

NORDIC BUILT CITIES CHALLENGE RUNAVÍK

Jury statement for stage 2



The vertical challenge

How to build innovative and sustainable family homes on a steep terrain

TABLE OF CONTENT

TABLE OF CONTENT	2
INTRODUCTION.....	3
WINNER: EYES OF RUNAVÌK BY WHITE ARCHITECTS.....	4
NATURAL CONNECTION BY MASSLAB.....	5
HYGGE BY HYDE ARCHITECTS	6
STRIP HORIZON.....	7
COMPETITION PERIOD FOR STAGE 2.	8
Jury members	8
Exhibition	8
SIGNATURE – JURY MEMBERS.....	9

INTRODUCTION

It was a close race between the finalists, as several of the proposals provide innovative answers to the competition's purpose and problem formulations - but in very different ways. Several of the finalists are very close in the response to the different points in the competition description. It was therefore the competition's main question that was decisive:

The vertical challenge - How to build innovative and sustainable family homes on steep terrain?

The jury believes that the Eyes of Runavík is the proposal that best responds to the main question. The wavy circles nestle close to the mountain and utilize terrain differences to create housing with a number of qualities that would not be present in the same way if they were on flat ground. The circles exploit the location to create beautiful views over the landscape in Runavík from all residential units, leaving large parts of the area as freely accessible nature and creating a protected courtyard with many opportunities for interaction between the inhabitants. We are therefore very happy to appoint Eyes of Runavík as the winner of the Nordic Built Cities Challenge Runavík 2016.

Eyes of Runavík will with its special iconic character leave its mark on the community and create new thinking in relation to traditional construction in Runavík. The possibility of using the solution in the proposal for the challenges of construction in steep terrain in general, beyond the current area, is a strength in the Eyes of Runavík.

WINNER: EYES OF RUNAVÍK BY WHITE ARCHITECTS

"The vertical challenge" has been answered and explored in an exciting and challenging way in the Eyes of Runavík.

Eyes of Runavík is a strong proposal because the circles span several terrain codes and the proposal understands how to use the terrain to create quality for the homes.

Each eye is compact and it gives positive effect both on the level of excavation and in relation to getting many homes on the site. The compact grouped buildings provide a number of sustainable benefits. The round coherent form and terraced structure minimizes the facial surface and provides an energy efficient structure. The project's compactness also leaves large parts of the mountain untouched, and this is positive for both the new homes and Runavík as a whole. In addition, the round closed form will create an internal microclimate that is very likely to be of great benefit to the residents, both in terms of sheltered areas, but also in terms of plants, herb gardens and more.

The circular concept has a robustness that can be developed without damaging the main idea of the proposal. This will determine the future of the project when it is further developed and adapted to local building processes, so it can be included in an economic reality in Runavík.

Presently we feel that the estimated share of common areas in relation to housing is too high. Likewise, the jury will have a greater variety of housing types so they include both townhouses and apartments.

The road's design, space and process seems somewhat undeveloped and needs further elaboration in order to avoid excessive excavation and unnecessarily large surface covered areas.

The challenge for Eyes of Runavík is really to balance the good views of the dwellings, and the steep inner courtyard, where a relatively large number of vertical surfaces is shown in the settlements design and where the dwellings to the west get a relatively small outdoor area in the courtyard. In their further development of this proposal there needs to be a focus on developing and refining these issues.

The purpose of the competition was to encourage innovative thinking, new ideas and inspiration to building housing in steep terrain in a different way than we do today. We believe that the Eyes of Runavík goes a long way to achieving this.

NATURAL CONNECTION BY MASSLAB

Natural Connection is an interesting take on a new interpretation of a historical Faroese settlement - the structure is appealing because it manages to create, with simple means, an interesting variation in expression and spatiality. The ideas in the proposal are strong in respect to dense, urban building with a focus on social life.

We do however feel, that the proposal has some challenges when meeting the steepest terrain. We had hoped that the proposal had further evolved and explored a bit more the way in which Faroese homes traditionally integrate closely in the landscape and its curves. We do not see that the proposal fully manages to solve the adaptation to the terrain. We believe that the site development and construction of the foundation for all outdoor areas has become excessive in relation to the size of the dwellings.

The proposal has good solutions in the homes in the area of the private / semi-private and public, and it offers some interesting new takes on social community. The homes offer many possible outdoor spaces and sheltered spots for each home, and this is an essential condition for the possibility of finding a comfortable patio area to stay in in the windy climate in the Faroe Islands.

HYGGE BY HYDE ARCHITECTS

The homes in the proposal Hygge still have an exciting architectural expression. However, we had hoped that the proposal had managed to move from the development of the individual house to also be an attractive and coherent master plan. We had also hoped for further development of the housing typologies, so there might have been some duplexes or town houses, as this could have created a balance between building and nature.

The proposal places the detached houses in clusters that could potentially create some communities between the dwellings and we welcome the fact that the proposal attempts to incorporate social qualities. But the proposal ends up having two opposing ambitions: wind turbines in each house will have plenty of wind to generate energy. This air goes directly into the east-facing courtyard area where one would want the opposite, shelter and good sun. We are also uncertain about noise ratio and potential security around the wind turbines. With regard to these conditions the houses don't seem suited to the local weather conditions.

Generally, the social aspects of the Master Plan are weak, since neither courtyards nor playgrounds by the parking lots sufficiently create good conditions for informal meeting places.

Overall the jury feels that the individual home is an exciting architectural expression. These are some very exclusive villas that would do well in a freestanding context, but that do not manage to become an attractive master plan.

STRIP HORIZON

The master plan is interesting, because it opens up the area between the city and the mountains, thereby not blocking access and views.

We believe that the idea of interactively combining the individual houses from a series of preproduction units is one of the strengths of the project. But this also brings a certain complexity to the project, which we believe can be difficult to handle in implementation.

The strips course up the terrain has an interesting influence on the apartment solutions, and we have always been able to see the potential for some innovative and different homes. The strips are developed and two-storeys introduced in some places, which we also find interesting. The strips create a fine access for the light in the homes to the south, but the outdoor areas are problematic, as they do not pick up afternoon and evening sun. Facade expressions and materials, are a bit gaudy and seem a bit unfinished.

The strips are raised even higher above the ground than in Phase 1, and we believe that it is not good. The introduction of the circular communal areas is very weak in its execution.

COMPETITION PERIOD FOR STAGE 2.

Launch of the 2 nd stage of the competition:	03. February 2016
Inspirational day:	02. March 2016
Deadline of submission:	23. May 2016
Announcement of winner:	16. June 2016

Announcement of the winner will be announced at the Benchmarking Forum in Helsinki and Nordic Built Cities Challenge and the city of Runavík webpages.

Jury members

- Terje Vestergaard, Chairman of the building committee in the city of Runavík
- Eyðun Petersen, Manager at the tech. dept. in the city of Runavík
- Svend Højgaard, Manager at the public library at Løkin
- Ósbjørn Jacobsen, Partner at Henning Larsen Architects
- Lærke Jul Gagner, Associate at Gehl Architects
- Bogi Jacobsen, Manager at the tech. dept. at the Faroese Housing Ass.
- Meinhard Eliassen, Engineer at the Faroese Earth and Energy Directorate

Exhibition

An exhibition of all proposals will be in the Library at Løkin from the 16th of June 2016.

SIGNATURE – JURY MEMBERS

Runavík, the 06th of June

JURY MEMBERS:

Terje B. Vestergaard:

Handwritten signature of Terje B. Vestergaard in blue ink on a light yellow background.

Eyðun Petersen:

Handwritten signature of Eyðun Petersen in blue ink on a light yellow background.

Svend Højgaard:

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Ósbjörn Jacobsen:

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Lærke Jul Gagner:

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Bogi Jacobsen:

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Meinhard Eliassen:

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