EUROPAN NORWAY 17 LIVING CITIES 2

COMPETITION BRIEF

CASE

GRENSEN

COMPETITION FACTS

Prize money:
- 1st prize: 12 000 EUR
- 2nd prize: 6 000 EUR

Post competition immediate procedure:
- National workshop with the winners, runners-up and site representatives of Norwegian sites following the award ceremony
- Invited workshop on-site for winners

Commission for winners:
- Contract for further developing the proposal and other related tasks
- Commission valued 500 000 NOK, with an option of an additional 500 000 NOK

Site representative:
- Norwegian University of Science and Technology, NTNU

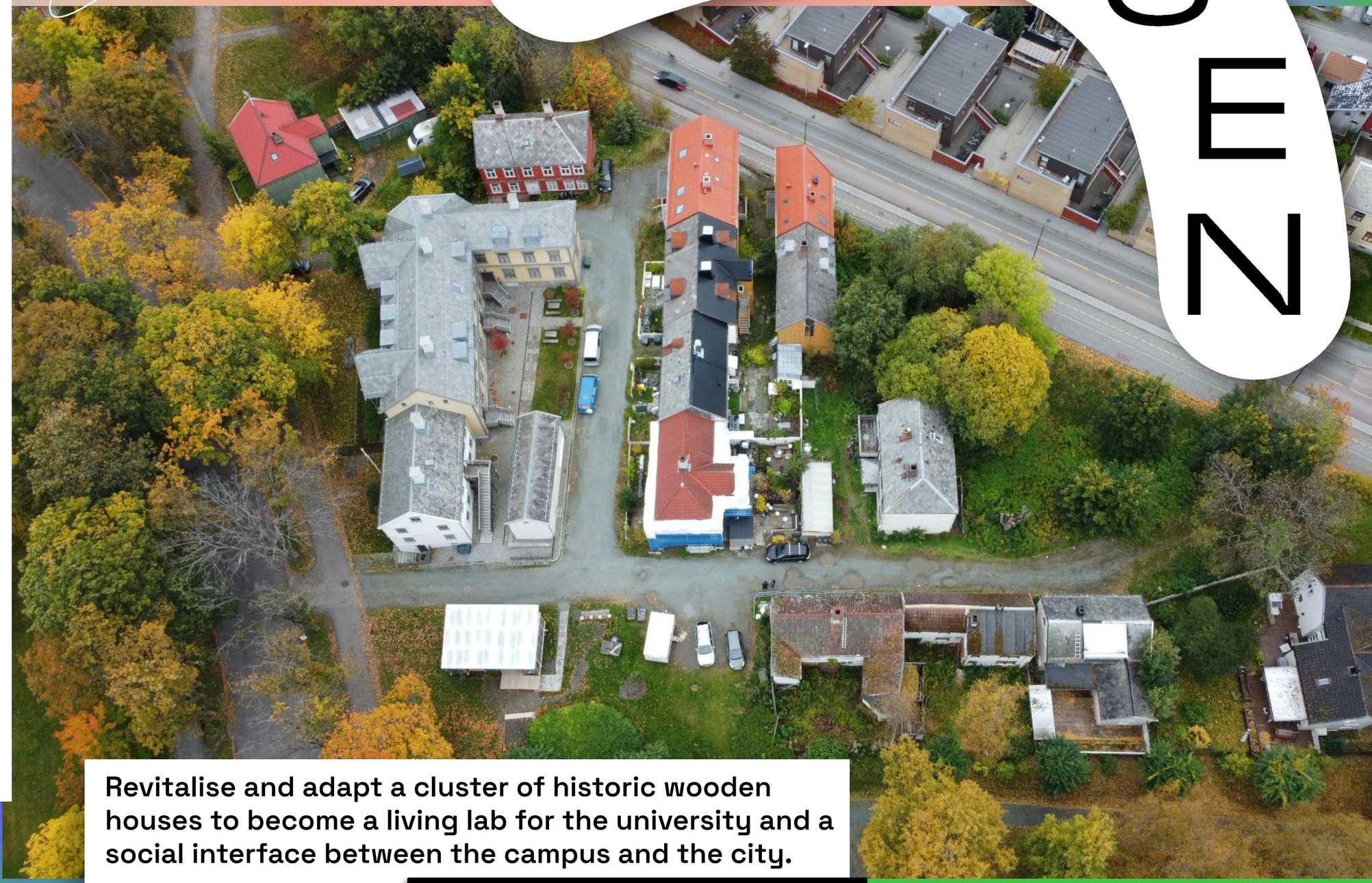
Actors involved:
- NTNU Property Division, Planning Development and Management Section
- NTNU all faculties and student organizations

Team representative:
- Architect, urbanist, landscape architect

Expected skills:
- Multidisciplinary teams with strong skill sets in architecture, heritage, urban design, participatory design

Communication:
- Online publication

Jury
- 1st evaluation with site representatives



Revitalise and adapt a cluster of historic wooden houses to become a living lab for the university and a social interface between the campus and the city.

CLICK HERE FOR A VIRTUAL TOUR OF GRENSEN

CONTENT

Europan 17 - CARE

“When you look at someone through rosy glasses, all the red flags just look like flags.”
- From Netflix show Bojack Horseman

After a long era of techcnoopimistic industrialization, the rosy glasses have come off and the flags are everywhere. They are not just red, they are on fire.

As we face unprecedented challenges of climate change, social inequality, and ecological degradation, designing cities that are considerate for the entire biosphere has become an urgent necessity.

However, such a task is fraught with dilemmas. How do we prioritize our needs and desires? How do we balance economic sustainability with social and environmental justice?

Enter care: an approach that doesn't shy away from these challenges. Care is about acknowledging the intrinsic value of everything that surrounds us, from humans to non-humans, and recognizing that they all have the right to exist and flourish. It's not just about understanding, it's also about action. That everything is interconnected and that our actions, or inaction, have far-reaching consequences. Under the paradigm of Care, we can't shy away from taking decisions and acting.

In a culture that celebrates creation, speed and growth, maintenance is often overlooked. But without it, nothing can last. Care takes maintenance to the next level, infusing it with creativity and dedication. We actively care for our children, our gardens, our friends, and communities, and do so with the hope of seeing them flourish. When we apply this same level of care to the design of our cities, they too can become healing, evolving, and make positive contributions to the climate.

It's only by caring that architecture can become regenerative. It's about creating processes and places that give back more than they take, that enhance the well-being of all living beings, and that leave a positive legacy for future generations. Within the framework of care, sustainable solutions that are only "less bad than the alternative others," are not good enough.

Behind the five competitions that make up Europan 17 in Norway, are coalitions of dedicated people that care. Some of the sites ask for solutions that are almost impossible to fully “solve”. It is an acknowledgment of the increasing complexity of urban planning, and that's why they look to Europan to find new approaches and solutions that lie in the marginal space between what is just, comfortable and safe for humans, and the ceiling of what the ecological and climatic systems of our planet can sustain.

The five Norwegian sites in Europan 17 have challenges that may be difficult to solve. That is precisely why the five cities choose to ask you, the young architects, landscape architects and urban planners to solve them. They trust that you will dare to care. Dare to take risks, choose to test out new solutions, and see the places as they are for what they can become in the future.

Europan Norway

The Grensen area. (Photo NTNU)

Premise

The Europan 17 site Grensen is strategically located between The Norwegian University of Science and Technology (NTNU) and Norway's 3rd largest city, Trondheim. NTNU is planning a major restructuring of its campus and these upcoming changes will elevate Grensen to a strategic position as a campus access point from the city as well as embedding it firmly between new university buildings.

NTNU enters Europan 17 for ideas on how to make Grensen a living lab for CARE: **experimental architectural approaches to working with built heritage through innovative adaptation and thoughtful programming.** The site and its historical wooden buildings have the potential to become a platform through which the campus can open up to the city, mixing uses and adding diversity and liveliness to the area.

NTNU acquired the site with future development in mind, but challenges arose after the existing buildings were listed as historically significant. A period of uncertainty followed, with the listed buildings being rented out or used as temporary accommodation for visiting researchers. Half of the houses have fallen into disrepair from neglect and are currently uninhabitable. There was no coherent plan for Grensen and seemingly no hope for the quietly decaying buildings. Now entering into Europan, the site has a chance to come alive as a meaningful link between the university and the city.

The university sits on a hill overlooking the city. This physical removal of the campus from city life has created challenges for students and faculty, who have pitched ideas for potential on-site programmes. Visions have included a meeting spot for visiting researchers, faculty and neighbours, a space to showcase and communicate ongoing research and in general, **serve as a social interface between the university and the city**. The university can feel like an isolated island and increasing concerns for the mental health of students and staff make the task of connecting NTNU and the city through Grensen all the more critical.

Grensen is not just a mere revitalization project. NTNU's mission statement is *creating new knowledge for a better world* and the site's unique situation and proximity to the campus makes it an ideal place for experimentation. **Can the site bring the university down from its hill and become a living lab where research and prototyping can happen in a real-life setting?**

The site poses needs that the university's faculties are uniquely positioned to answer. NTNU is at the forefront of research on architectural preservation, sustainable building practices and technology for building energy efficiency. The houses of Grensen belong to historical typologies typical to buildings in Scandinavia and this makes the site ideally suited for practice-based research projects on everything from energy efficiency to social sustainability. By working intelligently with its built history, Grensen can become a living link between the city's rich past and forward-thinking future.

TASK

Propose a concept and a process for transforming Grensen into an extroverted, social and accessible urban environment so that the area can function as a social interface between the city and the university.

Do this through innovative architectural interventions and thoughtful programming of university functions under an umbrella of a Living Lab that can generate *knowledge for a better world.*

GUIDELINES

- ➔ Make a holistic concept for Grensen. What will the process of transformation look like in relation to the campus as a whole?
- ➔ Programme thoughtfully and precisely. Focus on the list of potential programmes below, but also feel free to propose additional uses.
- ➔ Design new buildings and propose a transformation of the old. Development on the site must happen with care of the historical character. Find a balance between old and new.
- ➔ Experiment with adaptation. How can the existing buildings be made part of the future?
- ➔ Explore energy efficiency and sustainability. How can the project push boundaries for energy efficiency and a net zero/net positive climate footprint?
- ➔ Create inviting and flexible outdoor spaces. What are Grensen's connections to the nearby park, neighbourhood and city?
- ➔ How would you implement the project as a step by step process and activate important stakeholders along the way?
- ➔ Maintain the sightlines between Nidarosdomen and Hovedbygget. Buildings should not be higher than 42 meters over sea level.
- ➔ Propose a concept for Grensen as a Living Lab.
- ➔ Future-proof the new and existing buildings to adapt to changing needs.

PROGRAMME

We are asking for proposals that programme the site to achieve the goals outlined in the task and guidelines. Most of the space should be allocated to different types of campus functions. Listed beneath are examples of potential functions:

- Spaces and facilities for different student groups. See the section on student life later in the brief.
- Exhibition spaces for showcasing the research and life at NTNU
- Event spaces for neighbours and inhabitants of Trondheim
- Spaces to hold informal meetings and non-organised activities
- Café or other meeting spots
- Sport equipment rental, run by students
- Quiet study areas and areas for group work
- Housing for students and visiting researchers

COMMISSION AND POST COMPETITION PROCEDURE

NTNU will invite the winning team for a workshop on site in the spring 2024, the budget for the workshop (including fees, travel costs and other materials) is approximately 100 000 NOK.

Based on the results of the workshop, NTNU and the winning team will negotiate a timeline and a follow up commission valued at 500. 000 NOK (ex VAT) in 2024/25 for developing the project further through involving users, giving feedback to the zoning plan and revising designs.

The winning team might get the opportunity to collaborate with a local partner office hired by NTNU.

NTNU retains the option to increase the commission's size and scope with another NOK 500.000 at a later stage**.**

01 Site context

- ➔ Trondheim
- ➔ The university’s development and history
- ➔ Impact of the “Campus Project” on Grensen
- ➔ Grensen as a Living Lab
- ➔ Values for the new campus
- ➔ Visions for Grensen
- ➔ Student life

A showroom for the NTNU

I pass Grensen every day on my way home from work. I see empty streets and houses in disrepair. The area is well past its heyday, but I also see a latent potential and keep imagining what this place could look like in the future.

In just a few years, I hope the transformation of Grensen is well underway, with new and old buildings bustling with life.

In the future, Grensen will be the place I bring visitors to tell them about the city, the university and show them what NTNU is all about today. I will explain how our values and goals for sustainability are reflected in both the physical and social transformation of Grensen. As we pass through the street, it feels inviting, filled with life and you become curious to see what goes on inside. Grensen has become a place where NTNU and the city meet, an ecotone of knowledge, experimentation and social life that truly embodies our motto: “Knowledge for a better world.”

We pass through some of the houses and see student and research projects interacting with the real world. We sit down in the café, and I explain how the Europan competition was used to get bold ideas and to develop a concept for the area that the university could not have created on its own.

So dear participant; we wait with excitement for your proposals so we can get going!

Frank Arntsen
Property director at NTNU

Trondheim

Like most of Norwegian cities, Trondheim is located on a fjord. Trondheim is the regional capital and has since the Viking Age been a national powerhouse and later a religious centre with the large Nidarosdomen Cathedral. The city centre is located at the estuary of the Nidelven river, and surrounded by gentle hills and large swathes of farmland.

NTNU is located just on the edge of the historical medieval town and is mostly surrounded by small scale housing and some denser developments on its east side.

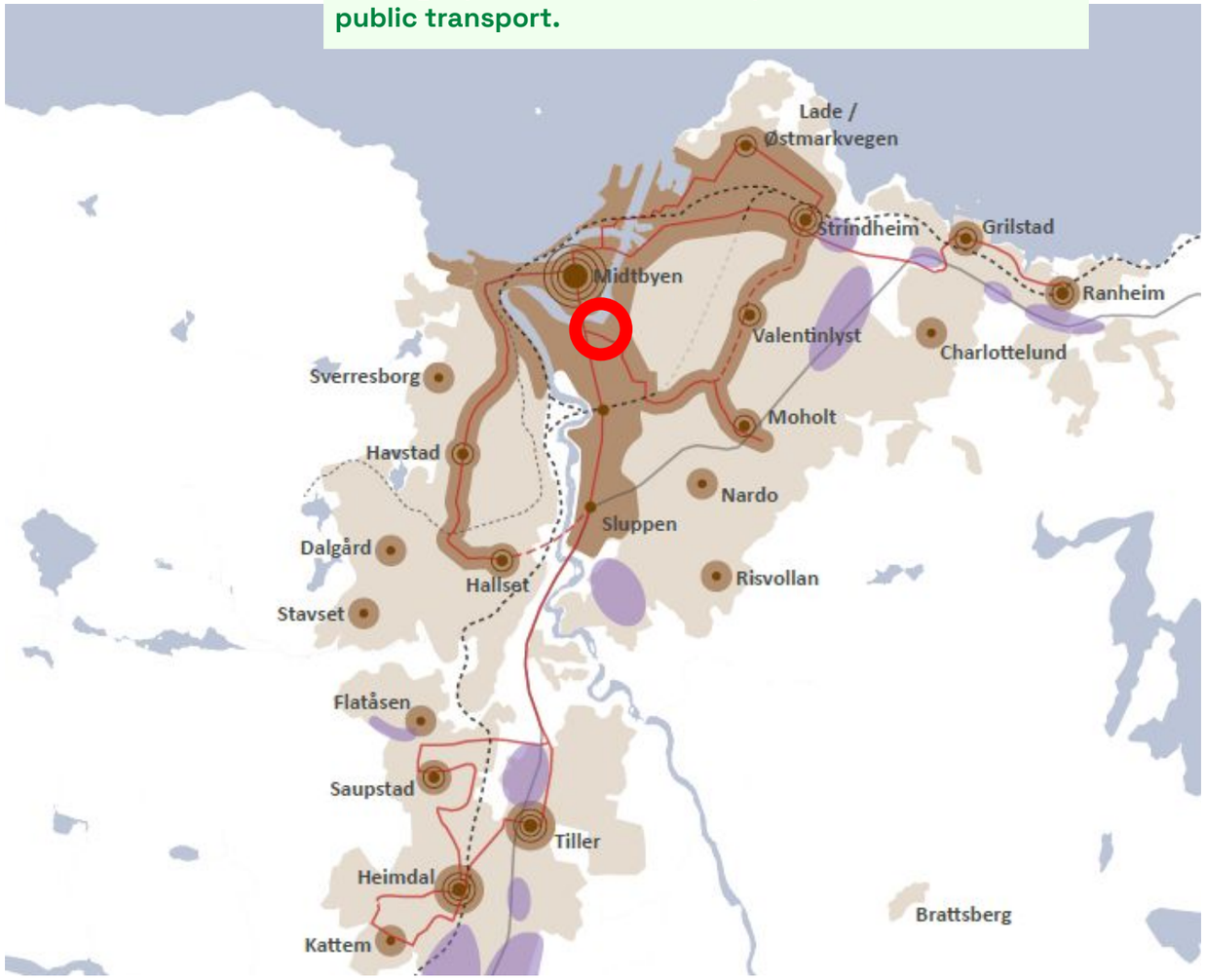
Trondheim's urban development strategy is now focused on preventing sprawl and developing the city through existing urban nodes and higher density. This strategy has three categories for densification:

- ➔ Continued development of urban nodes
- ➔ Urban densification and transformation
- ➔ Urban densification with care for existing character

The project site lies inside the urban densification and transformation zone, where a higher density of development is encouraged. The site sits along two of Trondheim's three main "metro bus" lines.

Trondheim with the main university campus in the foreground. Photo NTNU

The site and campus in relation to Trondheim´s strategic plan for urban development and main lines of public transport.



Existing urban nodes

Urban densification and transformation

Lower level densification

Industry, trade and logistics

Metro bus lines

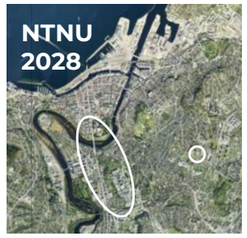
Railroad

National road / E6

The university’s development and history

Trondheim is often referred to as the Norwegian capital of tech thanks to the Norwegian University of Science and Technology (NTNU) and the ecosystems that have developed around it. NTNU opened in 1910 in the majestic Hovedbygningen (the Main Building), towering over the city from the Gløshaugen hill like a stronghold of science. From there the main campus stretches south along the road, but a series of expansions throughout the years have contributed to scattering university functions throughout the city.

Medicine and health related sciences are located at St. Olav University Hospital to the east. The university also has several locations downtown, as well as another campus called Dragvoll outside of the city. It has been decided to redevelop the campus and gather all the functions into a more compact and centralised core on the hill of Gløshaugen and along the axis connecting it to the centre.



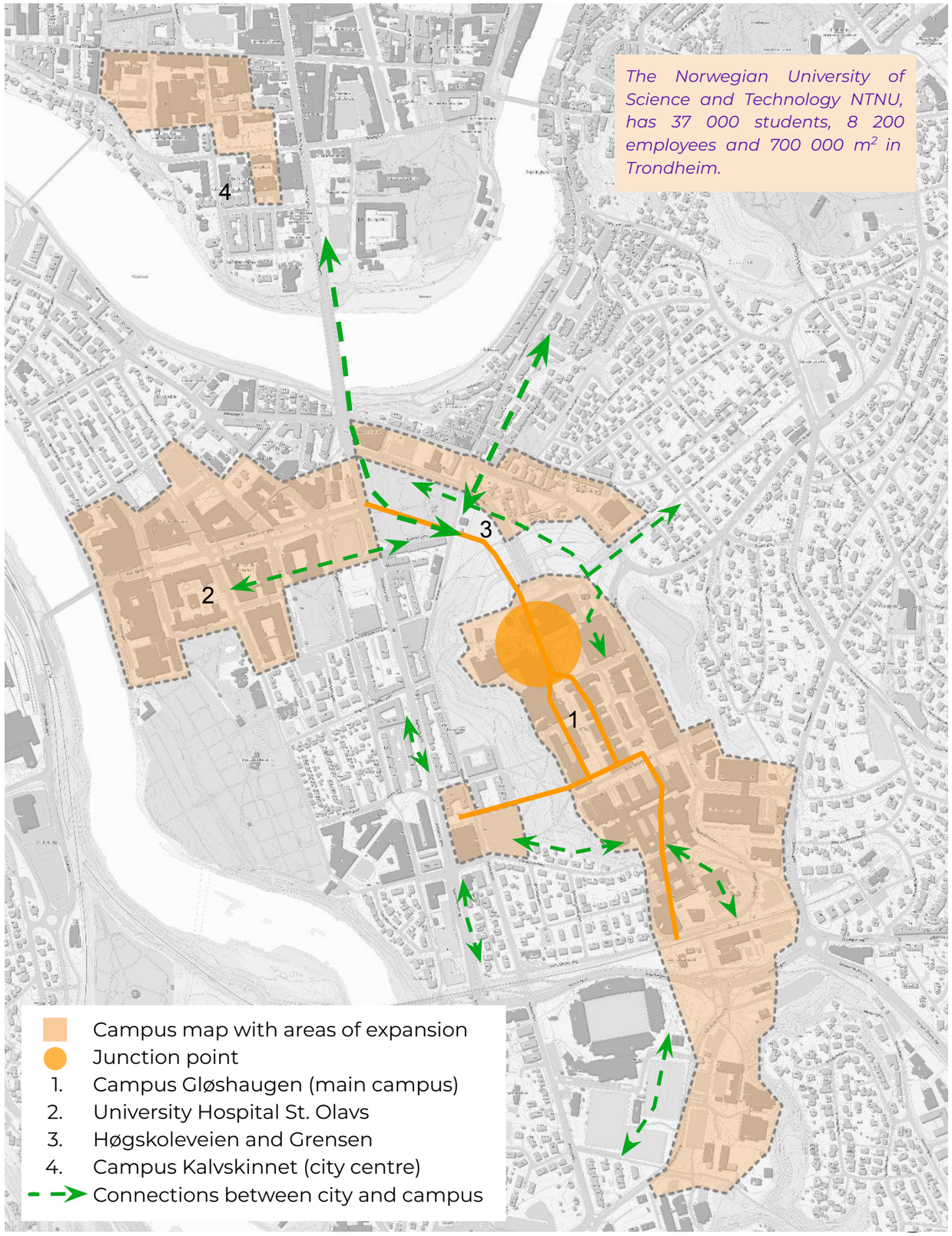
The goal of the "Campus Project" as it is often called, is a more urban and vibrant university campus that encourages more interactions and a closer integration with the city.

Long before the plans for the new campus were even conceived, NTNU had started buying up land around the campus for future expansion. On the slope below the main building is the small neighbourhood Grensen.

At Grensen, you will find a handful of wooden houses, the oldest which are about 150 years old. NTNU originally bought these with the intention of demolition, but the buildings were later listed by the local authorities, thwarting the original plan. Without any obvious use to the university, the buildings have been left to decay ever since.

Now Grensen occupies a strategic central location for the new campus project and the idea of reusing the buildings fits well with NTNU’s sustainability goals as well as the desire to better integrate the campus with the city.

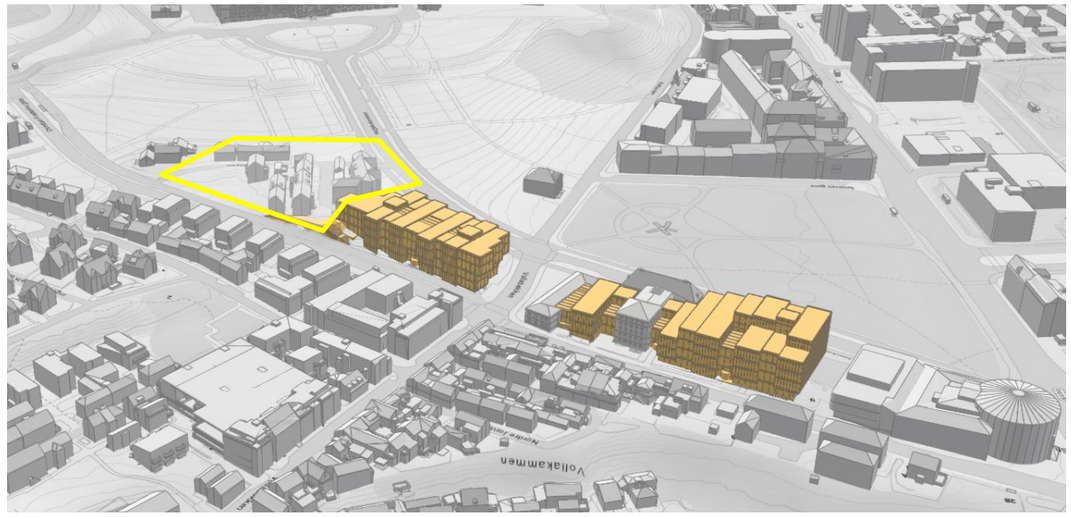
Photo: Ingen Snerting



The Norwegian University of Science and Technology NTNU, has 37 000 students, 8 200 employees and 700 000 m² in Trondheim.

Impacts of the “Campus Project” on Grensen

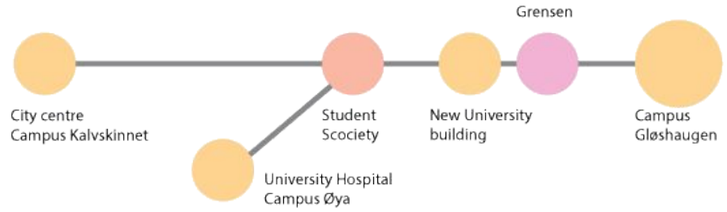
There are plans to build new university buildings along the entire axis from Grensen to the Student Union (studentersamfunnet). The building situated closest to Grensen is planned to be finished in 2028 and will contain educational facilities for the Department of Music and Dance, as well as the Department of Art and Media Studies.

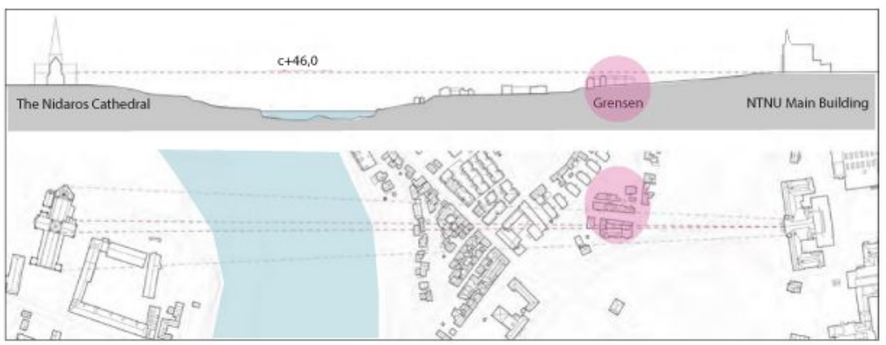


The model view on top shows the new campus buildings in the area. The section and the bottom illustration show building 1B and Grensen. The illustrations were made for the zoning plan proposal by NTNU, Statsbygg and Trondheim municipality.

Main sightlines

The main building (hovedbygningen) is a landmark in Trondheim and is visible from a number of places within the city. The sightline between Nidarosdomen Cathedral and the main building is heritage listed. For Grensen, this means the height of new buildings should not obstruct this view. The photo above shows the view from the main building towards Nidaraosdomen.





Line of sight between the Nidarosdomen Cathedral and and the main building of campus Gløshaugen. Based on an illustration from Øyvind Lægreid’s thesis. Photo above: Inger Snerting/NTNU

Grensen as a Living Lab for cross-disciplinary research on sustainable transformation

One of the tasks is to give content to and explore the term Living Lab. How can Grensen become an area for experimentation and research in a real-world setting?

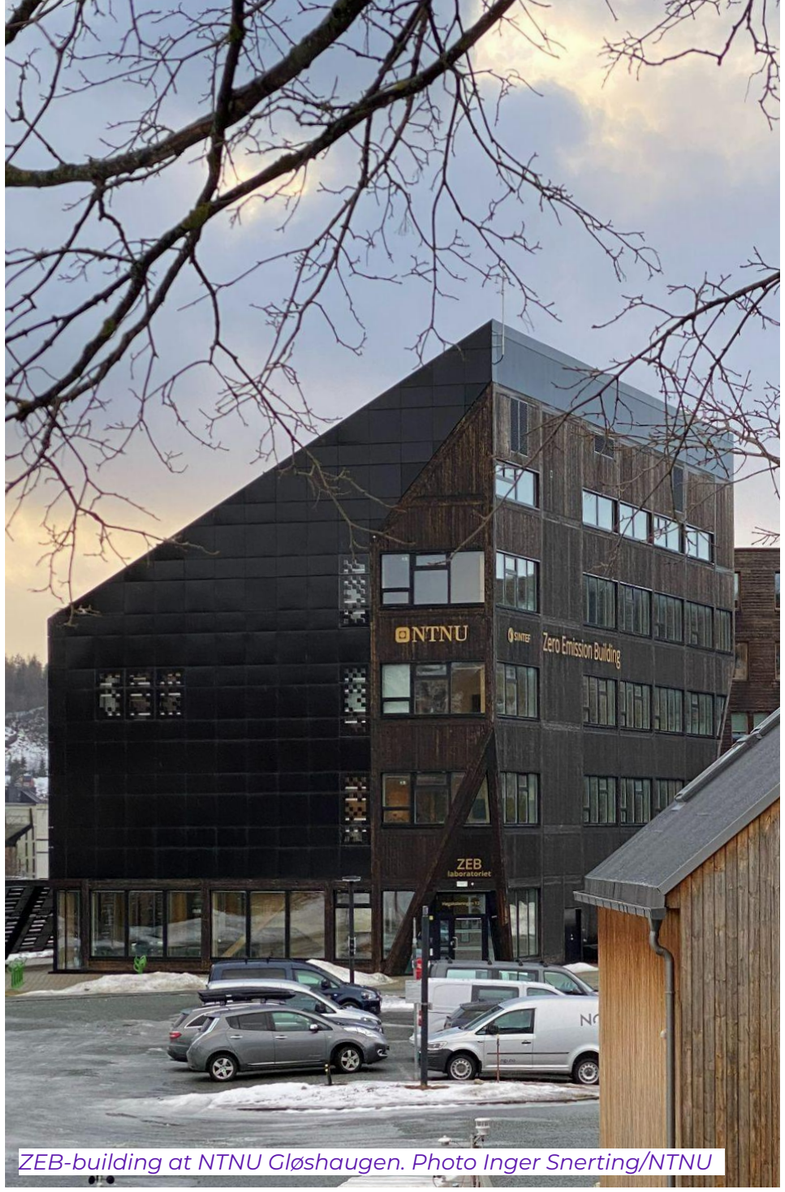
Ever since NTNU was established, the campus grounds have been used to build experimental buildings, becoming a centre for cutting edge architectural and technological development. These buildings have been used as arenas for developing answers to large-scale societal challenges on how we live, build and work, and how our built environment affects nature and climate.

The last great investment NTNU developed within architecture and energy was the Zero Emission Buildings (ZEB) and Zero Emissions Neighbourhoods (ZEN) projects. Since 2015, NTNU and SINTEF, an independent European research organisation, have developed several construction projects for zero emission buildings, built a new laboratory building on campus as well as two new pilot houses. See ZEB Living Lab - SINTEF and ZEB-laboratoriet - SINTEF.

Making Grensen into a Living Lab is the natural next step in this history of experimental architectural approaches. This can be done by moving from the building scale to the neighbourhood scale, but also by shifting the focus from purely new construction to methods of intelligently transforming existing buildings. Possible topics to explore are:

- ➔ Investigate how architecture, design and arts can be used as a tool for change
- ➔ Transform listed wooden buildings to comply with principles of universal design and social sustainability
- ➔ Develop circular, energy efficient and cost-effective approaches to upgrade historical and listed wooden buildings
- ➔ Test different forms of user participation

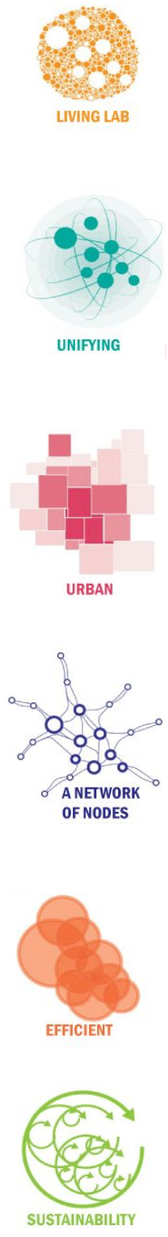
We are looking for input on other themes as well. In the future, Grensen as an urban laboratory should be a place that facilitates extracting data, carrying out experiments and projects, followed up by studies of how occupants make use of the buildings and surrounding areas. How do they experience living and using facilities that have been rehabilitated and transformed in different ways?



ZEB-building at NTNU Gløshaugen. Photo Inger Snerting/NTNU

Additionally, measurements and tests can be carried out to learn more about the interactions between different types of materials, insulation, surface treatments and adaptations to changing climates.

Using Grensen as a Living Lab should not impede other uses though. On the contrary, real-world use is important to the whole idea of the urban laboratory. This type of laboratory could perhaps benefit from a couple of offices or a tool shed or small workshop, or any other function that can be combined with the other goals for Grensen. We want the participants to propose flexible solutions, and help us see how we best can use Grensen both as an urban hub bustling with activity and simultaneously use spaces to experiment, research and learn.



Values for the new campus

NTNU has developed a set of values that function as a framework to guide campus development:

- ➔ **The campus as a Living Lab**
  The campus generates favorable conditions for innovative ways of learning, pushing boundaries on research, artistic practice, and inspiring communication. By providing space for experimental activity in all buildings and their surroundings, the campus will function as an all-inclusive, evolving laboratory of learning in collaboration with private and public actors.
- ➔ **A unifying campus**
  The campus contributes to the surrounding community and brings academic and scientific communities together. Densification coupled with easily accessible, visible meeting spaces foster these social connections.
- ➔ **An urban campus**
  An urban campus is an attractive and lively place opening up to the surrounding community through shared functions with the city.
- ➔ **A network of nodes**
  Visible nodes are closely connected to each other and the city, helping direct visitors and university goers to the city and important on-campus hubs.
- ➔ **An efficient campus**
  Quality of use, space efficiency and flexible solutions characterise the spaces on campus.
- ➔ **A sustainable campus**
  The campus is in the vanguard of sustainable solutions, carbon emissions, energy use, social sustainability and circular economy.

Visions for Grensen

NTNU's property department is taking a participatory approach to developing Grensen. The faculties, main administration and associated interest groups such as the student housing association, student sports association and the student welfare association have been invited to take part in investigating needs and potentials that Grensen could offer.

There is a massive interest from all parts of the university community in putting Grensen into use. And while the different departments have different interests in the site there seems to be a consensus on the importance of Grensen becoming an area of mixed use, with public-facing programmes and student life. The campus needs better informal meeting spaces that can provide a social infrastructure that mixes better with surrounding urban life and where new students and visiting researchers can find new friends all year round, not just during the academic year.

NTNU administration has a great need for temporary housing for visiting researchers. Due to bureaucratic barriers, visitors usually struggle finding housing on the private rental market. Additionally, the student housing association is always in need of more student housing and is very open to experimenting with alternative models of living.

Faculties and student organisations alike see Grensen as a good space for extra-curricular, social student activities. The students would like more space for their organisations and prefer to be located in more intimate and accessible areas. At the same time, many faculties wish to free up space in their departments where many student groups are based today.

For instance, the NTNU Student Sports Association runs a service for lending out sports equipment and Grensen was mentioned as a much more suitable location than what they currently have.

Grensen is seen as having potential to be an attraction with a wide range of functions day and night. Active and publicly available ground floors allow for the upper floors to be more private in nature. This type of arrangement would make it easier to flexibly programme outdoor areas for games, sports and other fun activities throughout the year.

Student life

What is student volunteering?

Student life will be an important part of Grensen. So what does it look like and what needs do they have? The Student Welfare Association helps explain:

By student life, we mean the many organisations that are run by volunteering students doing everything from sports to human rights to building rockets! Some are connected to specific departments at the university, while many others deal with interests that go beyond the specific fields of study. These are called campus-wide organisations. The organisations have a wide range of focuses and make up an ecosystem that is very important for life at NTNU.

The campus-wide organisations make sure students have more to their life than just academics. They help students make friends, and develop other social and cultural interests independently of their economic situation. Engaging in student life creates good relations, helps young adults cope and develop character. It has a direct preventative effect on feelings of loneliness and positive impact on mental health. Even though the activities are by nature social, student life is also an arena for learning development and collaboration towards shared goals. It is a chance for students to cross disciplines, receive responsibilities and leadership experience.

Why is Grensen so geographically well-suited for student life?

Situated directly in between the main campus and the Student Union (studentersamfunnet), Grensen is geographically significant to student life. The Student Union hosts student associations and is home to a wide range of activities. Providing space at Grensen for student organisations can create rewarding synergies and collaborations between the many groups.

Types of organisations and their needs:

The area should be used for campus-wide groups like the International Student Association or the NTNU Student Sports Association. We believe these organisations are in need of permanent spaces that can help them build identity and presence while making their activities more accessible and visible. Offices for these organisations can be combined with other external functions such as theaters, cafés and informal meeting spaces.

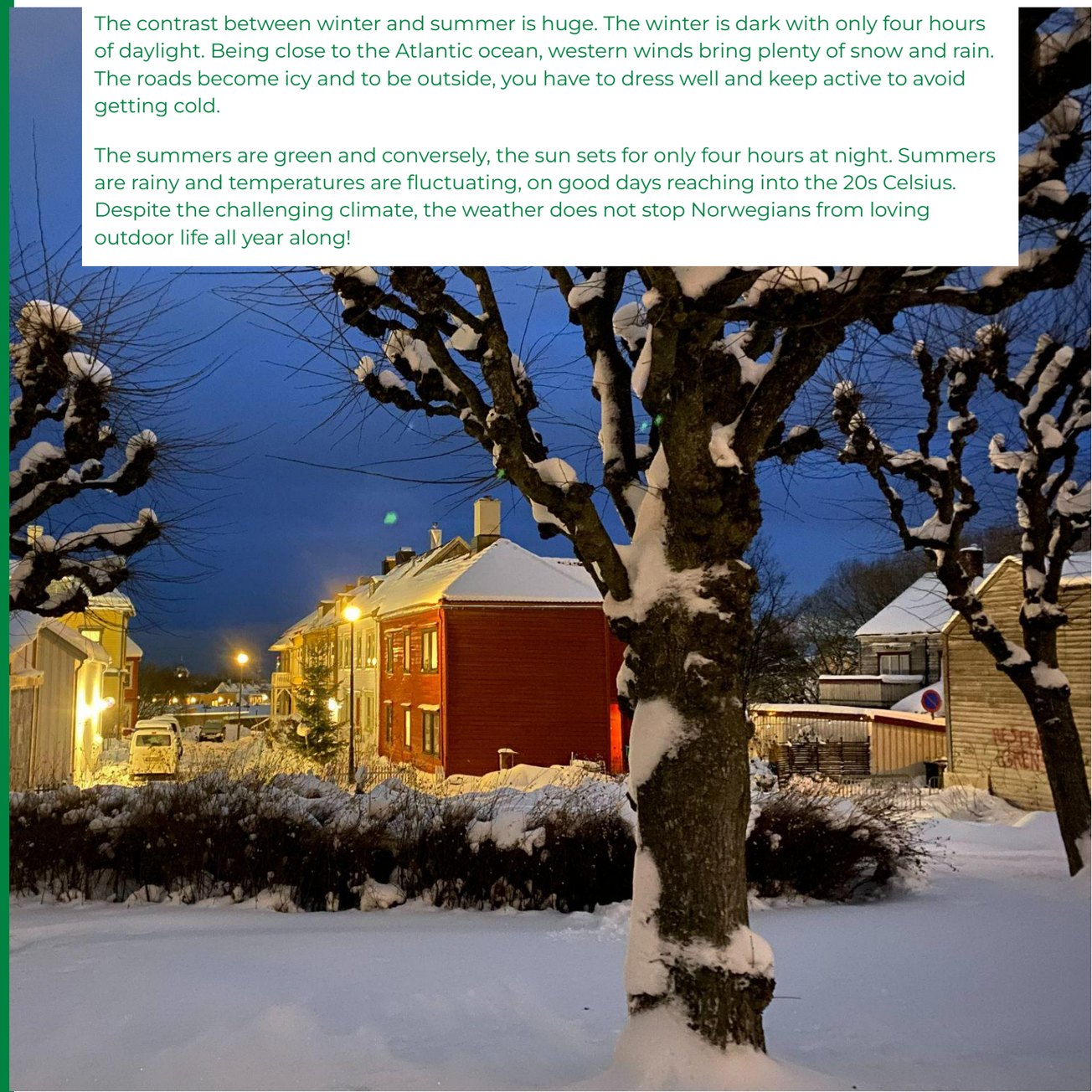
02 Project Site

- ➔ Climate
- ➔ The neighbourhood
- ➔ Green structures
- ➔ Conservation values
- ➔ Mobility
- ➔ How Grensen developed

The Climate in Mid Norway

The contrast between winter and summer is huge. The winter is dark with only four hours of daylight. Being close to the Atlantic ocean, western winds bring plenty of snow and rain. The roads become icy and to be outside, you have to dress well and keep active to avoid getting cold.

The summers are green and conversely, the sun sets for only four hours at night. Summers are rainy and temperatures are fluctuating, on good days reaching into the 20s Celsius. Despite the challenging climate, the weather does not stop Norwegians from loving outdoor life all year along!



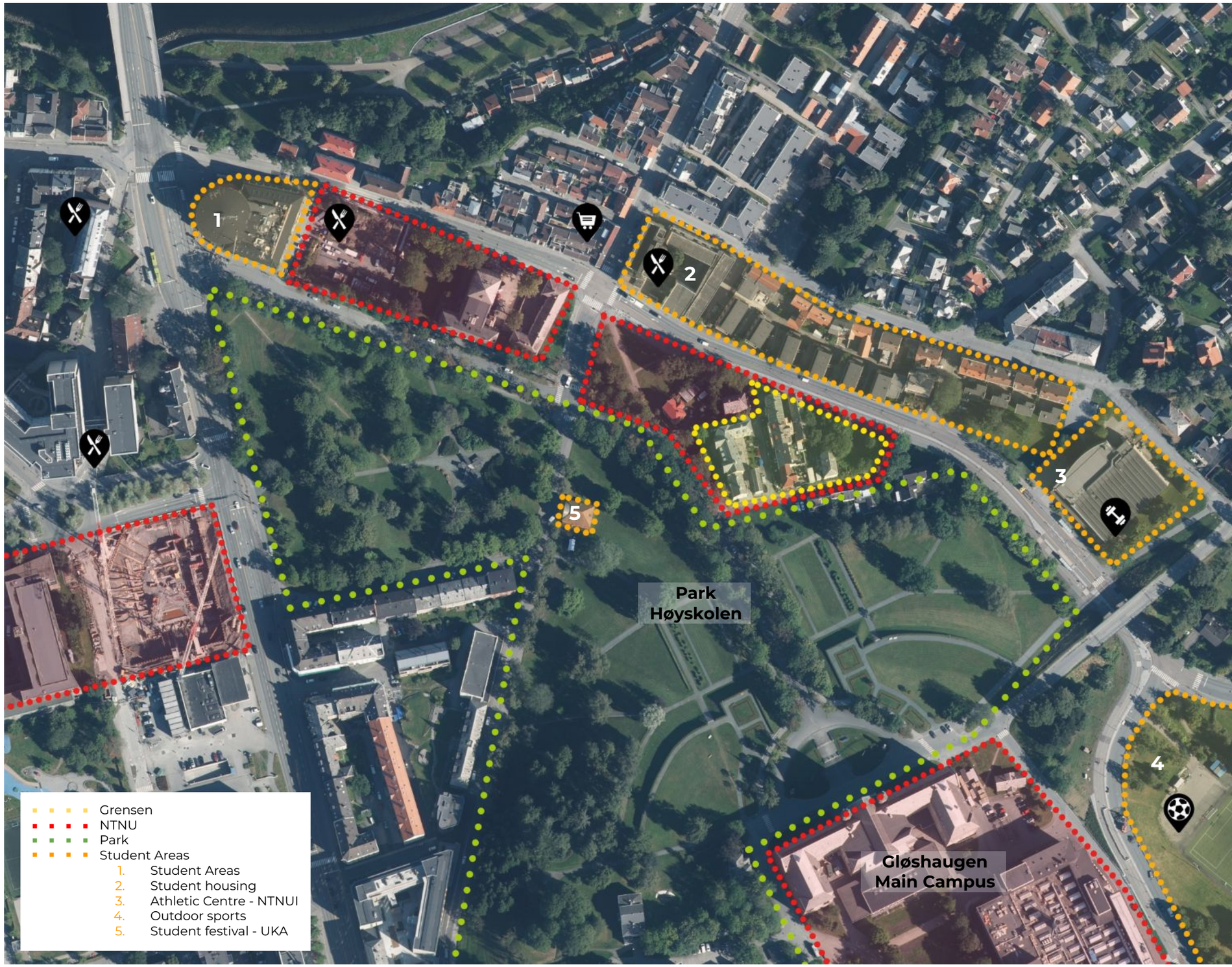
The neighbourhood

The main building of campus Gløshaugen. Photo: NTNU/Inger Snerting

The park is used for relaxation, social activities and sports by students and residents. Photo: NTNU/ Inger Snerting

Student housing and Athletic Centre Photo: NTNU/ WSP

The characteristic round, red building is the Student Society. This is a meeting point for students for concerts, various cultural events and debates. It has bars and a cafe/restaurant. Photo: Trondheim municipality



Green structures

The green belt of unbuilt land surrounding the campus on all sides is classified as an important urban nature reserve. It consists of well-managed park spaces and with more than 20 tree species. The park has one of the highest diversities of flora in Trondheim.

There are no registrations of severely threatened or red-listed species in the area. The connections to the river are important for the biological diversity. There have been some observations of rare birds such as thrush, chaffinch and sparrow hawk.

Chaffinch. Brian's birding blog

Left: Diagram showing important nature classifications.

Red:	*Nationally important*
Brown:	*Regionally important*
Orange:	*Locally very important*
Yellow:	*Locally important*

Right: Diagram showing major green structures and important connection points for bridging. The river with green spaces on either side, is the most important blue green structure in the area and hosts a range of species. The park surrounding the campus is also a major habitat, and streets lined with trees and smaller green elements between the parks and Nidelva river function as corridors for seeds, insects and birds.

Left: Diagram showing major floodways from Gløshaugen past the site towards the river.

Blue:	*Floodway*
Green:	*Depressions/reservoirs.*

Conservation values

Extracts from the statement by the city heritage authority:

Grensen has a high value locally as a cultural environment. The buildings have been maintained to varying degrees, but has a higher age value on the exterior than many other older wooden house environments in Trondheim. Densification with small units to support the area, such as student housing can be considered.

Grensen 13-18 with their unique backyards should be restored and receive extroverted, public-facing use such as cafés, shops and galleries.

Where there are buildings missing one should strive to fill the gaps with constructions that are adapted to the existing volumes as to make the neighbourhood more “whole”.

What makes Grensen have historical value is its almost completely intact cultural environment. Not the individual buildings as such, but their interaction with the context is valuable. As it is, Grensen can be a resource for preservation, development and new life. We think it fits well as housing and is well suited for public-facing programmes by the university.

The area has special value as experienced from the listed boulevard leading up to NTNU.

The buildings have many authentic parts and details both outside and inside that should be preserved. By preserving and restoring volumes, details, materials and colors the heritage value of the area will increase. Outdoor spaces, streets, backyards and vegetation are an important part of the cultural landscape too. Maintaining sightlines to and from the neighbourhood is important, whereas the most important is maintaining the sightlines between the main building at NTNU and Nidarosdomen Cathedral.

Preservation classifications:

On the list, the objects of cultural heritage are classified on the basis of their importance locally, regionally and nationally.

F Protected (Fredet)

These elements of cultural heritage are of a high importance on a national level.

A Very high value

Objects that are important from a local and regional perspective. Includes the most important heritage items in the municipality, buildings and constructions that are “indisputably” important objects in documenting the history and identity of the area.

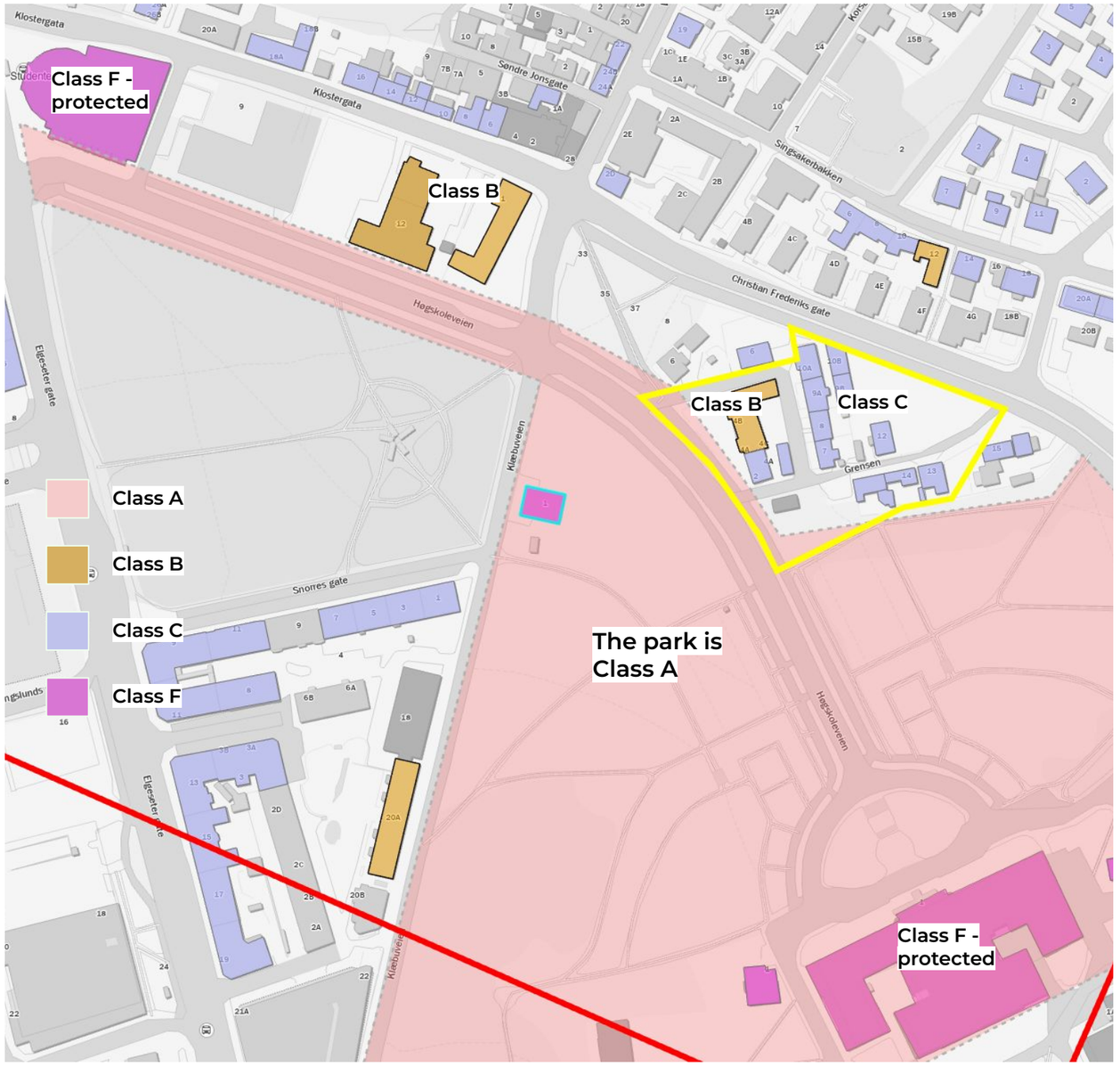
B High value

Objects that are important to local identity and that have value independent of location and context.

C Medium value

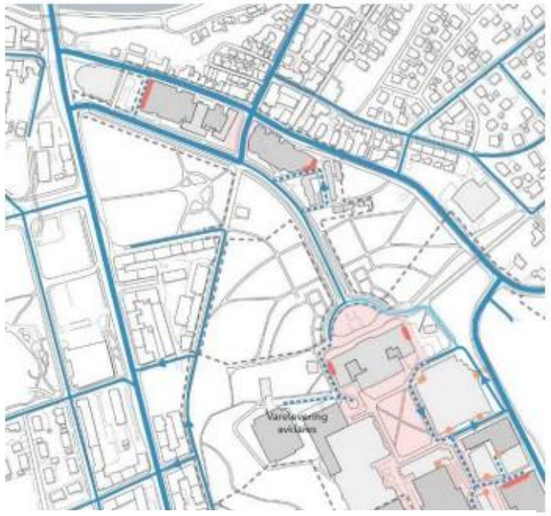
Objects that each on their own are not particularly interesting or valuable, but are important for the continuum of a culturally important or complete architectural environment. The group also contains buildings that are reverted to their original state, but where the facade has been renovated. Certain monuments from the first two decades after the Second World War are also included in this category.

Consideration zone of cultural environment and landscape



Mobility

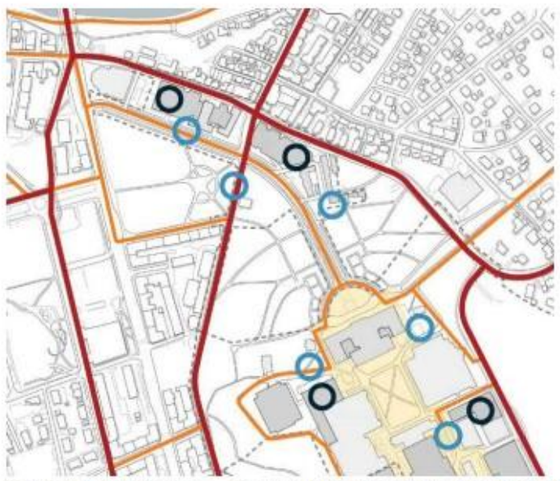
Trondheim has a well-functioning public transport system of buses and metro buses. Grensen and the NTNU campus are especially well-connected to the main line of metro buses. The main thoroughfare is Elgsetersgate where the Student Union (studentersamfunnet) is an important node. Trondheim has three metro bus lines, which are larger buses with high frequency and large capacity. All three of these buses pass through the area and the stops are 1-5 min walking distance from Grensen.



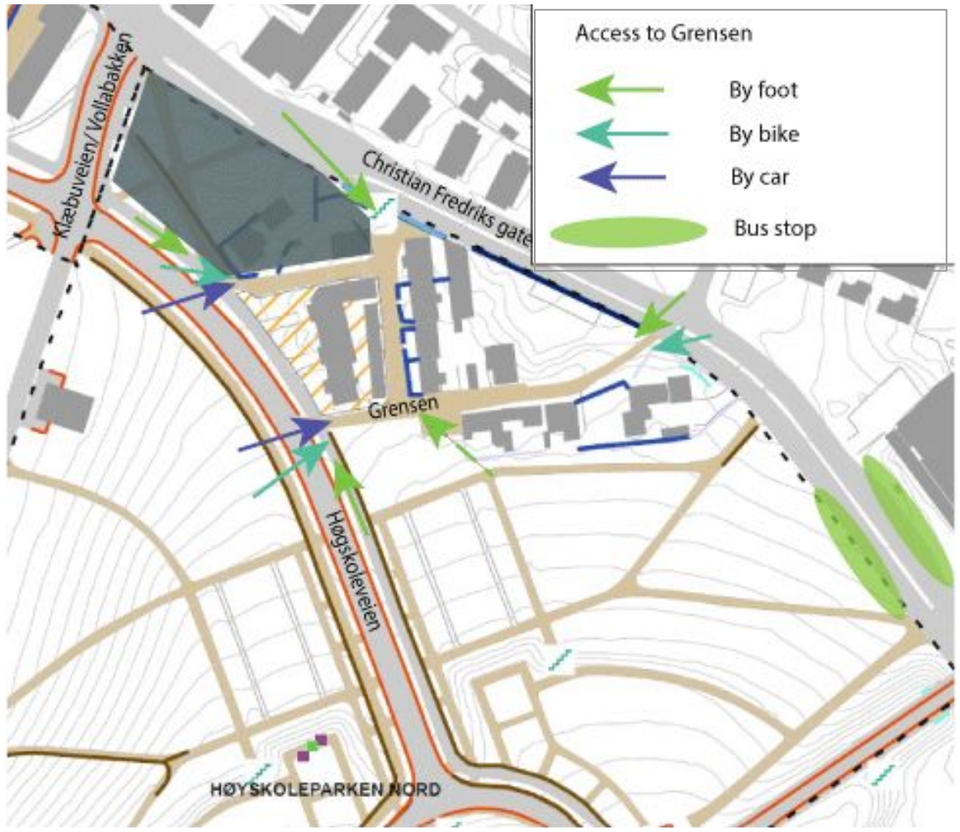
Future pattern for car traffic. Areas for deliveries marked in red. Light blue indicates closed roads during periods of high pedestrian traffic.

Pedestrian connections. Bus stops are marked with green circles.

Public transport. Metro bus lines marked in dark green, normal buses in lighter green.



Bike connections. Main routes in red, local network in orange. Inside bike parking marked with dark blue circles, outside bike parking marked with light blue circles.



Grensen is like an island between the two streets Høyskolevegen and Christian Fredriks gate. On foot you can access from many directions, but today there are few people walking through.

The stairs from Christian Fredriks gate must be upgraded.

The metro bus is passing frequently. Photos: NTNU/WSP, Ketil Finborud

How Grensen developed

Grensen was built right on the border of the city limits. Within the city limits, people were required to build using bricks to prevent the spread of fire, but wooden houses proliferated along the city border. The design of the wooden houses was simpler and they were easier to construct. Grensen was built between 1875 and 1890. Translated, the name means border. The neighbourhood was all built before the university came into existence in 1910. Grensen was bought by NTNU in the 1960s.

In the 1920s, a road was built on top of an open stream running along Grensen, directing the water flow into pipes beneath the road. Christian Frederiks gate was built to host one of the city´s new tramways and Grensen nr. 10 had one of the corners cut to make space for this new road. The buildings at Grensen are mostly the original buildings, although a few of them have been torn down by now. Similar architecture can be seen elsewhere in Trondheim as well, but what makes Grensen special is its completeness. The exposed backyards and sheds are well-preserved compared to the rest of the city, where they have largely been demolished.

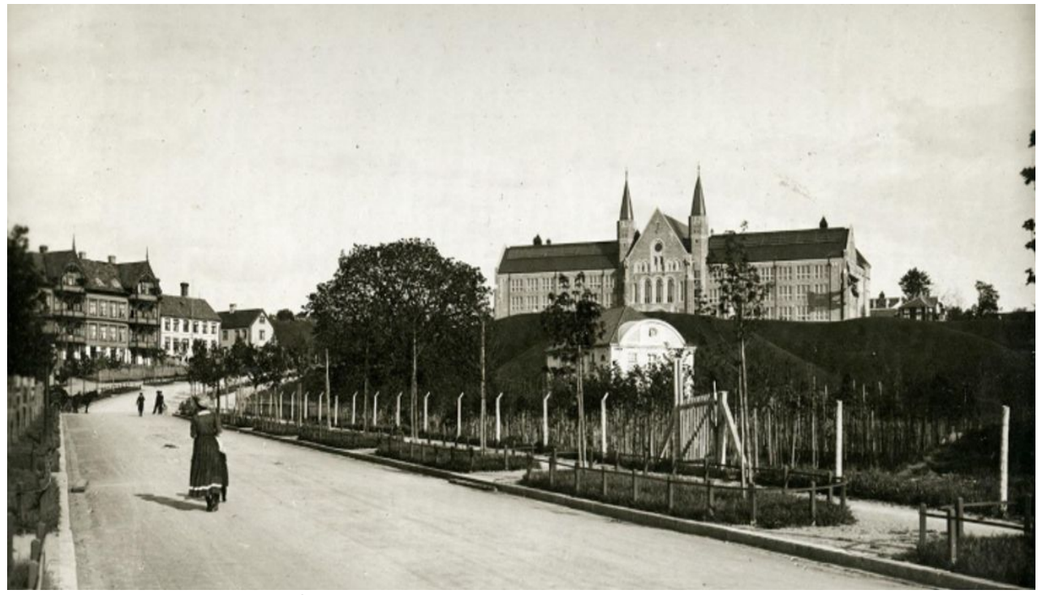


Photo 1915. *Mittet & co/ Trondheim byarkiv*

Photo 1951. *NTNU*

Map from 1885 shows the first houses built in Grensen. At the time this was outside the city limits (blue line). *Map Trondheim Municipality*

Map from 1904 shows Grensen fully developed. The city border is moved and Grensen is now a part of the city. *Map Trondheim Byarkiv*

Aerial view of Grensen from 1937. A new street, Christian Fredriks gate, is built over the small stream, a wall had to be built to support the Grensen plateau and the end wall of no. 10B was cut. *Trondheim Byarkiv*

03 Study Area

- ➔ Map Site
- ➔ Row 13 - 18
- ➔ Row 7 - 10
- ➔ Row 4 - 2
- ➔ Grensen 6 and 12

“Today it feels like entering a living ghost town when you arrive at Grensen. There are signs of life. Bikes, cars, two tired beach chairs. But: It looks like there hasn't been people here for several years. The houses are decaying. Weeds and plants are growing untamed.”

“It's hard to believe you just moments ago stepped away from the fancy boulevard. What happened? It is like walking into a war zone where everyone escaped in a hurry.”

From the master’s thesis “Campus i Høgskolebakken” by Øyvind Eikestøl Lægreid 2020

Grensen 7-10

This row of houses is used today as general housing and rented out on the private market. They are in relatively good shape compared to many of the other buildings in Grensen, but the maintenance done on them has been mostly focused on emergency measures to keep them inhabitable, so the standard is still far below what is usually expected from contemporary housing. After the transformation, the buildings will be withdrawn from the rental market and used for university functions.

Grensen 12

This house from 1890 has been neglected for the past 50 years, but it is still in a better state than Grensen 13-15. The building has heritage status C, but the heritage authorities are still open to removing it to make space for new construction. Uninhabited.

New university building

For for the Department of Music, Dance and Film. To be completed 2028.

Grensen 6 and Høyskoleveien 6

A new university building for the Department of Music, Dance and Film is planned on this site for 2028. Grensen 6 is planned to be moved to a new location, while the other buildings will be torn down.

"The triangle lot"

The northeastern part of the project site is known as "the triangle lot". You can build here!

Grensen 4

The only building on the site with heritage class B. It is newly renovated and turned into 13 apartments for visiting researchers on short / medium stays at NTNU.

Christian Frederiks gate 15

This property is in private ownership and therefore not part of the project site although it is a natural part of the area. The compound consists of different buildings from different points in time, two of which have heritage value.

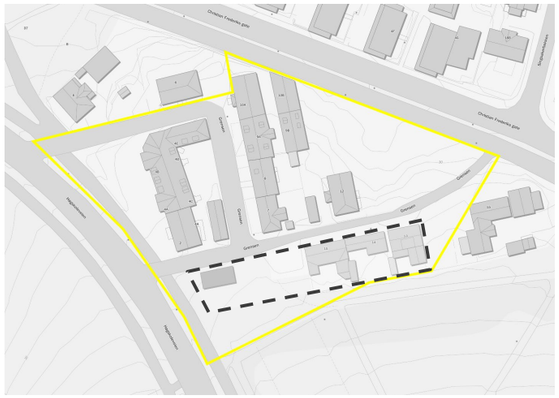
Temporary student pavilion

A temporary pavilion built by architecture students at NTNU. The building is completely built using recycled materials and designed to be easily disassembled. This site was previously occupied by wooden houses similar to Grensen 13-15.

Grensen 13-15

These buildings are uninhabited, and in such poor condition that entering them is hazardous. They will need extensive work to be saved. The backyard outhouses are exposed to the park and this was an important feature of why the have received heritage status.

Row 13 - 18



The row of houses from Grensen 13-18 were built in 1872-73 and were outside the city limits of the time. The row of houses initially consisted of 6 different buildings, in timber with external panels and salt roofs with slate. They are a fine example of row houses from a Trondheim housing estate of the time. Today, unfortunately, Grensen 16-18 is gone and 14-15 is empty and falling into disrepair.Today's row of houses with outbuildings are exposed to the park on the outside and are considered unique.

Grensen 14

Built 1872-1873

Building footprint 77m^2

Two-storey house of timber, planks and half-timbered construction, with horizontal panels facing the street and vertical timber panels facing the courtyard, a salt roof and symmetrical placement of windows with the exception of the gate room. Half-timbered structures standing on wooden posts have been added to the south end of the building. Uninhabited.

Grensen 13

Built 1872-1873

Building footprint 86m^2

Single-storey main building in timber with panelling on the outside. Facade is almost symmetrically built around a central window in three bays, simple window framing, and slate-covered salt roof. Woodshed construction of half-timbered structures on foundation stones on east side and an extension of half-timbered structures on wooden chairs on north-east side. Inhabited

Grensen 15 – Stokke-gården

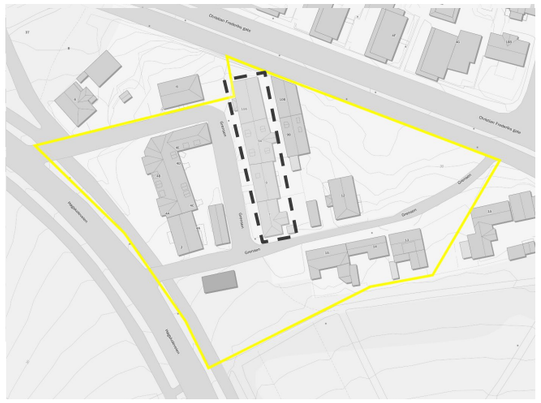
Built 1872-1873

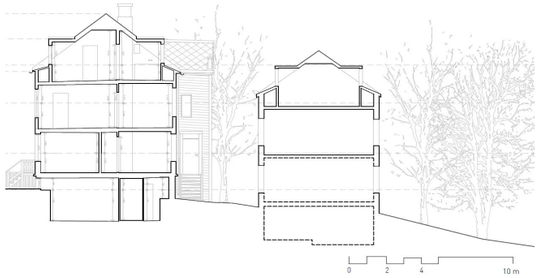
Building footprint 99m^2

The building structure is timber with standing carpenter's panels, simple profiling on the frames and a salt roof. Two side wings with standing panel and an extension has been made over the portico to the west. Uninhabited.

The outbuildings, typically used for cooking, toilets etc. built in the backyards of the buildings from the 1870s are exposed to the park and are one of the main reasons why the entire area is worthy of preservation.
They are considered unique as they are located with the backyard exposed to the park. This makes it possible for the public to experience these buildings as well, in addition to those who are established users of each individual building.

Row 7 - 10





Drawings by: Mette Sofie Andreassen, Ingrid Elise Fostervild, Sandra Elise Nylund, Arunas Palionis

10 A/B ***9 A/B*** ***8*** ***7***

Grensen 7
Built 1890-1892
Building footprint 71m^2

Simple, non-symmetrical facade. Horizontal panel, simple window framing with horizontal bands, no window on the south gable, hipped roof. The building forms the end of the row of houses. Inhabited.

Grensen 8
Built 1890-1892
Building footprint 78m^2

Timber in the walls with horizontal panels, salt roof with sheets facing the street. Symmetrical facade with the exception of the addition of a portico, no parapet marking, profiled window surrounds. Inhabited.

Grensen 9 A/B
Built 1890-1892
Building footprint 9A, 104m^2
Building footprint 9B, 75m^2

Plank in the walls with horizontal panelling, horizontal bands with serrations at the floor separation, profiled window surrounds, pitched roof with 3 sheets facing the street (1937) and facing the backyard (1946). Symmetrical facade with the exception of the gate room as an addition. Inhabited.

Grensen 10 A/B
Built 1890-1892
Building footprint 10A, 107m^2
Building footprint 10B, 73m^2

Almost symmetrically constructed facade. Horizontal band separating floors and upper edge of parapet on the first floor. The chest is marked with a close-standing panel. Veranda and superstructure in Swiss style. Currently unoccupied.

Row 4 - 2

The buildings' main facade faces Høgskoleveien. Originally built with nice gardens facing the avenue and a common backyard and long narrow buildings facing Grensen 7-10. Both buildings have outbuildings and the surrounding area has been restored and rebuilt with a total of 13 apartments for visiting researchers at NTNU.

Høgskoleveien 4 (Grensen 4)– Thingvalla-gården, "Kråkeslottet"

Built 1890-1892
Building footprint 297m^2

Large villa in the Swiss style, originally uninsulated timberwork with standing planks, external lying panel, wooden decoration on mouldings, cornice and facade bands as well as slate roofs with large roof lifts and verandas below. Two floors including attic and basement. The new conversion has additional insulation, a new heat source and technical installations as well as new room layout with kitchen and bathroom. It currently houses 13 apartments for guest researchers at NTNU

Høgskoleveien 2

Built 1890-1892
Building footprint, 91m^2
Building footprint storage house, 48m^2

Timber building with external lying panel, foundation wall in natural stone, salt roof with slate.
The new conversion has additional insulation, a new heat source and technical installations as well as a new room layout with kitchen and bathroom. Two floors including an attic and basement.

Photos: WSP/Ketil Finborud

Grensen 6 and 12

Drawings not to scale. By: Mette Sofie Andreassen, Ingrid Elise Fostervild, Sandra Elise Nylund, Arunas Palionis

The Pavillion
Students built an exhibition pavilion in 2022. It will be taken down in two years.

Grensen 6
Built 1890
Building footprint 98m^2

Located outside the competition area, This building can/should be moved to the competition area.

The building has a slate covered roof. Facade in timber planks with external horizontal panels, horizontal bands in the storey division and at the parapet on the 1st floor, standing panel in the parapet field, profiled mouldings. The outhouse of this building has been demolished. An apartment is inhabited.

Grensen 12
Built 1890- 1892
Building footprint 90m^2

This building can stay, be demolished or moved.

A two-storey building with a basement and loft, stands alone against the slope and Christian Fredriks gate. Slate-covered salt roof with cornice to the south. The paneling and windows are newer. Uninhabited.

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