

Q & As FROM THE SITE VISIT 26.04.13

Q: The program asks to investigate a total development potential between 100 000 and 250 000 sq m of residential and mixed use buildings. At the same time it states a strong wish to keep the green areas, the parks and the pavilion structure. What is the preferred level of development? How many people do you want to live here?

A: (Asker) We want to test the borders here. The border lies somewhere in between these numbers, but exactly where it lies, we don't know. The land owner, Oslo municipality, wants to build as much as possible, but Asker municipality has so far been quite conservative in regards of sqm. But we want to test this with this competition. We need people to be able to transform this place into a new, small society. To make this happen we need a lot of new dwellings. But what and how can one build here, and still keep the characteristics of the area? You must define this. We think the area can take a lot of new buildings, but we want to find the right level.

Q: Is there an agreement between the Oslo, Asker and the State hospital?

A:(Asker)Yes, there is. We are doing this together. We have a formal agreement. The roles are as follows: Oslo municipality, through The Agency for real estate and urban renewal (EBY), owns the land, OUS owns the hospital buildings and Asker municipality is the local authority.

Some new information and comments from Asker Municipality during the site visit:

- It is important to get a good connection between the central area and the lake. Area 5, of the central area in the program, is a sunny and popular bathing site today. We are open to erect small buildings in this area.

- Asker municipality is now in dialogue with OUS on buying building 18 (Department 3, next to Stinaløkka kindergarten) or Vardåsen, in the north of the site, to establish a nursing home with 80 single units. However, no decision has so far been taken. Asker municipality is still open to other suggestions in regards of buildings to use for the nursing home.

- The heating station, located next to workshop in section 4 of the central area, is temporary and will be moved.

Europar 12: Dikemark



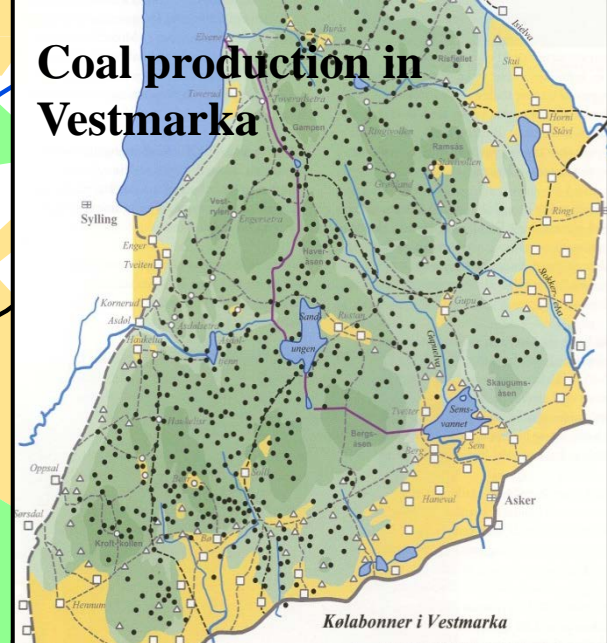
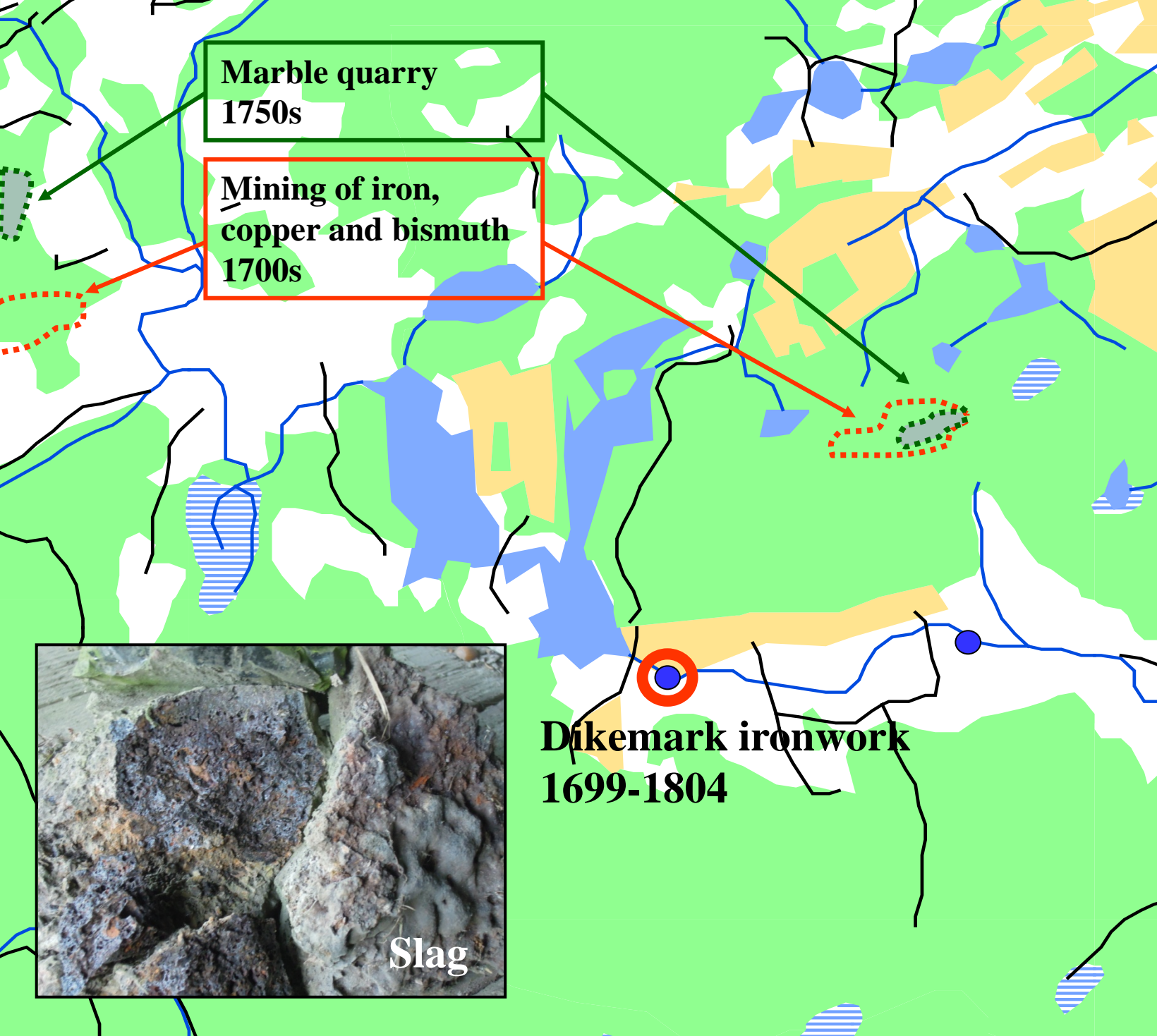


Dikemark - located in rural surroundings

Dikemark – one of the ancient settlements in Asker.



Viking-age (700-900) Ancient settlements, traffic between Heggedal og Skegvegr



1700s **Dikemark ironwork**



Farm
Sawmills
Pestle mill
Grain mill
Ropewalk



1800s

Dikemark farm - different owners

Parti of Dikemark Sindsykeasyi



- 1892 The municipality of Kristiania wants to combine a somatic and mental hospital.
- 1894 Architect Victor Nordan makes the drawings for a closed asylum.
- 1895 Healthdirector Hald wants a modern asylum, based on modern pavillion systems.
Study trip to Europe.
- 1898 Advertise for a suitable farm in not too far distance from Oslo. Dikemark acquired 1898.
- 1900 The architect presents an overall plan.
- 1901 Constructions begins.



Powerstation

Farm building

- First plant to be completed:
- 1904 power station
 - 1905 farm building
 - 1905 waterworks

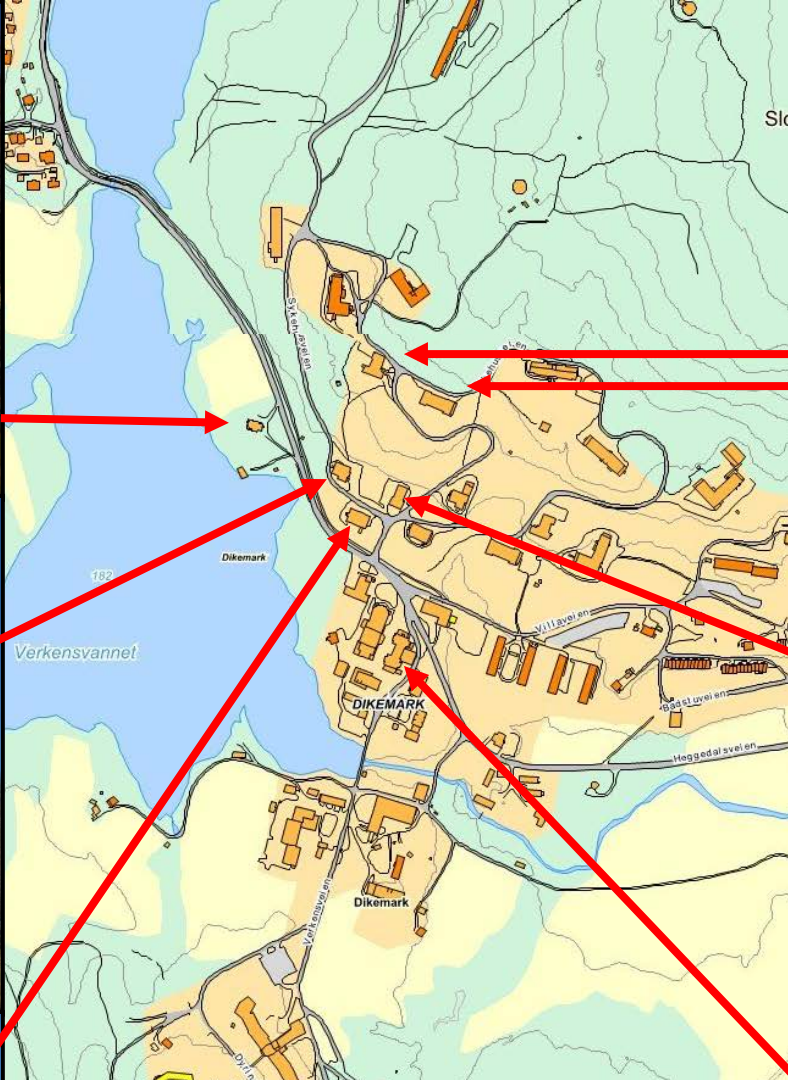
Director dwelling



«Utsikten» og «Slottet»



«Pensjonatet»



Doctor building



«Kurhus I»

Choosing a colony plan with hospital pavilions.
First development period, until 1905/1906;
- the farm,
- service buildings
- the first male departments



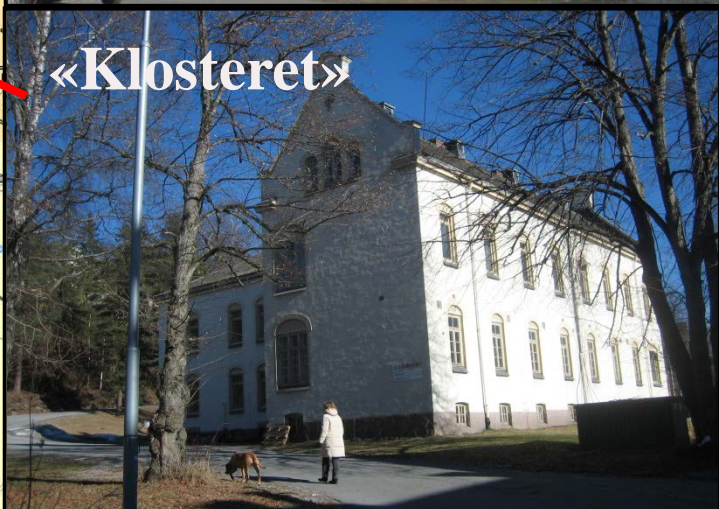
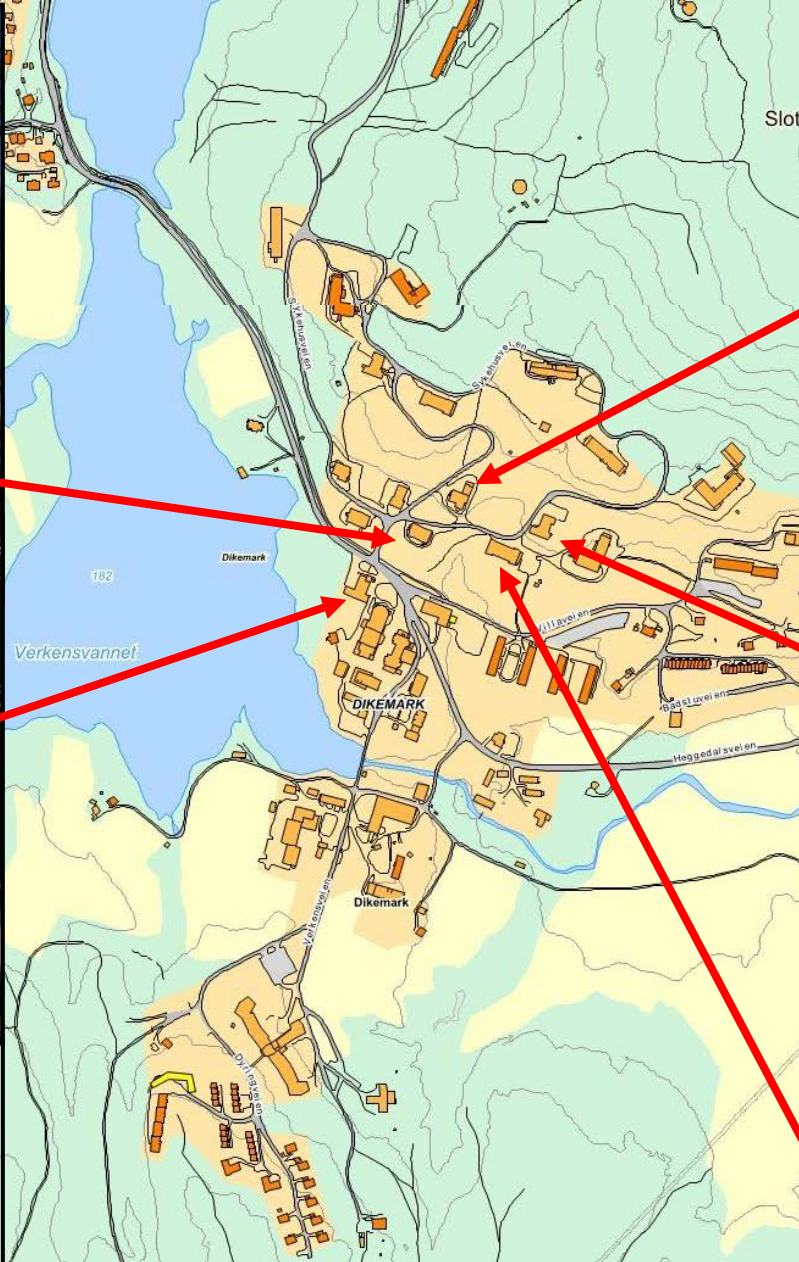
Kitchen and laundry



«Kurhus II»



«Hospitset»



«Klosteret»



Administration building

Development period
1906 - 1908;
administration and
the first female departments



«Borgen»



«Bjørkli»



«Granli»



«Bjerget»



«Kringsjø»



Workshops/garages

Development period
1911 - 1930;
service buildings and
larger hospital departments



«Lien»



«Furuli»



«Dagali»



3. department



Nursing school



Stinaløkka kindergarten

Development period after 1930; the large departments homes, kindergarten



Homes



Hospital closed down.





Asker
kommune

Great buildings in a beautiful landscape

Art Nouveau and Classicism





Asker
kommune

The buildings gradually loses

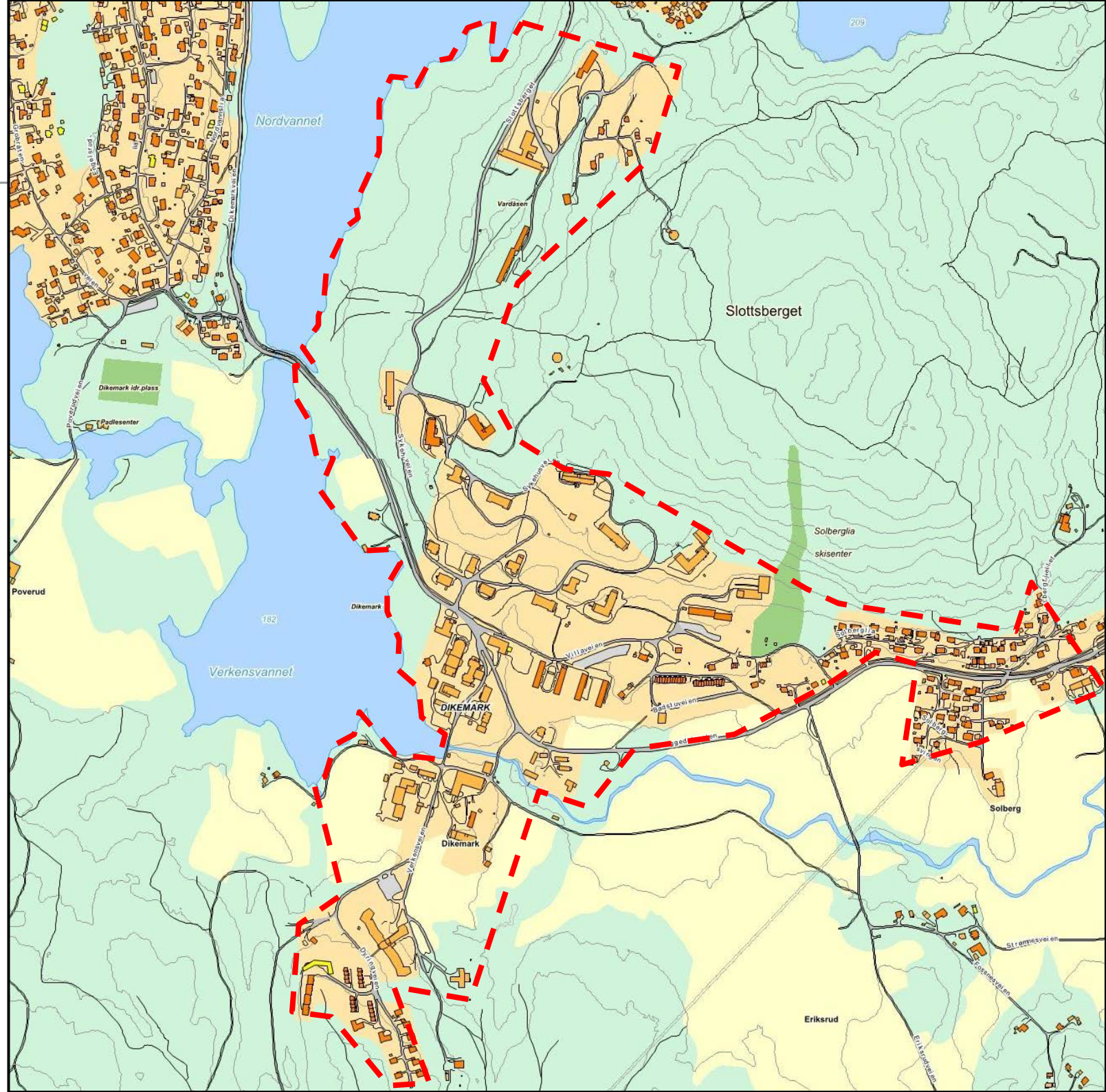




Asker
kommune

Dikemark:

- 1300 inh.
- 75.000 m² vacancy





Asker
kommune

Adequate school capacity





Asker
kommune

Water and sewer systems are rehabilitated





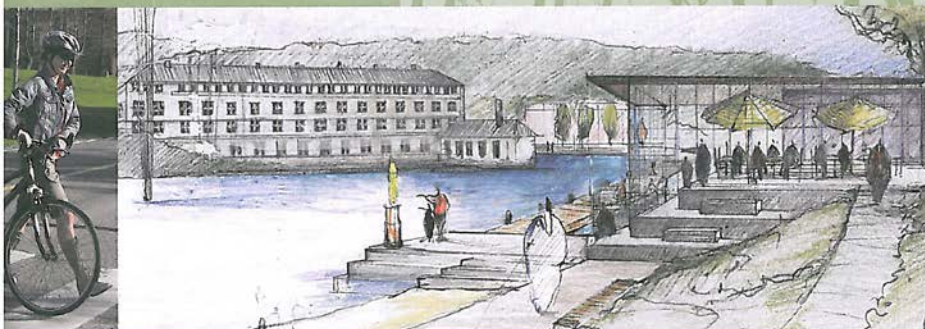
Asker
kommune

Dikemark road is not satisfactory





Municipality Master plan 2007 - 2020



Kommuneplan for Asker 2007-2020

1. Asker – mulighetenes kommune s. 4

2. Rammer for kommunens vekst s. 6

- Befolkningsutvikling – investeringer – tjenesteproduksjon
- Økonomiske rammer
- Regional utvikling

3 Long-term land use and transport strategy

Towns with character

Green Asker

Universal Asker

Housing

Sustainable transportation

Development of jobs

4. Arealdelen s. 25

- Asker sentrum med omland
- Asker vest
- Heggedal
- Vollen
- Holmen og Billingstad
- Nesøya
- Fortetting
- Transportsystem

5. Utbyggingsavtaler s. 37

6. Oppfølgende kommunedelplaner s. 38

Referanser s. 38

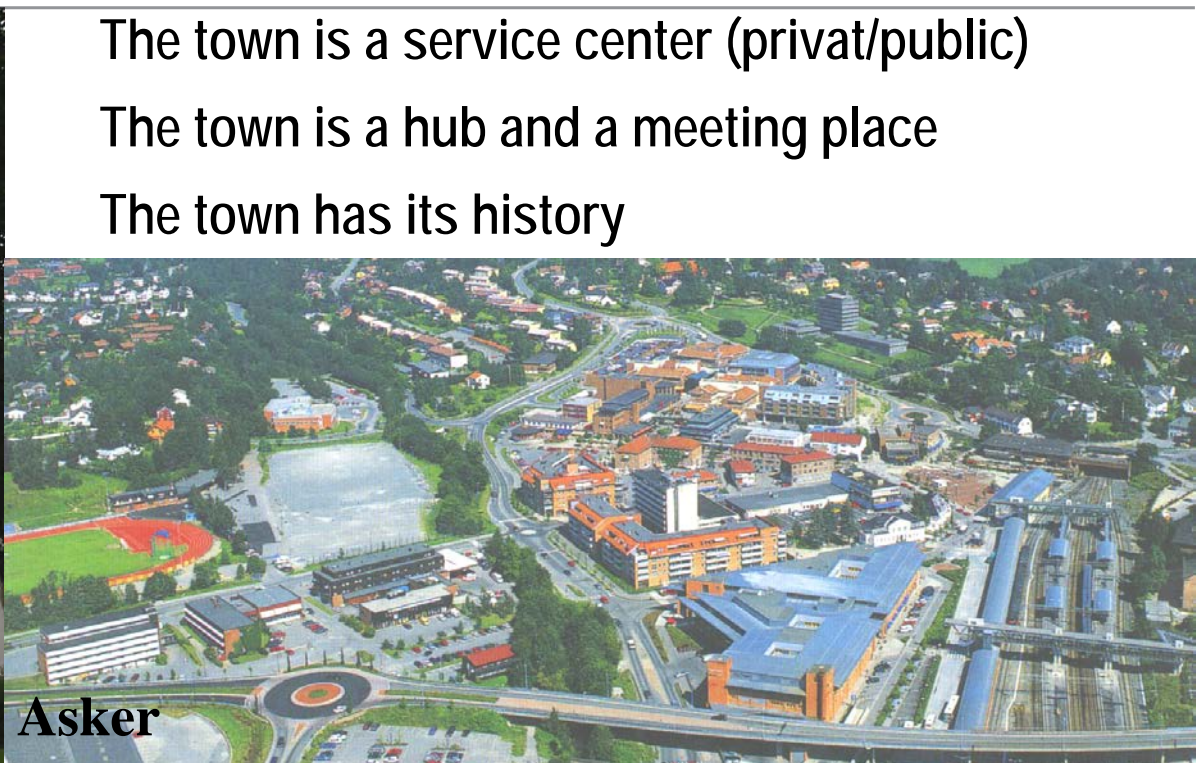


Asker
kommune

Municipality Master plan 2007 - 2020



Dikemark



Asker

The town is a service center (privat/public)
The town is a hub and a meeting place
The town has its history



Heggedal



Vollen

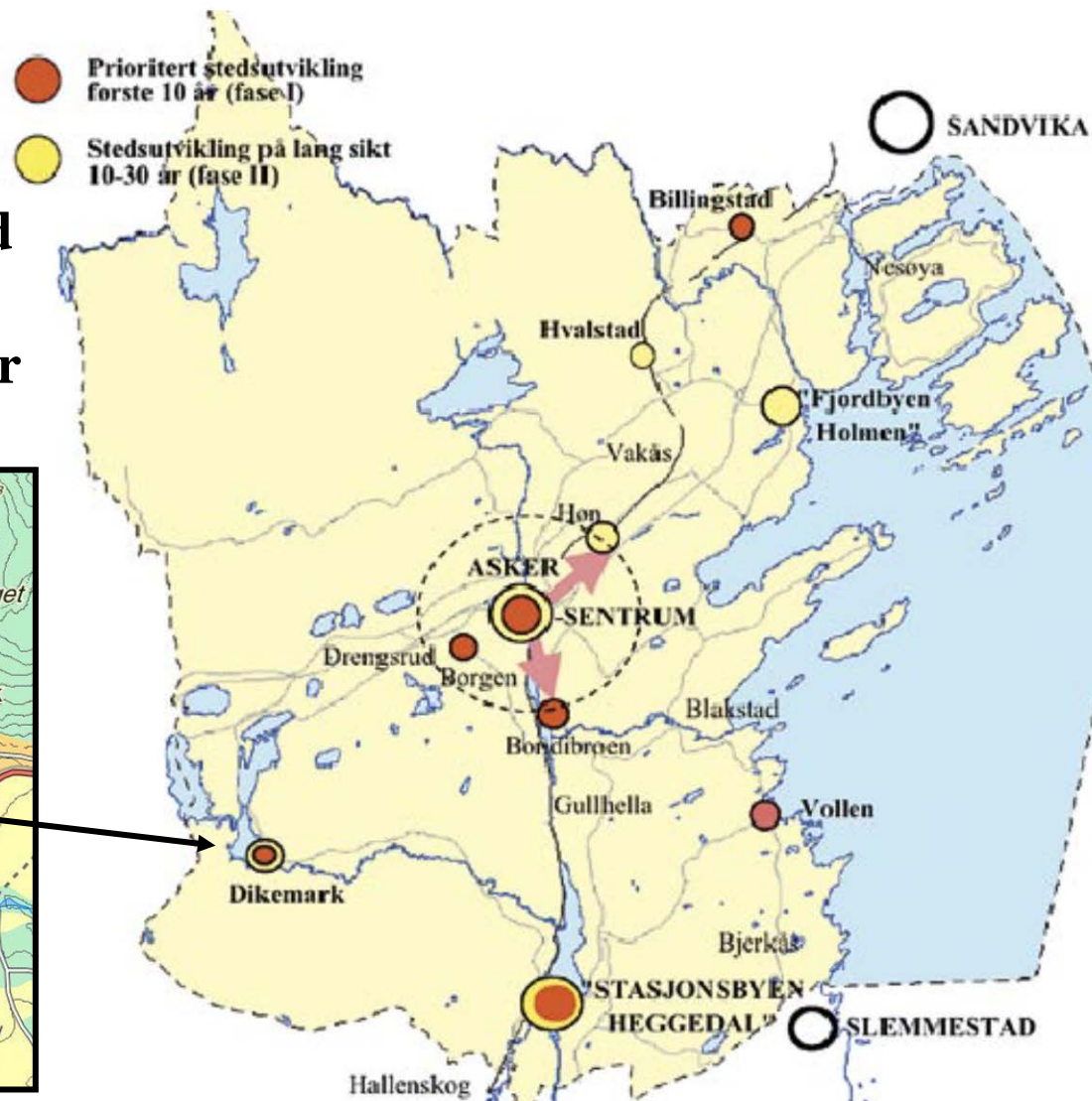


Holmen



Tettsteder med særpreg!

Dikemark is defined as a town in our Municipality Master plan



Fremtidens vekst skal gi gode og tydelige tettsteder i Asker!

Asker sikter mot tre til fem «småbyer» med en blanding av boliger, handel og næring. Spennende historie og ulik beliggenhet gir oss en mulighet til å lage tettsteder med særpreg!

Asker sentrum og Heggedal gis prioritet de neste 10 årene.

I Vollen fullføres pågående småskala stedsutvikling.

På Dikemark vil kommunen vurdere en forsiktig utvikling hvis eller når sykehuset legges ned.

«Fjordbyen Holmen» kan bli et levende småsted med boliger på litt lengre sikt.

Asker åpner for en forsiktig utvikling av de øvrige cirka 15 nærsentra rundt om i kommunen, med innpass av flere leiligheter rundt jernbanestasjonene.



Framework for development:

Forest border

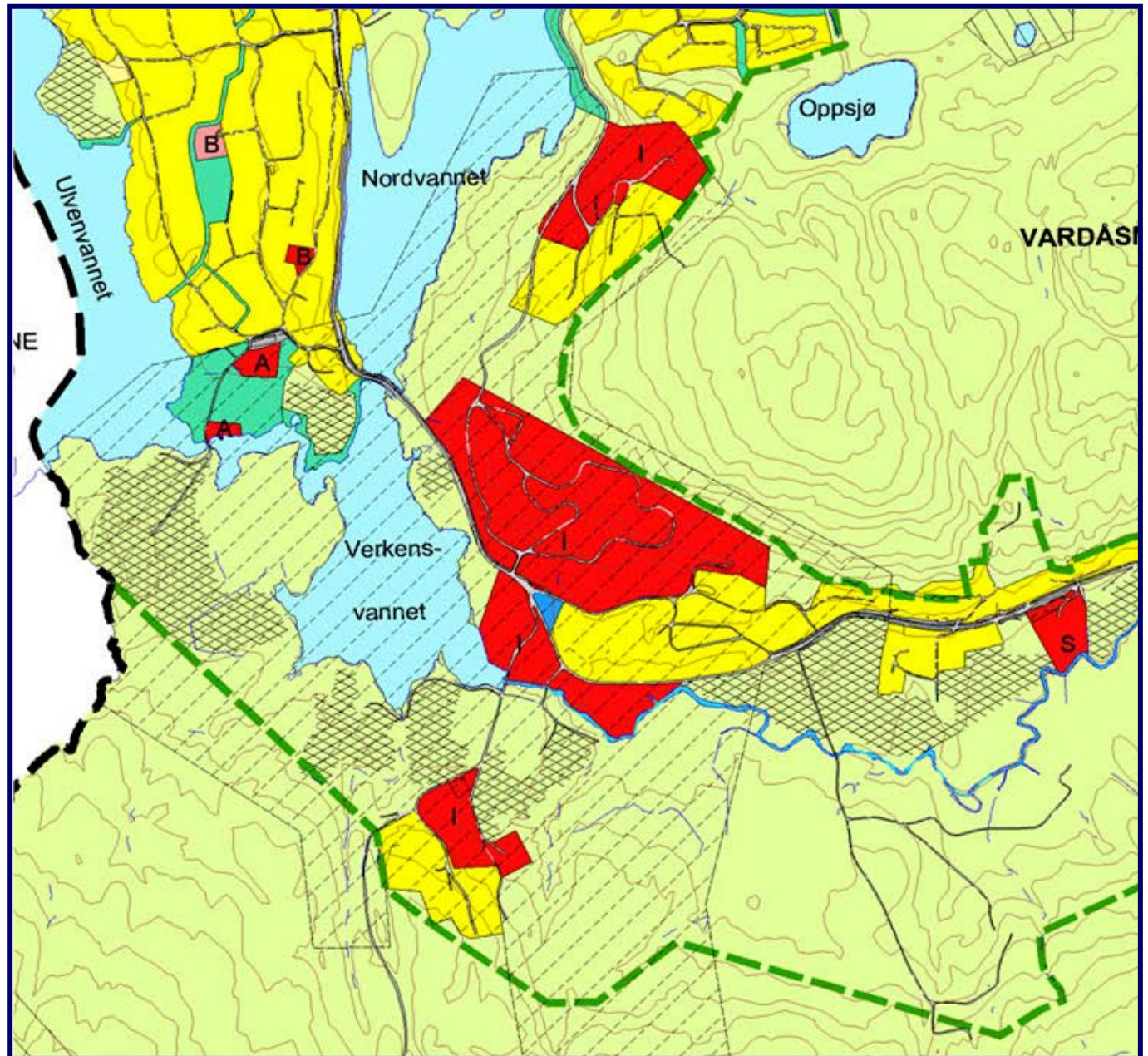
Agricultural interest

Rivers and coastlines

Conservation and protection

Overall plan for Dikemark

A new development of Dikemark requires that we change the Municipality Master plan





Asker
kommune

Municipality Master plan 2007 - 2020



Some rental purposes does
not require a new plan





Asker
kommune

Municipality Master plan 2007 - 2020



Rehabilitation of existing housing



Asker
kommune

Municipality Master plan 2007 - 2020



We must focus on bus



The state conservation plan

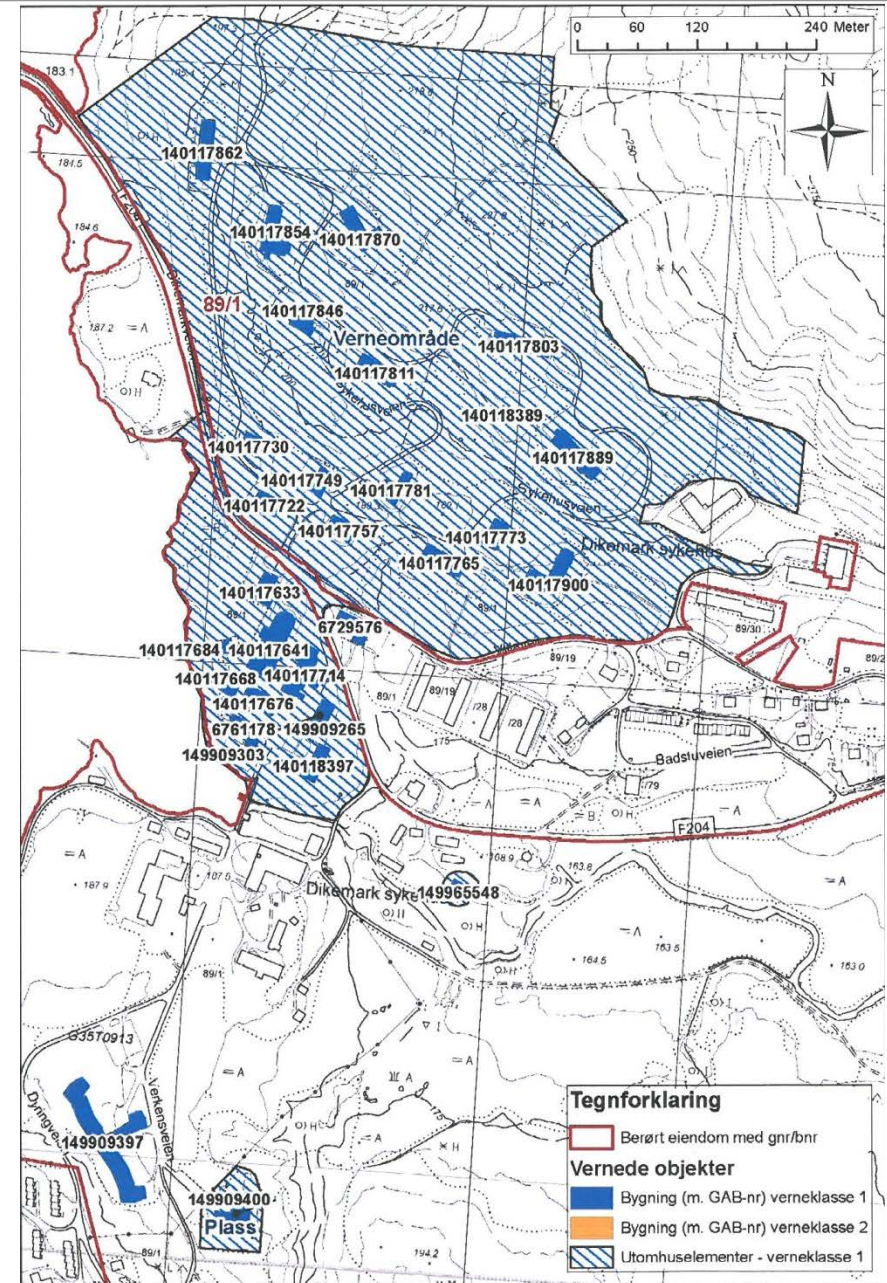
Protection:

Conservation area, all hatched area

Exterior protection, the blue buildings

Interior protection:

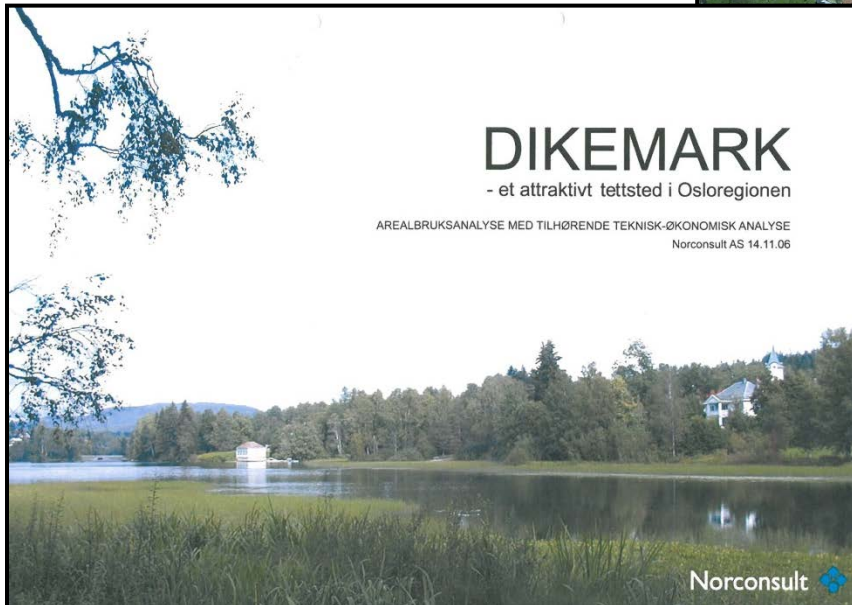
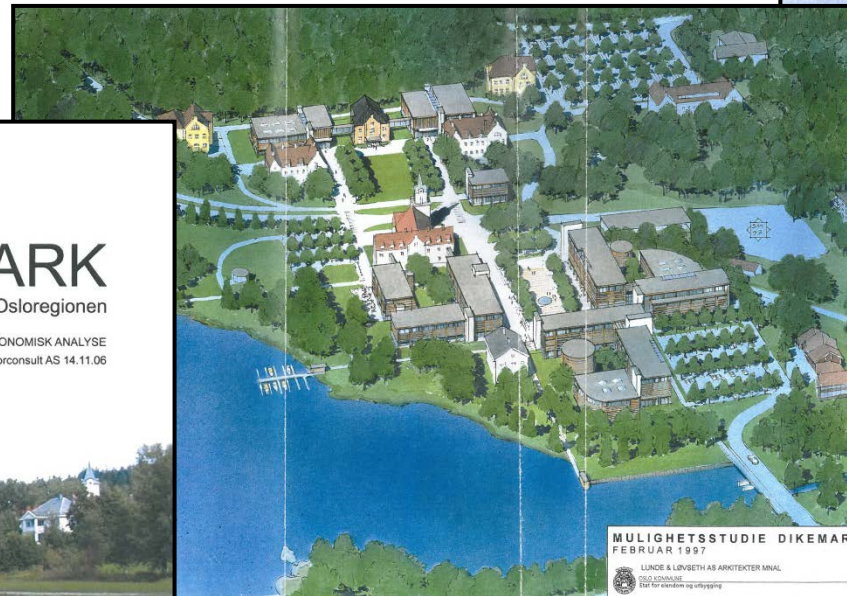
- Administration building
- Bjørkeli
- Hospitset
- Klosteret
- Kringsjø
- Stinaløkka
- Kitchen/cafeteria
- Power station





Earlier ideas about Dikemark

- Lunde-Løvseth studie
- Niels Torp skisse
- Norconsult rapport
-



MULIGHETSSTUDIE DIKEMARK
FEBRUAR 1997
LUNDE & LØVSETH AS ARKITEKTER MÅL
FOLKELIVSSENTER
Etter for studium og utbygging



Earlier ideas about Dikemark

Local ideas:

Landsbyen Dikemark

Framtidsbilder for landlig idyll med unikt kulturmiljø



- et lokalsamfunn i vekst, med vekt på boliger, rekreasjon, variert næring, med bevaring og videreutvikling av frodig bebyggelse og velpleide hageanlegg i naturskjønne omgivelser



Asker
kommune

Engaged local population



And now it is up to you

