

**A**

alliance  
architecture  
studio



# Sustain —ability Report

2020



United Nations Global Compact  
Communication on Progress

# Contents

1. About Alliance
2. About Global Compact
3. The Ten Principles
4. Statement of Continued Support
5. Living the principles
6. Achievements in the report period
7. Our goals for the next year
8. Sustainable design in our projects

**THIS COMMUNICATION**  
**ON PROGRESS HAS BEEN**  
**DISCUSSED, REVIEWED**  
**AND APPROVED BY OUR**  
**BOARD AND ALL OUR**  
**EMPLOYEES. THIS REPORT**  
**IS PUBLISHED ON THE**  
**UNITED NATIONS GLOBAL**  
**COMPACT WEBSITE**  
**UNGLOBALCOMPACT.ORG**  
**AND OUR OWN WEBSITE**  
**ALLARK.NO**

We want to  
design the most  
inclusive and  
sustainable  
ways to house  
and connect  
people

## About Alliance

Alliance is a Norwegian architecture studio established in June 2005 with a strong focus on sustainability.

The studio collaborates with various offices and disciplines, and we frequently participate in architectural competitions. The scope of our work spans from case studies and area planning to the development and completion of building projects. Our projects range from detailing a 50 m<sup>2</sup> boat house to developing 860 000 m<sup>2</sup> area plans. We primarily work with new constructions, but are also involved in renovation, restoring and extensions to existing structures. The majority of our commissions consist of residential and commercial developments. We do development design from concept to completion.

Our studio is organized as a non-hierarchical/horizontal structure (horizontality is for design only) and we continuously seek to collaborate with groups and individuals from other disciplines. We believe that such collaboration contributes to a positive synergy effect as well as adding inspiration and learning to the work processes, resulting in creative methods and original results. We carefully assemble teams with the necessary requested experience in combination with innovative strategies. This

represents the energy and attitude that inspire us in our daily work. We also have a set of values that we strive to implement in all we do: reliability, curiosity, social engagement, design for urban biodiversity and circularity.

In the spring of 2007, as the first architectural office in Norway, we became members of the UN's Global Compact, where members commit to align their operations with ten principles concerning environment, anti-corruption, human rights and labour.

Our involvement is mainly concerned with environmental sustainability and labour standards. Furthermore, we promote the role of architecture as a trigger in encouraging the public to participate in environmental and social issues. As architects, we aspire to encourage the discourse on our current and future urban development, where the interests of private developers may diverge from the needs of the society. Our stated vision: we want to design inclusive and sustainable ways to house and connect people.



More about us on our website  
<https://www.allark.no/studio>

# The world's largest corporate sustainability initiative

## About Global Compact

The United Nations Global Compact is a strategic policy initiative for businesses committed to aligning their operations and strategies with ten universally accepted principles on human rights, labour, environment and anti-corruption.

By doing so, business, as a primary driver of globalisation, can help markets, commerce, technology and finance advance in ways that benefit economies and societies everywhere.

As social, political and economic issues — at home or in other regions — increasingly affect business. Many companies recognise the need to collaborate with governments, civil society, labour and NGO's like the UN Global Compact. This ever-increasing understanding reflects

in the Global Compact's rapid growth. With almost 10 000 companies from 160 countries, it is the largest voluntary corporate responsibility initiative in the world. The Global Compact is a practical framework for the development, implementation, and disclosure of sustainability policies and practices. Offering participants a wide range of work streams, management tools and resources, the framework is designed to help advance sustainable business models and markets.



# The Ten Principles



# Anti- corruption

1. Businesses should work against **corruption** in all its forms, including **extortion** and **bribery**.

Alliance is committed to working against corruption in all its forms.



# Labour

2. Businesses should uphold the **freedom of association** and the effective recognition of the right to **collective bargaining**.
3. The elimination of all forms of **forced and compulsory labour**.
4. The effective **abolition of child labour**.
5. The elimination of **discrimination** in respect of employment and occupation.

Alliance is committed to protect labour rights, including freedom of association, abolition of forced and child labour, and the elimination of any type of discrimination.

Alliance fulfills all its responsibilities according to Norwegian law. Beyond the legislative demand, Alliance has appointed employee representatives as council and neutral support for employees on issues regarding salary negotiation and contractual dispute.

Alliance sees great value in geographical and ethnic diversity among its work force.

# Human Rights

6. **Businesses should support and respect the protection of internationally proclaimed human rights.**
7. **Make sure that they are not complicit in human rights abuses.**

Alliance is committed to the protection of international human rights within our sphere of influence.

Alliance fulfils all its responsibilities according to Norwegian law, including implementing a health and safety management system. The company holds a third party certification as a "Sustainability lighthouse" (Miljøfyrtårn), with obligations on health and safety management beyond the legislative minimum. Progress is reported annually since 2012.

# Environ- ment

8. **Businesses should support a precautionary approach to environmental challenges.**
9. **Undertake initiatives to promote greater environmental responsibility.**
10. **Encourage the development and diffusion of environmentally friendly technologies.**

Alliance is committed to the promotion of greater environmental responsibility and precautionary approaches to environmental challenges in our sphere of influence.

We have decided to place environmental issues at the very core of our strategy, one of our main priorities is strengthening and sharing technical knowledge related to the design of more ecological buildings

We seek to involve users and stakeholders at an early project stage. We design for a healthy living, working and social environment, and believe this is key to a sustainable society.

We make an effort to reduce our resource and energy use in our running of the office and the project development.

We aim to achieve best practice for our projects through the use of international building and area planning certification systems, such as BREEAM, and recognized national standards like the passive house principle.

# The Office

---

# of Sustaina-

---

# bility

---

The Architectural Industry of Norway has labelled us «the Office of Sustainability» and “the Challenger”. This motivates us to continue to contribute to an environmentally as well as financially sustainable architecture and urban development!

# We aim for drastic changes in practice



More about our vision on our website  
<https://www.allark.no/studio>

## Statement of continued support

In 2019 we decided to base the company's strategy on corporate social responsibility, making it both a central and transversal objective. 2020 was the year we were going to implement this into our doings and projects. Due to COVID-19 all this work suddenly came to a pause as the company's survival became, and still is, our primary concern.

Our ambition, per today, is to restart the work on implementing our strategy in January 2021. Therefore, we see no need to change our priorities and ambitions, and repeat what was said in 2019:

In terms of human and financial investment, our priority is strengthening and sharing technical knowledge related to the design of more ecological buildings and cities in line with the circular economy principles. The same applies to recruitment, partnerships, and new clients' profiles.

We are also optimizing and standardizing our project management processes for architecture, urban planning, landscape architecture and zoning planning. One of the aims is to facilitate and clarify dialogue with our stakeholders regarding

the opportunities to implement circular and nature-based solutions. The main ones being material recycling, energy production, waste treatment, maximization of green structures and living systems in cities and the consideration of the entire supply chain.

Another important aim is to create spaces that favor services based on sharing and less on ownership (equipment, vehicles), again to reduce the consumption of raw resources and energy, while creating more fulfilling living conditions for users.

In collaboration with our clients, the authorities, our suppliers, collaborators, and partners, we aim for drastic changes in practice, in accordance with the urgency with which we are confronted and for which we are collectively responsible

Tarjei Halvor Torgersen  
CEO & partner

# Following the GC principles for 13 years

## Living the principles

**As architects we have a remarkable opportunity to influence the building industry in areas considering the contractual framework, design, methods and materials. We take advantage of this opportunity as often as we can.**

It is now more than ten years since we took on board The Global Compact in our office. The first years, we grew fast in both project volume and staff. Following the G.C. principles, we have put a lot of effort into developing both a good workplace and great projects. This has required a continuous process of defining, reaching for our goals and developing a framework of implementation. One of our main achievements to date has been achieving a third-party certification as an environmentally sound business practice that we continue to improve. We also regularly map staff priorities for the resources at hand and put them into life, such as a shorter workweek and a better pension scheme.

The office has developed a fixed salary system for the first fifteen years of practice, securing a fair salary development in the initial years of practice, regardless of gender, parental leave or negotiation skills. The office practices competence mapping of the staff in addition to obligatory annual individual talks to ensure that the competence at hand is used wisely, uncover needs and wishes for new skills and career directions. In terms of securing high standards for sustainability in our planning and building projects, the office has chosen BREEAM as the preferred platform for environmental implementation and assessment, and we are a member of the Norwegian Green Building

Council which manages BREEAM in Norway. We also work with other environmental standards such as the passive house standard or area specific sustainable programs. We seek to develop new areas of expertise through education and courses, strategic cooperation with other companies and by encouraging staff to enter the public arena through debates, lectures, and teaching. We have a growing understanding for diving deeper into the Global Compact. We are committed to raising the bar on both the types and number of projects with high sustainable qualities, and in terms of developing skills in our organisation and a stronger management framework. We welcome the initiative from G.C. to take onboard emerging sustainable global issues through the Global opportunity report, where the five most significant global sustainable threats are identified.

We have participated in the Global Compact Nordic Network (GCNN) forum that facilitates outreach, learning, policy dialogue, collective action and partnerships. We hope to engage further in the network and explore opportunities for partnerships for concrete initiatives and projects in the current period.

# Achievements in the report period



**In 2019 we set specific goals for the principles for the next year. Our goals and achievements are described in the following.**

## **LABOUR**

### *Inhouse*

#### Goal

Measure the quality of the indoor climate regarding dust, humidity and oxygen levels. Also, increase the number of green plants in the office in order to improve the indoor climate.

#### Result

We have not measured the quality of the indoor climate, but we are scheduled to do so for a recertification of our status as Miljøfyrtårn-company ("environmental lighthouse") in the spring of 2021. Throughout the year employees have had complaints about the ventilation as it is often too cold and a strong draft in the the office. The landlord is informed and working on improving the situation. We will continue to push for improvement. We did increase the number of plants.

#### Goal

Create career plans for all employees that include strengthening knowledge on CSR (Corporate Social Responsibility) and circularity.

#### Result

Each employees' skills and knowledge has been mapped. This creates the basis for the career plans.

#### Goal

Encourage the use of public transport and bicycles to/from work by subsidizing the use of City bikes (Bysykkel) in Oslo and introduce yoga in the office for stress handling and reduction.

#### Result

Employees are encouraged to walk or bike to avoid public transportation and maintain social distancing. We are members of

Bilkollektivet, a car sharing club in Oslo, all our employees are offered a free private membership. Our bike parking is indoor so all employees can park their bikes safely. Subsidized use of City Bike has been withdrawn to cut costs in a financial hard time. Yoga is still not on the schedule at the office, but employees have had subsidized memberships at a gym before covid-19.

#### Goal

Have presentations of both ongoing and finished projects to inspire and share knowledge between co-workers. Have in place a good system for collective intelligence to better share ideas, initiatives, and knowledge between co-workers.

#### Result

We have presentations of projects on a regular basis in the office and continue to improve our routines of knowledge-sharing. We have created a database on Teams for sharing ideas, knowledge and experience with materials and products.

## **LABOUR**

### *In building projects*

#### Goal

Define at least one innovation factor in each project to promote learning and quality awareness. Share the knowledge obtained within the office, and where feasible, with our clients and the public.

#### Result

We continue to have several projects where we have managed to implement innovation/ learning factors, but can still improve both on the percentage of projects and on making these factors evident to the entire staff and to our clients.

# Goals & achievements

## EXTERNAL COMMUNICATION

*Inhouse*

### Goal

Participate in at least four events on architectural issues related to the principles, and particularly on environmental sustainability.

### Result

We have participated succeeded in participating in several activities related to the principles.

Two of our projects, Nordre gate and Petersborghuset, were part of the Oslo Open House program as good examples of sustainable solutions and good design.

Petersborghuset was the chosen location for the DOGA (Design and Architecture Norway) event «How to co-create an urban gathering house for the neighbourhood?»

Nordre gate is a pilot project for using CLT as a construction material in an infill project, and on social sustainability. We have given several guided tours to share our knowledge on these subjects. The guided tours have been for, among others, the Oslo School of Architecture (AHO) and architectural offices.

Nordre gate was one of three finalists for «Statens pris for byggkvalitet». The focus for this year's priza was «good dwellings through life». «Statens pris for byggkvalitet» is an award that lifts new role models that contribute to raising, renewing and developing qualities in housing projects. The candidates showcase exceptional qualities and are result of good and innovative building processes.

Nordre gate has been published in Arkitektur N, the Norwegian Review of Architecture.

Our work with circular principles and solutions through the projects, Petersborghuset and Nordre gate has been published in Estate and Byggeindustrien, among others.

We have been on national news and morning TV talking about the cruciality of planning for sustainable solutions to handle climate change, and how green roofs and storm water management are important elements in a sustainable urban design.

Our ambitious mobility strategy for the extension of the city of Bodø gained attention from Nordlandsavisen and «Bodø nu»

We have worked with Norske Boligbyggelag (NBBL) to develop their new standard of sustainability. NBBL is a interest organization with 1 million members that manages about 500 000 dwellings all over Norway. They also assist housing associations with advicing and development.

## HUMAN RIGHTS

*In building projects*

### Goal

Recommend materials where human rights are considered in the producing process.

### Result

The company continues to disseminate knowledge on sustainable and responsibly sourced materials within its staff, and actively suggests such material alternatives in our projects, including awareness on recognized material certification.

## HUMAN RIGHTS

*Inhouse*

### Goal

Establish a partnership relation for a specific project with a Norwegian or foreign NGO working with human rights. We have made some headway in this and will continue.

### Result

We are still a member of the EGN Sustainability Network which also discusses Corporate Social Responsibility.

## ANTI-CORRUPTION

*Inhouse*

### Goal

Continue with a transparent economy and company administration open to all employees.

### Result

All staff have open access to our administrative materials not underlying any pledge of confidentiality. We keep an open dialogue with employees and will continue to do so. Information from the administration is usually given in regular office meetings. Employees also have a representative in the board to ensure that their rights and needs are heard.

## ANTI-CORRUPTION

*In building projects*

### Goal

Continue to promote the principles by implementing our ethical standard in contracts, in dialogue with our project groups and through our publications and social media activities.

### Result

We have achieved our goal for the last period and will pursue this goal further for the next report period.

## ENVIRONMENT

*Inhouse*

### Goal

Decrease the number of flights per year. We aim to reduce our flights with 10 % and to increase the number of video conferences or alternative communication by 10 %.

### Result

We have continued to limit the number of flights. The use of Skype and Teams meetings have increased drastically. We have gained valuable knowledge about when a meeting requires to meet in person and when a video meeting is sufficient.

### Goal

Make sure that most of our purchases are eco-labelled, organic or Fairtrade products. Reduce the amount of waste by 10 %.

### Result

We continue to choose eco-labelled, organic and Fairtrade-products, and we have increased the number of suppliers that are environmentally certified (e.g. ISO/EMAS, the Nordic "Svanen", the Norwegian Miljøfyrtårn (Eco-Lighthouse)).

### Goal

Continue to use less electricity in the office.

### Result

Our electricity consumption is kept to a minimum. We will continue to groom the habits we have developed over the last years to keep our electricity use to a minimum.

### Goal

Focus on reducing all types of waste, food waste and having meat-free lunches.

### Result

We keep recycling most of our waste. For the recertification for «Miljøfyrtårn» spring 2021 we will again have an evaluation on where we can limit our waste production. Since most of our employees have worked from home large parts of this year, we no longer have catered lunch. When more people are back at the office, and we lack the routine of lunch planning, we see that there is a significant potential in finding a new solution that reduces food waste again. All employees are encouraged to print as little as possible and every computer is set on 2-page printing to reduce paper waste.

# Goals & achievements

## ENVIRONMENT

*In building projects*

### Goal

Establish a sustainability group that aims to increase knowledge about sustainability and circularity both within the organization and in our projects.

### Result

We have established a sustainability group that is working on routines and plans to be implemented in our projects to secure sustainable choices and focus in the projects. We have created a database on Teams for sharing ideas, knowledge and experience with materials and products.

### Goal

Improve project processes to better include CSR (Corporate Social Responsibility) and circularity principles.

### Result

We have completed our first project that follow circular principles, this projects is also a reuse and redesign project, that tests circular principles.

### Goal

Always offer BREEAM project certification to our clients.

### Result

We have offered BREEAM certification to a large number of projects. We uphold this goal for the next period. By the end of 2021 we will have completed two more BREEAM projects. We are also starting new projects with different sustainable certifications, such as «Svanemarket bolig» (Nordic certification for environmentally friendly dwellings) and «Husbankfinansiering for miljøvennlige boliger» (The Norwegian State Housing Banks financing for environmentally friendly dwellings)

### Goal

Reduce the amount of waste on construction site by challenging the suppliers and contractors when it comes to material consumption and recycling. Also, consider recycling for the future when choosing materials.

### Result

Our premise for working with the project Petersborghuset, was that it was to be developed following principles of circularity, reuse, and redesign. Throughout the project we had a strong focus on motivating and educating both suppliers, contractors and also the client about these principles. The completed building is a product all the involved partners are very proud of. We are promoting the knowledge and expertise we gained to promote these principles in other projects.

We work with several building sites that are fossil free.

### Goal

Investigating the possibility of binding CO2 in building projects, continue further to implement the use of wood (CLT) as construction method.

### Result

We are proud to have completed our first CLT project, that reduces CO2 emission by 50% compared to traditional reference buildings. The project has gained broad attention where we have had the opportunity to focus on and display the environmental benefits of using CLT.

### Goal

Start developing Nature-Based-Solutions (NBS) for landscape architecture; human constructed (or designed) systems inspired by nature that tackle socio-environmental challenges (increase of biodiversity in cities, mitigate climate change, improve health, define flexible water management). The European Union defines NBS as solutions «inspired and supported by nature, which are cost-effective, simultaneously provide environmental, social and economic benefits and help build resilience».

### Result

In our landscape projects we seek, for instance, innovative solutions on how to handle storm water locally and through open systems, both on roofs and on terrain, aiming to exceed the authority's lowest requirement.

We promote the maximization of green roofs also as part of our storm water management strategies. We have developed high quality roof terraces containing planting beds that can hold enough soil to grow trees and lush vegetation, as well as edible roots, vegetables, and herbs. The implementation of green roofs is an example of our interest in designing multifunctional systems to meet sustainable purposes: manage stormwater, increase urban biodiversity, proliferate urban food production and create a place for social interaction among others. In landscape architecture, we will strengthen our focus on Nature-Based Solutions to create more resilience cities through stormwater management strategies. This will also help to increase urban biodiversity, help to mitigate climate change, improve health, and meet social needs

### Goal

Continue to focus on smart farming and urban food production in our projects. Aiming for projects focusing on sustainable development/research. Increase our focus and mapping of results on sustainable development in area planning and building projects.

### Result

We continue to aim for projects focusing on sustainability, where innovative research and principles can be tested and applied. We have instigated work on building projects where emissions have been reduced by over 50 % in comparison with reference projects.

We have and are working on several area plan schemes, landscape architecture and building projects with strong sustainable profiles. We also continue to promote sustainable development in several public arenas and to our clients. We have worked on large area plans with highly ambitious goals on how to plan for new sustainable neighborhoods and cities. Especially new and sustainable mobility solutions have been important in this work, as some of these plans aim for zero growth in private car use.

### Goal

Continue to promote sustainable materials and energy efficient solutions where possible, including the use of wood (CLT).

### Result

We continue to promote sustainable materials and energy efficient solutions where possible, including the use of wood (CLT). We are actively seeking to work with projects where sustainable materials and energy use is the focus, so we can increase our experience, expertise and influence.

### Goal

Establish more partnerships and join networks that are leading in their field of knowledge regarding sustainable development and circularity principles.

### Result

We are still a member of EGN Sustainability Network which strengthens our knowledge about sustainability and corporate social responsibility and share ideas with other companies and organizations that have a strong interest in these matters. We are still in dialogue with consultants and companies to establish mutually beneficial partnerships with regards to environmentally and socially conscientious materials and design.

**Goals for the**

---

**next report**

---

## To track our progress on promoting the ten principles, we have set specific goals for the coming report period.

### LABOUR

#### *Inhouse*

Measure the quality of the indoor climate regarding dust, humidity and oxygen levels. Follow up on indoor climate and low temperature in the office, to increase comfort for the employees. Make sure our green plant are healthy to improve the indoor climate.

Keep having presentations of both ongoing and finished projects to inspire and share knowledge between co-workers. Continue to work on a good system for collective intelligence to better share ideas, initiatives and knowledge between coworkers.

Encourage the use of public transport and bicycles to/from work and during the workday. Reintroduce subsidized use of City Bike (Bysykkel).

Reintroduce economic support for gym memberships, or other sports and activities that encourage increased physical activity among the employees

Reintroduce other benefits for employees that has been cut due to the financial situation during covid-19, such as additional health care insurance for alle employees and additional retirement plans.

### LABOUR

#### *In building projects*

Continue to implement innovation/learning factors, and improve both on the percentage of projects and on making these factors evident to the entire staff and to our clients.

### EXTERNAL COMMUNICATION

#### *Inhouse*

Participate in at least four events on architectural issues particularly related to principles on circularity, environmental sustainability and innovation.

### HUMAN RIGHTS

#### *Inhouse*

Estsablish a partnership relation for a specific project with a Norwegian or foreign NGO working with human rights.

### HUMAN RIGHTS

#### *In building projects*

Keep recommending materials where human rights are considered in the producing process.

### ANTI-CORRUPTION

#### *Inhouse*

Continue with a transparent economy and company administration open to all employees.

### ANTI-CORRUPTION

#### *In building projects*

Continue to promote the principles by implementing our ethical standard in contracts, in dialogue with our project groups and through our publications and social media activities.

### ENVIRONMENT

#### *Inhouse*

Continue to keep our number of flights to a minimum. Reintroduce the policy of only public transportation, biking or walking to and from meetings, as soon as the current covid-19 situations changes.

Continue to make sure that most of our purchases are eco-labelled, organic or Fairtrade products. Reduce the amount of waste by 10 %, and recycle all waste.

Continue to use less electricity in the office.

Reintroduce a lunch deal that helps to cut food waste and encourage meat free meals.

Renew our certification as a «Miljøfyrtårn»-company.

### ENVIRONMENT

#### *In building projects*

Implement routines and plans to secure sustainable choices in our projects, developed by our in house sustainability group.

Continue to better include CSR (Corporate Social Responsibility) and circularity principles.

Continue to offer BREEAM certification and other certifications that are securing sustainable projects.

We will strengthen our focus on Nature-Based Solutions

Continue to reduce the amount of waste on construction sites by challenging the suppliers and contractors when it comes to material consumption and recycling. Also, consider recycling for the future when choosing materials.

Continue to investigating the possibility of binding CO2 in building projects, continue further to implement the use of wood (CLT) as construction method.

Continue to focus on smart farming and urban food production in our projects. Aiming for projects focusing on sustainable development/research.

Increase our focus and mapping of results on sustainable development in area planning and building projects.

Establish more partnerships and relations with consultants/a network who are leading in their field of knowledge regarding sustainable development.

**Sustainable**

---

**design in**

---

**our projects**

---

## An increasing share of our projects consists of area planning, master plans and feasibility studies that lay down the framework for future buildings.

Getting the regulatory framework right is key to optimising the future buildings in terms of sustainable issues. We see a need for a broader and more holistic approach to sustainable planning that includes management of the sustainable issues through the process and securing the implemented qualities beyond the planning process. For this reason, we have started to use BREEAM Communities as a tool in several of our planning projects.

Our philosophy embraces urbanisation as a means for a more sustainable future, and to systematically challenge best practice and the restraints concerning what is possible in a task. Focus on the development process is key, including a clear strategy for working progress, sensible phasing and for securing quality and involvement for the users during development.

If we want the end-users to change their ways in a sustainable direction, we have to provide the tools, the room for involvement and influence, and attractive incentives from the start.

For our building projects, we have a growing portfolio where sustainability has been a central focus, and we have brought forward offices, schools and housing with qualities we are proud of. We strive towards a wider range and volume of sustainable projects, and for ever increasing ambition in our sustainable goals.

In the following is a short introduction to some of our planning and building projects and how we have implemented the Global Compact principles in the work.

# Nordre gate

## 22

### An eco-friendly project from start to finish

The project consists 37 apartments, one shop, two restaurants, two buildings, one facing the street and one backyard building, and a rooftop accessible for all residents. From demolition of the old building to the finished building, the site has been fossil-free, with construction

machinery running on biofuel. The main construction is cross laminated timber (CLT), partly exposed in the interior to benefit the indoor climate in the apartments. Burnt wood cladding is facing both the street and the facade towards the backyard. The rooftop is developed into a garden, which includes a

pavilion made from all recycled materials and crates for urban farming. Local stormwater is managed on the roof, as well as in the green areas in the backyard. The project has bike parking for all inhabitants and includes no car parking.



See more of this project on our website  
<https://www.allark.no/projects/oslo-harbour-area-a4>

# Petersborg- huset

## A testing ground for circularity and reuse

Petersborghuset from 1870, is given new life as neighborhood house in Ensjø, Oslo. It is now ready to meet the new generation.

Reuse, redesign and testing circular principles was the premises for this project. The project only consist of one smaller building, therefore it is not the CO2-reduction that makes the big difference, but the possibility to test and display new ideas, and gaining experience that can benefit future projects. Working together with contractors and the client to find solutions has been key — how do you find

excess materials, how to find second-hand goods in time, how do you find more if you need more? And how to use existing building components and furniture to increase their value? All these questions have given creative solutions and the result has a great pedagogical value for the house's visitors and users. The signal effect is the projects biggest strength.

Here are some of the ideas tested and displayed:

- The entrance room is given a new floor, made from the original cherry parquet mixed with excess parquet from other projects.

- Standard doors are painted and given simple ornamentation to go with the classic building.
- A sink and a shelf made from plastic waste displays more ways to use plastic scraps.
- 26 chairs and four tables from a 90's meeting room was redesigned and given a more timely design.
- The old kitchen was moved, adapted, and given a facelift.
- Sound absorbers are made from excess materials from wool production.
- The house is made accessible, with a new stair and a lifting platform.



See more of this project on our website  
<https://www.allark.no/projects/kulimporttomten-stavanger>

# Bodø — ny by, ny bydel

## A new city working with micro climate and new mobility

The city of Bodø is about to grow: Moving the airport, Bodø Lufthavn, frees up 2900 acres, an area about the size of the existing city center. We teamed up with a highly ambitious team to find the best solutions for Bodø's future. The team consisted of the following offices: Henning Larsen, Goudappel Coffeng, Kristiania Byplankontor and NIKU.

A city with dark winters, rough climate and bright summer

nights gave us this starting point: «Bodø – the seasonal city». How to plan for a comfortable city to live in with these conditions, and at the same time keep and enhance its' distinctiveness? Our solution was to optimize and stage the climate. To achieve this we worked with wind studies and the microclimate.

Our mobility strategy was based on an organic growth of the existing city into the

new area. We introduced a "high efficiency network" to reduce the use of private cars. Combined with a "last mile" system, the whole city got an effective and sustainable mobility network.

We developed tree neighborhoods in the new city, displaying how to use the principle of mobility and microclimate.



See more of this project on our website  
<https://www.allark.no/projects/oslo-harbour-area-a4>



# Vardheia ungdoms- skule

## BREEAM NOR Very Good from Design to In use

Vardheia is a school for youths from the age of 13 to 16. The school is dimensioned for 450 pupils and 54 employees. Construction started in September 2019, the building is scheduled to be ready for the semester starting in August 2021.

Vardheia Skole is located in Jæren, with a landscape very characteristic to the region. To keep as much as possible of the landscape, the building is placed to keep as much of the landscape as possible.

This also ensures the best sun conditions for the school's outdoor areas, that are facing south. Designated areas are set aside for farming, in close connection to the kitchen to facilitate for this to be used in the tuition. The school's playground is open for everyone and works a park for the whole neighborhood.

To achieve multiple use of the building throughout the day, a sports and gymnastics hall, is being built next to the school.

The building is certified as BREEAM NOR Very Good both for the design phase, construction period and «In use», this has been an important tool to secure sustainable choices in all levels of the project. Not only has this committed the client to choose sustainably, but it has committed us to increase our knowledge about sustainability and BREEAM. Our project members have participated in courses to achieve better understanding and competence on the subject.



See more of this project on our website  
<https://www.allark.no/projects/kulimporttomten-stavanger>

# Skalstad- skogen

## A masterplan based on new mobility and sustainable lifestyles

We have developed the master plan for a new housing area with 2 500 new housing units in Drammen, Norway.

The goal is to develop the area without increasing the traffic load on the roads. Developing a mobility strategy has been key to this project. To tackle the challenge, the whole area of Konnerud was included in the new strategy. The mobility and infrastructure solutions are based on reducing the use

of private cars, mobility hubs that are strategically placed to connect residential areas with infrastructures, such as public transportation, car sharing and bike pools. The hubs are used to enhance the neighborhoods within the plan, they shape meeting places and kinder gardens, schools and community functions are placed in relation to them.

The project includes a variety of forms of living, which allows

to experiment with typologies that encourage sustainable lifestyles.

Being close to nature is a quality essential to keep. As a result, one third of the development area is set aside to protect biodiversity and the recreational qualities that the existing forest provides, the forest that has given the project its name — Skalstadskogen.



See more of this project on our website  
<https://www.allark.no/projects/oslo-harbour-area-a4>



# Haslum elvepark

## Our first BREEAM Residential certificated project

Haslum Elvepark consists of 140 BREEAM Residential certified dwellings. Alliance has developed the project from the first sketch and regulation plan to completed buildings.

The project is a transformation of an industrial site with hard and grey surfaces, to a sustainable housing projects which relates to the surrounding nature and existing single houses. Øverlandselva is an important nature element in the area,

the project opens up towards the river and connects to the river with a new greenery stretching from east to west. The continuous greenery is open for everyone who wants to use the area with its playgrounds and hiking paths.

All increase in private traffic is to be handled through public transportation, biking and walking. Public transportation is in walking distance from the site. The centre of Oslo is only a 20 minute train ride away.

The apartments have a range of sizes to provide housing for a variation of people with different needs. Each apartment is given their own private outdoor space for recreation and wellness.

The main material used for the outdoor cladding is sustainable bricks, which fulfills the requirements for BREEAM certification.



See more of this project on our website  
<https://www.allark.no/projects/kulimporttomten-stavanger>





**Thank you  
for reading**

**studio@allark.no**

**+47 22 36 40 44**

