

# **CODE OF PRACTICE**

**UPDATE 14.08.15**









# Site Constraints





Raise +0.70m

Masterplan Ground Level C+2.10

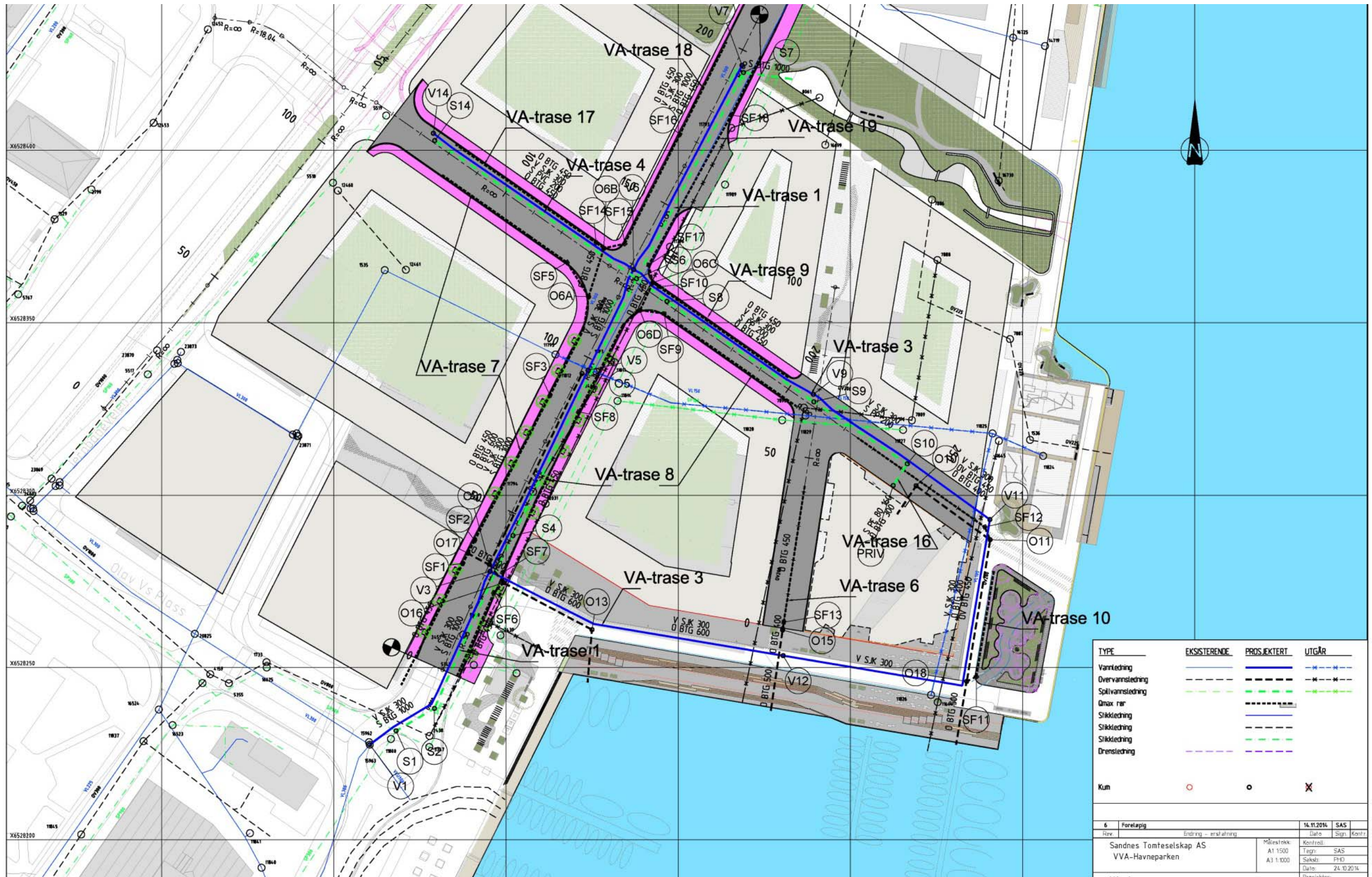


Sea Level C+0.00

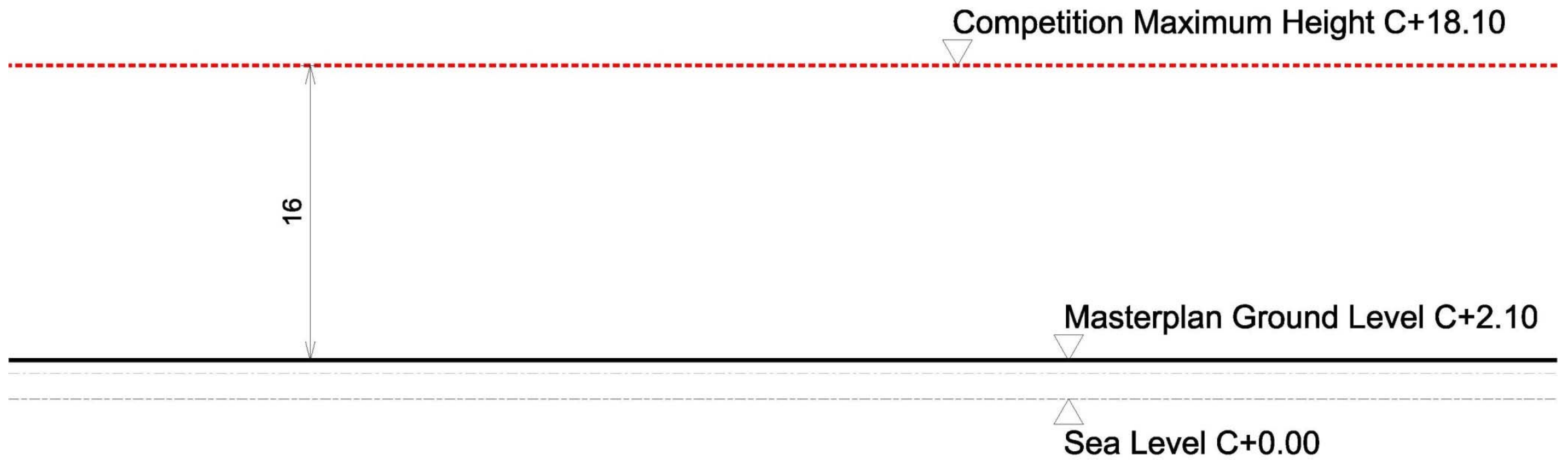




# Site Constraints







Competition Maximum Height C+18.10



16

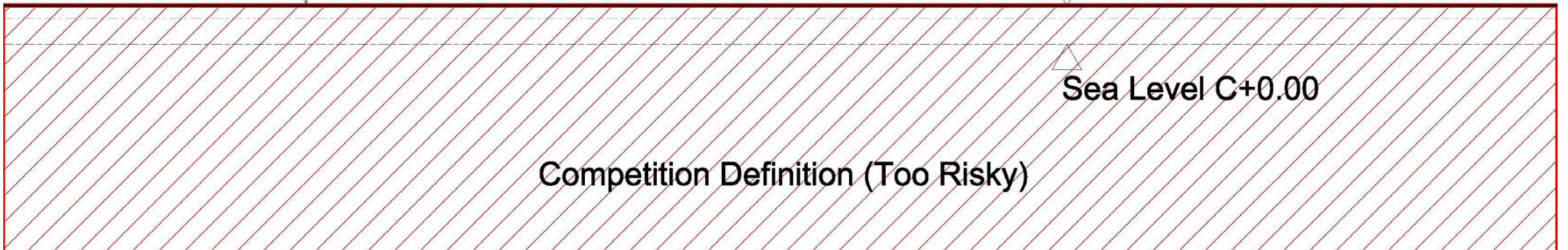
Masterplan Ground Level C+2.10



Sea Level C+0.00



Competition Definition (Too Risky)

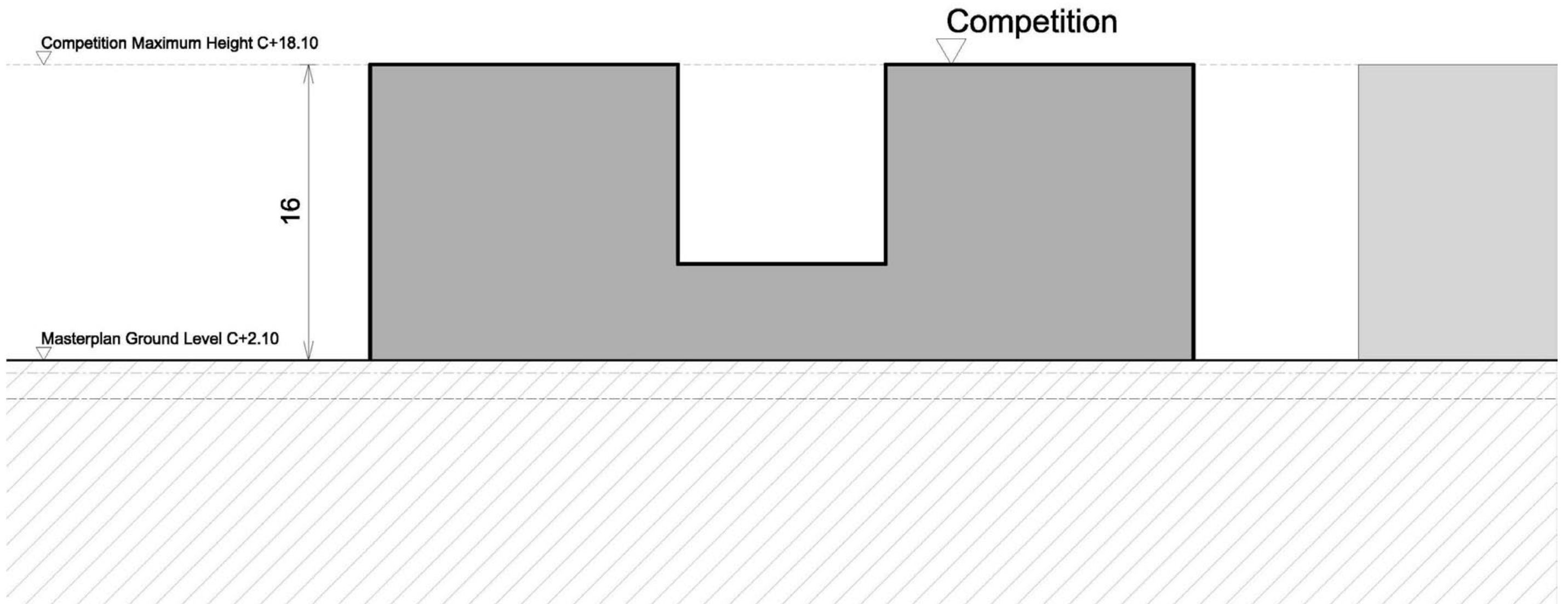


# Site Constraints

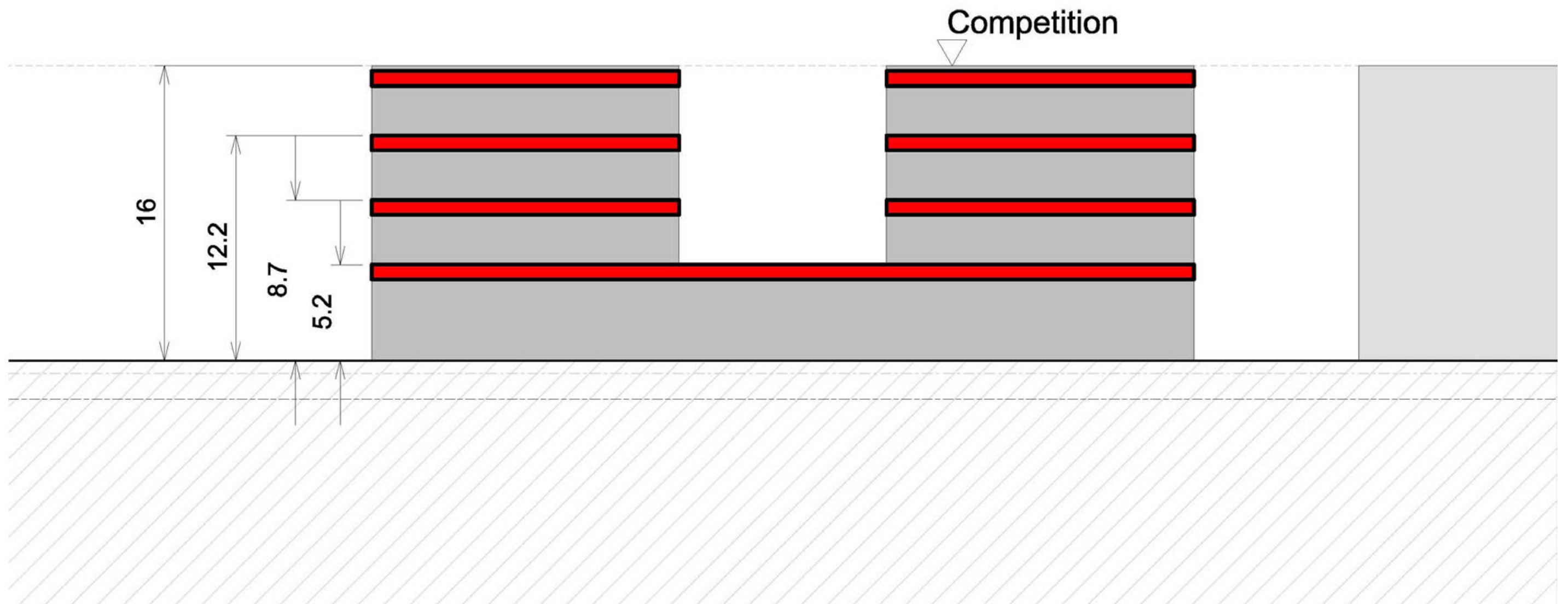




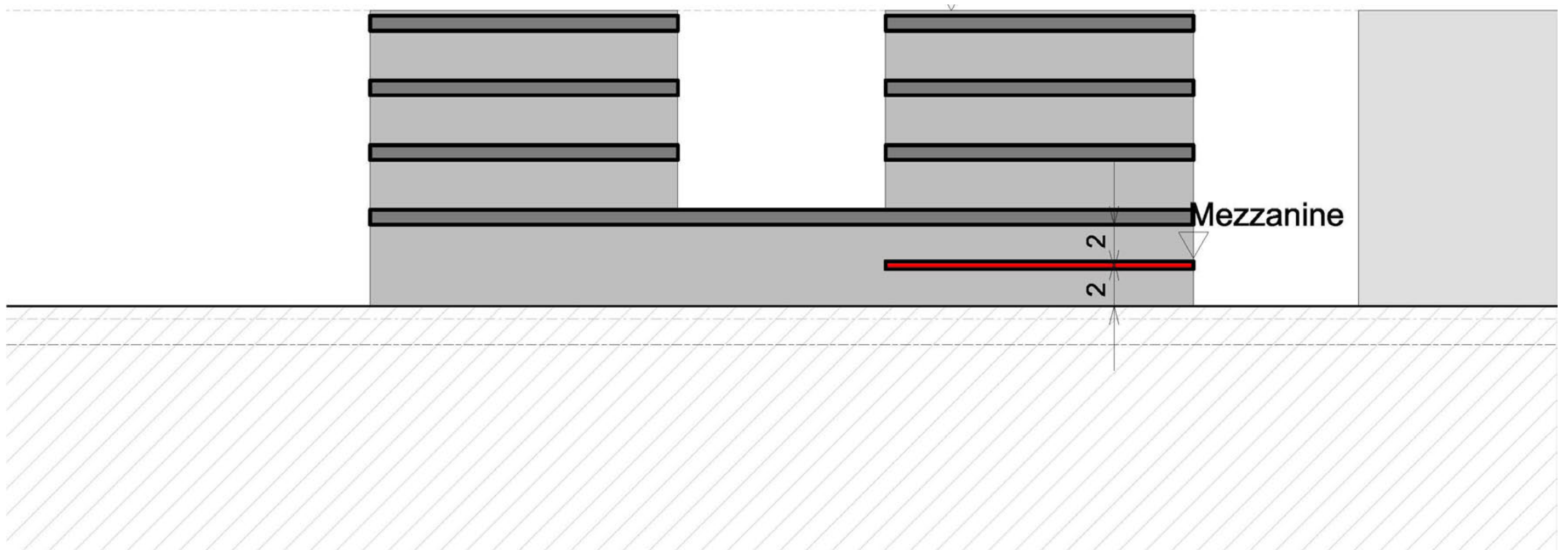
# Site Constraints



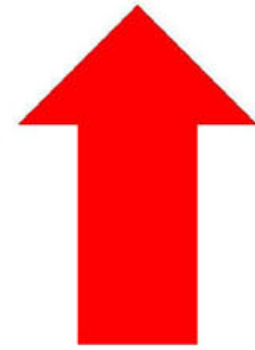
# Site Constraints



# Site Constraints







Raised by +0.50m

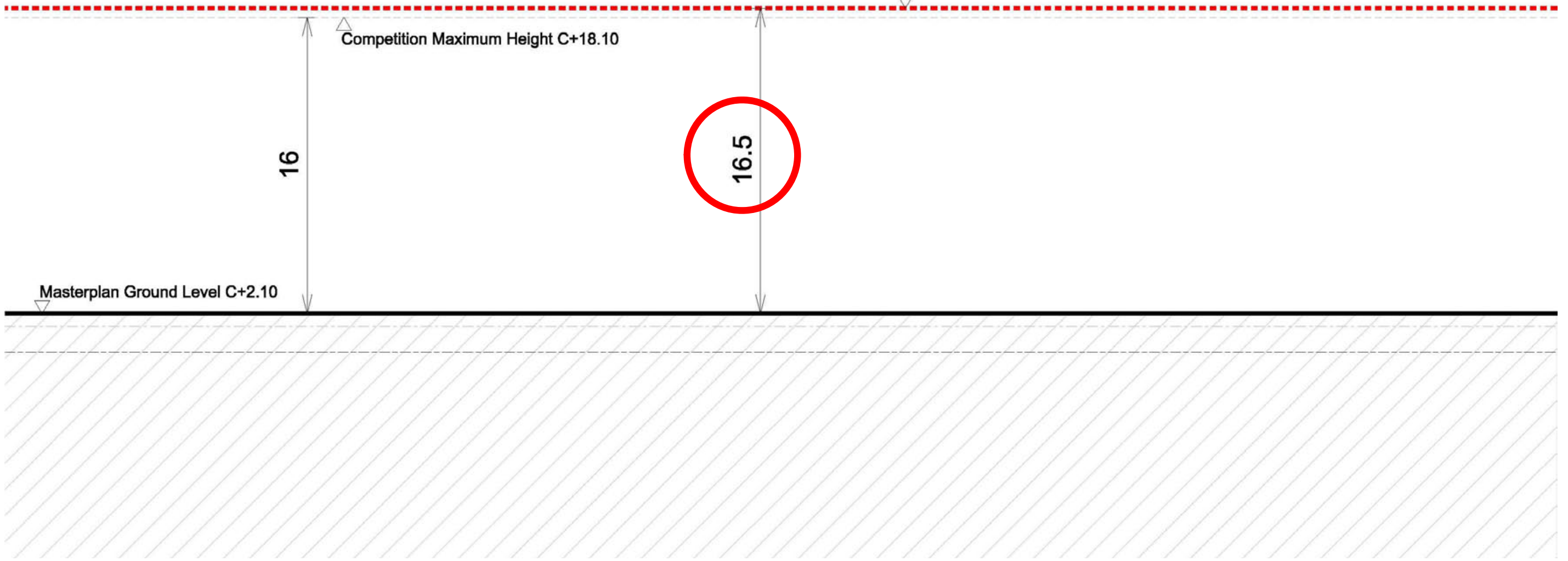
New Masterplan Height Restriction C+18.60

Competition Maximum Height C+18.10

16

16.5

Masterplan Ground Level C+2.10





Raised by +1.50m

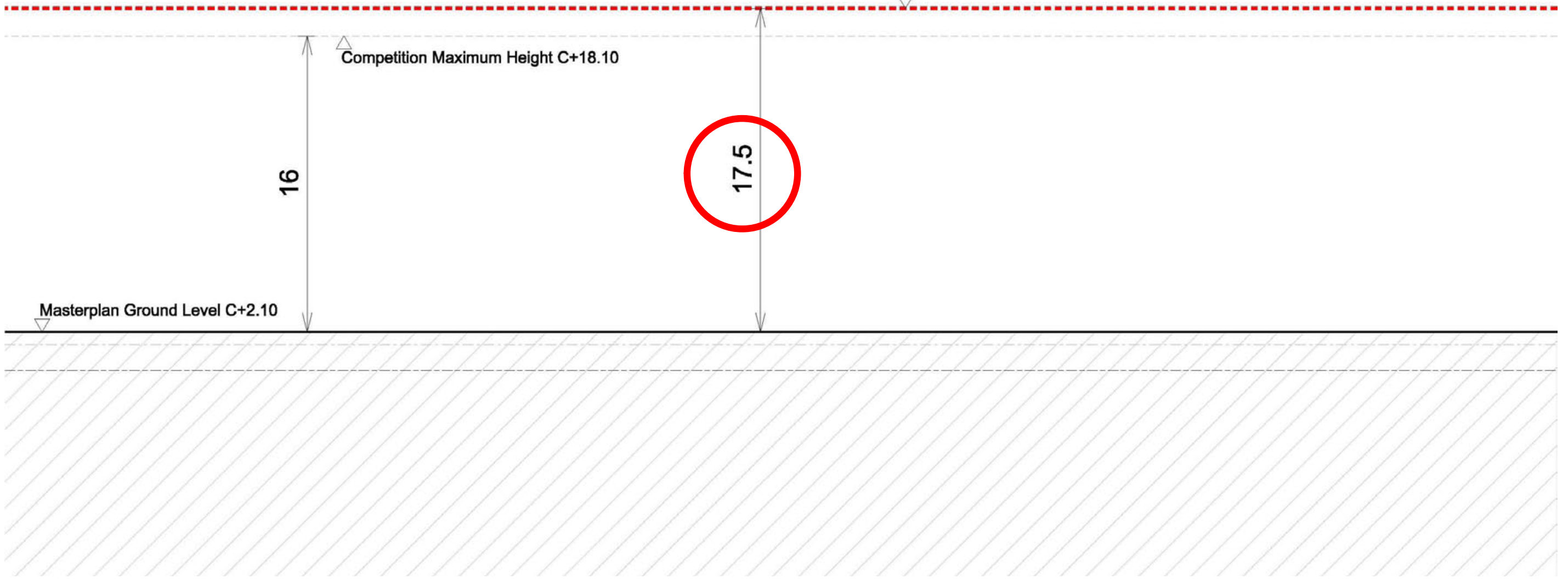
Absolute Maximum Height C+19.60  
(With Good Technical Reasons)

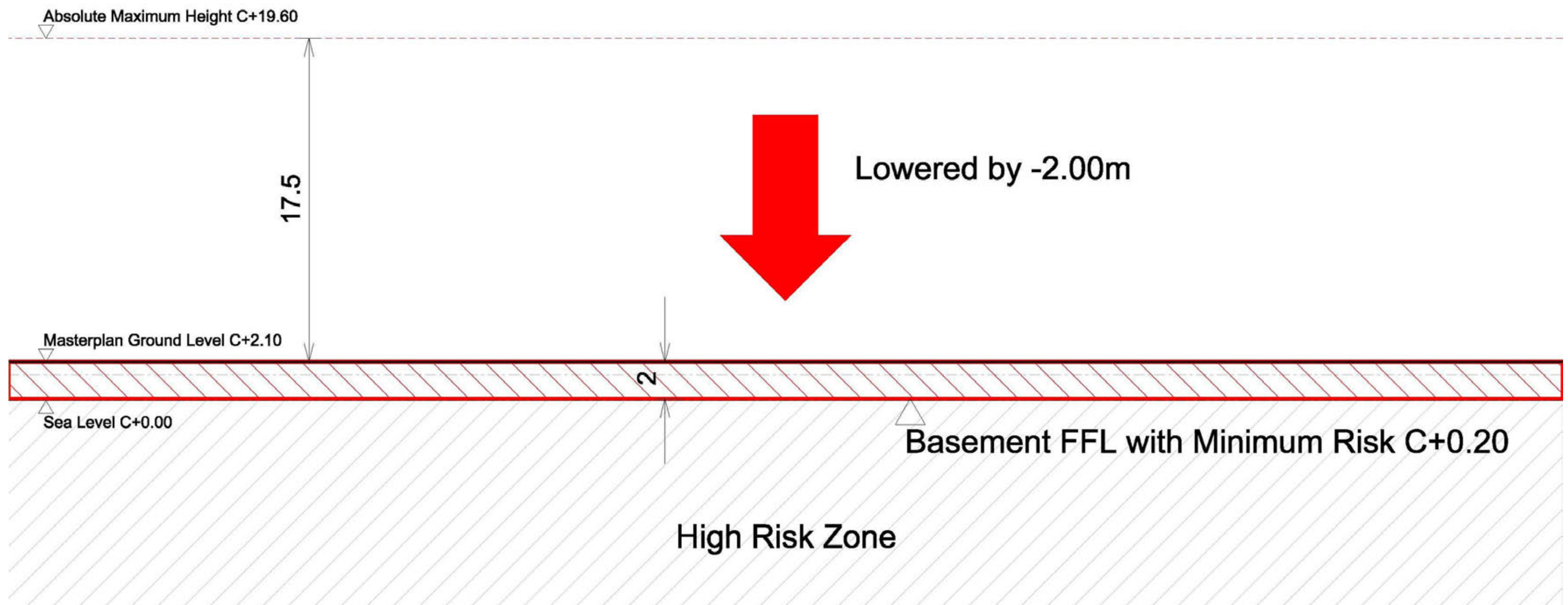
Competition Maximum Height C+18.10

16

17.5

Masterplan Ground Level C+2.10

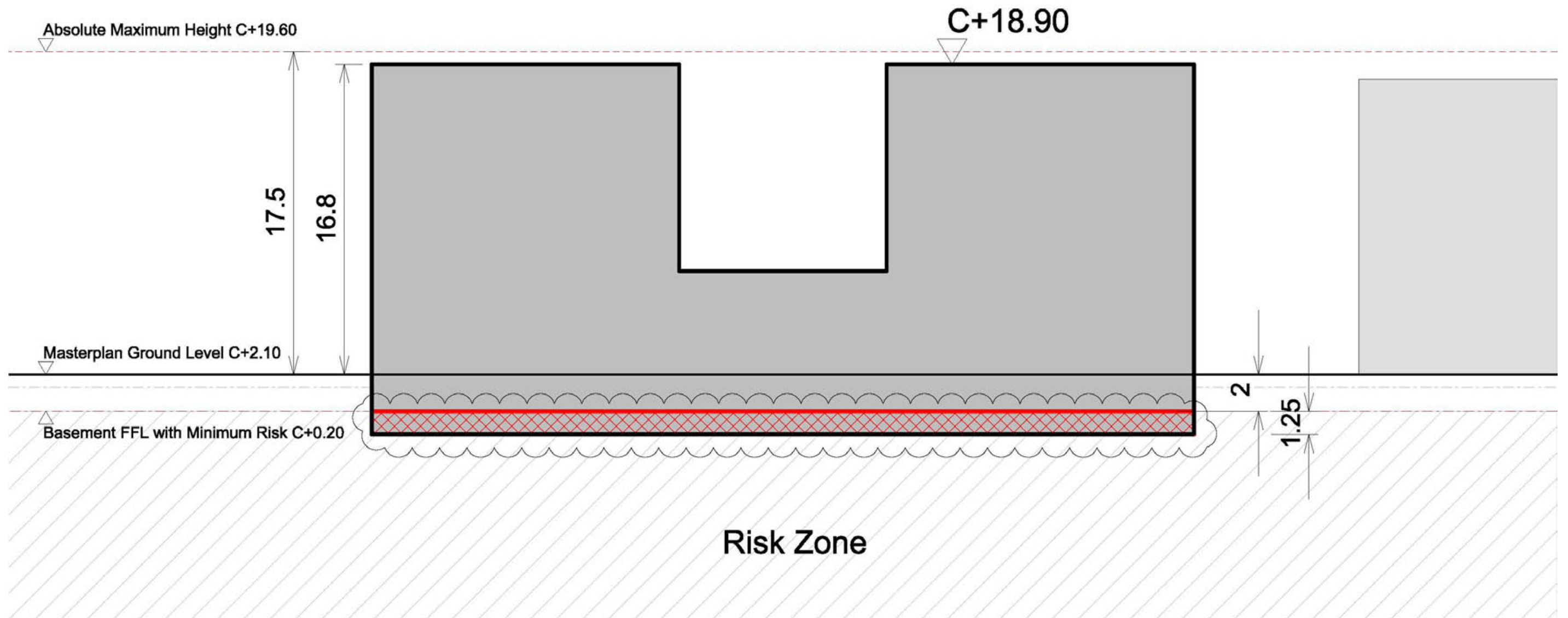






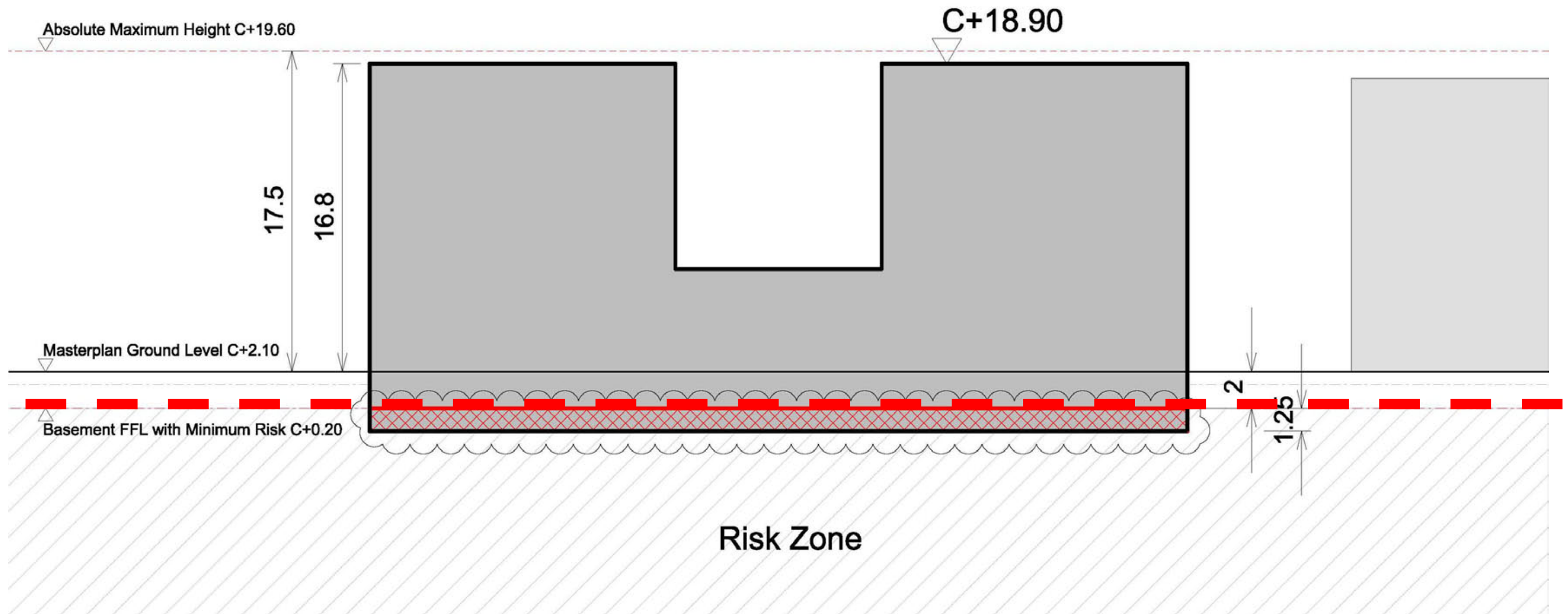
Site Constraints

V00 (As presented before summer break)



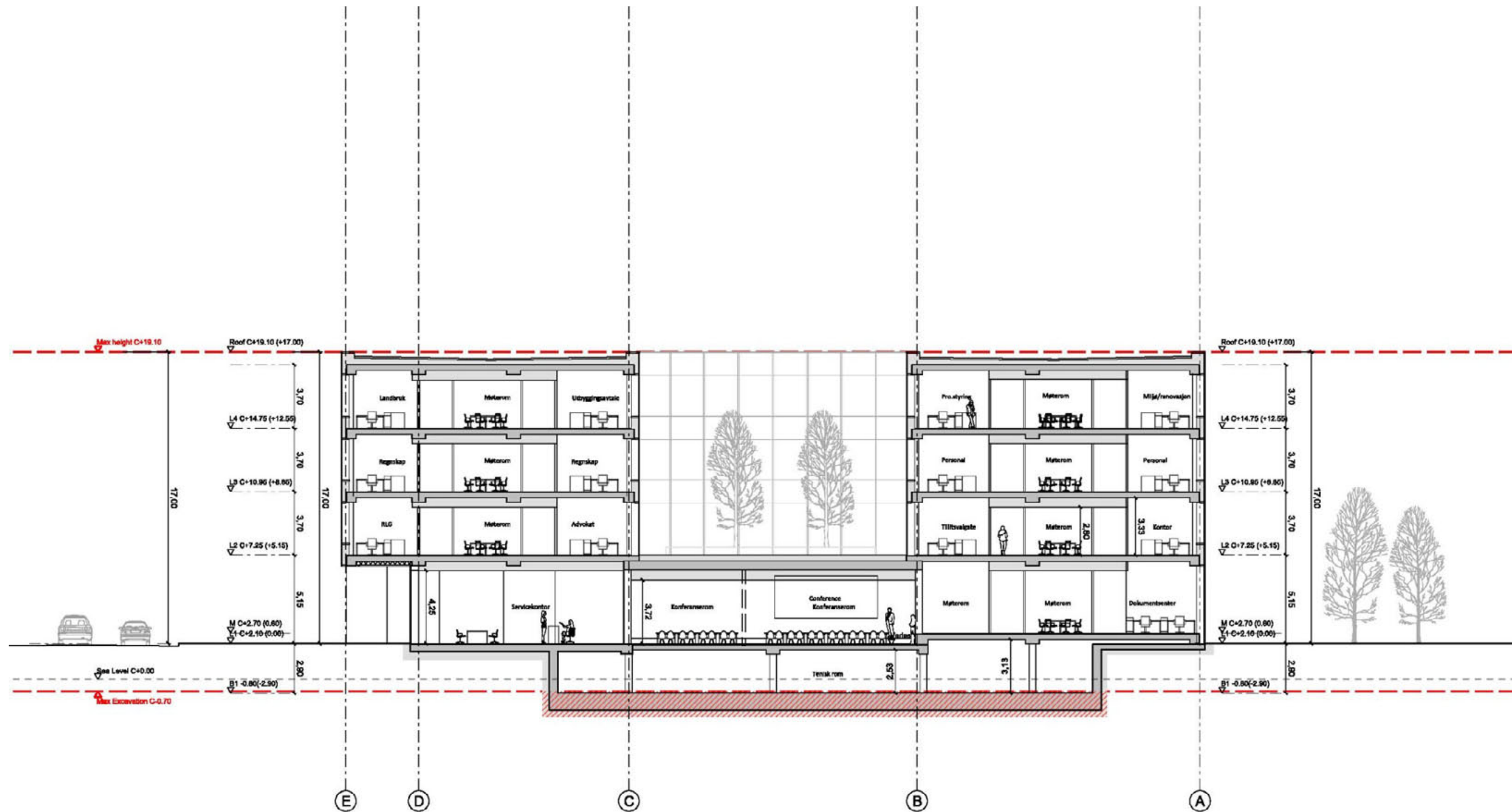
# Site Constraints

V00 (As presented before summer break)



# Site Constraints

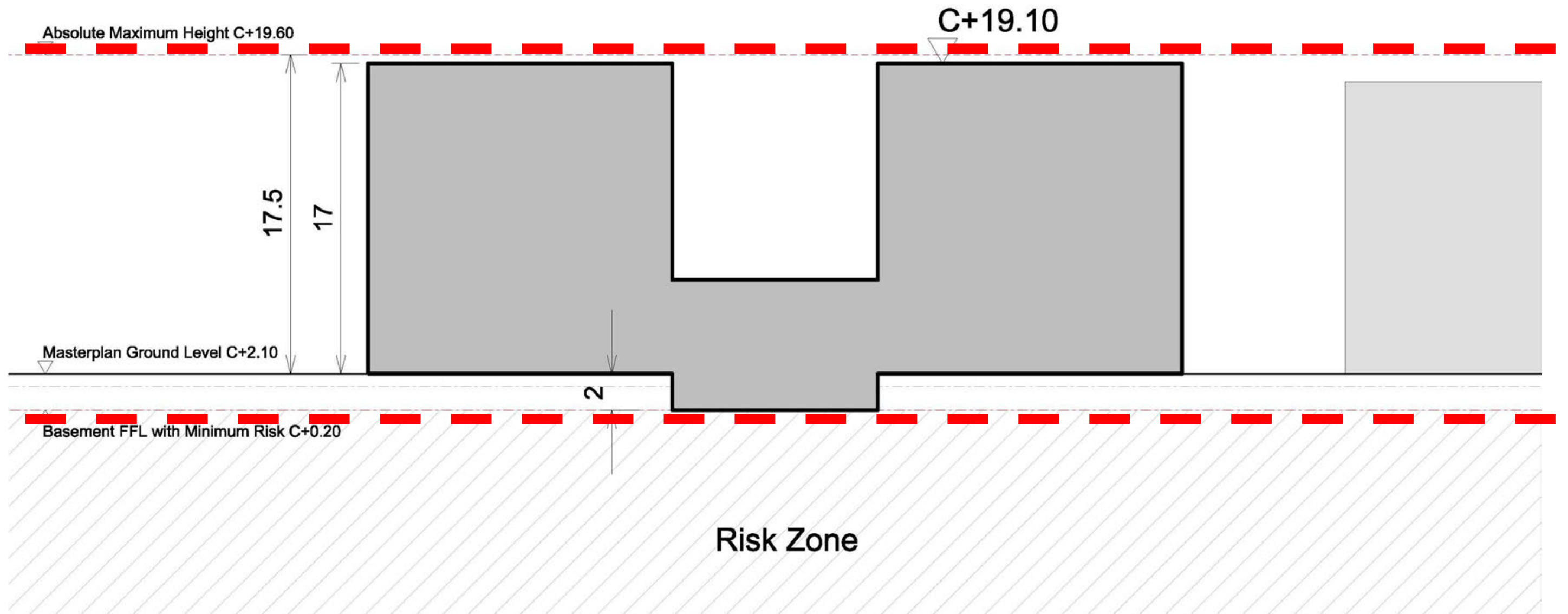
V00 (As presented before the summer break)





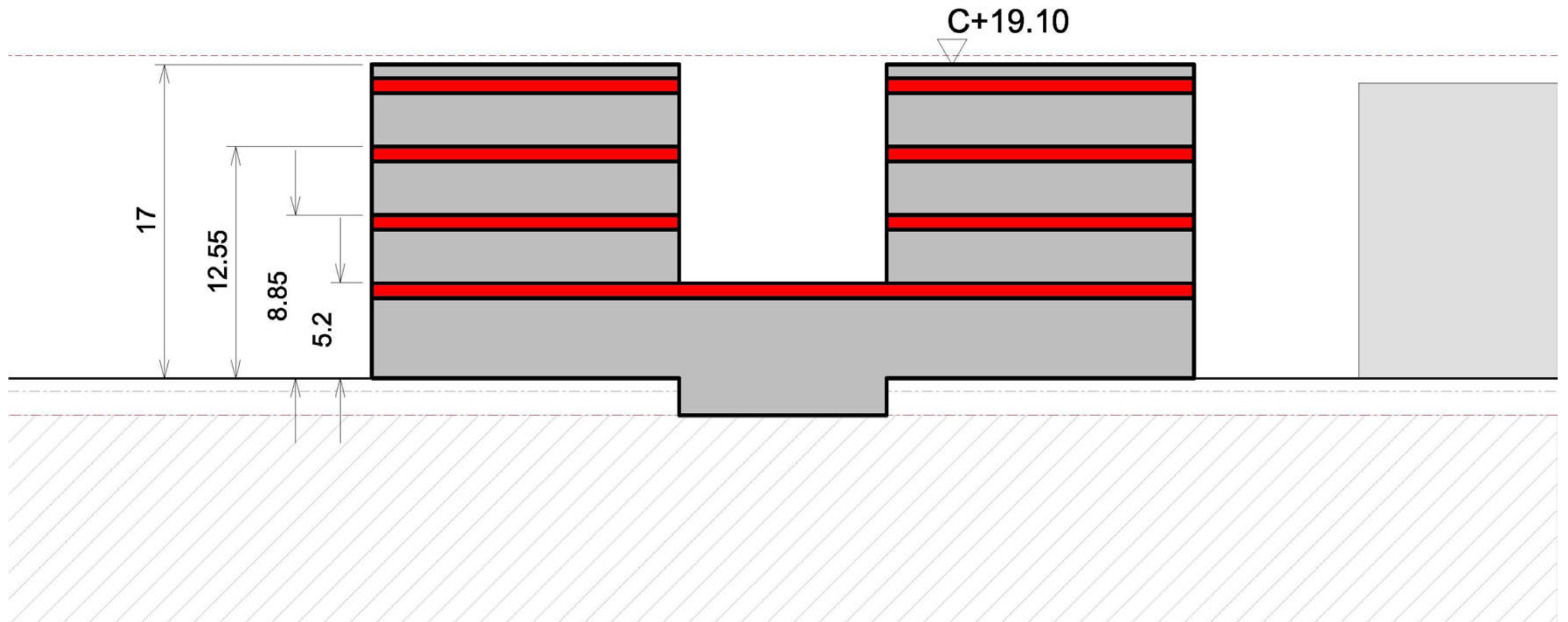
Site Constraints

V01 (Minimise basement / Compact scheme)



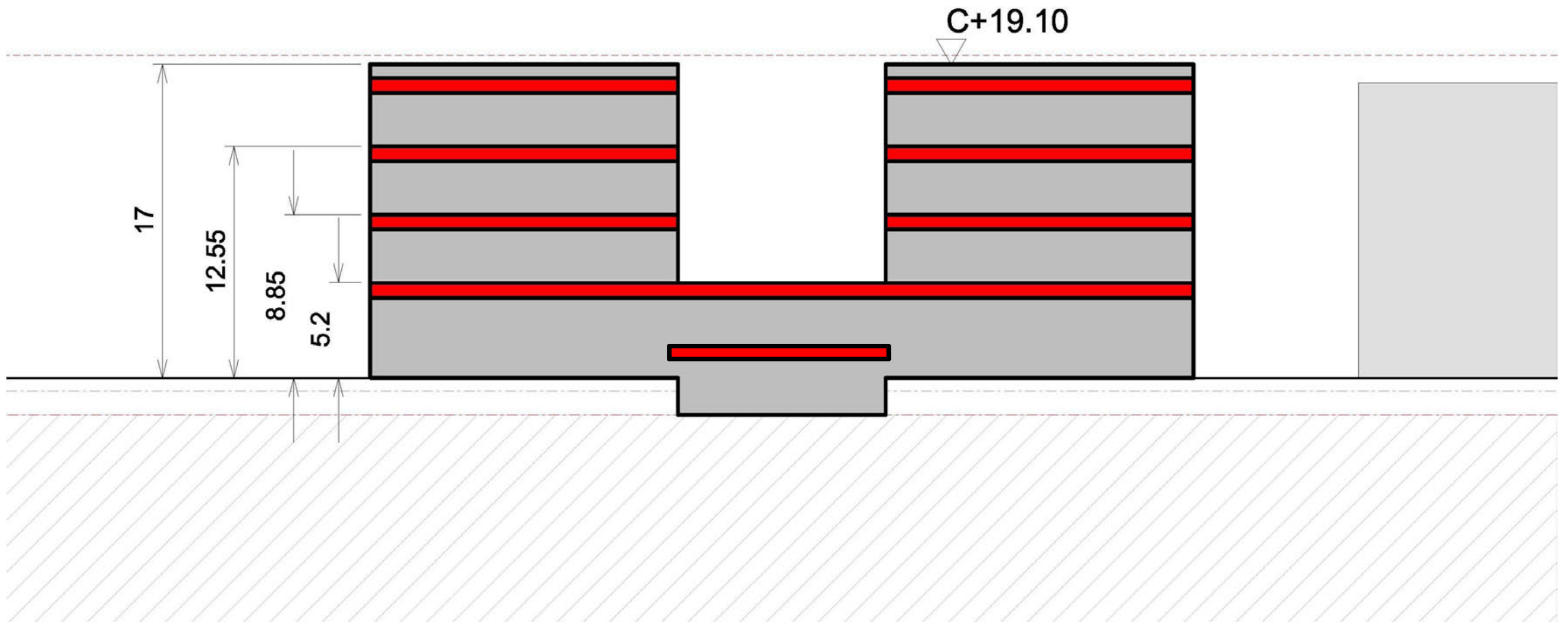
Site Constraints

V01 (Minimise basement / Compact scheme)



Site Constraints

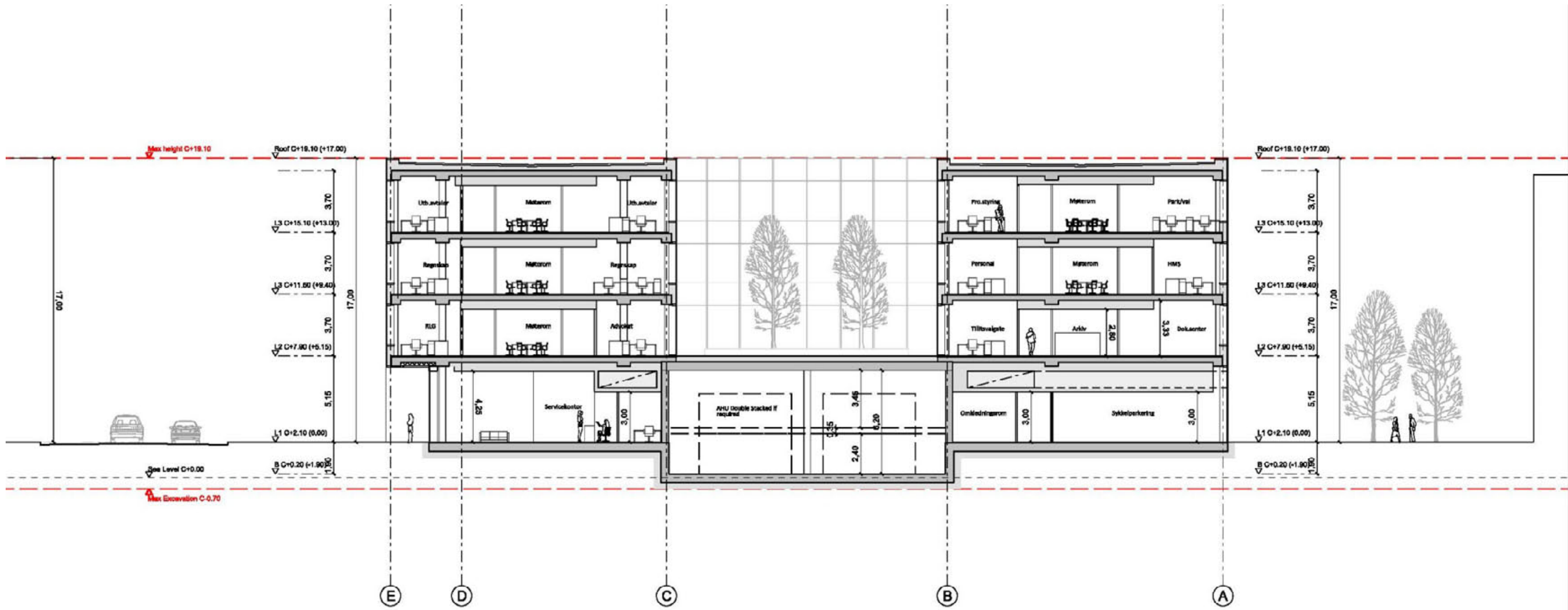
V01 (Minimise basement / Compact scheme)





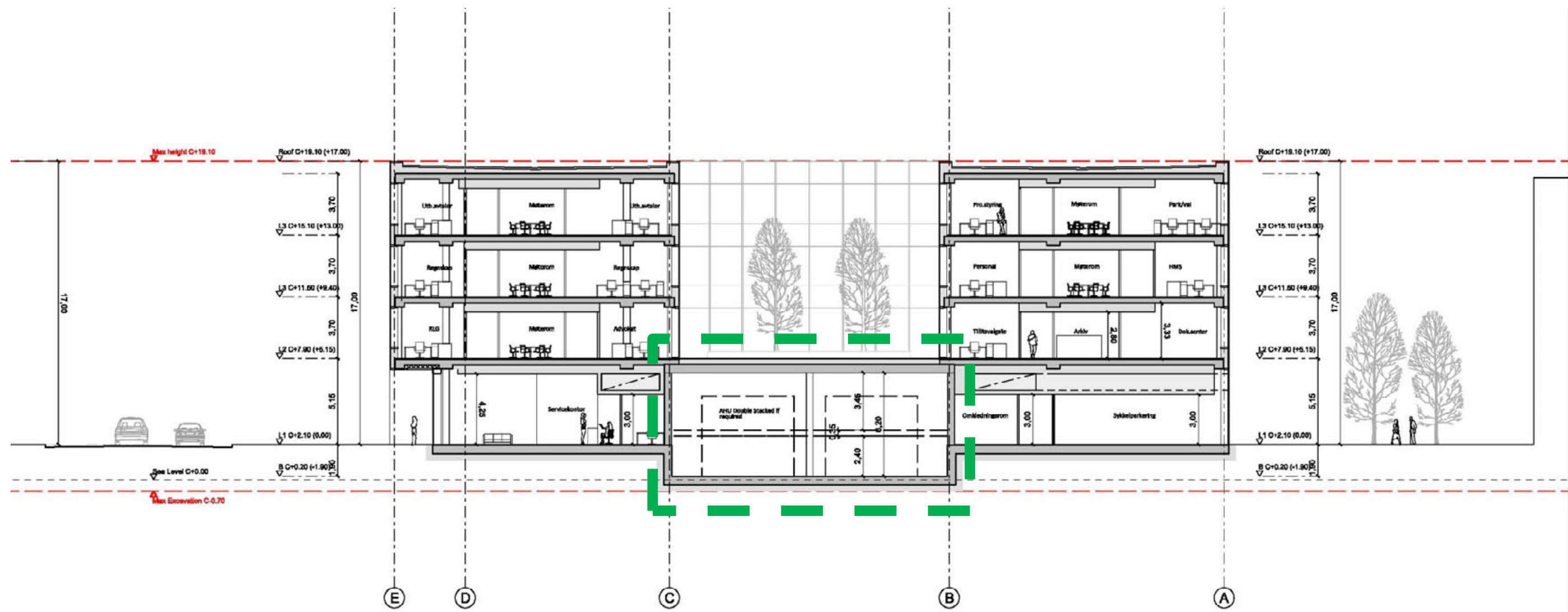
# Site Constraints

## V01 (Minimise basement / Compact scheme)



# Site Constraints

## V01 (Minimise basement / Compact scheme)



## Additional Area Studies

### Konkurransforslag

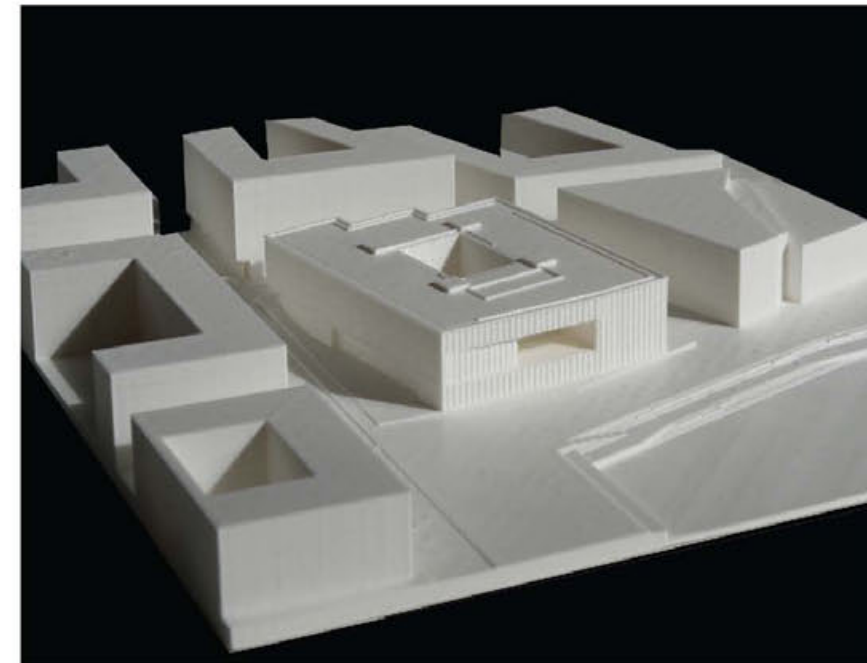
4 etasjer

4 storeys



Perspektiv fra havnen

Perspective from Harbour



Studiemodell overblikk

Study Model Overview



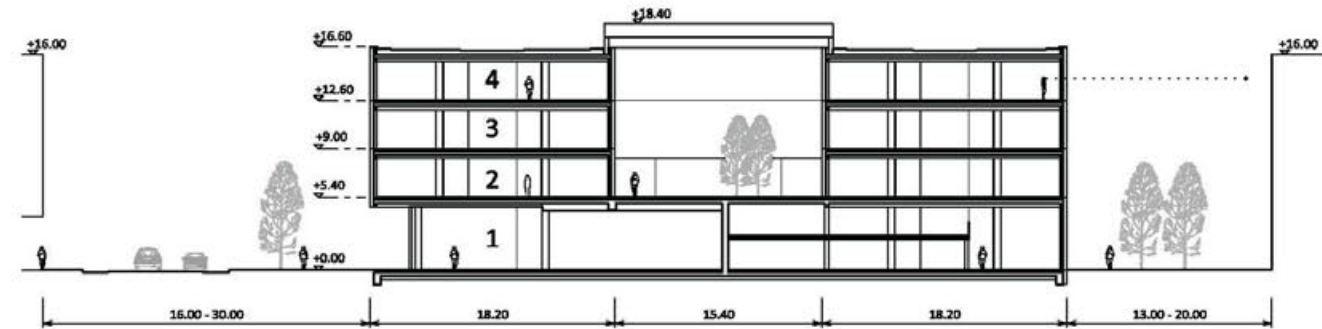
Skyggestudier

Shadow study

### NYTT RÅDHUS I SANDNES

Ekstraetasje – innledende undersøkelser

Additional floor- initial studies



Tverrsnitt

Cross-section

#### Pro ✓

**Gateprofilen hensyntar kravene i regulering-splanen**  
Street profile respects the requirements of the masterplan

**Bygghøyde i overenstemmelse med Elvegatas fireetasjesprofil**  
Height respects the 4-storey characteristic of Elvegata

**Legger til rette for best mulige solforhold på gateplan**  
Sun penetration to street level maximised

**Arkitektonisk utforming i tråd med juryens intensjoner og valg**  
Architectural composition as intended and chosen by jury

**Ingen kostnadsøkning**  
Costs not increased

**Forhandlinger med planmyndigheter og naboer ikke nødvendig**  
Negotiations with city planners and neighbours not required

**konklusjon: verdt å vurdere**  
conclusion: worth to consider

#### Contra ✗

**Utnytter ikke mulighetene for tilleggsareal**  
Potential for additional area not exploited

**Pris per kontorplass er høyere enn for en større bygning**  
Cost per workspace more than a larger building

**Ingen utsikt forbi omkringliggende bygninger**  
No views beyond the surrounding buildings



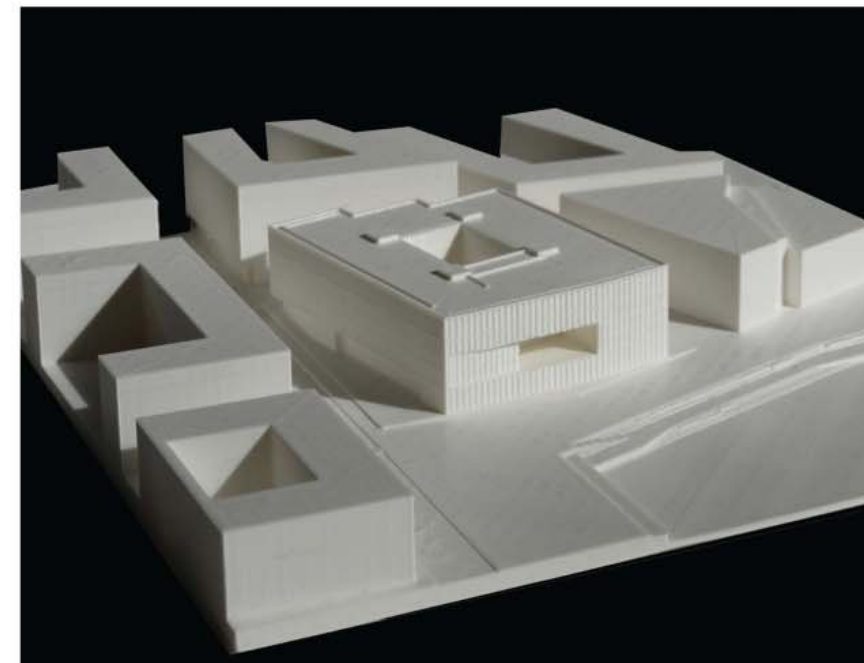
## Additional Area Studies

### Alternativ 2

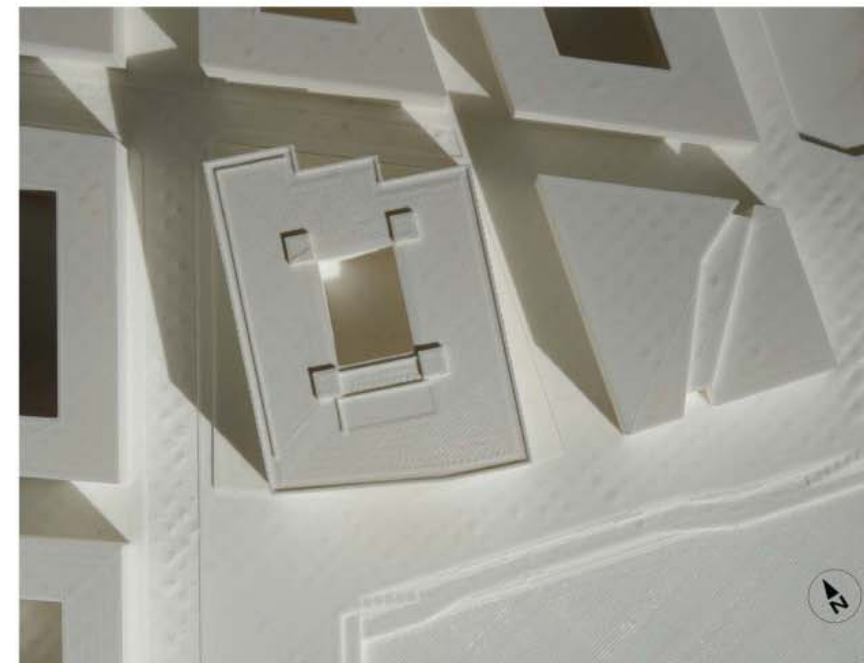
5. etasje har samme gulvflate som 4. etasje  
5th floor with same floorplate as 4th floor



Perspektiv fra havnen  
Perspective from Harbour

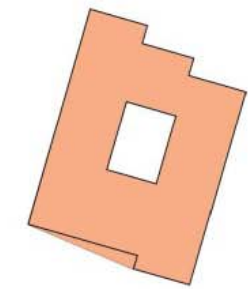


Studiemodell overblikk  
Study Model Overview

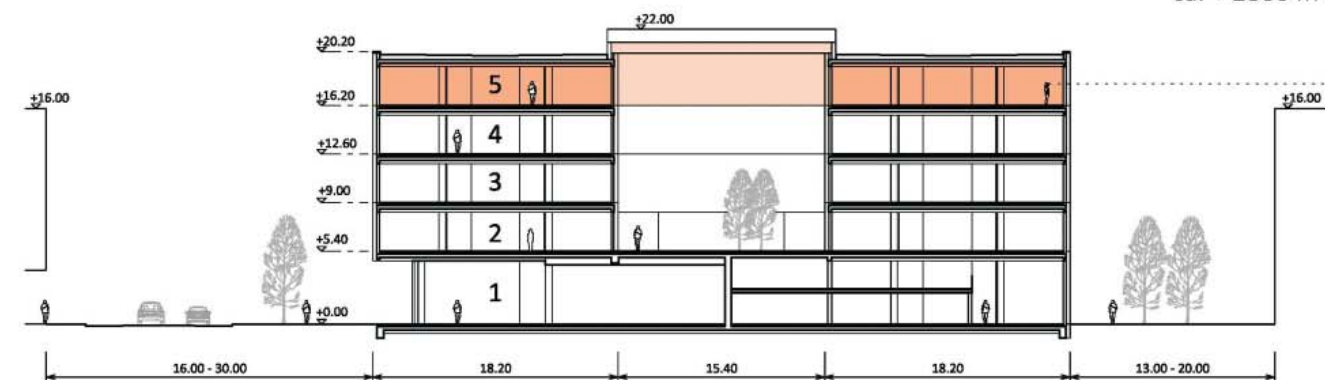


Skyggestudier  
Shadow study

NYTT RÅDHUS I SANDNES  
Ekstraetasje – innledende undersøkelser  
Additional floor- initial studies



ca. + 2800 m<sup>2</sup>



Tverrsnitt  
Cross-section

Pro ✓

**Beholder lesbarheten i konkurranseforslaget**  
Retains simple clarity of competition concept

**Ekstraetasjen gjenspeiler den offentlige betydningen av bygget**  
Additional floor reflects civic importance of the building

**Byggets høyde kan betraktes som en forlengelse av trappevolumet i det tilgrensende bankbygget (trinnsvis økning fra 3-5 etasjer)**  
Height of building can be seen as a continuation of the stepped massing of the adjacent bank building (increasing in steps from 3-5 stories)

**Størst mulig tileggsareal**  
Maximum additional area

**Bedre utsikt fra 5. etasje mot omkringliggende landskap.**  
Additional views from 5th floor to landscape beyond

Contra ✗

**Fotgjengeres opplevelse av byggets størrelse må studeres nøye**  
Scale of building as experienced by pedestrians needs to be studied in detail

**Ekstraetasje krever godkjenning fra kommunen – endringer i reguleringsplan**  
Additional floor requires approval from city - adjustment of masterplan

**Betydelig dyrere enn konkurransebidraget**  
Significant cost increase compared to competition scheme

**Dårligere solforhold på gateplan**  
Sunlight penetration to street level reduced

**Proporsjoner og lysinnslipp i bakgårdsatrium blir mindre ideelle**  
Proportion and light levels in Atrium courtyard less optimal

**konklusjon: ikke anbefalt**  
conclusion: not recommended



## Additional Area Studies

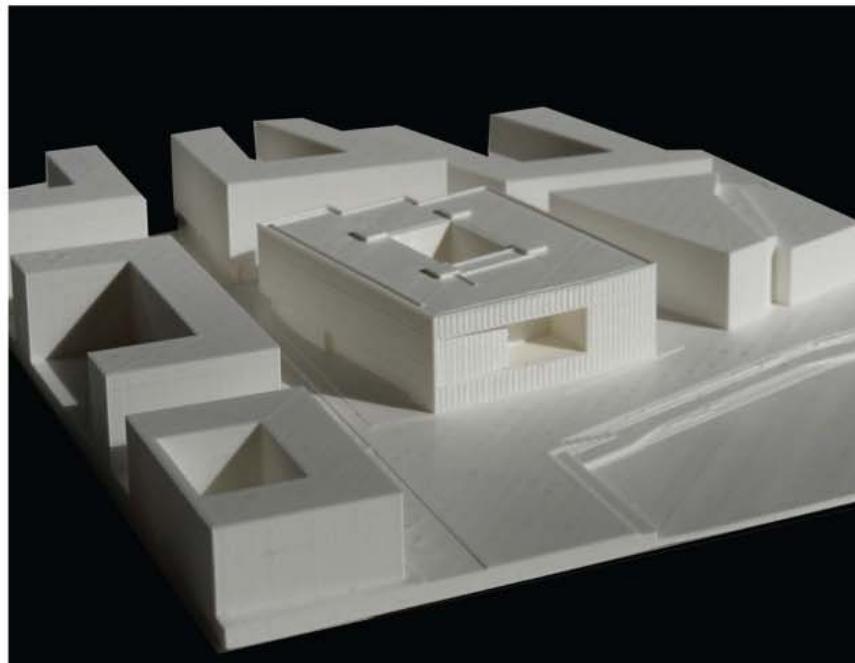
### Alternativ 3

5 etasjer. 4. etasje gjentar gulvflaten til 3. etasje for å skape et større 'byvindu'

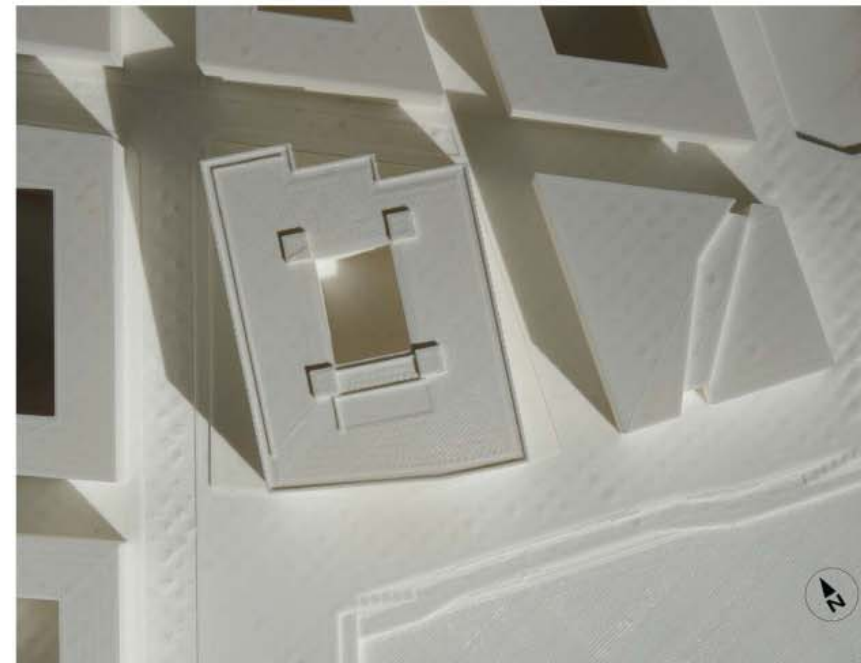
5 floors. 4th floor repeats floorplate of 3rd floor to give larger 'city window'



Perspektiv fra havnen  
Perspective from Harbour



Studiemodell overblikk  
Study Model Overview

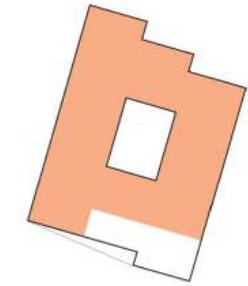


Skyggestudier  
Shadow study

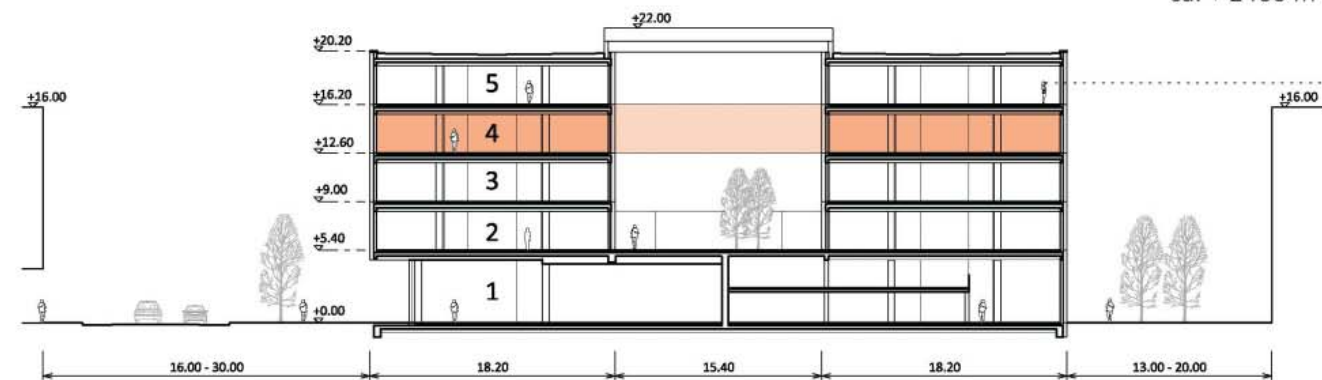
### NYTT RÅDHUS I SANDNES

Ekstraetasje – innledende undersøkelser

Additional floor- initial studies



ca. + 2400 m<sup>2</sup>



Tversnitt  
Cross-section

#### Pro



Beholder konkurransekonseptet  
Retains competition concept

Ekstra høyde gjenspeiler den offentlige betydningen av bygget  
Additional height reflects civic importance of the building

Byggets høyde kan betraktes som en forlengelse av trappevolumet i det tilgrensende bankbygget (trinnsvis økning fra 3-5 etasjer)  
Height of building can be seen as a continuation of the stepped massing of the adjacent bank building (increasing in steps from 3-5 stories)

Betydelig tilleggsareal  
Considerable additional area

Bedre utsikt fra 5. etasje mot omkringliggende landskap  
Additional views from 5th floor to landscape beyond

#### Contra



'Byvinduet' fremstår i overkant monumentalt  
'City Window' appears too monumental

Fotgjengeres opplevelse av byggets størrelse må studeres nøye  
Scale of building as experienced by pedestrians needs to be studied in detail

Ekstraetasje krever godkjenning fra kommunen – endringer i reguleringsplan  
Additional floor requires approval - adjustment of masterplan

Betydelig dyrere enn konkurranseforslaget  
Significant cost increase compared to competition scheme

Dårligere solforhold på gateplan  
Sunlight penetration to street level reduced

Proporsjoner og lysinnslipp i bakgårdsatrium blir mindre ideelle  
Proportion and light levels in Atrium courtyard less optimal

konklusjon: ikke anbefalt  
conclusion: not recommended



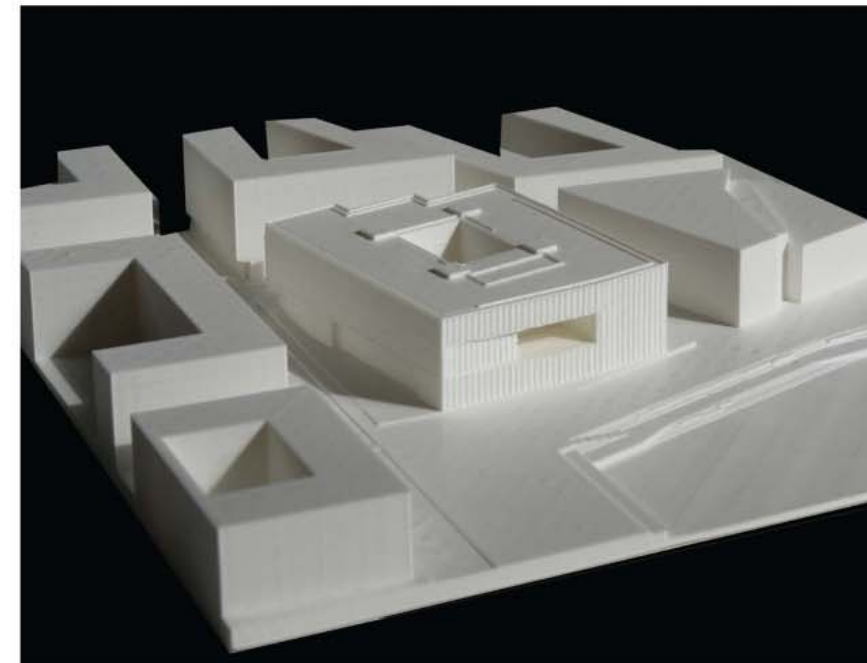
## Additional Area Studies

### Alternativ 5

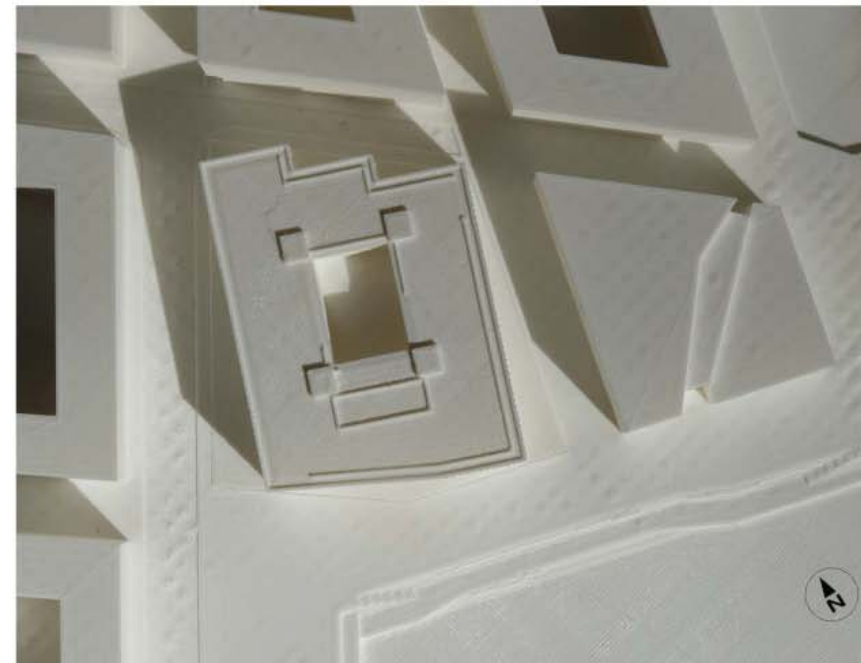
Økt etasjehøyde i 1. etasje for å frigjøre mer kontorplass i mesaninetasjen  
Increased height of ground floor to give additional office area in a mezzanine floor



Perspektiv fra havnen  
Perspective from Harbour

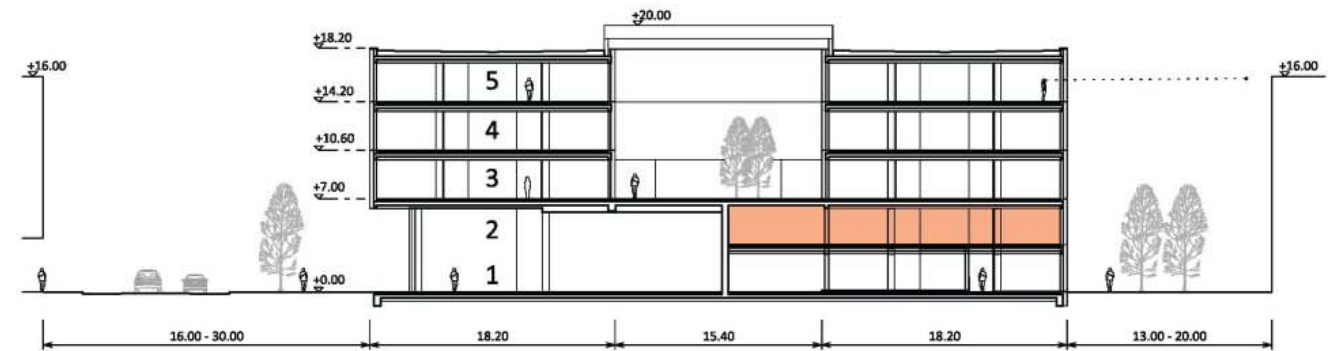
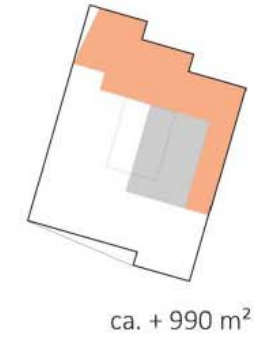


Studiemodell overblikk  
Study Model Overview



Skyggestudier  
Shadow study

NYTT RÅDHUS I SANDNES  
Ekstraetasje – innledende undersøkelser  
Additional floor- initial studies



Tverrsnitt  
Cross-section

#### Pro ✓

Beholder konkurransekonseptet  
Retains competition concept

Byggets høyde øker med kun 50% av de andre alternativene. Slik er det lettere å argumentere i henhold til kravene i reguleringsplanen  
Increase in building height only 50% of other options  
This may therefore be easier to argue in relation to the masterplan requirements.

Betydelig ekstra kontorareal  
Considerable additional office area

Sammenlignet med de andre alternativene er utgiftøkningen relativt beskjeden  
Cost increase relatively minimal in comparison with other options

#### Contra ✗

Økt bygghøyde krever godkjenning fra kommunen – endring i reguleringsplan  
Additional height requires approval from city - adjustment of masterplan

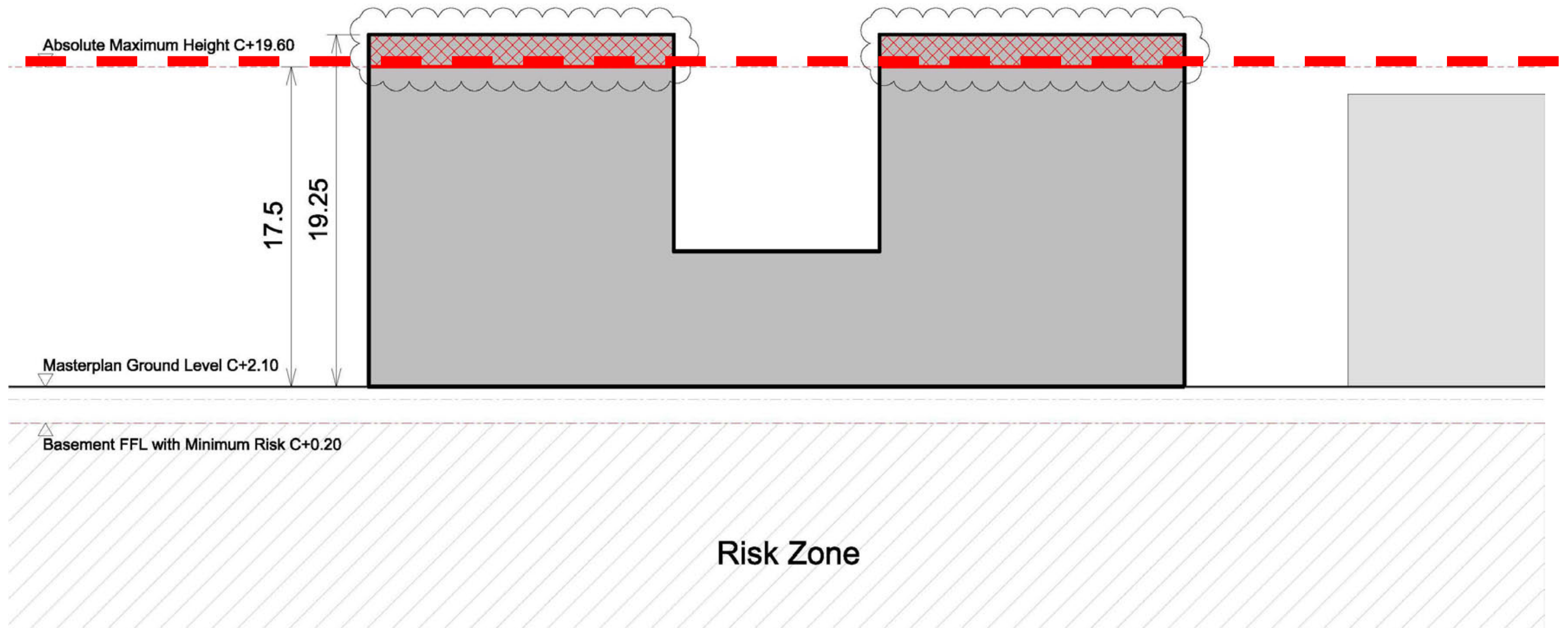
Betydelig dyrere enn konkurranseforslaget  
Significant cost increase compared to competition scheme

Solforhold og fotgjengeropplevelse må studeres nøye  
Sunlight penetration and pedestrian experience needs careful study

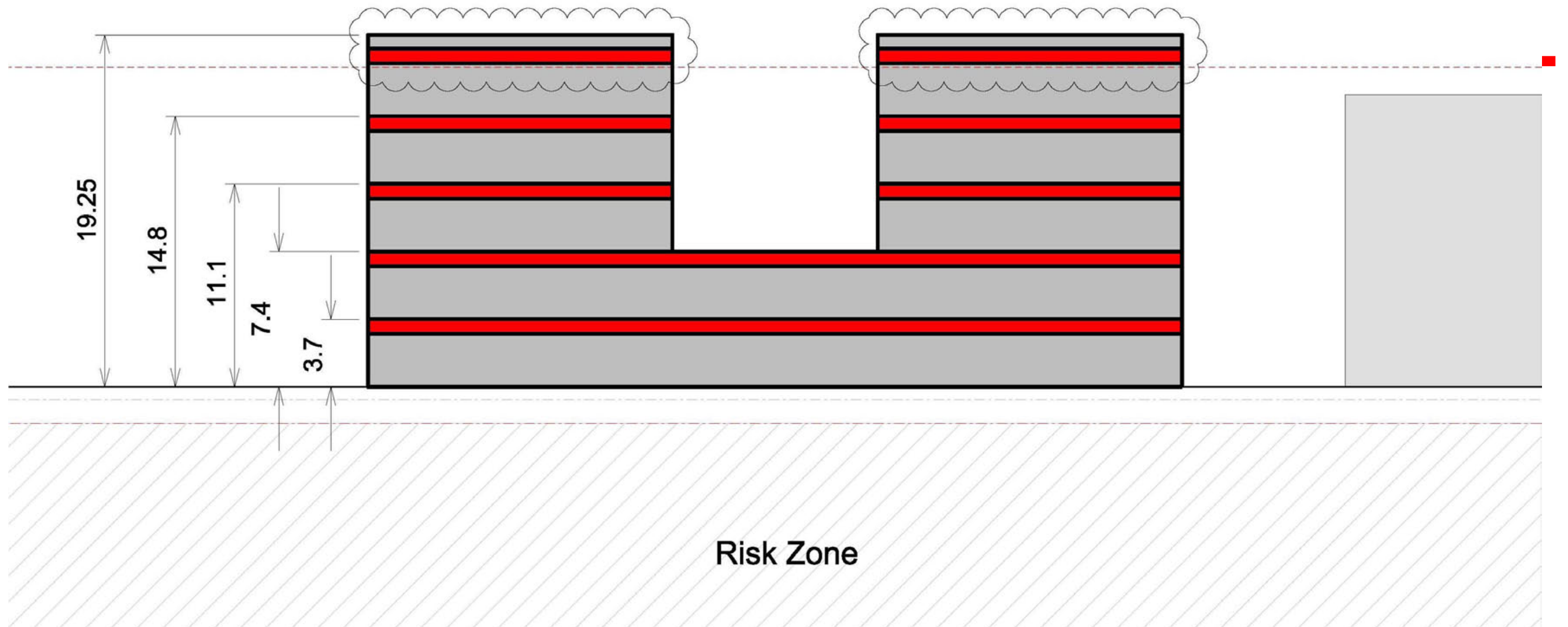
konklusjon: **verdt å vurdere**  
conclusion: **worth to consider**



Additional Area Studies  
V02 (Additional Mezzanine / Larger scheme)



Additional Area Studies  
V02 (Additional Mezzanine / Larger scheme)

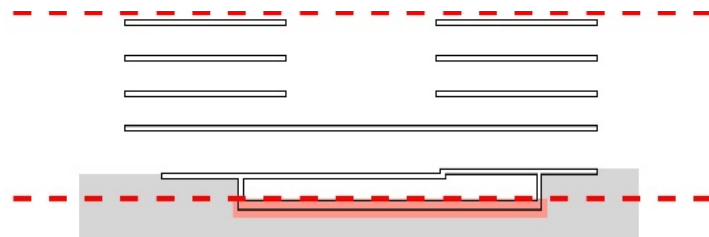




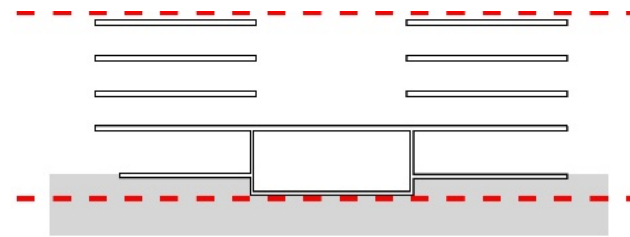


Site Constraints  
Summary of Options

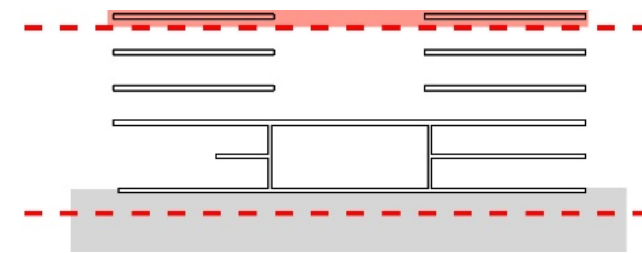
**V0**



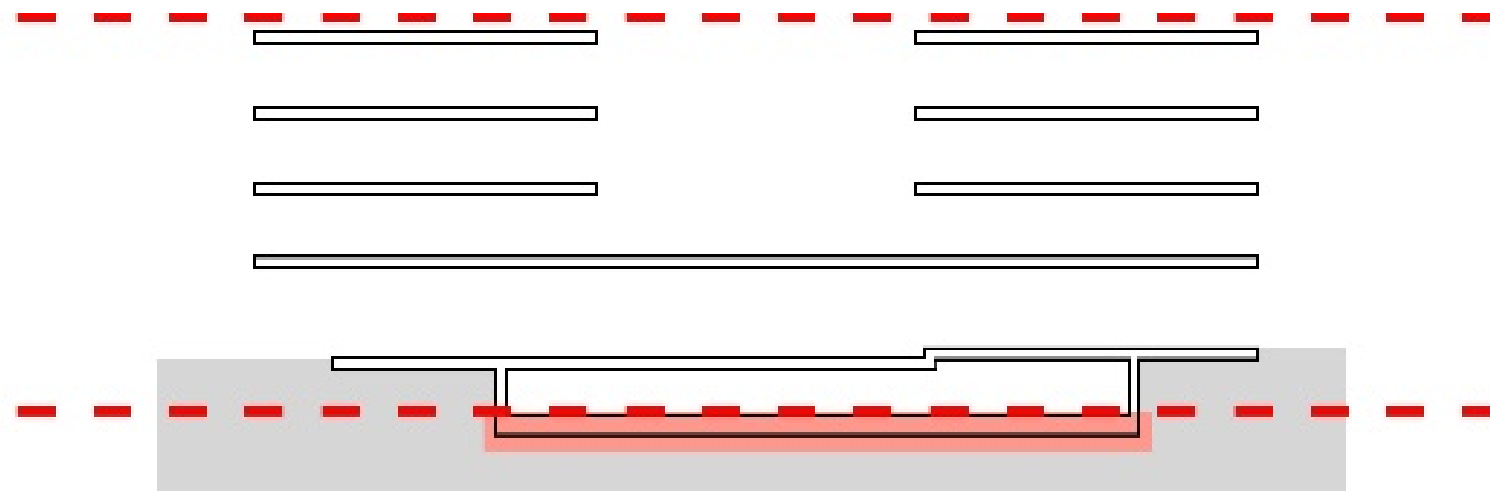
**V1**



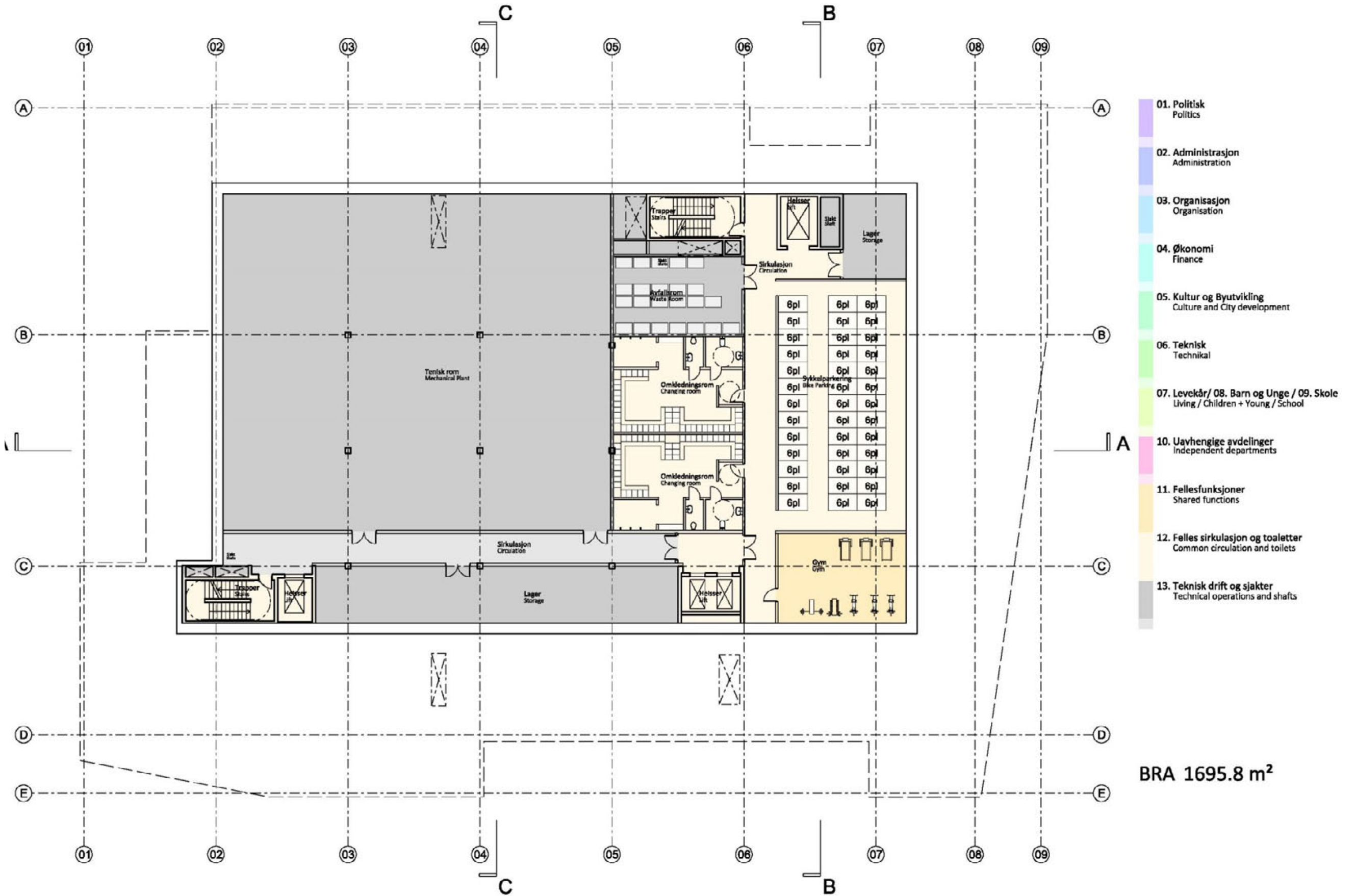
**V2**



# V0

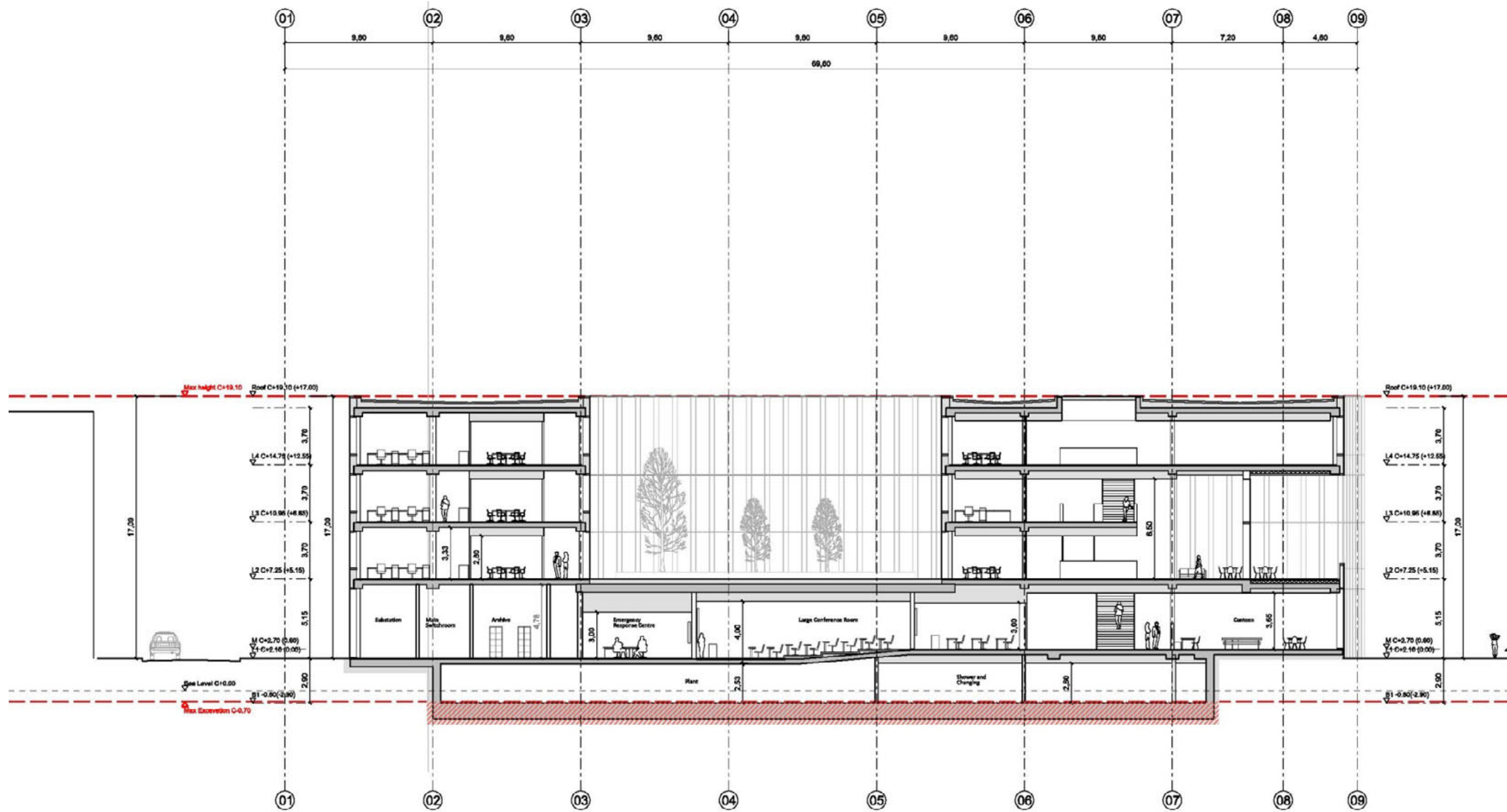


# V00 Basement Level



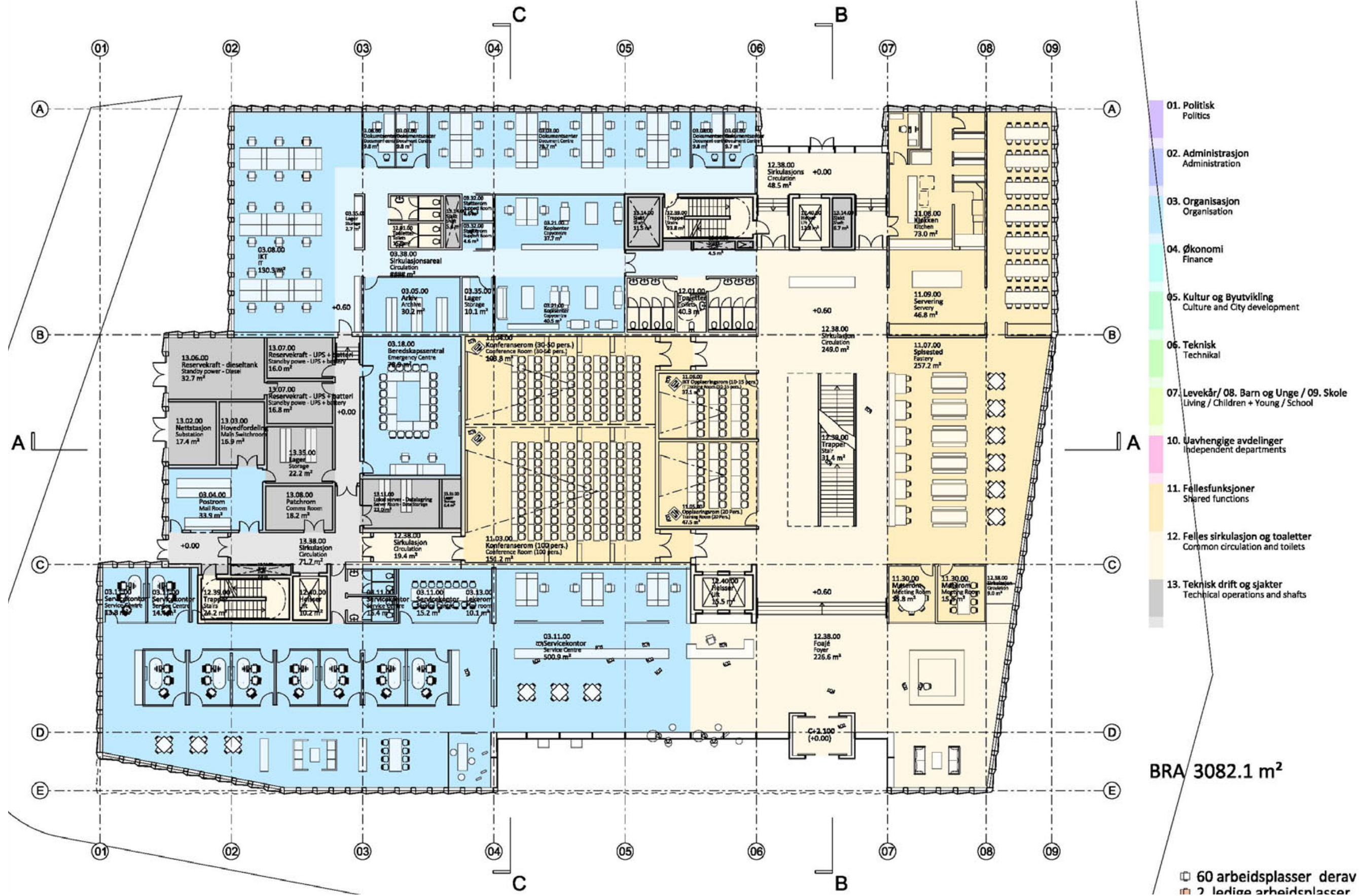


# V00 Section A











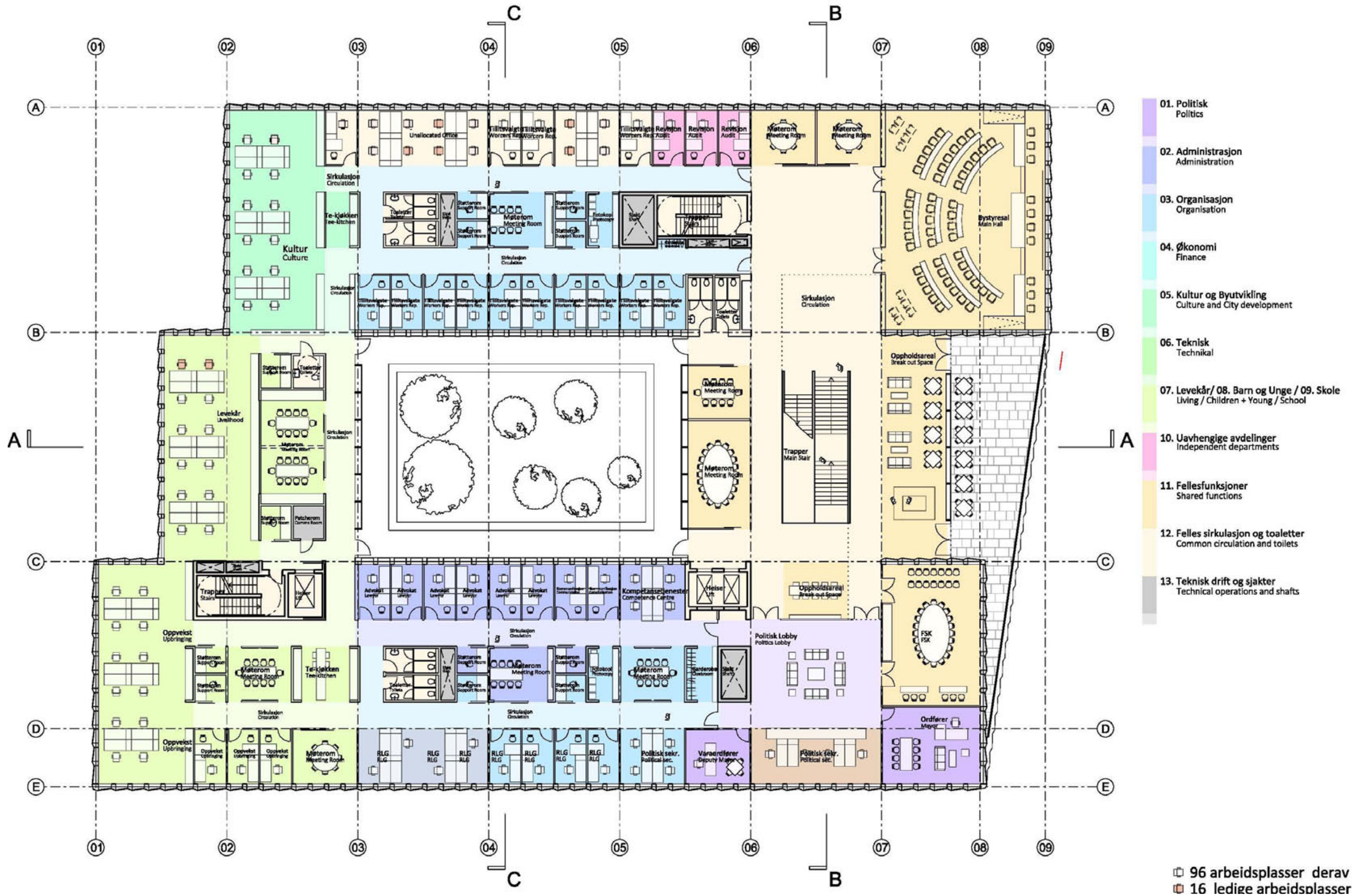
V00 Level 01: Entrance Area – View to stair  
V00 Level 01



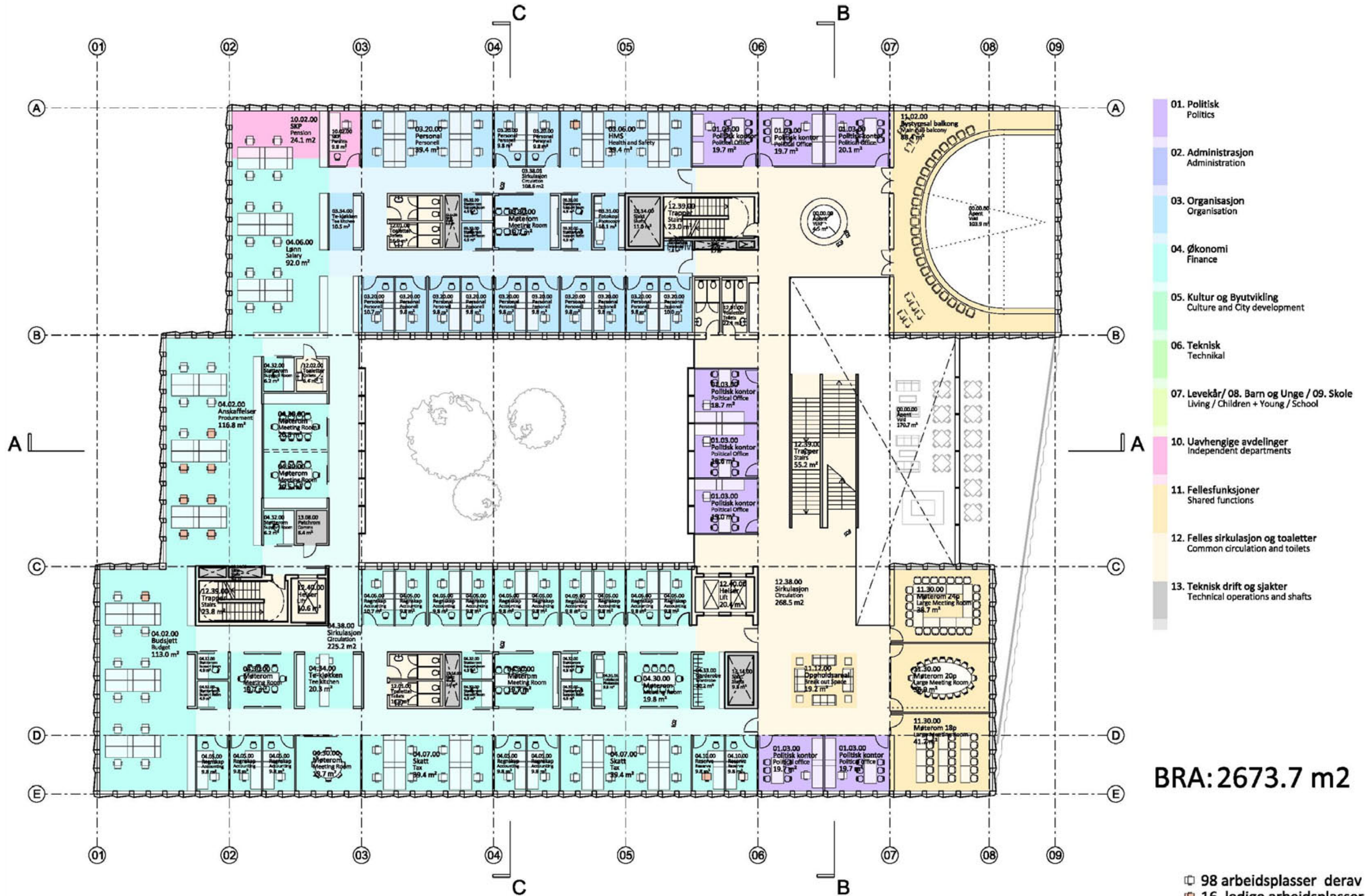
V00 Level 01: Entrance Area – View to canteen











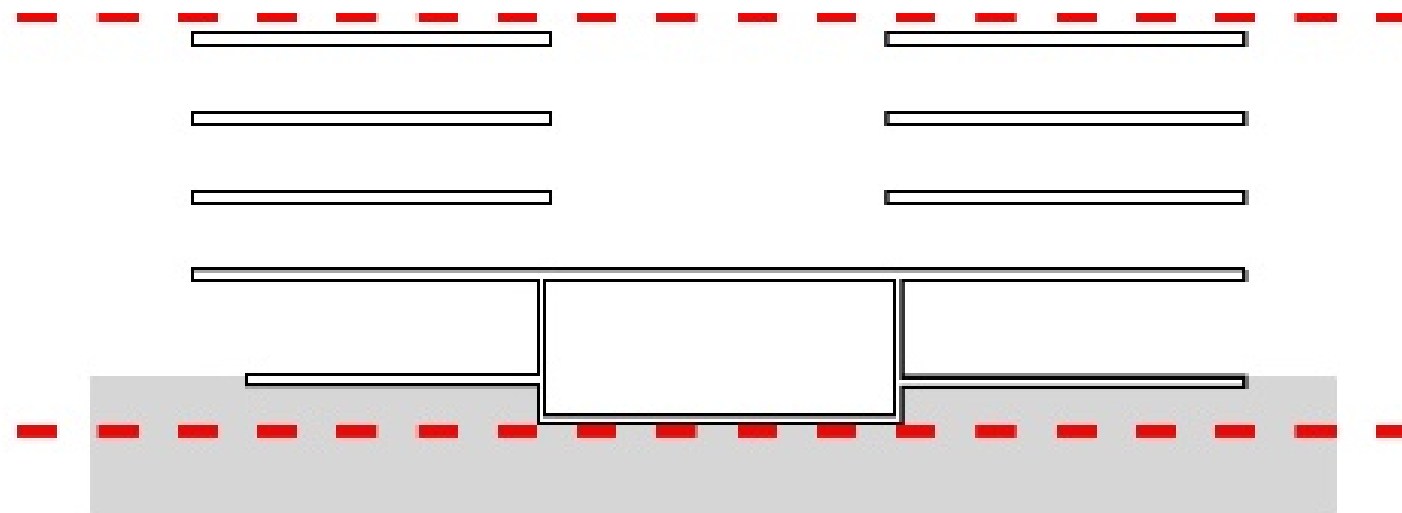




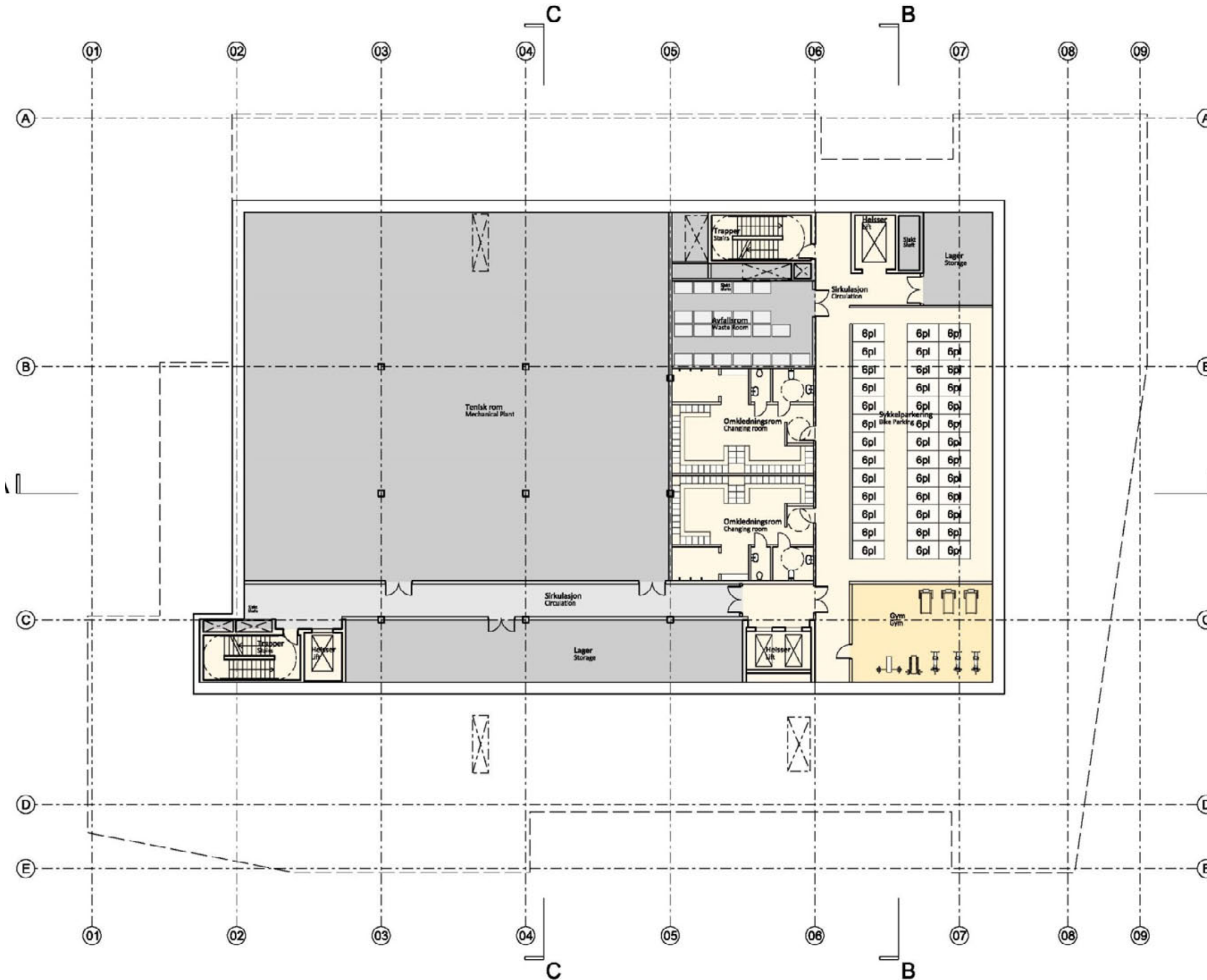




# V1



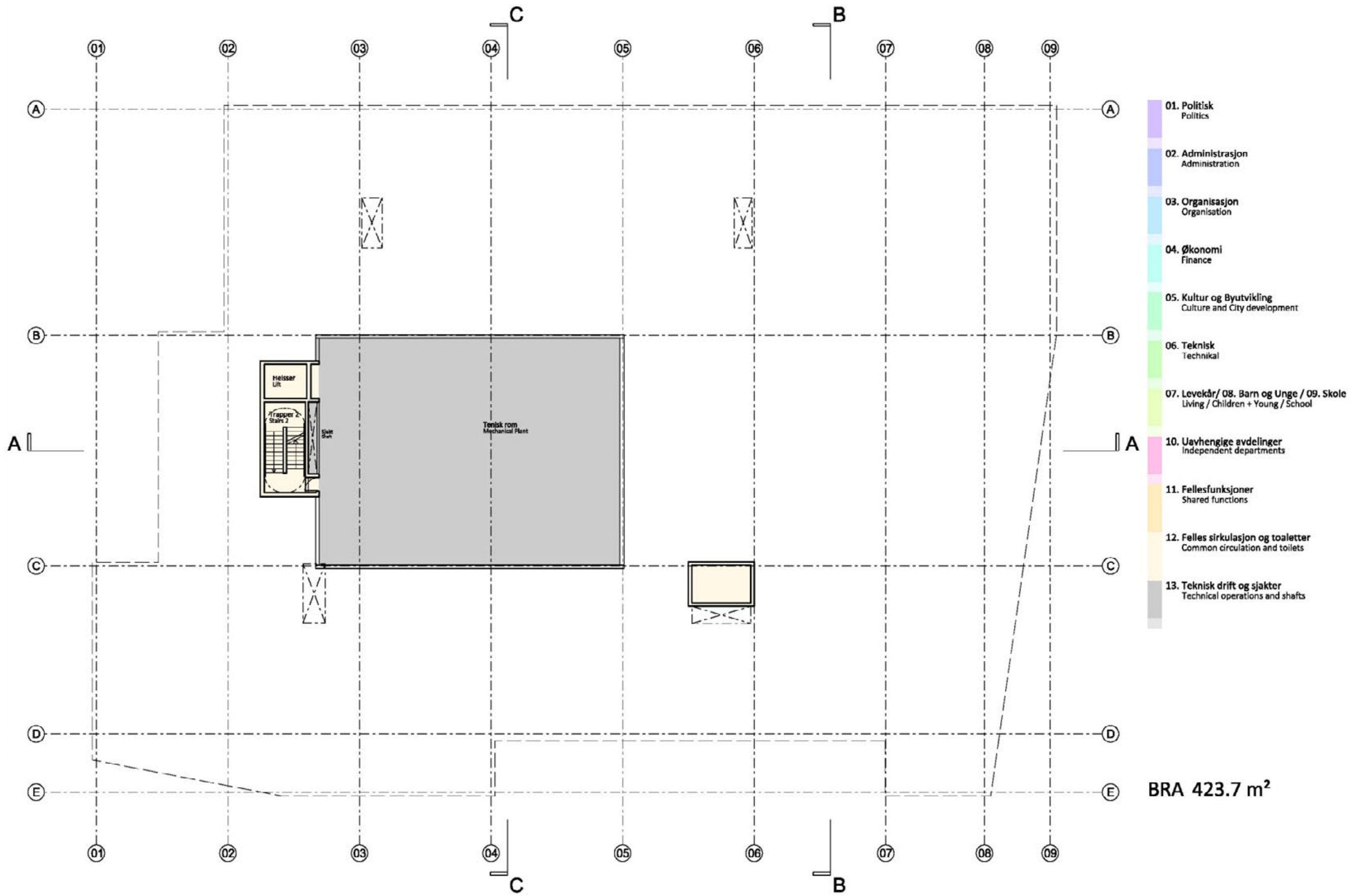
# V00 Basement Level



- 01. Politisk  
Politics
- 02. Administrasjon  
Administration
- 03. Organisasjon  
Organisation
- 04. Økonomi  
Finance
- 05. Kultur og Byutvikling  
Culture and City development
- 06. Teknisk  
Technical
- 07. Levekår/ 08. Barn og Unge / 09. Skole  
Living / Children + Young / School
- 10. Uavhengige avdelinger  
Independent departments
- 11. Fellesfunksjoner  
Shared functions
- 12. Felles sirkulasjon og toaletter  
Common circulation and toilets
- 13. Teknisk drift og sjakter  
Technical operations and shafts

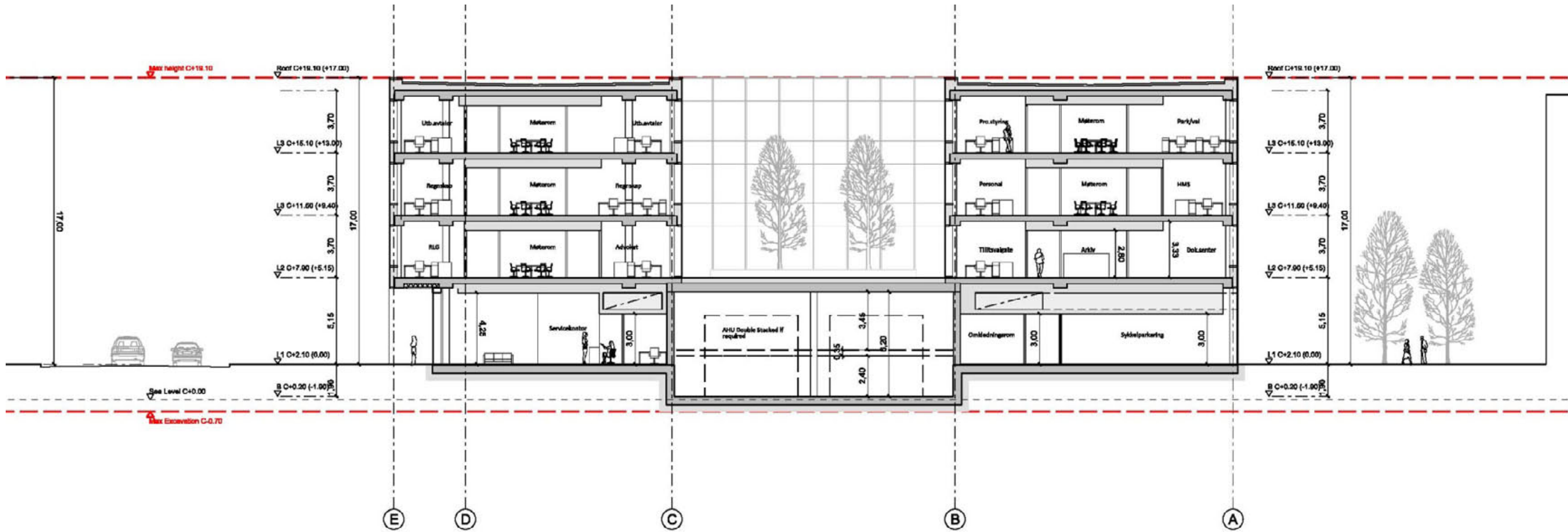
BRA 1695.8 m<sup>2</sup>

# V01 Basement Level

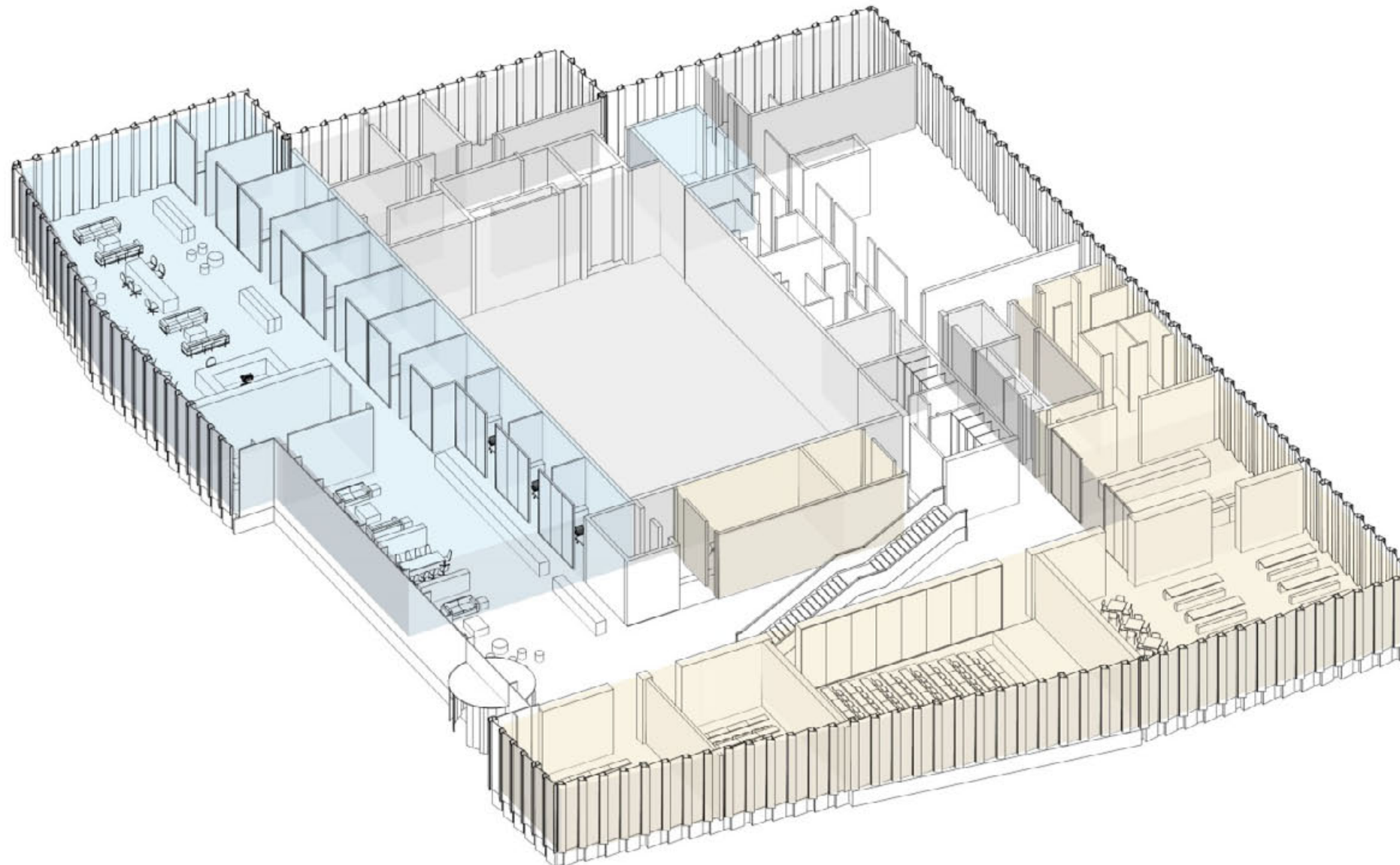




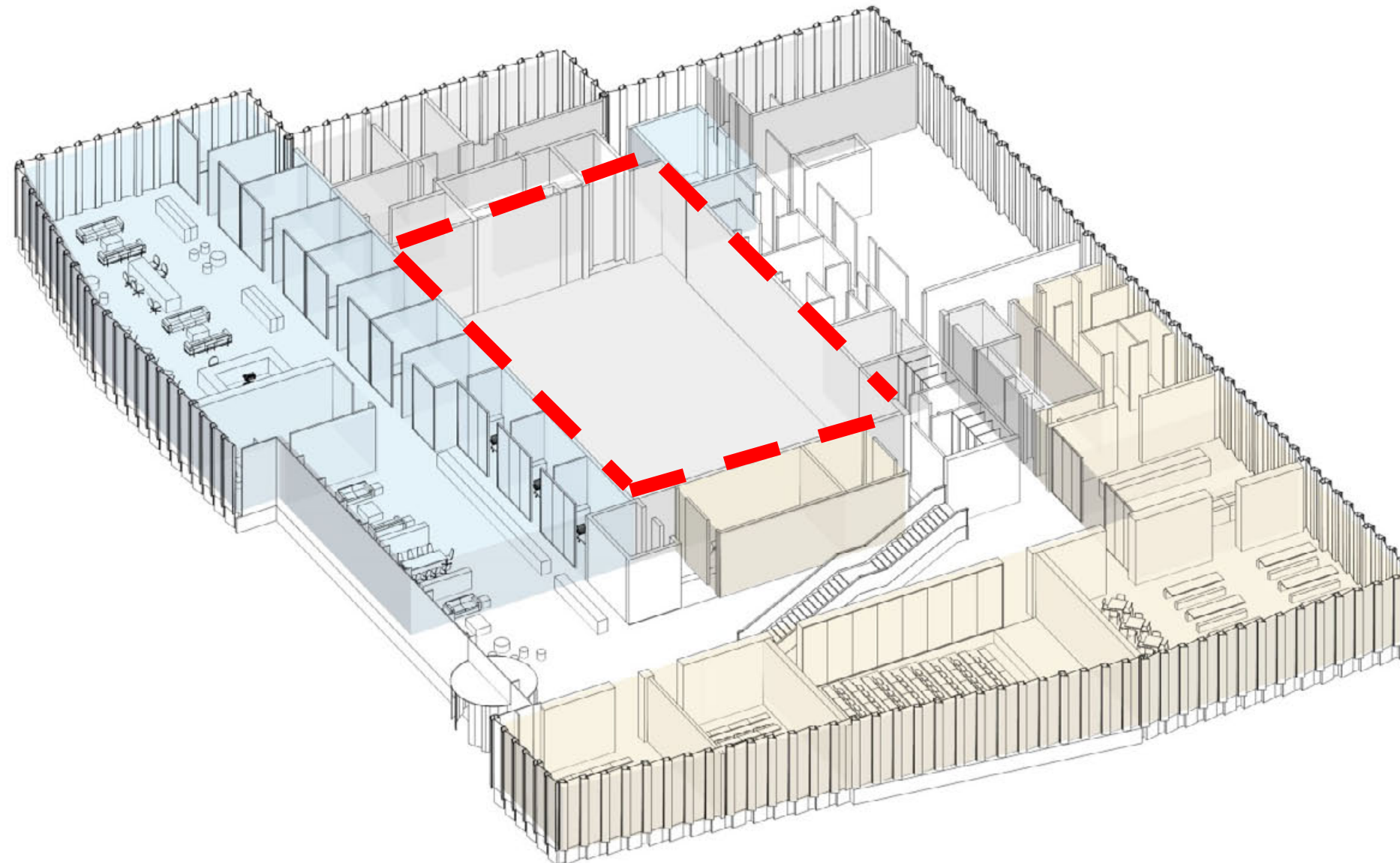
V01 Section C



V01 Axonometric Level 01



V01 Axonometric Level 01





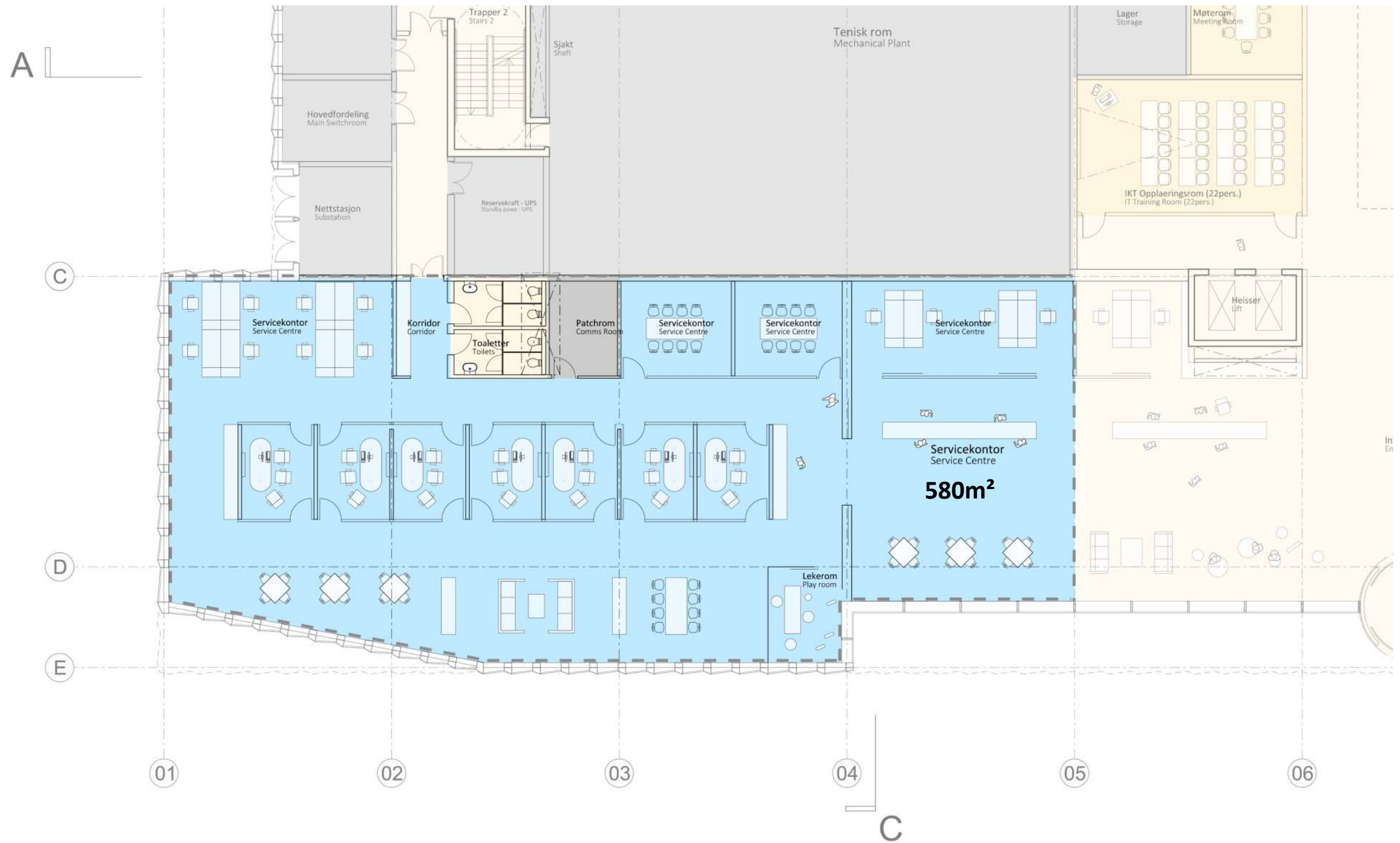


V01 Level 01  
Servicekontor





V01 Level 01  
Servicekontor

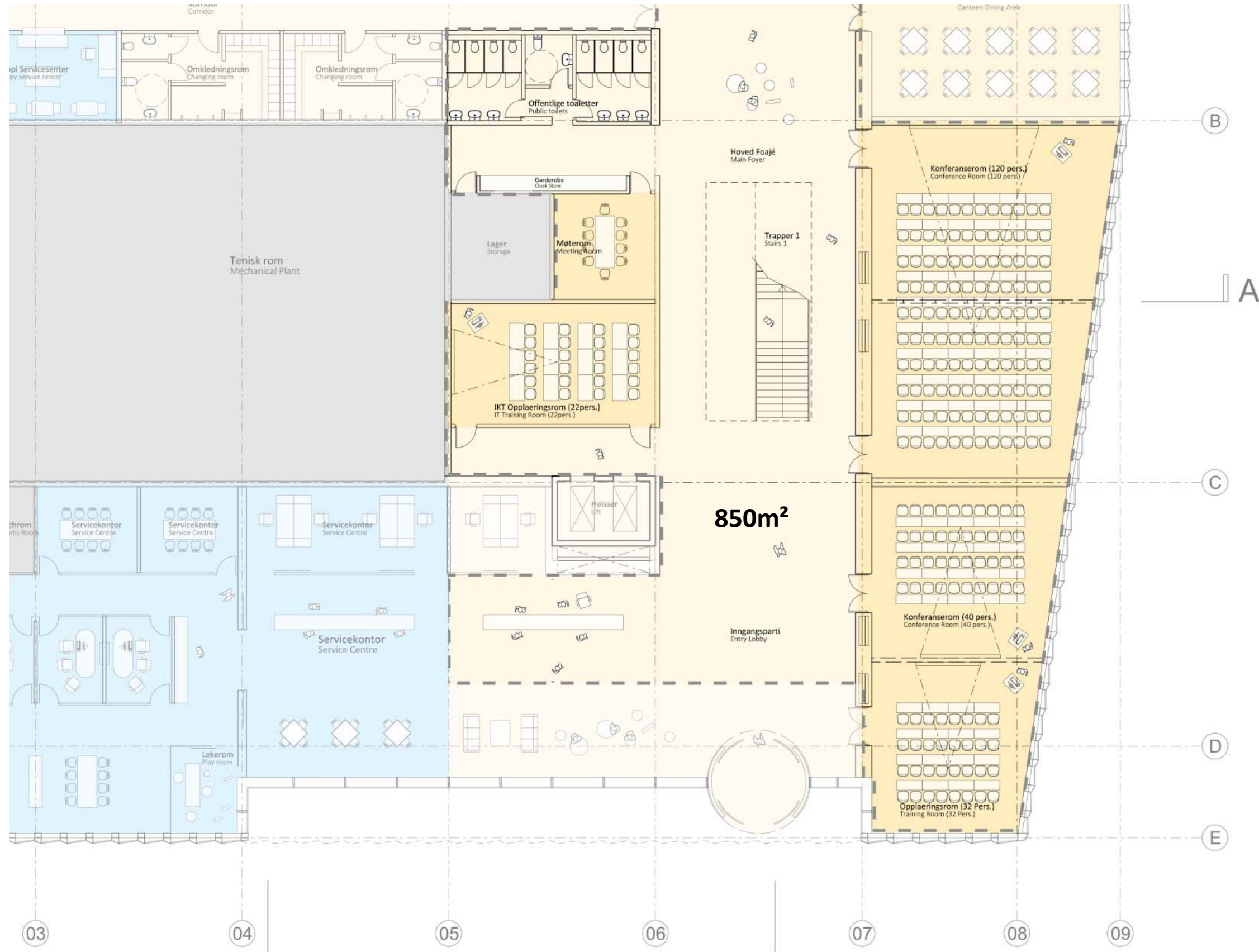




V01 Level 01  
Konferansesenter

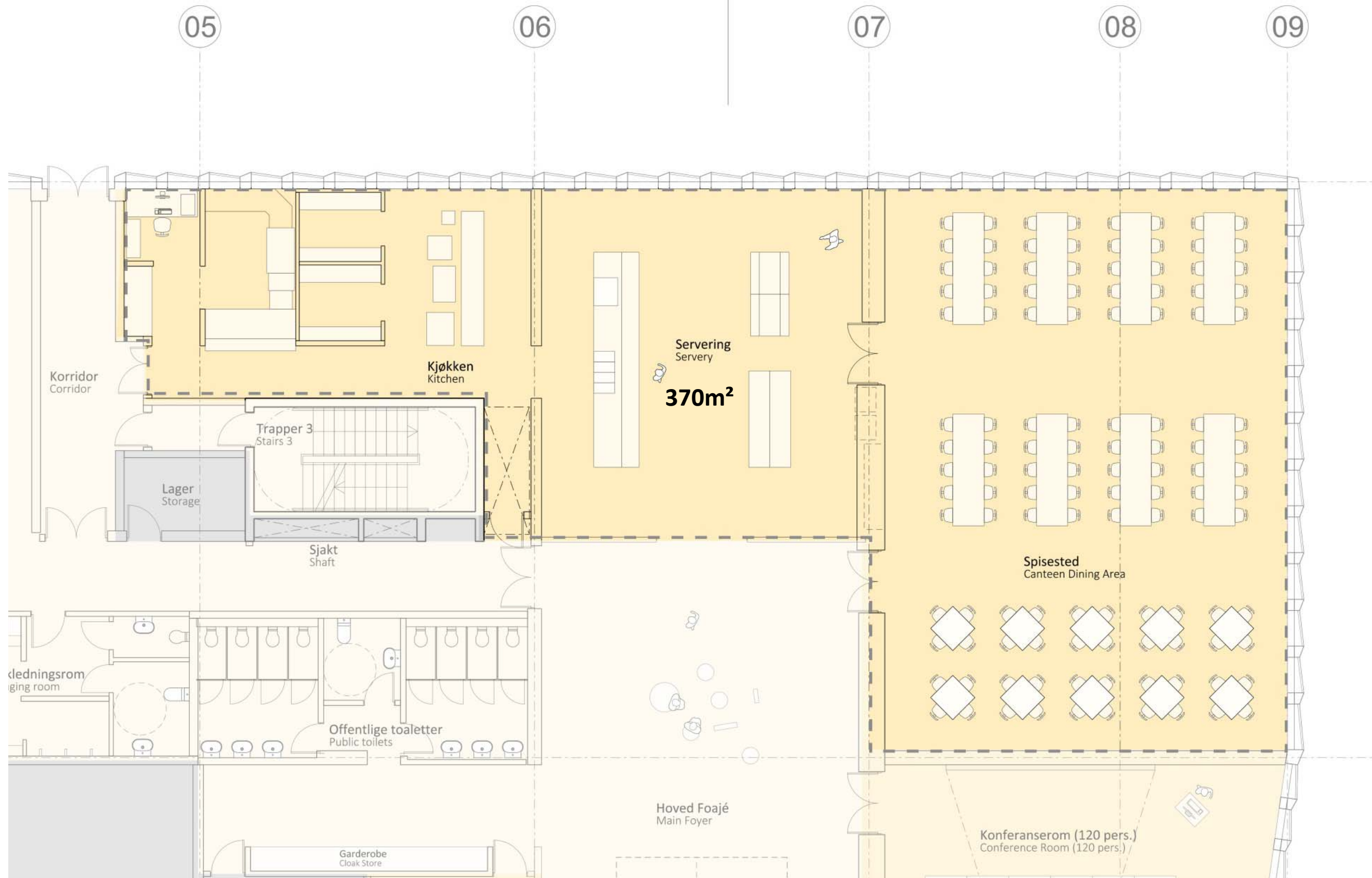


# V01 Level 01 Konferansesenter



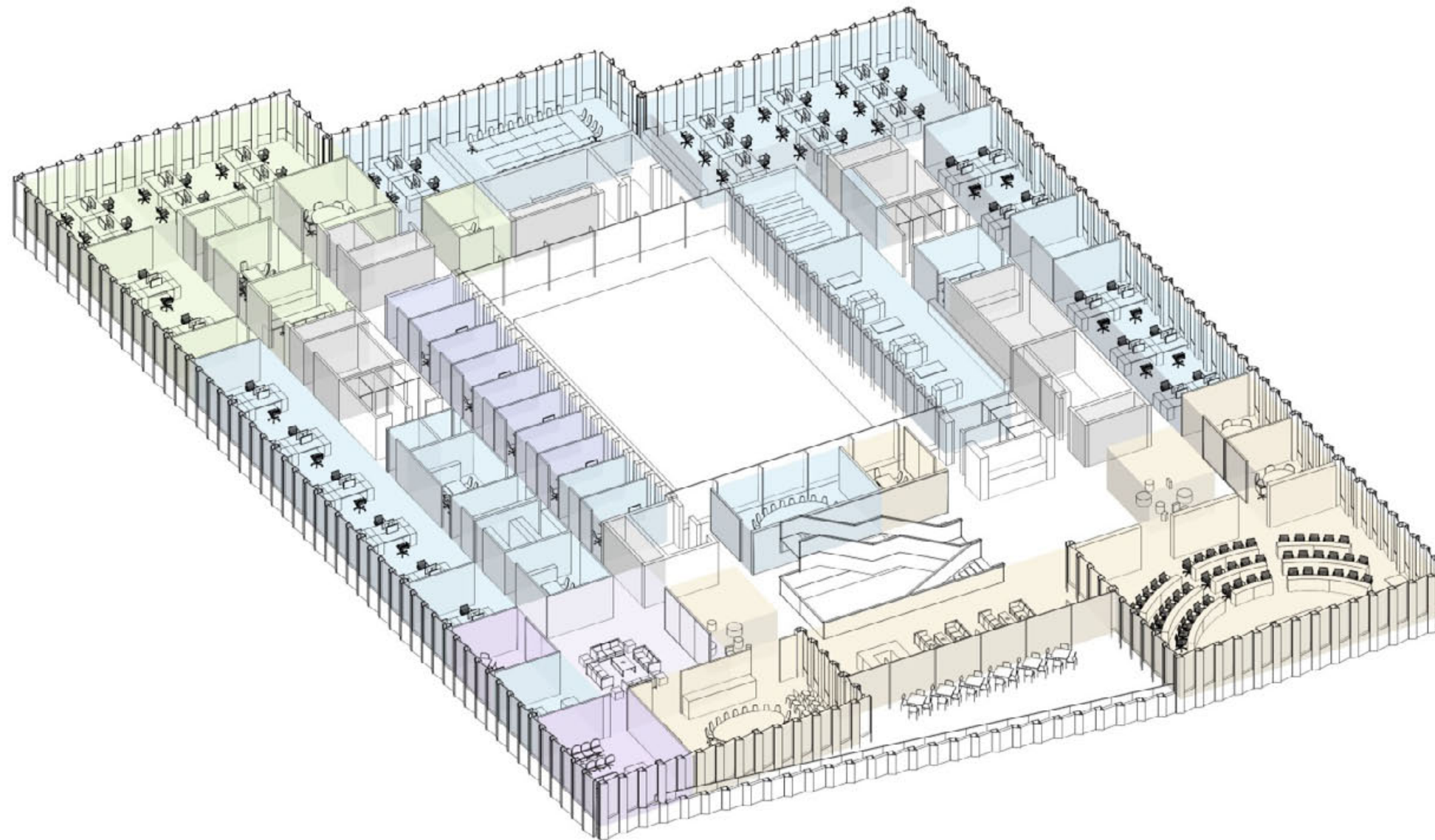


V01 Level 01  
Cantine and kitchen

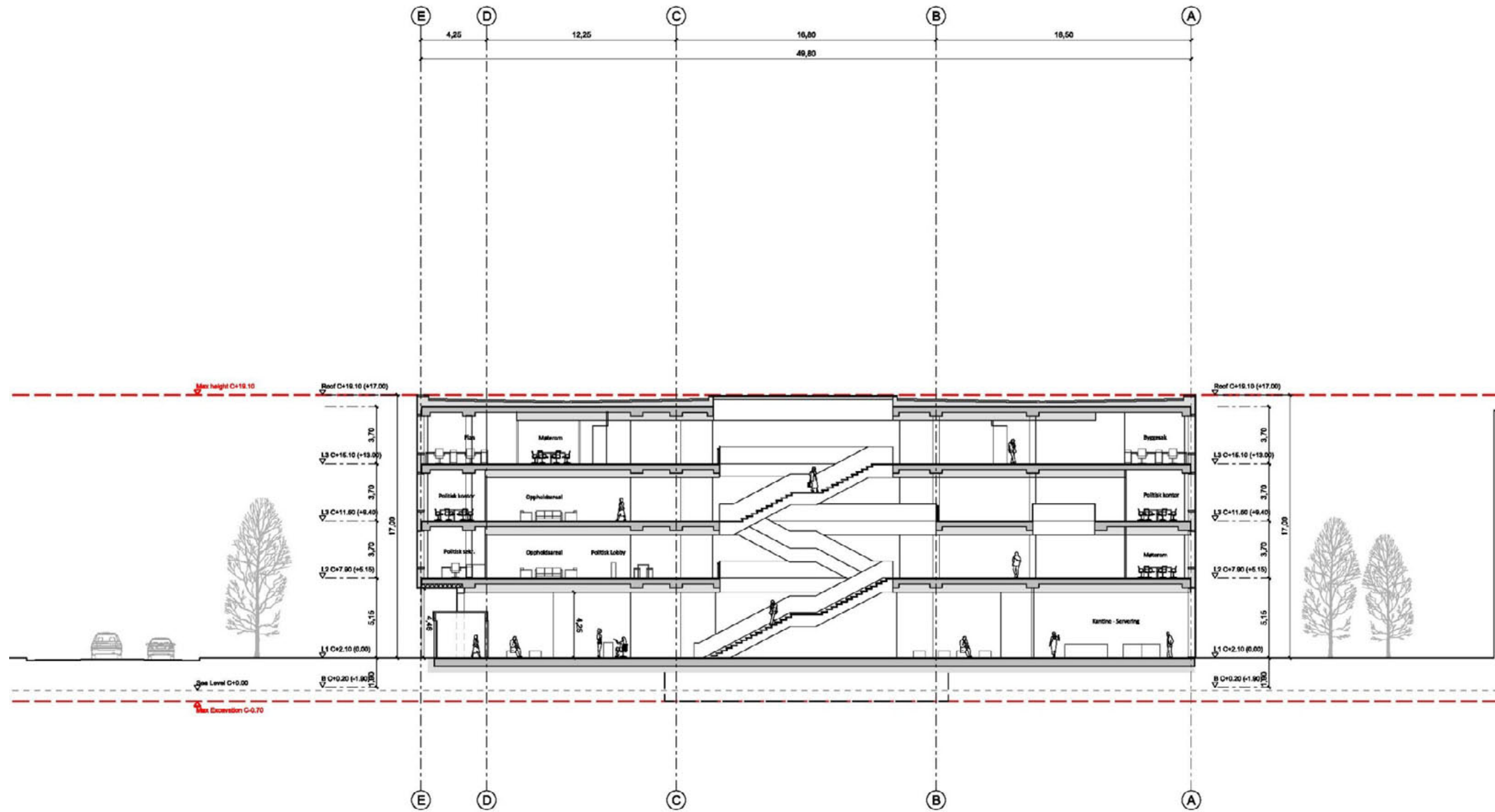




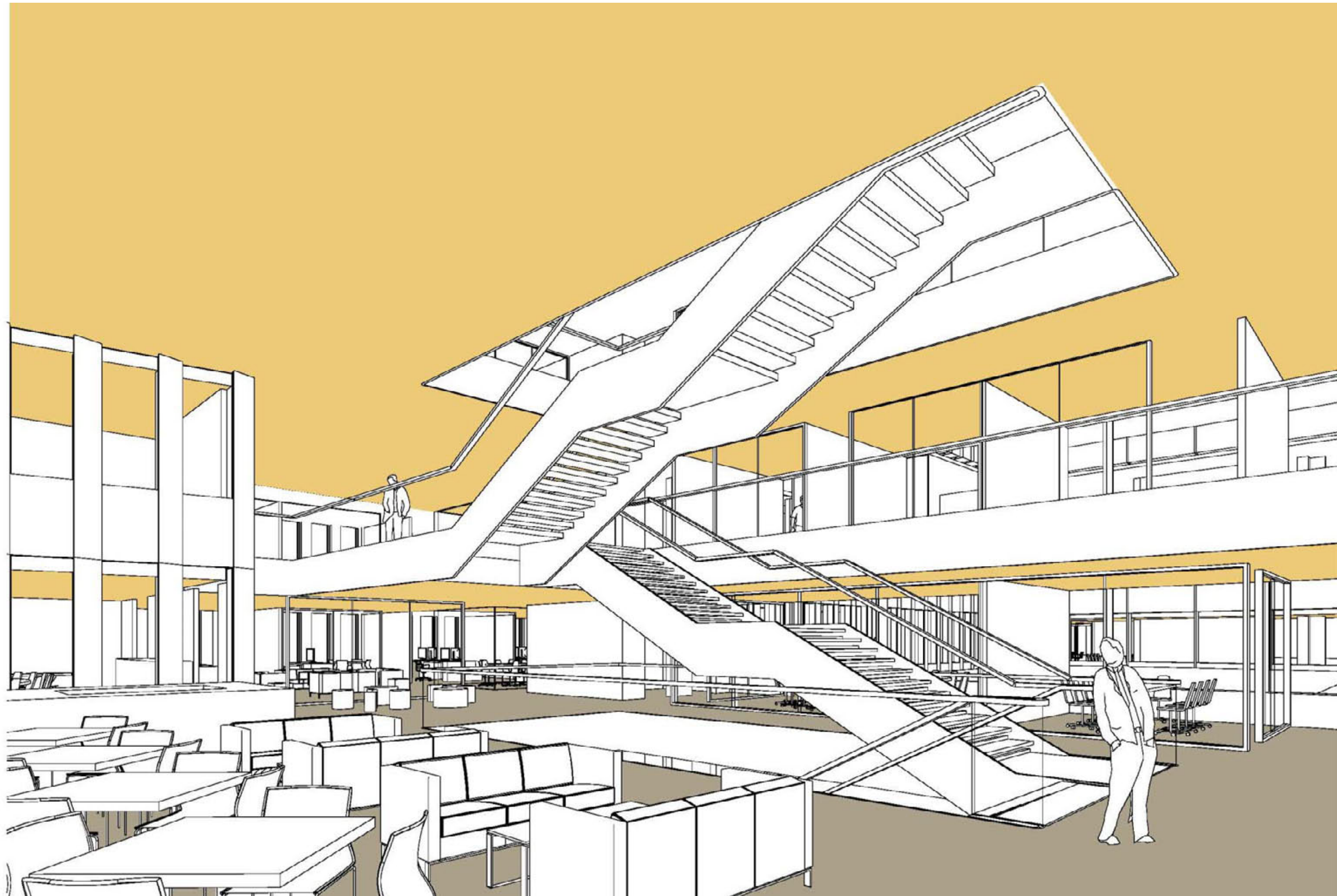
V01 Axonometric Level 02



# V01 Section B



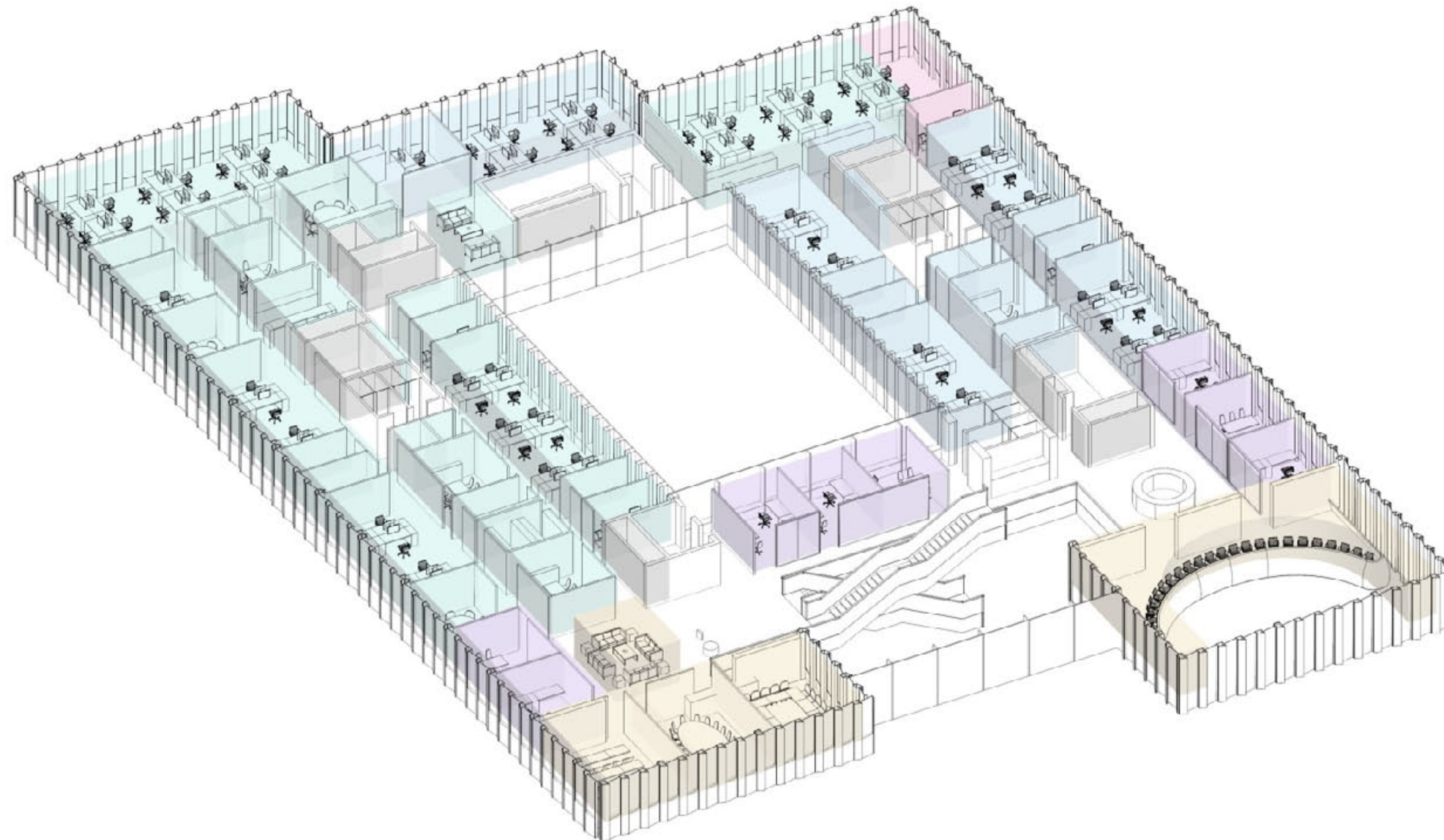








V01 Axonometric Level 03

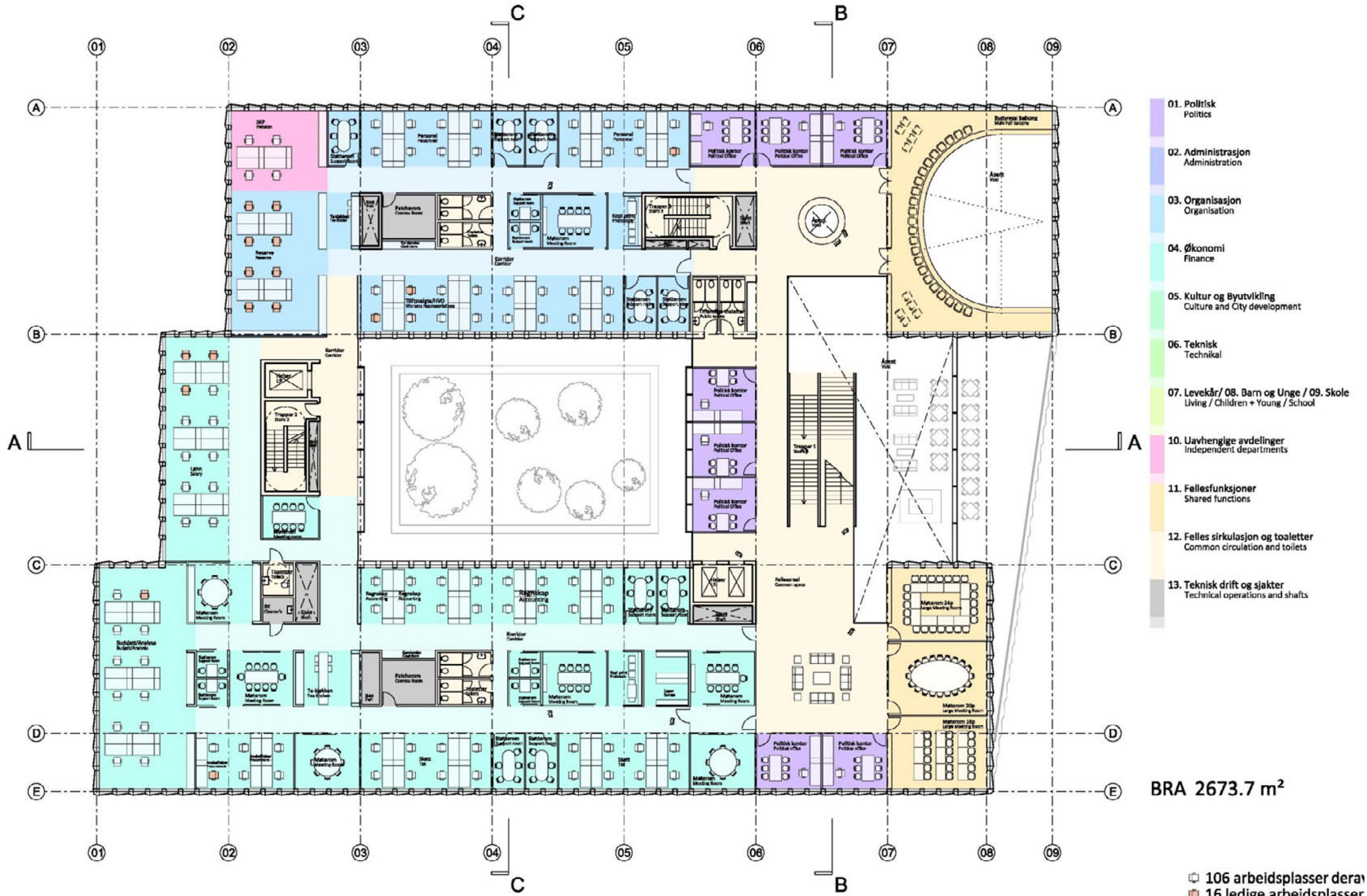




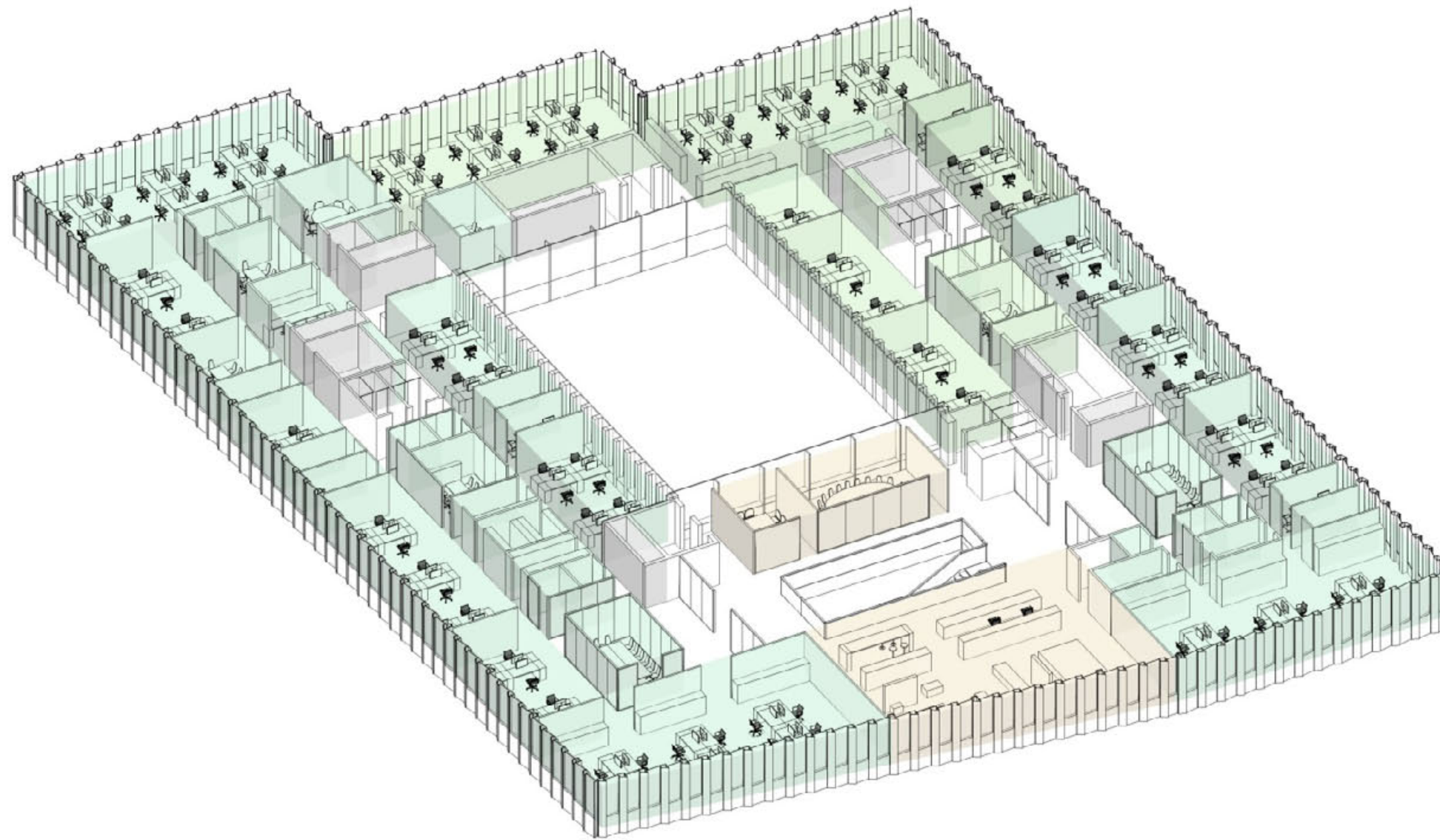




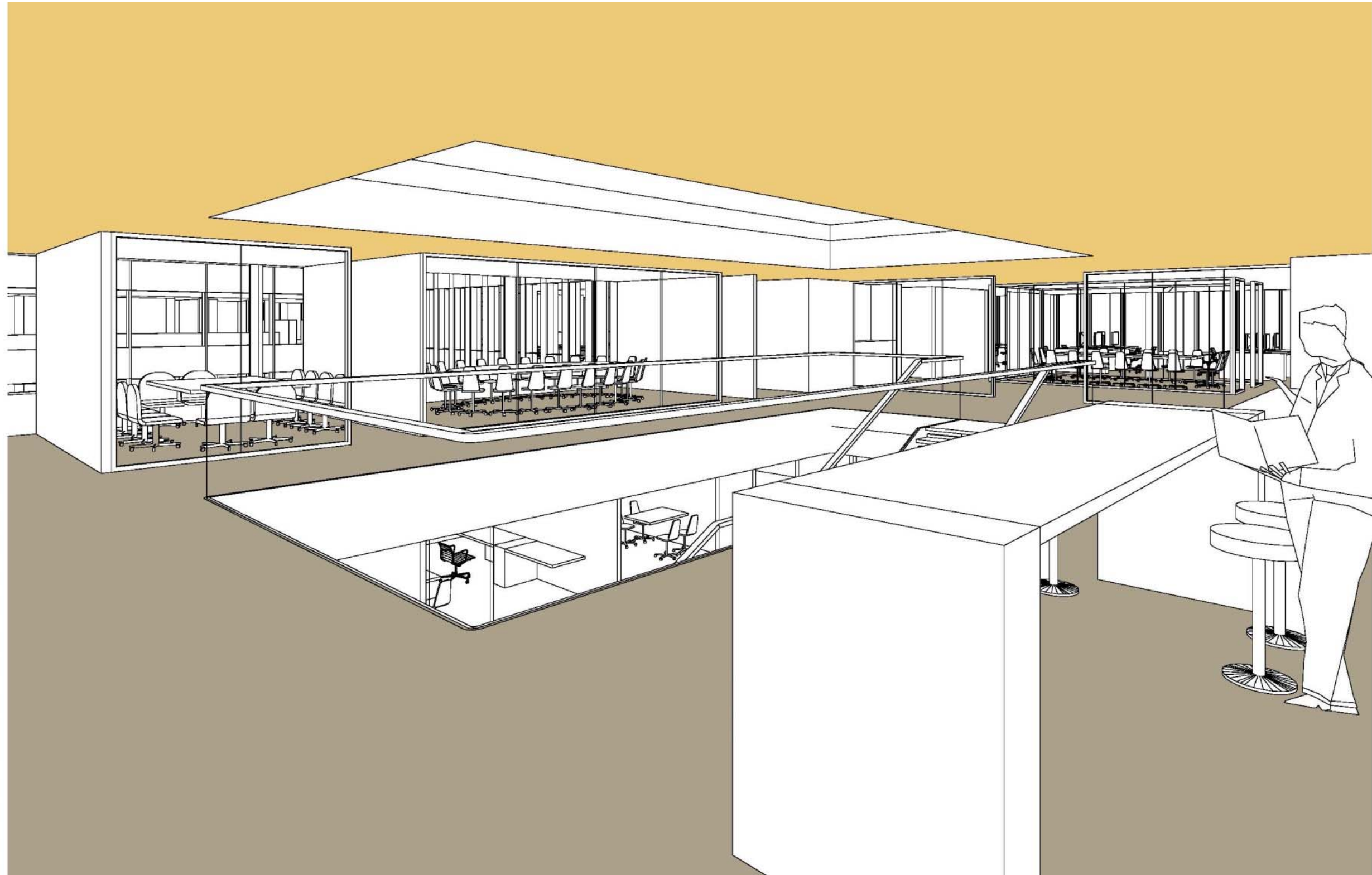
# V01 Level 02



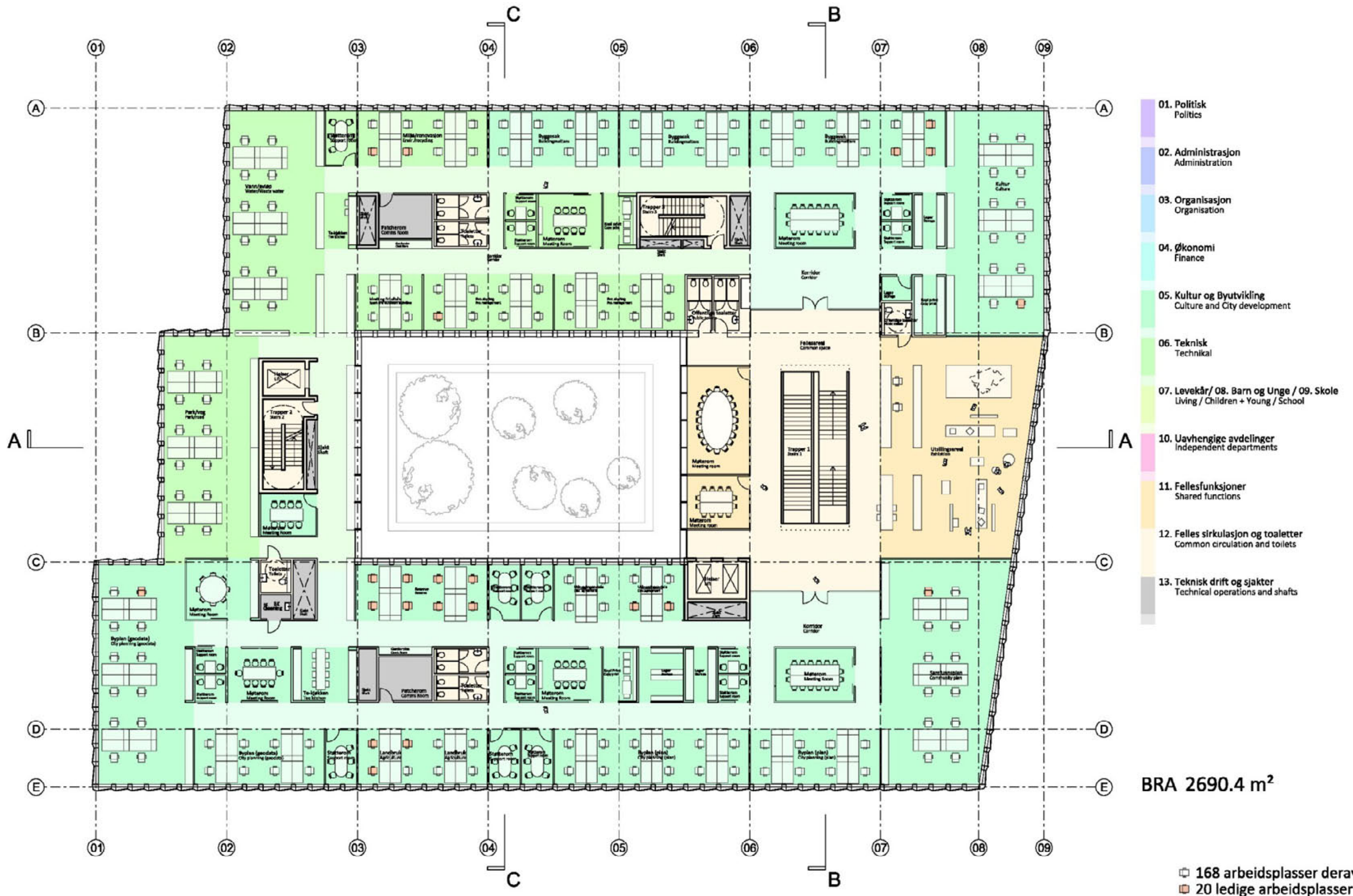
V01 Axonometric Level 04











V01 Perspective 1 Typical Cluster



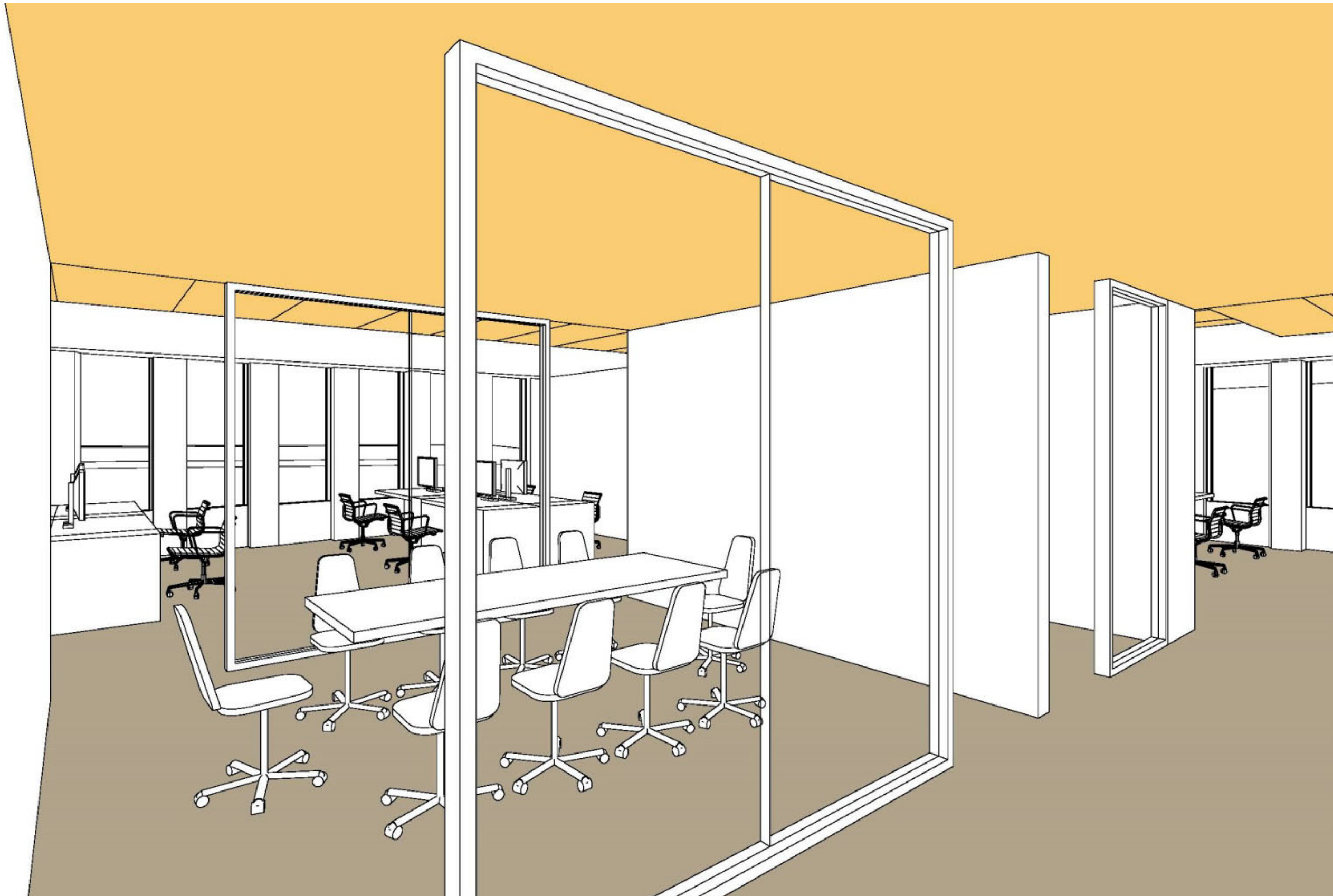


V01 Perspective 2 Typical Cluster

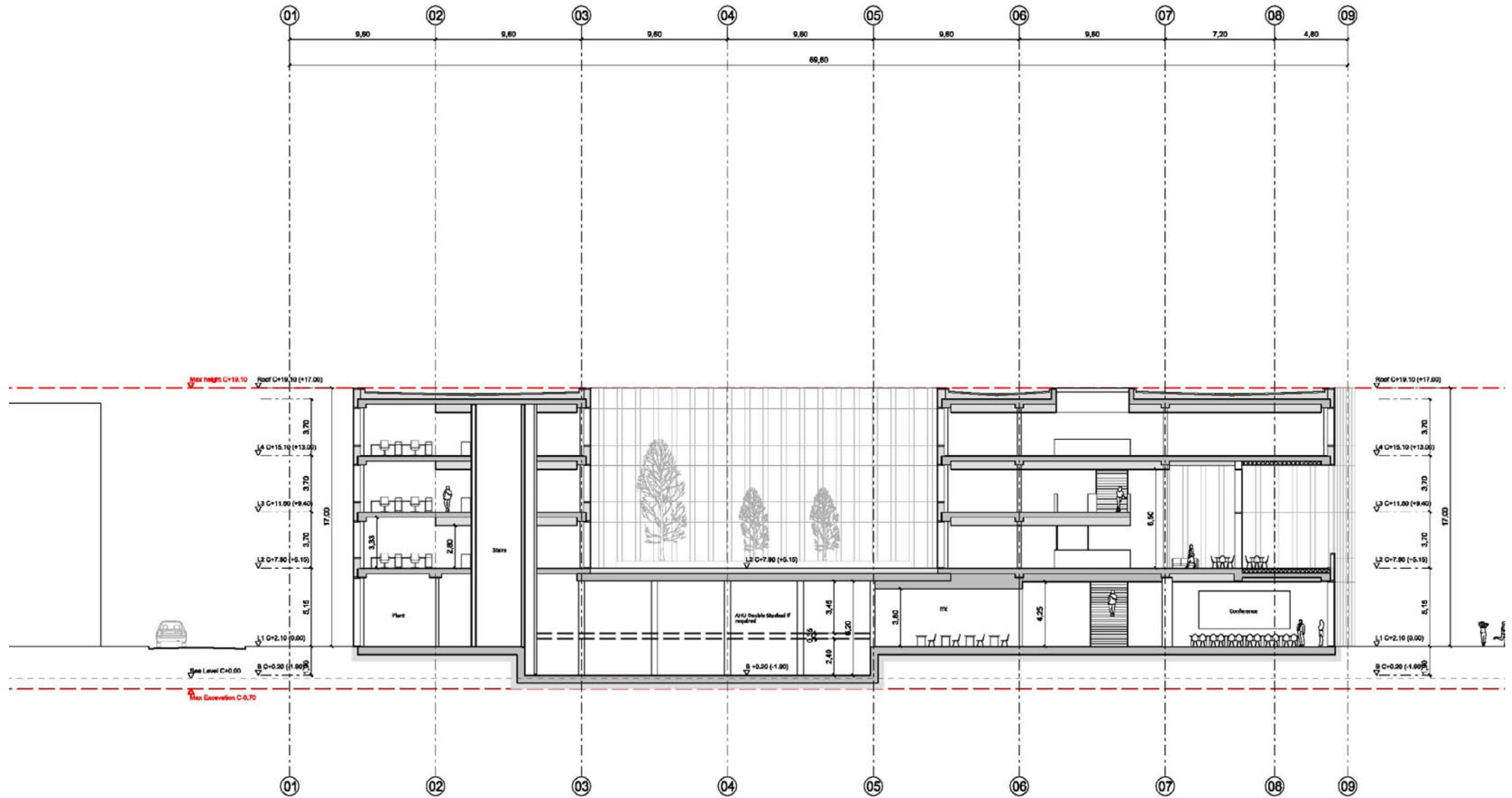




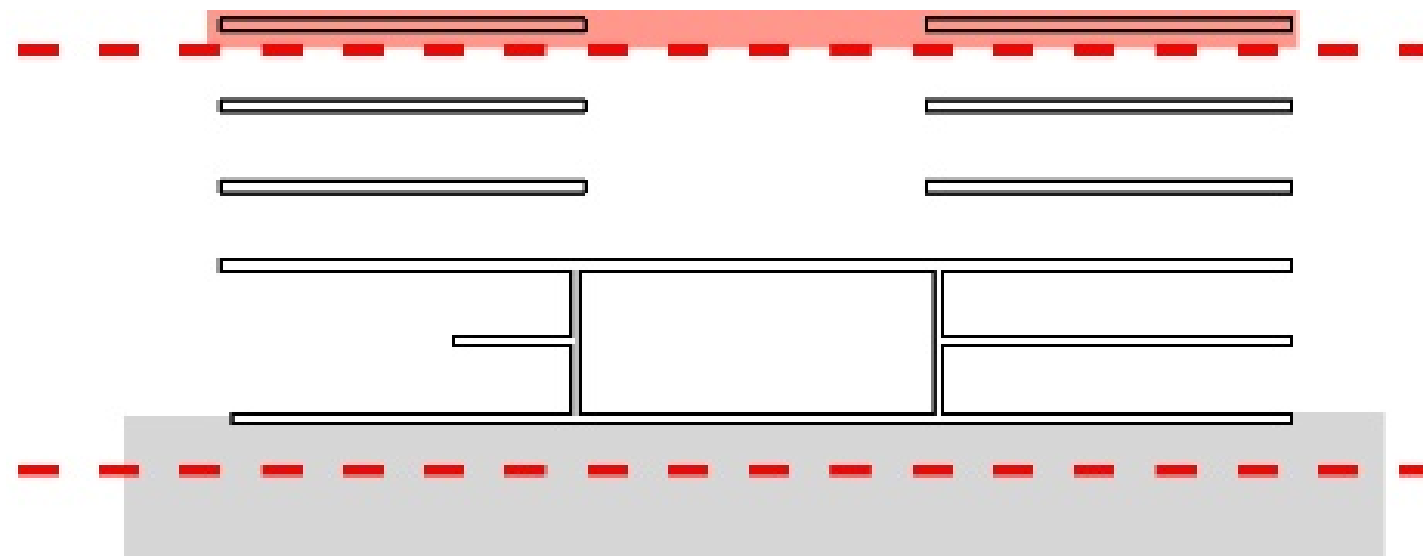
V01 Perspective 3 Typical Cluster



# V01 Section A

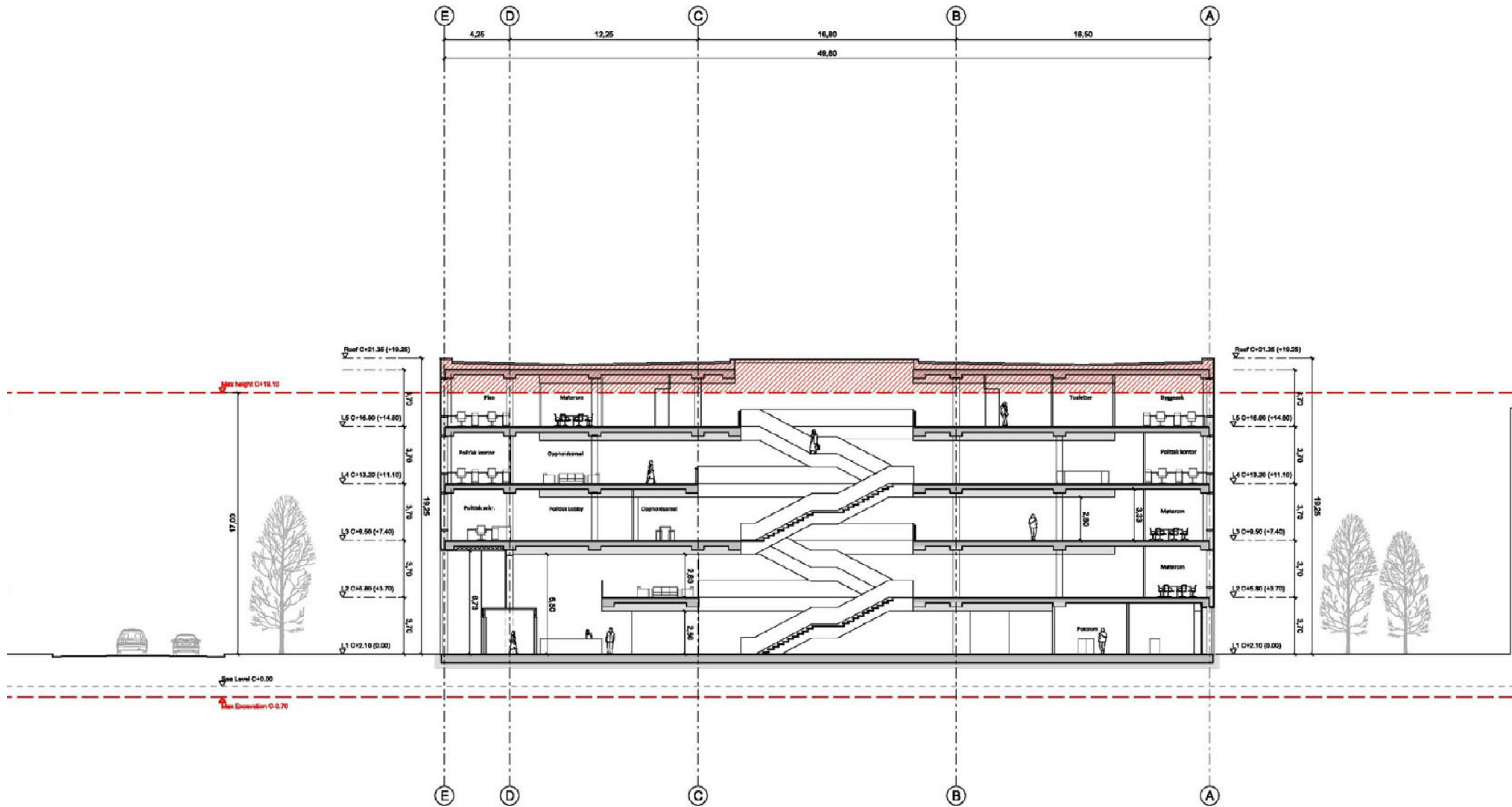


# V2

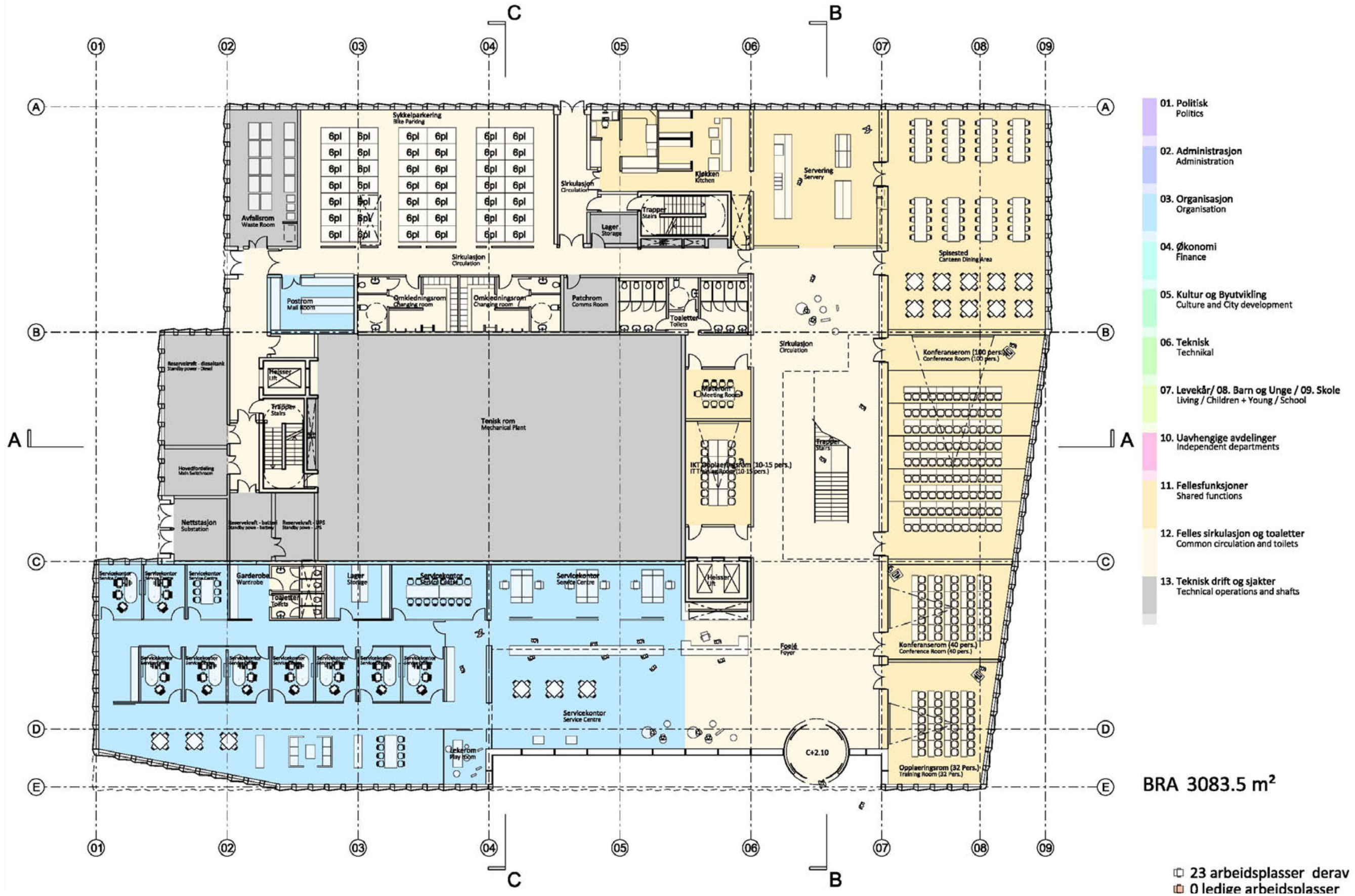




# Site Constraints



# V02 Level 01

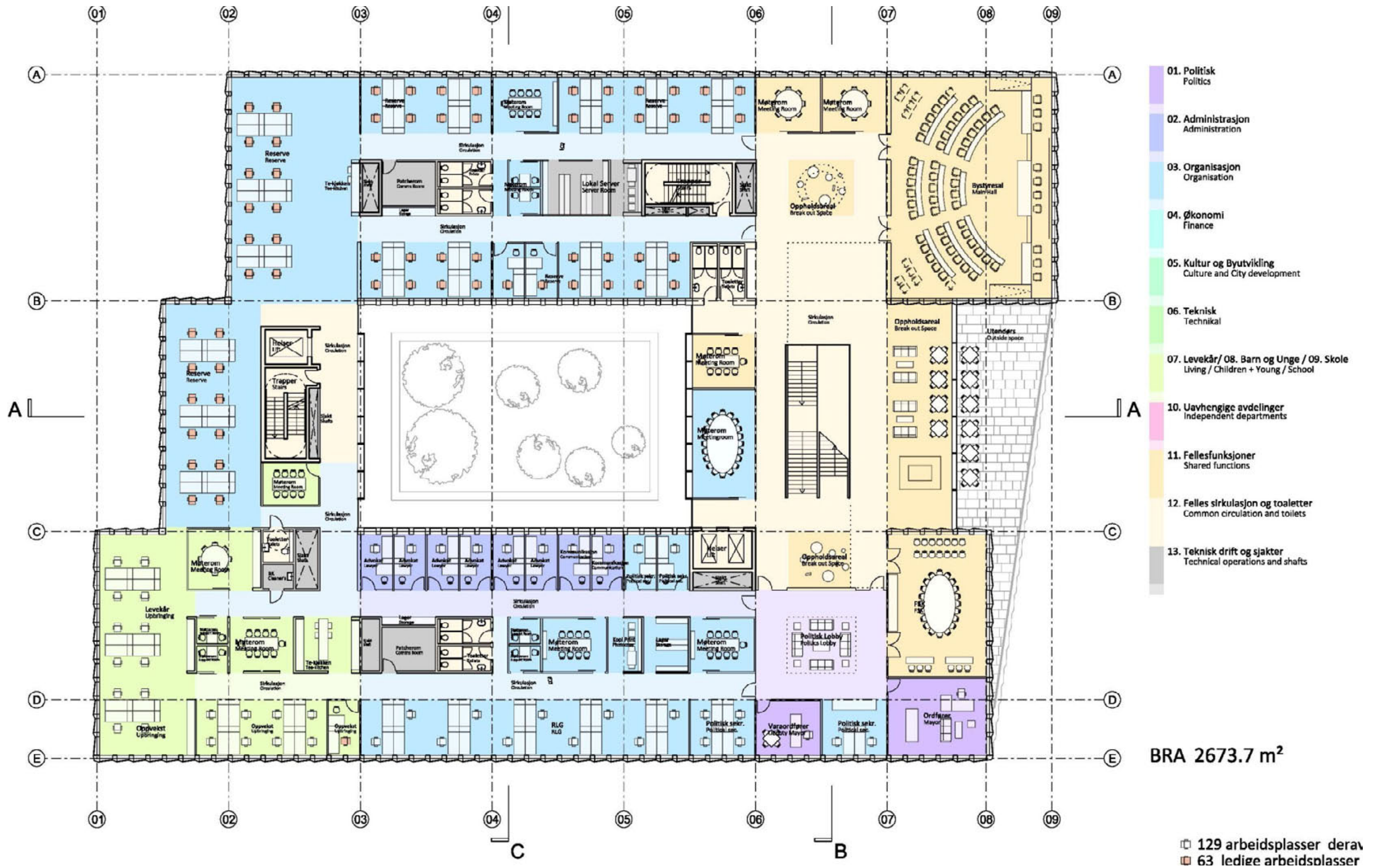




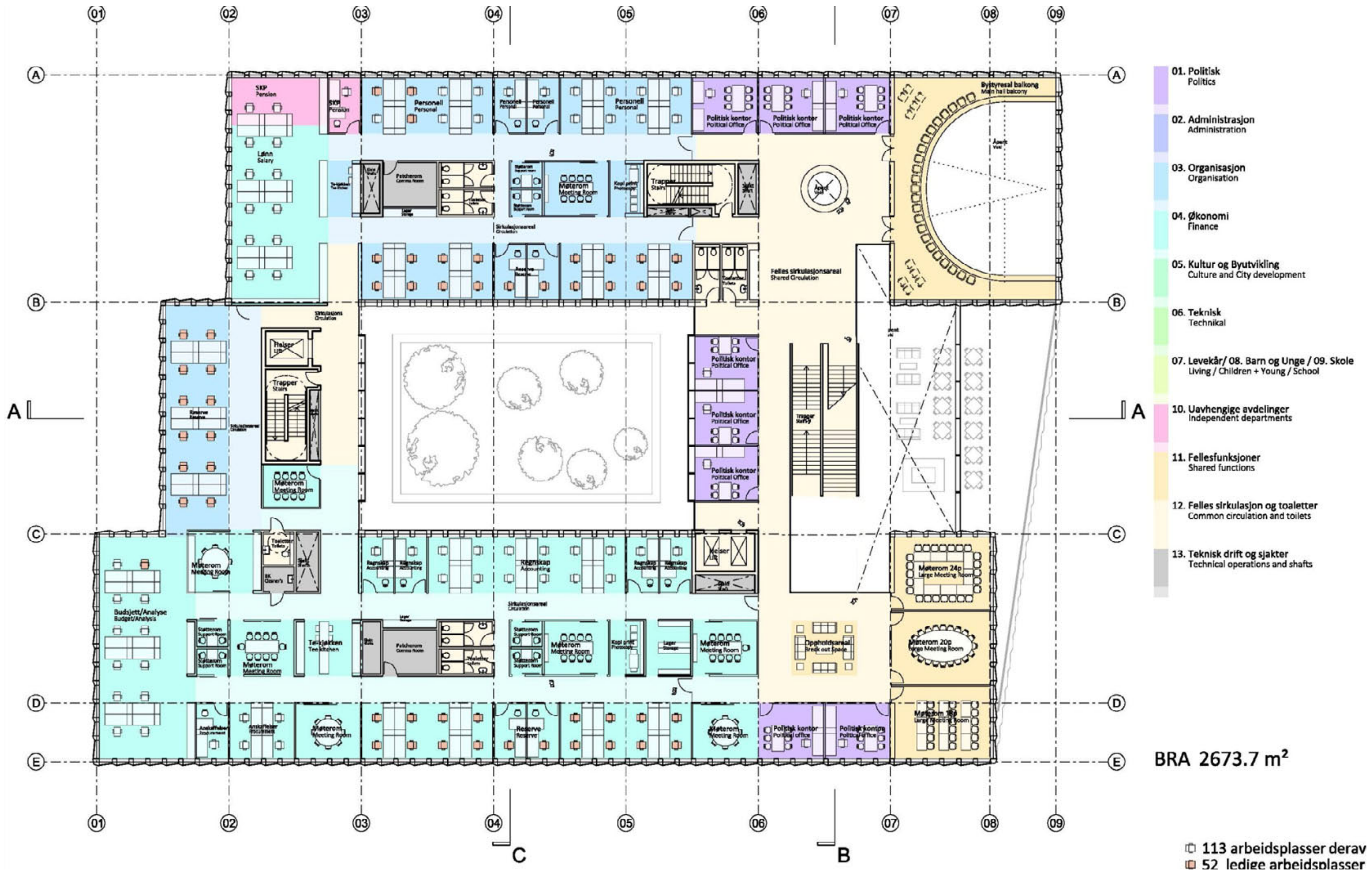




# V02 Level 03





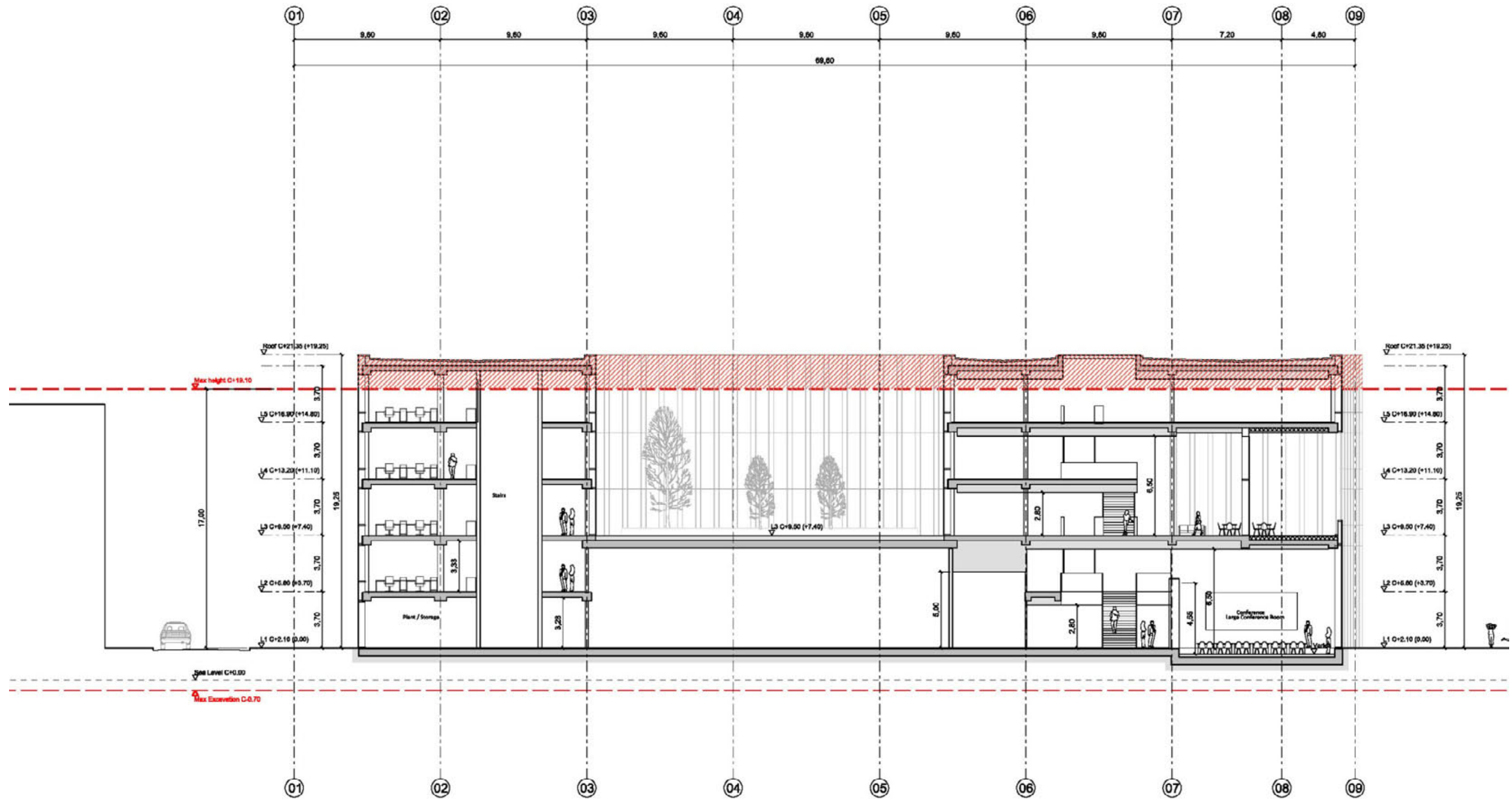




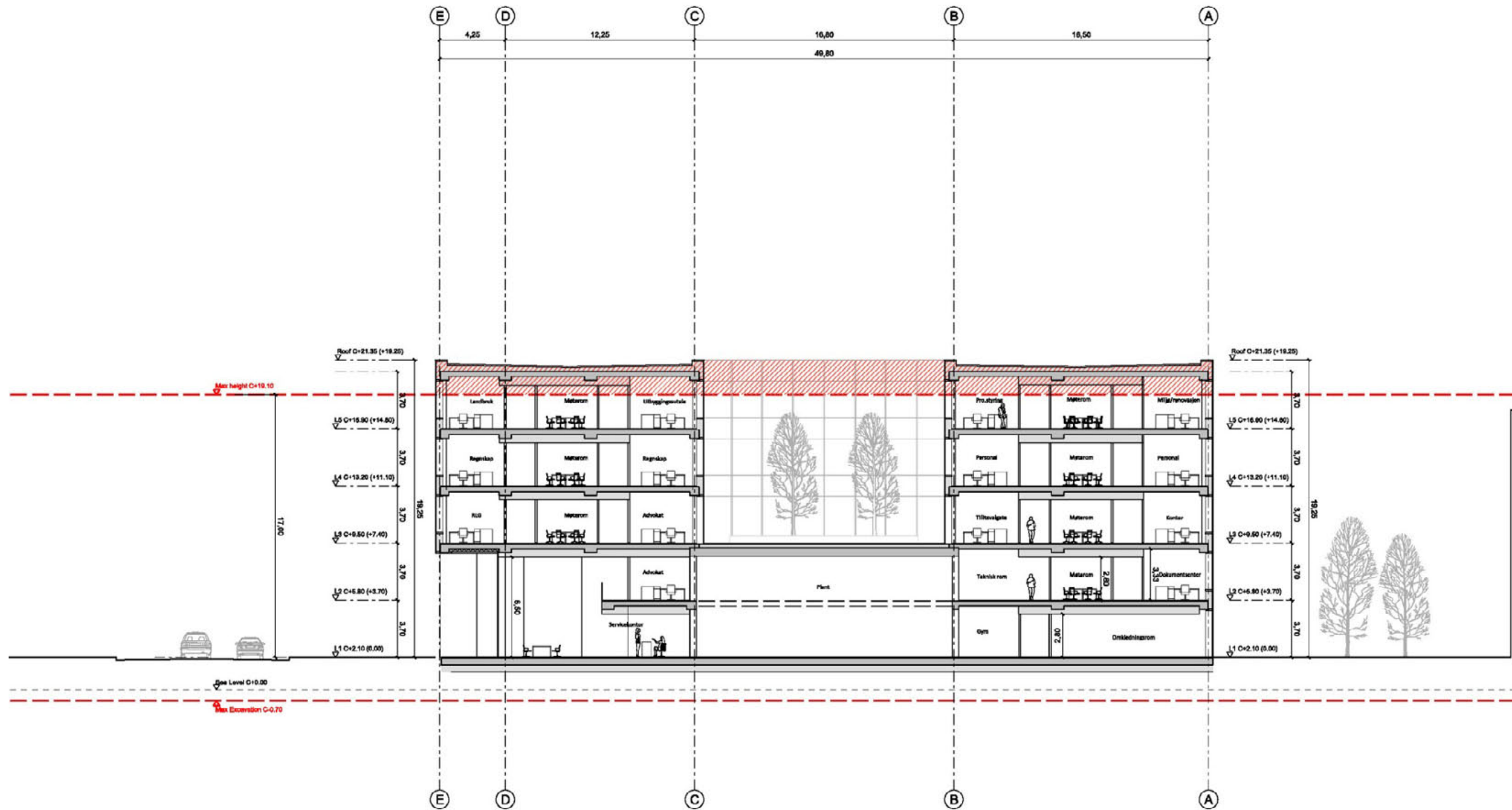




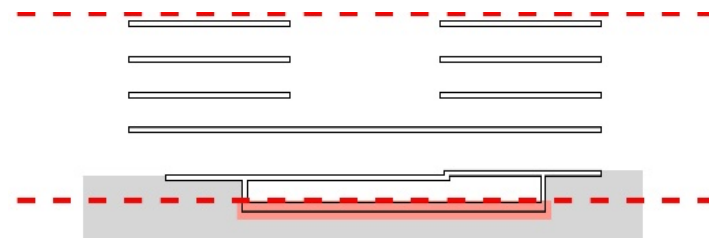
# Site Constraints



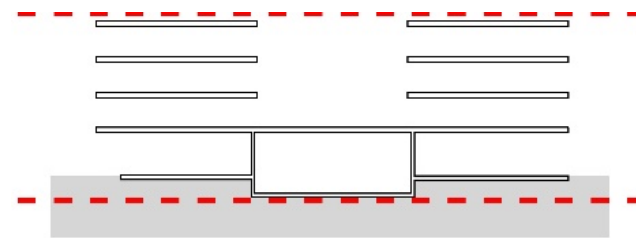
# Site Constraints



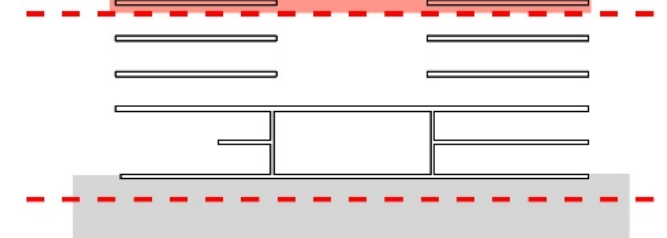
**V0**



**V1**



**V2**



Version 00

Version 01

Version 02

Foreslåtte arbeidsplasser  
Proposed Workstations

**399**

**404**

**498**

Max arbeidsplasser  
Max Workstations

**526**

**484**

**572**

**BRA** Bruksareal  
Usable Floor Area

**12.815,7 m<sup>2</sup>**

**11.585,6 m<sup>2</sup>**

**14.216,0 m<sup>2</sup>**



Total BRA				
Floor	Comp. Scheme	Version 0	Version 1	Version 2
0	0,0	1.695,8	423,7	0,0
1	3.191,1	3.082,1	3.083,5	3.083,5
2	2.793,3	2.673,7	2.714,3	3.094,7
3	2.793,4	2.673,7	2.673,7	2.673,7
4	2.861,7	2.690,4	2.690,4	2.673,7
5	0,0	0,0	0,0	2.690,4
Total	11.639,5 m <sup>2</sup>	12.815,7 m <sup>2</sup>	11.585,6 m <sup>2</sup>	14.216,0 m <sup>2</sup>

*(exc. Tech floor)*

## Summary of Areas

Number of Workstations										
Floor	Type	Version 0			Version 1			Version 2		
		Proposed Mix	Maximum Landscape	Workspace Area (m2)	Proposed Mix	Maximum Landscape	Workspace Area (m2)	Proposed Mix	Maximum Landscape	Workspace Area (m2)
0	Flexible	-	-	-	-	-	-	-	-	-
	Fixed	-	-	-	-	-	-	-	-	-
1	Flexible	38	42	224,0	-	-	-	-	-	-
	Fixed (s.kontor)	23	23	235,0	23	23	235,0	23	23	235,0
2	Flexible	93	136	797,0	103	136	797,6	71	80	539,3
	Fixed	5	5	100,0	4	5	100,0	8	8	122,0
3	Flexible	98	136	797,2	106	136	797,2	111	140	807,9
	Fixed	-	-	-	-	-	-	5	5	100,0
4	Flexible	142	184	1168,2	168	184	1161,4	112	132	783,6
	Fixed	-	-	-	-	-	-	-	-	-
5	Flexible	-	-	-	-	-	-	168	184	1176,5
	Fixed	-	-	-	-	-	-	-	-	-
Total Workspaces		399	526	3.321,3m <sup>2</sup>	404	484	3.091,1m <sup>2</sup>	498	572	3.764,3m <sup>2</sup>