



Reykjavík

Umsókn til skipulagsfulltrúa

Umsókn móttekin

26-02-2025 11:52

Tungumál á Mínum síðum: IS

Almennar upplýsingar

Veldu annað hvort

Umsækjandi er fyrirtæki

Kennitala fyrirtækis

5408091190

Fyrirtæki

Klasi ehf.

Netfang

Er um fjöleignarhús að ræða?

Nei

Greiðandi

Er greiðandi sá sami og umsækjandi?

Nei

Veldu annað hvort

Greiðandi er fyrirtæki

Kennitala fyrirtækis

7012211170

Fyrirtæki

BBL 178 ehf.

Netfang greiðanda

Svæði og deiliskipulag

Heimilisfang / lóðaheiti

Álfabakki 7 og Stekkjabakki 4-6

Umsækjandi

Hefur kynnt sér gildandi deiliskipulag

Erindið

Erindið fjallar um

Nýtt deiliskipulag

Stutt lýsing á erindi

Fasteignaþróunarfélagið Klasi ehf fyrir hönd dótturfélags síns, BBL 178 ehf, leggur fram tillögu, í vinnslu, um nýtt deiliskipulag fyrir lóðirnar Álfabakki 7 og Stekkjabakka 4-6. Á lóðunum er gert ráð fyrir niðurrifi á núverandi húsnæðum og hugað að frekari uppbyggingu og breyttri nýtingu á lóðum; íbúðir auk atvinnu- og þjónustuhúsnæðis. Meðfylgjandi eru drög að tillögu fyrir Norður Mjódd. Verkefnið er enn í mótun og þó nokkur atriði sem á eftir að leysa í samvinnu við fulltrúa borgarinnar. Óskað er eftir yfirferð borgarinnar á því sem komið er og áframhaldandi góðu samstarfi. Verkefnið er unnið á grundvelli samkomulags við Reykjavíkurborg frá árinu 2021 um þróun lóðanna þar sem m.a. segir að taka eigi mið af þéttingaráformum í aðalskipulagi og nýtingu nýlegra uppbyggingarreita í samræmi við það. Samkomulag vegna bensínstöðvar við Álfabakka miðar við að stöðinni verði lokað 1. janúar 2026.

Hefur verið haft samband við veitufyrirtæki?

Já

Hvaða veitufyrirtæki?

Veitur

Fylgigögn

Uppdrættir

-

Bréf til umsækjanda/hönnuðar

-

Greinagerð

Greinarger__DRO_G_25.02.2025.pdf

Umsagnir s.s. Minjastofnunar Íslands o.fl.

-

Önnur gögn

Skilm_latafla _ 25.02.2025 __ vinnslu.xlsx

20-02-2025

Norður Mjódd

Deiliskipulag

DRÖG

verk í vinnslu



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Norður Mjódd Deiliskipulag

1. Deiliskipulagsuppráttur



Local plan drawing

SKYRINGAR

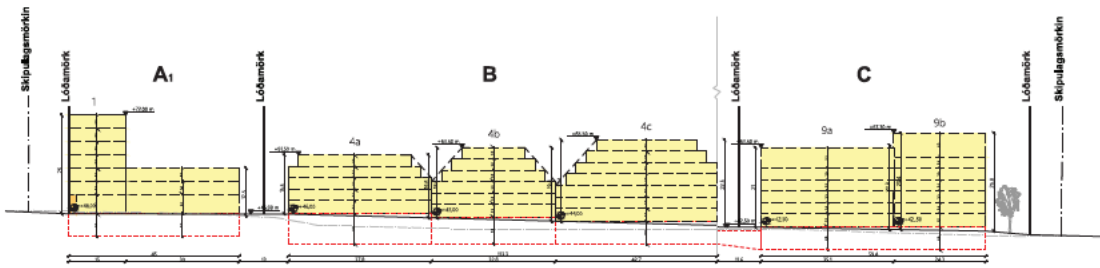
- | | | | |
|--|---|--|--|
| <ul style="list-style-type: none"> Eldri lóðarmörk Vikjandi byggingar Skipulagsmörkin Lóðarmörk Byggingareitur nýbygginga Miðlína fráveitulögn Miðlína hitaveitulögn | <ul style="list-style-type: none"> Inndregin jarðhæð og 2. hæð, með eða án þakskeg Skipting hæða - leiðbeinandi Byggingareitur fyrir kjallara og bílakjallara Inngangur í bílakjallara - leiðbeinandi Inn- og útkeysra úr bílakjallara - leiðbeinandi Mænistefna Inngangur - leiðbeinandi Kvóð um gönguleið | <ul style="list-style-type: none"> 5 Húsnúmer 5+2k Hæðir / kjallari Hæðarkóti - leiðbeinandi Dreifistöðvar rafmagns - leiðbeinandi Djúpgámar - leiðbeinandi Vistgata Bílastæði Göngusvæð | <ul style="list-style-type: none"> Upphækkað yfirborð Grænt svæði - leiðbeinandi Forgardar - svæði Regngardar - leiðbeinandi Gróður - leiðbeinandi Leiksvæði Torg Vöruafgreiðsla |
|--|---|--|--|



Local plan drawing measurements

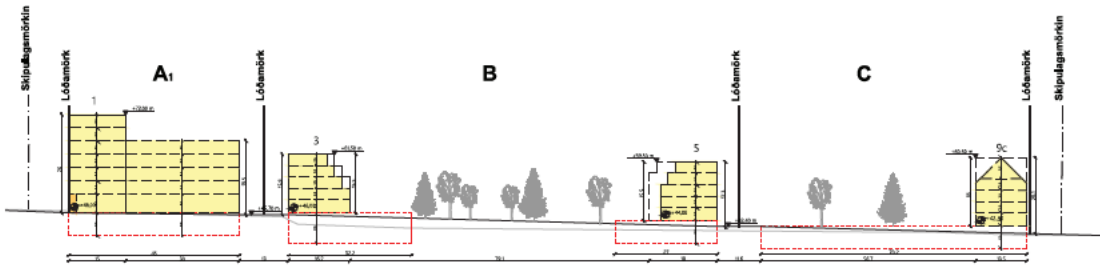


2. Snið

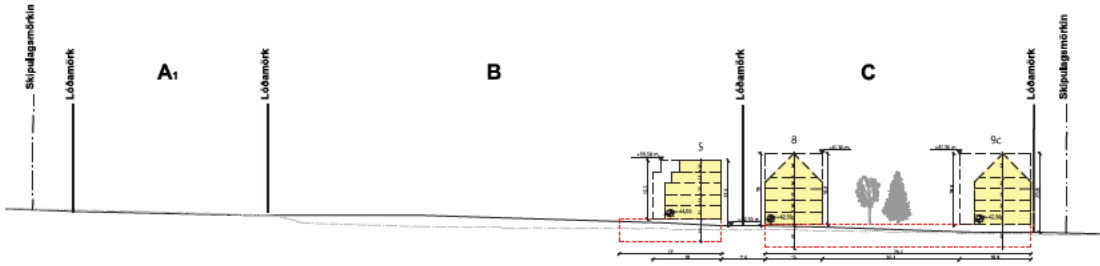


- Skjalagambörkin
- Lóðamörk
- Byggingarettur nýbygginga
- Byggingarettur rofnn - læðbetandi
- Byggingarettur fyrir kjallara og bíljallara

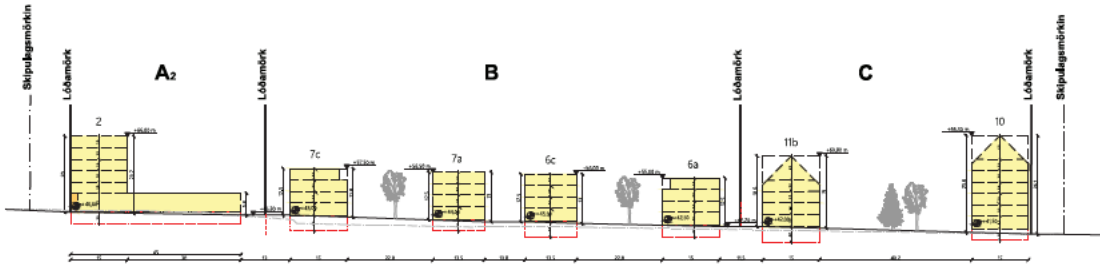
Snið 1



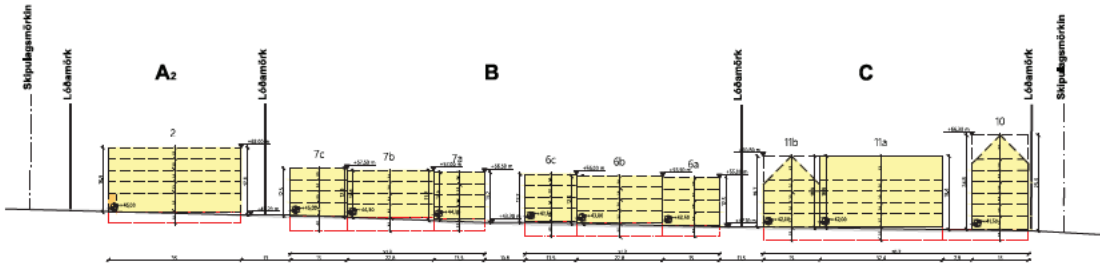
Snið 2



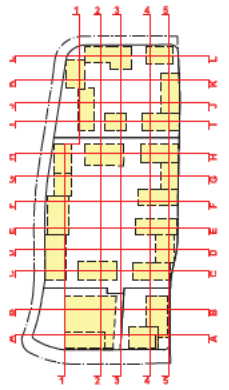
Snið 3



Snið 4

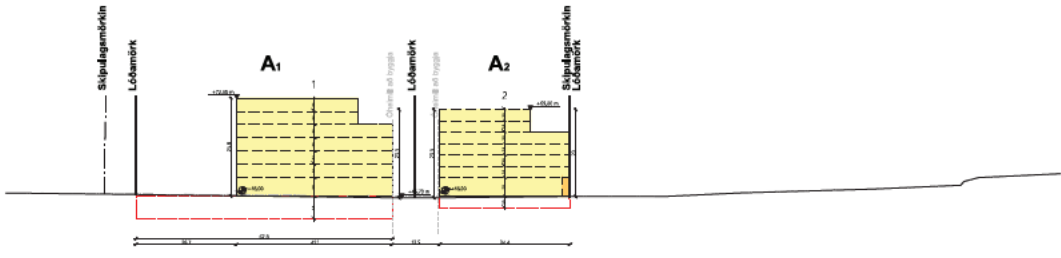


Snið 5

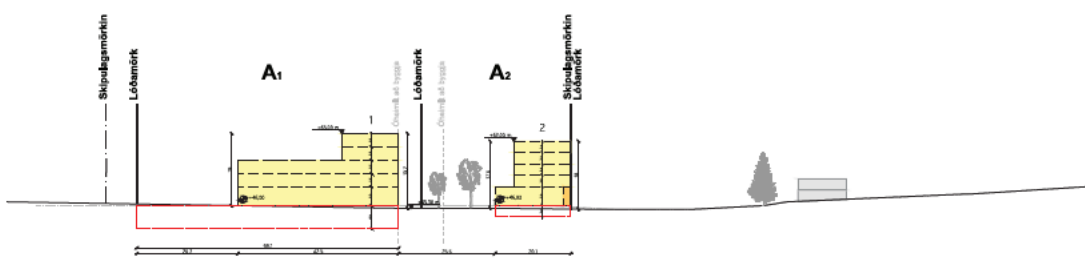


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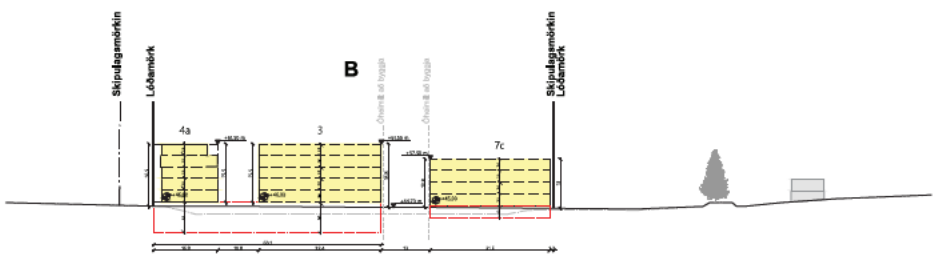
- Skipulagsmörkin
- Lóðamörk
- Byggingarettur nýbygginga
- Byggingarettur rofnn - læðbetnað
- Byggingarettur fyrir kjallara og bíðkjallara



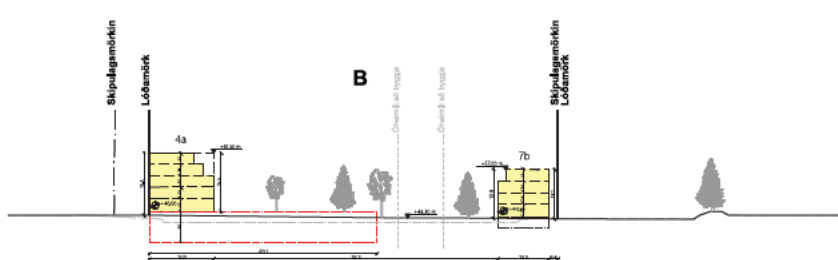
Snið A



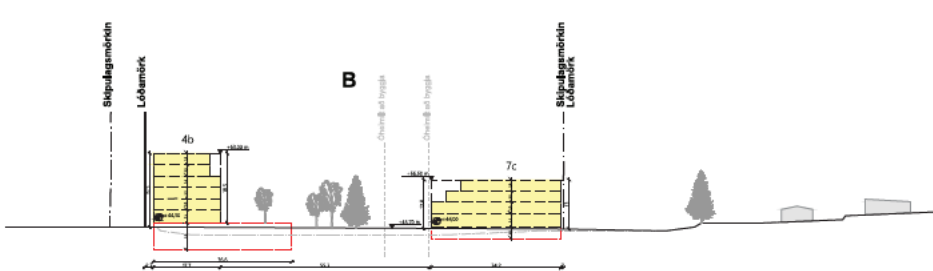
Snið B



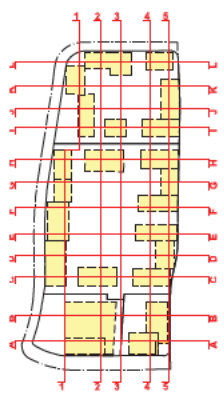
Snið C



Snið D

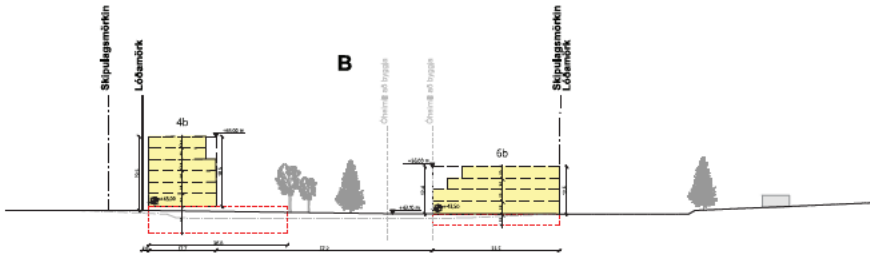


Snið E

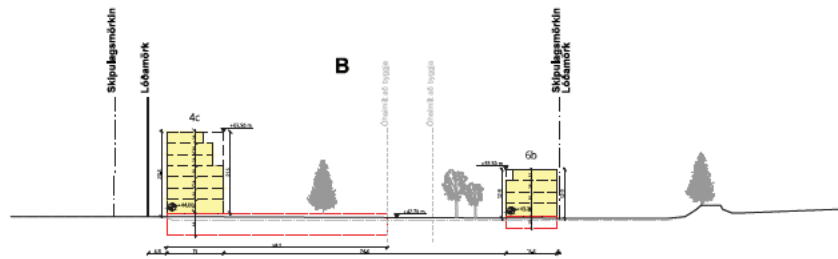


verk í vinnslu

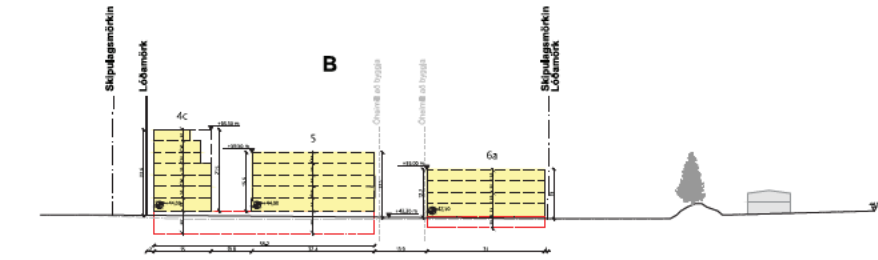
- Skipulagsmörkin
- Lóðamörk
- Byggingaretur nýbygginga
- Byggingaretur rofnn - læðbetnað
- Byggingaretur fyrir kjallara og bílajallara



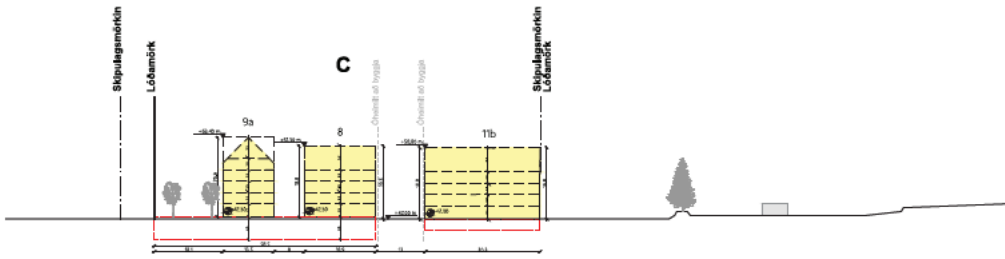
Snið F



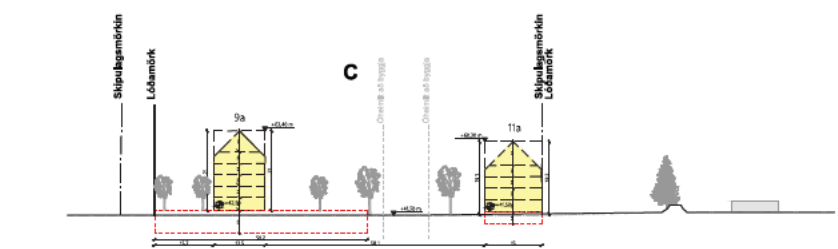
Snið G



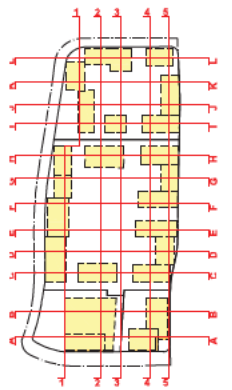
Snið H



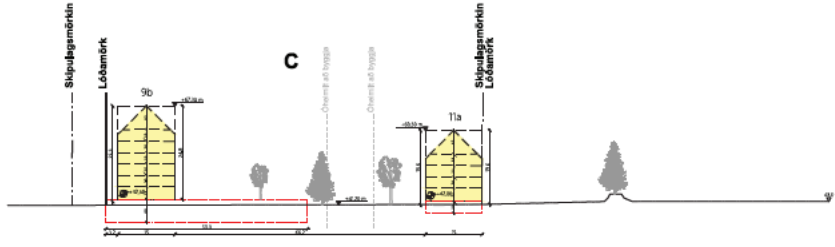
Snið I



Snið J

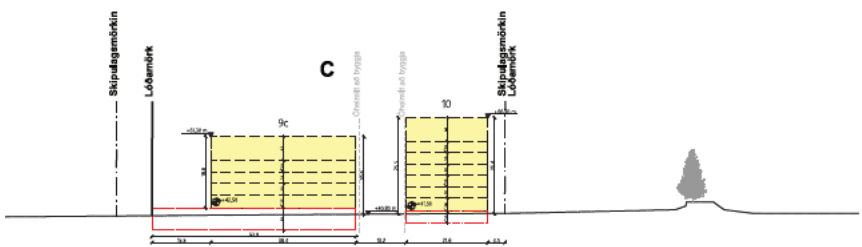


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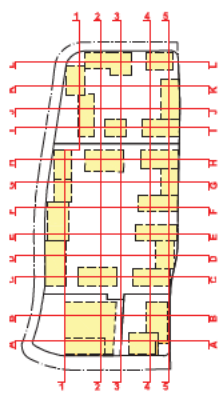


Snið K

- Skjalagæmsörkin
- Lóðamörk
- Byggingarettur nýbygginga
- Byggingarettur rofnn - lætobetandi
- Byggingarettur fyrir kjallara og bíl kjallara



Snið L



Urban plan Norður Mjódd



Skýringarmyndir

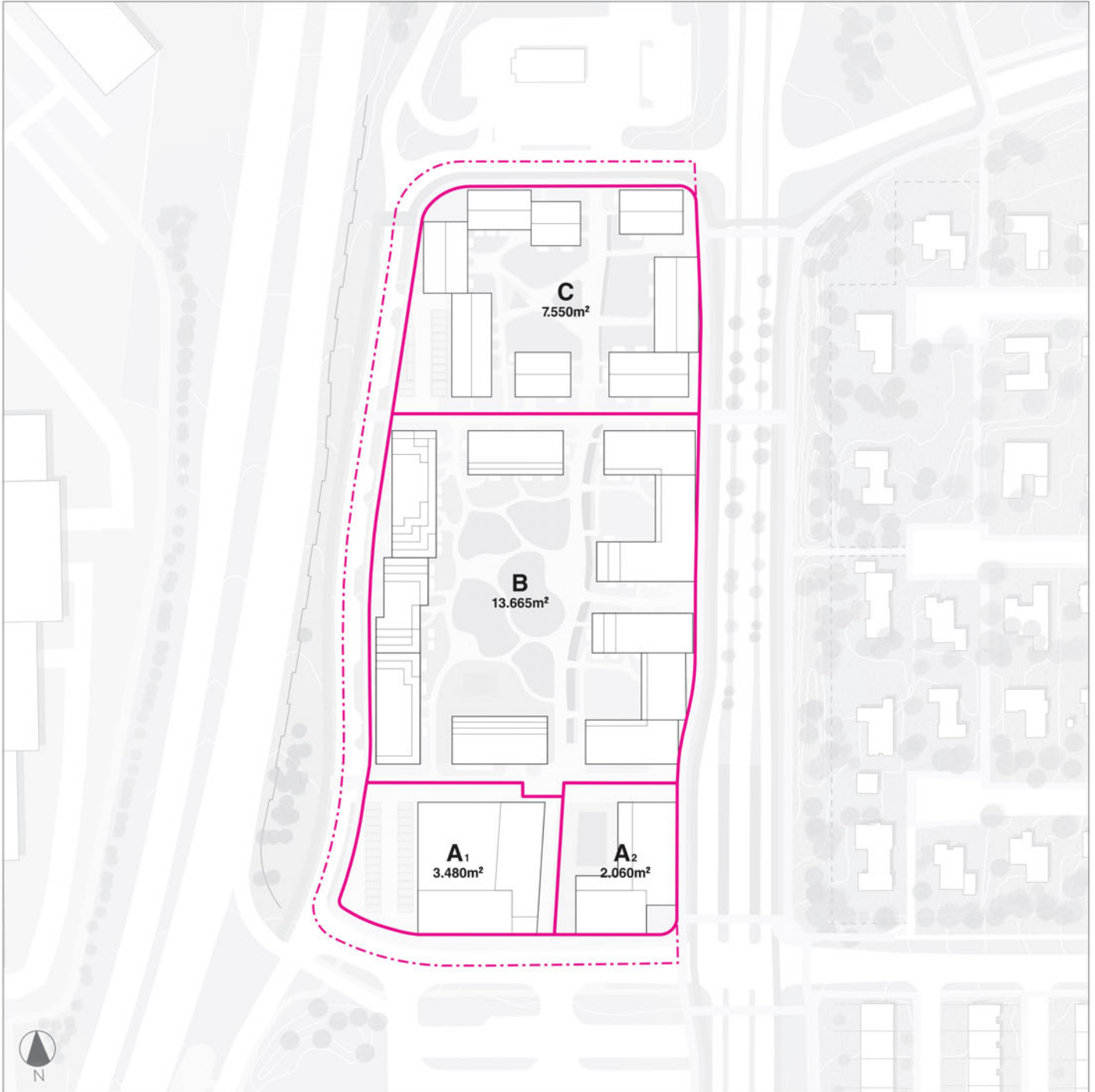
1. Uppdráttur



Uppdráttur



10 20 30

2. Svæði og lóðir

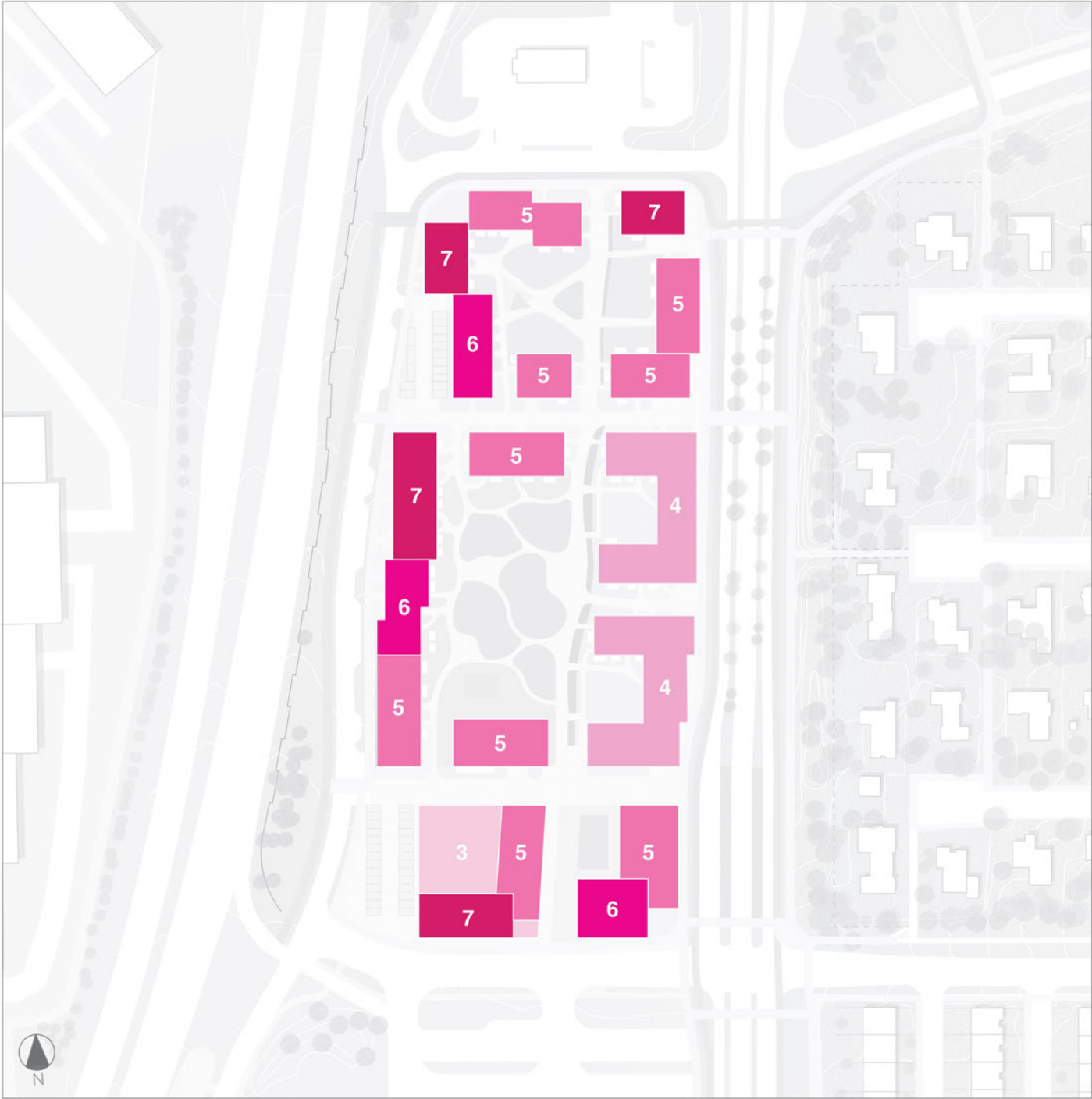


Svæði & lóðir

SKÝRINGARLYKILL

-  Skipulagssvæði
-  Skipulagsmörk / lóðamörk

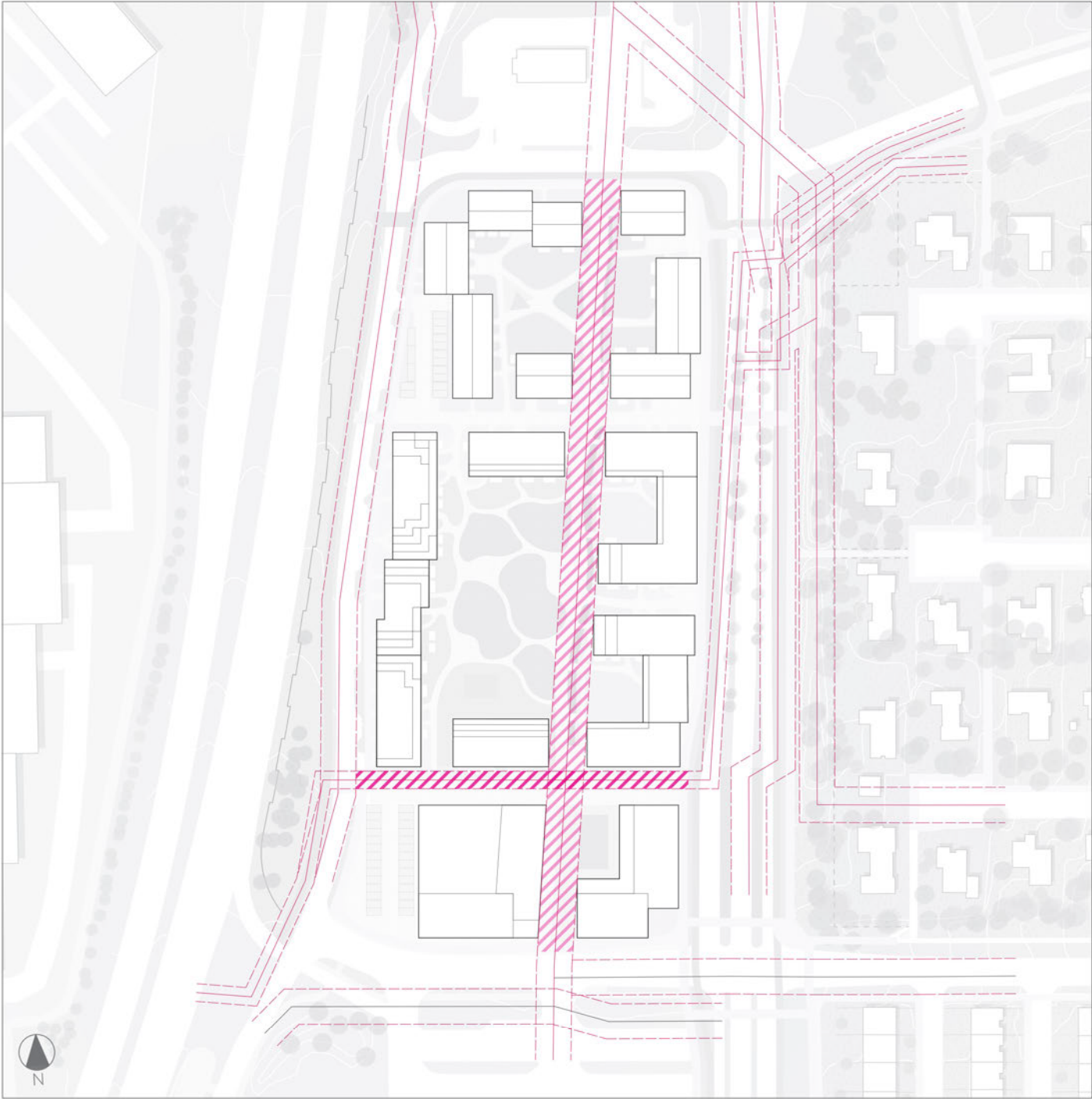
3. Hæðir húsa



Húsahæðir

10 20 30



4. Helgunarsvæði lagna



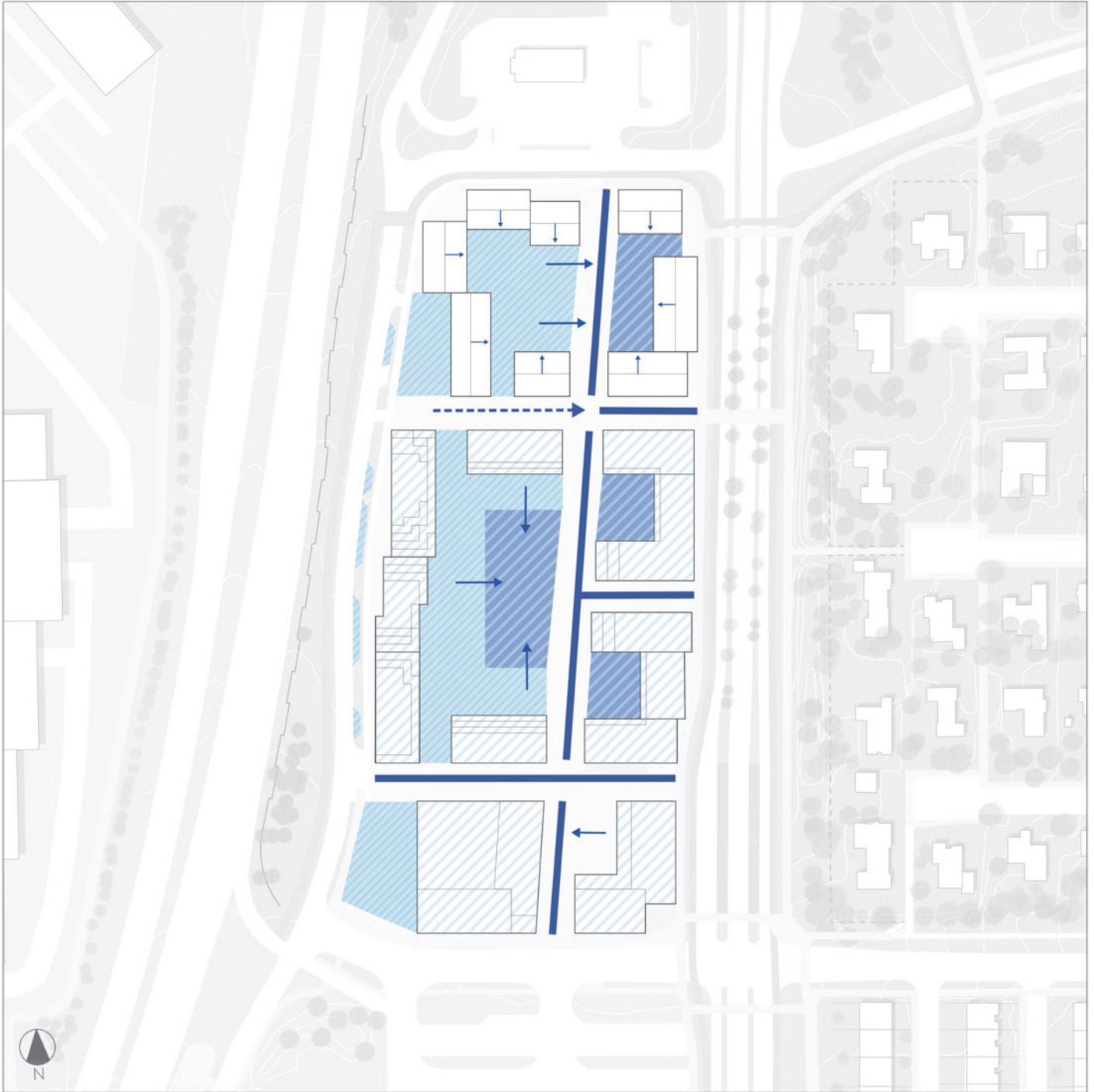
Helgunarsvæði lagna

10 20 30

SKÝRINGARLYKILL


-  6 m helgunarsvæði frárennsli
-  12 m helgunarsvæði heat

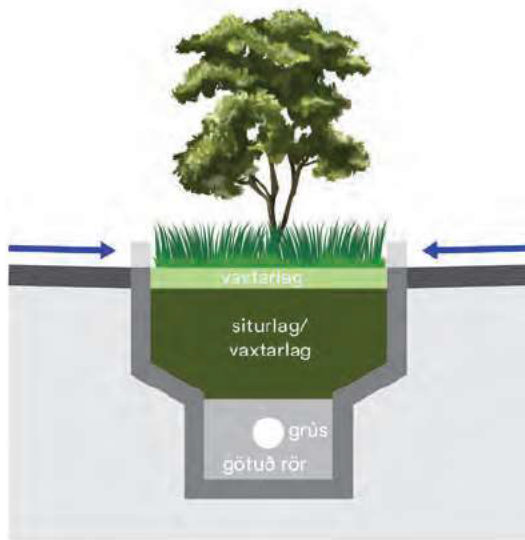
5. Blágrænar ofanvatnslausnir



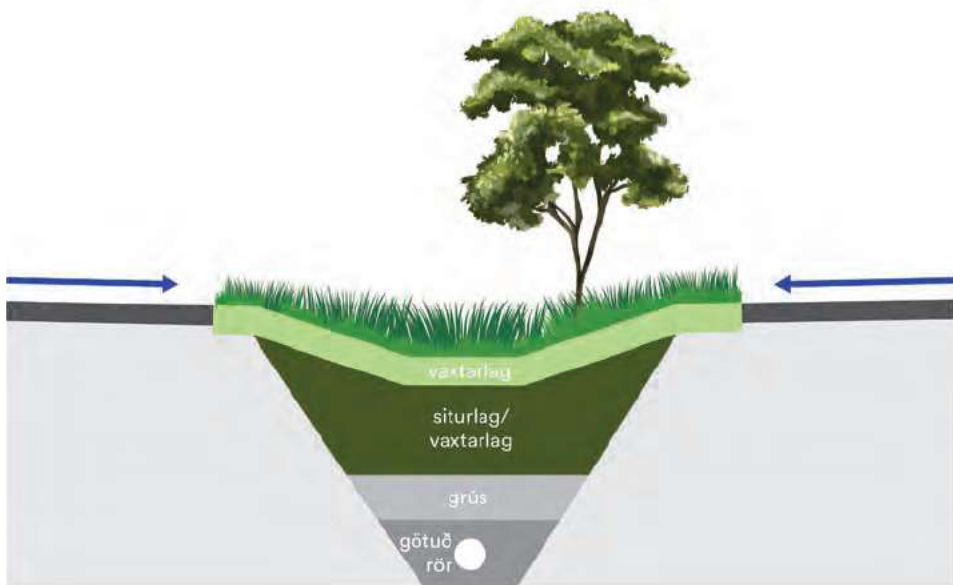
Skýringarmynd ofanvatns

SKÝRINGARLYKILL

-  Ofanvatn í gegndræpum jarðvegi
-  Ofanvatn frá bílapalli
-  Ofanvatn tekið inn í safnlautir
-  Ofanvatn frá húsaþökum
-  Megin safnleið ofanvatns



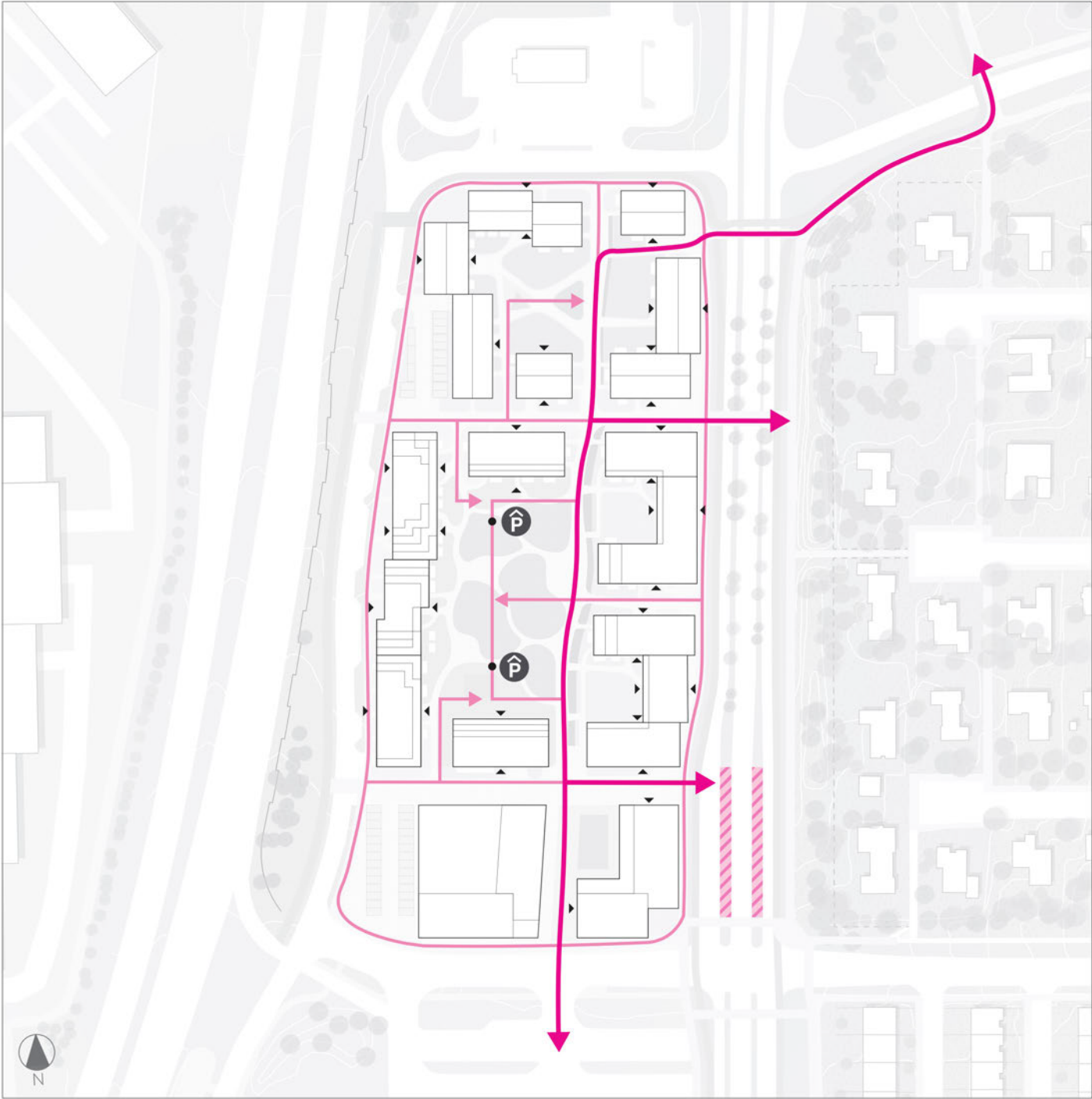
1-1,5 m



2-4 m






Dæmi um safnlautir

6. Gangandi vegfarendur - Flæði fólks

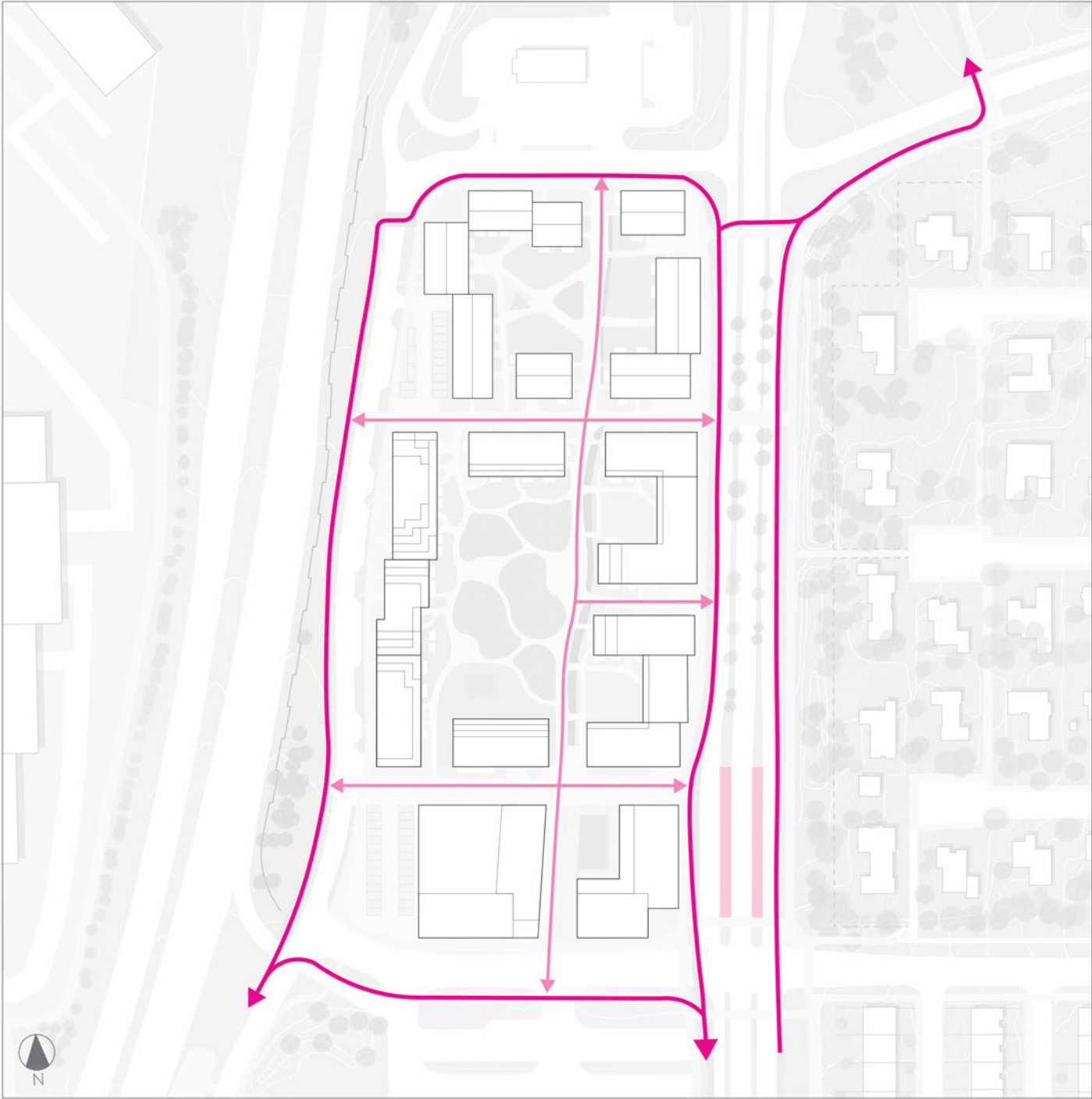


Flæði gangandi vegfarenda

SKÝRINGARLYKILL



-  Megingönguleið
-  Gönguleið
-  Borgarlínustöð
-  Inngangar í hús - leiðbeinandi staðsetning
-  Bein aðkomuleið úr bílakjallara í inngarð - leiðbeinandi staðsetning

7. Hjólaumferð

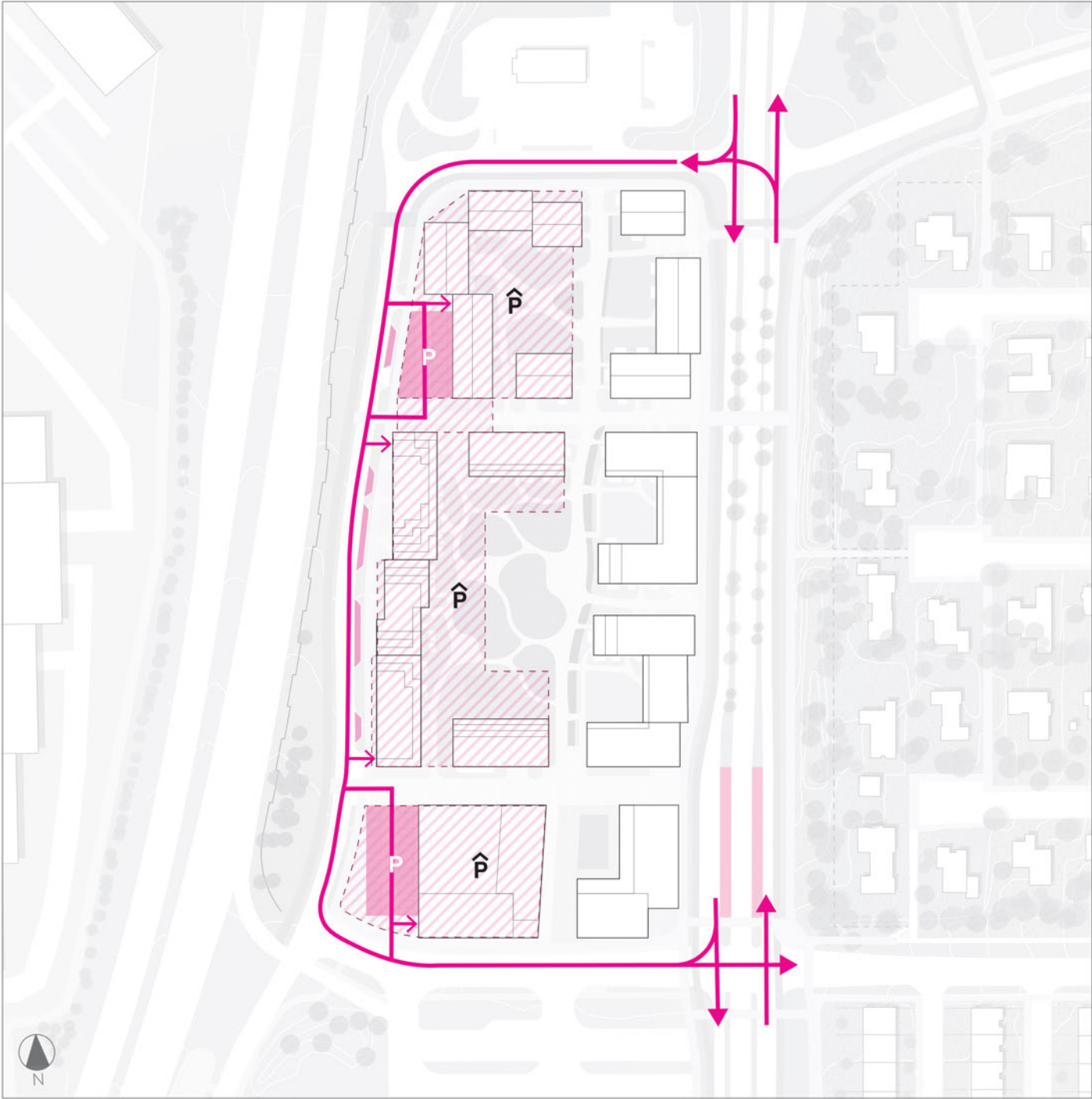


Hjólaleiðir

SKÝRINGARLYKILL

-  Hjólastígur - hraðleið
-  Hjólastígur - almenn umferð

8. Aðkomuleið bíla og innkeyrslur í bílakjallara



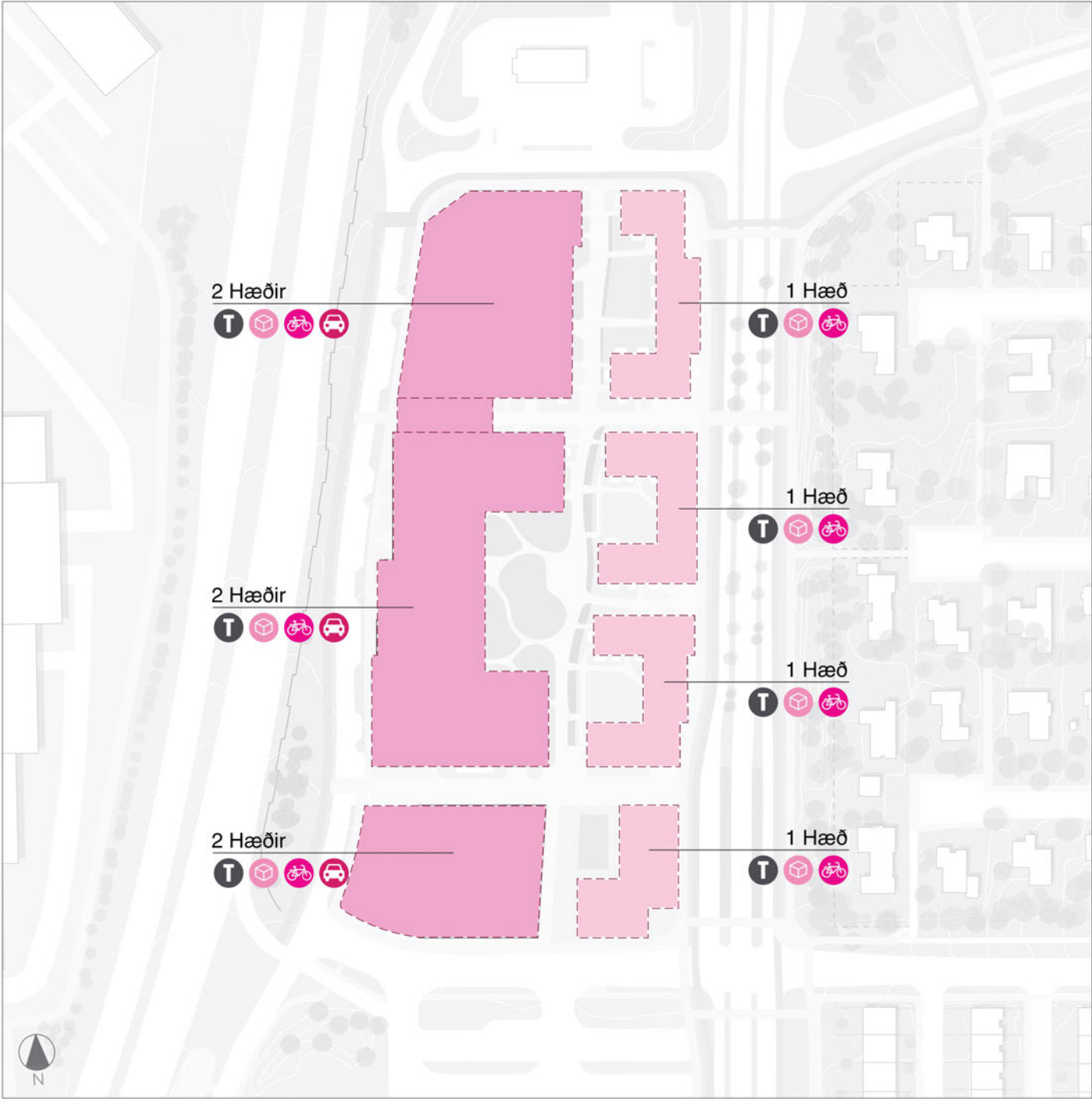
Almenn bílaumferð

10 20 30

SKÝRINGARLYKILL

- Meginaðkomuleið bíla
- Innkeyrsla í bílakjallara
- Bílakjallarar
- Bílastæði á yfirborði inn

9. Kjallrar



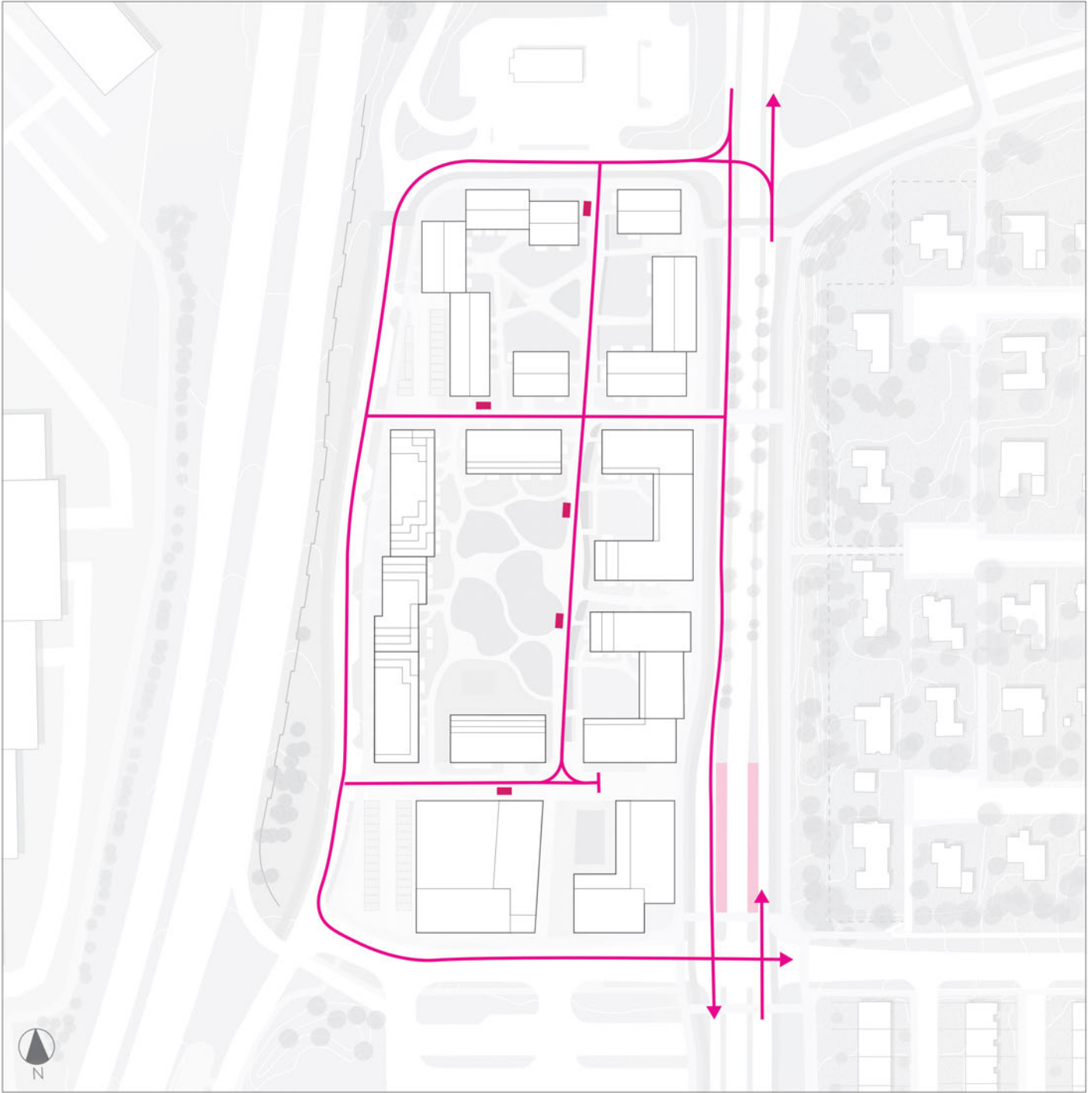
Kjallrar

SKÝRINGARLYKILL

- Kjallari á einni hæð
- Kjallari á tveimur hæðum
- Tæknirými
- Geymslur
- Bílakjallari
- Hjólástæði í kjallara

10. Sérúmförð

Aðkoma fyrir hreyfihamlaða, sleppistæði



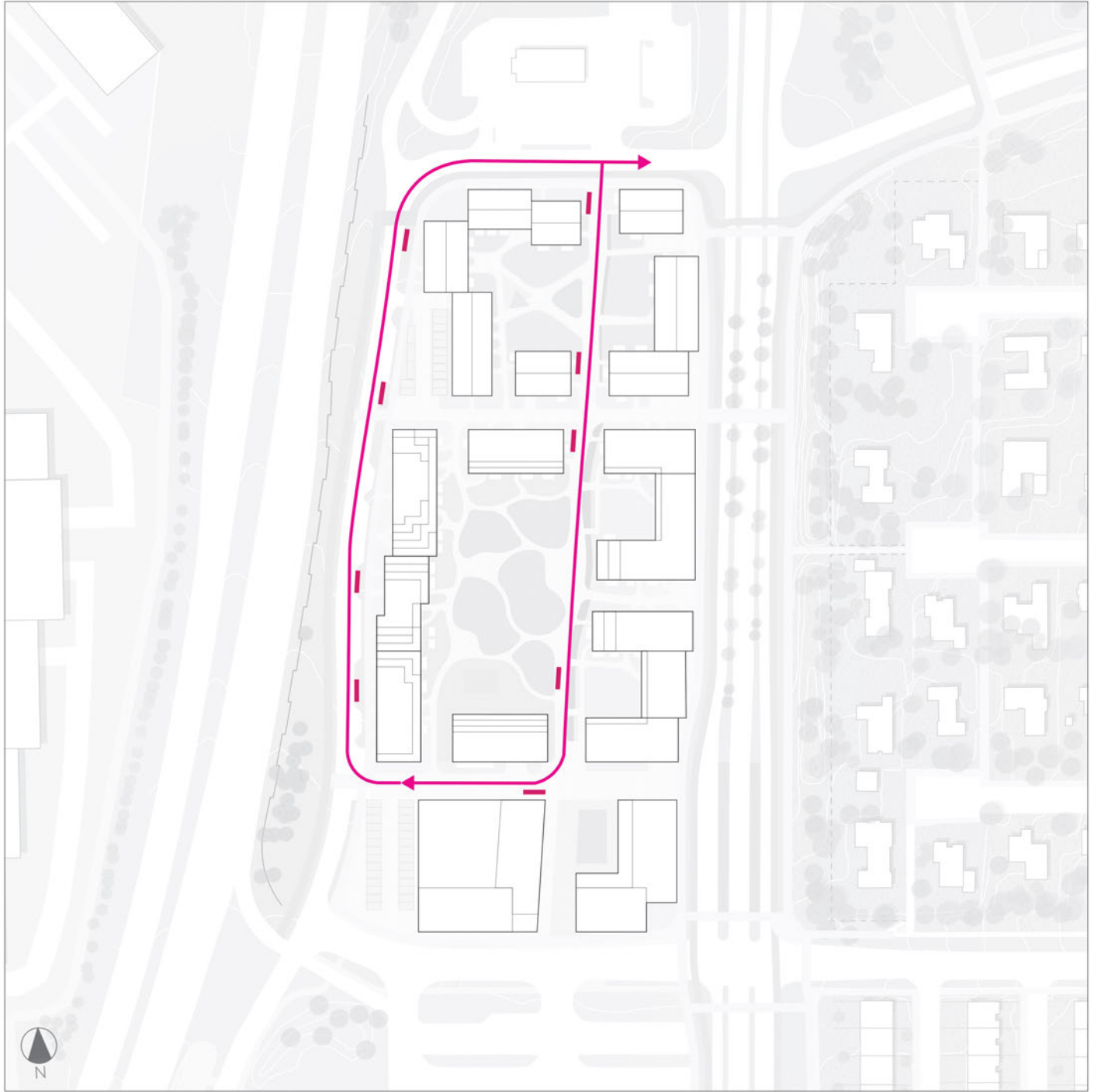
Sérúmförð

10 20 30

SKÝRINGARLYKILL

-  Sérúmförð
-  Indication of handicapped parking spots

Aksturleið sorpbíla (einstefna) og leiðbeinandi staðsetning djúpgáma

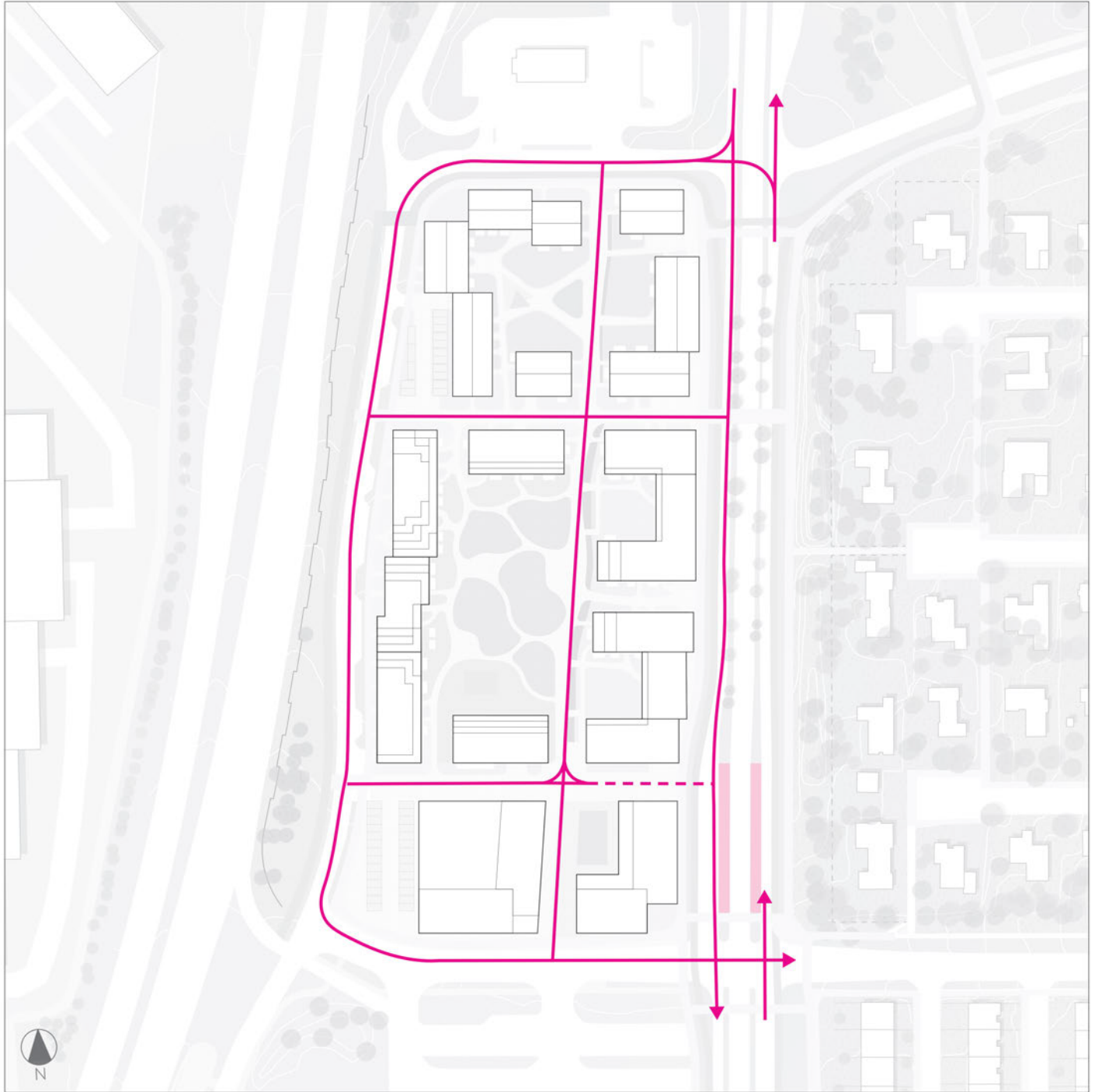


Sorphirða

SKÝRINGARLYKILL

-  Aðkoma fyrir sorphirðu
-  Djúpgámar - staðsetning leiðbeinandi


Aðkoma neyðarbíla



Neyðarbílar

10 20 30

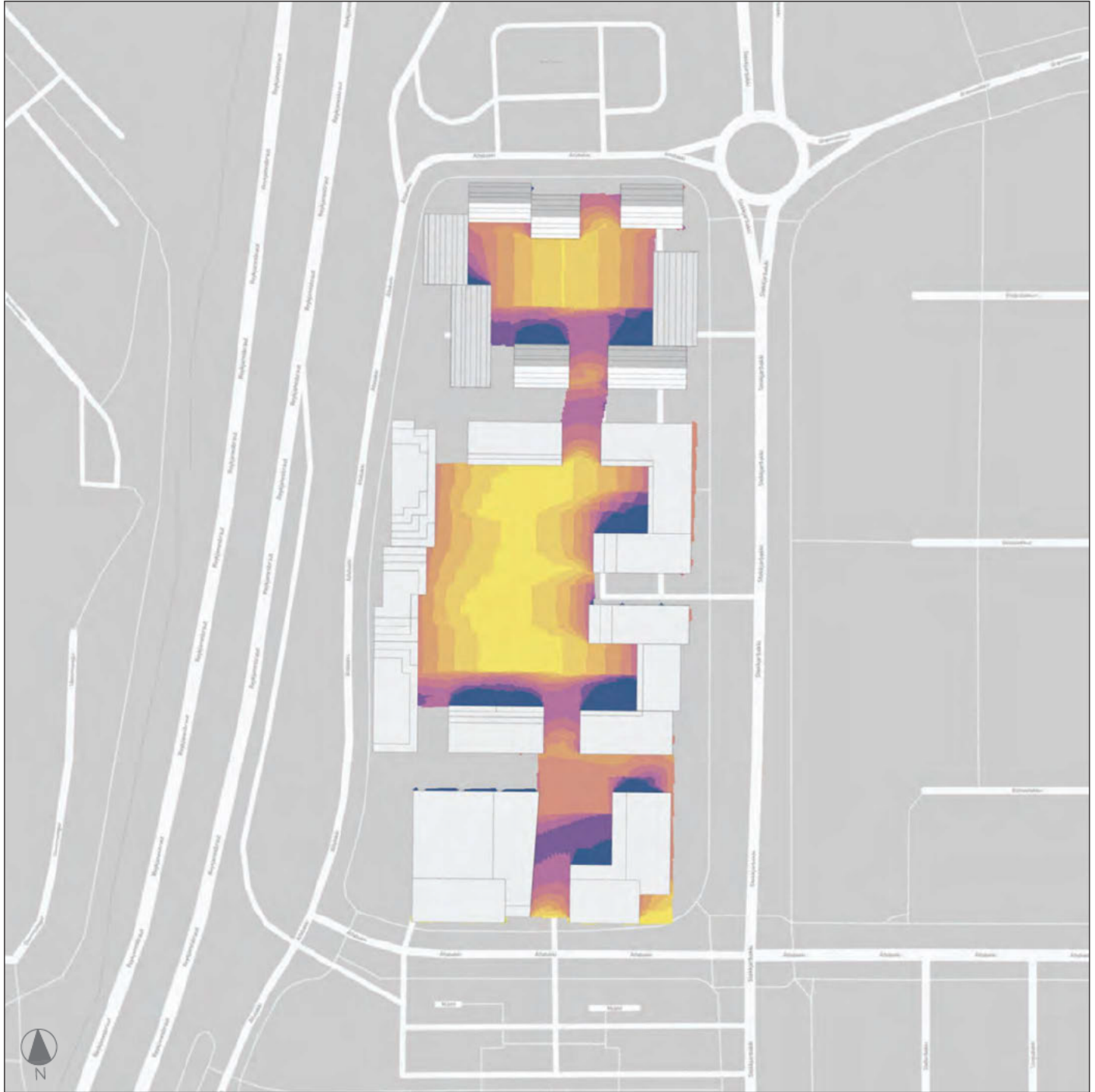
SKÝRINGARLYKILL

 Neyðarbílar

Greiningar

1. Sólarbirtugreining

Fyrir 1. maí sýnir fram á að 55% af lykildvalarsvæðum njóta a.m.k. 5 klukkutíma sólarbirtu



Sólarbirtugreining fyrir 1. maí, 09:00-17:00

10 20 30

hours	m ²	%	4 - 5	1501	14
0 - 1	852	8	5 - 6	1131	11
1 - 2	598	6	6 - 7	1187	11
2 - 3	930	9	7 - 8	1705	16
3 - 4	872	8	8 - 9	1759	17
			Total	10535	100

2. Skuggavarp

Jafndægur



09.00



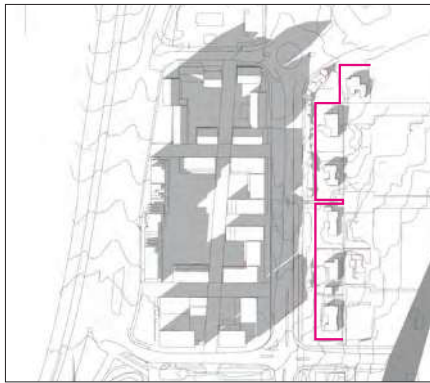
11.00



13.00



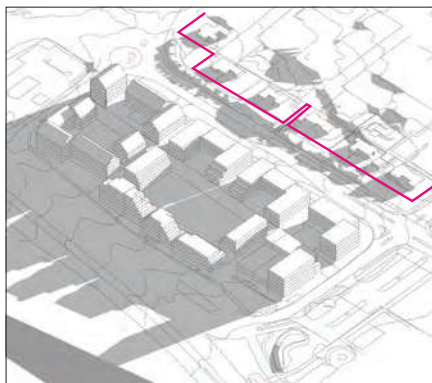
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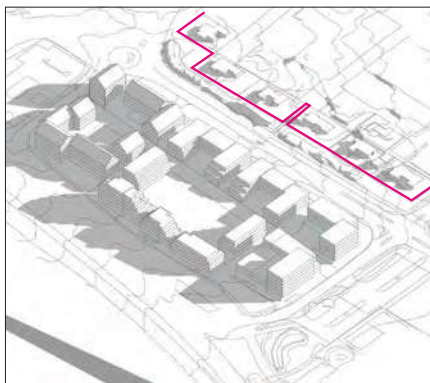
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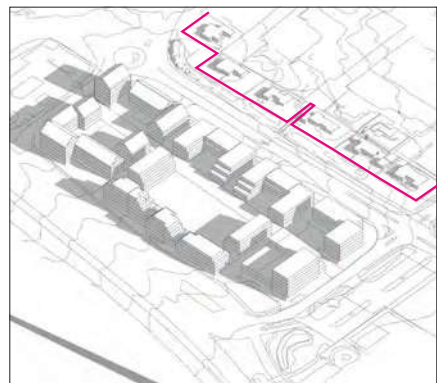
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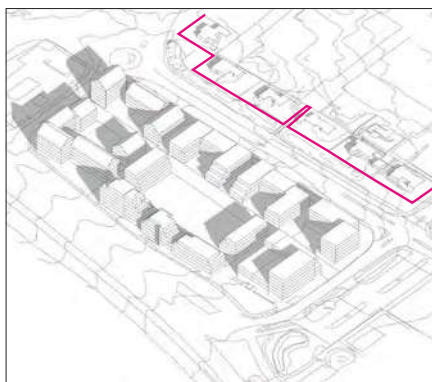
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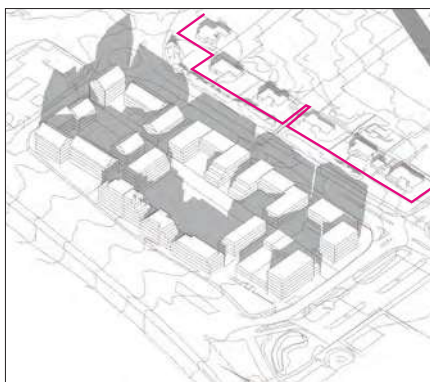
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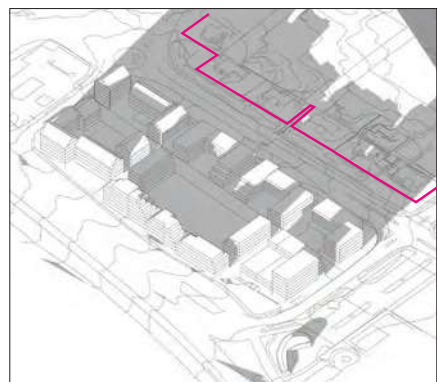
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15.00



17.00

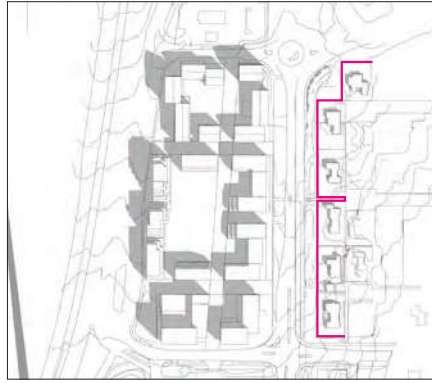


19.00

1. maí



09.00



11.00



13.00



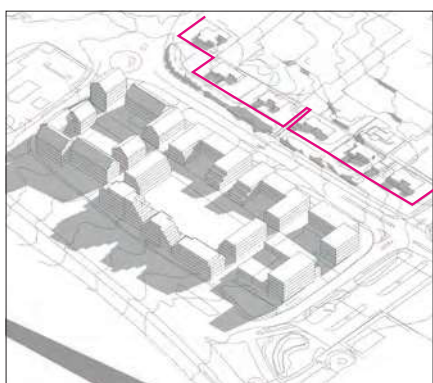
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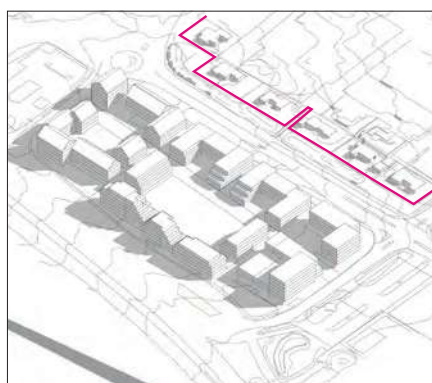
17.00



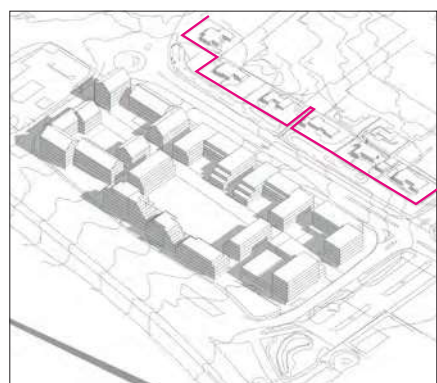
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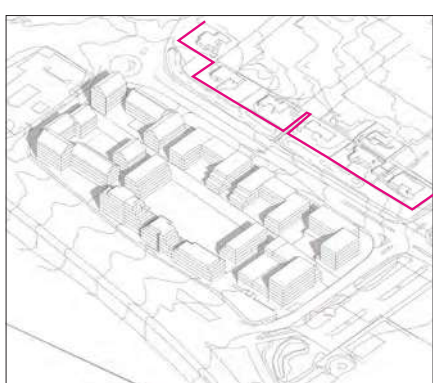
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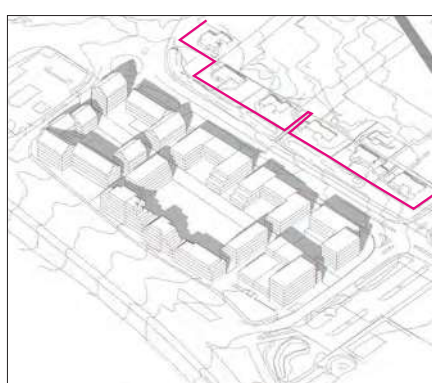
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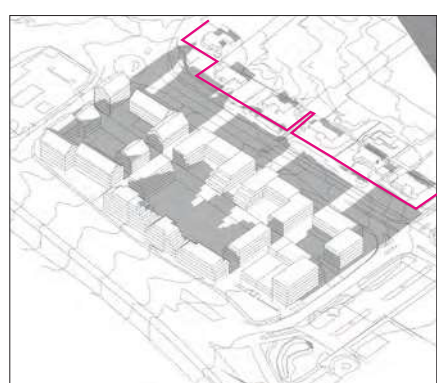
13.00



15.00

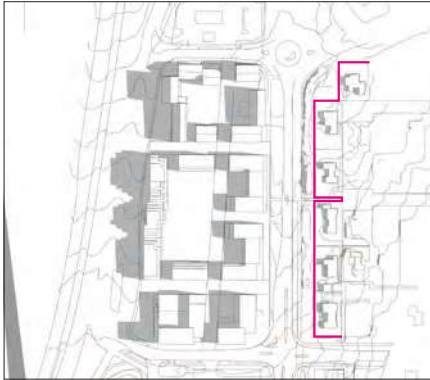


17.00

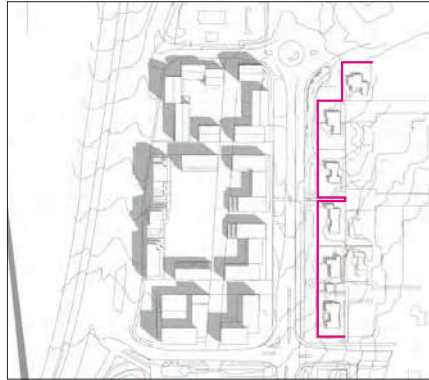


19.00

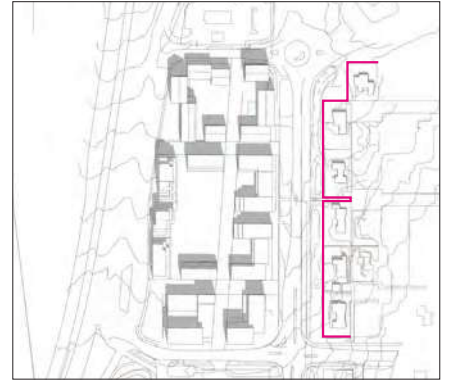
21. júní



09.00



11.00



13.00



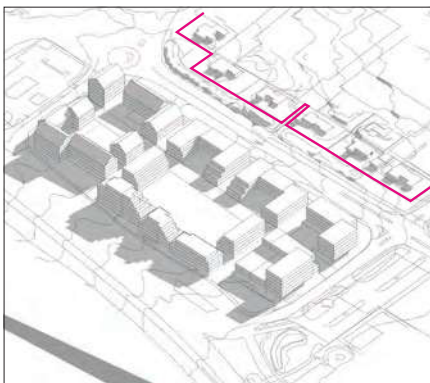
15.00



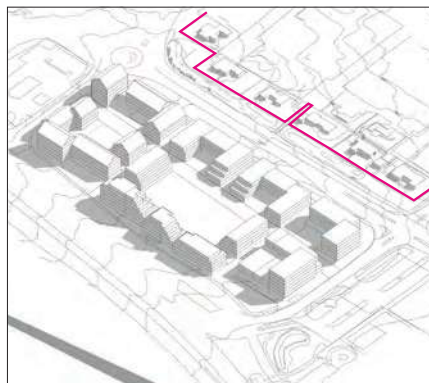
17.00



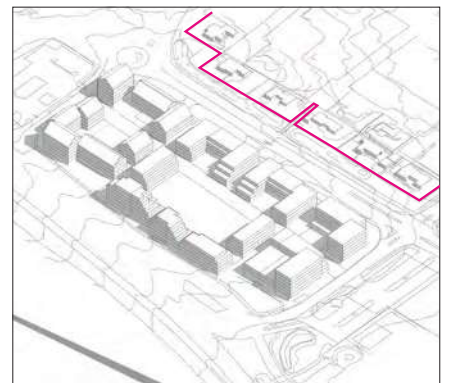
19.00



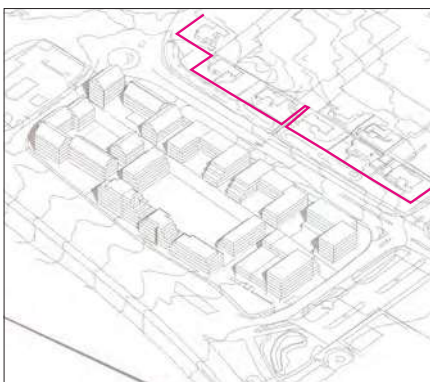
09.00



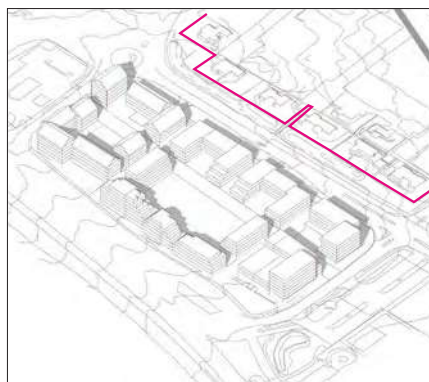
11.00



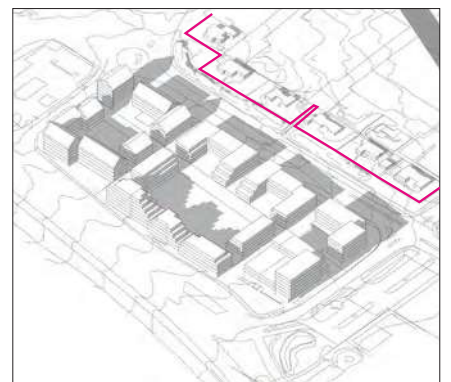
13.00



15.00

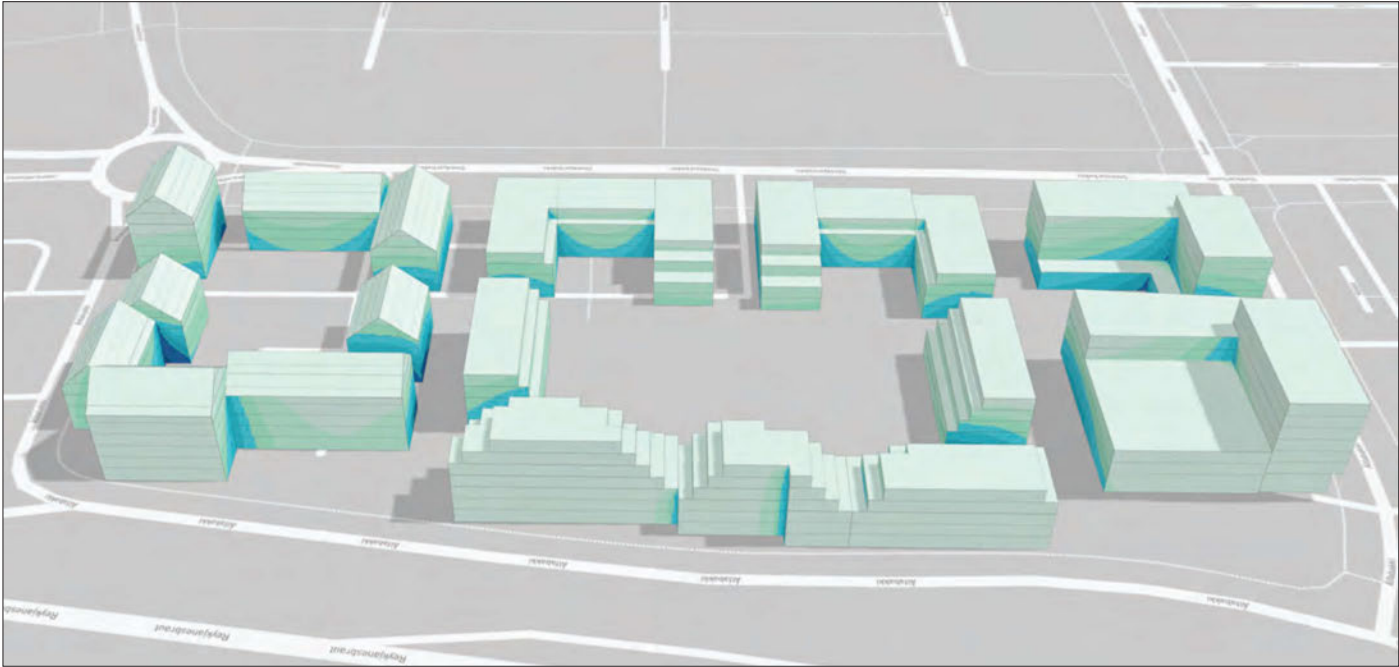


17.00

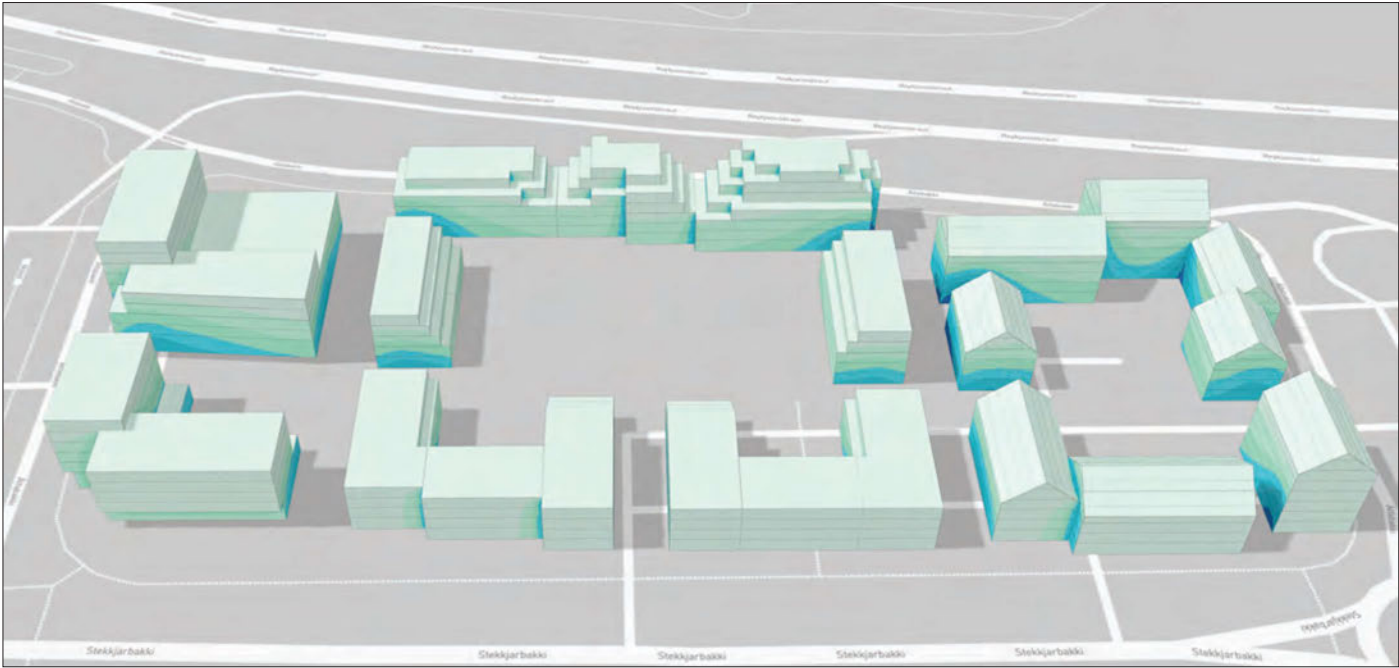


19.00

3. Dagsbirtugreining



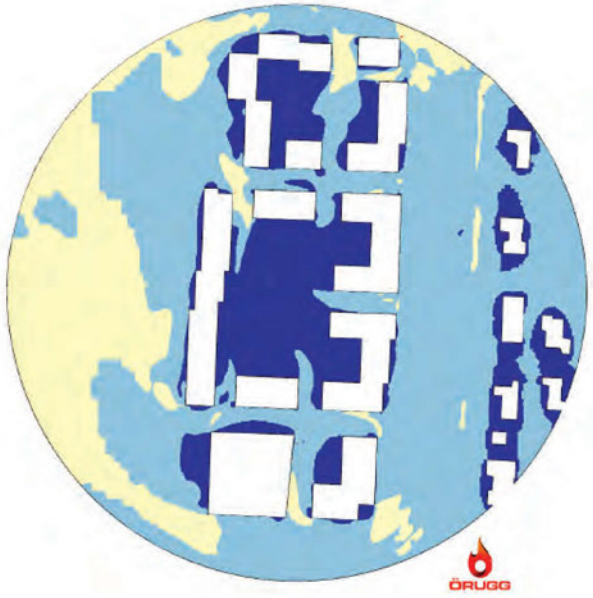
Séð úr lofti, horft í austurátt



Séð úr lofti, horft í vesturátt

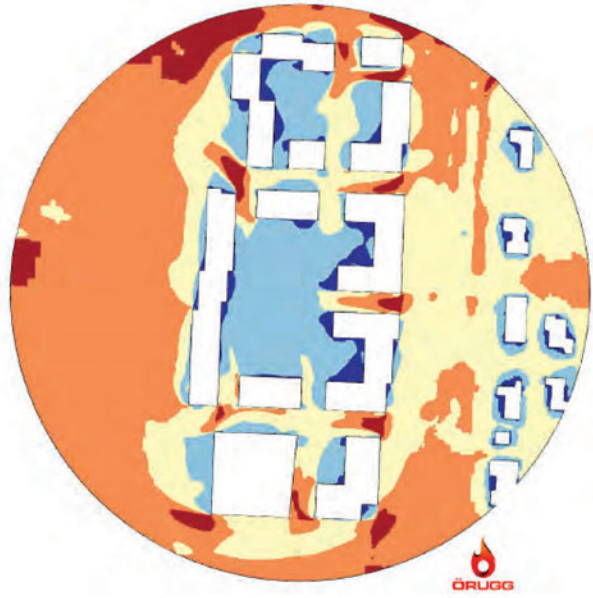
score	m ²	%	score	m ²	%
0 - 5	51	0	19 - 23	2408	6
5 - 10	68	0	23 - 27	3203	7
10 - 15	328	1	27 - 32	4900	12
15 - 19	1067	2	32 - 37	6292	15
			37+	23938	57
			Total	42255	100

4. Vindgreining (Örugg)



Síja lengi Stalra við Röleg ganga Rósk ganga Óþægileg

Vindvist gæði: sumar



Síja lengi Stalra við Röleg ganga Rósk ganga Óþægileg

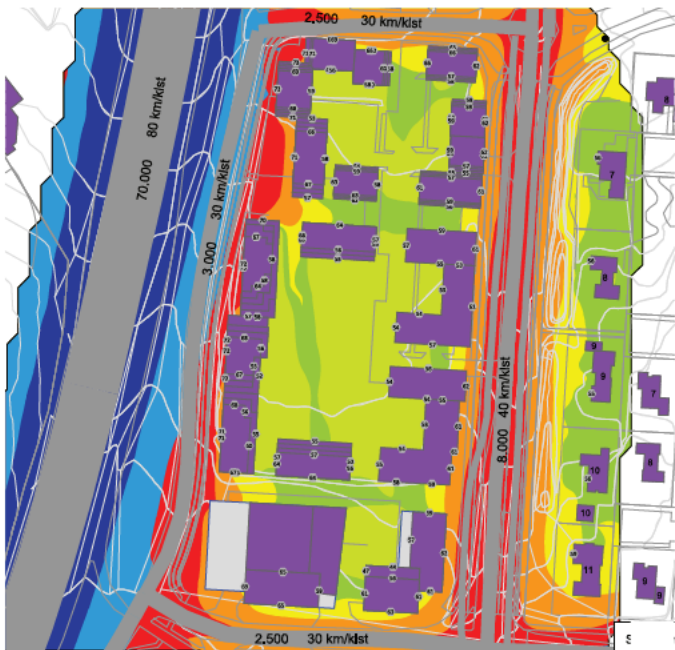
Vindvist gæði: vetur



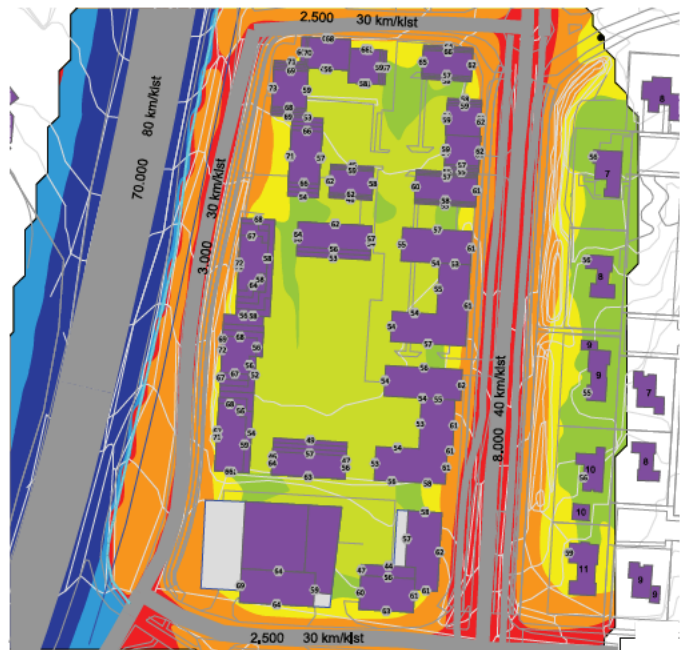
Óæskileg svæði Varasöm svæði

Vindvist Öryggi

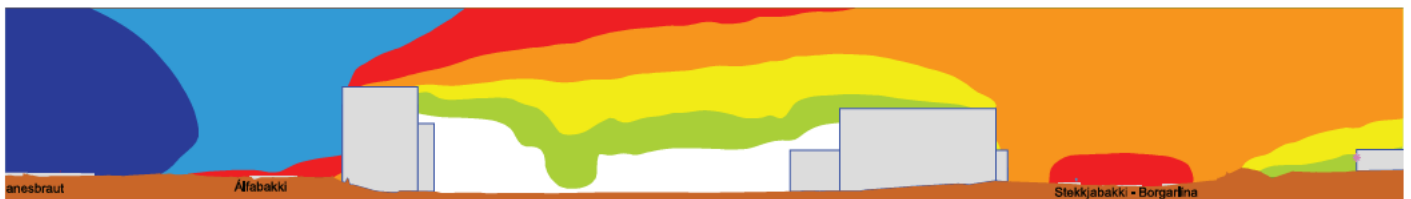
5. Hljóðvistargreining (EFLA)



Hljóðvistargreining án hljóðmanar við Álfabakka



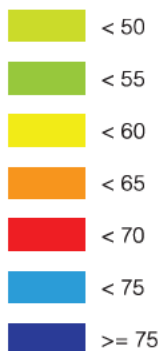
Hljóðvistargreining með hljóðmön við Álfabakka



Hljóðvistargreining án hljóðmanar við Álfabakka (efri mynd) Hljóðvistargreining með hljóðmön við Álfabakka (neðri mynd)

SKÝRINGARLYKILL

Hljóðstig, meðaltal á ári (LAeq dB) miðað 2ja metra hæð





Snið með hljóðmön við Álfabakka (Landslag)

Hönnunaráherslur um arkitektúr og landslag

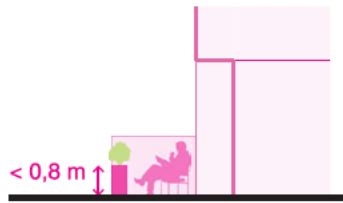


Hönnunaráherslur

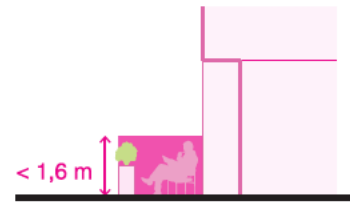
Arkitektúr

Guidelines on terraces

- Með sérafnotareitum er markmiðið að vinna með samspil íbúða á jarðhæðum og opinna dvalarsvæða. Að svæðin vinni saman sem heild og verði hluti af mannlífi á opnum dvalarsvæðum/ inngördum. Sérafnotareitir sem snúa út að götu eða fjölförnum stígum s.s. vistgötum geta verið útfærðir á annan hátt.
- Sérafnotareitir sem snúa að opnum dvalarsvæðum/inngördum:
 - Skjólveggir skulu hannaðir og byggðir sem hluti af byggingu og mælst er til þess að beint aðgengi sé frá sérafnotareit að dvalarsvæðum/inngördum. Veggir á milli sérafnotareita mega ekki vera hærri en 1,6 m. Ef unnið er með veggj samsíða húshliðum skulu þeir ekki vera hærri en 0,8 m. Leitast skal við að vinna með gróður sem hluta af afmörkun sérafnotareita s.s. sem uppbot sem skapar bil á milli einkarýmis og almenningsrýmis.
- Sérafnotareitir sem snúa að götu eða fjölförnum stígum/vistgötu:
 - Skjólveggir skulu hannaðir og byggðir sem hluti af byggingu og mælst er til þess að beint aðgengi sé frá sérafnotareit að götu eða stígum ef aðstæður leyfa. Veggir á milli sérafnotareita mega ekki vera hærri en 1,6 m. Ef unnið er með veggj samsíða húshliðum skulu þeir ekki vera hærri en 1,0 m. Leitast skal eftir að vinna með blöndu af afmörkun með veggjum og gróðri þar sem aðstæður eru til staðar.



Front barrier facing open communal spaces/ courtyards; maximum 0,8m high



Side barrier facing open communal spaces/ courtyards; maximum 1,6m high



Front barrier facing busy pathways/streets; maximum 1,0m high

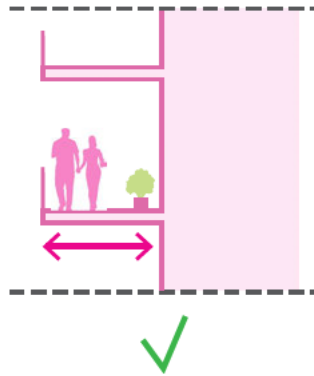


Side barrier facing busy pathways/streets; maximum 1,6m high

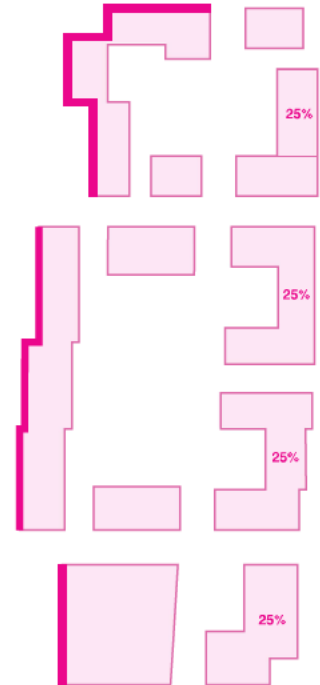
Guidelines on galleries

Gallery access is allowed in specific locations to create opportunities for better quality apartments.

- _ Along Alfabakki gallery access is allowed in building 1, 4a, 4b, 4c, 9a, 9b and 9c. Here 100% of the facade can be used to create a gallery access.
- _ Along Stekkjarbakki gallery access is allowed in building 2, 6abc, 7abc and 11a. Here 25% of the facade can be used to create a gallery access, so that only one apartment has to be passed when entering a home.
- _ The balcony should have enough width to ensure a welcoming gallery space that encourages spontaneous encounters and allows for personal belongings.
- _ A key principle of the plan is to avoid creating backsides. Therefore, if gallery access is used, it must be integrated into the building's overall architectural expression.



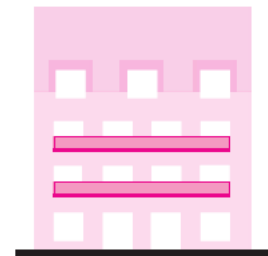
Room for personal belongings in gallery space.



Along Alfabakki 100% of the facade can be used to create gallery access, along Stekkjarbakki 25%



Svalargangur er hluti af hönnun hússins.



Svalargangur er ekki hluti af hönnun hússins.

Inspiration board gallery access



Gallery acces that can also be used as a balcony - Wij_land, Amsterdam



Wij_land, Amsterdam



Gallery access integrated into architecture - Brutopia (exterior), Brussels



Gallery with glazing, integrated in architecture



Gallery as a spontaneous meeting place



Gallery as a pleasant place - Brutopia (interior), Brussels

Landslag

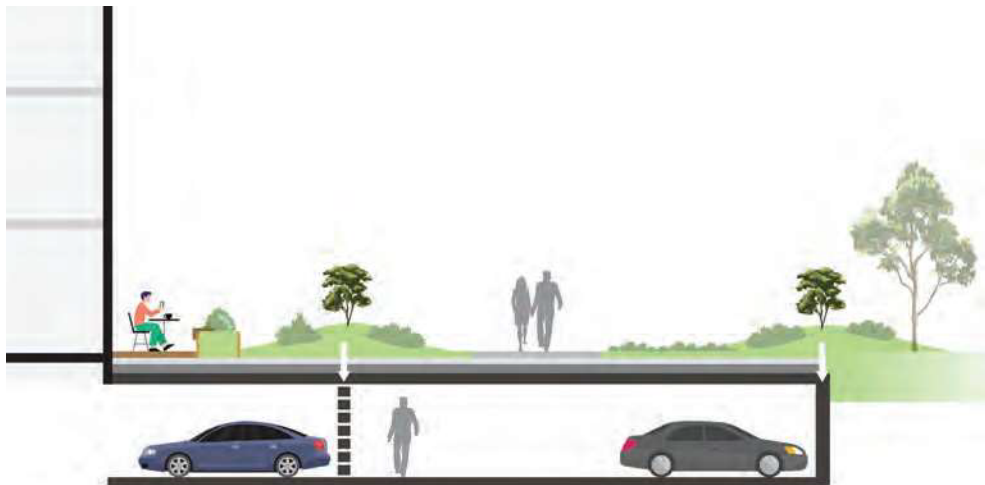
Gróðurþekja ofan á steyptri plötu m.v. umfang gróðurs



Gróðurþekja



Þversnið í inngarði



Skýringarmynd sem sýnir mögulega útfærslu gróðurþekju ofan á bílakjallara.

Hönnunaráherslur Svæði B



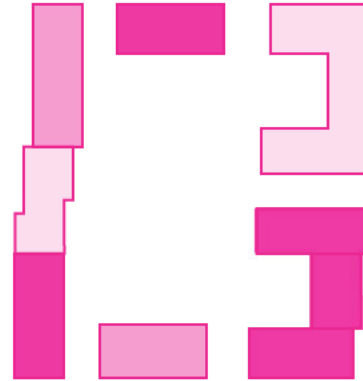
Hönnunaráherslur fyrir Svæði B

Arkitektúr

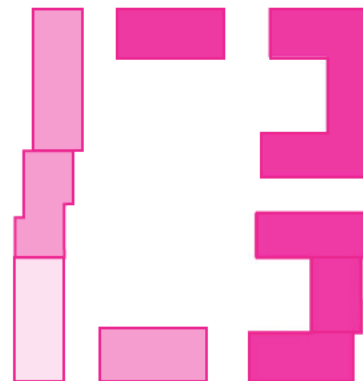
Materials and facade expression

The architecture of Cluster B serves as a calm backdrop for the park, with buildings that respond to and connect with the landscape.

- _ Principle: diversity between buildings, but without hard contrasts, modest colour palette
- _ Light and natural colours: Colour palette; whites, light grey, light brown and light green; these colours are for the facade, balconies and plinths.
- _ No buildings of the same colour next to each other
- _ There is an inner and an outer side of cluster B
- _ There are 3 typologies in cluster B;
 1. Building ensemble along Alfabakki, existing of three individual urban buildings
 2. Park buildings
 3. U-buildings



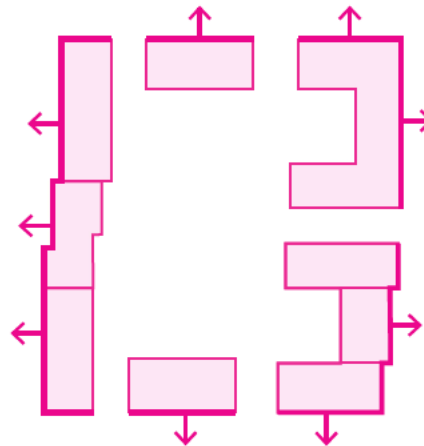
No buildings of the same colour next to each other, colours chosen from the colour palette.



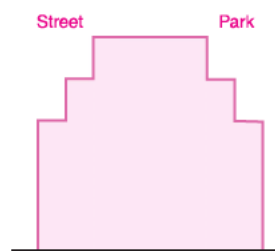
Buildings of the same colour next to each other.

Materials and facade expression - Outside

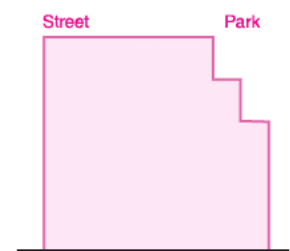
- _ The outer side of Cluster B highlights individual building expression, preventing a wall-like appearance toward the neighborhood.
- _ The outer side has a flat appearance, with setbacks emphasizing building separation and individuality, while street-facing facades remain flush.



The facades on the outer edge of cluster B has a different expression from the inside



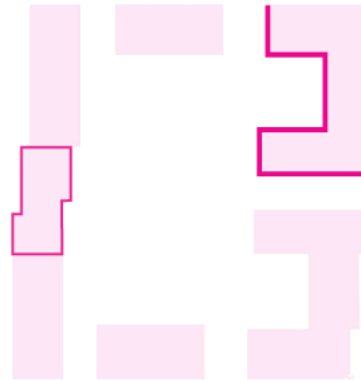
Setbacks towards the streets



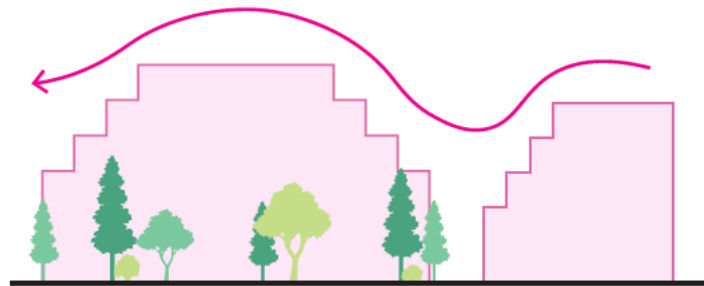
Mostly flush facade towards the street

Materials and facade expression - Inside

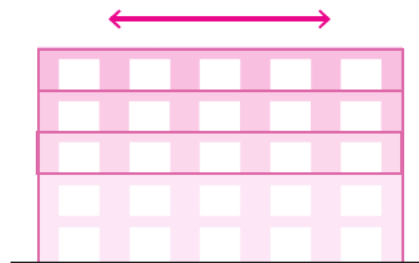
- The innerside of cluster B is characterized by sculpturality in multiple dimensions, acting as a mountainscape behind the park.
- There is a general horizontal expression of the façades.
- There is a strong connection between the building and the landscape, connecting the indoors and the outdoors.



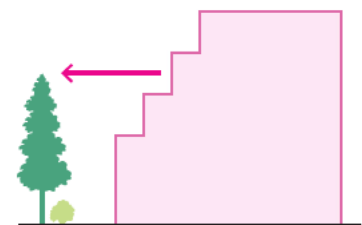
The facades facing the park have a specific expression, different from the outer edges



Buildings act as a mountainscape and a backdrop for the landscape



All facades facing the park should have a horizontal expression of the facade

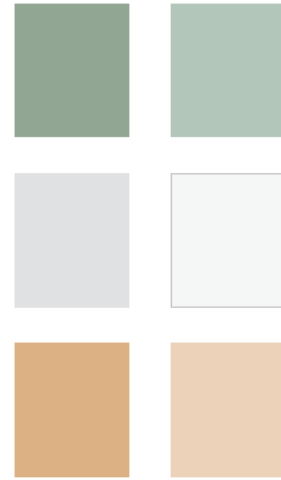


Setbacks create a connection between building and park

Inspiration board materials and roofscapes



Natural colours, terraced buildings and horizontal expression of the facade.



Colour palette for Cluster B



Horizontality of the facade with a strong indoor-outdoor connection.



Horizontality of the facade with a strong indoor-outdoor connection.



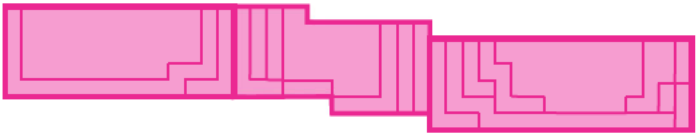
Stacked volumes integrate the building into the landscape while preserving horizontality.



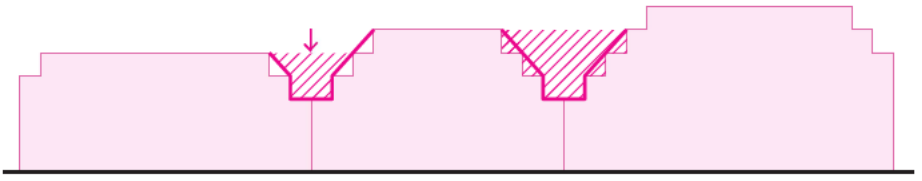
Setbacks and layered volumes shape the building like a mountainscape.

Sculpturality and roofs - Building ensemble Alfabakki

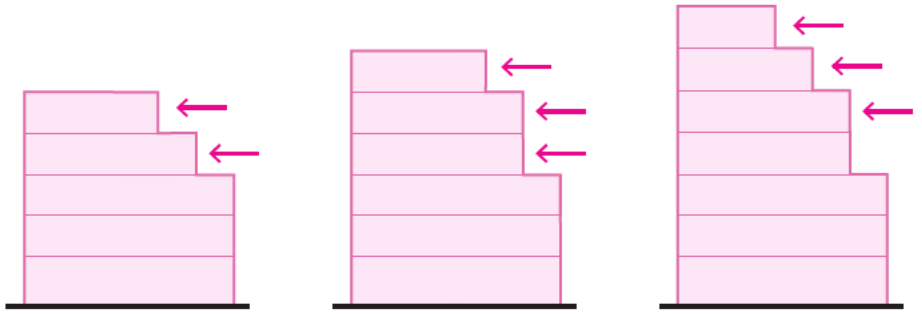
- The buildings along Alfabakki must be recognizable / readable as three individual buildings, even though they are attached at the base.
- The first 3 floors must be fully built. After that a percentage of each floor is defined to generate the stepped character.
- There must be gaps at the tops of the building volumes, defined by setbacks, which ensure that the volumes can be read as three individual volumes and that there is air in between the buildings.



Building 4a, 4b and 4c



There must be gaps at the tops of the building volumes, defined by setbacks to separate the buildings masses from each other



Percentage of each floor for a 5-floor building



Percentage of each floor for a 6-floor building



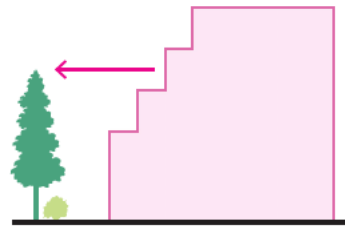
Percentage of each floor for a 7-floor building

Sculpturality and roofs - Park buildings

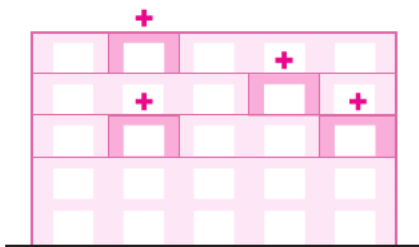
- _ Park buildings have setbacks from the 3rd or 4th floor towards the park to create an indoor, outdoor connection.
- _ 40% of the setbacks can be filled with volumes, but this should be distributed across the various setbacks to maintain their readability.



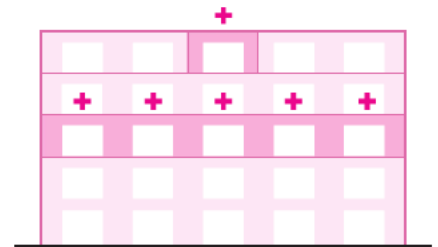
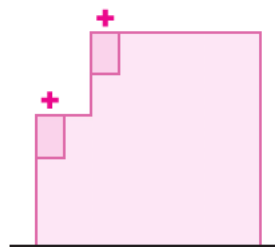
Building 3 and 5



Park buildings have setbacks from the 3rd or 4th floor towards the park



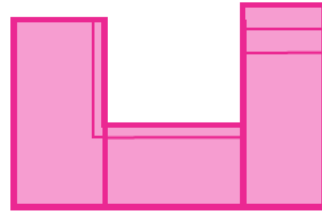
40% of the setbacks can be filled with volumes



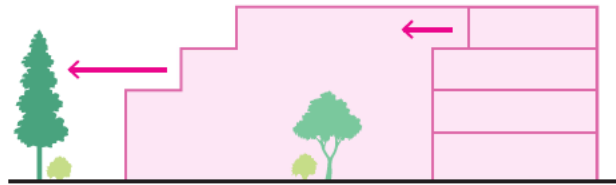
40% of setbacks filled with volume, but not distributed over setbacks

Sculpturality and roofs - U-buildings along Stekkjarbakki

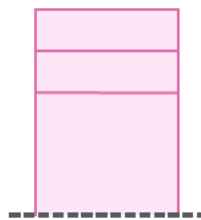
- The U-shaped buildings along Stekkjarbakki are designed with taller street-facing sides that gradually step down toward the courtyards, enhancing sunlight access and creating a stronger connection between the buildings and the surrounding landscape.
- The top layer has a 2m setback towards the park
- The inner arms of the U-shaped buildings, positioned at the center of the park, make a more pronounced architectural gesture with two large setbacks of minimally 4m.
- The terraces on the inner arms of the U-shaped buildings can be built on for 30%, with the remaining space required to be green roofs or usable terrace areas.



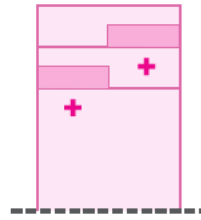
Building 6abc and 7abc



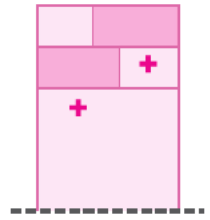
Higher at Stekkjarbakki, stepping down towards the courtyards



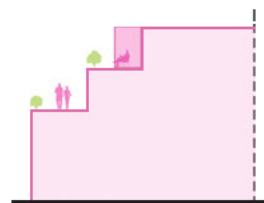
2 setbacks of 4m towards park



Less than 30% of setbacks filled with volumes



More than 30% of setbacks filled with volumes



Usable and green terraces

Inspiration board plinths, entrances and terraces



Terrace separated by green landscaping and stone borders



Double high entrance



Plinth with different colour foot, relating to the colours of the rest of the building



Added horizontality to define different levels of the building



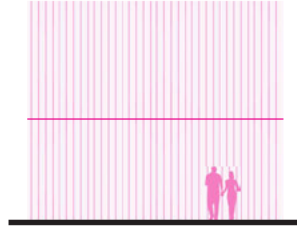
Entrance with canopy and recess; different expression of building foot



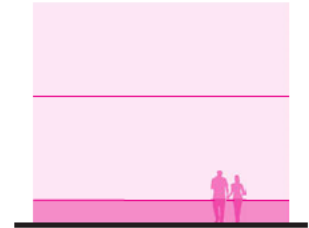
Coming home to a grand entrance

Plinths

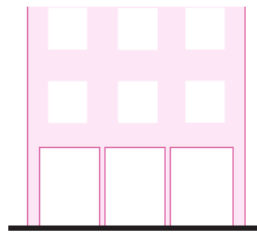
- _ Plinths are of the same material as the rest of the façade, but can be defined by an added horizontal line or expression.
- _ The colour of the building foot may differ from the rest of the façade, but must relate to other elements of the building, and therefore can not be of high contrast.. The colour implemented must relate to the colour palette
- _ The plinth must be closed for at least 50%.



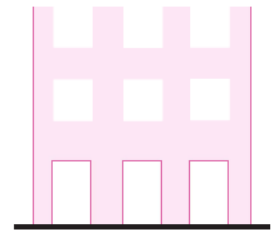
Continuous use of material towards the ground



Different material of the foot of the building



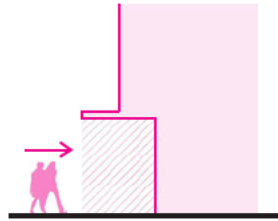
Facade openings for more than 50% of the plinth; only for commercial plinths



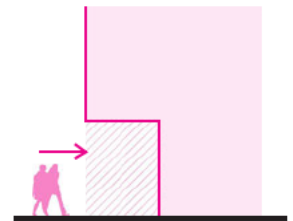
Facade openings for maximum 50% of the plinth for residential plinths

Entrances

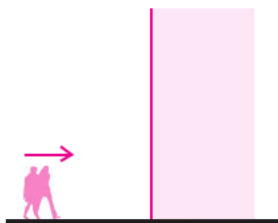
- Entrances in Cluster B need to be able to provide shelter from harsh weather, meaning that there needs to be a canopy of at least 2m in depth. This canopy can either be; fully within the building mass, or half in half out of the building.
- Entrances along Alfabakki and Stekkjarbakki should be articulated as the places for coming home. It is encouraged that these urban entrances are executed with double heights and extra width, to express the urban character of the buildings.
- On the inside, along the park and the inner streets the entrances does not have to be double high, but it can be.
- Entrances always have extra width from a standard door, so there can be a place to shelter.



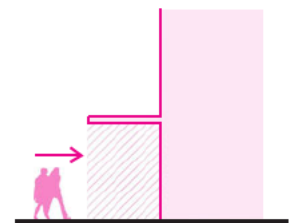
Canopy half in the building mass, half out



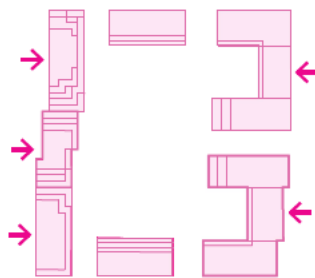
Canopy completely within the building mass



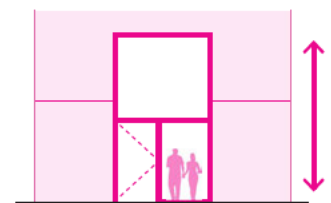
Entrance flush to the facade



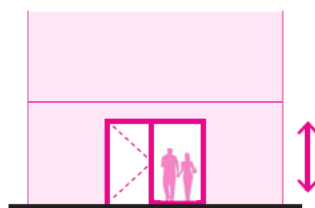
Canopy only sticking out of the facade



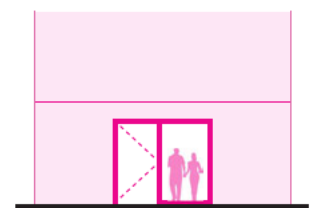
Urban entrances along Alfabakki and Stekkjarbakki



Double-high entrances



Single floor entrances with double width

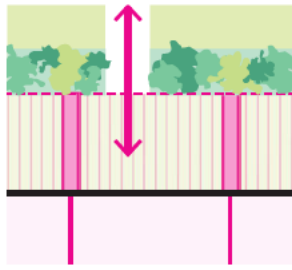
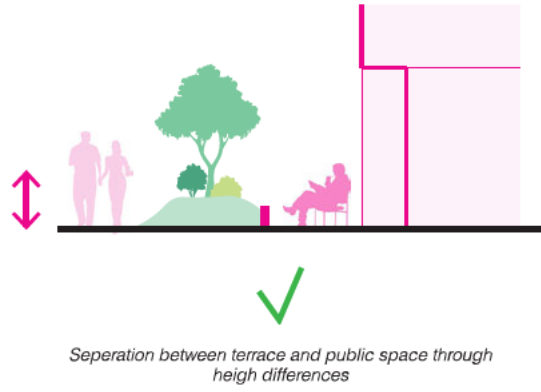


Entrances must be wider than a standard single door

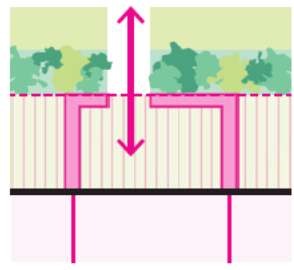
Transitional territories

Terraces

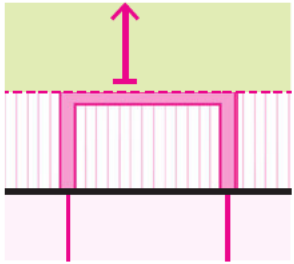
- For cluster B the public-private divisions are characterized by always including green elements, which emphasizes the green and natural character of area B, that soften the division between private terraces and public space.
- There should always be direct accessibility from a terrace towards the public space/ courtyard, meaning there needs to be an opening and in case of height differences a stair.
- Privacy needs to be ensured therefore solid divisions should be always designed with the terraces.
- However, to also ensure a visual connection to the public space from the terrace and to ensure that no cages are created, there should be a maximum height for solid divisions in the courtyards and in the park.



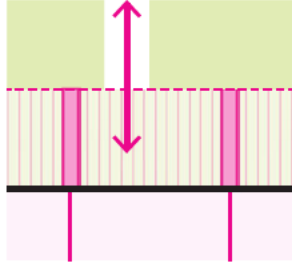
Green border as a separation between public space and private terraces



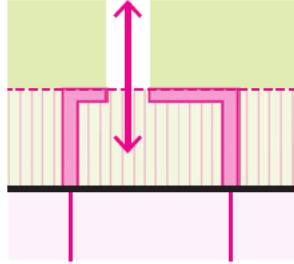
Green border and small fence as a separation between public space and private terraces



Closed off terrace - no connection between public space and private terrace



No separation between public space and private terraces

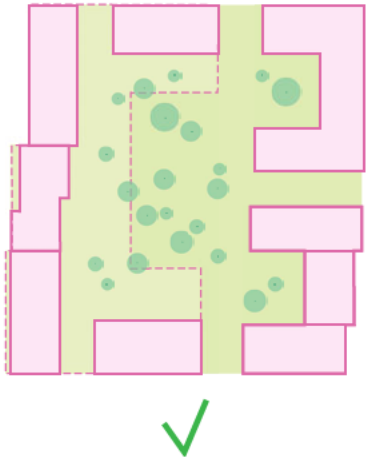


Small fence as a separation between public space and private terraces

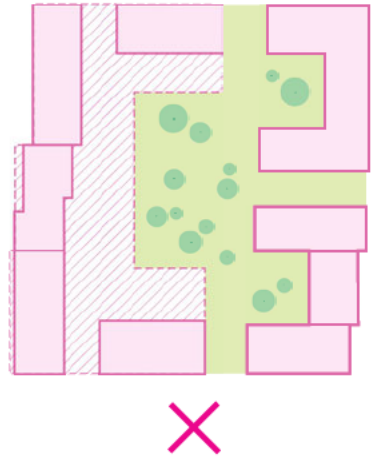
Landslag

Basement transitions

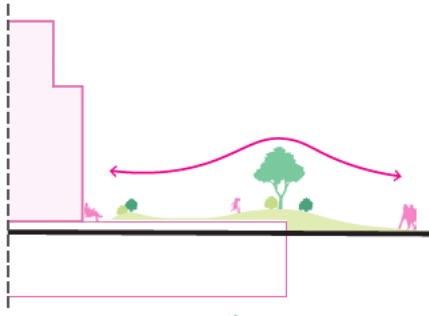
- Principle: In Cluster B, the landscape takes precedence, ensuring soft transitions rather than hard divisions.
- The parking garage and its structures should not create a rigid boundary between the concrete basement and the natural permeable soil. This transition can be softened through topography and integrated stairways, blending built elements seamlessly into the landscape.



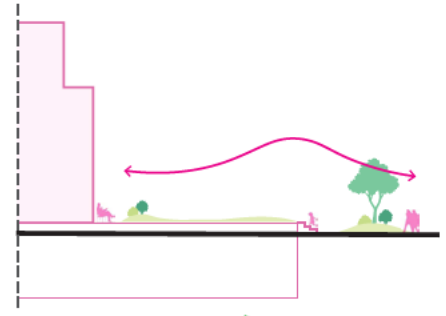
The landscape continuous from the permeable soil on the basement, creating a soft transition



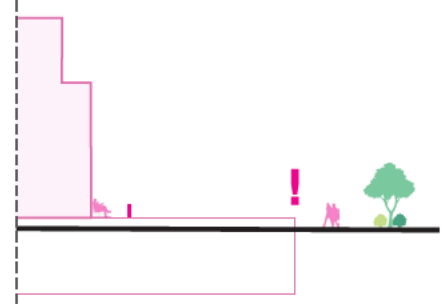
The landscape abruptly stops at the edge of the basement, creating a hard transition



Seperation between terrace and public space through heigh differences



Seperation between terrace and public space through heigh differences

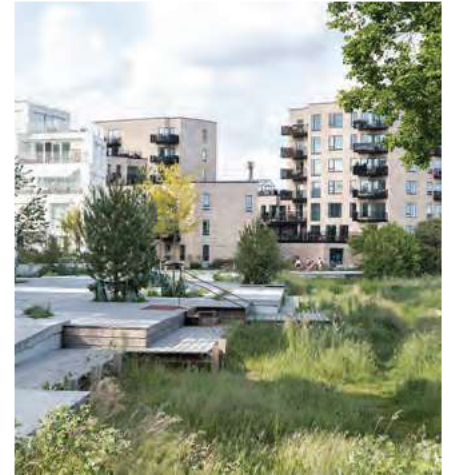


Basement visibly sticking out in public space

Inspiration board landscape



Lush and natural looking park with seasonal vegetation and abundance of trees - Søndervold Nature Park Kanalbyen Fredericia



Integrating solutions for height differences - Sønder Havn - Køge Kyst. (SLA)



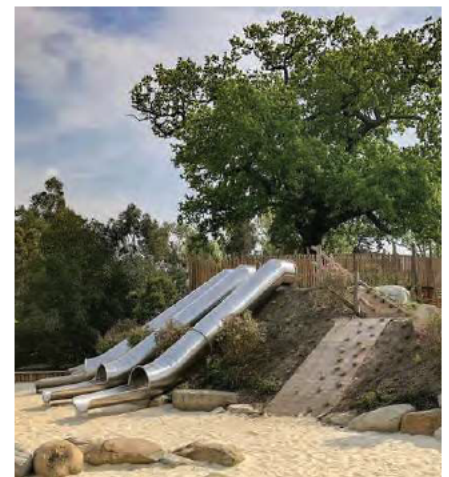
Green and natural park, with height differences - Grønningen-Bispeparken Copenhagen



Wild and lush green - Grønningen-Bispeparken Copenhagen



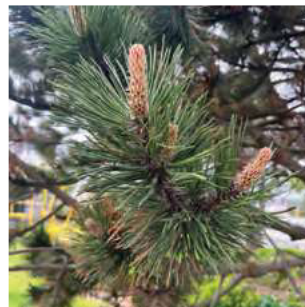
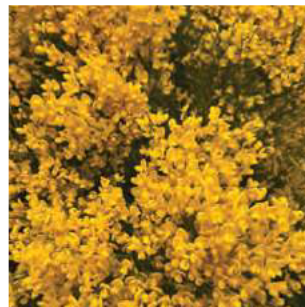
Neighbourhood greenhouse - Kanalbyen Fredericia



Play elements integrated into the landscape

Vegetation

- Principle: The atmosphere and features of the landscape is informal, rough and natural.
- The vegetation within cluster B should have different seasonal expressions, each season of the year should have a distinctive blossom.
- To maintain a natural character there needs to be diversity in trees and plants.



In Cluster B there will be diversity in types of vegetation; with varying heights



In each season there should be vegetation that is thriving and creating a green and natural atmosphere

Inspiration plant diversity - pictures taken in Iceland

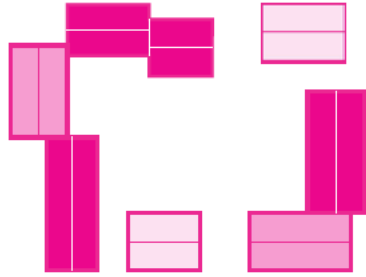
Hönnunaráherslur Svæði C



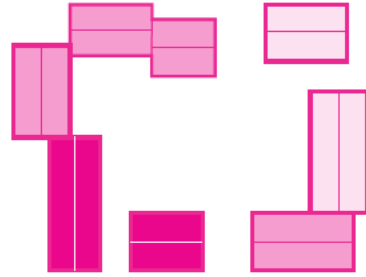
Hönnunaráherslur fyrir Svæði C

Arkitektúr

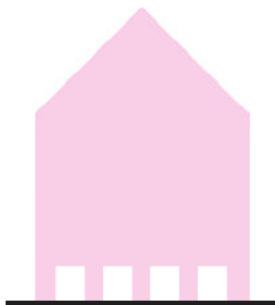
Ásýnd húsa



Hús eru útfærð í einum lit, klæðning, þak og jarðhæð.



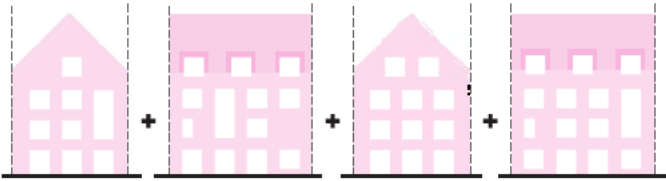
Solid use of one colour throughout the whole building; including plinth, facade and roof



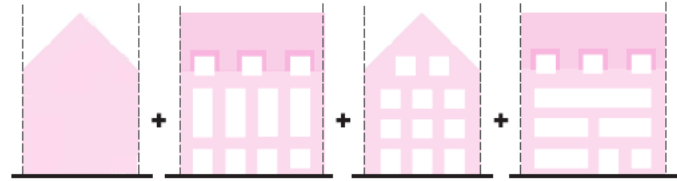
Hús eru útfærð í einum lit, klæðning, þak og jarðhæð.



Hús eru útfærð með litasamstæðu, klæðning, þak og jarðhæð.



Alhliða hönnun húsa: allar húshliðar hafa sömu einkenni og gluggamynstur



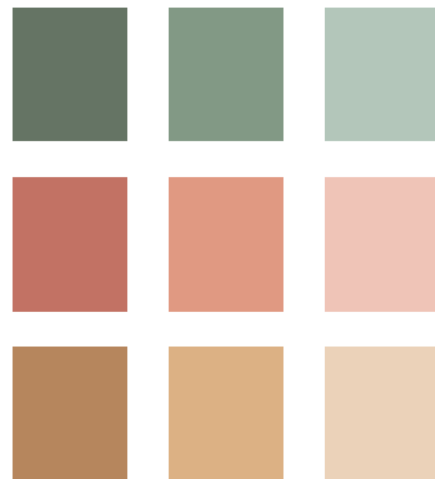
Húshliðar hafa mismunandi einkenni og gluggamynstur

Innblástur

Dæmi um lausnir og þakgerðir



Heildstæð ásjúnd og einsleit litanotkun klæðninga - Tingstorget, Stockholm



Litaspjald fyrir Svæði C



Læsilegar þakgerðir með kvisti - Tingstorget, Stockholm



Dæmi um asýmetrískar þaklausnir - Neptun, Västerås

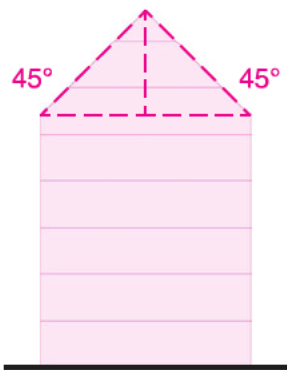


Asýmetrískar þaklausnir - Køhlers Have COPENHAGEN

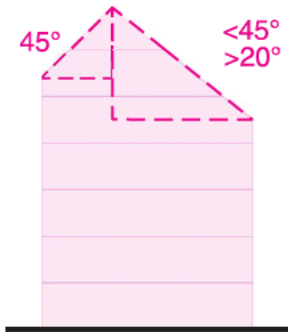


Heildstæð ásjúnd og einsleit litanotkun - Dvergur, Hafnarfjörður

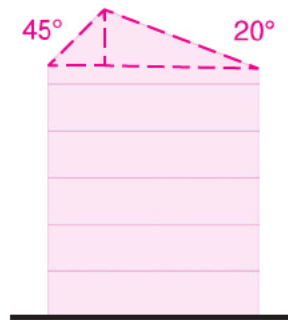
Þakgerðir: Dæmi um lausnir



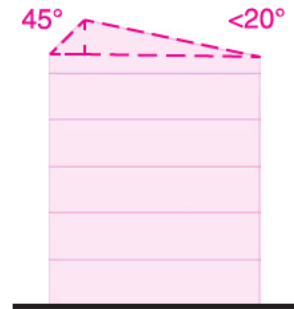
Sýmetrískt þak með 45 gráða halla.



Asýmetrískt þak með 45 gráða halla öðru megin.



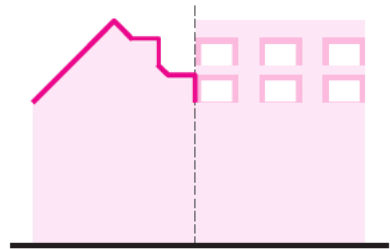
Asýmetrískt þak með 45 gráða halla öðru megin og a.m.k. 20 gráða halla hinu megin.



Asýmetrískt þak með 45 gráða halla öðru megin og minna en 20 gráða halla hinu megin.



Heimilt er að koma fyrir kvistum á þaki, allt að 60% af þakfleti, svo framfarlega kvistar ná ekki út að þakbrún.



Kvistar á þaki eru stærri en 60% af þakfleti, og svo ná auk þess út að þakbrún.

Innblástur

Dæmi um lausnir jarðhæða, sérafnotaflata og innganga



Góð tengsl og flæði notendans frá sérafnotafleti niður í inngarð eða út að vistgötu.



Áferð klæðningarefnis á jarðhæð.



Svalarimlar í sama lit og húsaklæðning.
Netpun, Västerås



Auðkenndur inngangur íbúðarhúss. Gufunes



Auðkenndur inngangur, stærri kvarði og gler.

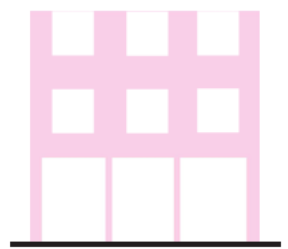


Svalir og klæðning útfærð í mismunandi litum litaspjalds

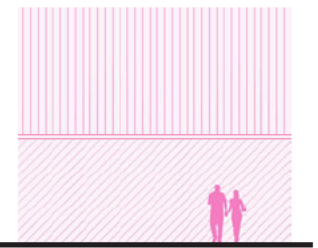
Gluggamynstur og jarðhæðir



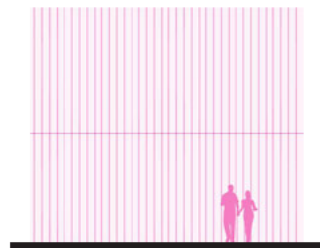
Opnanir jarðhæða að hámarki 60%.



Opnanir jarðhæða stærrí en 60%.

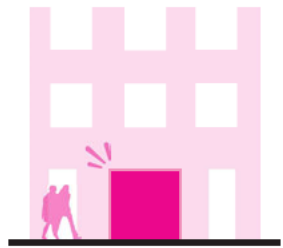


Jarðhæð útfærð með áferð.



Engin áferð í útfærslu jarðhæðar.

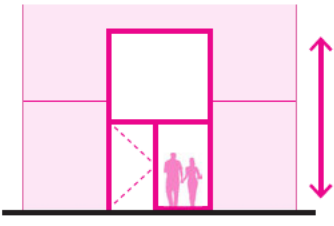
Inngangar



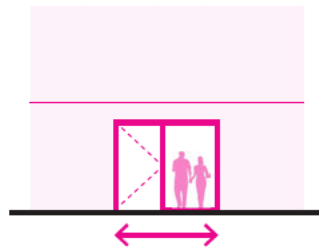
Inngangar eru auðkenndir með stærð, litum, notkun glers og lýsingu.



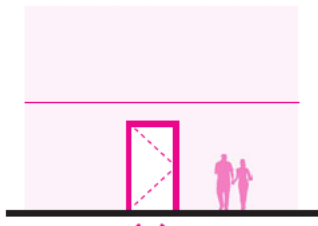
Inngangar skera sig ekki úr



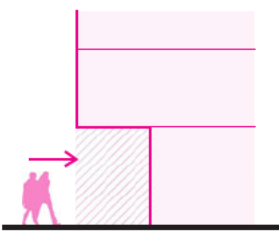
Double high entrances are encouraged along Alfabakki and Stekkjarbakki



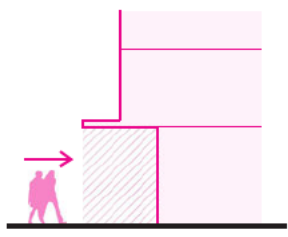
Aukin breidd eða hæð



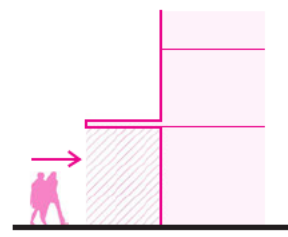
Hefðbundin hurðabreidd



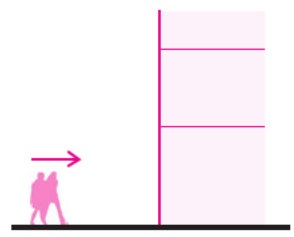
Innganga skal draga inn að lágmarki sem nemur 2 metrum frá byggingarlínu



Innganga skal draga inn að lágmarki sem nemur 1 metra frá byggingarlínu í bland við 1 metra þakskegg



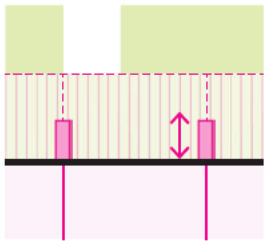
Inndregnir inngangar án þakskeggs eru ekki heimilaðir ekki dregnir inn



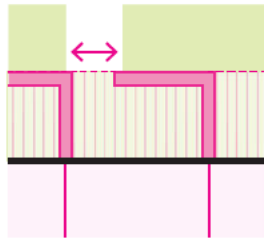
Inngangar í byggingarlínu án þakskeggs eru ekki heimilaðir eru ekki heimilaðir

Transitional territories

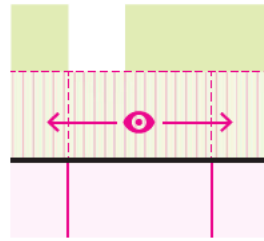
Sérafnotafletir



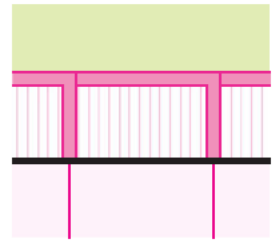
✓
Skil á milli nággranna auðkennd með byggðum eða grænum lausnum. Skil eru að hámarki 1.5 m á hæð.



✓
Opnun í átt að vistgötu eða inngarði skal að lágmarki vera 1/3 af lengd sérafnotaflatar. Skil í átt að vistgötu eða inngarði eru að hámarki 0.5 m á hæð.



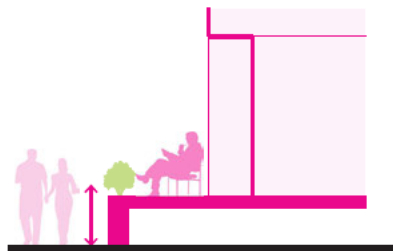
✗
Skil á milli nággranna óleyst



✗
Opnun í átt að vistgötu eða inngarði er minni en 1/3 af lengd sérafnotaflatar



✓
Vegna bílakjallara undir húsum er heimilt að lyfta húsi í 1.25 m hæð m.v. götu, vistgötu eða inngarði, svo framarlega sem gott flæði á milli sérafnotaflatar og almenningsvæðis er tryggt t.d. með tröppum.



✗
Sérafnotafleti íbúða er lyft upp án þess að tengls við almenningsvæðið er tryggt.

Landscape

Innblástur

Notkun gróðurs og yfirborðsefna, blágrænar ofanvatnslausnir ásamt dæmum um sérafnotalausnir



Inngarðar ofan á bílakjallara með gróðurpekju.



Sameign auðkennd með yfirborðsefni.



Góð tengsl upphækkaðra sérafnotaflata og umhverfisins tryggð með tröppum.



Safnlautir í inngörðum.



Dvalarsvæði.



Leiktæki úr náttúrulegum efnum