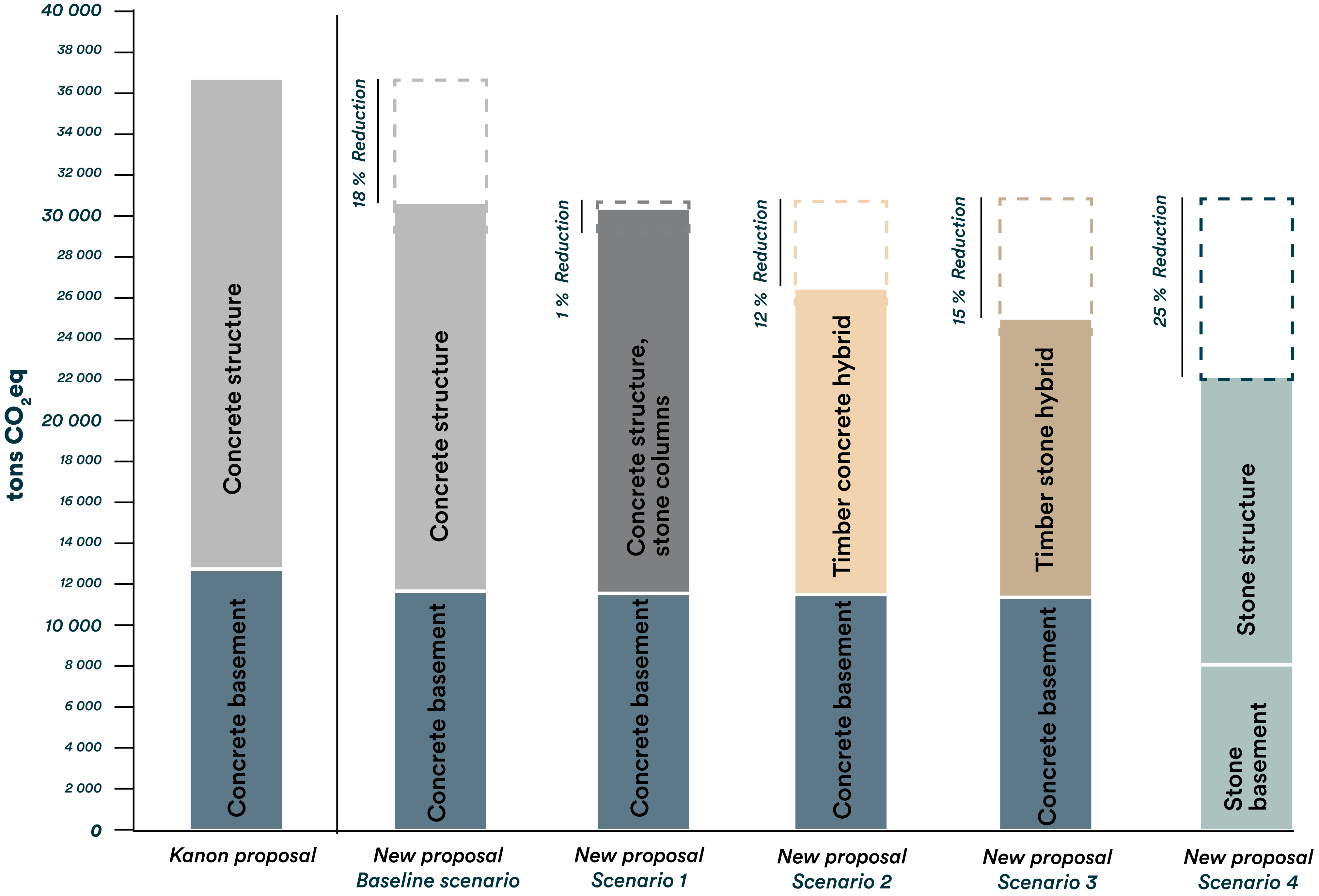
Carbon Comparison

To conduct early-stage carbon calculations, we rely on our Urban Decarb tool. Urban Decarb, a collaborative effort by Henning Larsen and Ramboll, enables us to leverage generic environmental data and estimate carbon emissions on an urban scale. It evaluates all buildings, based on their chosen structural materials and accounts for underground structures, providing a comprehensive view of environmental impacts in urban development. Transportation is included from estimated locations to Iceland.

An urban-scale LCA was conducted, comparing an older proposal with five variants of the HL proposal. These variants differ in their choice of structural materials above ground, with investigations into concrete, timber, and stone.

The LCA results reveal that the HL proposal, serving as the baseline scenario and incorporating a full concrete structure, reduces carbon emissions by 18% compared to the previous proposal. This is primarily due to the reduction in building footprint and underground structure.

Scenario 1, a basalt stone, material naturally occuring in Iceland, was introduced as structural columns for buildings under six stories. This resulted in a reduction of only 1%. This minimal impact is due to columns being a minor contributor to overall emissions, with major contributors being slabs, windows, external walls, or foundations. Transitioning to a timber hybrid structure led to a more substantial reduction of 12% in emissions. Furthermore, a shift to a full timber structure combined with stone columns showed an even greater reduction of 15%. It's important to note that underground structures contribute significantly to CO_2 emissions, accounting for about 40% across most of the proposals. Lastly, a purely theoretical scenario 4 where all structural concrete is replaced with stone shows the biggest reduction of 25%, highlighting the carbon intensity of building with concrete.



Microclimate

Seasonal sunlight hours

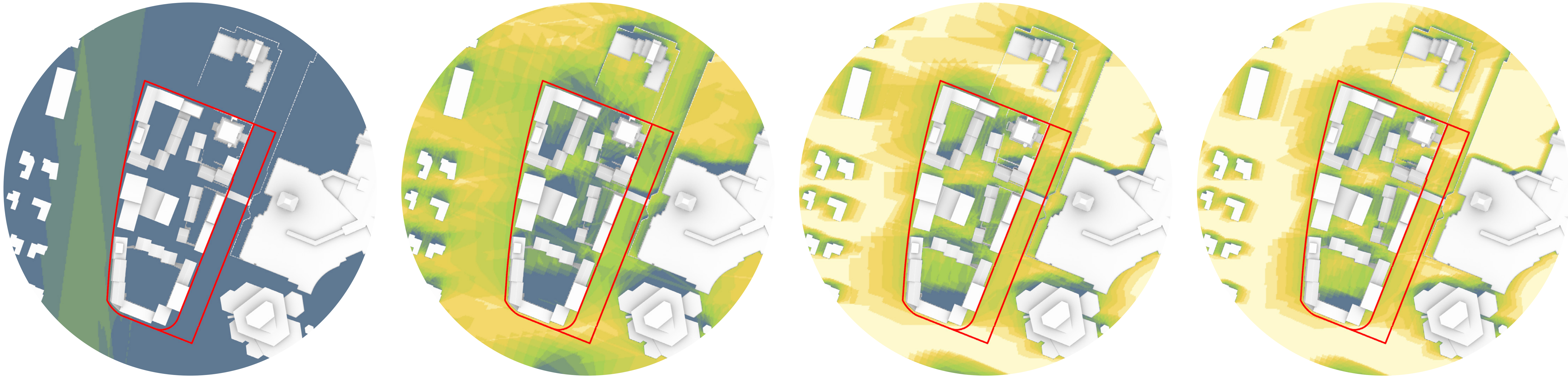
Direct sunlight from 8 am to 8 pm

Winter solstice
21st of December

Equinox
21st of March

1st of May

Summer solstice
21st of June



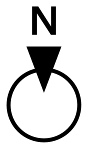
Sunlight hours, clear sky (h)

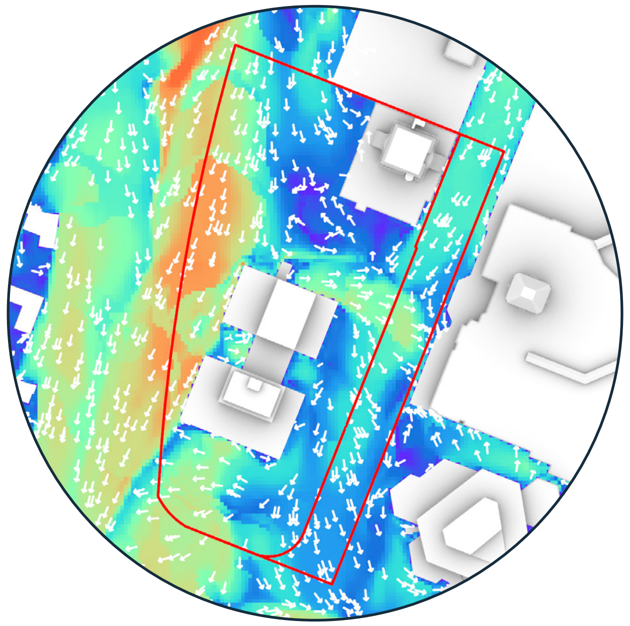
0 1 2 3 4 5 6 7 8 9 10

Limited sun exposure — Low sun exposure — High sun exposure — Very high sun exposure

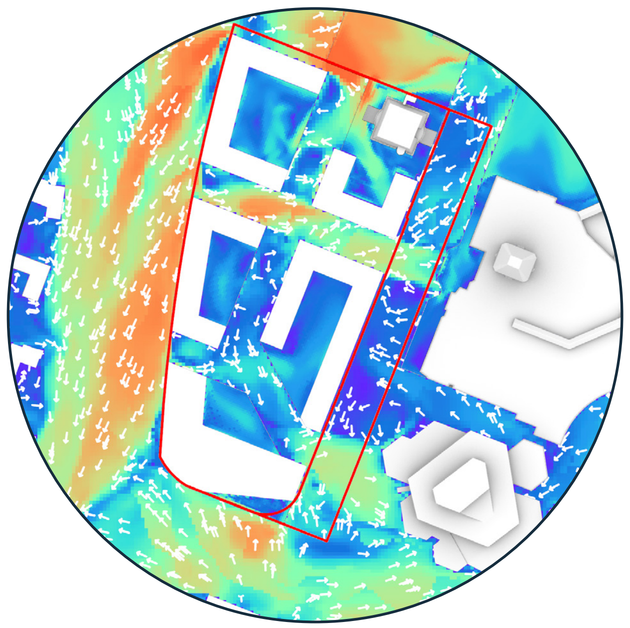
N

Wind results - from north

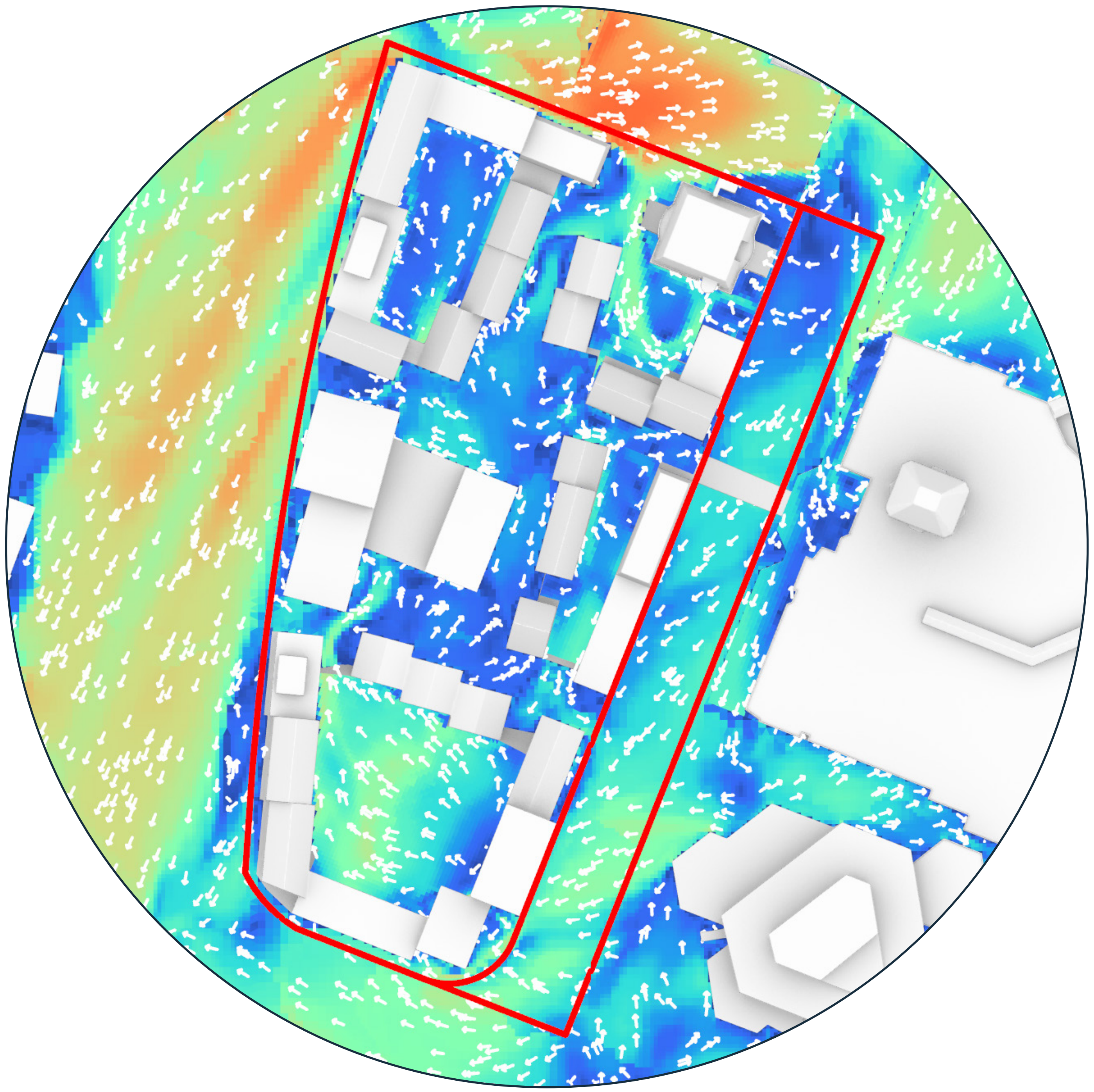




Baseline



Old Proposal



Current Massing

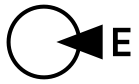
Wind speed-up factor

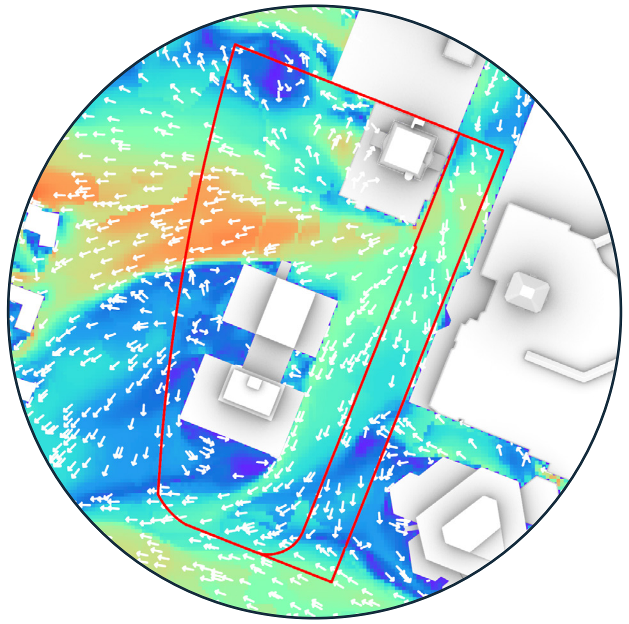
Shelter
Building geometry shelters from the wind

Neutral
Equal to free wind speed

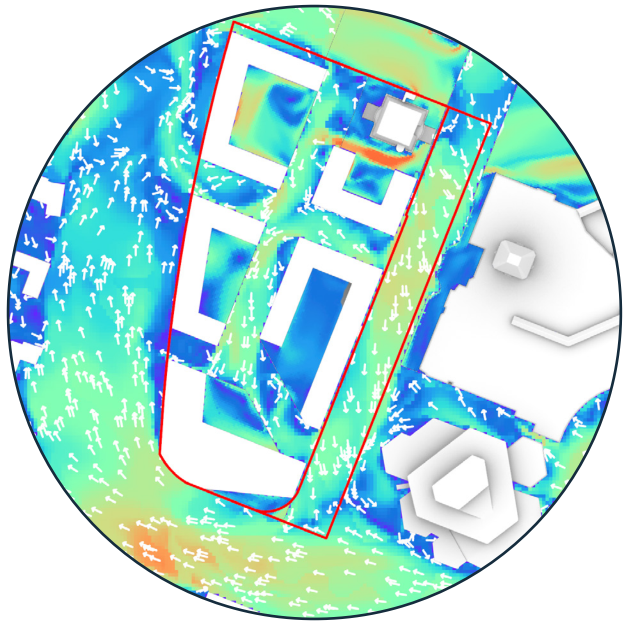
Speed-up
Building geometry causes the wind to accelerate

Wind results - from east

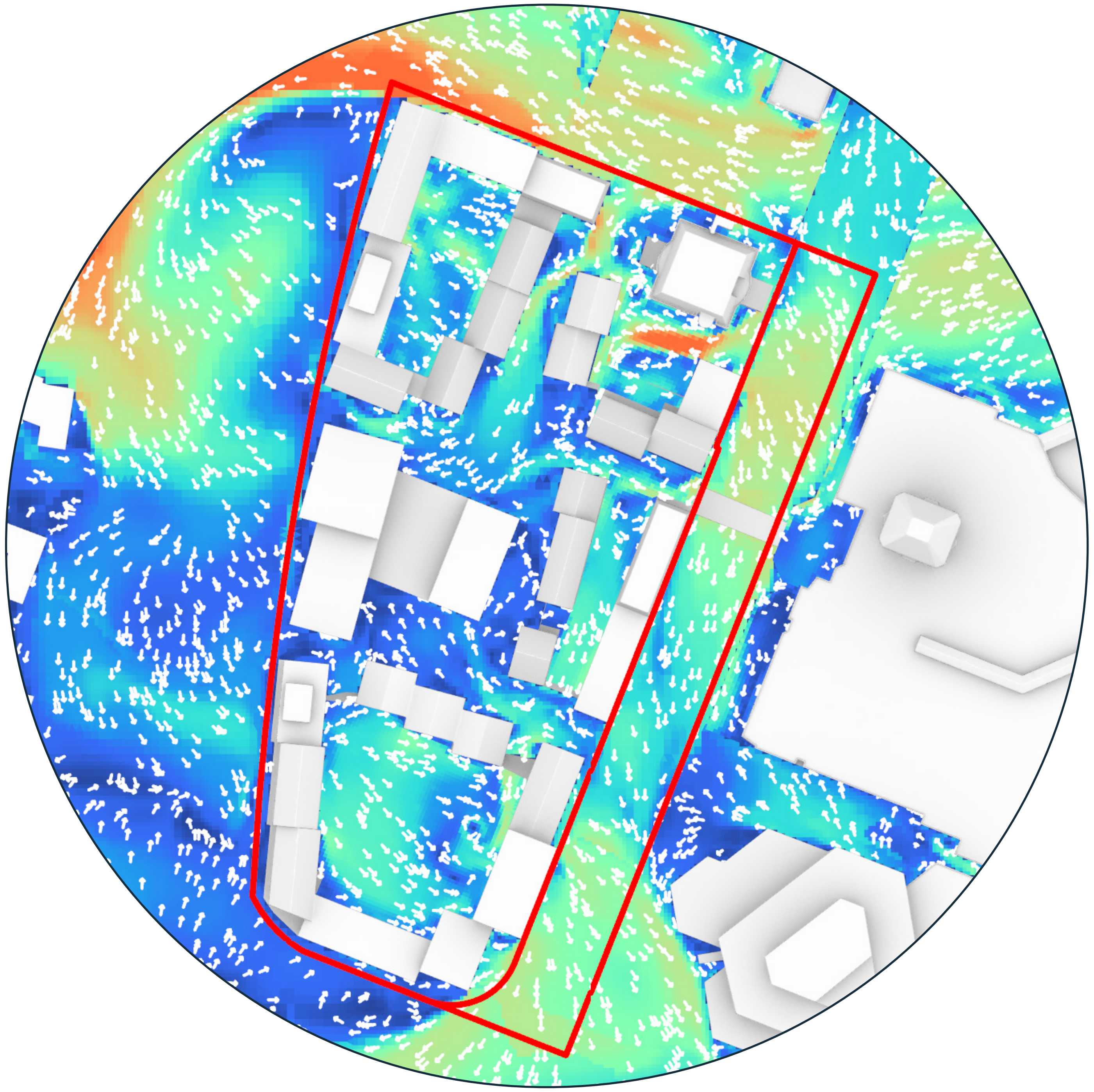




Baseline

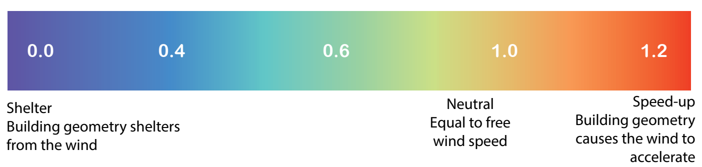


Old Proposal

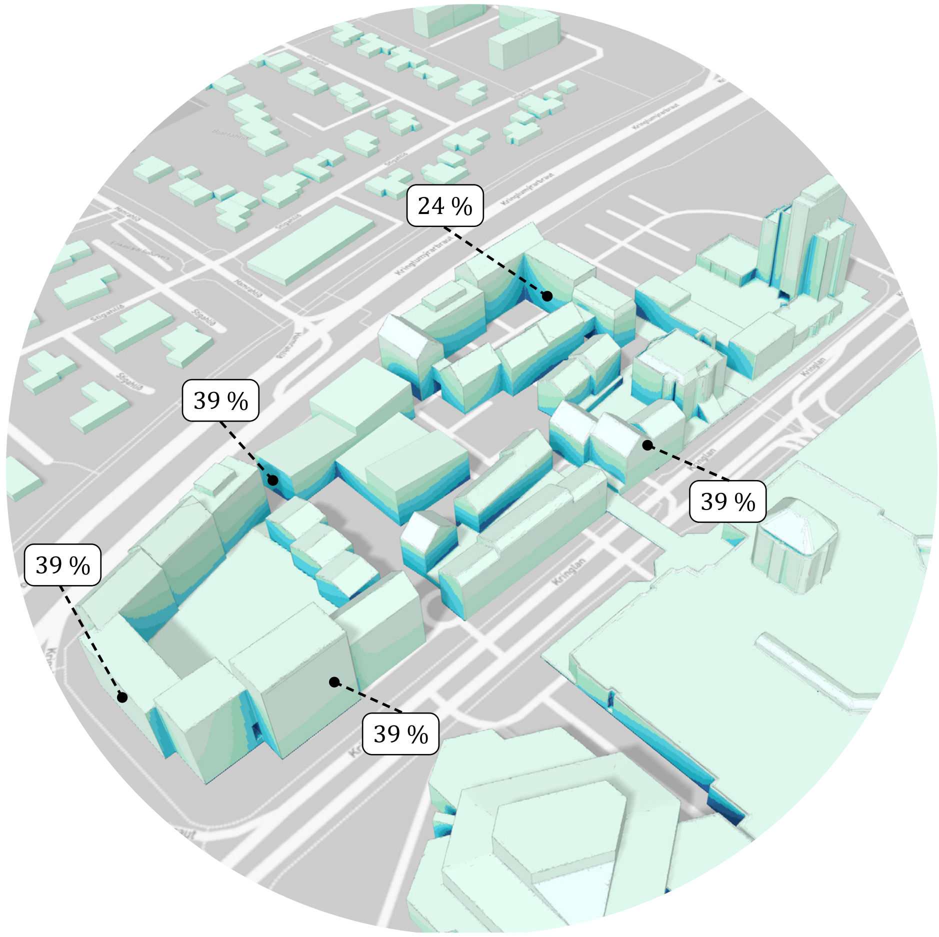


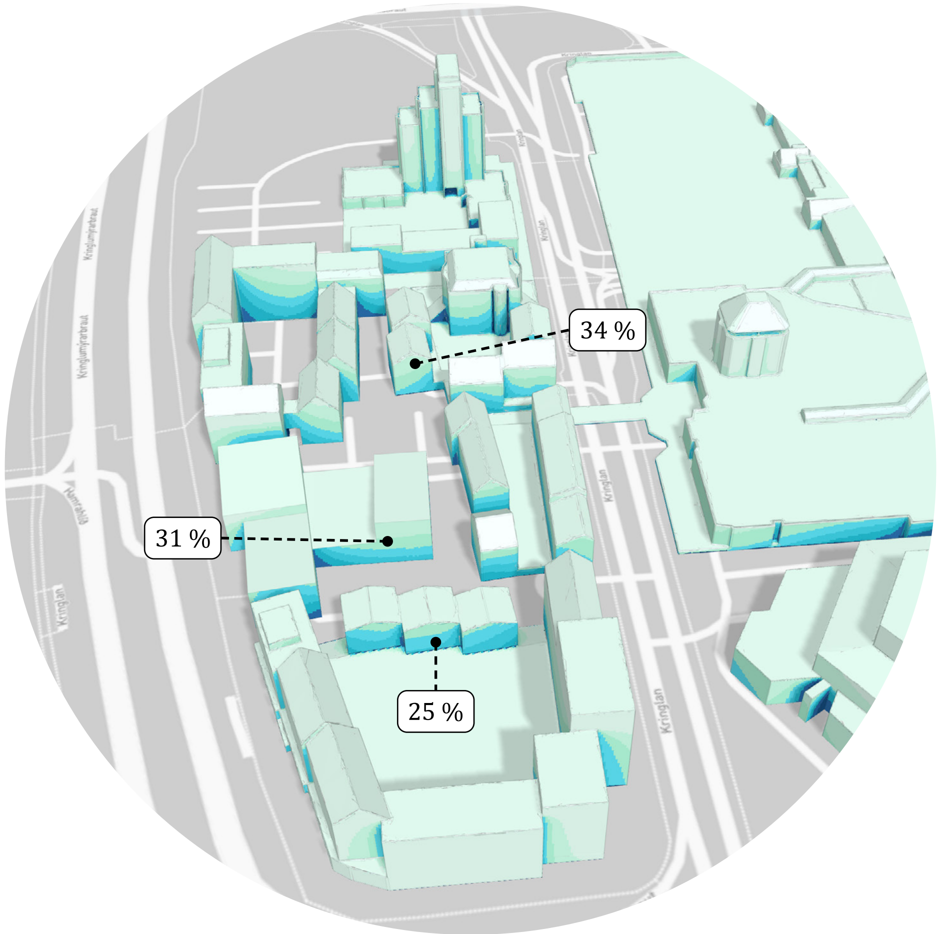
Current Massing

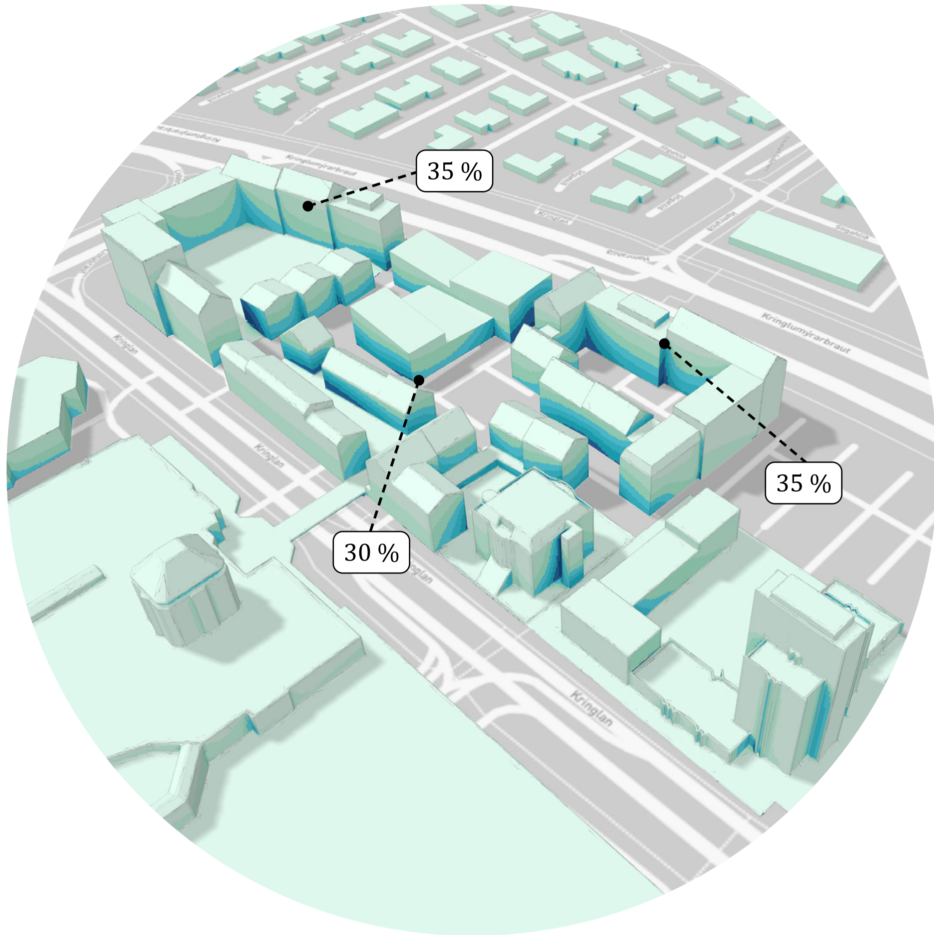
Wind speed-up factor



Daylight on facades







Daylight Potential (in %)

5 | 15 | 27 | 45

Difficult to provide adequate daylight

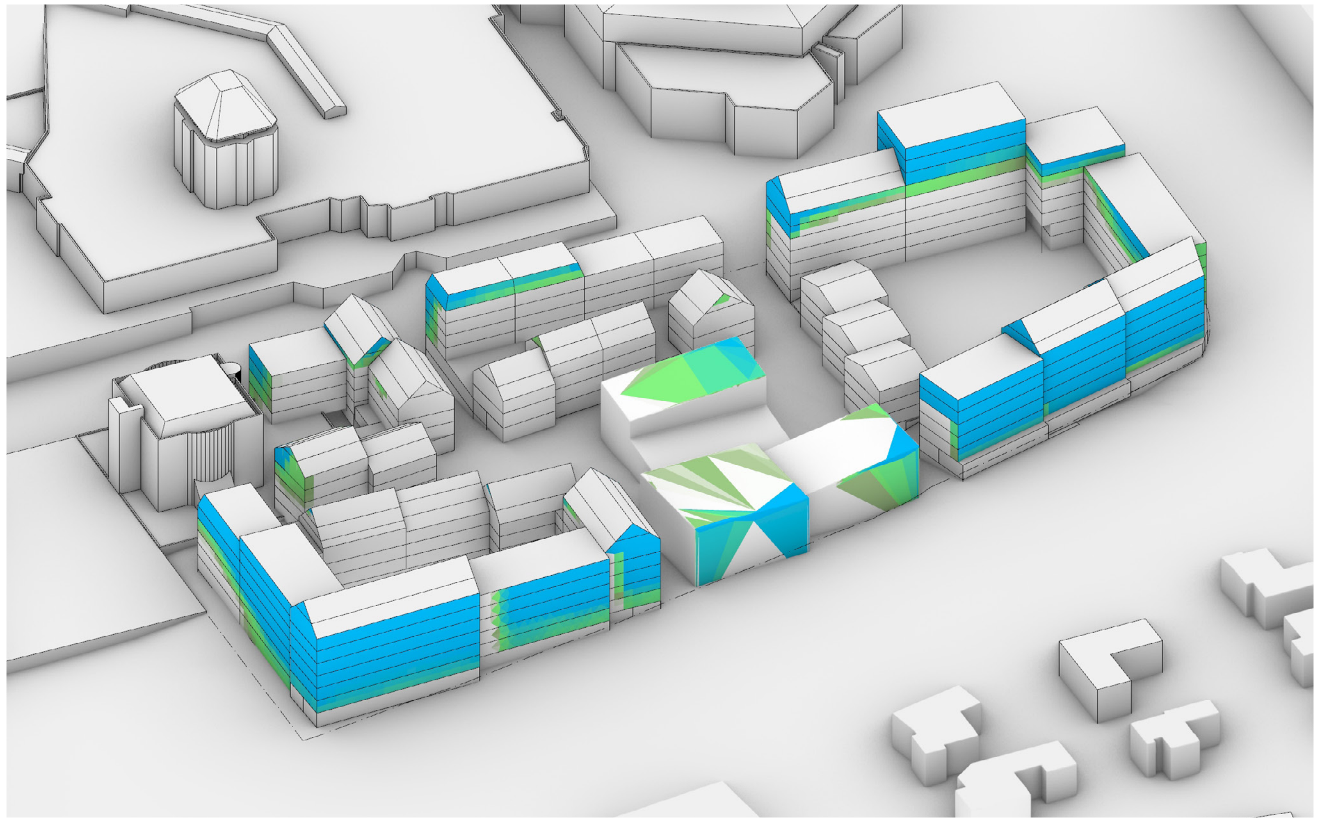
Larger windows or changes in layout are usually neeeded

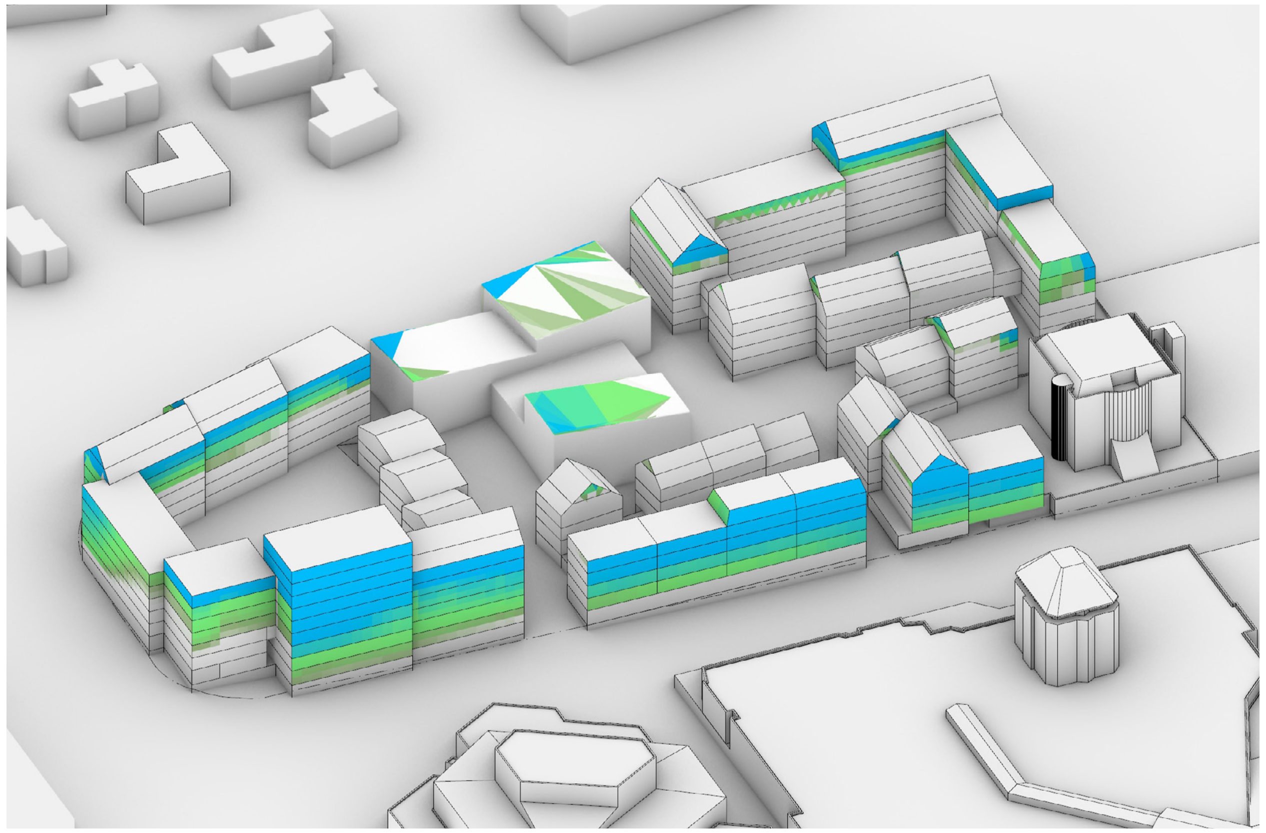
Conventional window design usually satisfactory

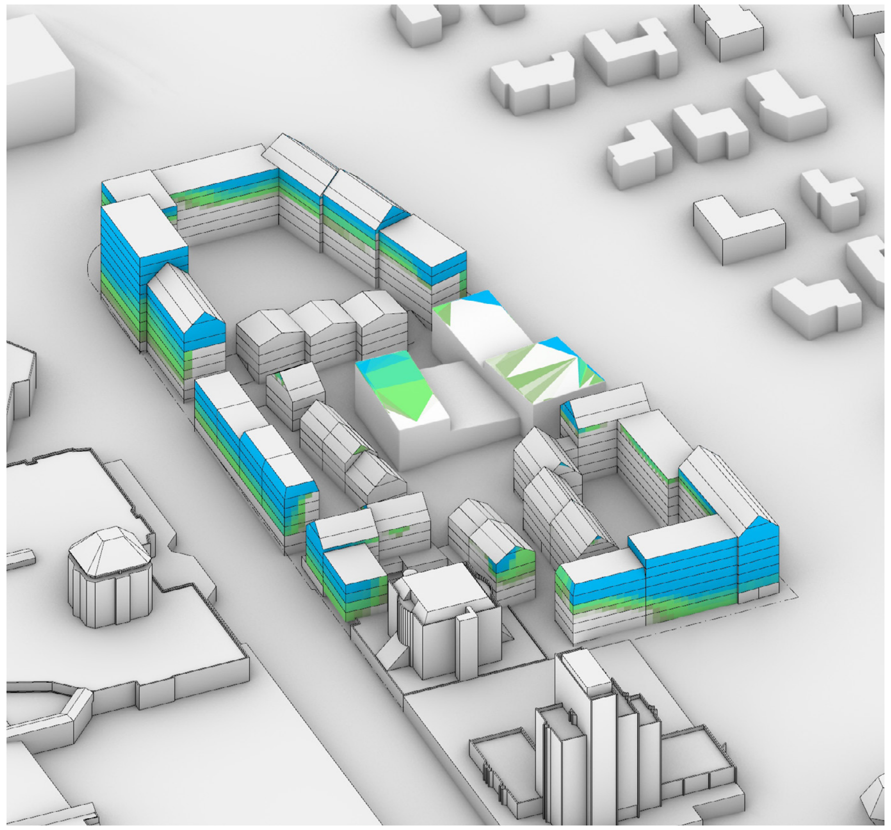
N

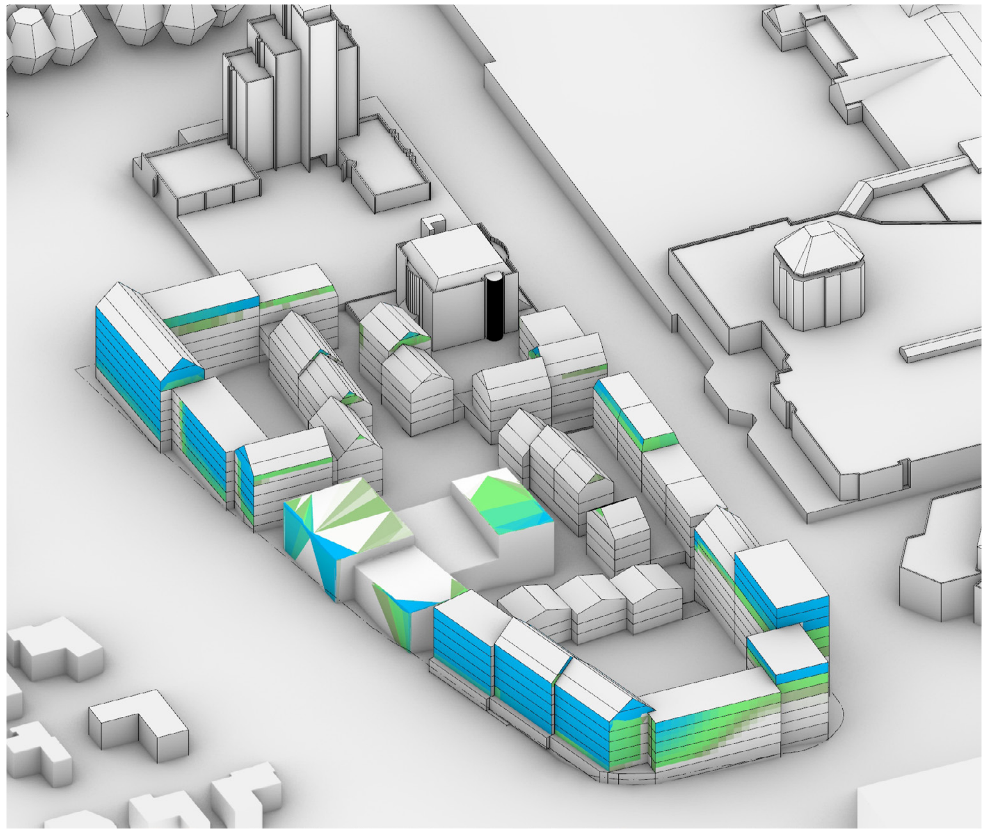
View analysis

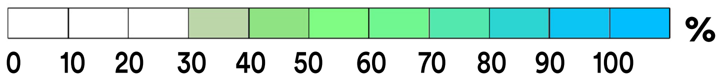
Facades that have views to mountains







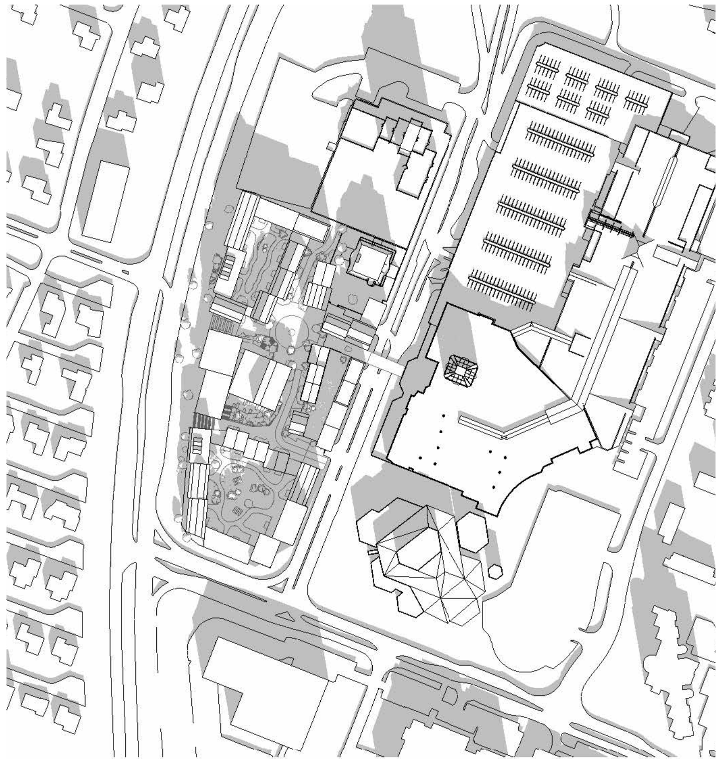




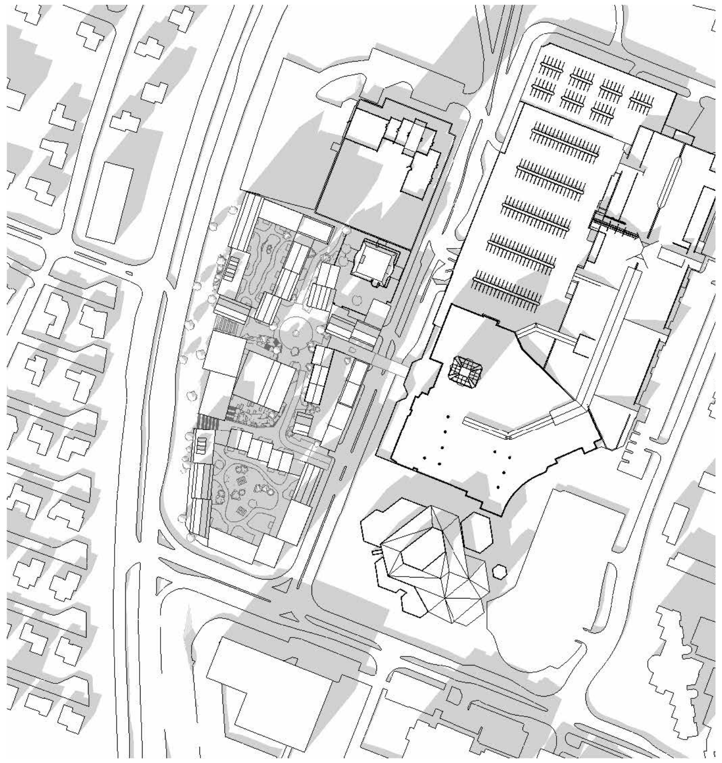
Shadow studies

21. March

Kl. 10.00



Kl. 13.00

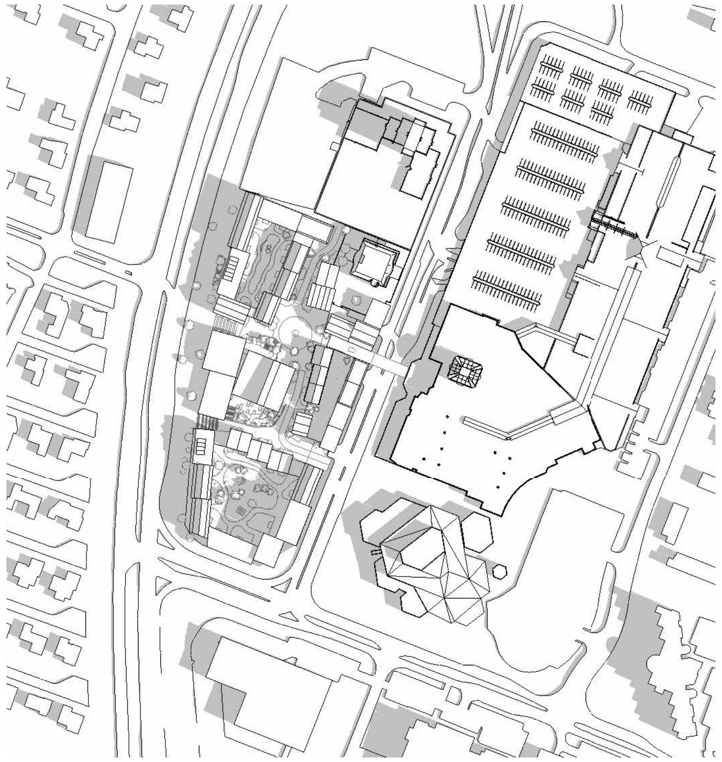


Kl. 16.00

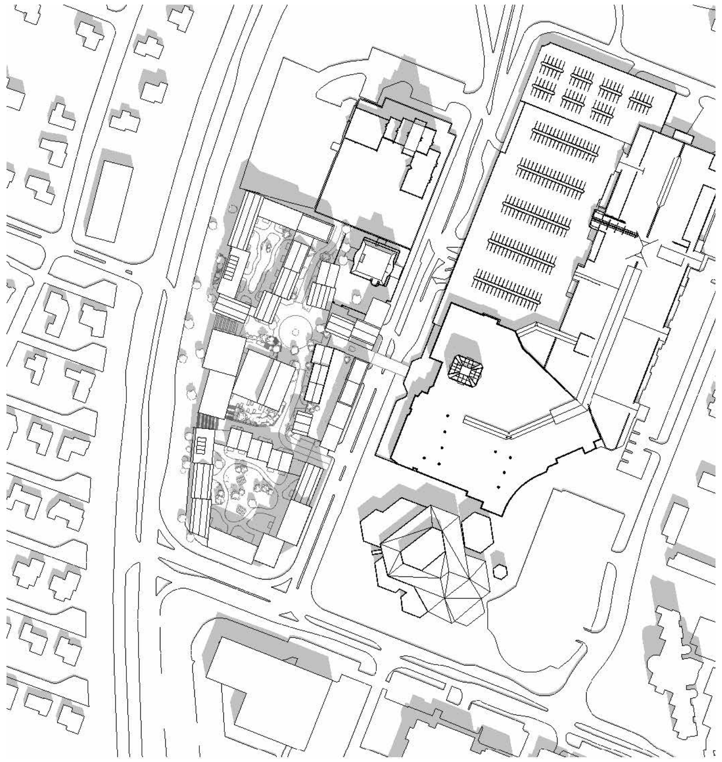
Kl. 19.00

Shadow studies

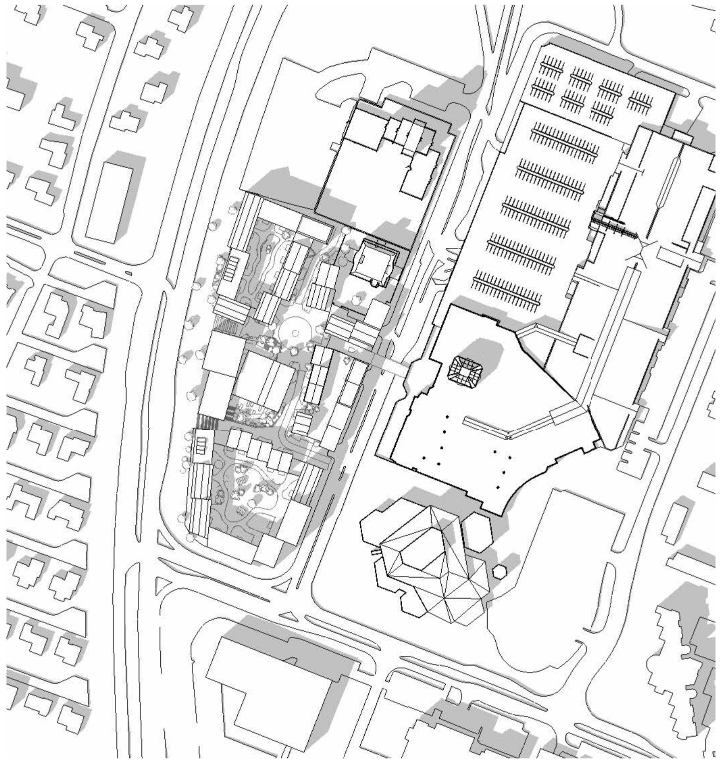
21. June



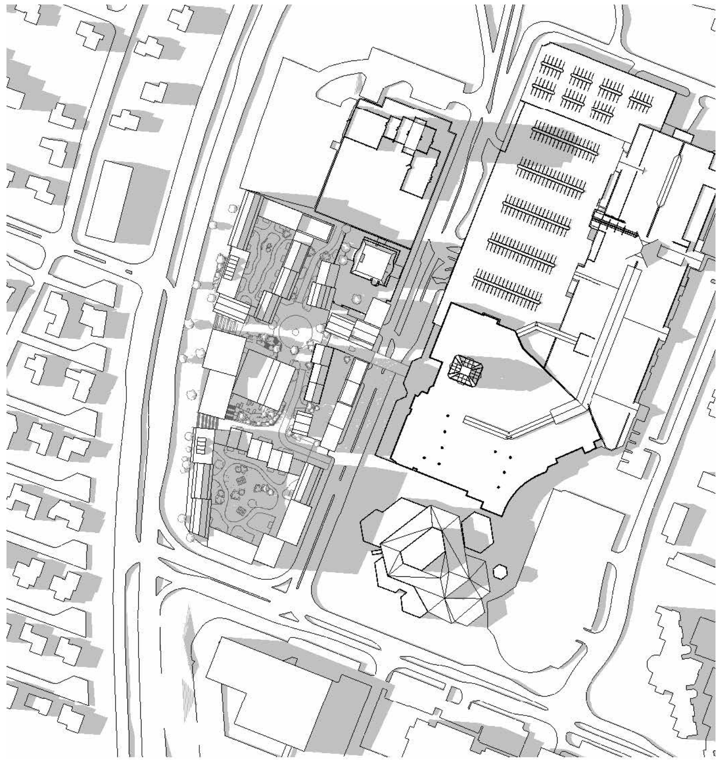
Kl. 10.00



Kl. 13.00

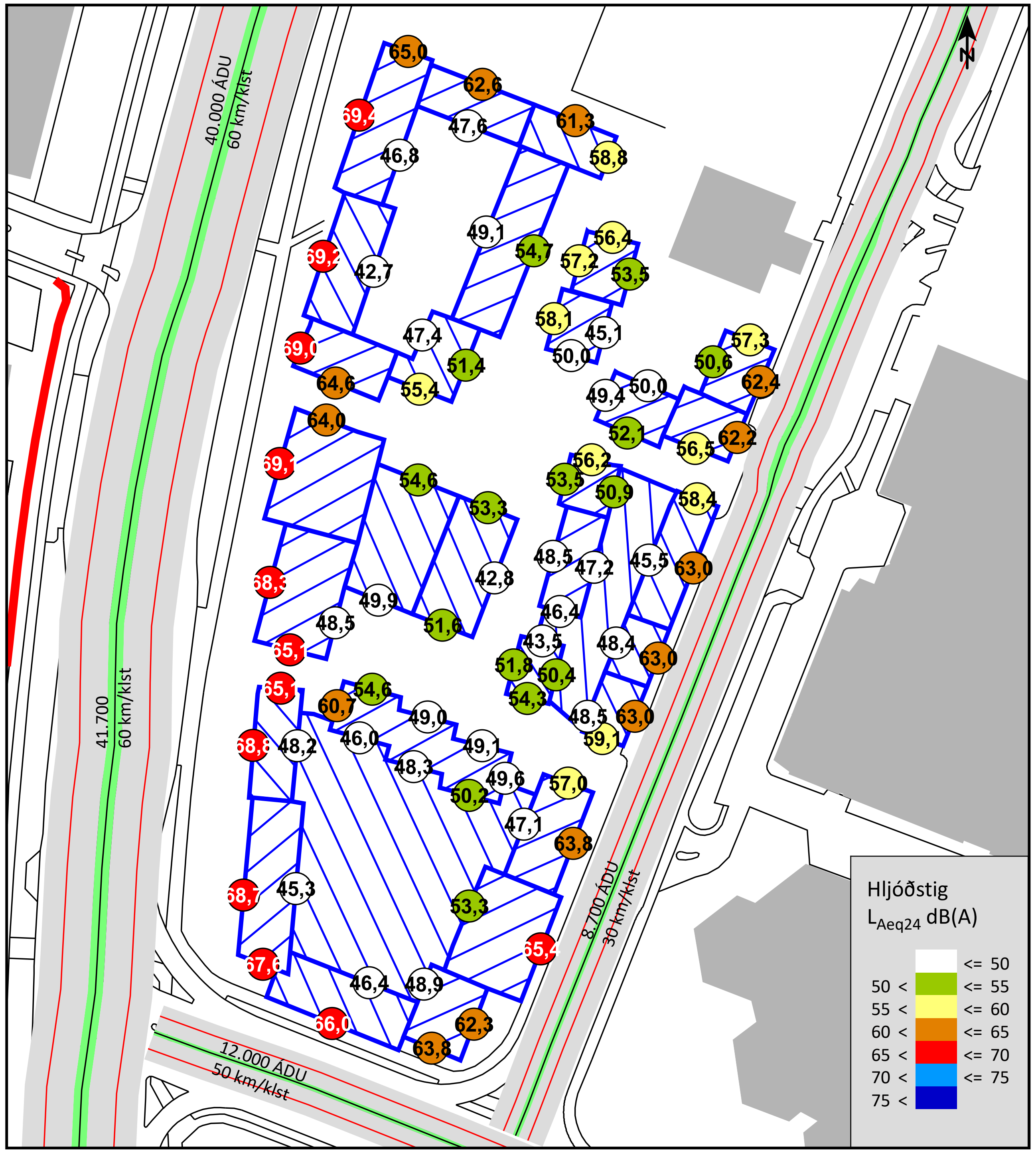


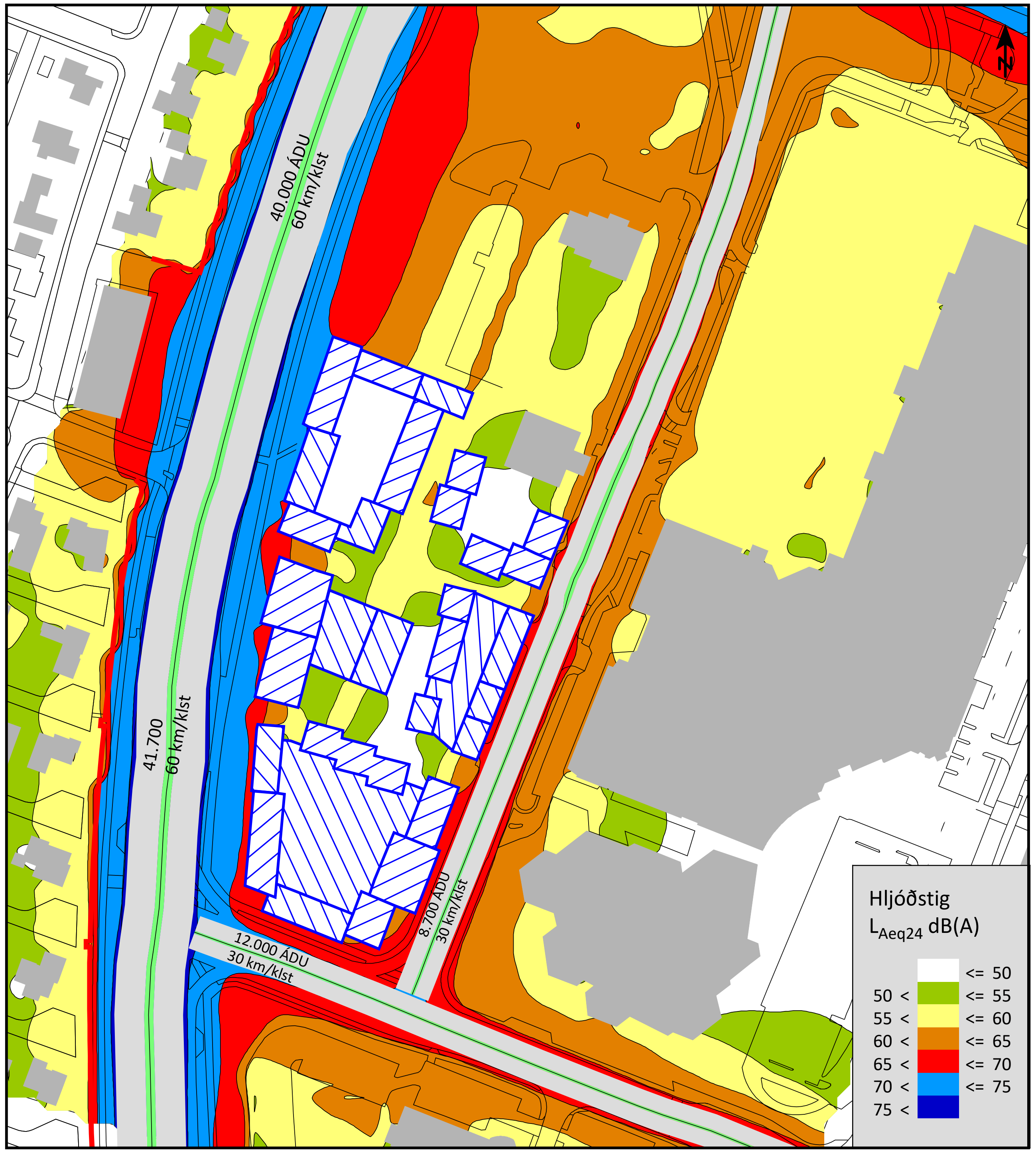
Kl. 16.00



Kl. 19.00

Noise analysis





Skýring
- Gata
- Miðeyja
- Hljóðveggur
- Hæðarlínur
- Uppbygging Kringlusvæði
- Önnur hús
- Punktgildi, dB(A)

Kort 2

L_{Aeq24} dB(A) Punktgildi hljóðstigs við húsvegg - hámarksgildi
Dynlínur í 2m hæð

Forsendur: Umferðarspá árið 2030 (ÁDU)
með breyttum ferðavenjum
Hraði á Miklubraut og Kringlumýrabraut 60 km/klst

VSÓ RÁÐGJÖF
BORGARTÚNI 20, 105 REYKJAVÍK, SÍMI 585-9000, SÍMBRÉF 585-9010, NETFANG vso@vso.is

Kringlusvæði DSK

Hljóðvistarreikningar
Hámarksgildi við húsvegg
Dynlínur

HANNAÐ/TEIKN. HBH / RÞÞ
YFIRFARIÐ SÓ
SAMÞYKKT SÓ
KT.
KVARÐI 1:1500
REYKJAVÍK 8.7.2024
VERKNR. 24141
TEIKN. NR. HL-Y-02
BR.

Kringlan Neighbourhood

Design guidelines

February 2025
Revision 04

Purpose of the guidelines

With the following document, the purpose is to ensure a cohesive development and a unifying character of the new neighborhood. All this as a supportive document, yet as a continuation of the local plan, ensuring the understanding of the background of the project, the history, the vision as well as the design aspects imagined.

The following material is split into two chapters - one adressing architecture and one adressing landscape architecture. However, one is meant to support the other, acting together to create a coherent and well-functioning neighborhood.

Local plan

Vision

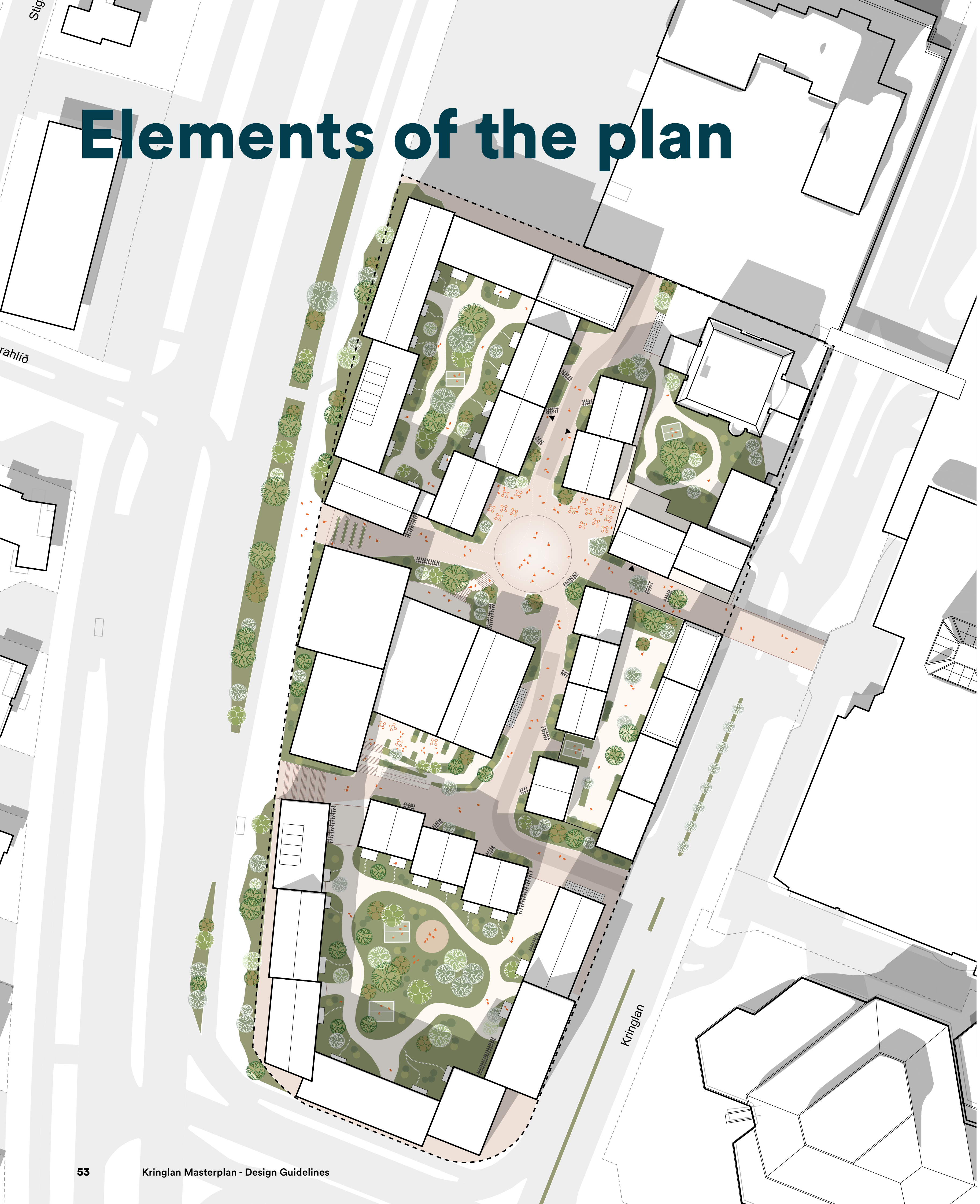
A vibrant garden city where communities thrive, rooted in the Reykjavik identity.

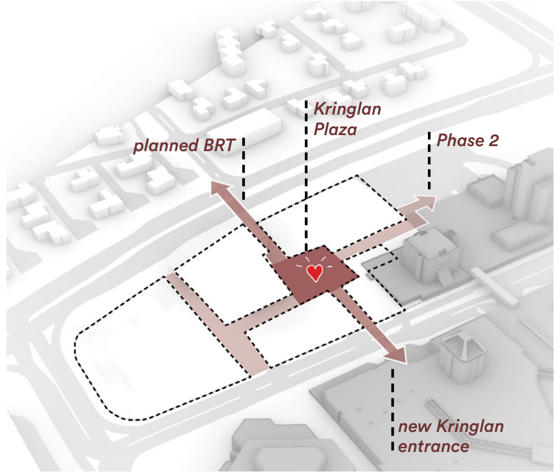
Sheltered gardens

Strong communities

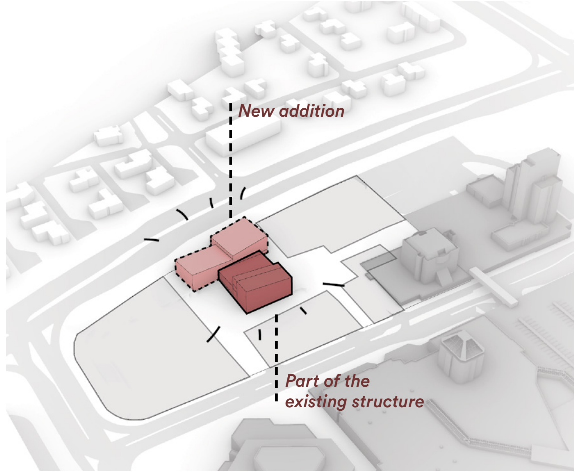
Reykjavik Identity

Elements of the plan

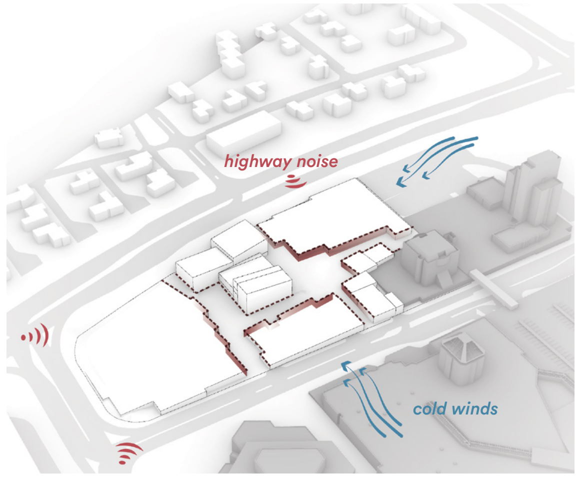




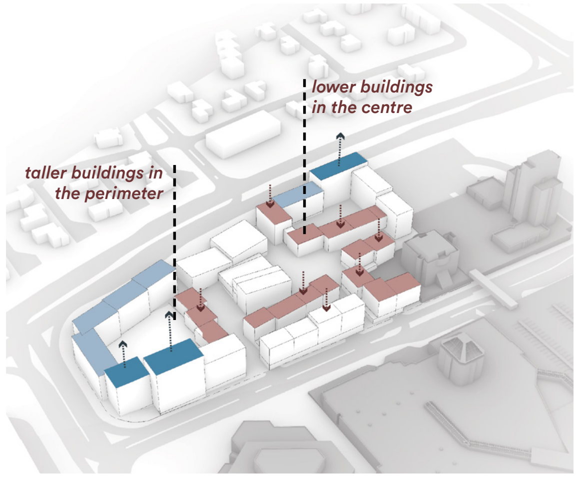
Creating quality public spaces and meaningful connections



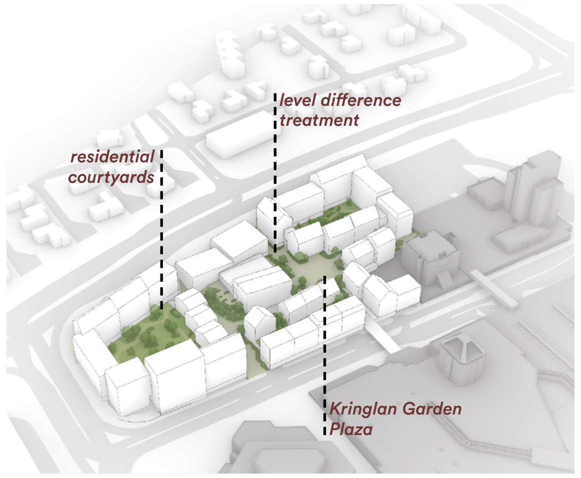
A landmark culture building sets the identity of the neighbourhood



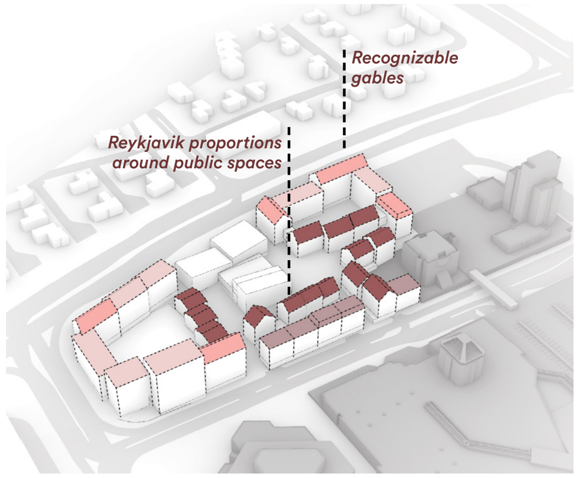
Setbacks and irregularity



Optimizing the human experience around public spaces



Planting a garden

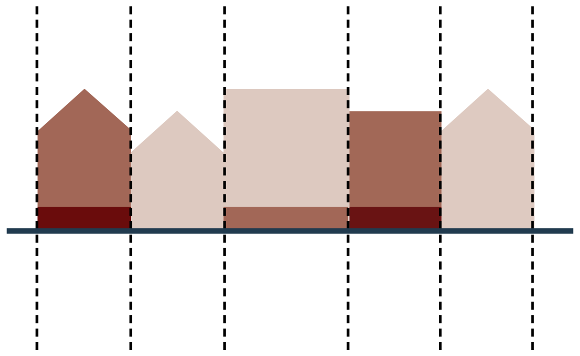


Roofs and proportions inspired by Reykjavik

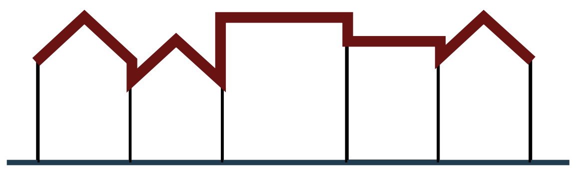
Architectural Design guidelines

Overall principles

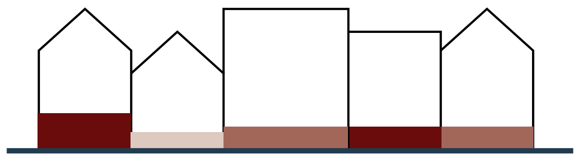
How to secure a coherent yet diverse neighborhood



Varied streetscape,
subdivided buildings



Varied and playful
roofscape



Details in eyeheight
An articulation of the ground
floor, material or refinement

Overall principles

The core and the perimeter

The neighbourhood has two main architectural typologies that will be referred to in this document:

The perimeter
- Larger scale buildings along Kringlumyrabraut, Listabraut and Kringlan road.

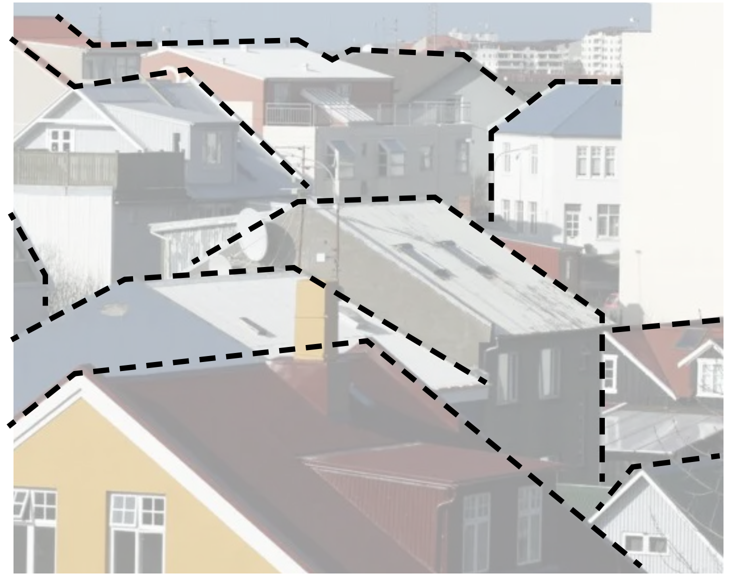
The core
- Smaller scale buildings inspired by the old downtown Reykjavik, along the inner streets and plazas.

A new interpretation of old Reykjavik

In order to create a new nieghborhood, it has to have a certain sense of place and be rooted in its context.

Before defining what is to come, an analysis of architecure found around Reykjavik was conducted.

These images show some of the key characteristics that has acted as source of inspiration for the following guidelines.



Steps and setbacks
which create a varied roofscape

Facade Layers
which distinct buildings and uses, private and public

In dialogue with nature
giving space for life to grow

Colour Palette
which creates a strong identity

Verticality
on the facade panels

Proportions
large openings due to a limited amount of daylight

Typologies

Apartments

Penthouse with a mezzanine

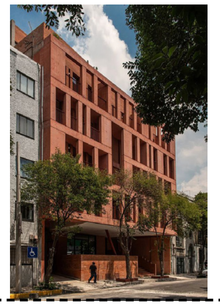
Large apartment 100 m2 +

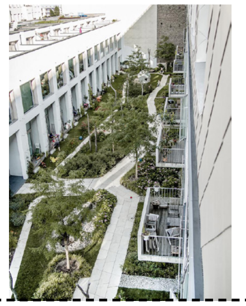
Medium apartment 70-100 m2

Medium apartment Sub 70 m2

Rentals

Smaller rental units of various sizes





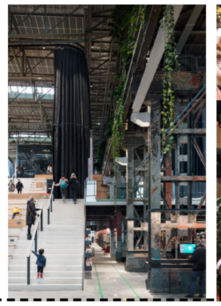
Townhouses

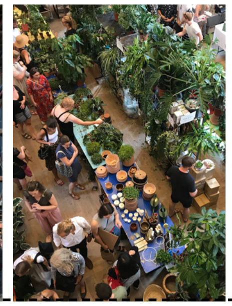
Duplex or "stacked" townhouse

Townhouse

Commercial

Various commercial programs. E.g. Culture house, cafes etc.

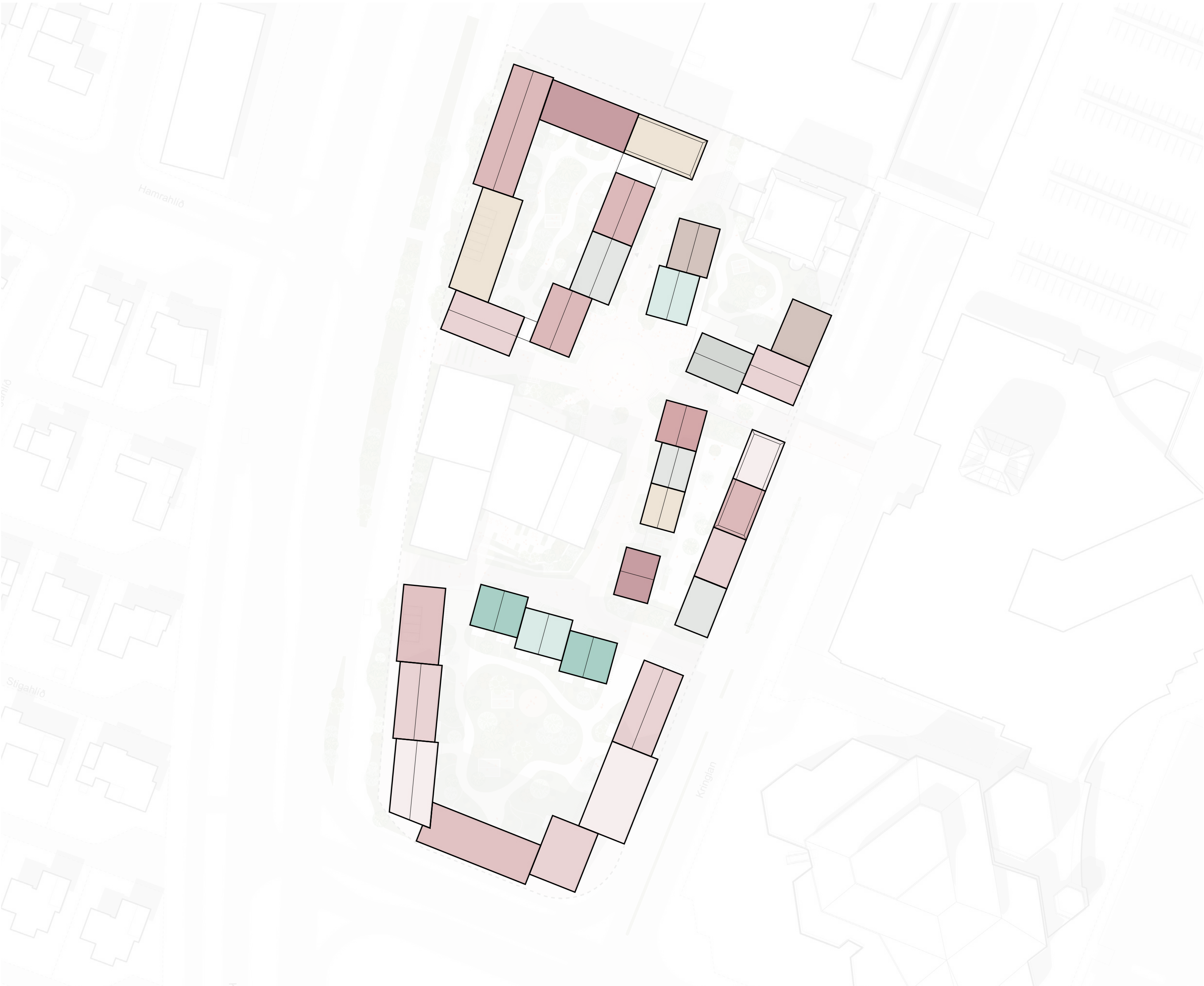




Facades

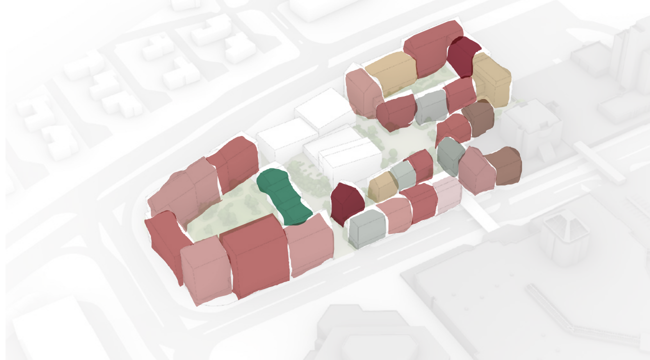
Definition of buildings

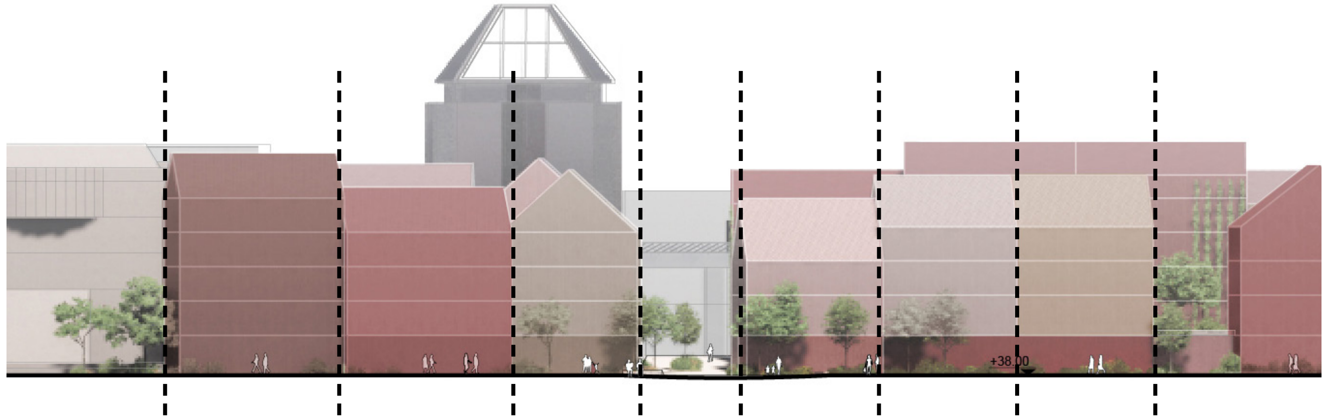
In the new development it is key that the neighborhood is perceived as a cluster of several buildings, rather than being made up by big monotonous blocks.
This is coming both as an inspiration from old Reykjavik as well as an ambition to make a neighborhood that relates to human scale.



Do's

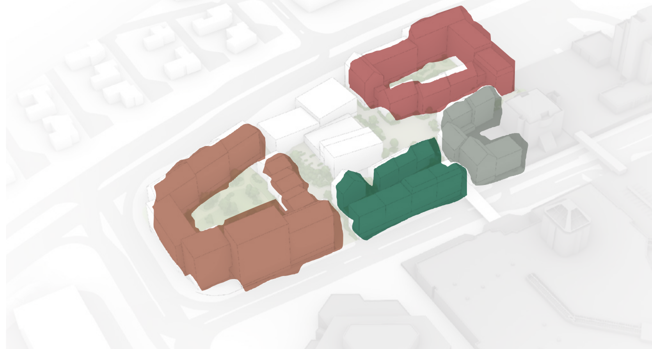
Coloring of buildings differentiate with each volume





Dont's

Monotonous coloring, block by block



Facades

Color palette

The color palette for facades is inspired by the colors found in the Icelandic architectu-re.

The Core is to a high degree inspired by the traditional small town houses of Reykjavik, both in terms of scale, shape, proportion and facade treatments.

The Perimeter is relating to a larger scale environment and therefore has an expression with larger scale detailing but with similar coloring as the core to maintain a cohesive neighbourhood.

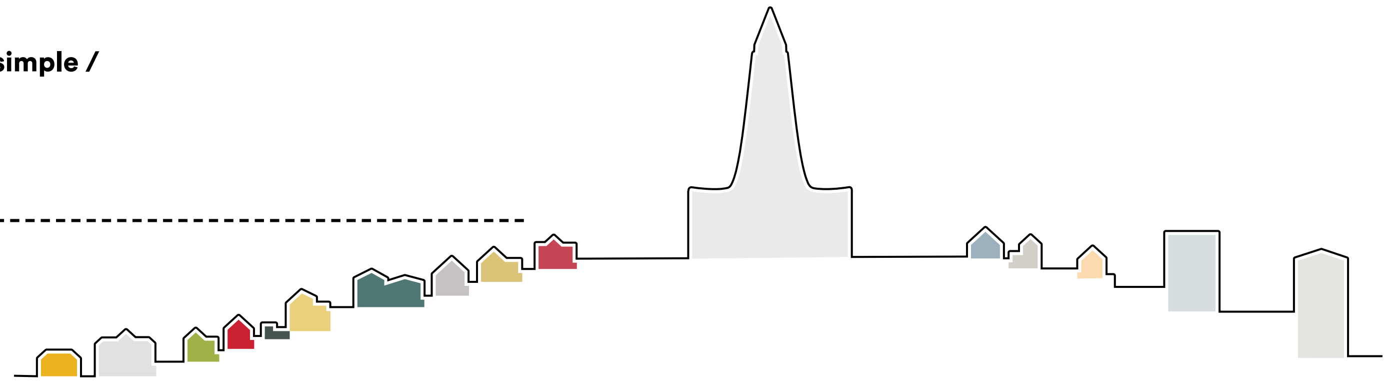
Examples of color palette and tonalities.
Not limited to these exact hues.

Facade examples - The core

Facade examples - The perimeter

Taller volumes - more simple / monocolor

Lower volumes - more colorful and varied

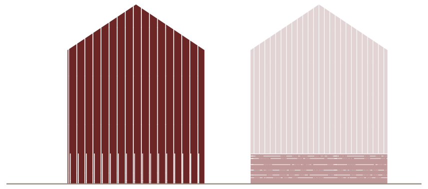


Facades

Detailing

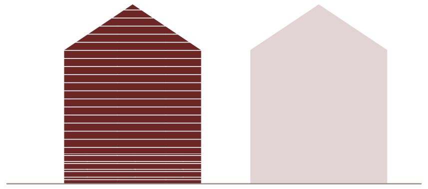
The core
- The character of the buildings in the core should be refined and have a high level of detailing. As a reference to traditional corrugated metal facades, the facade detailing or profiling should be oriented vertically.
- The base should have a more refined detaling or different materiality, so that it is readable as something different.
- The facades **can not** have a horizontal expression, neither can it appear without refined detailing or lack of a defined base.

Do's



Vertical detailing, defined base

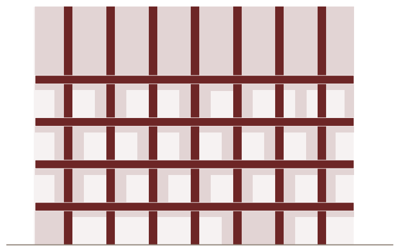
Dont's



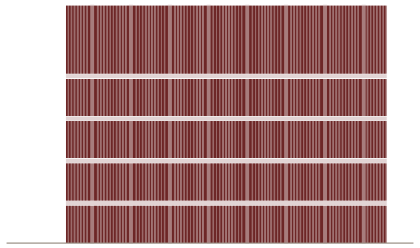
Horisontal detailing, lack of base

The perimeter
The buildings in the perimeter is relating to a larger scale environment and are taller than those in the core. The facades should have more defined horisontal lines or a grid-like expression in order to break down the apperance of height. The facade detailing and articulations should have a more large scale expression in order to readable from the high speed large scale roads surrounding the project.

Do's



Grid-like expression

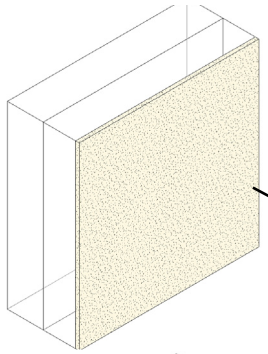


Defined horisontals

Facade examples - The core

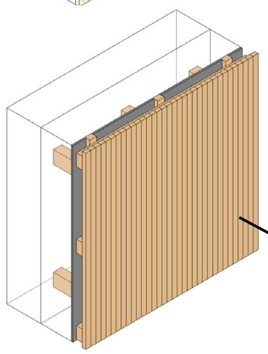
Facade examples - The perimeter

Facade Materials



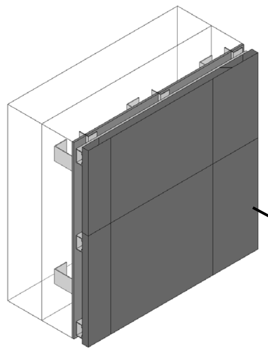
silicate exterior paint
lime-cement plaster 20 mm
plastering mash

Plastered facade
19.0 kg CO2eq/m2



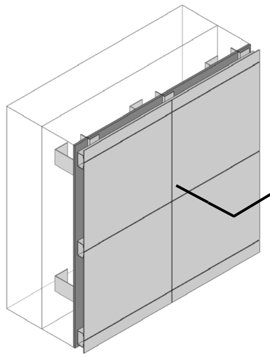
exterior timber treatment
timber cladding 20 mm
timber structural frame
gypsum wind barrier 12.5 mm

Timber cladding
20.9 kg CO2eq/m2



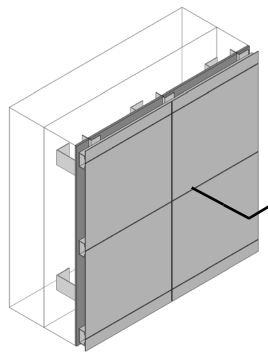
stone cladding 30 mm
aluminium structural frame
gypsum wind barrier 12.5 mm

Stone cladding
86.3 kg CO2eq/m2



recycled aluminium sheet 3 mm
aluminium structural frame
gypsum wind barrier 12.5 mm

Recycled aluminium sheets
106.6 kg CO2eq/m2



aluminium sheet 3 mm
aluminium structural frame
gypsum wind barrier 12.5 mm

Aluminium sheets
139.4 kg CO2eq/m2

Co2 impact of facade choices

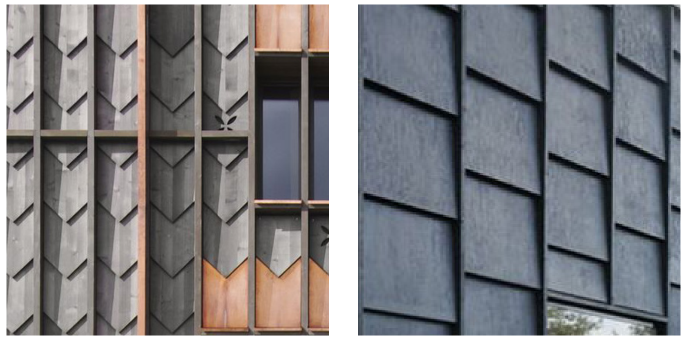
The building envelope usually represents on average 15% of the total embodied carbon and the choices made will have an influence in almost every aspect of the building design process. Therefore, it is essential to initiate early conversations on the different materials and thicknesses that could be considered. In this assessment, the carbon footprints of five facade scenarios were evaluated. The study is limited to elements beyond the insulation and structural facade. The options are showcased from lowest CO2 emitting to highest.

A simple plastered facade has the lowest carbon emissions mainly because it does not require a structural frame. Timber cladding performs similarly well, benefiting from the significant CO2 sequestration properties of wood. Stone cladding, however, has over four times the impact of timber due to the carbon-intensive aluminium structural frame nessecary. Facade panels from recycled aluminium performs only 25% better than the one made from raw aluminium sheets and over five times worse than the one made of timber, primarily because of the structural framing is typically made from raw aluminium as it has strict quality requirements.

Do's

Upcycled facade cladding

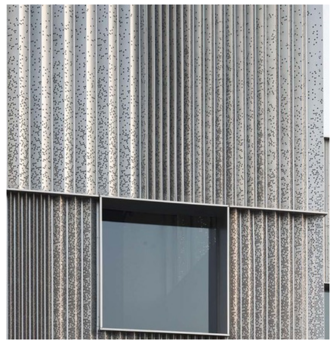
Plaster facade



Wood cladding

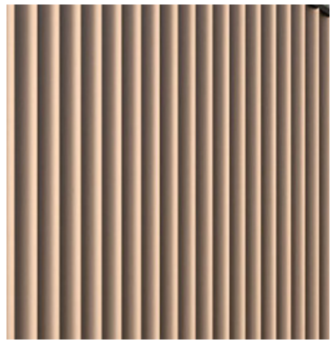
In limited amounts

Stone cladding



Recycled aluminum

Dont's



Newly produced aluminum cladding

Facades

Windows

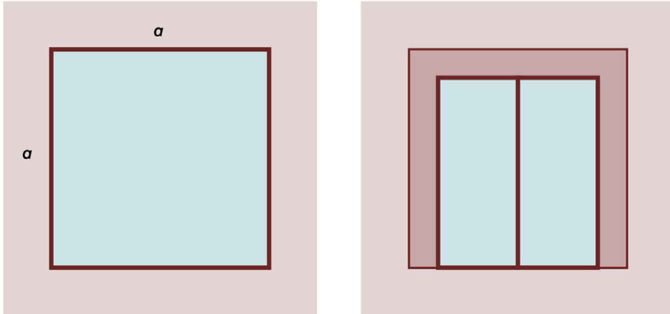
- The size and shape of the windows are inspired by the proportions of traditional icelandic architecture.
- The windows should be percieved as square rather than elongated. Smaller windows can be inscribed in this initial shape.
- The windows should be placed in a way which rather creates an irregular rhythm than a strict and aligned.
- Vertical formats and multiple shapes and configurations or decorative elements should be avoided.

Proportions

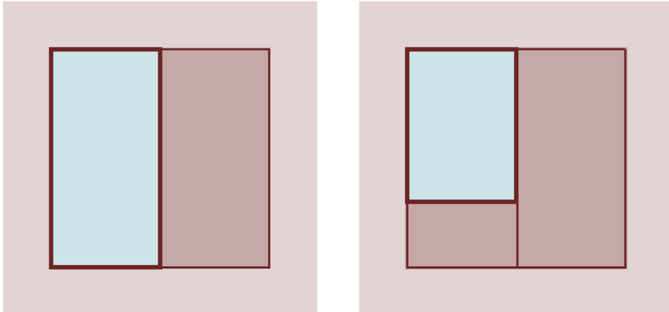
large openings due to lack of light

WINDOW SIZES

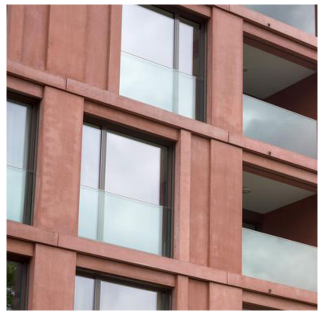
DO's



Big windows: square size



Smaller windows:
inscribed in the initial square shape,
highlighted by materiality or facade elements



Big windows

Window enhancement

DONT's

Decorative elements

Too many sizes and shapes

Only vertical windows

WINDOW COMPOSITION

DO's

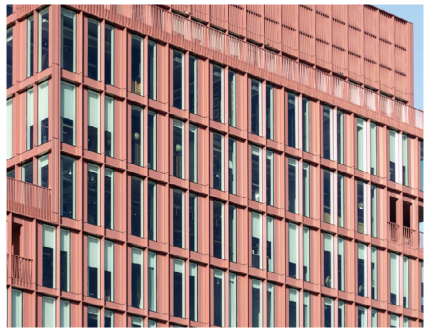
Clear placement for the perception of the square shape
Large windows in favor of daylight

Clear shapes

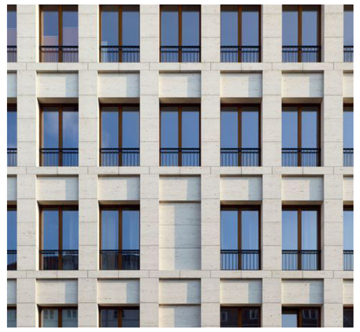
Rhythm and irregularity

DONT's

Random placement and sizes of windows



Verticality

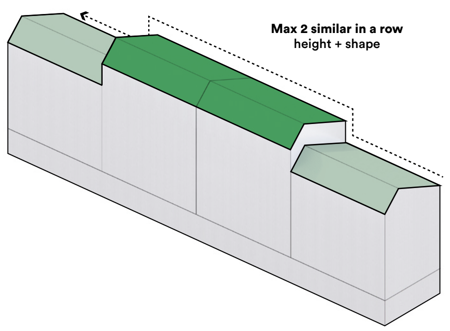


Strictness

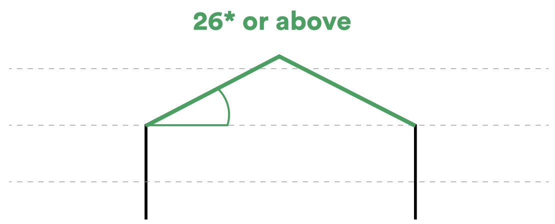
Roofscape

The roofscape is an important characteristic element of the neighborhood, introduced in order to help create a distinct character of the new development. The roofscapes of The Core are more directly related to the shape of old Reykjavik, while the roofs in the perimeter are allowed a bit more freedom, while maintaining volume shift and set back on the top floors.

Whole neighbourhood

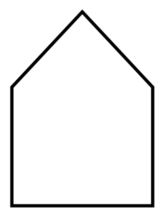


Max 2 of the same shape+height in a row

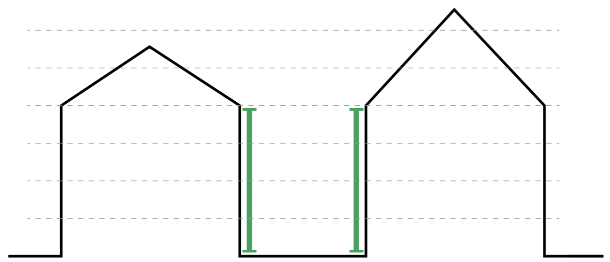


Roof angle cannot be less than 26 degrees
Does not apply to the townhouses in block A

The core

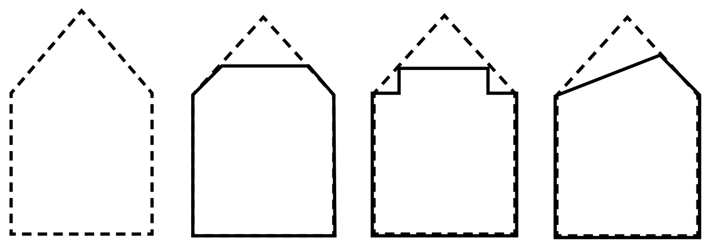


Pitched roofs required for all buildings.

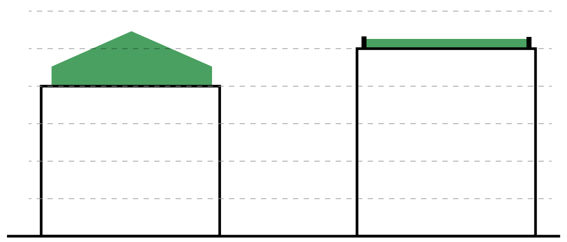


Max 4 floors in internal streets to eaves footing

The perimeter



The top 1-2 floors shall have a roof profiles that fits within a pitched roof profile. Variations between setbacks and angles are allowed.



Flat roofs require a green element. Either a green roof (e.g. sedum or turf) or a green house

Facades

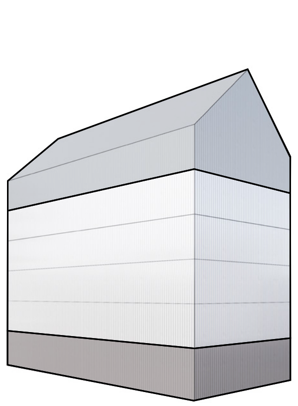
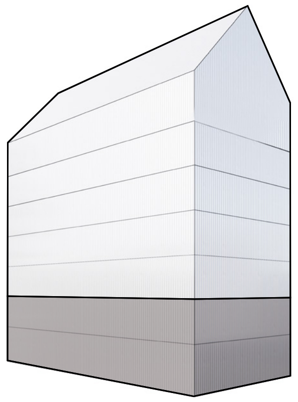
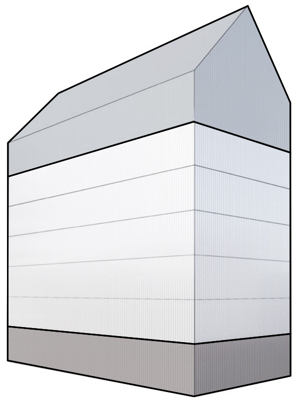
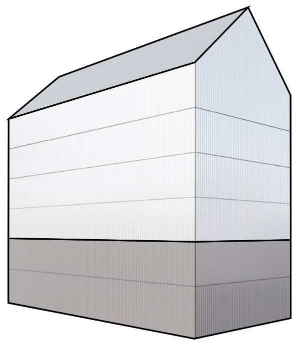
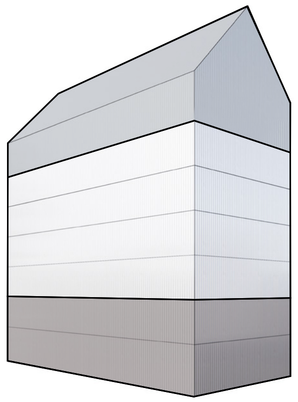
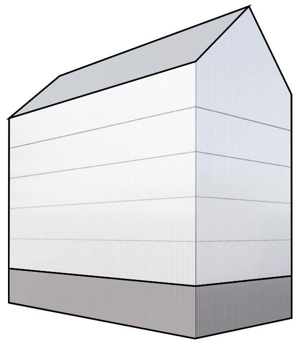
Top & base

The top and base of the buildings should be defined in order to break down the scale and relate to the human scale.
The top and base should be proportionate to the building volume, meaning that taller buildings need a taller top and base.

If the building is 5 floors or more:
Base= Min 1 floor
Roof profile/top: Min 1 1/2 floors

If the building is 5 floors or less:
Base = min 1 floor
Top = min 1 floor

Examples of top and base proportions in a building with 6-7 floors







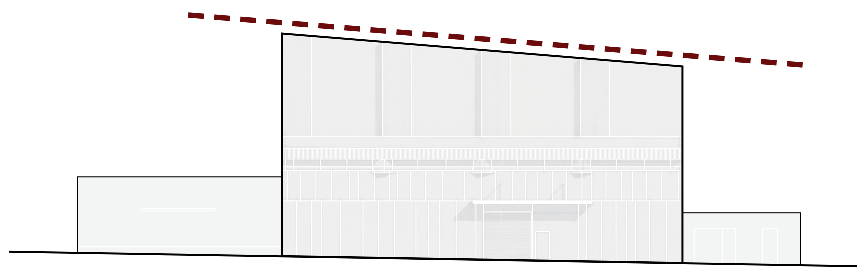


Landmark buildings

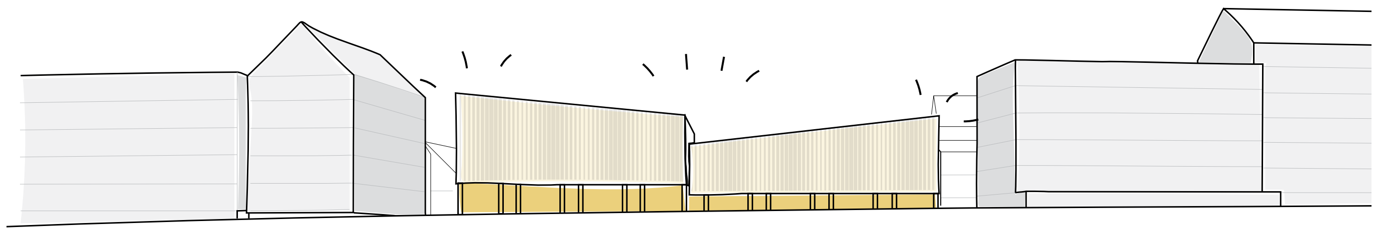
Printing House

The other landmark is the existing printing house, proposed to be converted into a culture house.

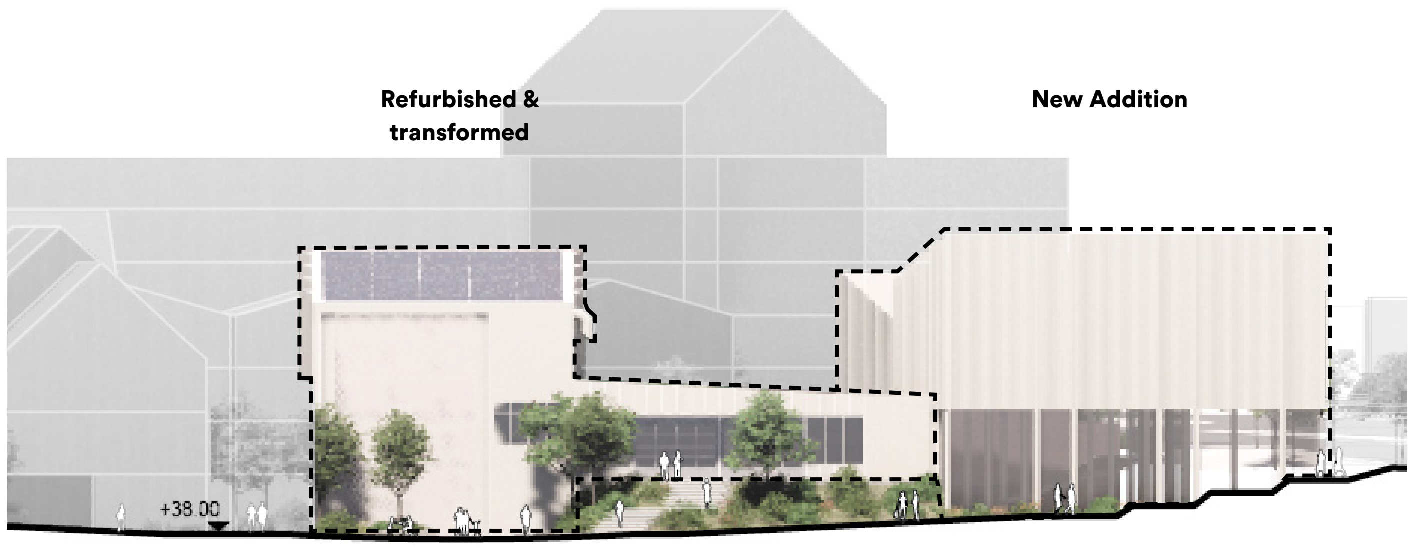
Since one the important reasons to keep the existing building in the plan is to keep a piece of memory from what the site has been, it asks for the same understanding in relation to what is introduced. The new addition needs to relate to the original part as well as pointing forward and creating an interesting new lanternlike frontage towards Kringlamyrabraut. Therefore it is recommended to treat the future volume with a similar angular roof shape. It cannot be flat roofed or a simple uniform box.
Since it is facing the busy traffical setting it needs a certain size, and can not be too low. This will also ensure flexibility of the program and floor distribution.



The existing Printing House has a characteristic angled roof. This has to be adressed in a pontential development of phase 2.

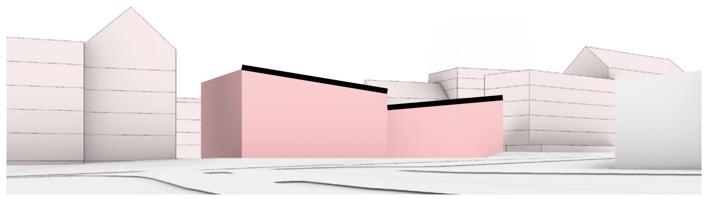


The culture house to be seen as a lantern from Kringlamyrabraut

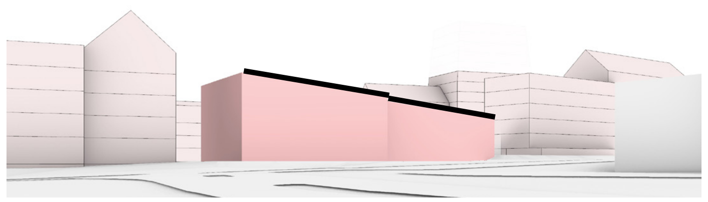


The 2nd phase and new addition to be a cohesive extension of the existing Printing House

Do's



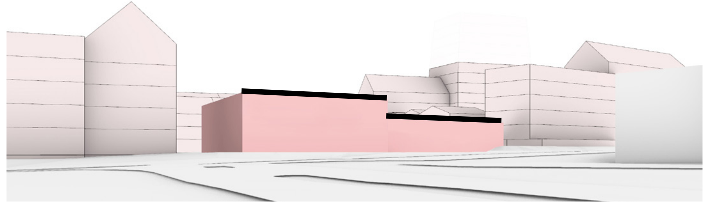
Angled roof profile inspired by the existing, massing relating to context while standing out.



Angled roof profile inspired by the existing, massing relating to context while standing out.

Dont's

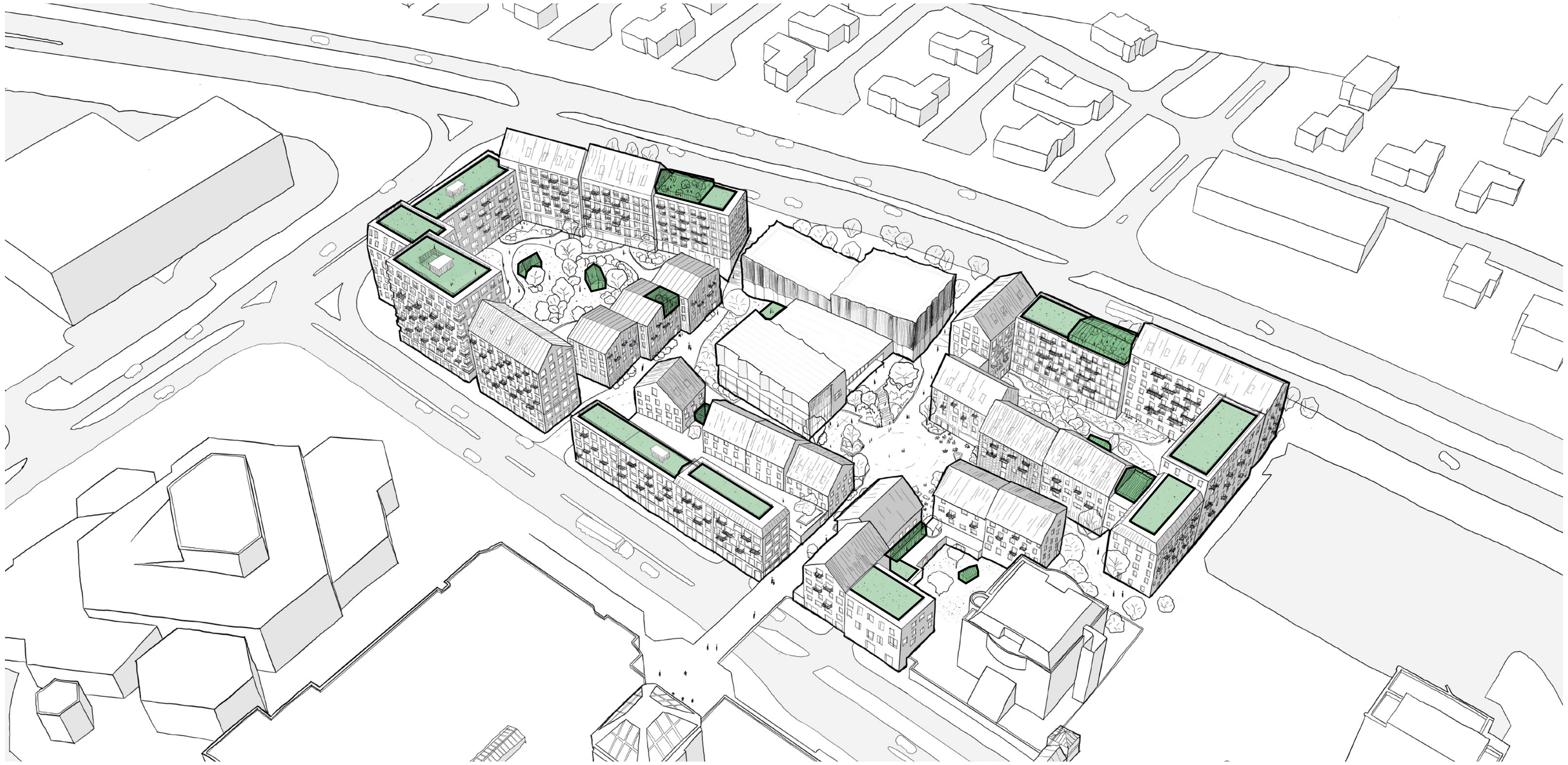
Flat roof, no volumetric treatment



Flat roof, too low in relation to the context and road (3 floors + 1,5 / 2 floors)

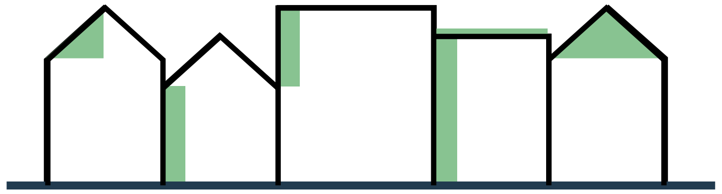
Facades

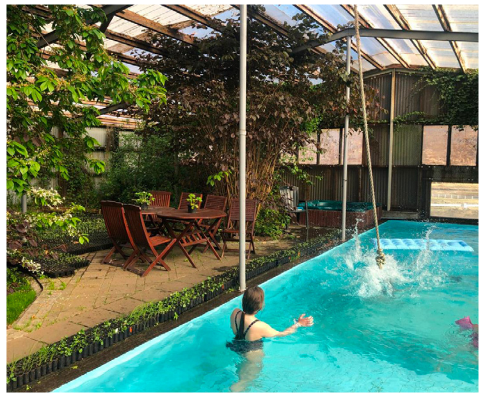
“Greenhouses”



Inspired by the tradition of the use of greenhouses and in order to extend the comfortable season, it is recommended to integrate greenhouses throughout the development. To maximize the livablity it is recommended to introduce these in every block.

The greenhouses are seen as communal spaces, e.g. a covered roof garden, a shared social stairwell, a green house in the courtyards. The illustrated examples are to be seen as inspiration.

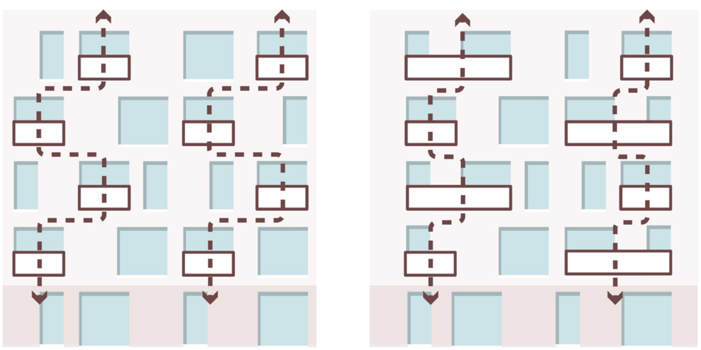




Balconies

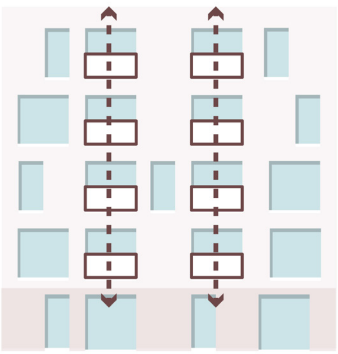
- Balconies should feel as light and well integrated in the building as possible
- Colour and material similar to the building so it is perceived as one entity
- The materials should be robust (e.g. metal railing) and not ones that require a lot of maintenance or could be dangerous (e.g.glass railing)
- The size of the balconies is relevant to the context, if it is a narrow street or a wide open space.
- The balconies are placed in a way to create an irregular rhythm on the facade rather than a strict one
- Balconies are allowed to be pushed into the building mass
- Glazed balconies are allowed in facades that are heavily exposed to noise, along the perimeter of the neighbourhood, when following guidelines in the section ”Balconies - the perimeter”

Do



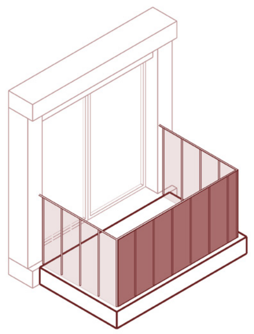
Irregular alignment & rhythm

Dont

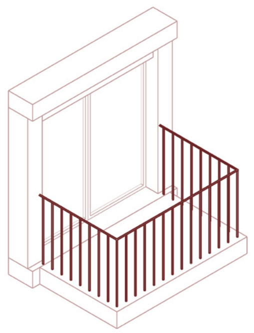


Strict alignment

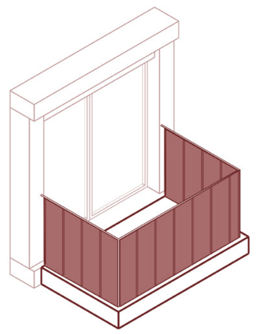
TYPICAL BALCONY TYPES & CONFIGURATION



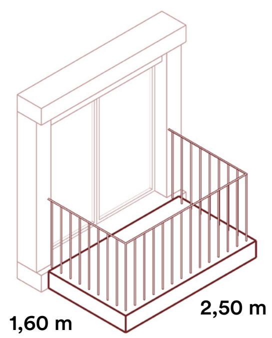
Railing type
Closed front, glazed sides with vertical articulation



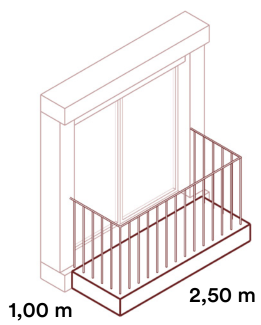
Railing type
light and perforated



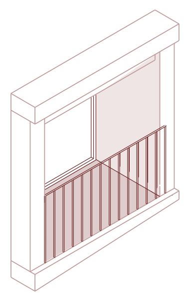
Railing type
Closed with vertical articulation



Full size
balcony type

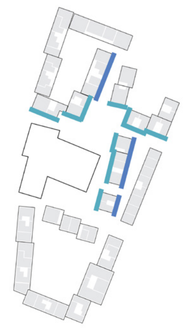


Small size
balcony type



Pushed in
balcony type

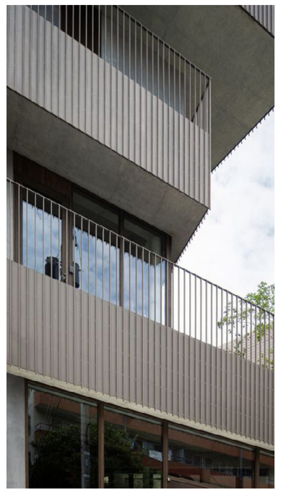
Balconies - In the core



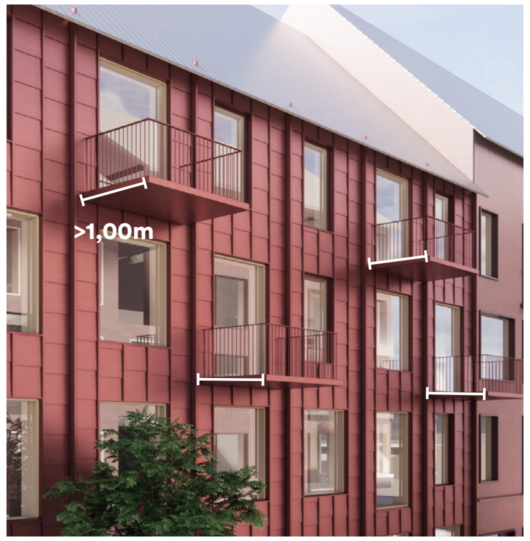
DO's

Max cantilevering 1 m.
Light railing element

If closed
Subdivisions and articulation,
Either solid or glazed all-around,
or solid front and glazed sides



DONT's

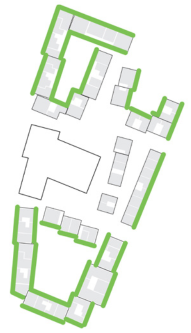


Cantilevering more than 1 m

Closed solid railing or glass railing with no articulation. Flat appearance

Fully glazed balcony

Balconies - Along the perimeter



Valid for every plot

DO's

Maximum depth 1.60 m.
Light railing element
Irregular alignment

If closed
Subdivisions and articulation,
Either solid or glazed all-around, or solid front and glazed sides

DONT's

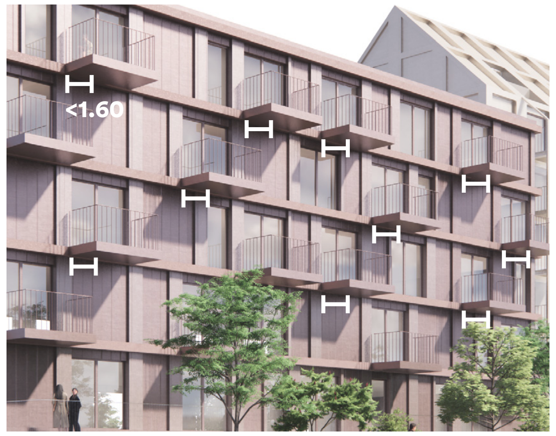
Very long balconies

Fully glazed

Closed solid railing or glass railing with no articulation. Flat appearance

Valid for plots A, D

DO's



Maximum depth 1.60 m.
Light railing element
Irregular alignement

Longer balconies with glazed sections, placed in an irregular pattern

DONT's

Long balconies partially glazed in a regular pattern

Fully glazed balconies strictly aligned

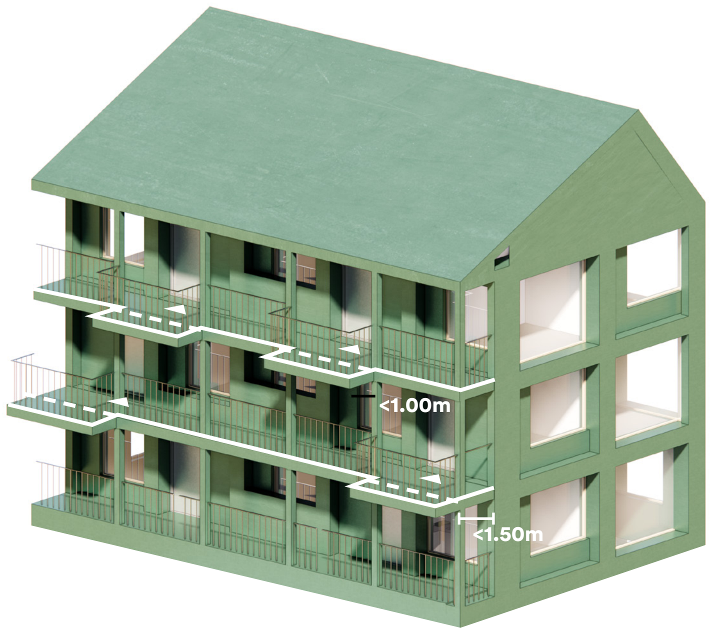
Long, fully glazed balconies

Balcony access

Balcony access means that the appart-ments are reached through a shared outdoor walkway instead of an indoor stairwell. When treated right, balcony access can have a social value. Important factors are:

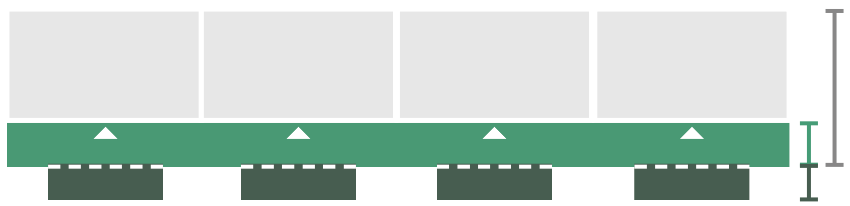
- Give space to balconies that protrude from the walkway, that can be personalizes and furnished
- Allow for good daylight and ventilation
- Create the feeling of a sidewalk rather than a corridor
- Reduce the lenght of the walkway, by split-ting it up in several parts.

Block C - Small rental units



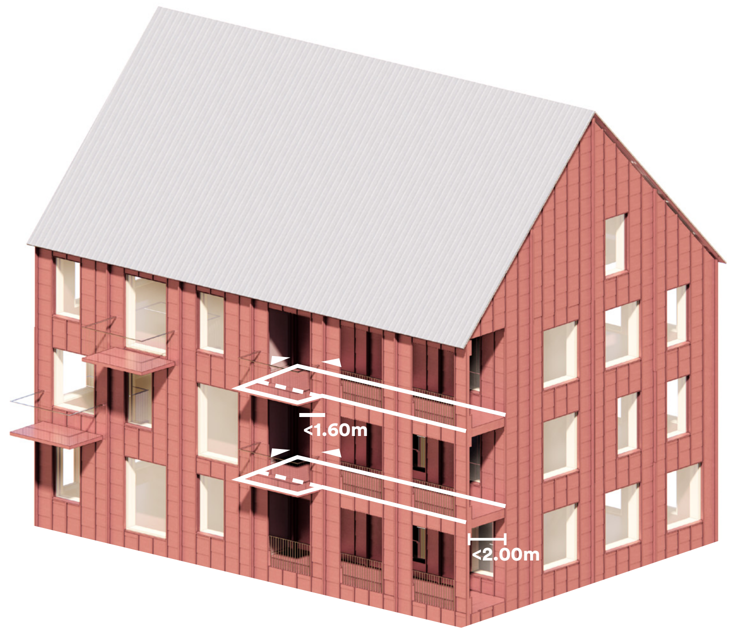
Plan examples

Walkways do not exceed the building line
Maximum length: the length of the building



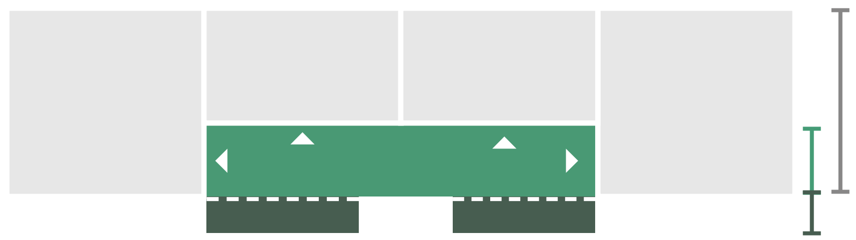
Protruding balconies create a semi-private space for each unit and allow for social interaction.
Maximum depth: 1.00 m. protruding

Block A and D



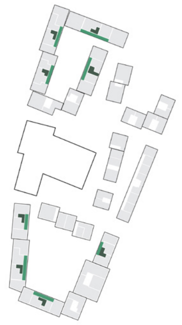
Plan examples

Walkways do not exceed the building line
Maximum depth: 2.00 m.
Maximum length: 4 apartments per walkway



Protruding balconies create a semi-private space for each unit and allow for social interaction.
Maximum depth: 1.60 m. protruding

Balcony access - Courtyards



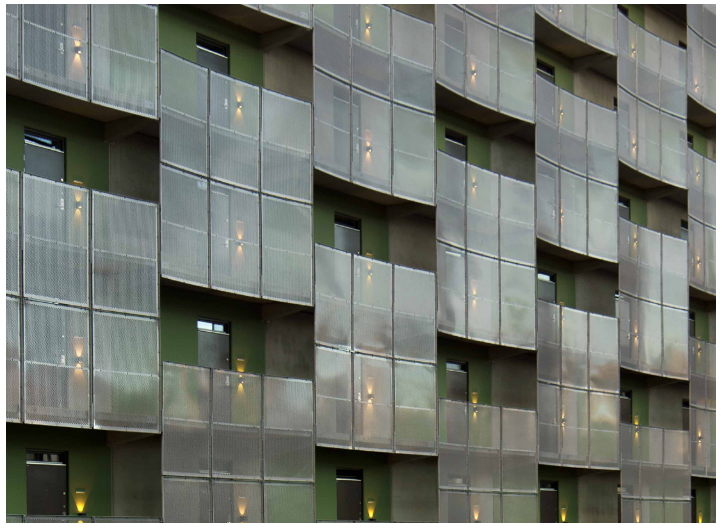
DO's

The walkway is well integrated to the facade
Same colour and material as the building
Light railing element

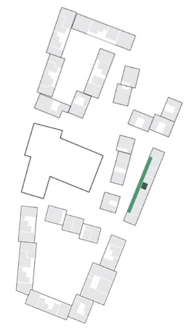
DONT's

Too closed and heavy
No balconies

Fully enclosed
No balconies



Balcony access - Block C



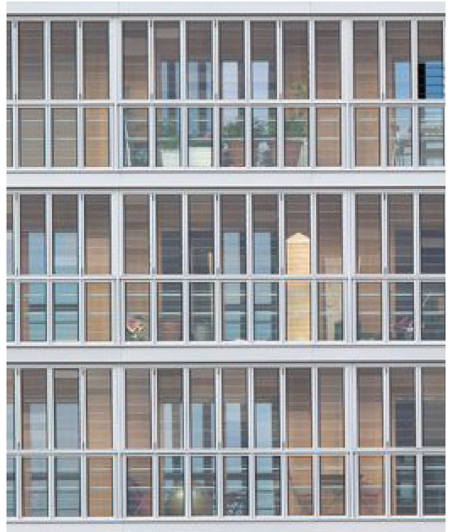
DO's

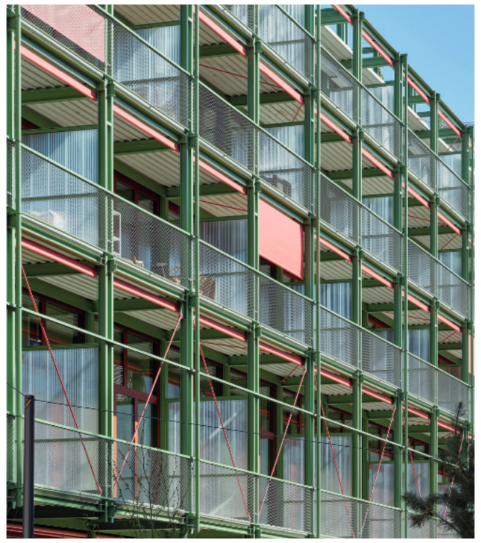
Light railing element
Balconies create semi-private spaces for social interaction and break down the scale of the facade
Personalized walkways and balconies with vegetation, furniture and other objects

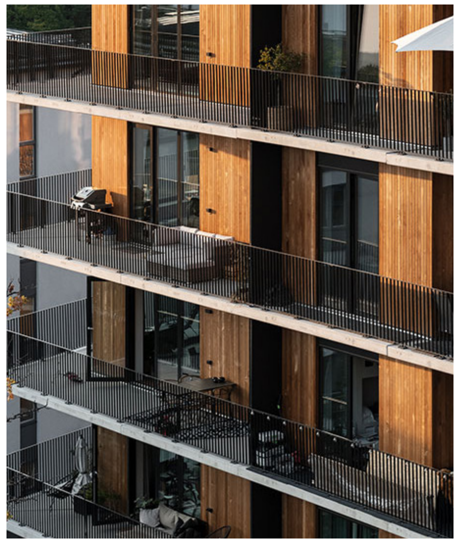
DONT's

Fully enclosed walkways
No balconies

Long walkways taking the full length
Monotonous and not welcoming





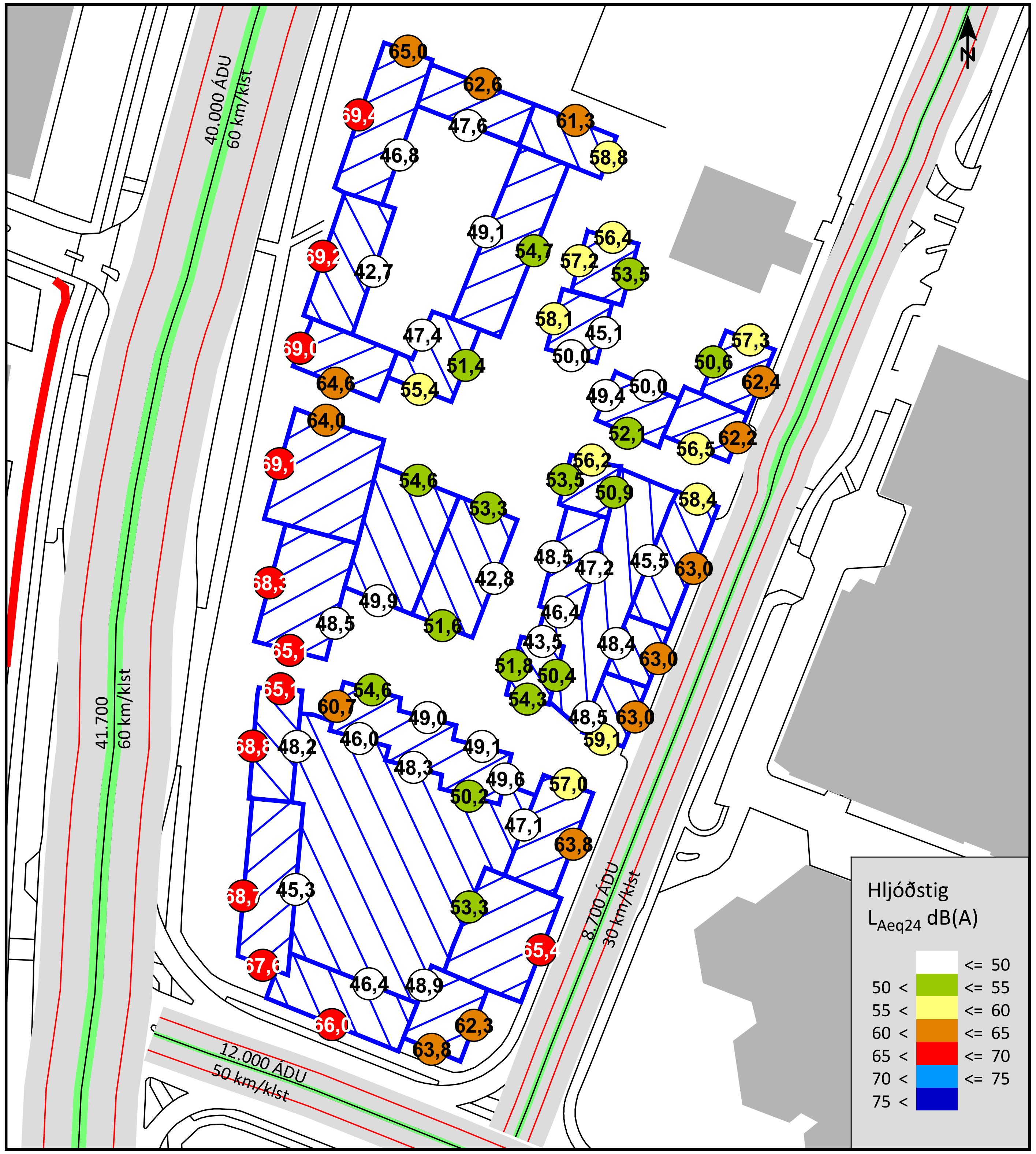


Facades

Noise Strategy

The site is surrounded by large roads, causing all sides of the development area being exposed to noise above the allowed limit for residential facades. The layout of the masterplan has been designed to limit the amount of noise that enters the neighbourhood by working with courtyard typologies to secure a quiet side to all residential buildings, and by minimizing the width of the paths that connect the large roads to the interior public spaces.
In order to secure qualitative housing that live up to the regulatory limits of max 30dB(A) indoors, a few things need to be implemented:

- All apartments must have a quiet side, facing a courtyard.
- Acoustic glass on facades that are exposed to high amounts of noise
- Further noise studies need to be conducted during building design



Noise along facade, from acoustic report (VSÓ)

Landscape Design Guidelines

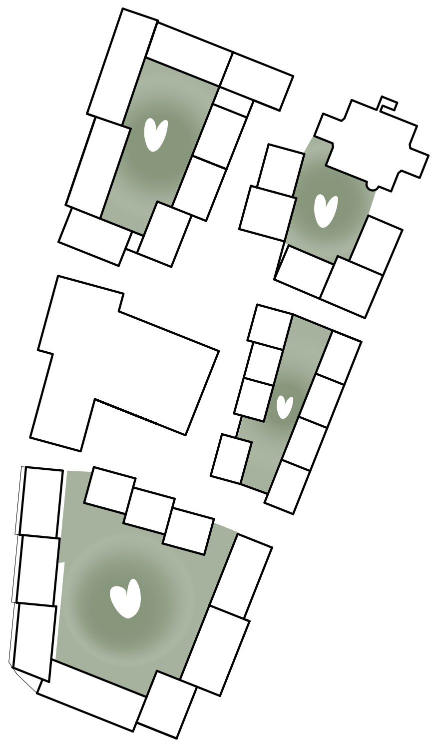
Landscape Plan

Overall landscape approach

Streetscape

One coherent landscape and paving strategy that binds the streetscape together

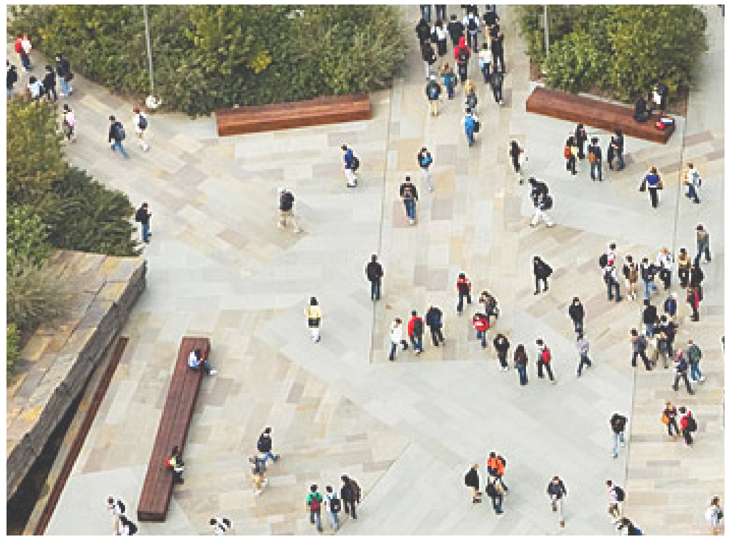
Courtyards



Generous & intimate gardens for the inhabitants

Plazas

Attract & activate with optimized public spaces



Water and levels

Terrain & water strategy

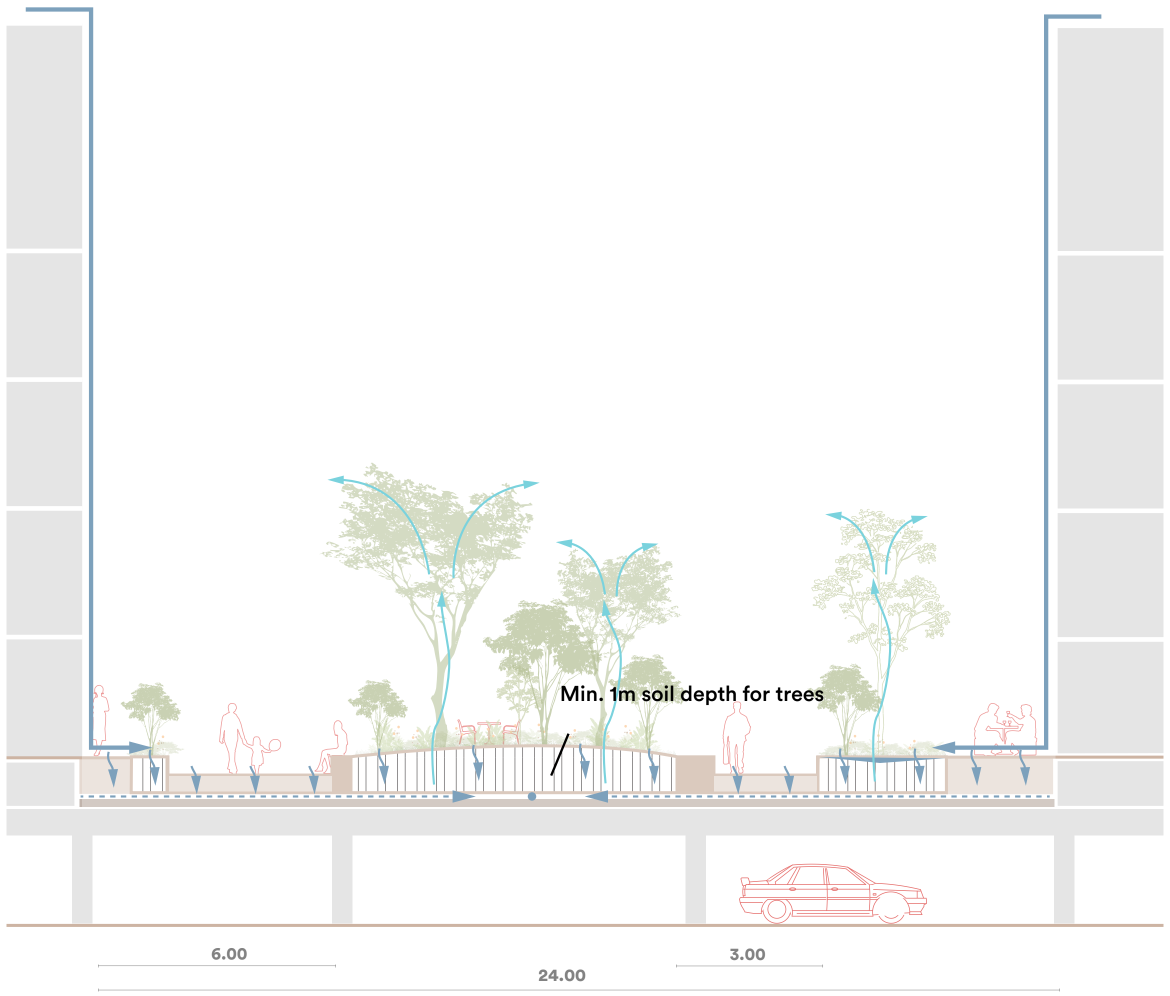
The key challenge was to take advantage of the terrain to create and increase a feeling of neighbourhood, therefore the strategy is to lower the main public spaces on site from the Kringlumýrarbraut road, and connect to the Kringlan new entrance level (approx. +39m). To increase the grading of privacy, the courtyards are elevated, which creates a comfortable and intimate space, free from wind and noise.

Roof water
& surface water recommendations

Each public space & courtyards is gathering water individually.

- Planting beds in the Streetscape are also participating to the water strategy, therefor the permeability of those area should align with the overall strategy.

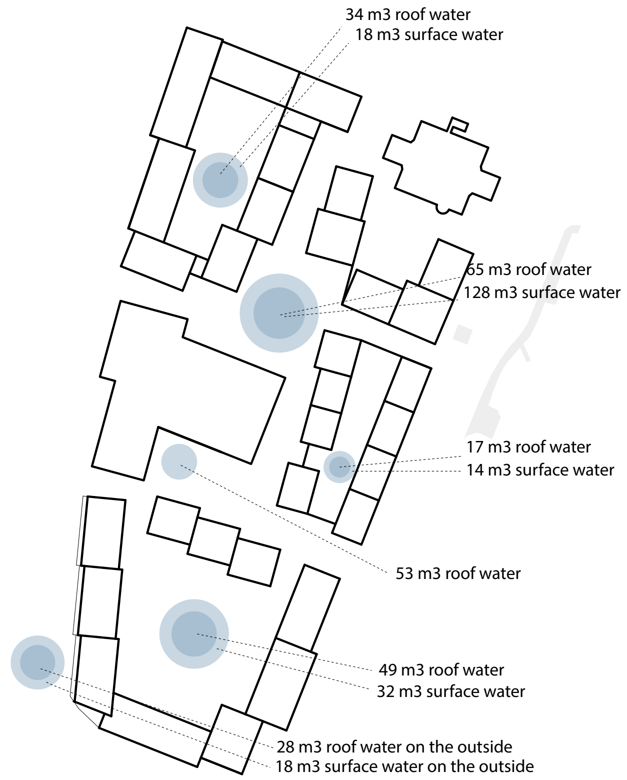
Approximative calculation to be considered as an overview that will have to be taken into account during later stages.



In the courtyards, roof water should be collected via downpipes in the planting beds along the facades and infiltrated to the underground drainage layer. Surface water should infiltrate through the permeable paving to the drainage layer. From the drainage layer trees in the central planting beds can soak up rainwater for irrigation and evaporation. Excess rainwater should drain via the drainage layer and drainage pipes to underground stormwater crates in the public space and streetscape.

In the public space, roof water and surface water should be collected in planting beds, and detained underground in stormwater crates for infiltration, if possible, and eventually be led to stormwater crates under The Square for throttled discharge to the drainage system in Kringlan road. Excess surface water should also be able to run on the surface to the bowl and drain to the underground crates through a well or similar, at the bottom of the bowl.

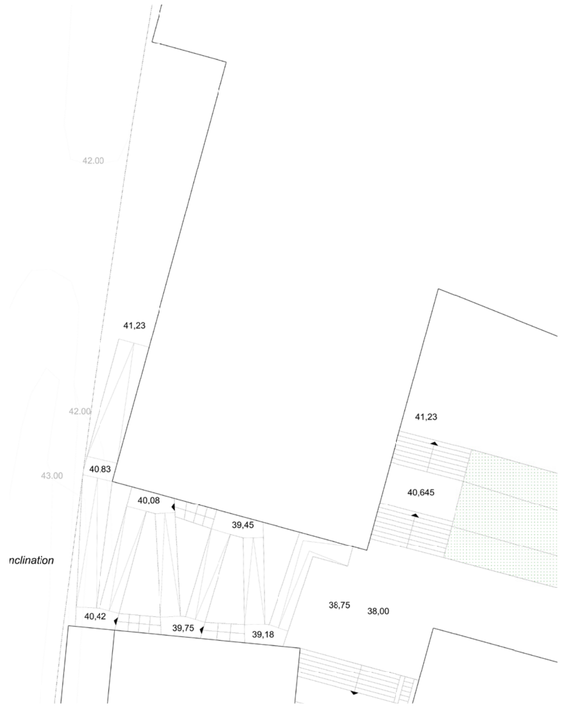
During larger rain events, and when the crates are full, water should be allowed to rise up into the shallow bowl at the square before flowing on the surface and down to the existing sewer system.

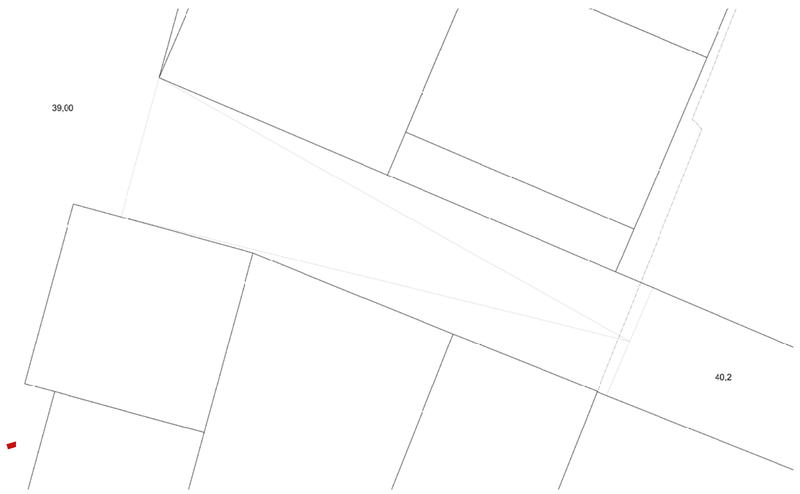


Accessibility

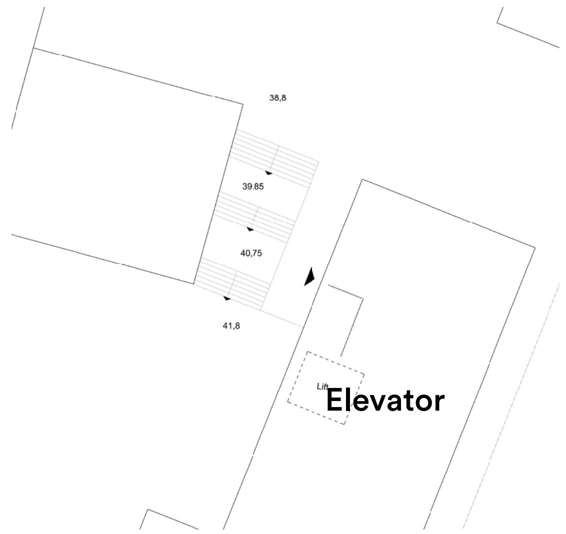
There is a large height difference from Kringlumyrarbraut to Kringlan road that the landscape between the buildings need to accomodate for. All public spaces and courtyards should be accessible through ramp or elevator. The plans below demonstrate how accessibility could be accomodated in some of the most important entrance locations. It is also important to keep the main paths clear of snow and ice, in order to maintain accessibility in the wintertime.

Ramp from Kringlumyrarbraut to plaza, 5% inclination





Ramp to bridge, 5% inclination



Elevator access to raised courtyard

Ramp from Kringlumyrarbraut to southern plaza, 5% inclination

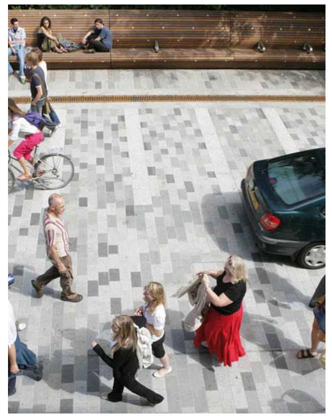
Mobility approach

Mobility strategy

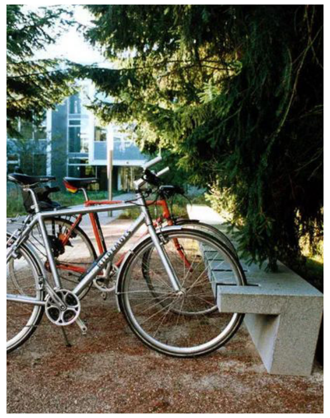
The Kringlan neighbourhood is designed to give priority to pedestrian and encourage the use of bikes, while still allowing few cars & trucks to move around on site, in some specific area (in dark blue & orange).

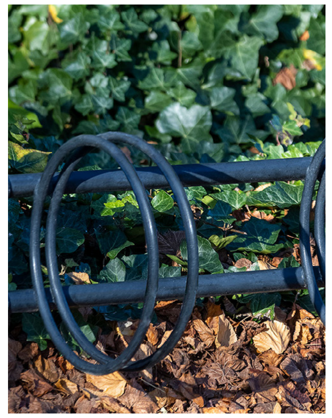
These parts of the Streetscape are shared spaces with low speed limitation for cars, the rest is only for pedestrian and bikes. Furnitures and planting beds are also participating to invite car and bikes to move slowly on site.

Shared space for cars & pedestrian



Bike parking





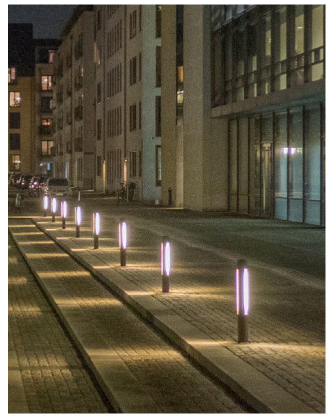
Light strategy

The streetscape & the courtyards are embracing two distinct atmospheres, that lighting is highlighting. The streetscape is intented to create a clear and safe space for people to be able to move around, in the dark as well, while the courtyards are having a quiet & more intimate lighting atmosphere with low elements, showcasing the meandering path and the private accesses to the apartments. A few higher light elements could be placed in the courtyards, next to the building entrances.

Streetlight

Square & community garden light

Low lighting elements along path



Recycling strategy

The garbage & recycling strategy on site is a mix of underground containers & regular containers. Exact placement of deep containers will be decided together with the municipality. The recycling points need to be accessible for all.

Truck stop location marking in the shared space

Deep street containers

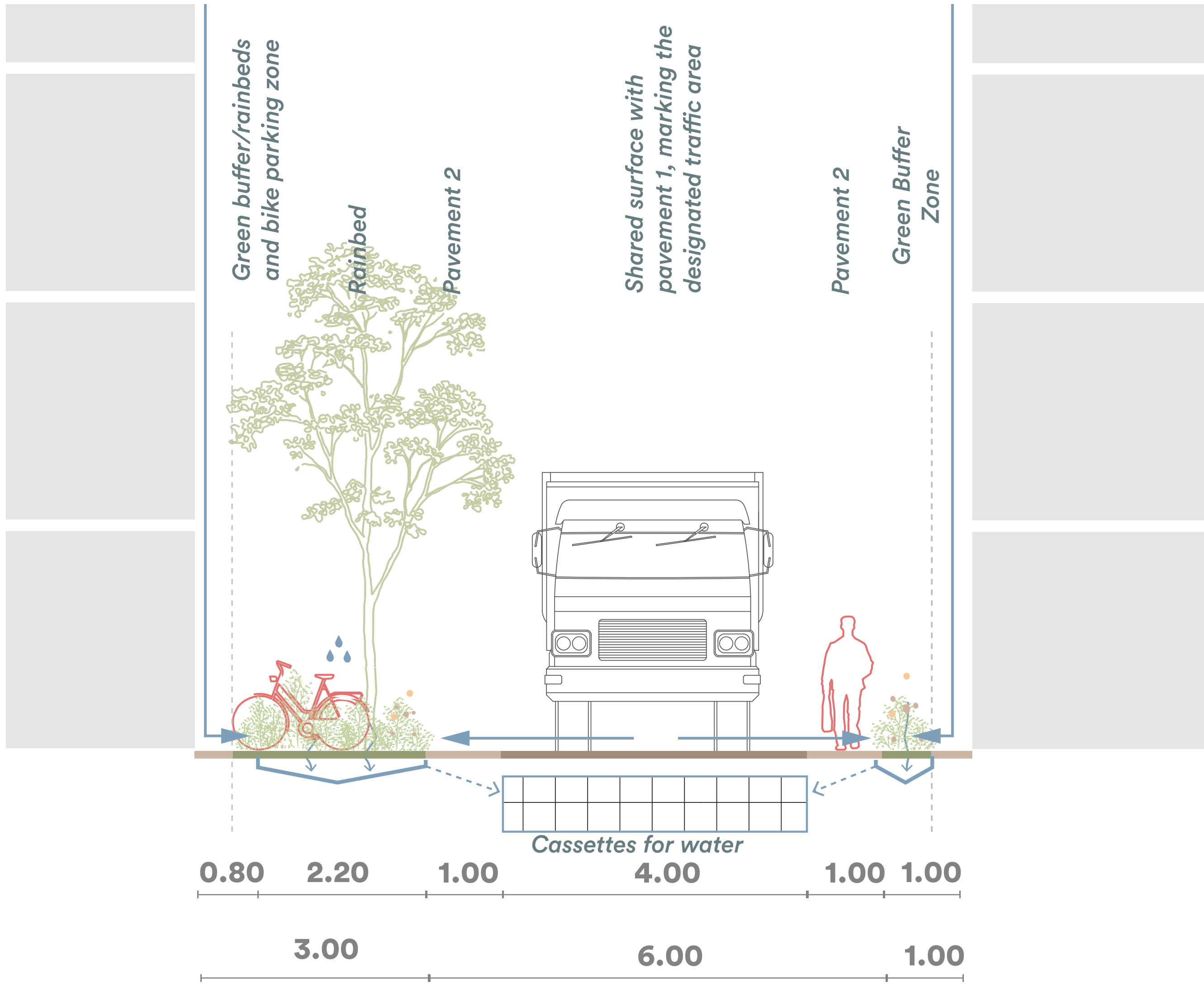
The Streetscape

The Wild Garden

The streetscape is what binds the city together. Inspired by the wild flowers, bushes and trees of Iceland, this landscape is robust, has a low maintenance and can tackle the pressure from a vibrant citylife.
The streets are narrow, yet green, allowing for private edgezones, to populate the space and give a buffer towards the apartments.
The square is flexible and can give space for events like fleamarket, concerts and christmasmarkets and for everyday life it´s a place hang out and meet with your neighbor for a cup of coffee.

DO's

- The plantings chosen for the streetscape should require mostly poor soil, mixed with sand or pumice. Some plantings might require some fertilizer but the preference should be for plants that accomodate to poor soils in this area.
- Plants in the Streetscape should also require little watering and low maintenance in general.
- The soil's thickness should be adapted to each planting and build up situation.



The Streetscape

Planting

The plantings of the streetscapes consist of robust and primarily native trees that tolerates the Icelandic climate as well as hardy bushes and perennials. Species should be native or naturalised in Iceland and low plants should be able to grow wild during some months of the year. Some evergreen trees should be integrated as well. Plants should be selected based on achieving a diverse flowering time and with all seasons in mind.

Planting recommendations


Sorbus aucuparia


Betula pubescens


Populus tremula

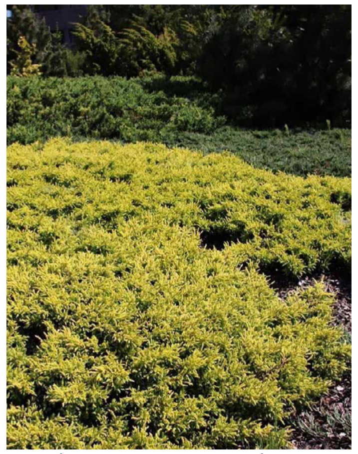

Pinus Contorta


Fraxinus excelsior


Salix caprea

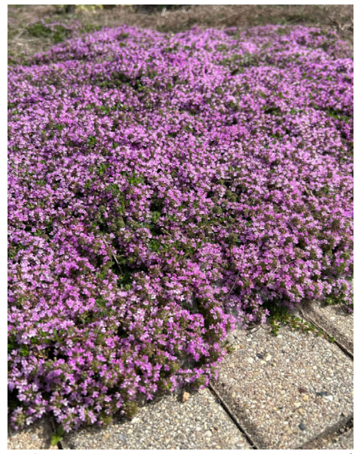

Lonicera xylosteum


Salix phylicifolia


Juniperus communis


Sanguisorba officinalis


Alchemilla alpina


Thymus praecox ssp. arcticus

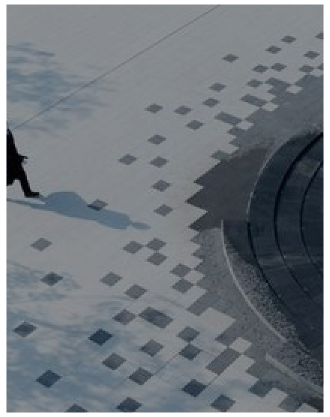
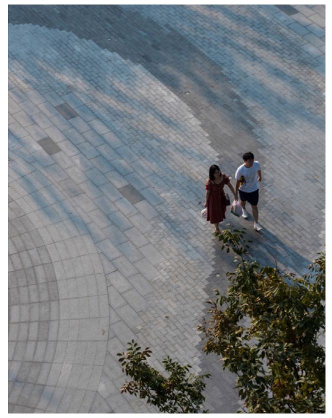
The Streetscape

Paving strategy

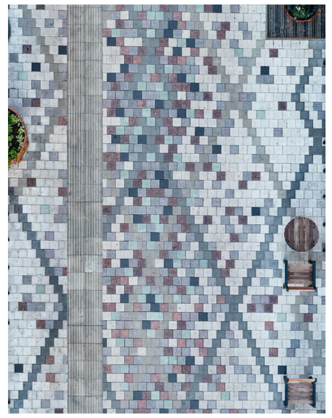
The streetscape binds with the city and the paving supports it across public spaces. The pavement should have an overall coherence, while allowing specific places to integrate effects of texture or pattern, like the Square or the connection to Kringlan. The pavement should represent this shared space for all kind of mobilities and contain a clear unobtrusive distinction of the marking of the passage of vehicles when required.

DO's

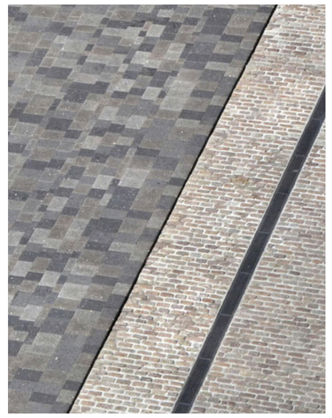
Stone pavement - Plaza

Mosaic pavement - The streets

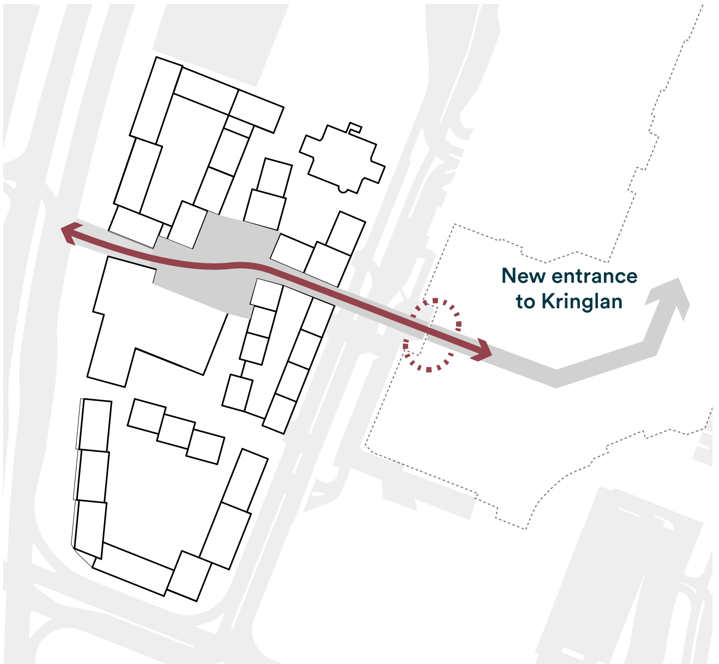
Connecting to context pavement

DONT's

Paving should not have a color tone difference that is too strong in constrast, in order to avoid overconstrasting visibility.

The Streetscape

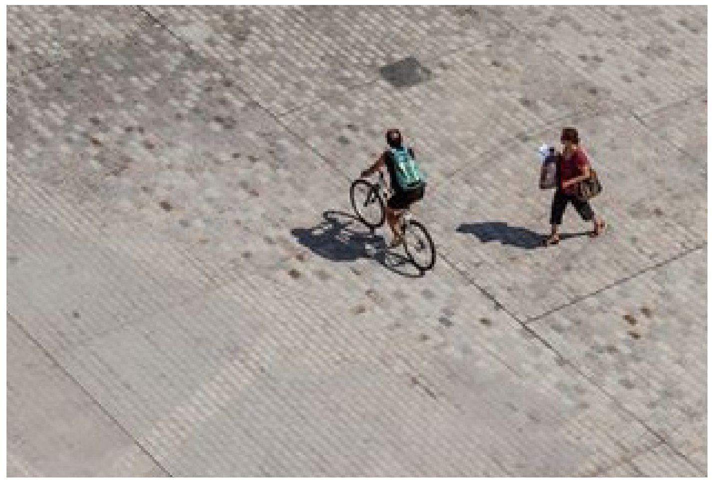


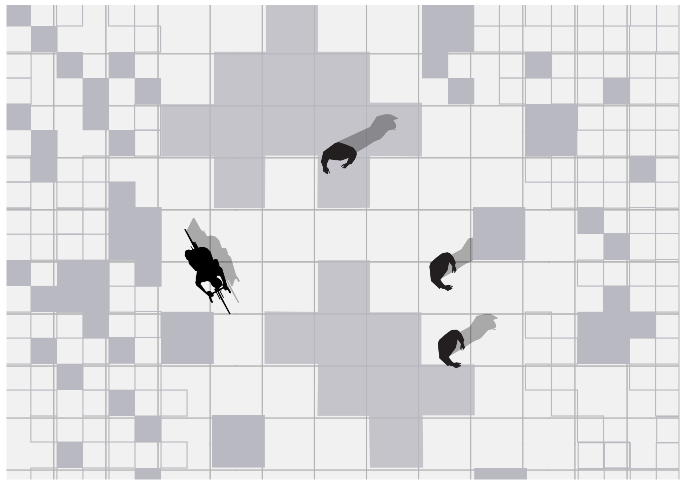
Paving unifying the shared space for all on site

Extending & re-interpreting Kringlan's pavement

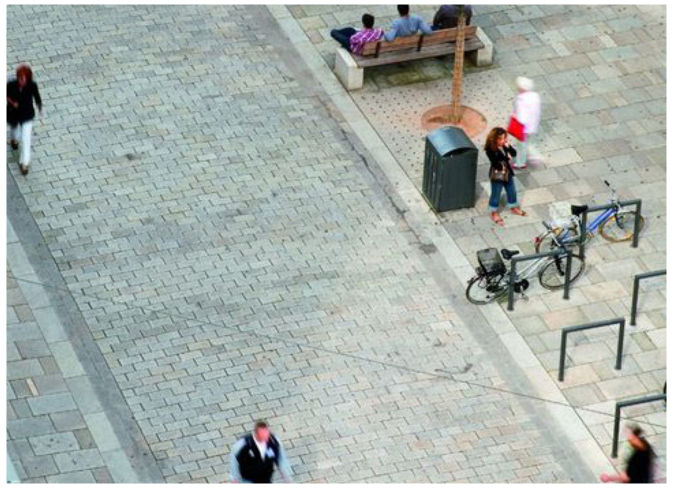
Subtle differenciating pedestrian & cars with tones & patterns

DO's





Kringlan urban spine pattern
as a reference not an identical and direct integration



The Streetscape

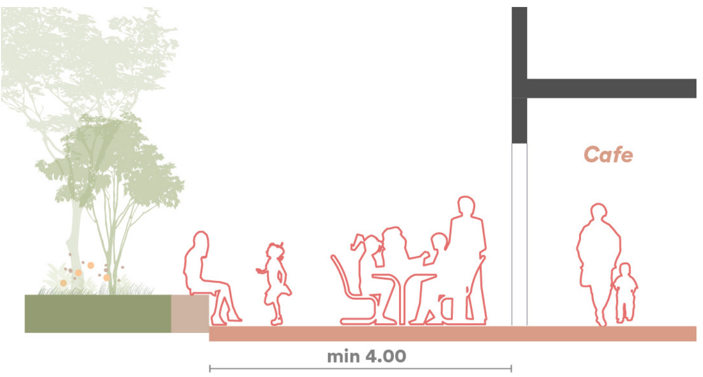
The Street edge zones

Green spaces allow to create spaces for public uses or increase a filter of privacy with plantings and hard edges. Around commercial groundfloor, those edges are intended to allow people to sit. Around residential ground floors the green buffer is important to create a sense of privacy.

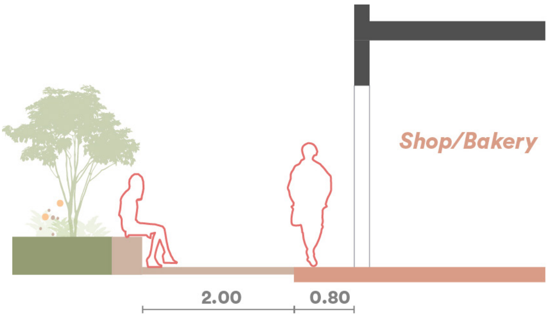
Principle section

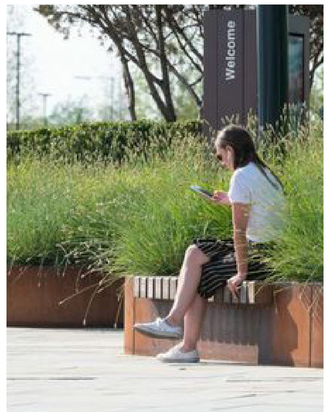
References

Commercial Edge - Kringlan Square

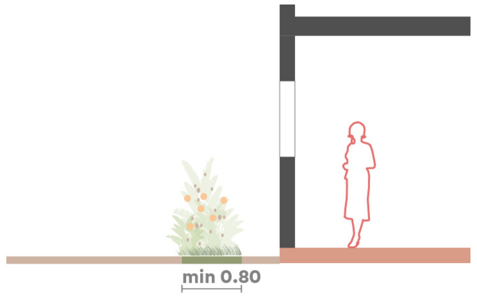


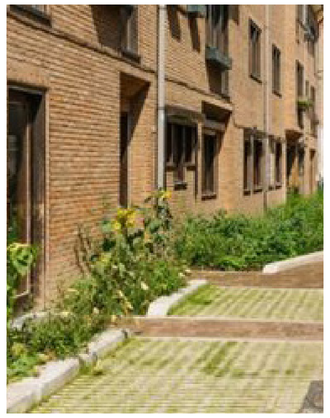
Commercial Edge - Main Path





Residential Green Buffer (0.80-2.50 m)





The Streetscape

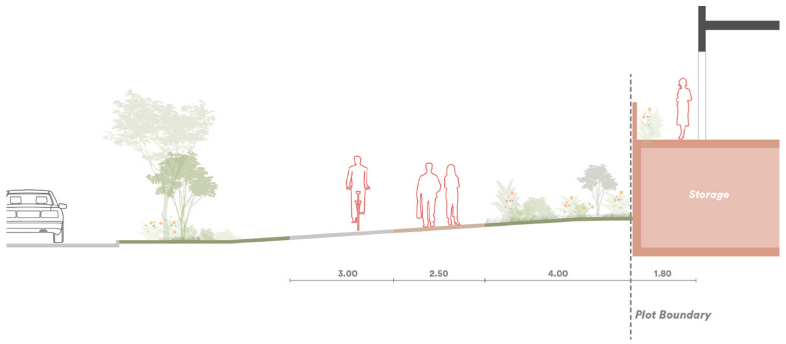
The outer edge zones

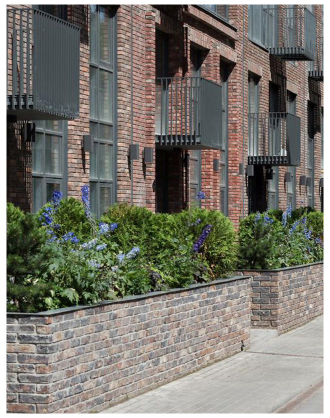
The edge zones facing the main roads around the site are playing with height differences & planted spaces to create a noise and privacy filter with the roads. Depending on the terrain, some appartments will have raised groundfloor. Pavement differences can also create a subtle visual buffer, to invite people to let space free along windows (cf. brown edges).

Principle section

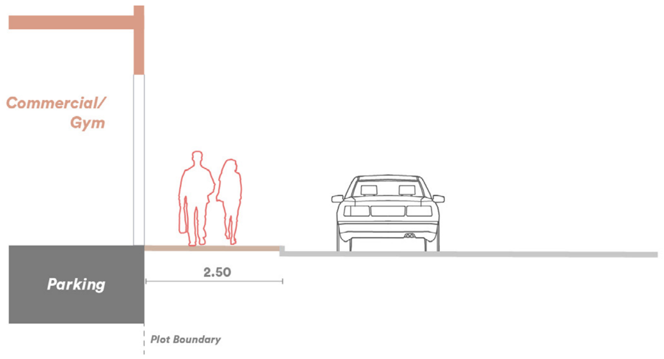
References

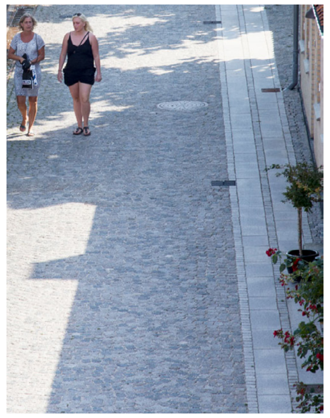
Residential Edge Zone with a Plinth - Elevated Garden



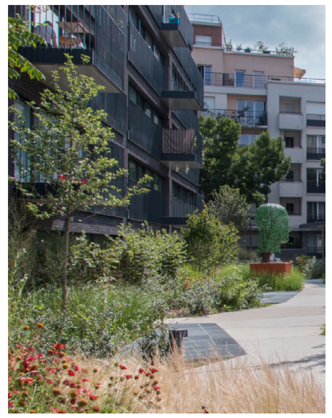


Commercial Edge - Kringlan Road

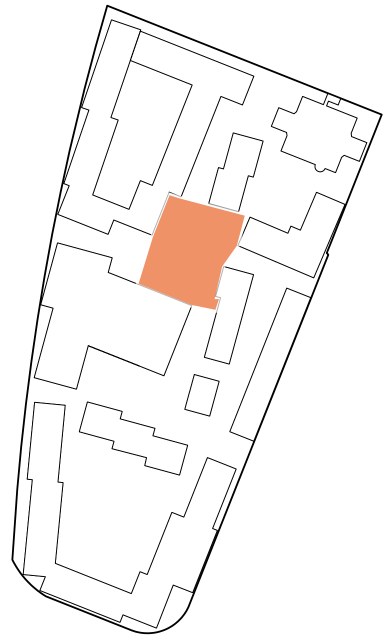




Residential Edge Zone with a Plinth

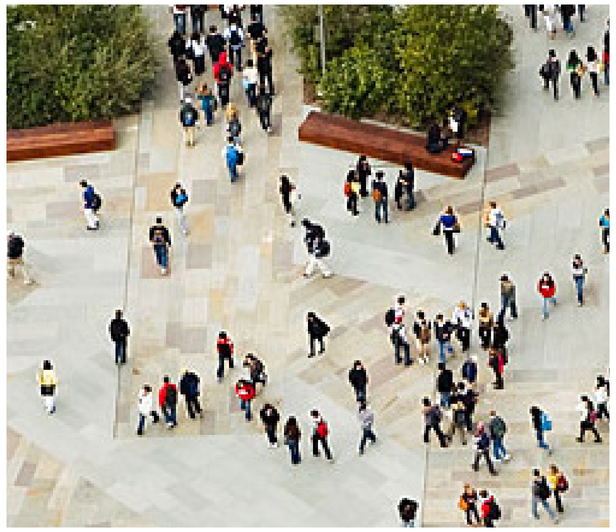


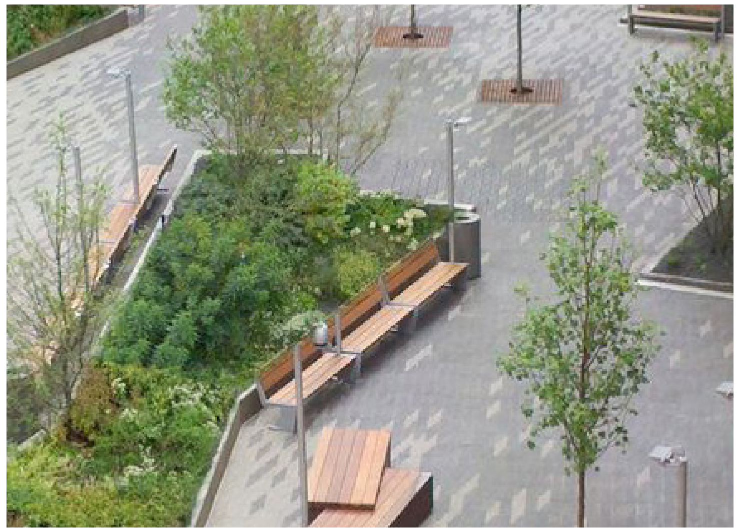
The Square

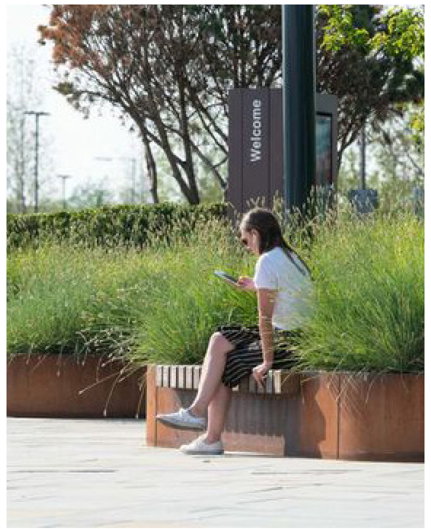


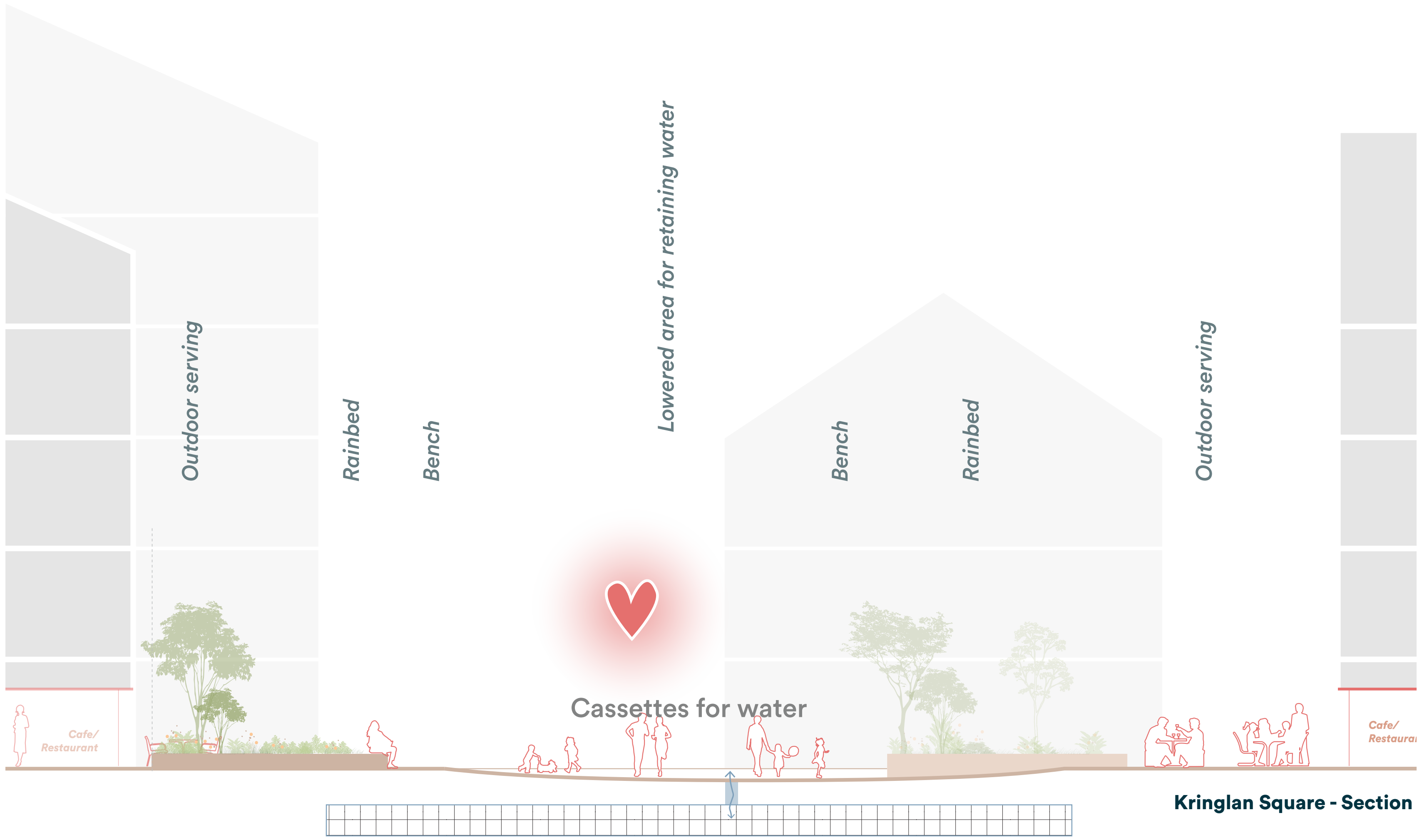
A place to gather

The Square is designed in order to create a comfortable plaza for people to meet, by providing active groundfloors and well located spill out spaces. The center is framed by the planted areas on the edges, which also gives a clear hierarchy to public spaces & private access to buildings. The Square also articulates with the Culture house and its height difference on the Northern side. The central space of the Square is lowered in order to manage water in a cassette.
Regarding mobility, the plaza is a shared space, but its marking in the pavements is discrete & subtle.



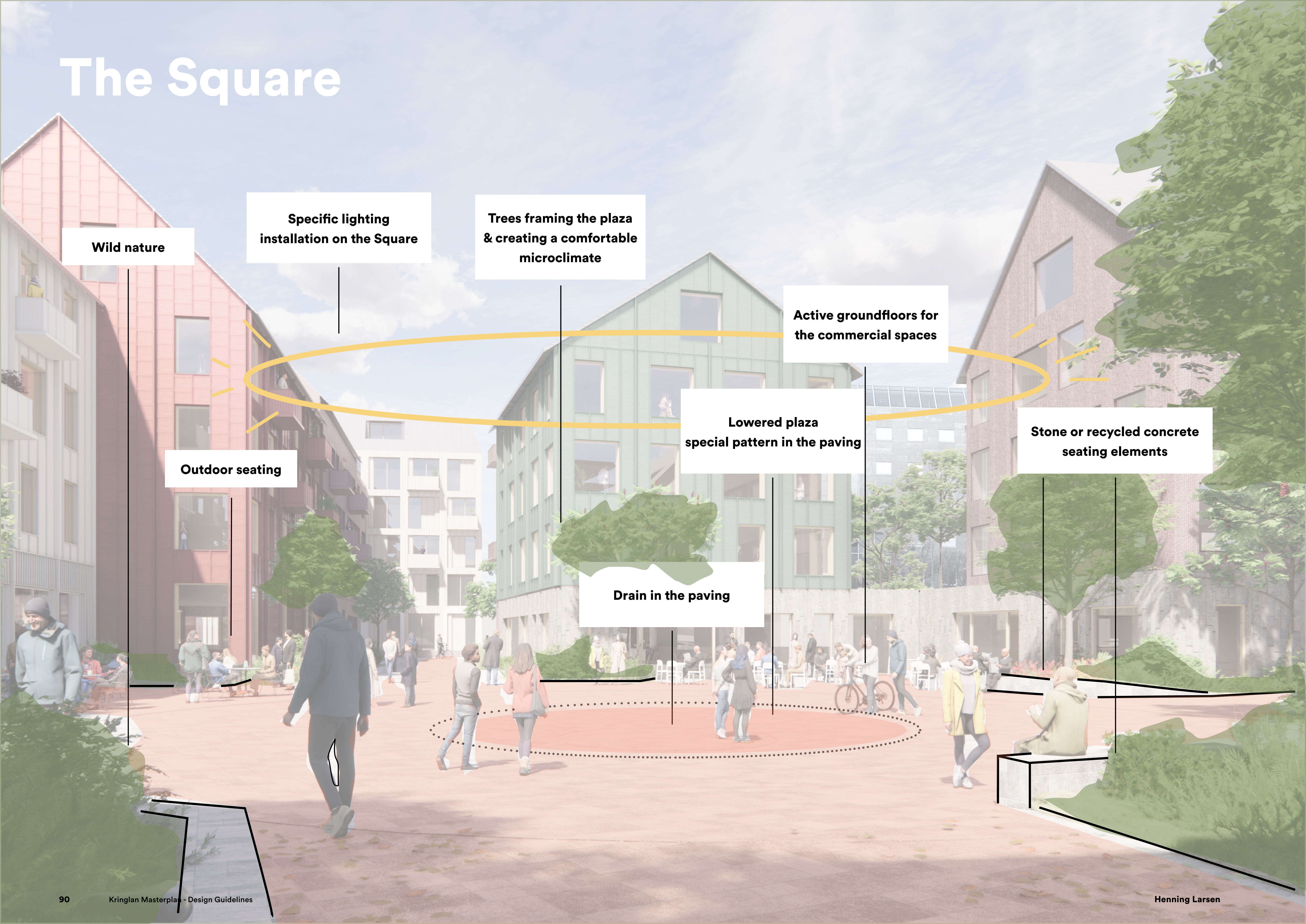






Kringlan Square - Section

The Square

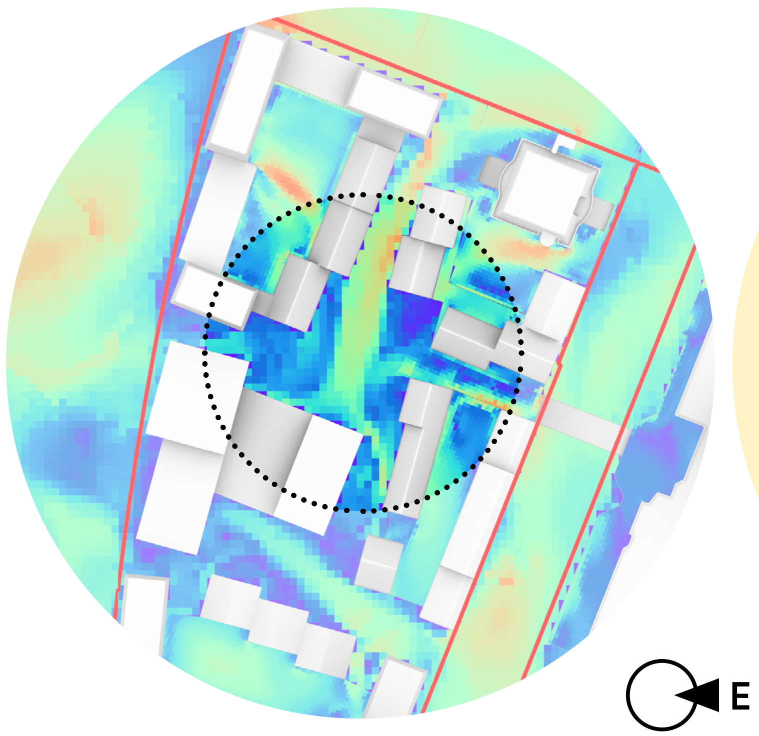

Wild nature
Specific lighting installation on the Square
Trees framing the plaza & creating a comfortable microclimate
Active groundfloors for the commercial spaces
Lowered plaza special pattern in the paving
Stone or recycled concrete seating elements
Outdoor seating
Drain in the paving

The Square

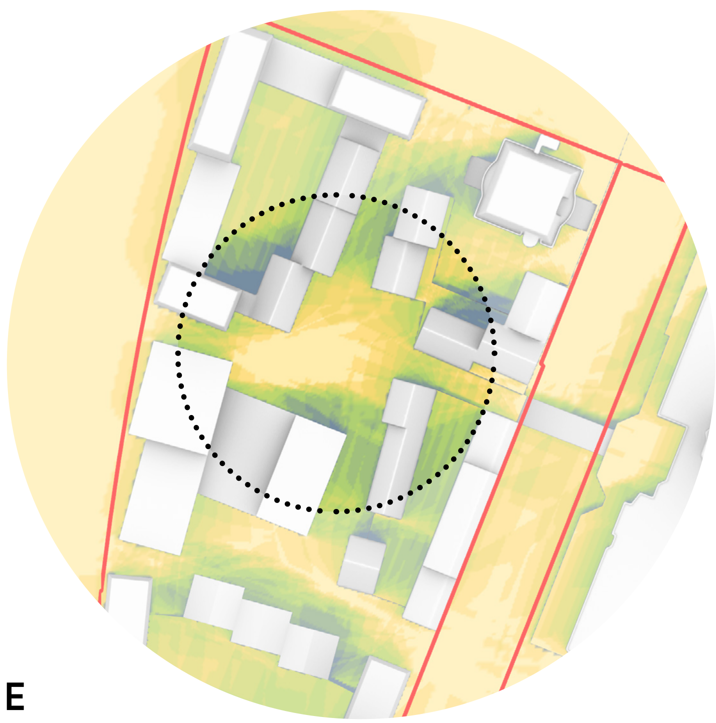
A place shaped by microclimate

The organisation of this plaza is also aligned with the microclimate requirements, in order to provide a comfortable outdoor space for the users, during winter & summer times. The building's position as well as the amount of planted spaces are placed in order to increase this comfort and help decreasing wind corridors on the plaza.
The Northern part of the plaza also provides very sunny and well protected from the wind spaces along the groundfloors.
Plantings should align with the overall approach of the Streetscape, regarding species, appearance, maintenance and soil's requirements.

Wind studies - From the East

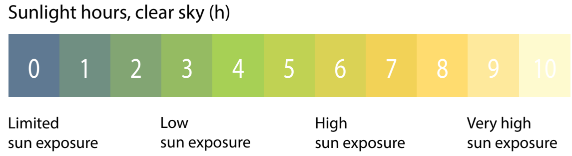


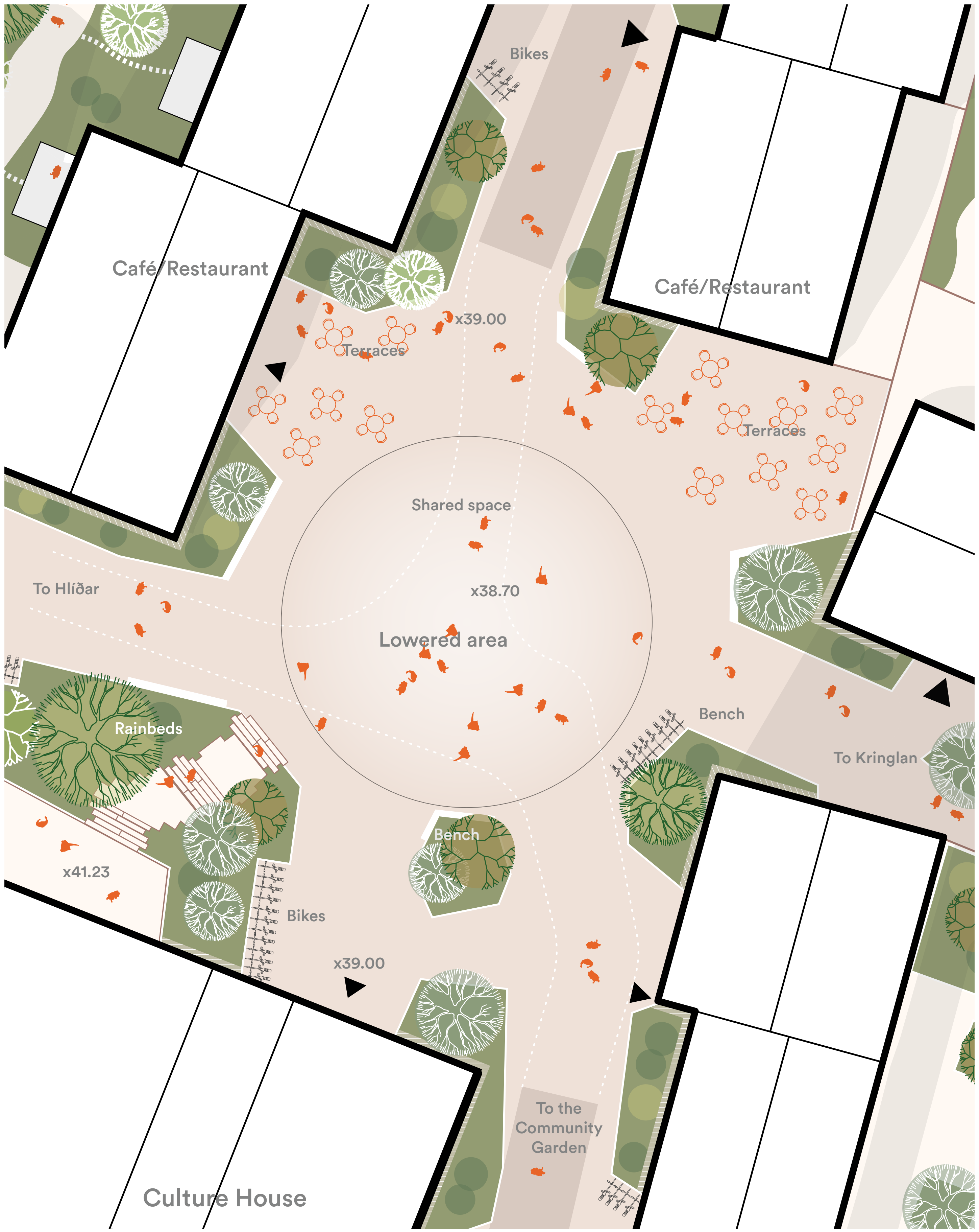
Sun studies - Summer solstice



Wind speed-up factor

Sunlight hours, clear sky (h)



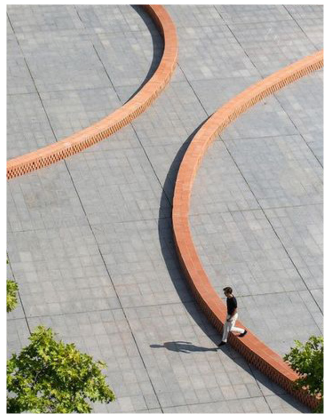
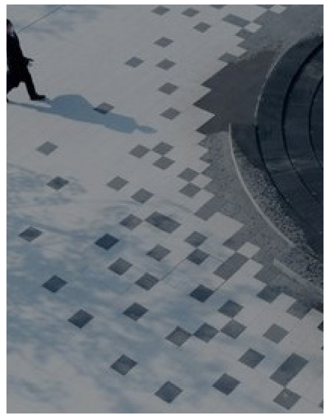


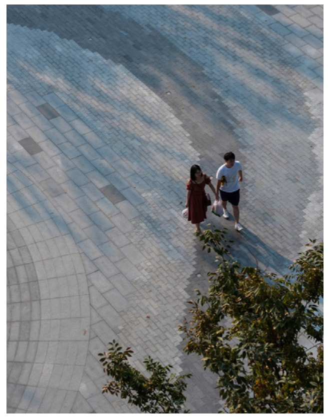
Kringlan Square - Plan

The Square

Materiality

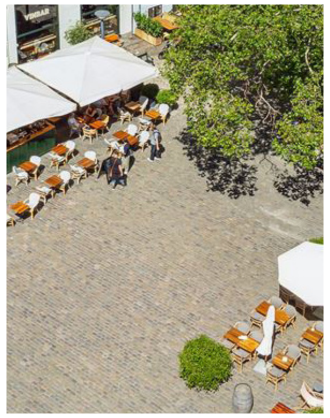
The overal materiality of the plaza's surface should feel mineral, using local stones elements, and also give a sense of continuity with the pavement of the Kringlan mall, without being a litteral copy of it. The central area of the plaza should be also highlighted, first by being lowered, and secondly, by having a different pattern in the paving.



Activations

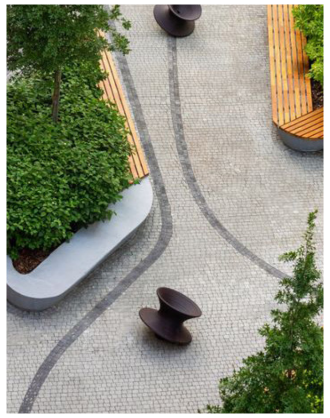
The plaza is surrounded by some commercial spaces, that are invited to use the outdoor spaces as coffee or restaurant terraces. Some benches in between the planted areas can provide places for people to gather in little groups.
Some outdoor temporary events could happen from time to time, like flea market, community dinners or small art installations.




Edges & furnitures

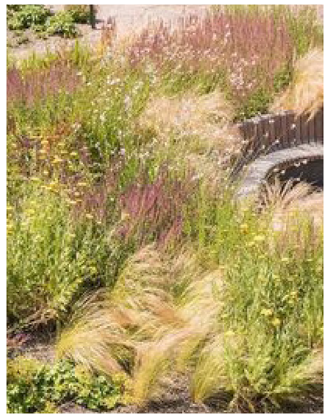
The edges of the planted areas along the Square should mostly be hard edges, made of stone or, if considered being made in concrete, they should be done with recycled concrete.

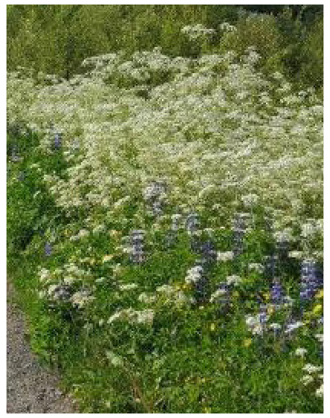





Planting

The planting around the Square and the streetscape in general, is inspired by the wild planting surrounding Reykjavik, with high grass and bushes, and wild flowers. We recommend around 15 trees around the Square and species should be native or naturalised in Iceland. The low plantings should be allowed to grow wild for some months per year.

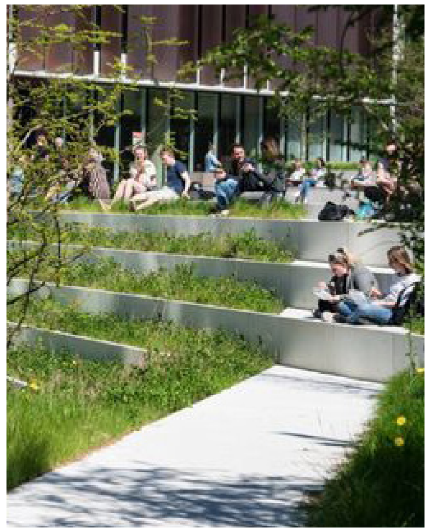



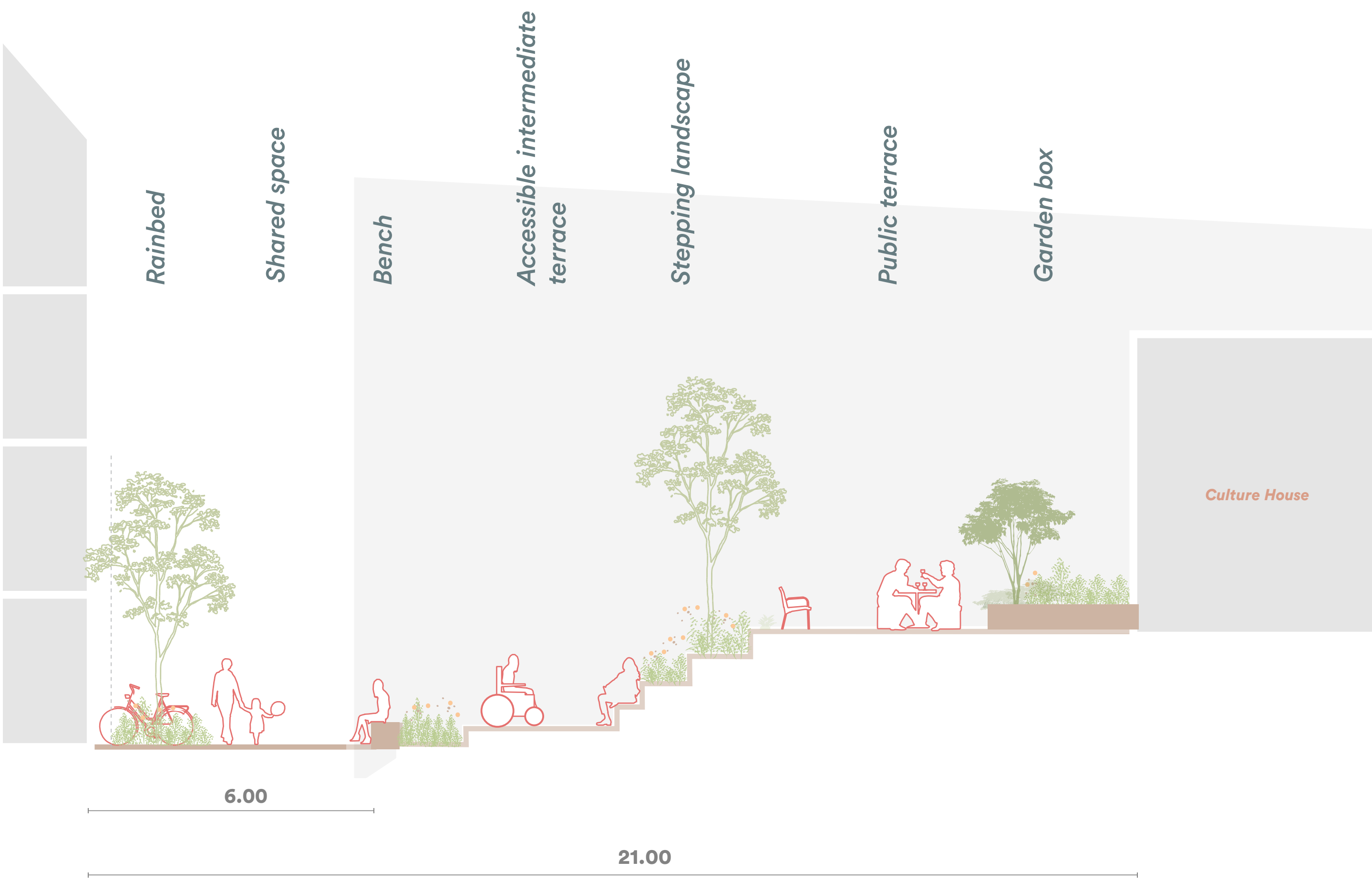


The community garden

A place to connect

The community garden provides an active and comfortable space with a stepping landscape that could welcome some community gardening and a terrace for the Culture house, well oriented in south. The planted steps are framing the upper public terrace, to increase the feeling of being close to both icelandic wild nature &, at the same time, a sense of local gardening.

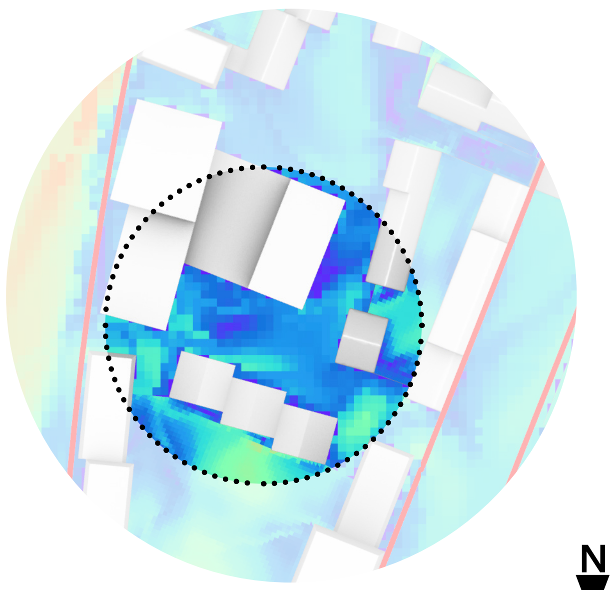




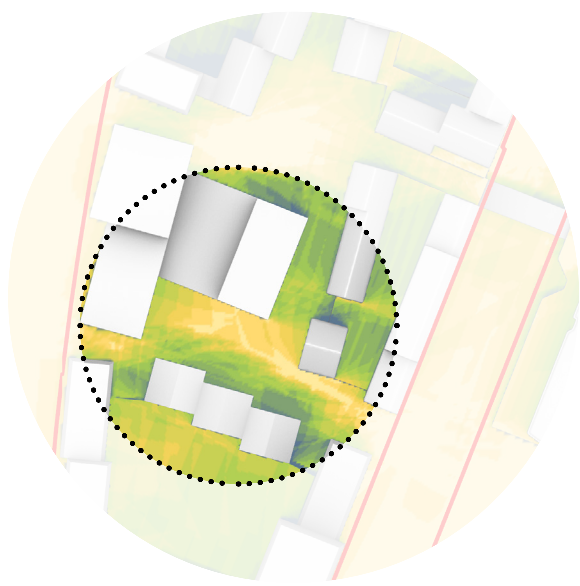
Kringlan Community Garden - Section

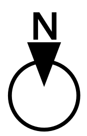
The community garden

Wind studies - From the North

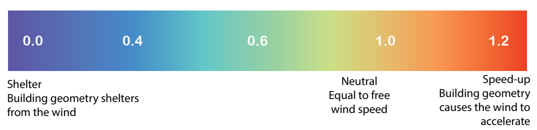


Sun studies - Summer solstice

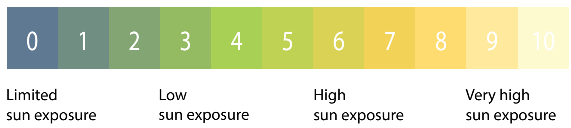




Wind speed-up factor



Sunlight hours, clear sky (h)

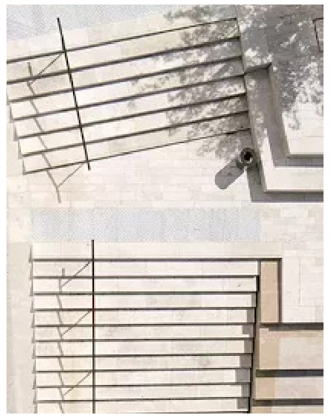
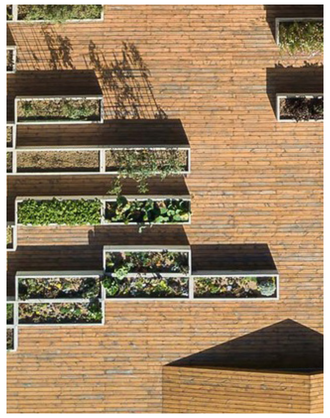


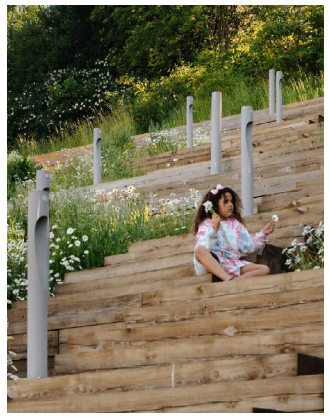
Kringlan Community Garden - Plan

The community garden

Materiality

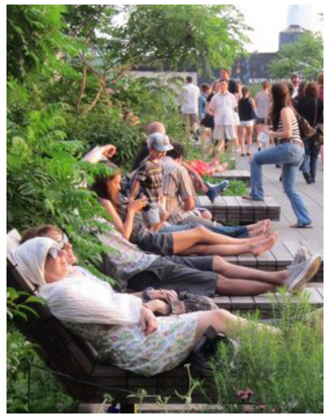
The terraces and seating areas can be made of wood elements or re-used stones elements. Stairs should be made in hard material (stones or re-cycled concrete). A few plantbeds spread out on the terraces and in the stepping landscape can be in wood. Some gravel paths could be spread in the different stepping planted areas.

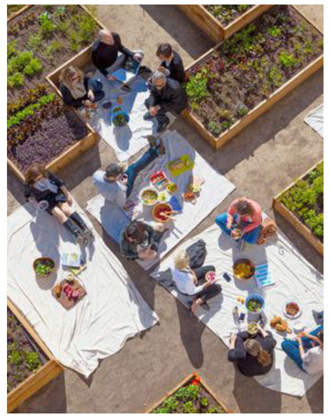





Activations

In order to connect with the culture house, the community garden should welcome diverse events linked to the building, like temporary terraces for food events, urban gardening. Some community dinner could be host-ed during summer times.
The steps should include some places to relax, lie down or seat in be-tween the trees or plants.

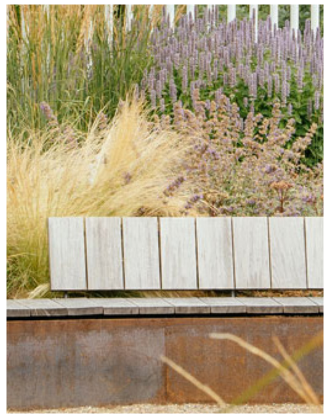
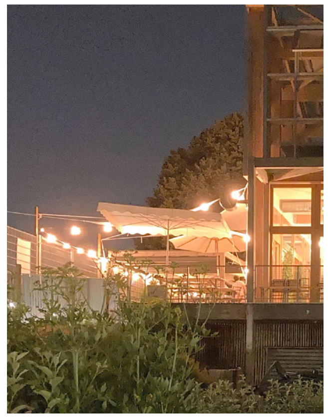





Edges & furnitures

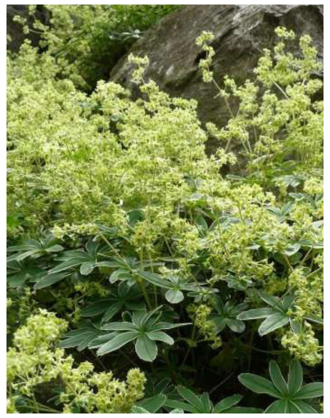
The edges of the stepping landscape can me made of diverse elements, recycled concrete, large stone leftovers, wood or corten. Furniture within the planted stepping area should be permanent. Furniture on the terrace connecting the the Culture house should be flexible or removable.

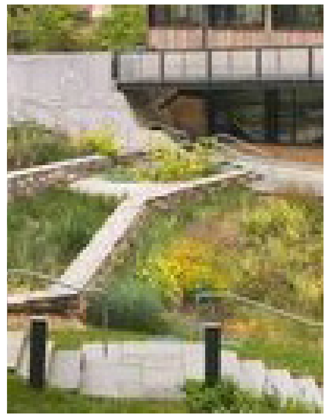


Planting

Planting should transition from the wild icelandic planting from the Streetscape towards more vegetables, herbs or plants that can be part of some community urban gardening or farming, during summer times. Species should be native or naturalised in Iceland.



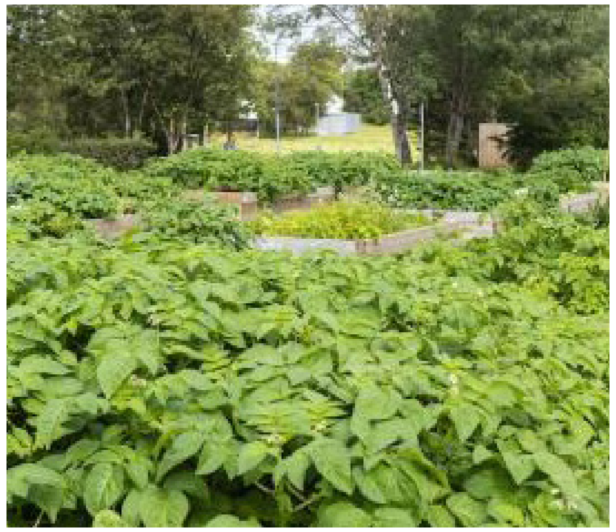
The courtyard landscape

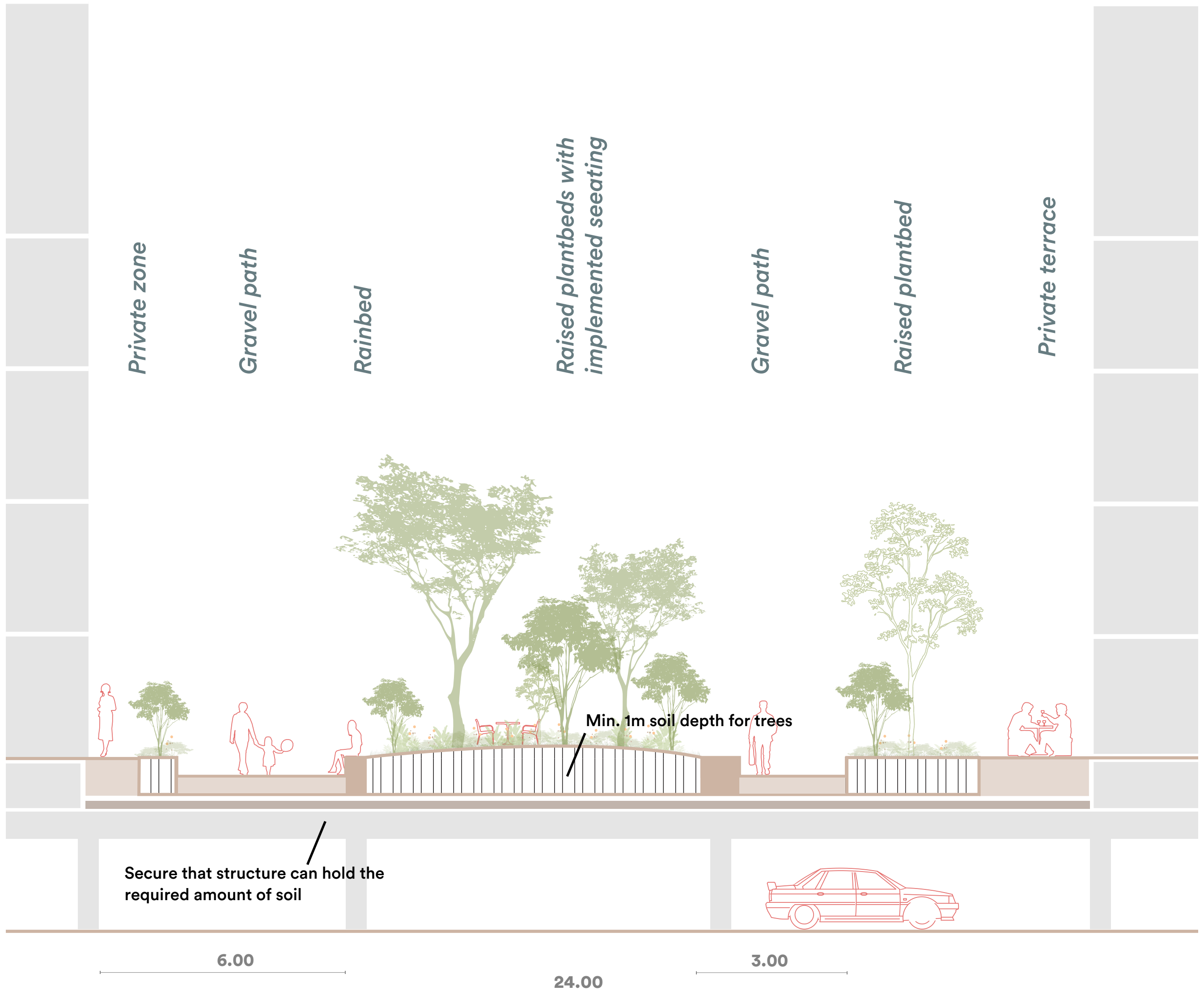
The Fruit Garden

The Courtyards are like a big shared garden, with the same types of activities and plants, you would find in a regular Reykjavik garden.
Here the kids can play on the playgrounds, while the parents meet in the greenhouses to cultivate or share a dinner.
It´s possible to have a barbecue and the community greenhouses allows for bigger gatherings, when celebrating a birthday or meeting for a christmas event.
In the courtyard you can pick berries and fruits and vegetable. Gardens can become a community gathering.

DO's

- The type of planting in the courtyard might require more nutritious soil with fertilizer.
- The soil's thickness should be aligned with the types and size's of plantings.
- Chosen species should not be invasive.





The courtyard landscape

Planting

The garden as a gathering, communial space is the theme for the courtyards. Here the plant species are focused on fruit trees and bushes with an addition of different flowering bushes and perrenials. Species should be native or naturalised in Iceland. Each courtyard should have a minimum of 50% planted surfaces, trees should have a minimum of 1m soil depth and in planted surface, 20m² if standing alone, and 10m² if grouped by 3 or more trees.


Malus domestica


Prunus avium 'Stella'

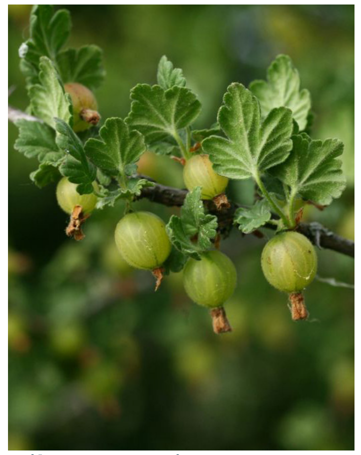

Prunus padus

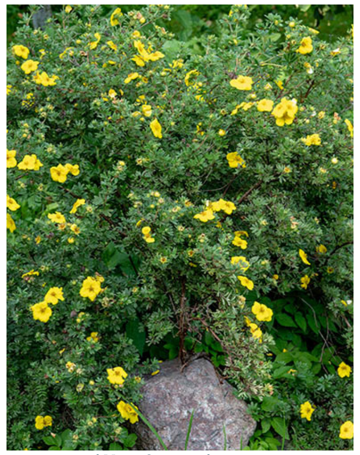

Sorbus koehneana

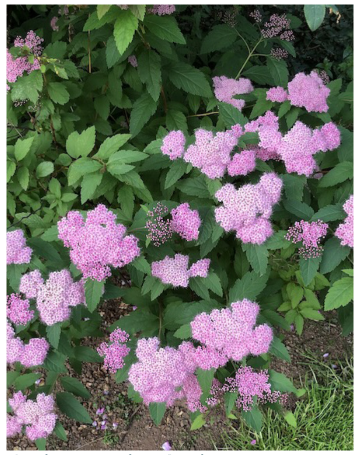

Syringa vulgaris


Ribes rubrum


Ribes nigrum


Ribes uva-crispa


Potentilla fructiosa


Spirea miyabei


Malva moschata


Brunnera macrophylla

NB: Production of fruit may vary, depending on year and season, but its flowers can bloom.

The courtyard landscape

The Stone Paths

The Courtyards are using different geometries and patterns, with variation in the so called “crazy pavement” pattern. The pavement edges with the planting beds, could be with gravel or fading out. The smaller paths, to access private entrances, should be meandering and integrated within the planted areas, to create a smooth filter of privacy, and looking like stepping stones. The paths should be designed to provide accessibility for all.

DO’s

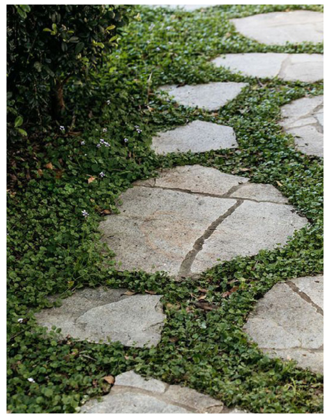
- The stepping stones should not be with too large dimension (max. 1.2m lengths or depths)
- The main paths should be min. 1.5m width & should be heated during winter times to make it accessible for all.

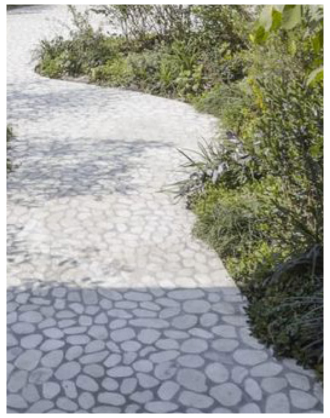
Main paths to access buildings

So called “crazy paving” & recycled concrete elements

Secondary paths

Stepping stones, sizes should be smaller than in the main paths





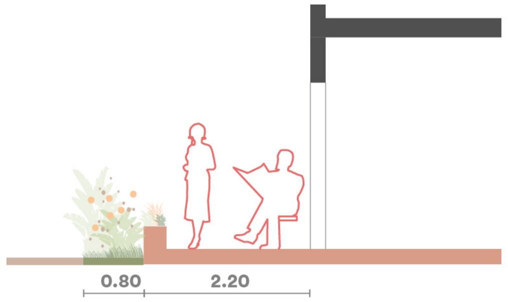
The courtyard landscape

The Edge zones

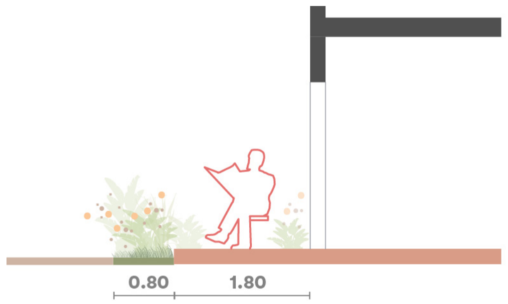
The groundfloors of the courtyards are a mix of entrance to the buildings and private terraces. Bushes and heigh plants allow to create this transition from a shared garden to the privacy of an apartment. Different edges, planting types and heights should help creating this filtering effect.

Principle section

South/West Private Terrace



North/East Private Terrace



Co-Housing Private Terrace