

We propose the addition of a varying ensemble of building heights. This will allow for a differentiating expression that reflects the social diversity in the new neighbourhood. A combination of multi-storey dwellings and townhouses caters to a wide group of users. We propose buildings with a maximum height of six stories as a way of accommodating both the existing residential areas and at the same time enable us to adapt to their new surroundings and the human scale.

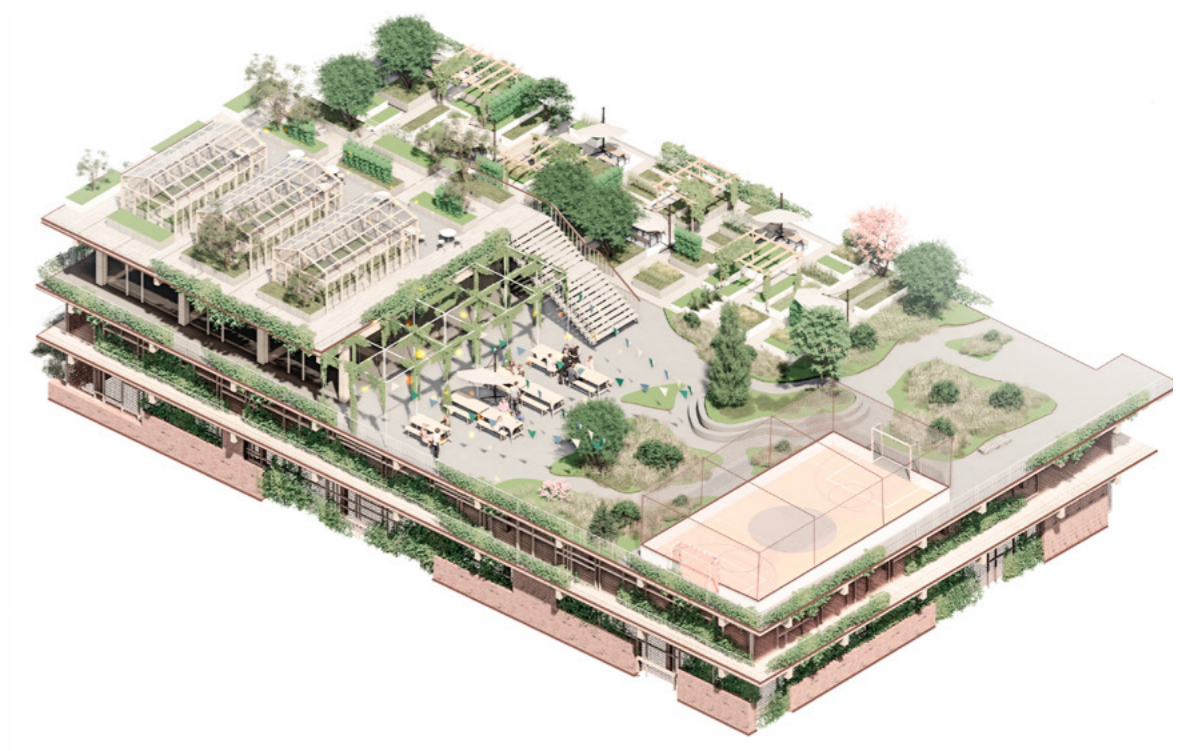
A key principle for all new typologies are; a varying expression, differently angled roofs and expressions that reflect, respect and include the surrounding context. We strive to achieve a great mix of inhabitants to create new interactions and communities across age, ethnicity and social status. Through this new city district, we have the opportunity to create a place where families, young and elderly citizens live side by side and grow together through the quality of life created in the mix between generations and cultures.

The buildings south of the road are mainly organised as a fragmented carré structure with variations in heights and typology. The carré structure creates the opportunity for relatively high density and at the same time relatively low building heights. The fragmented structure maintains much of the existing green fabric and creates intimate green pockets protected against the road. The buildings slope downwards towards the residential areas and gradually rises towards the road.

Townhouses towards the north create a spine towards the industrial area and allow visual connections across the road. The active ground floor creates a daily life and the road is experienced much more in a city context and vibe.

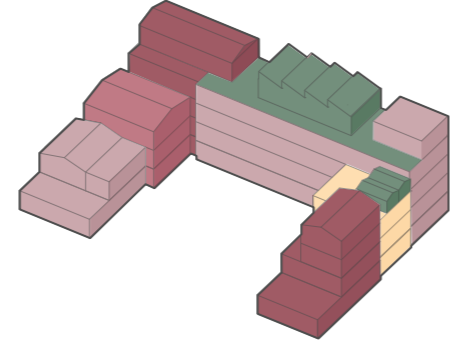
Multi houses double as parking houses, a new type of 'heart space' for the neighbourhood and gathering spaces for the different smaller districts. With community houses and green rooftops, the 'Multi houses' become the point of gathering for the entirety of Varberg. They are shared by all residents and users and encourage social interaction.

All buildings are expected to be built according to present and future low energy housing standards using mostly local materials. The material palette is chosen to create an identifiable but diverse expression supporting the green structures of the area.

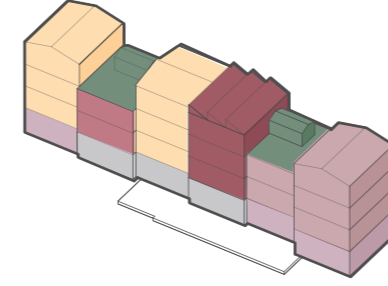


The fragmented carré

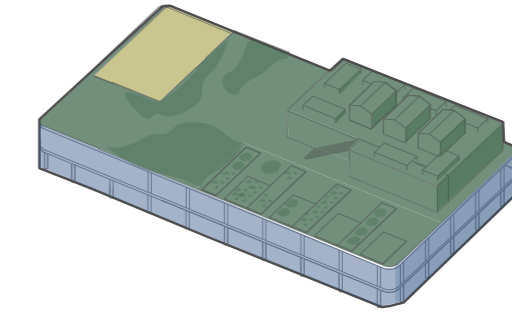
The fragmented carré creates space for green community rooftops, private balconies and social squares due to its dynamic shifts in building mass. The dynamic shift in mass allows for a differentiated apartment layout thus catering to different types of residents. The community houses create a social community space within the carré itself whilst the green courtyard makes space for recreation.



- Owner / rental homes
- Public Family housing
- Housing for Elderly
- youth housing
- Communal houses and roof terraces



- Owner / rental homes
- Public Family housing
- Housing for Elderly
- youth housing
- Communal houses and roof terraces
- smaller professions
- Co-working facilities / workshops



- Communal houses and roof terraces
- Parking
- Activity / sports



BACKYARD SITUATION IN THE FRAGMENTED CARRÉ

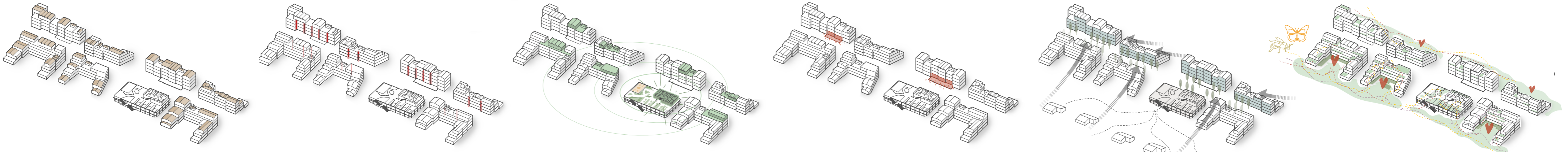


TOWNHOUSE FACADE AGAINST THE STREET



GREEN ROOF TERRACE ON THE MULTI HOUSE

Quarter principles



Angled rooftops

A varying expression throughout the new buildings breaks the scale and creates a lively and exciting rhythm.

Dynamic shifts in building mass

Dynamic shifts in heights and plans create a faceted and diverse expression in each volume, symbolising the mixed programme and user group.

Building communities

Community houses on individual buildings create togetherness on a small scale whereas the larger Multi houses bring together whole districts.

Community squares and active ground floors

Active ground floors in smaller townhouses create everyday life and identity.

Respect (active position) towards the context

The new buildings scale down towards surrounding residential areas to foster a fluent and gentle transition between the existing and new.

Securing biodiversity

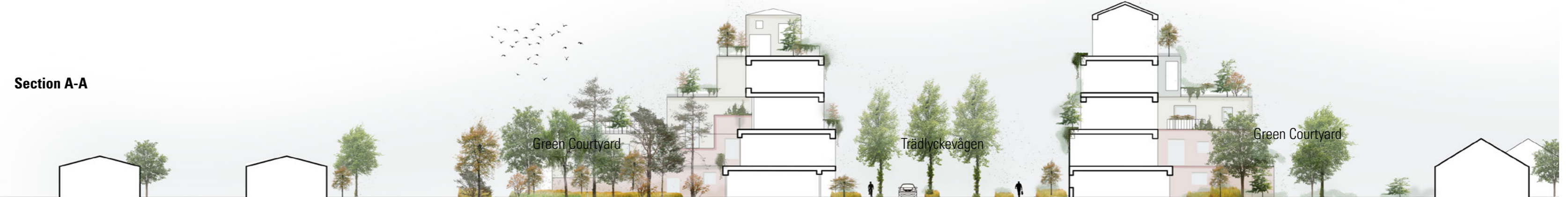
Conservation, linkage and addition of green structures and roofs create space for biodiversity to prosper.



Section A-A, a stronger neighborhood.

Buildings step down and provide as much daylight as possible during the day. Multiple levels are activated and create an overview and Community atmosphere. The building height towards the road also makes sure to reduce the noise in the surrounding neighborhoods

Section A-A



Section B-B

