


Kringlan Neighbourhood

An aerial architectural rendering of the Kringlan Neighbourhood. The central focus is a cluster of modern, multi-story residential buildings with varied rooflines and green roofs, arranged around a central courtyard with trees and a small building. The surrounding area includes existing urban structures, streets, and a river or canal on the right. The title 'Kringlan Neighbourhood' is overlaid in large orange text.

February 2025
Revision 04

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A vibrant garden city scene featuring modern, colorful residential buildings in shades of red, white, and green. The buildings have steep, gabled roofs and large windows. A paved path with a checkered pattern leads through the scene, flanked by lush green trees and bushes. People are walking and sitting on the path, creating a lively community atmosphere. The sky is clear and blue.

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

3 guiding themes



Sheltered gardens



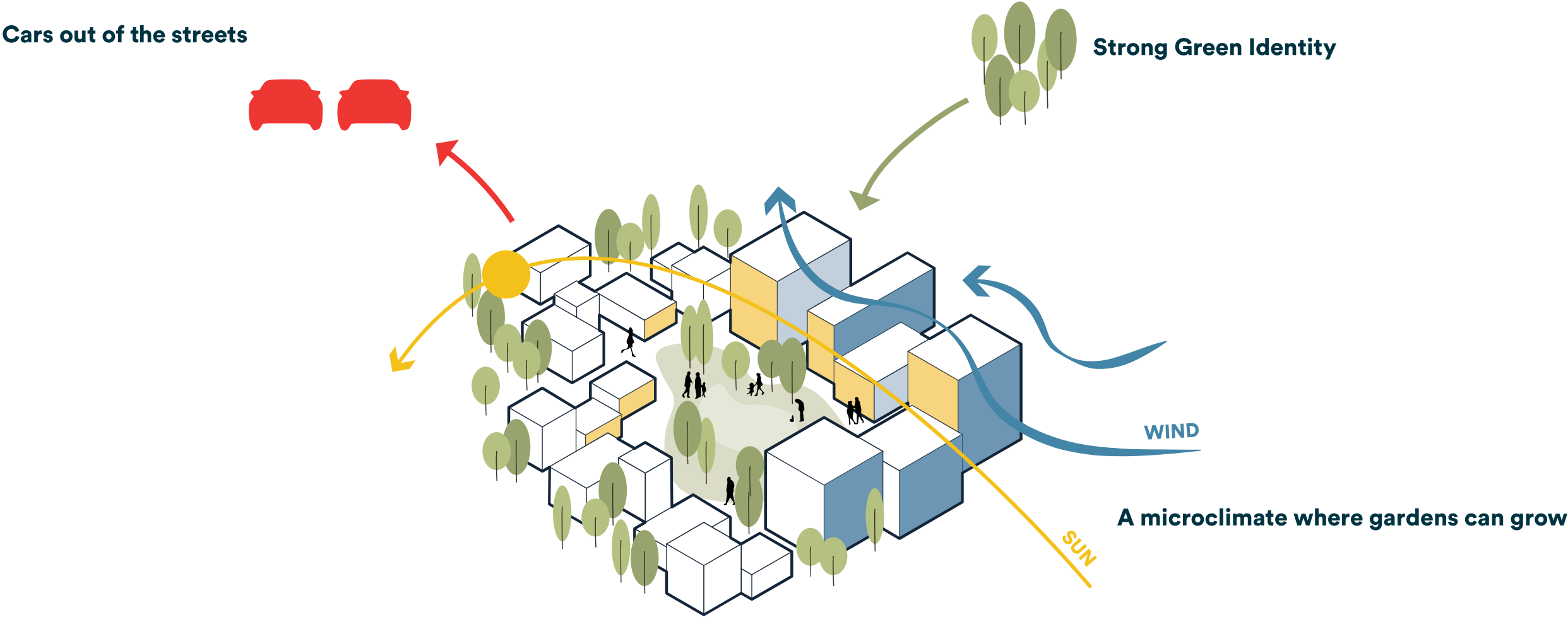
Strong communities



Reykjavik Identity

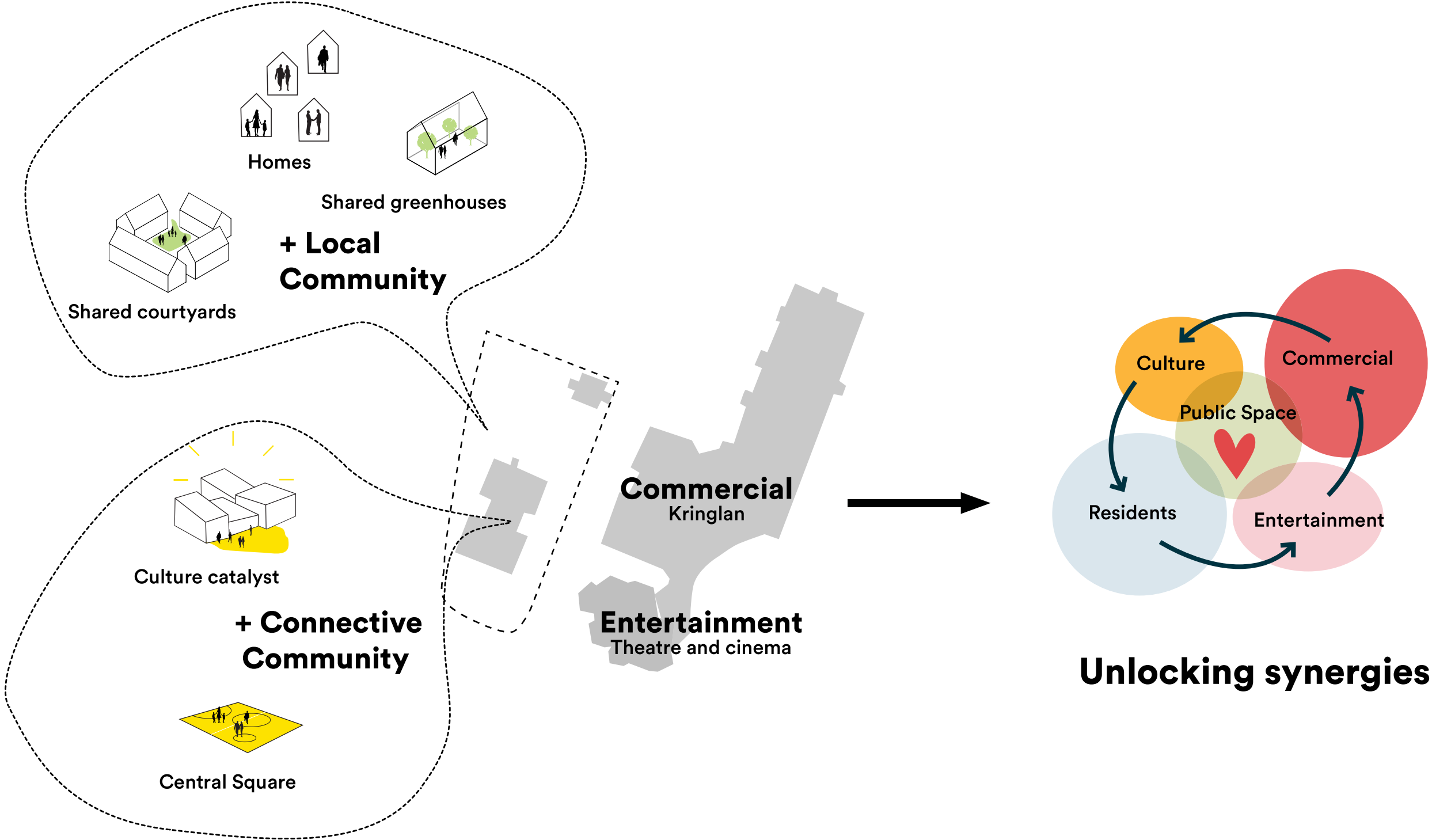
Sheltered Gardens

Where gardens thrive, people thrive



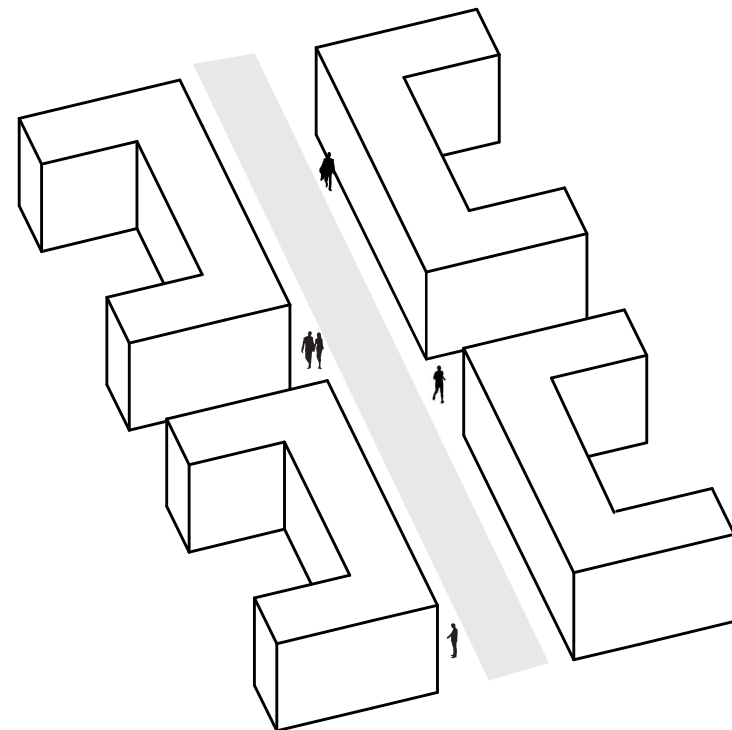
Strong Communities

Building a complete neighbourhood

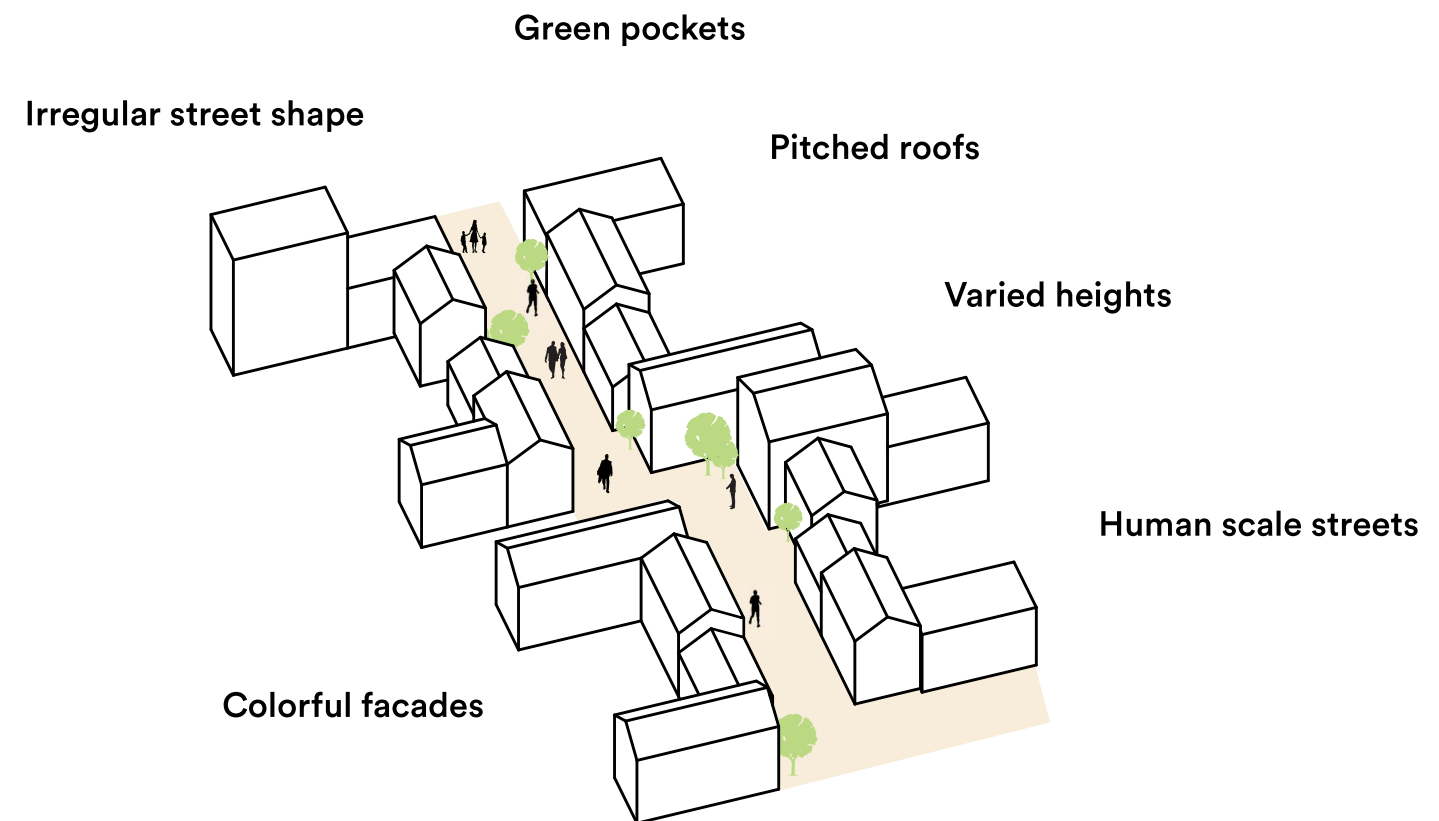


Reykjavik Identity

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

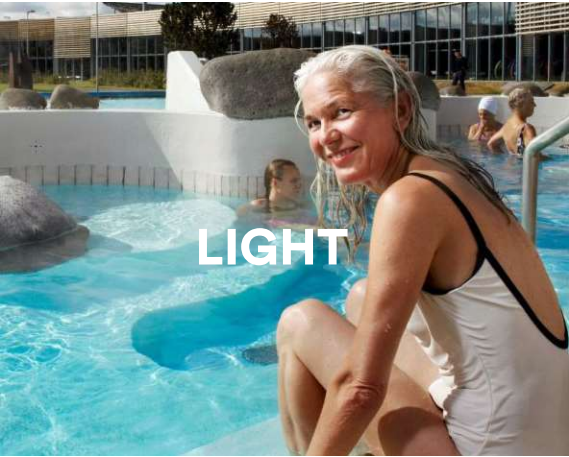
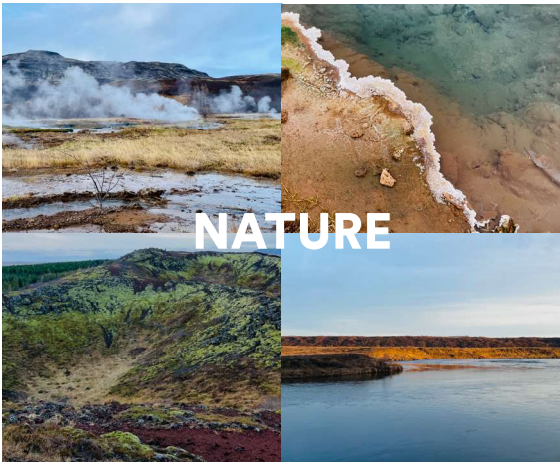
desire to keep to familiar crowd, one car one person, a lot of time spent indoors at home

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 Entertainment seekers

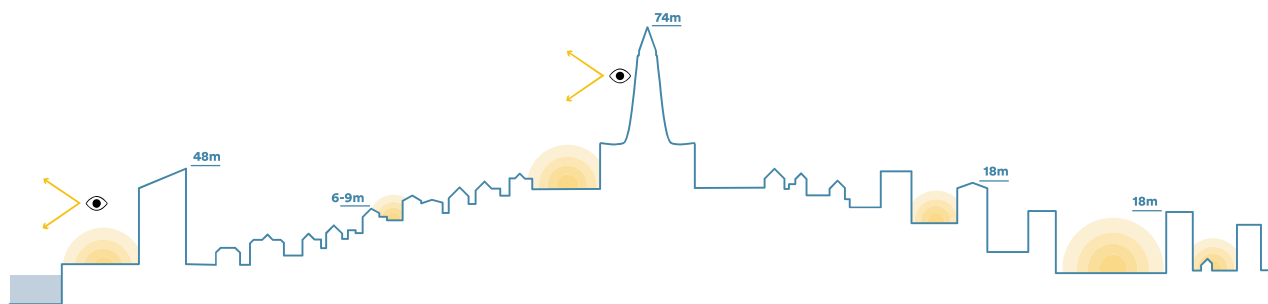
with malls, cinemas, foodcourts
(ex: Kringlan, Smáralind...)

Outdoorsy and Adventurous

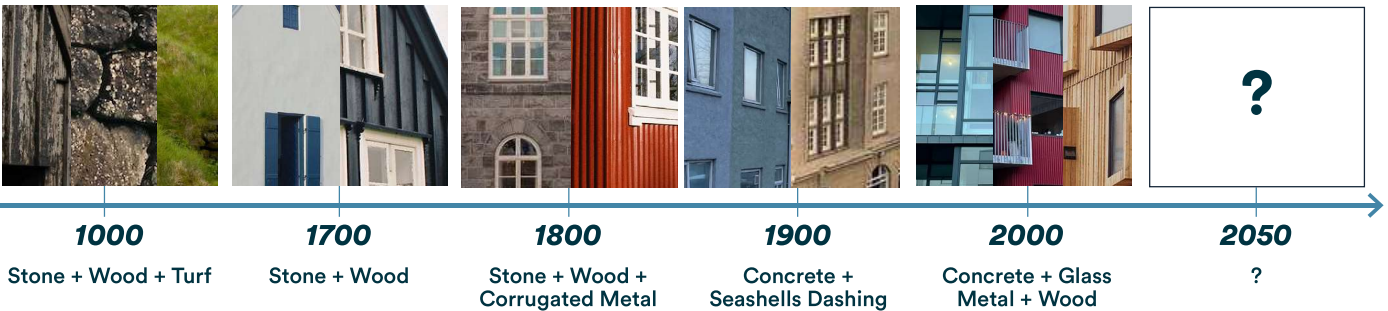
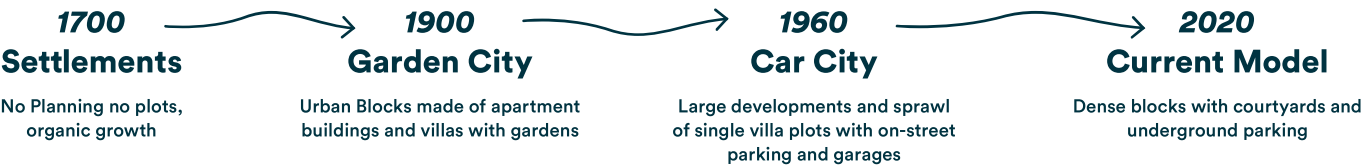
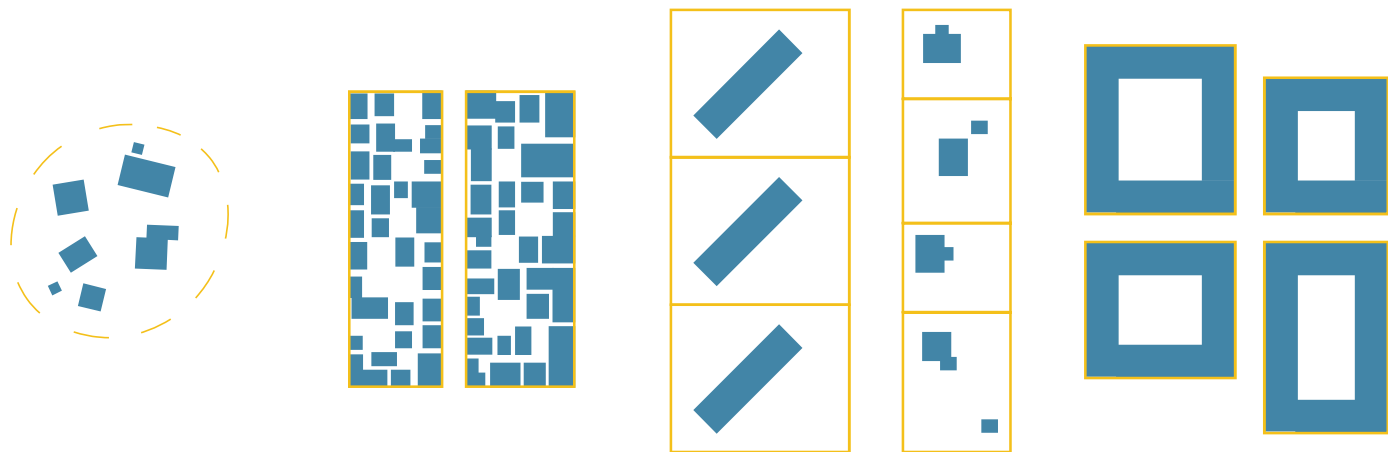
Know how to live outside, nature addicts, pragmatic, resilience, adventurous, spiritual

Reykjavik

Multi Scalar and Diverse



Urban form over time - From loose to rigid



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

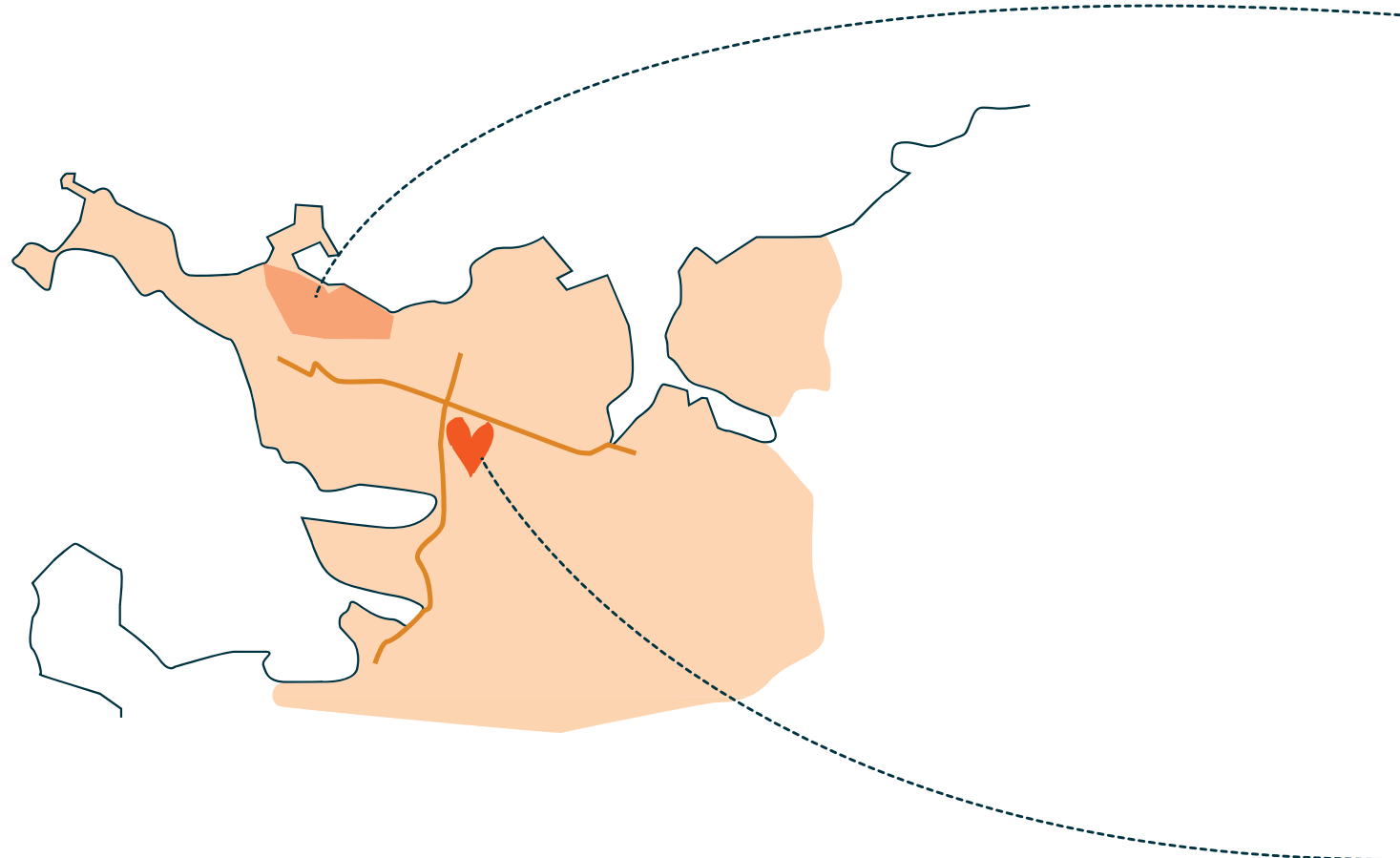


1980s

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

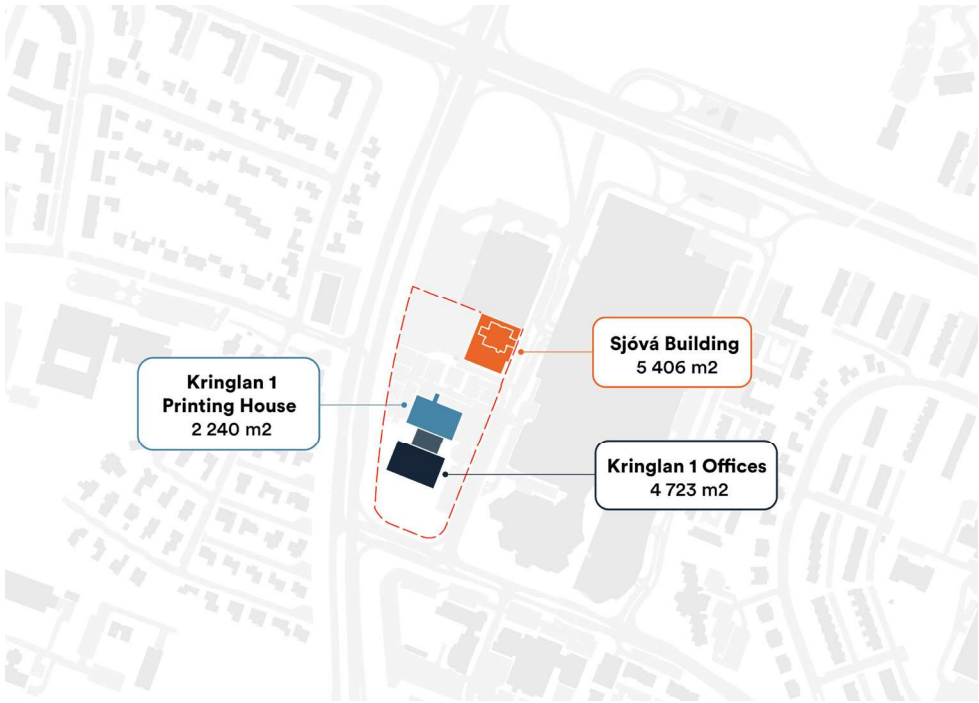


Reykjavik downtown is primarily a destination for tourists, nightlife and large cultural institutions. The new development around Kringlan can provide an alternative downtown, focused around the local daily needs.



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.

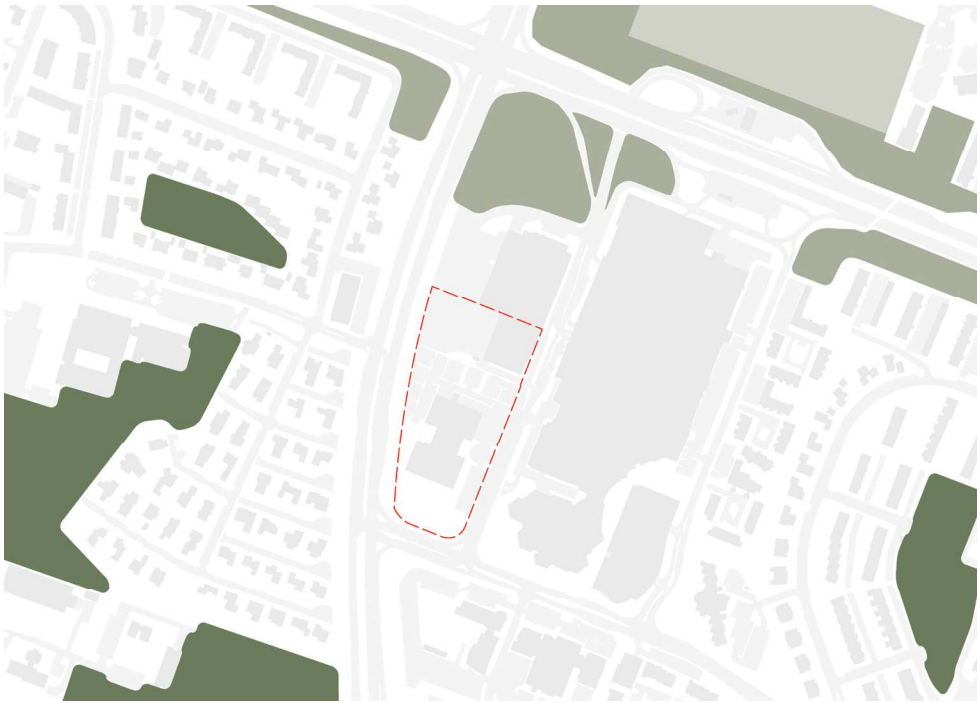
Around the site



Existing Buildings (on site)



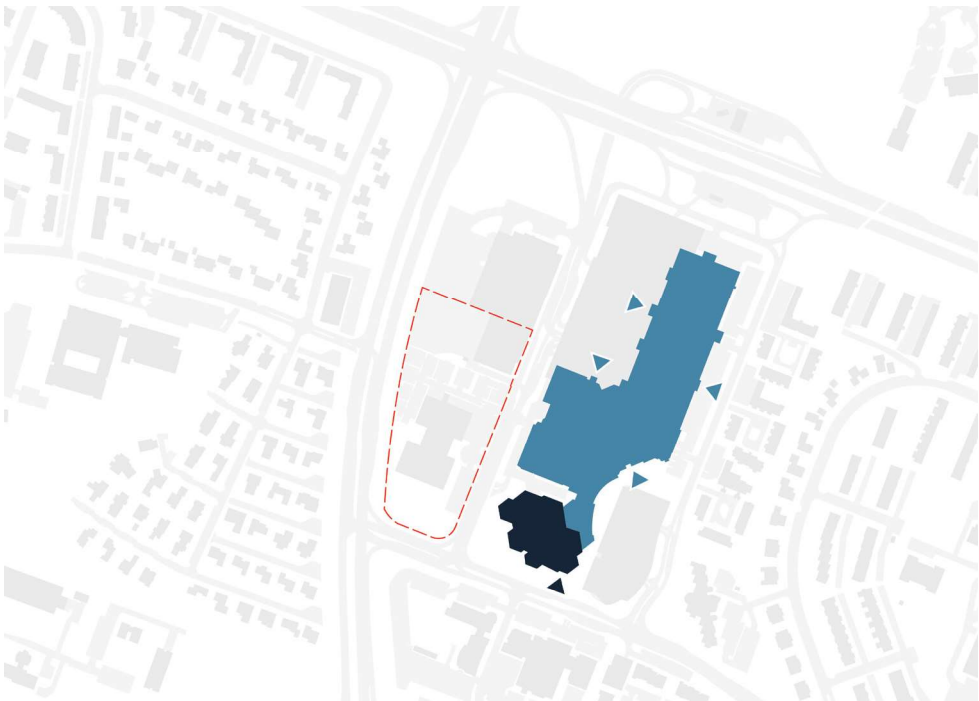
Road & Bike Networks



Green



Functions

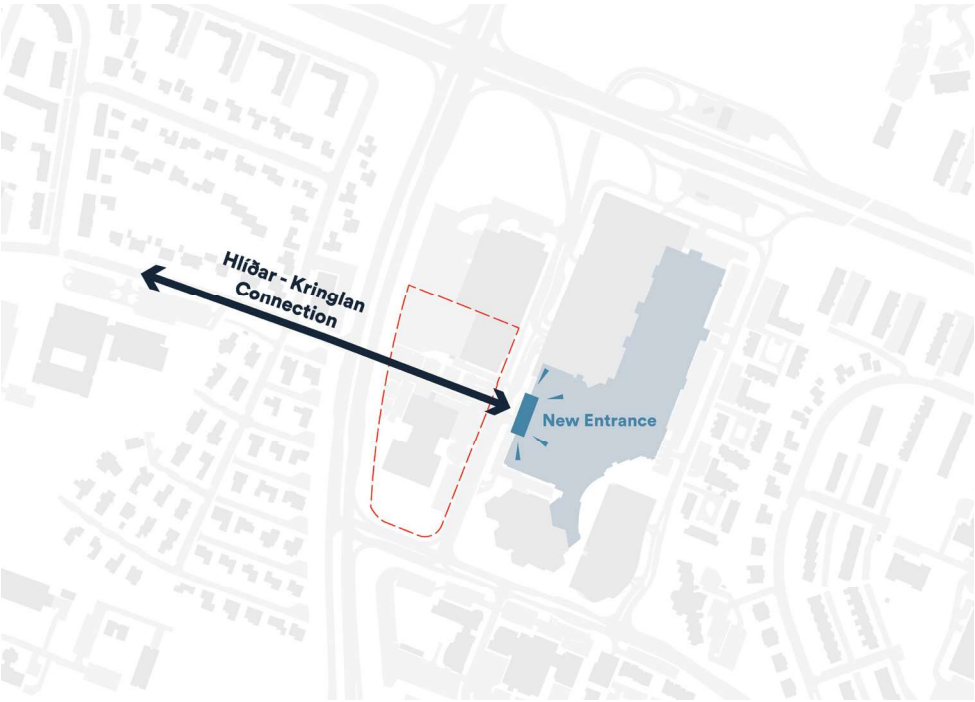


Entrances (pedestrians)

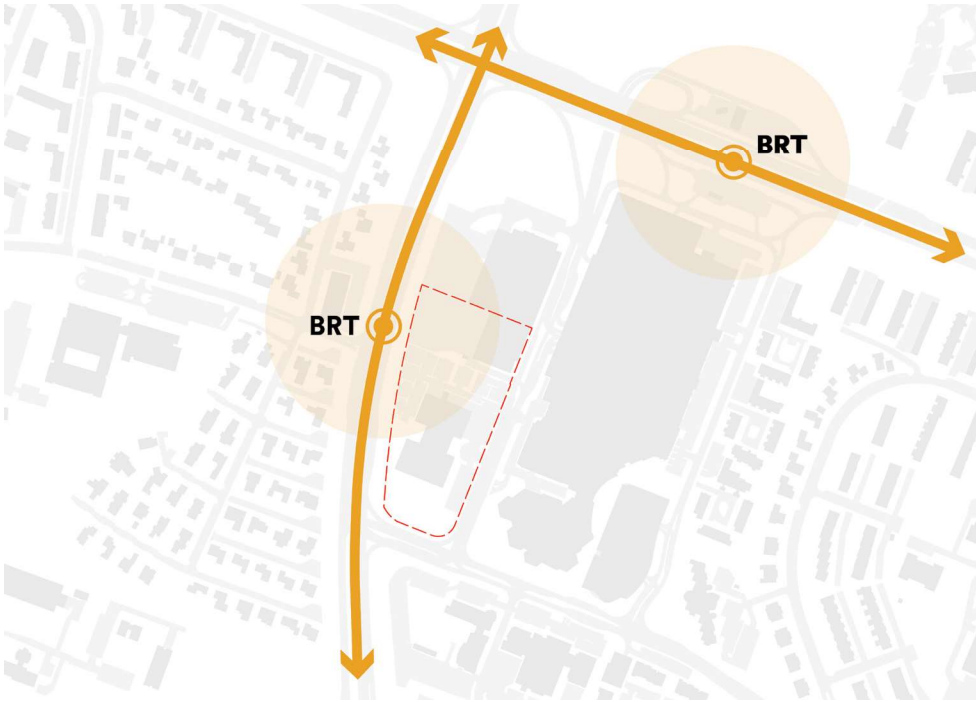


Parking + accesses

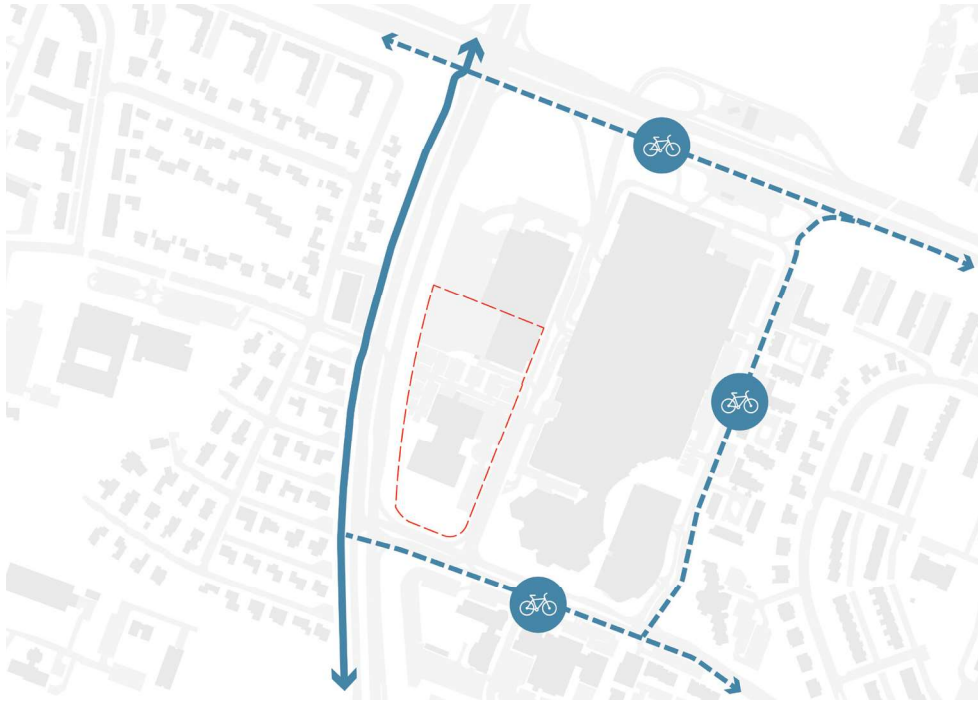
Future elements to consider



New Connection with the new Kringlan entrance



BRT (planned)

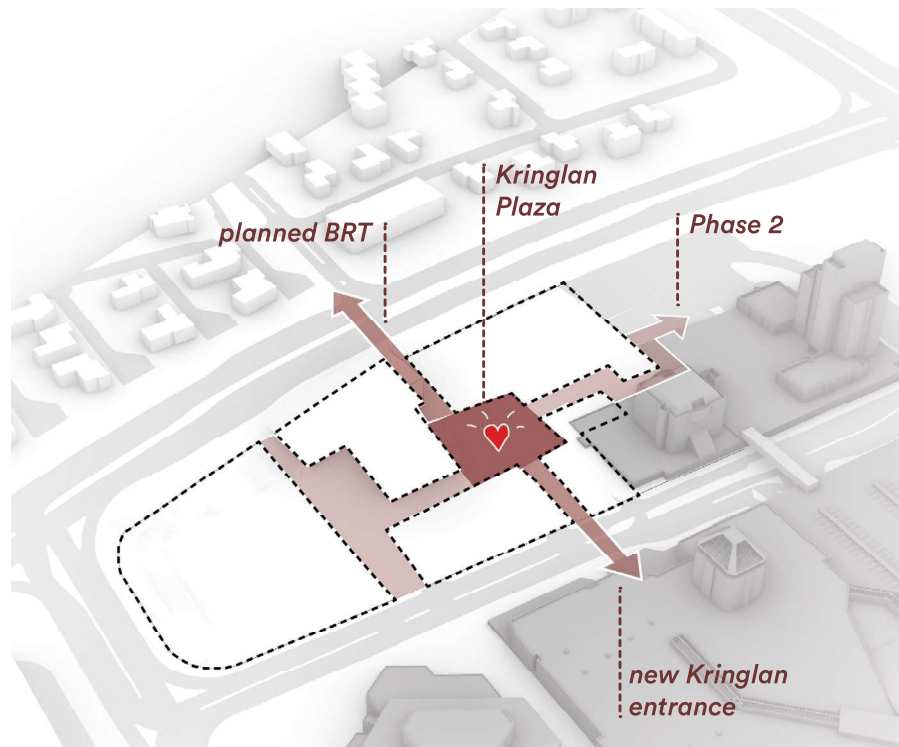


Bike Network (planned 2030)

Arriving from Kringlumýrarbraut

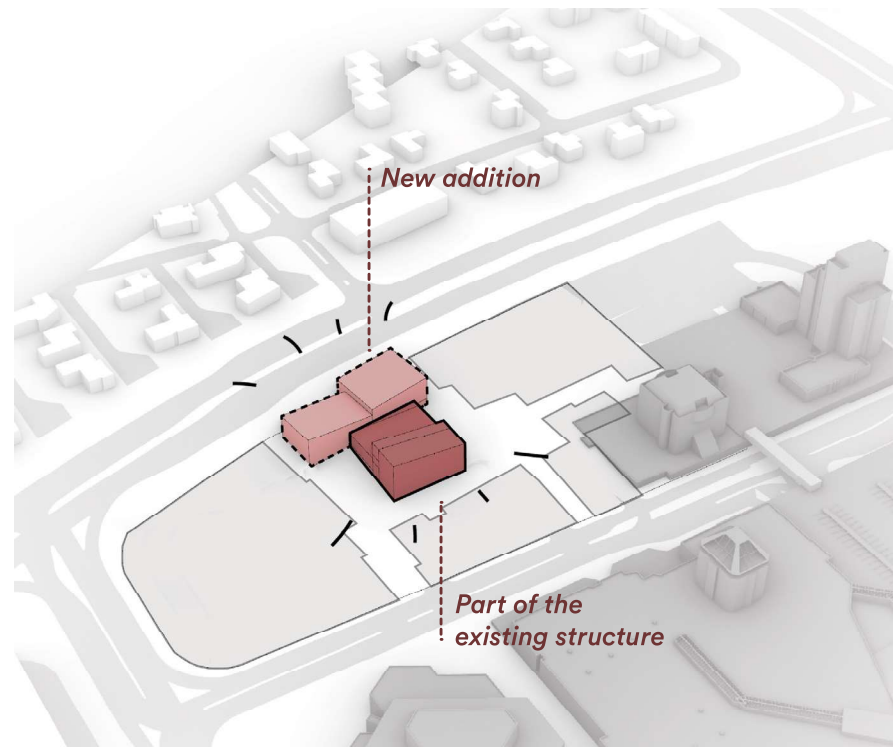


The key actions of the plan



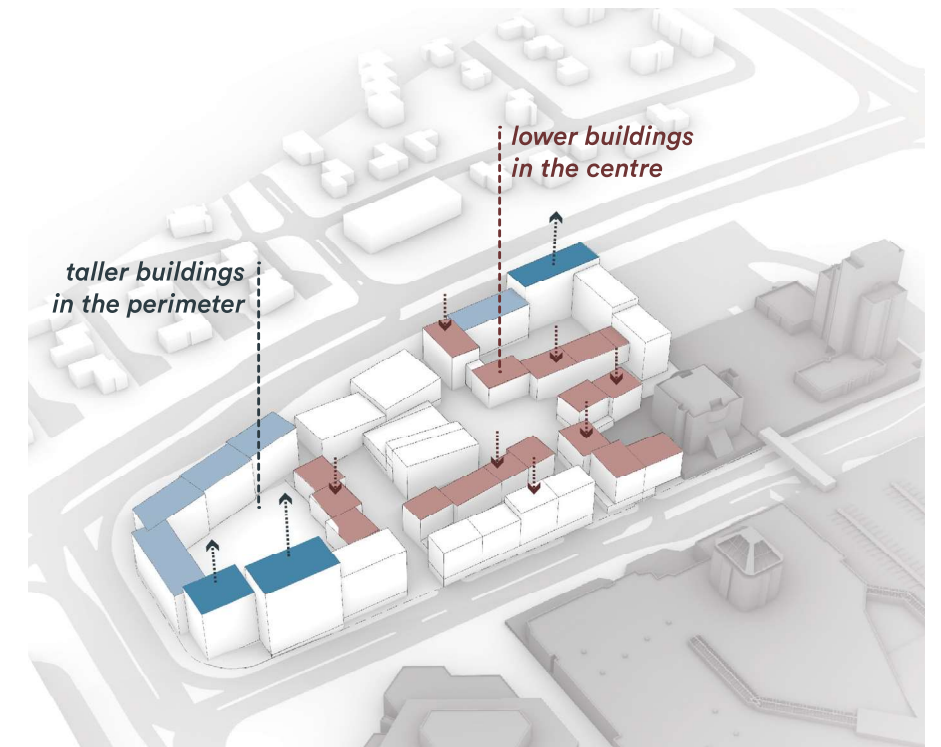
Creating quality public spaces and meaningful connections

Connecting Hamralid and Kringlan, placing a public plaza in the center of the development.



A landmark culture building sets the identity of the neighbourhood

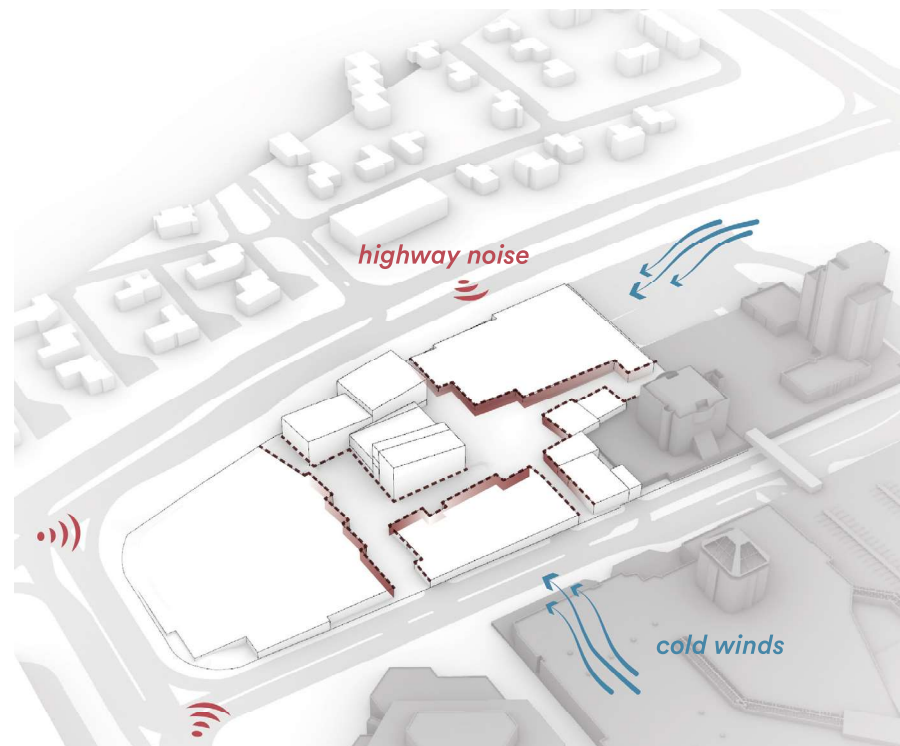
Transforming and extending the existing printing house



Optimizing the human experience around public spaces

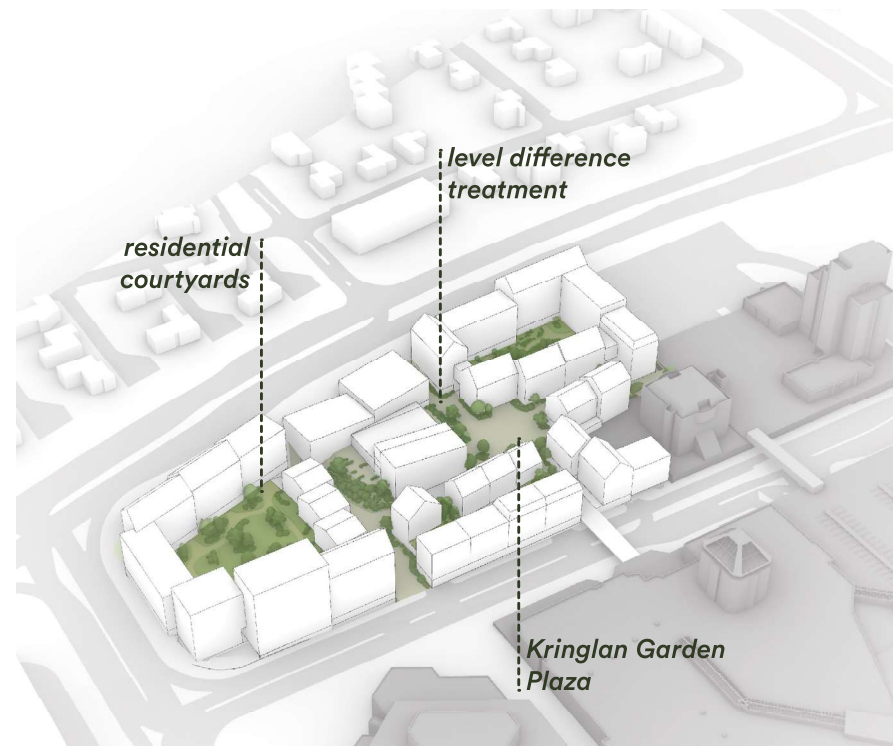
Varied heights to enhance microclimate and boost the human scale in public spaces

Shaping the character



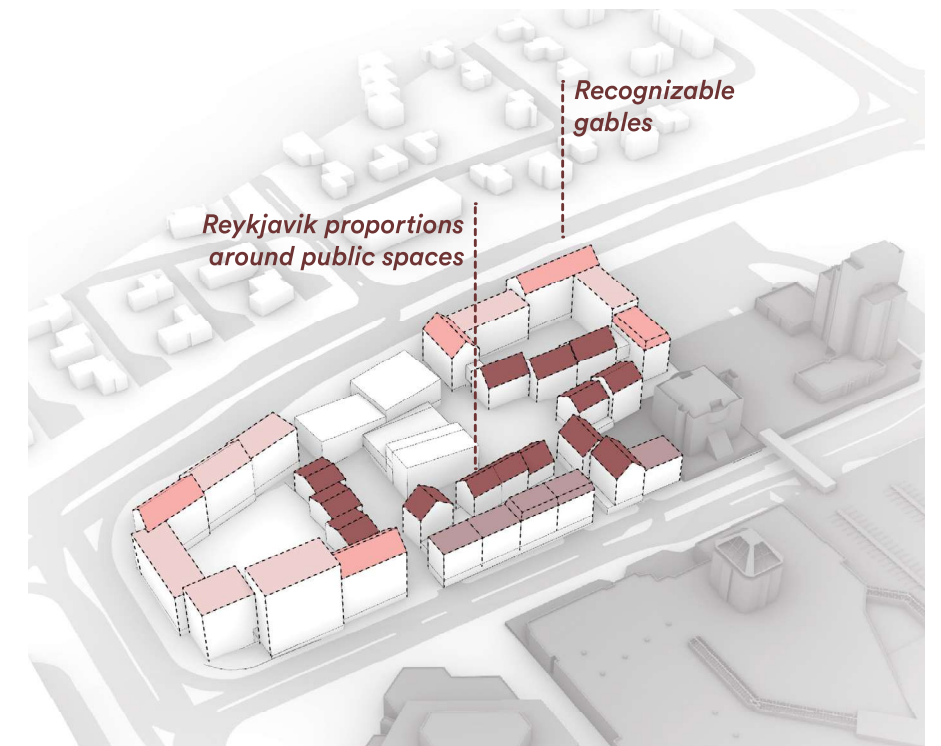
Setbacks and irregularity

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

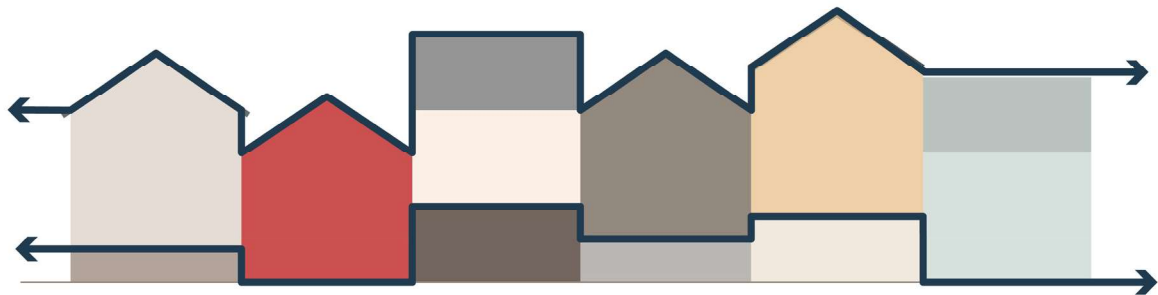
to adapt to the Reykjavik proportions around public spaces

A vibrant new neighbourhood



A new interpretation of old Reykjavik

Old Reykjavik



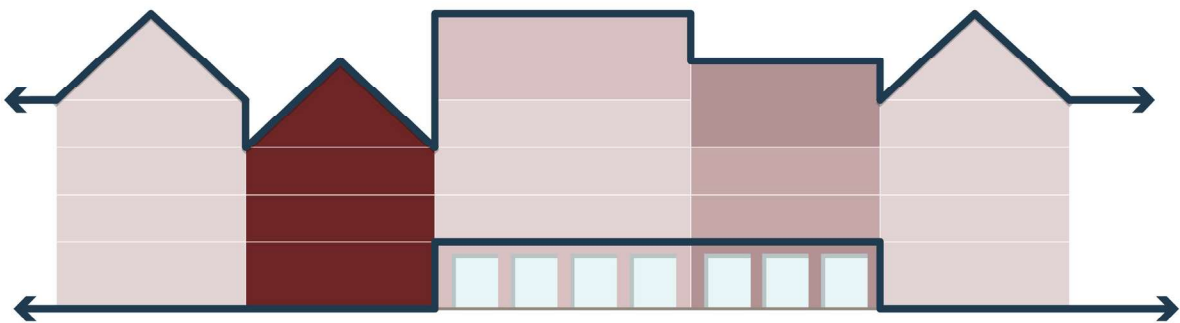
Roofs & Base



Colour Palette & Proportions



A new interpretation



Roofscales & 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 maintenance 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

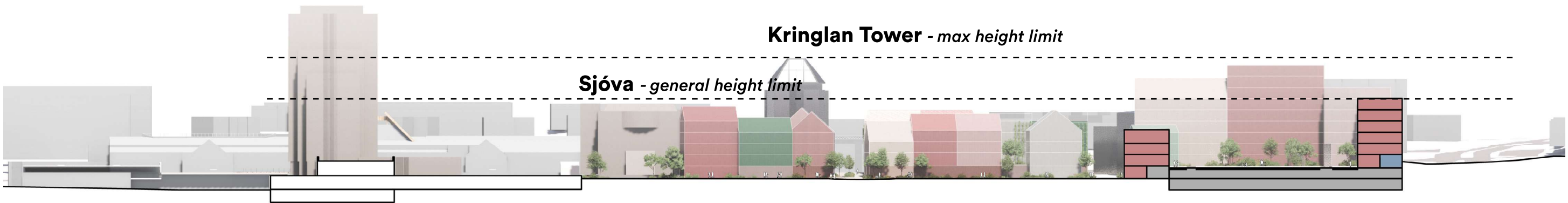
Building Heights



House of commerce

Kringlan Tower - max height limit

Sjóva - general height limit



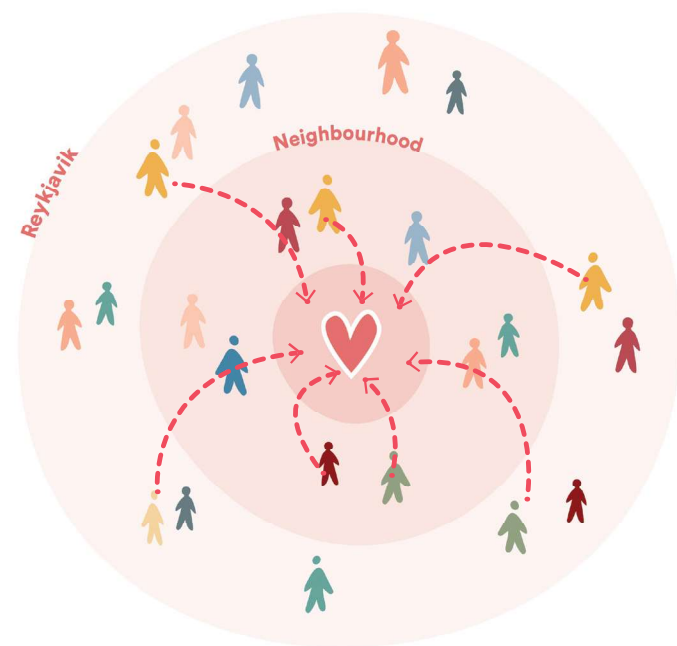
View from Hamrahlíð



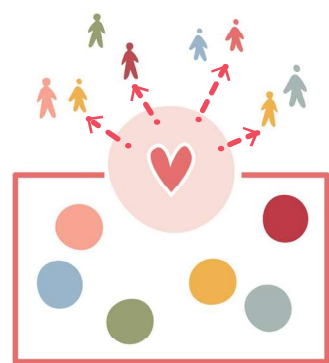
Northern courtyard



The Culture House



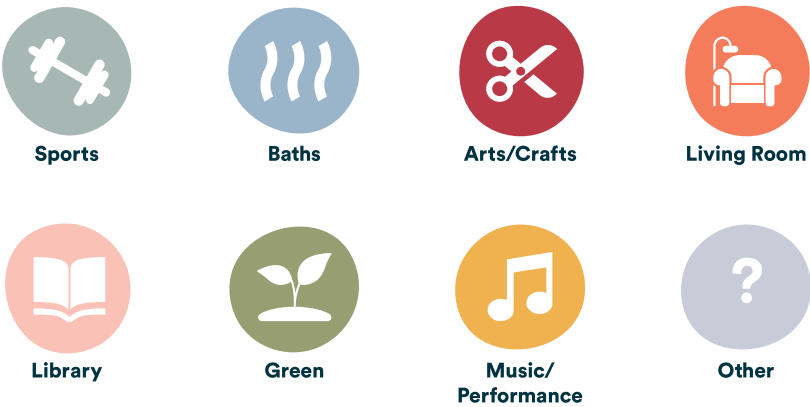
The culture house is at the heart of the development and plays a crucial role in giving the neighbourhood its character. The culture house also plays an important role in activating the neighbourhood by bringing visitors from both the surrounding neighbourhoods and from reykjavik at large.



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.

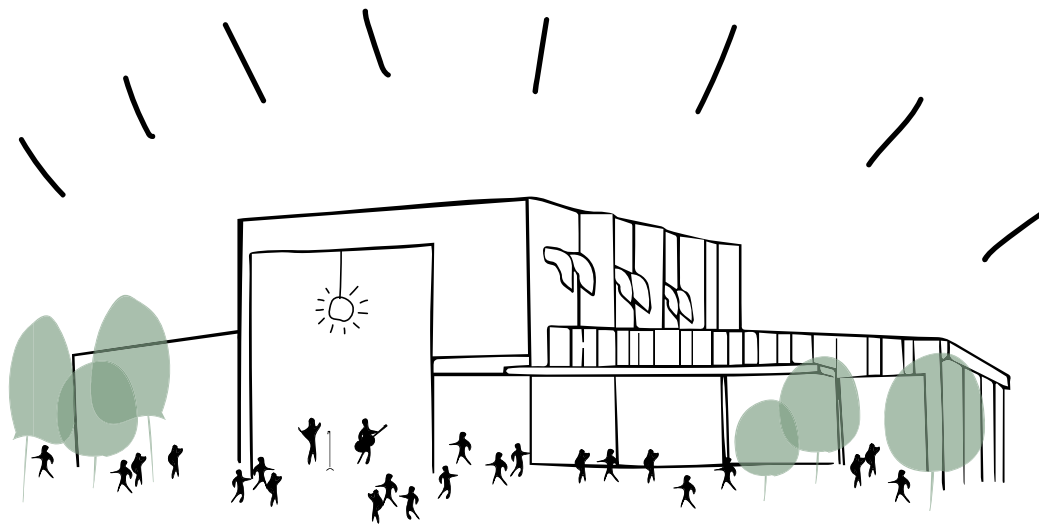


The culture house should have an inclusive program that is available to everyone, and makes it possible for the neighbors to get engaged.

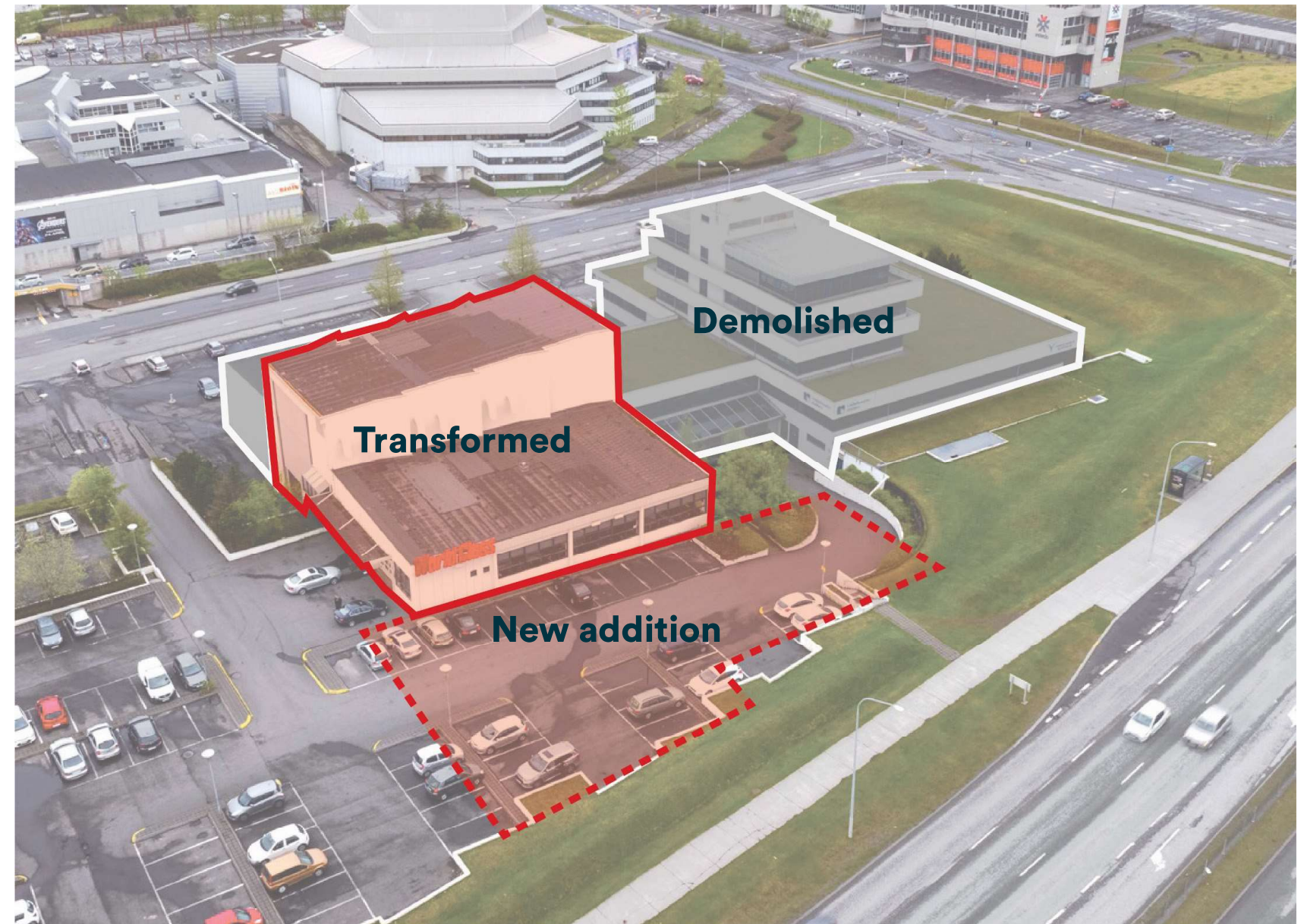


The primary function of the building could be a public library, however there are also many other variants and themes that could be the main tentant of the building.

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.



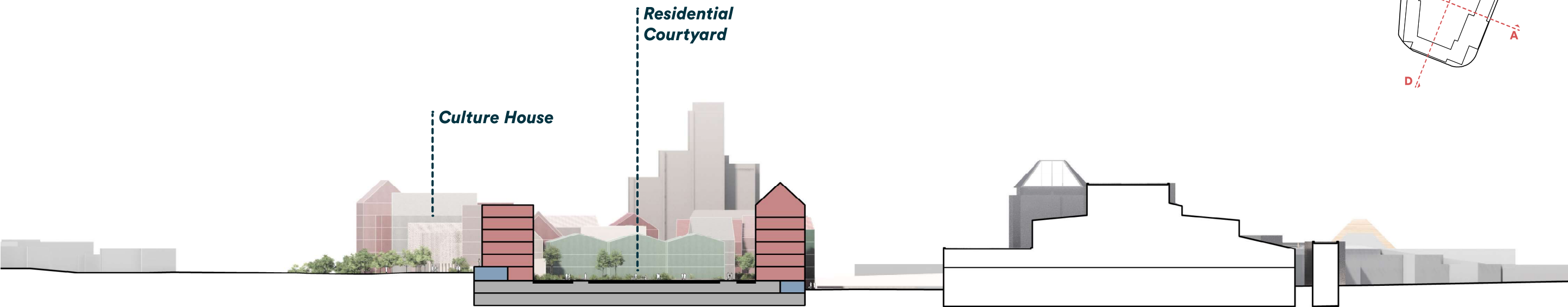
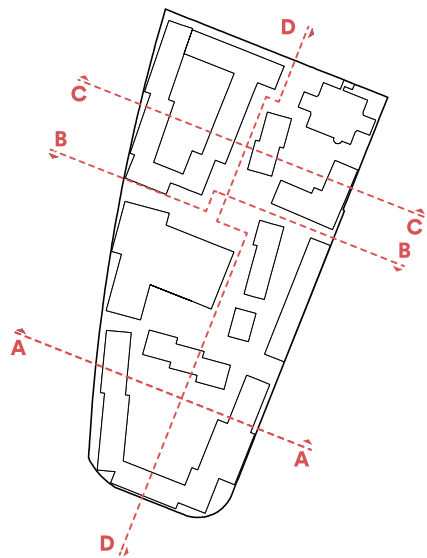
The Morgunblaðið building transformed into culture house



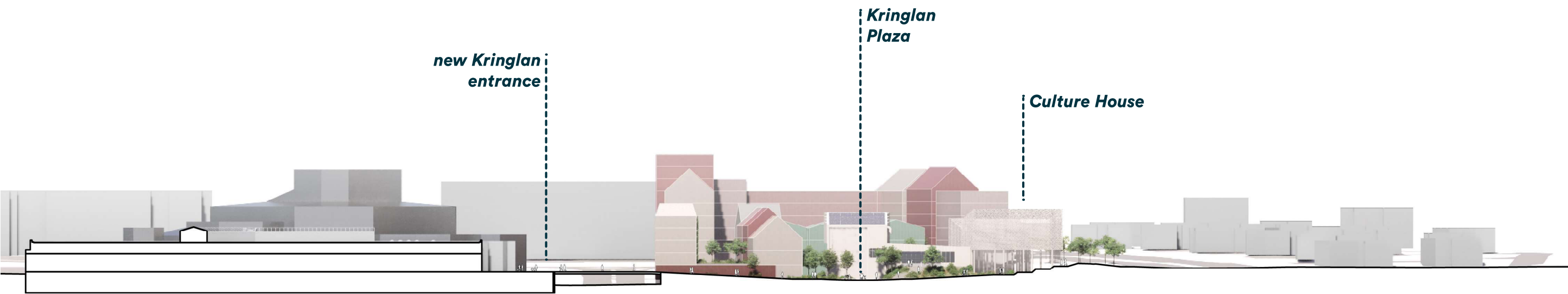
The Plaza, looking north



Site Sections



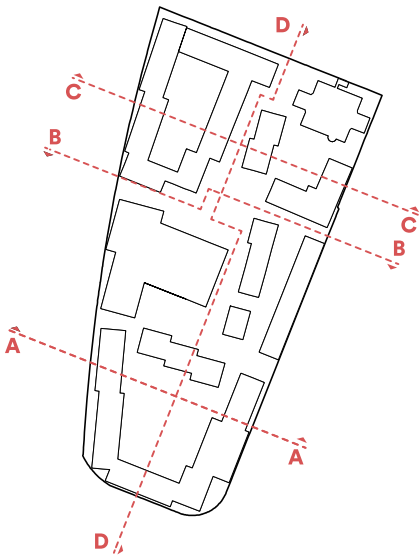
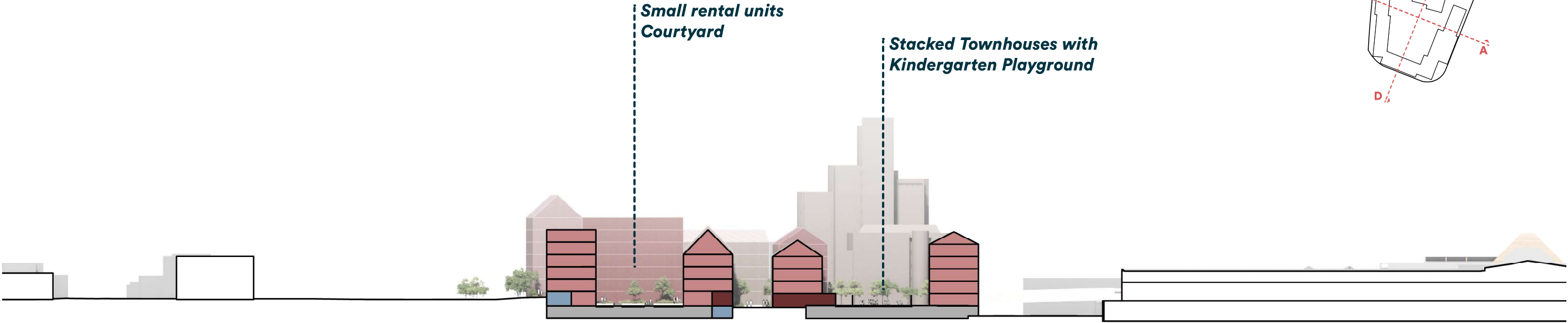
Section A-A



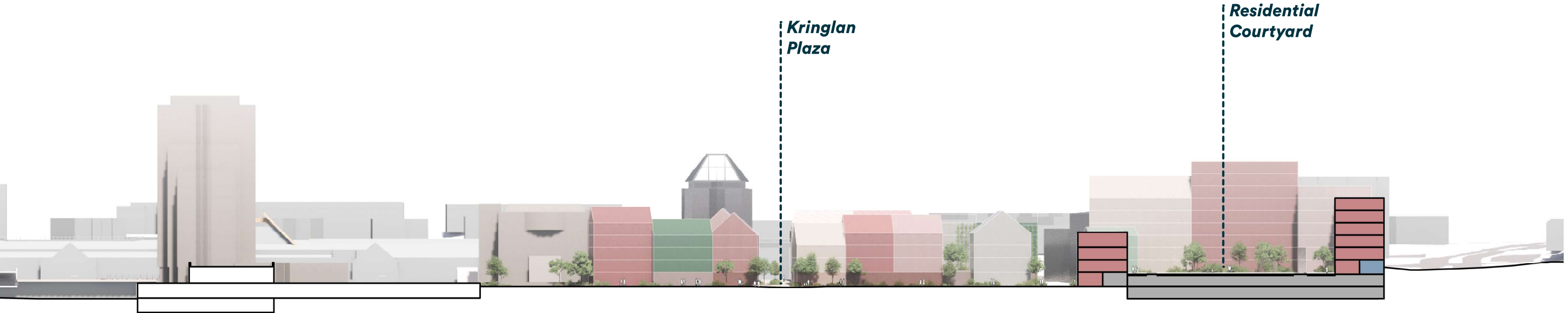
Section B-B

- Residential
- Storage
- Parking
- Commercial

Site Sections



Section C-C



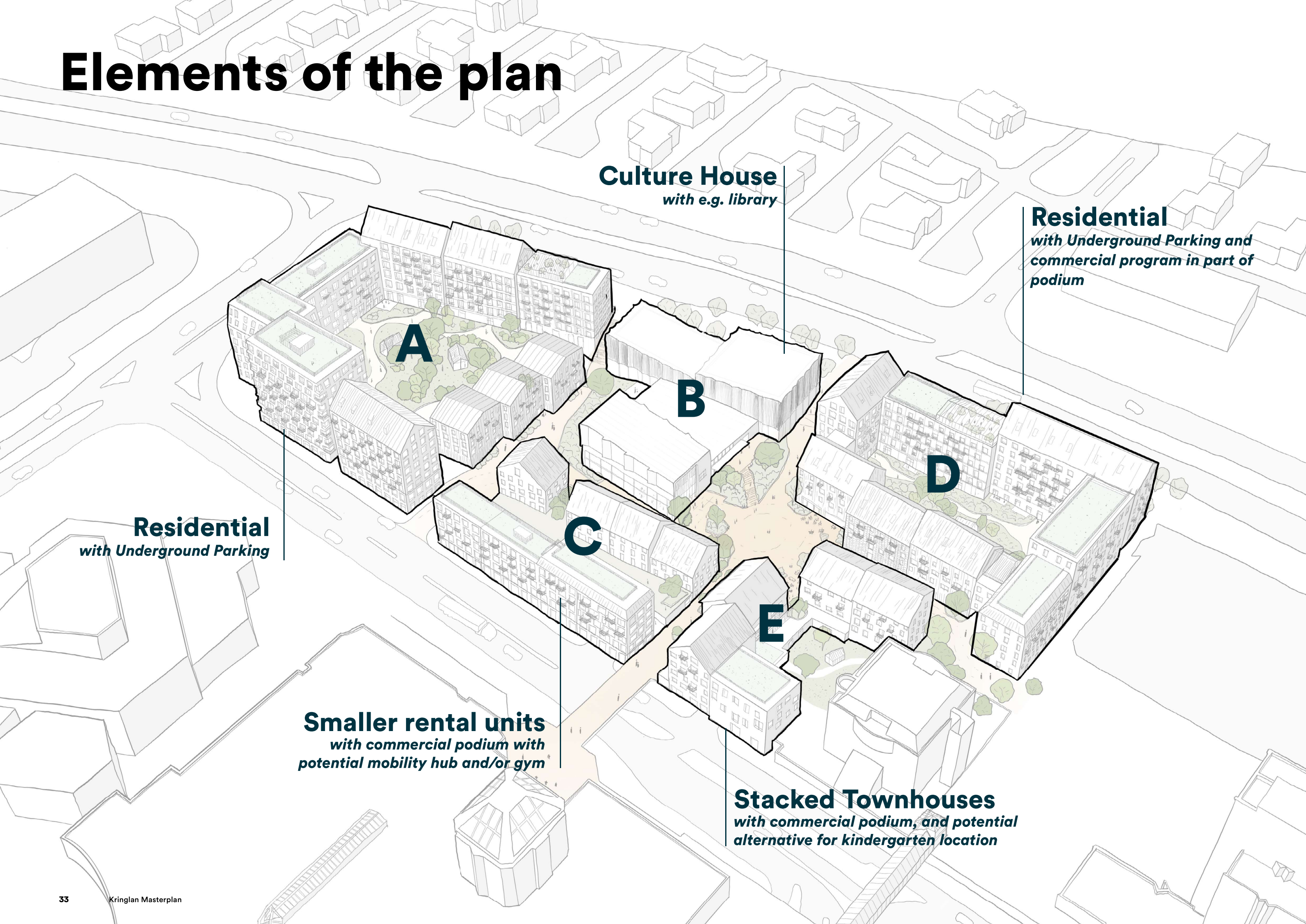
Section D-D

- Residential
- Storage
- Parking
- Commercial

Street view - walking from south towards the plaza



Elements of the plan



Culture House
with e.g. library

Residential
*with Underground Parking and
commercial program in part of
podium*

Residential
with Underground Parking

Smaller rental units
*with commercial podium with
potential mobility hub and/or gym*

Stacked Townhouses
*with commercial podium, and potential
alternative for kindergarten location*

Traffic



Pedestrian and bike

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



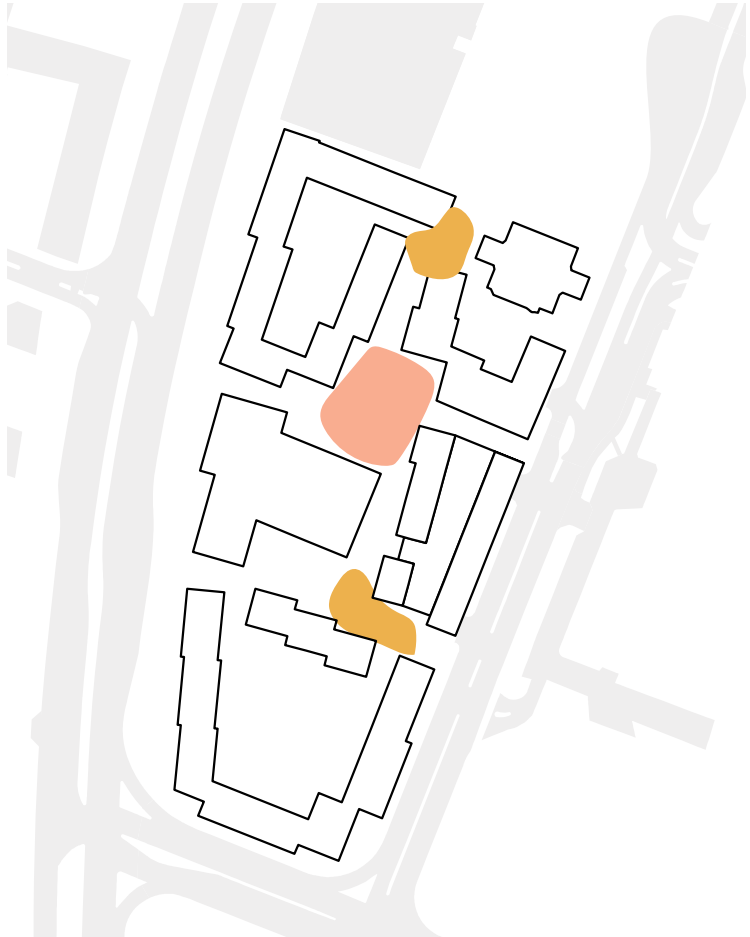
Vehicular traffic

- 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.

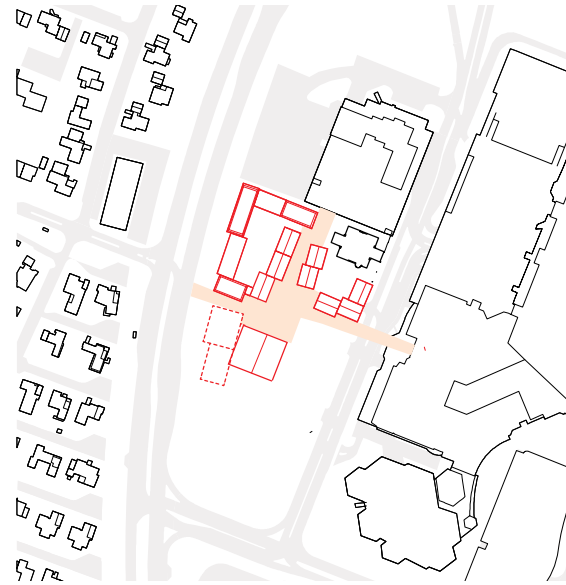


Phasing

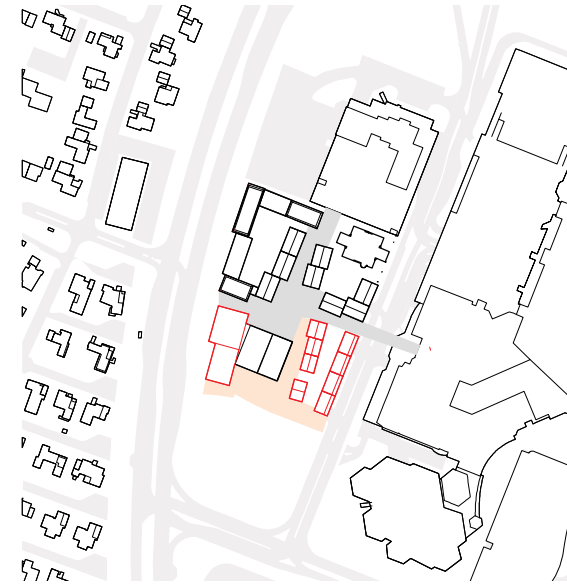
Option 1 - Starting from the north



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



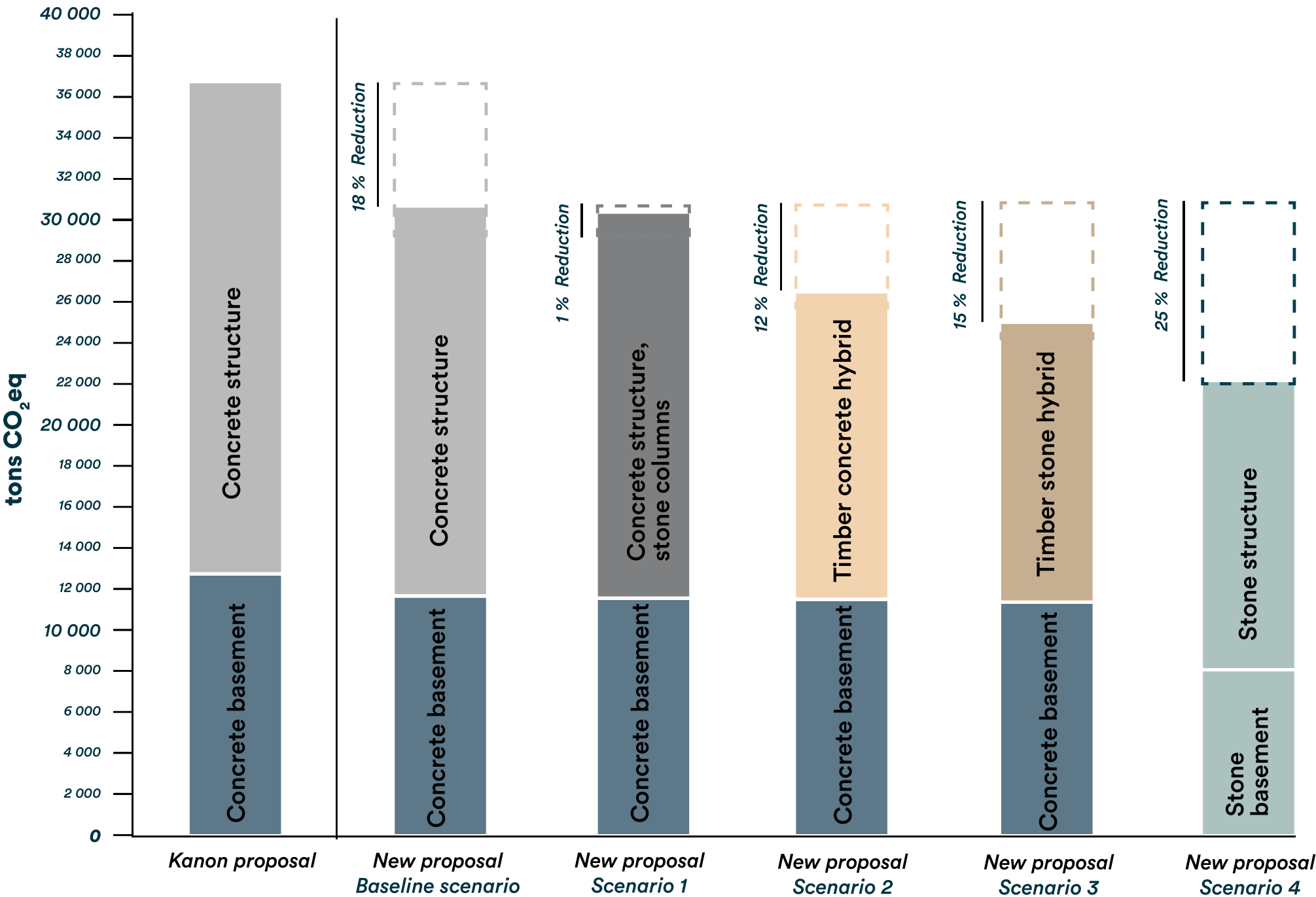
Carbon Comparison

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 occurring 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 CO₂ 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.



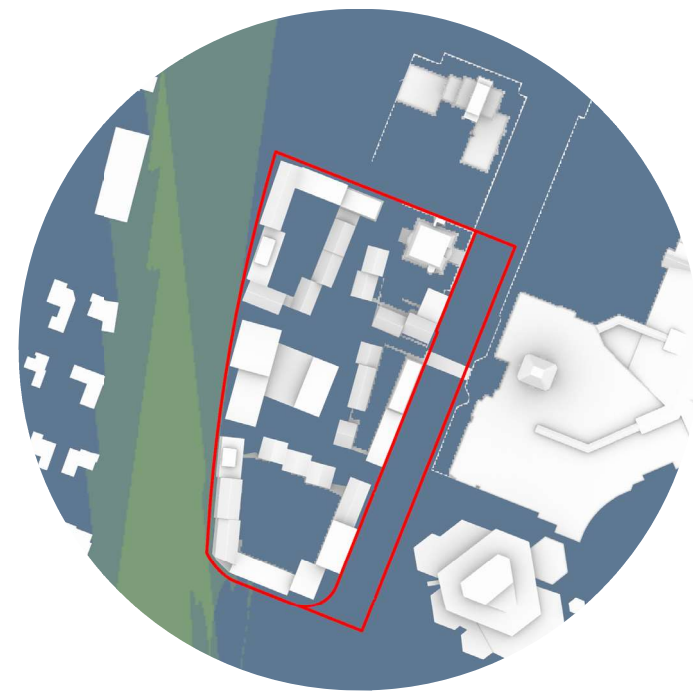
An architectural rendering of a modern courtyard. In the background, a multi-story building with a red facade and large windows is visible. A large, leafy green tree stands on the left, casting a shadow over a group of people. In the center, two children are playing with a blue ball and a small bicycle. To the right, a man and a woman are sitting on a low, curved concrete wall, looking at each other. The courtyard is filled with tall grass, wildflowers, and other plants. A gravel path leads from the foreground towards the building. The overall atmosphere is bright and sunny, suggesting a pleasant microclimate.

Microclimate

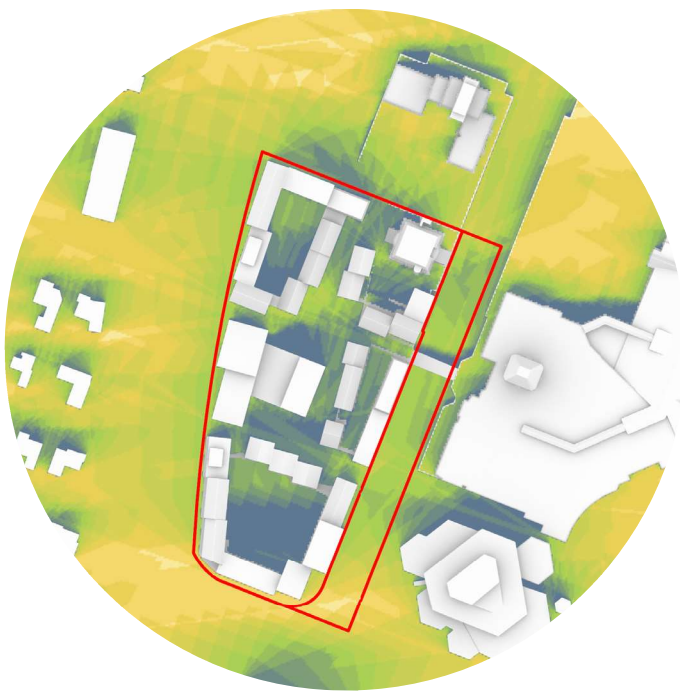
Seasonal sunlight hours

Direct sunlight from 8 am to 8 pm

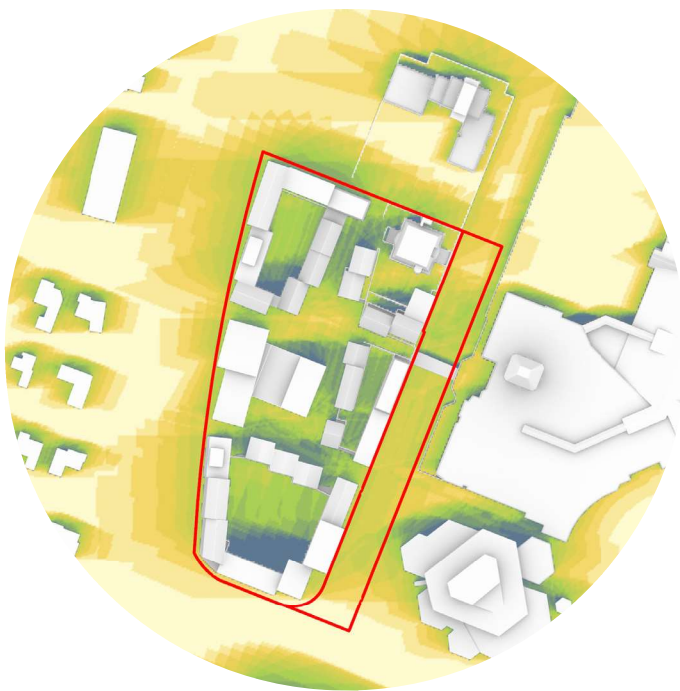
Winter solstice
21st of December



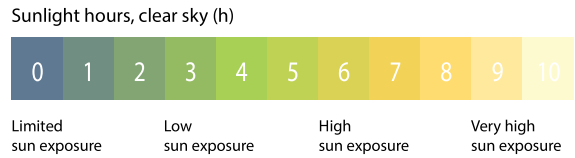
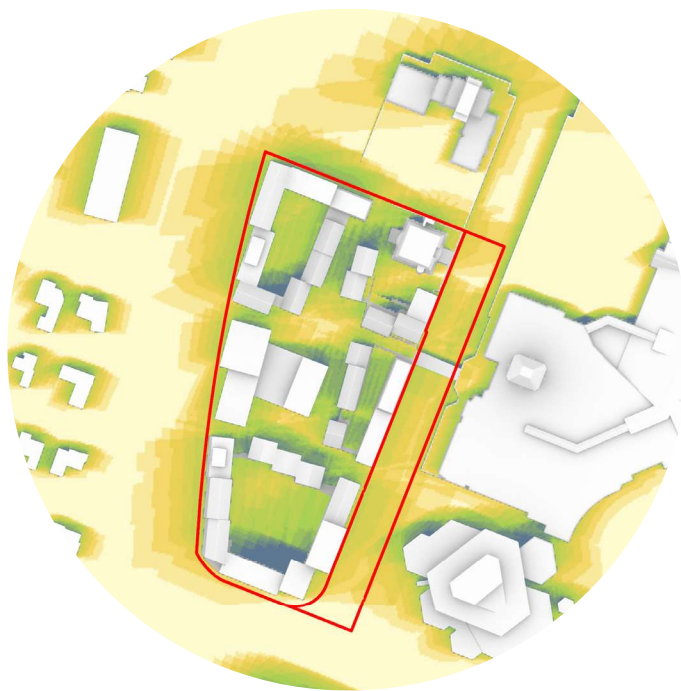
Equinox
21st of March



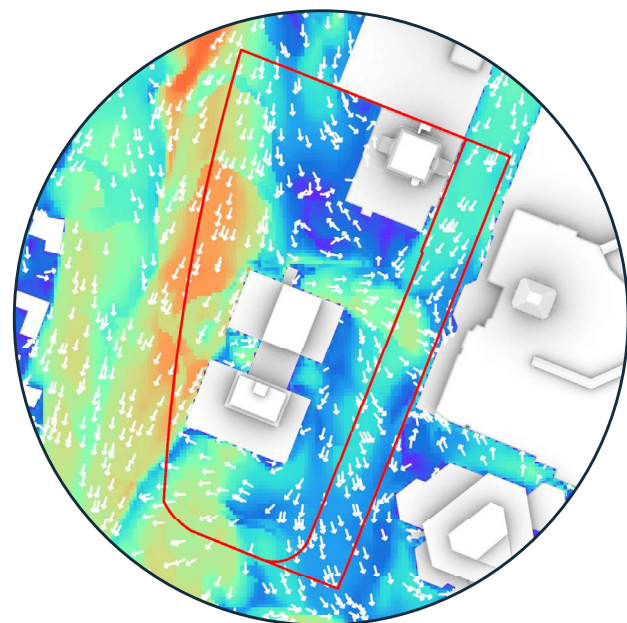
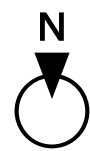
1st of May



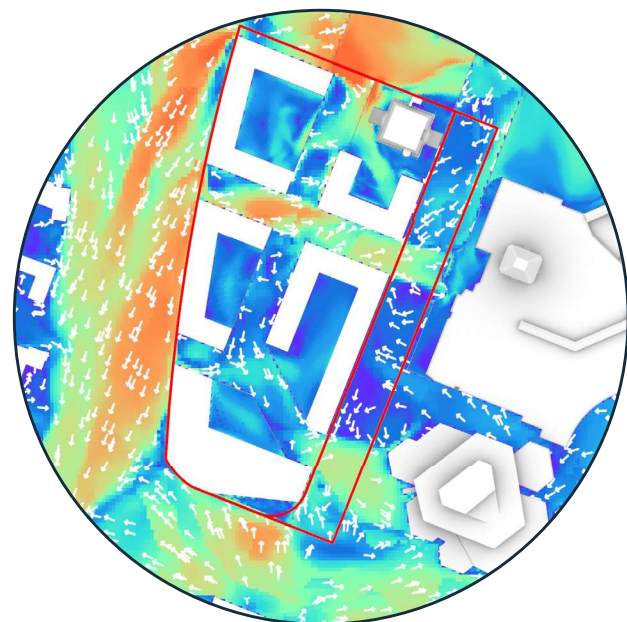
Summer solstice
21st of June



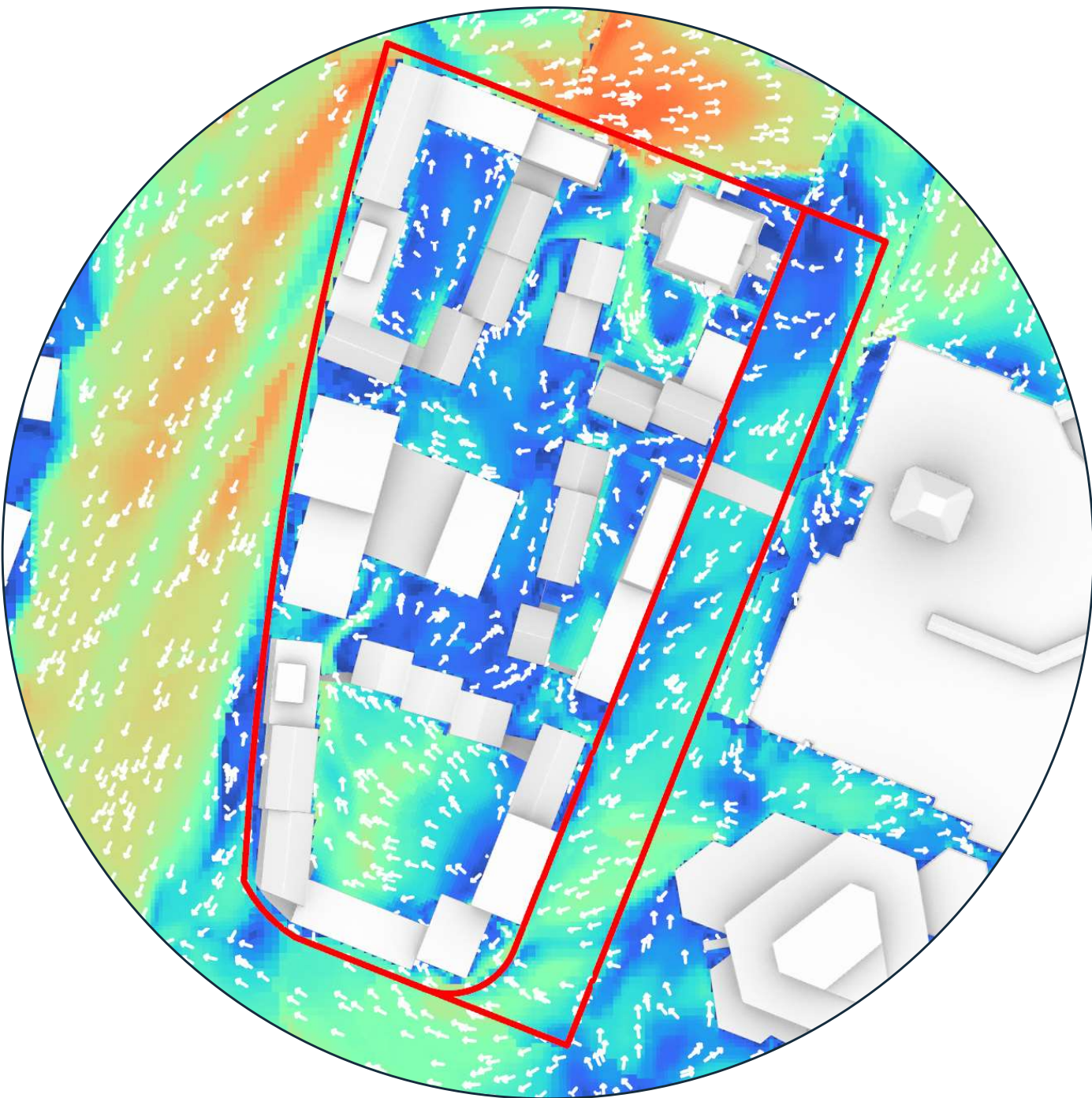
Wind results - from north



Baseline



Old Proposal

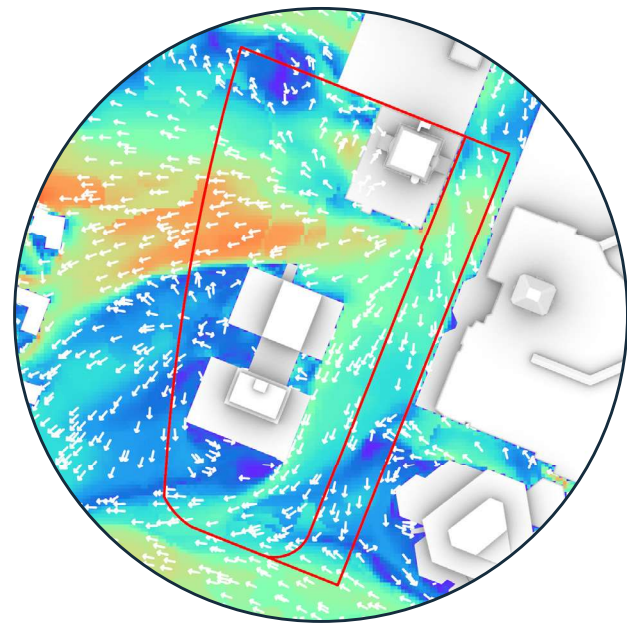


Current Massing

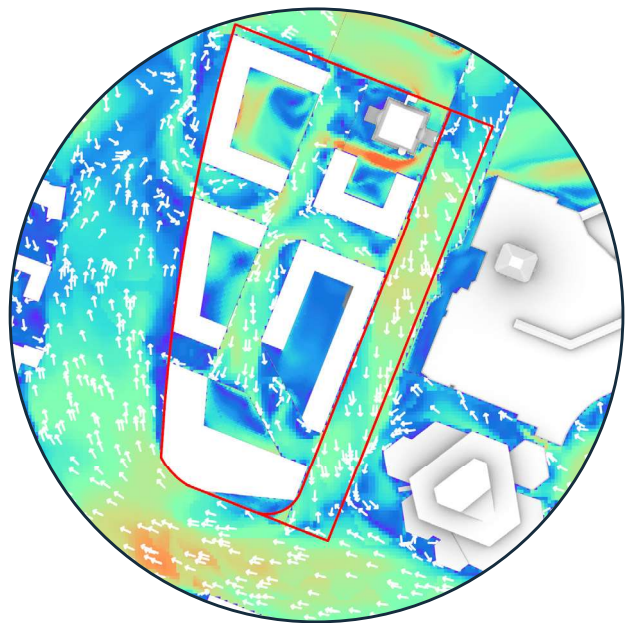
Wind speed-up factor



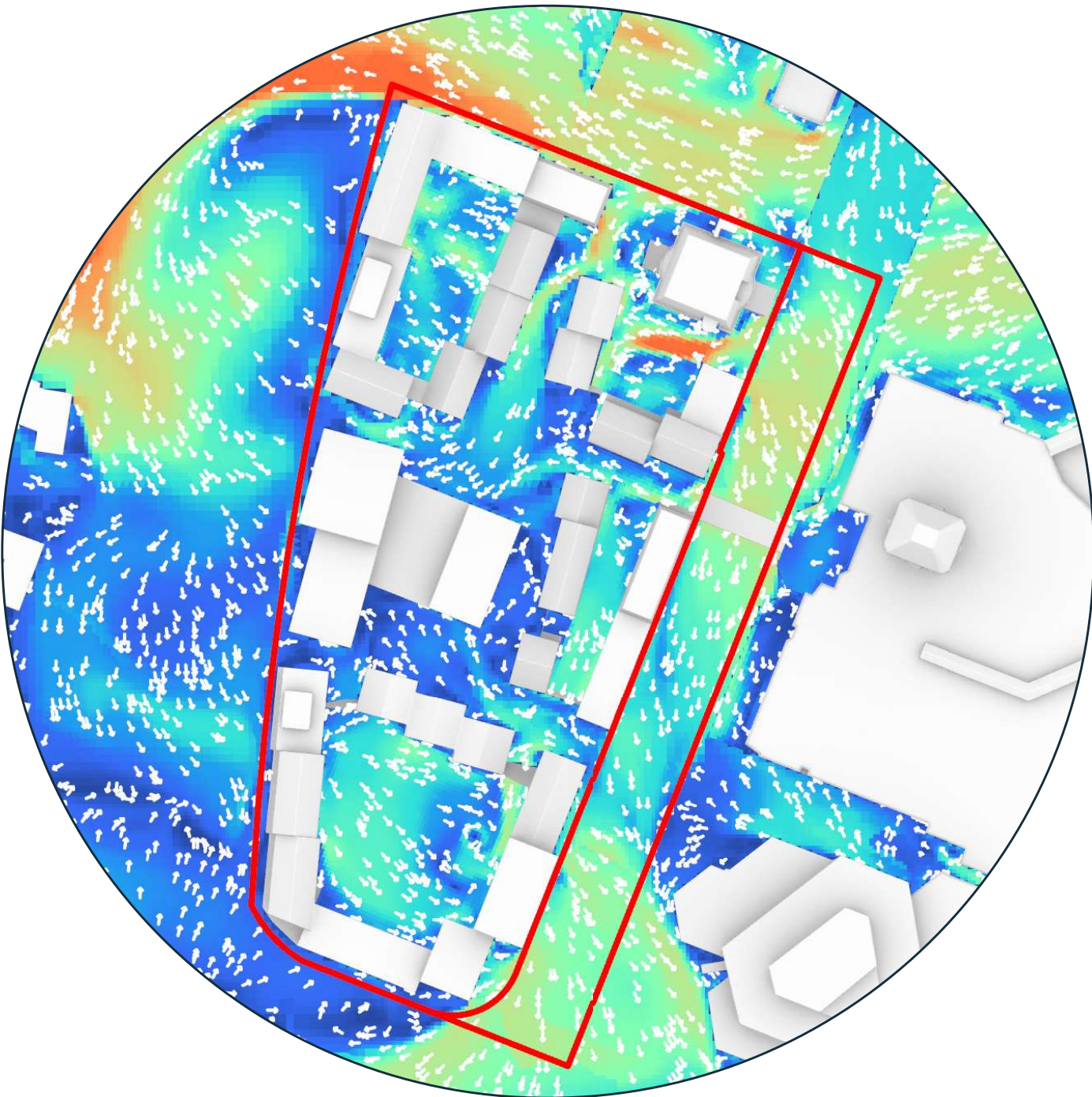
Wind results - from east



Baseline



Old Proposal

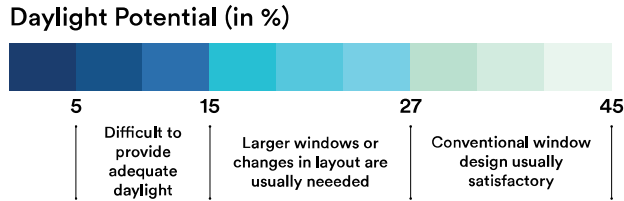
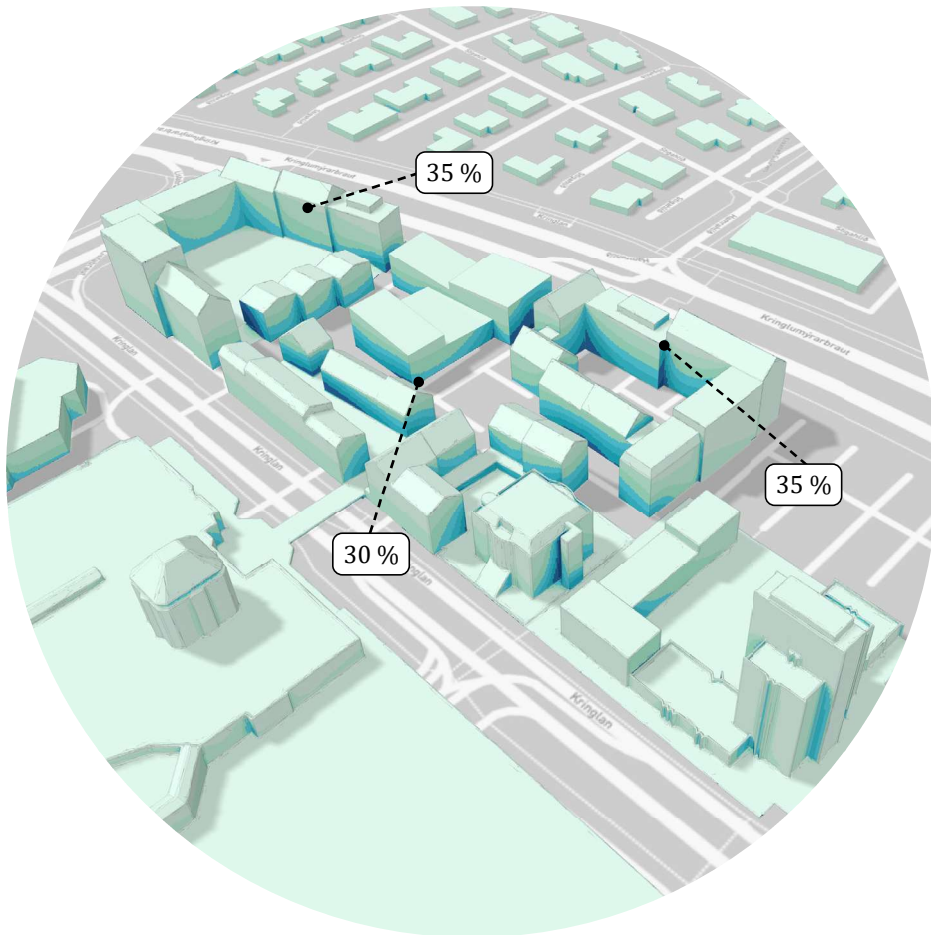
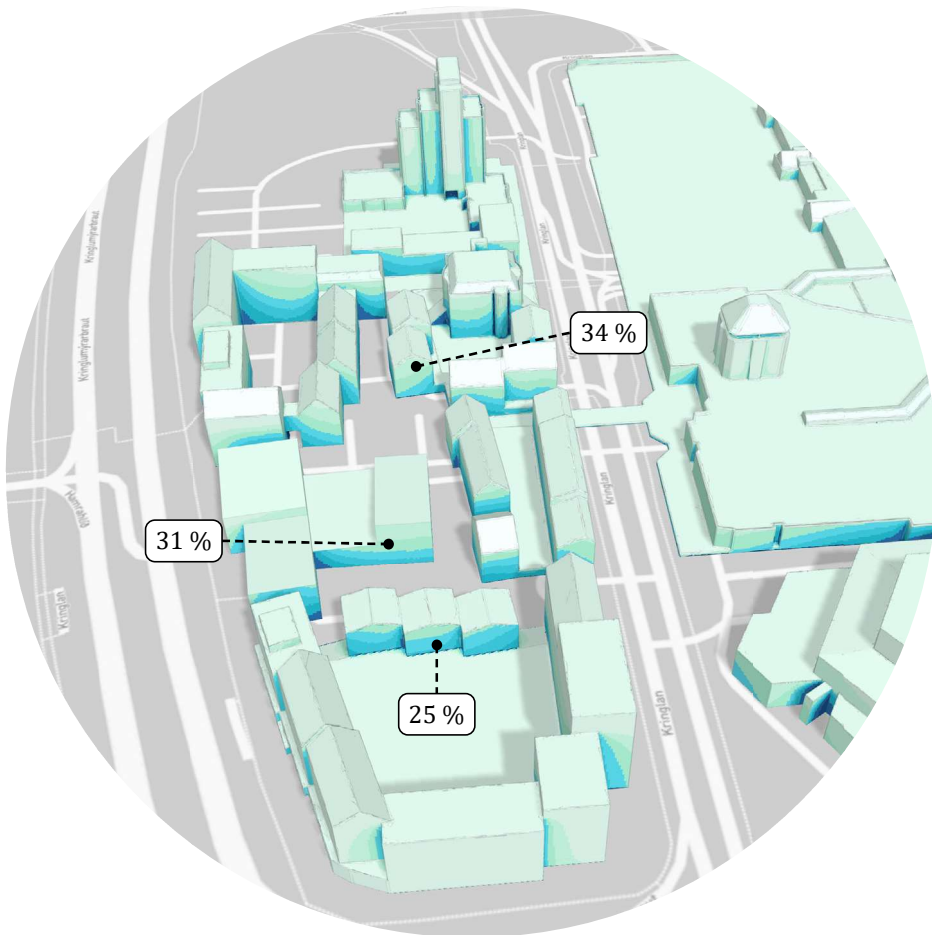
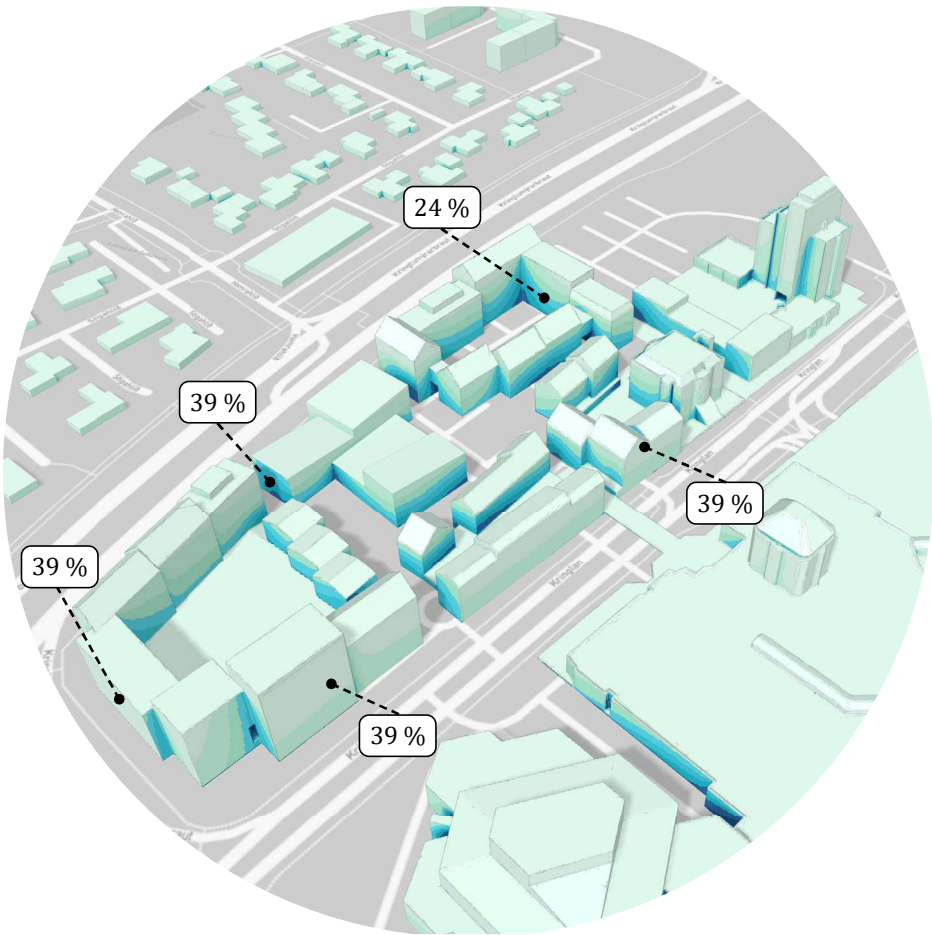


Current Massing

Wind speed-up factor

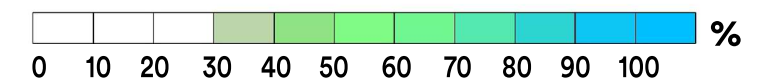
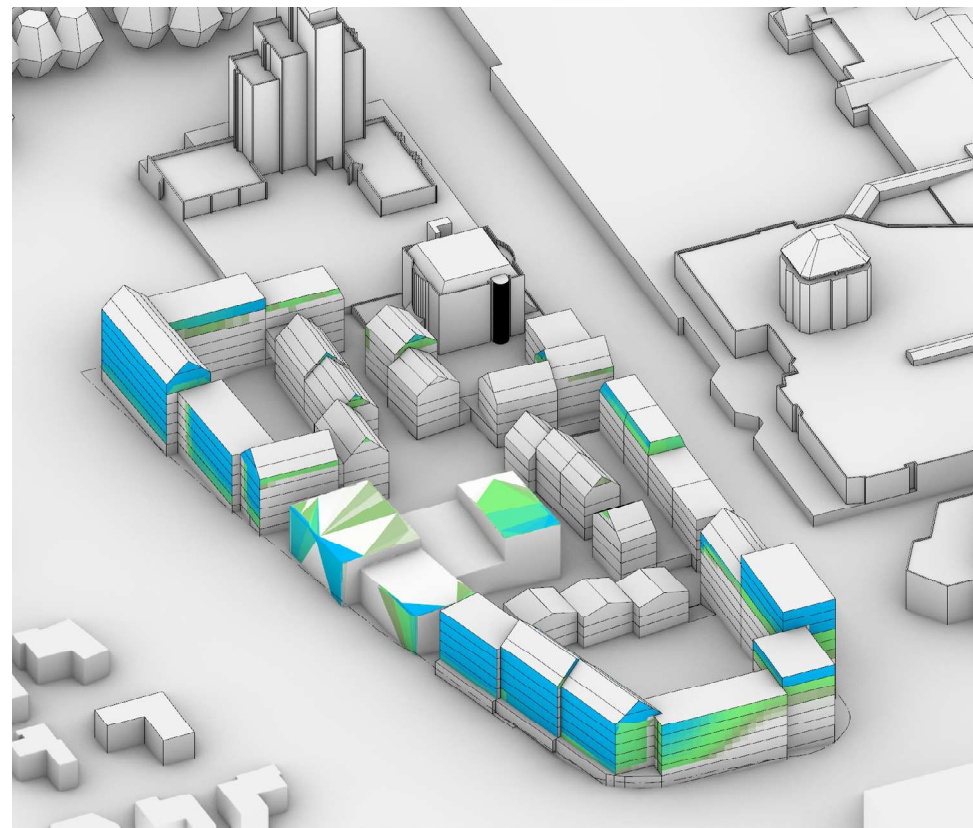
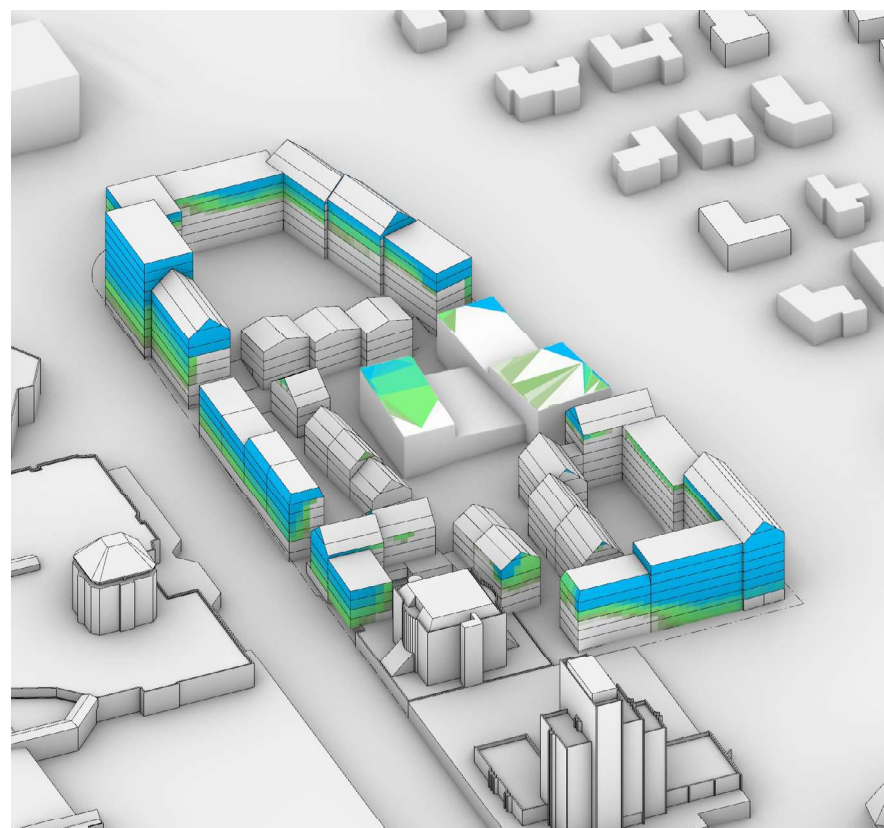
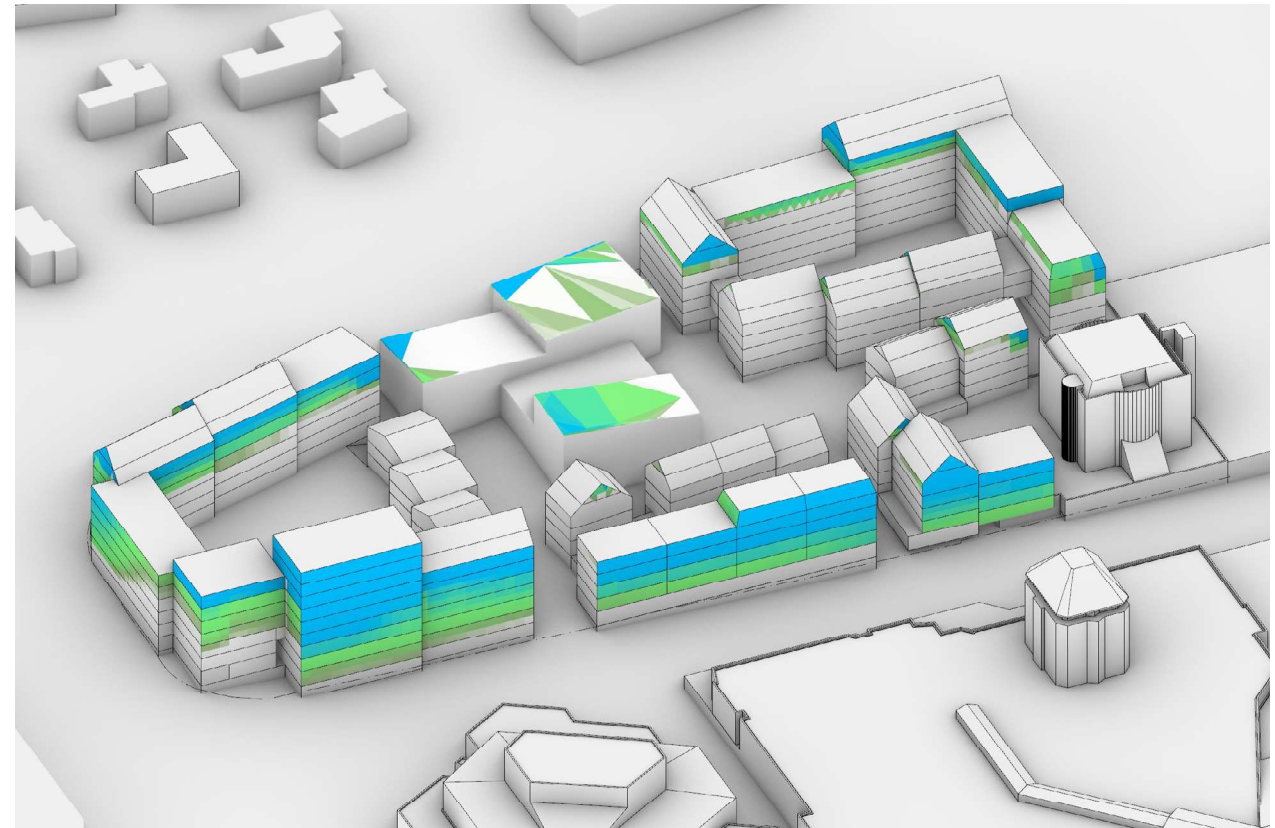
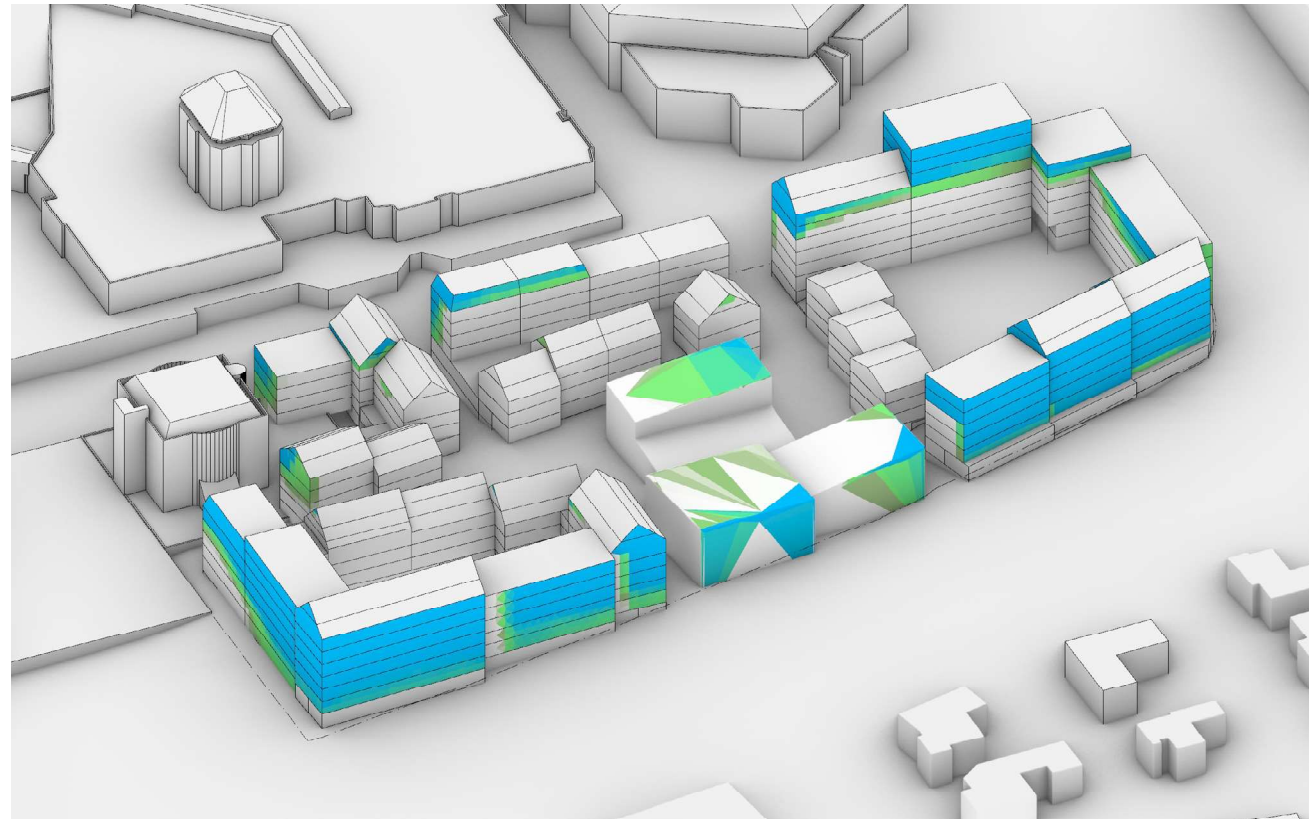


Daylight on facades



View analysis

Facades that have views to mountains

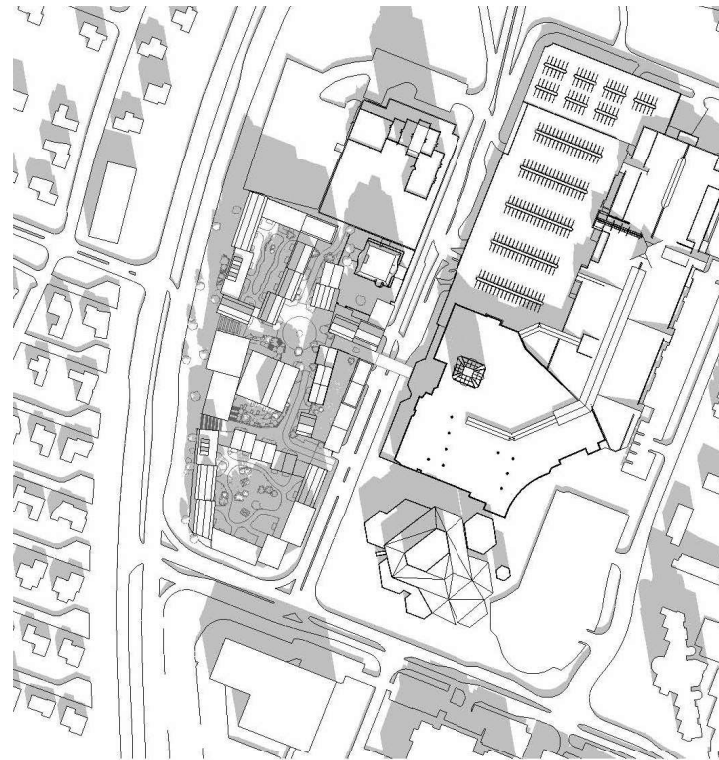


Shadow studies

21. March



Kl. 10.00



Kl. 13.00



Kl. 16.00



Kl. 19.00

Shadow studies

21. June



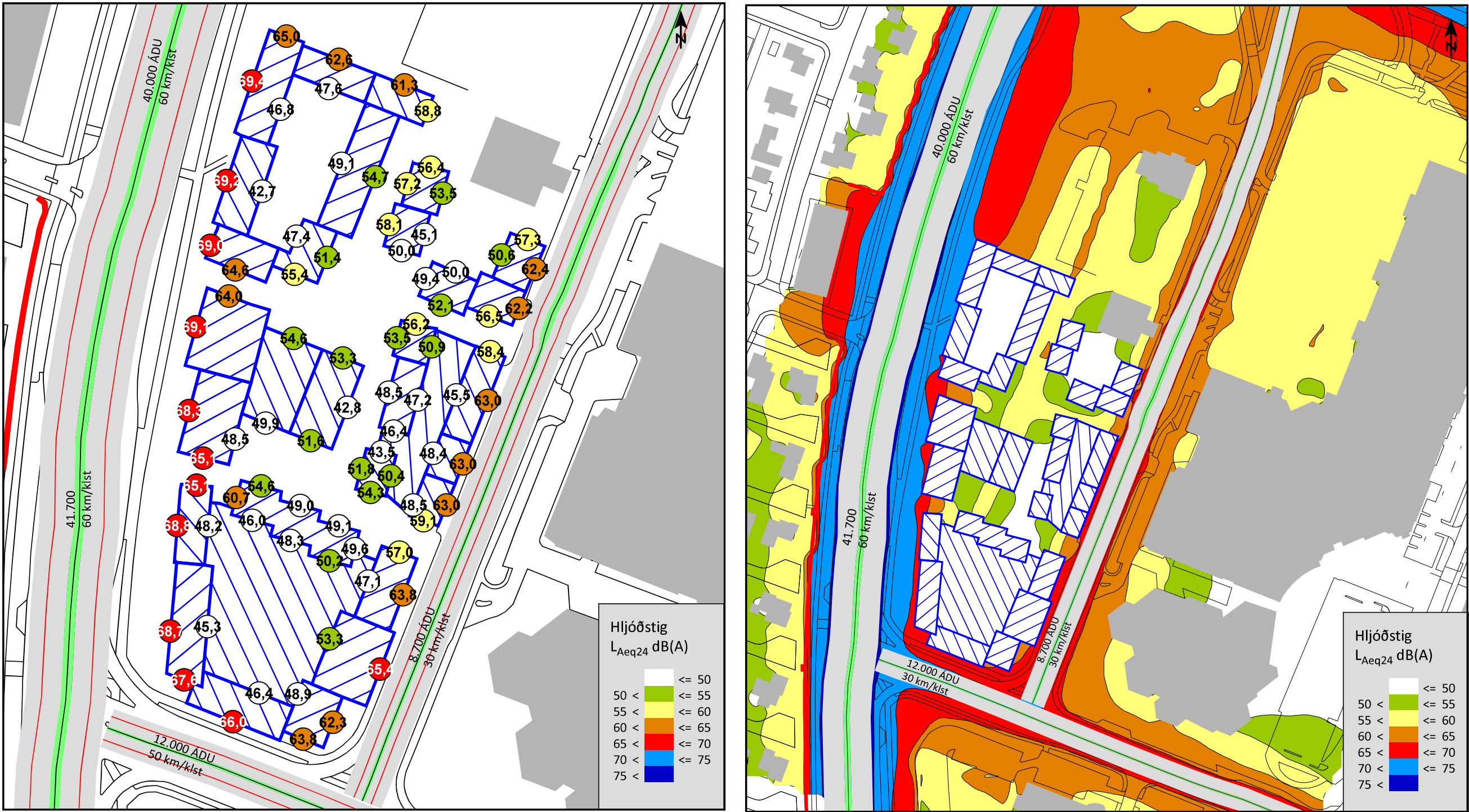
Kl. 10.00

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 555-9000, Símbreyf 555-9010, Netfang vs@vs.is

Kringlusvæði DSK

Hljóðvistarreikningar
Hámarksgildi við húsvegg
Dynlínur

KVARDI: 1:1500
VERKNR: 24141

HANNAÐITEKNI: HBH / RDP
YFIRFARIR: SÓ
SAMÞYKKT: SÓ
KT: REYKJAVÍK
8.7.2024
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 addressing architecture and one addressing landscape architecture. However, one is meant to support the other, acting together to create a coherent and well-functioning neighborhood.

Vision

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



Sheltered gardens

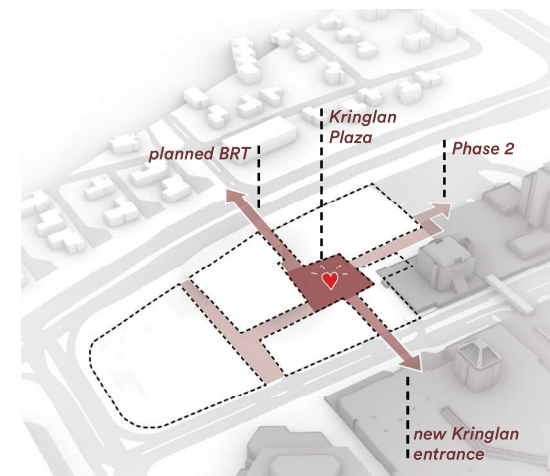


Strong communities

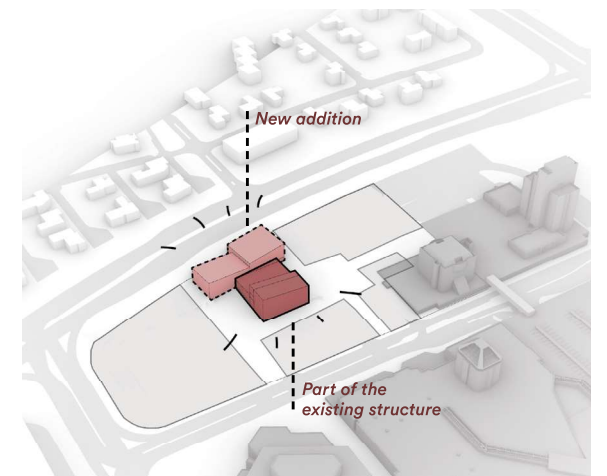


Reykjavik Identity

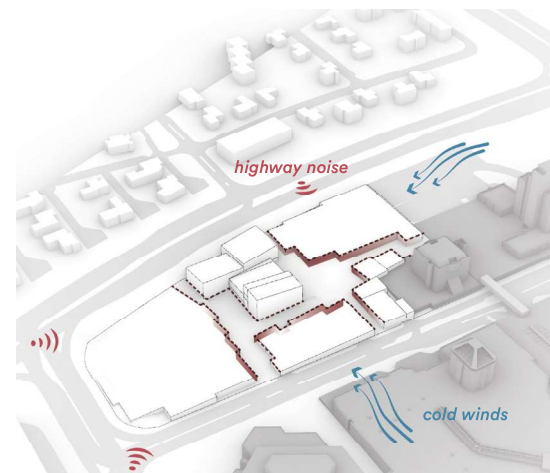
Elements of the plan



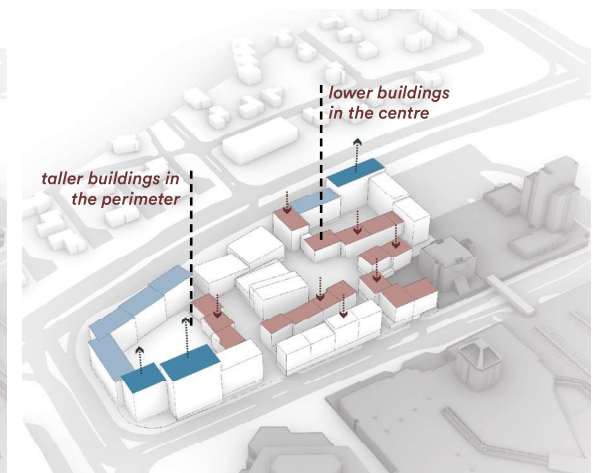
Creating quality public spaces and meaningful connections



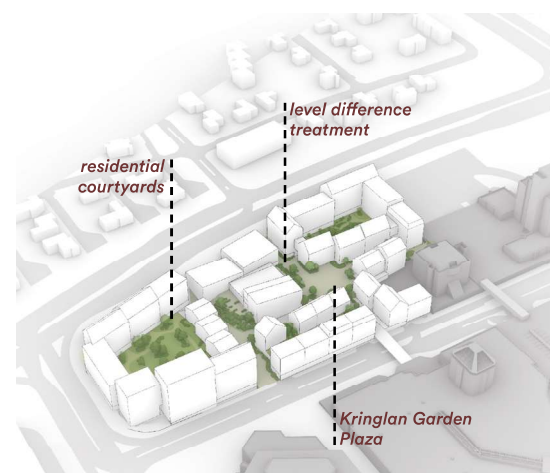
A landmark culture building sets the identity of the neighbourhood



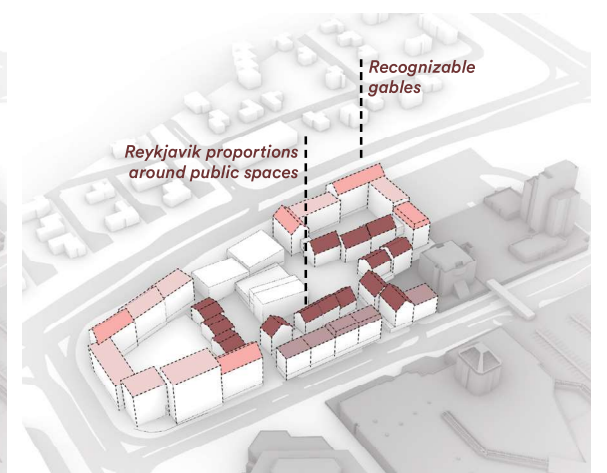
Setbacks and irregularity



Optimizing the human experience around public spaces



Planting a garden



Roofs and proportions inspired by Reykjavik

Henning Larsen