

# BORGARHÖFÐI



## DESIGN CONTEST – LOT 9A JURY'S OPINION

MARCH 2023

# INTRODUCTION

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Klasi Real Estate Development Company, on behalf of its subsidiary Borgarhöfði Real Estate Development II ehf, held a design competition for lot 9A in the second half of 2022. Ambitious design teams with ideas for high-quality and fine architecture for lot 9A were sought. The competition should lead to the best possible design of a modern office building, multi-purpose assembly hall and Krossamýrartorg square for future residents, staff and other visitors to Borgarhöfði. The design competition comprised two stages. The first stage of the competition was a pre-selection where firms and teams applied for participation. There was a lot of interest in the competition and 18 firms and teams from all the Nordic countries applied for participation. A selection committee from the contractor selected five teams to participate in the second stage and submit proposals for the lot in accordance with the competition specifications.

The participating teams are the following:

- A\_Lab Architects
- Helin & Co Architects
- Henning Larsen Architects
- Nordic Office of Architecture
- Hille Melbye Arkitekter and SEN&SON

Ártúnshöfði has in recent decades been the site of commercial and industrial operations but the activity is currently giving way to a mixed settlement of business and residential buildings. Borgarhöfði at Ártúnshöfði by Elliðaárvogur is the next development district in Reykjavík and is defined as a central area in Reykjavík's Land-Use Plan. In the coming years the area will undergo major changes and become a dense city-oriented neighborhood with a viable settlement where people are the first priority. A settlement that is socially, environmentally and economically sustainable.

It is estimated that a fully developed neighborhood on Ártúnshöfði can accommodate up to 8,000 apartments or about 15,000 residents, a preschool and primary school, a multi-purpose assembly hall and other diverse business activities that are well connected to Reykjavík's main roads, public transport and path system. The City Line (Borgarlína) will run through the center of the neighborhood and its first phase consists in connecting the area directly to the city center.

# AIM

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Klasi's aim with the competition is to find an ambitious design team with ideas for high-quality and fine architecture for the area as a whole. The competition should lead to the best possible design of a modern office building, multi-purpose assembly hall and the district's main square for future residents, visitors and staff.

The aim of the competition is to get ambitious ideas for the design of a modern office building, a multi-purpose assembly hall and Krossamýrartorg square, where buildings and squares flow together and form a whole. The focus should be on all the main requirements of the future in buildings of this type, e.g. flexibility, diversity, sustainability and environmental emphases, flow and accessibility, experience, creativity and quality. The proposal should present an ambitious design that will serve residents, staff, customers as well as other visitors to the neighborhood in the future. The buildings must be of good quality, fit well with their surroundings and create an overall appearance with Krossamýrartorg square. Emphasis should be on environmental considerations and sustainability in design, material selection and operation, as well as efficiency in terms of construction costs, operation and usability. The proposal should conform to the current local plan and be realistic in terms of development.

# JURY

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The jury is composed of the following members:

- Halldór Eyjólfsson, Chief Development Officer of Klasi.
- Helgi S. Gunnarsson, CEO of Reginn.
- Hulda Jónsdóttir, architect, FAÍ, HJARK.
- Ingvi Jónasson, CEO of Klasi.
- Ólafur Melsted, landscape architect, Fíla.

When evaluating the proposals, the jury looked at how the competitors addressed the aims and priorities in the competition specification.

The focus of the jury is:

- Overall appearance of buildings, square and plot in terms of architecture, aesthetics and environmental quality.
- A complete solution for a modern office building and a multi-purpose assembly hall with regard to usability, efficiency and innovation. Inspired and progressive ideas.
- A complete solution at Krossamýrartorg square in terms of flow, experience, leisure spaces and connection to the City Line station and buildings. An environment that people want to visit and stay in, that is accessible, safe and creates memories and experiences.
- A complete solution based on environmental considerations and sustainability in design and operation.



# JURY'S DECISION

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It was the unanimous opinion of the jury that all five proposals exhibit fine professional skills of the designers and an ambitious approach. Proposals were of high quality and prepared in accordance with the competition specification and the requirements that were presented. It was positive to receive diverse proposals that open up ideas. A lot of effort was put into the work, the presentation of the proposals is clear and exemplary.

It was not easy for the jury to select a winning proposal as all proposals were good and the difference between the top places was narrow. In the end, there were two proposals that stood out, that seemed to excel in shaping the future office and cultural community.

Emphasis was placed on choosing a proposal that best meets the criteria set out in the competition specification and that offers an exciting and attractive vision for Krossamýrartorg square and its surroundings. A proposal that is considered likely to attract people from all over the capital area, and especially the growing settlement around the square.

The jury's decision is to nominate two proposals as award proposals.

Those are proposals by **Henning Larsen** and **Hille Melby and SEN & SON**.

The proposals stood out each in their own way following extensive analysis by the jury.

The jury thanks everyone who participated in the competition for their professional and ambitious work.

# PROPOSALS

## AWARDED PROPOSAL



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## AWARDED PROPOSAL

Creators: **Hille Melbye** and **SEN&SON**

Jury's comments: The proposal by Hille Melbye and SEN&SON is an exceptionally well-prepared proposal. A holistic view of the project, taking into account the past, present and future. Respect for the history of the area and connection with nature is strongly expressed. The urban carpet as a connection between the City Line across the square through the building and to the public park at the back is a strong point in the proposal and forms a vibrant ground floor that is open to all. The jury would have liked to see the ground floor indented to a greater extent for outside traffic.

The heart of the project is compelling, connecting the buildings and opening up great possibilities for sharing them. Roof gardens on both buildings and access for the public to the roof of the assembly hall together with a connection between buildings on the roof garden is well designed and convincing.

The opening in the office building is strong as light flows into the core of the building and creates a quality indoor space in the interior of the building connected with stairs. The visual connection between floors and the possibilities of dividing spaces becomes more diverse. Nice indoor spaces are created. Simple and beautiful solutions. The color scheme inside is warm and welcoming.

The use of vegetation inside the building and on the roof balcony is appealing and gives a natural and warm feel. The cladding of the office building is simple and blends in well, and the color selection is good. Cladding of the assembly hall is more complicated but has beautiful reference to Icelandic nature, will require further elaboration. Assembly hall features a modern library and flexible spaces and a wide range of services are contemplated.

The design of the square is good and takes into account the surrounding buildings. The proposal examines the possible effects of the adjacent plot 9B on wind and sun on the square. The proposal takes into account sustainability issues and presents fun ideas for reusing concrete from the site.

Overall, the proposal is very compelling, ambitious but realistic and shows great potential with a carefully thought out program.



# PROPOSALS

## AWARDED PROPOSAL



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## AWARDED PROPOSAL

Creators: **Henning Larsen**

Jury's comments: The proposal by Henning Larsen architects is beautiful with a compelling shape design that can be enjoyed throughout the proposal. The proposal stood out in terms of flow and connection between lots. The proposal offers future possibilities for connection from the City Line between the buildings and with a bridge to a public park. The stairs between the buildings and the flow on the outside all the way up to the roof of the assembly hall are especially well executed. The connection between the office building and the assembly hall offers a good sharing of spaces and flow between buildings. The proposal presents good outdoor living in the front square. The proposal could take more account of outdoor activity near the surrounding buildings. Square in front underdeveloped but interesting to have water, circles of vegetation with benches around them and well thought out flora. The space around the buildings as well as the part of the square facing lot 9B could have been more developed.

An indented ground floor welcomes people before entering the building. The assembly hall is elegant and the square meters are used well, it could have been adapted further to a wider range of uses, a family-friendly assembly hall for everyone. The choice of materials for the exterior has strong characteristics and the buildings reflect each other well, the choice of materials for the interior is rather uniform. Interesting office building with indoor gardens and offers flexible spaces. Connection between floors with stairs and visually with openings between floors. Cores in the building are strong, but create possibly too much traffic space between cores. The proposal takes good account of sustainability issues.

The proposal is elegantly presented and well executed, convincing proposal with solutions to technical issues.

# PROPOSALS

## AWARDED PROPOSAL





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# PROPOSALS



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Creators: **A-LAB**

Jury's comments: A-LAB's proposal stood out in terms of originality in the overall proposal and was among the most efficient in breaking up the shape of the local plan. The design at the front of the square is particularly well implemented, where the lot's difference in height is taken into account. The outdoor space around the buildings is also well prepared; a nice square with evening sun is formed at the corner of 9B. The position of the sun is shown clearly in the entire outdoor area at different times of the day, and the design of spaces is controlled accordingly, which is a great advantage.

The office building is made slimmer than the local planning expects, to let in daylight, it is well thought out and the square meters are well used. Nice roof gardens are created, but the building rises above the local plan at its highest. The jury found the corridor formation along the office spaces less pleasing and the internal layout of the office building rather too traditional. An indented ground floor makes access attractive.

The jury agreed that the proposal and especially the assembly hall is original, appealing and very interesting, nice touch to pull the building into the square. The shape is beautiful but rather complicated and spaces tend to be too traditional and generic. Material selection is beautiful and attractive. The proposal takes account of sustainability issues.

The proposal is well portrayed, ambitious modeling and the presentation is good.



# PROPOSALS

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# PROPOSALS

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Creators: **Nordic Office of Architecture**

Jury's comments: Nordic architects' proposal works efficiently with the height difference on the plot, and the connection of the buildings to the surrounding streets is well prepared. An indented ground floor and connection to the square is appealing, as is the design of the front square. Space around the buildings as well as part of the square facing 9B is undeveloped.

Material use is warm. The assembly hall is exciting with many interesting proposals for planning. A proposal for an assembly hall that could extend down to the basement is interesting. The jury would have liked to see more originality in the layout of the office building. The proposal successfully takes sustainability issues into consideration.

# PROPOSALS

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# PROPOSALS

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Creators: **Helin og Co**

Jury's comments: The proposal by Helin og Co is beautiful and strong in morphology, elegant lines and nice flow. An arch in the in the office space creates an attractive access. Nice touch and well designed to have a balcony on the upper floors and a restaurant that extends up from the ground floor. The covering of the assembly hall is beautiful and compelling. An interesting proposal for meeting facilities on the ground floor of the office building and a well contemplated basic plan and layout.

The square is rather underdeveloped and the connections to the adjacent lots and buildings could have been explored further. A more detailed view of the office building could have been presented. The appearance of the assembly hall is a beautiful work of art. Good connection between buildings with a bridge behind the floors. Interesting proposal. The proposal does not take a strong position on sustainability issues.



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Reykjavík 29 March 2023:

Halldór Eyjólfsson, Chief Development Officer of Klasi.

Helgi S. Gunnarsson, CEO of Reginn.

Hulda Jónsdóttir, architect, AÍ at HJARK

Ingvi Jónasson, CEO of Klasi.

Ólafur Melsted, landscape architect, Fíla.

