

SN218



Perspective view from Trädlyckevägen

LYCKELIV

This document contains excerpts and images from the E16 competition proposal “Lyckeliv”. For a complete overview of the project, please see the three competition boards.

In the past, the agricultural landscape was an active area with high ecological values. *Lyckorna* housed cultivation, meadows and wetlands that constituted important habitats for plants and animals. For people, *lyckorna* was both a basis for supplying food and a social meeting place.

“Lyckeliv” recreates the ecological values of the traditional *lycka* in a contemporary and urban context by providing varied environments for parks and cultivation based on the landscape’s existing qualities. The forest garden, the arable land, the wetland, the forest grove and the stream all fit in a natural way in a contemporary built environment with a well balanced scale and density. These ecological qualities become important social meeting places for activity, play and socializing. They are landmarks to orientate after and places to get engaged in.



Map over the area from 1919



Map over the area today

The new buildings are strictly related to Trädlyckevägen at the same time as lush courtyards can be seen between the buildings and over freestanding, wooden walls. Based on a combination of the qualities of the old wooden houses in Varberg’s city center together with the green and more open structures of the younger neighborhoods nearby, a new site-specific urbanity is created that builds on unique characteristics of Varberg.

The city structure of “Lyckeliv” is adapted to the existing streets. The layout of buildings could be described as strictly lined up along Trädlyckevägen but in a few certain places the buildings are absent. These are places where we have identified existing qualities in the topography, sight lines and intersection of streets, that make for a natural placement of future squares and parks.

As all public parks and squares are directly connected to Trädlyckevägen, a clear rhythm is created between built-up and open, mass and void, which becomes an important tool for creating a varied environment along the entire street.





Illustrated site plan

Streetscape, placemaking and typology

A new city street and a stronger network of paths

The suburban character of the existing roads is transformed into an urban street by turning roundabouts and underground tunnels into intersections and by gathering traffic into a more narrow street with big lush green trees, paved surfaces and rain gardens that provide valuable ecosystem services to the area. A narrower street environment slows down the speed of the car traffic, gathers people closer together and promotes walking and bicycle use instead of cars. [...]

The bicycle path to and from the city center gets a continuation on the south side all the way to Håstens torg. By the square the location of the bicycle lane is moved to the north side to connect to the mobility hub and the square. The existing bicycle road is kept as a two-way path because this solution works best with the existing structures.

The location of the street is slightly altered at some points to maximize the space for public parks and residential development. But at large it is kept at its current location, which reduces the need to build new infrastructure, which is more economic and better for environmental reasons.

Tunnels are turned into crossings except for the tunnel by the new Trädlyckeparken where it is suggested that the tunnel is improved. The tunnel provides a safe pathway for children between important green areas in the city and makes it easier for physical activity such as running in between sport areas. But keeping the tunnel demands an altered design. The tunnel needs to be widened, to get better lighting and to be combined with a programming that provides a feeling of safety. [...]

The new structure of Trädlyckevägen gets big street trees all the way from the western to the eastern roundabout. The trees give the street a recognizable charac-

ter, making it appear as the main street in the area. The street also gets a paving that makes it feel like a continuation of the city center and not a suburban street. [...]

Housing typology and scale

Most of the apartment buildings are designed as linear blocks (lamellhus). The buildings are generally four stories, which is a scale that is not foreign to the existing environments of Varberg but which can still be cost-effective in today's real estate market.

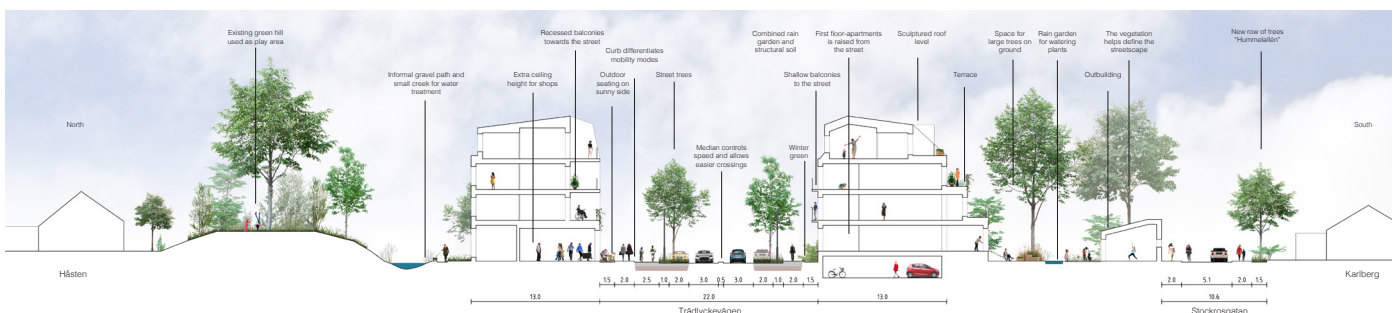
The ground floors consist of either public functions such as shops and common areas with generous ceiling heights, or apartments with a much-needed raised floor towards the street. Under the raised floor of the apartments it is easy to construct a basement half a floor underground, where ramps for cars can be short and where there is the possibility of providing some daylight.

The penthouses are designed as part of the roofs with their different shapes, which contributes even more to the area's pleasant scale. The buildings are not longer than that they can be served by only two staircases, or approximately 50 m, which prevents them from being perceived as too long. [...]

Site-specific urbanity

In addition to the apartment buildings, we propose several other urban elements to help define the streetscape. Freestanding, not too tall, wooden walls are a recurring element that is also found in the city center of Varberg that allow greenery and trees in courtyards to also be seen from the street.

Where a satisfying courtyard cannot be arranged on the back of a house due to bad sun conditions or lack of space within the plot, the courtyards are instead located between the houses and protected from the street by the wooden walls. The wooden walls frequently contain doors that enable several connections between the street and the courtyard.



Principal section



Outbuildings, smaller in scale and with common areas for the residents, will be an important element that helps to activate the ground floor and to define the extent of the open, private courtyards. In addition, they become architecturally interesting elements in the urban environment and strengthen the associations to the older neighborhoods in the city center. The outbuildings also help to bridge the differences in scale between the existing single-family houses and the new multi-family houses.



Outbuilding connected with wooden wall and main building on Östra Vallgatan in central Varberg



Main building, wooden wall and outbuilding, in Håsten

Together with the low wooden walls, a cohesive street-level character is created where the low wooden walls and the outbuildings becomes an integral part of the architecture. The low but dense scale of the development, together with the apartment buildings that strictly faces the street, an enclosed, urban space is created with an impression that is similar to the urban enclosed city block but with more green elements in the streetscape. [...]

Housing along Trädlyckevägen

General volumes, specific architecture

The dimensions of the residential buildings are generous, which allows for a soft flexibility, enabling many different kinds of floor plan layouts. The generous dimensions also allow for a wooden construction or other alternative building systems that often take up more space than a concrete frame.



Axonometric view over Trädlyckevägen, Våtmarksparken and Ängstorget

We believe that this is a more interesting way to create a varied streetscape, compared to an arbitrary variation that often occurs when the shapes of the buildings are controlled in detail in the overall site plan.

Well-proportioned plots also allow for an economically feasible development where each stairwell and elevator makes several apartments accessible in an effective way. The generous depth (13 meters) also makes it possible to work with recessed balconies towards the street and still be able to solve an effective floor plan. [...]

Residential yards

The yards at the south side and the north side of Trädlyckevägen also have different designs. The north yards are places next to the houses. This will give the street an open green appearance as the vegetation in the yards adds to the aesthetic qualities of streetscape. The north yards get nature like plantings that connect to the nature like impression of the creek and the existing groves.

The south residential yards are in most cases bigger and placed behind the houses along Trädlyckevägen but with gaps that let light down to the street and add to the green feeling of the street. Both the south and the north yards will have an informal pathway leading through the yards.



Perspective view from Stockrosgatan

Håstens torg



Perspective view over Håstens torg

The buildings around Håstens torg

The existing parking lot will be replaced with a square area to the south and a market hall combined with a sports hall in the north. The market hall is located on the ground floor and on the first floor a flexible sports hall with a high ceiling is proposed. On the roof is an accessible terrace located providing a good view over the city.

North of the market hall, the existing walkway will be extended with more spaces for shops and other public functions. To the east, a shallow extension called "The Bazaar" is proposed. It replaces the closed facade of the existing grocery store and temporary structures and turns it into an active facade towards the square. We have taken inspiration from classic squares such as Plac des Voges in Paris or Plaza Major in Madrid, where the strict facade "hides" a freer structure behind. The indoor spaces behind the high facade motif can have only one floor with a high ceiling or be divided into two floors depending on the tenant.

On the opposite side of Åckregårdsvägen, we propose a Mobility hub where most of the parking lots on Håstens Torg are being moved to. In addition to that it contains carpooling, electric bike rental, bicycle workshop and customer service for the public transport. The facade helps framing the square to the west and to the north the building steps down to better meet the smaller scale of the detached houses nearby.

Design and function of the square

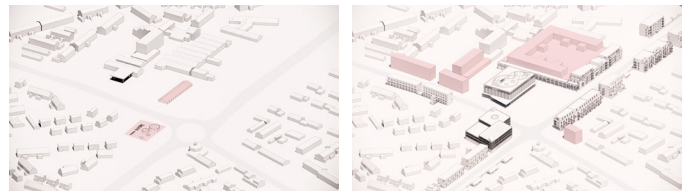
The buildings surrounding Håstens torg create very good conditions for a lively environment. The defined space makes the place easily recognizable as the central square in the area. The square connects to both important mobility routes, service and destination points that provide good conditions for the square to be visited all day. [...]

Implementation and involvement

[...] First step - Focus on dialogue and behaviour change

A glass pavillion is temporarily placed at the former parking lot on the same position as the market hall is going to be placed to indicate the future square. A physical model in wood over the whole future development will be exhibited in the greenhouse in scale 1:50, approximately 40 meters long. The model invites people to engage with the future development of the neighborhood and can be used in workshops for the community and for visits from neighboring schools.

The parking garages in the northwest corner of the roundabout are replaced by a pop up mobility park, with rental cars, bikes and a bike service station. [...]



Future progression - Densifying

A new superblock is constructed behind the Bazaar. Coop and the adjacent stores get more space and a covered area for trucks and the delivery of goods. Above is an urban apartment typology in 2-3 stories created around the perimeter of the block with a raised, spacious common garden. The old gas station/restaurant is replaced by housing and Åckregårdsvägen and Föreningsgatan also gets additional buildings for housing.



Axonometric view over Håstens torg, including the Mobility hub, Market hall, the Bazaar and the Flat iron