



NORWAY



BALTIC REGION HERITAGE COMMITTEE

Good practices on built heritage conservation/restoration

Agency for Cultural Heritage Management in Bergen.

Main idea/goal of the intervention.

The agency for Cultural Heritage Management (Byantikvaren) in Bergen needed new office facilities. At the same time, they saw this situation as an opportunity to create a best practice project that would show how old buildings could be developed, and given new life and usage in accordance with antiquarian principles.

An important part of the project was to reuse and recreate as much as possible of the original material use and architecture. At the same time, it was important to integrate modern infrastructure into the original building stock, to show that old buildings can be flexible when allowing function to follow form.

Thus, the concept of the project was to use the old buildings 'as is' and only accommodate new solutions within the frameworks of what was possible. It was important that the measures should not be at the expense of culturally and historically important values.

Location. Skostredet 5, 5017 Bergen. (Sko = shoe).

Functions.

Original functions: two industrial buildings and one small house that housed a small business on the ground floor and a dwelling on the 1st floor.

Current function: Office facility

Owner/manager.

Owner of the buildings: Pallas Eiendom AS

Initiator of the project: Johanne Gillow, Director, Agency for Cultural Heritage Management

Heritage category.

All three of the buildings are protected through the Planning and Building Act

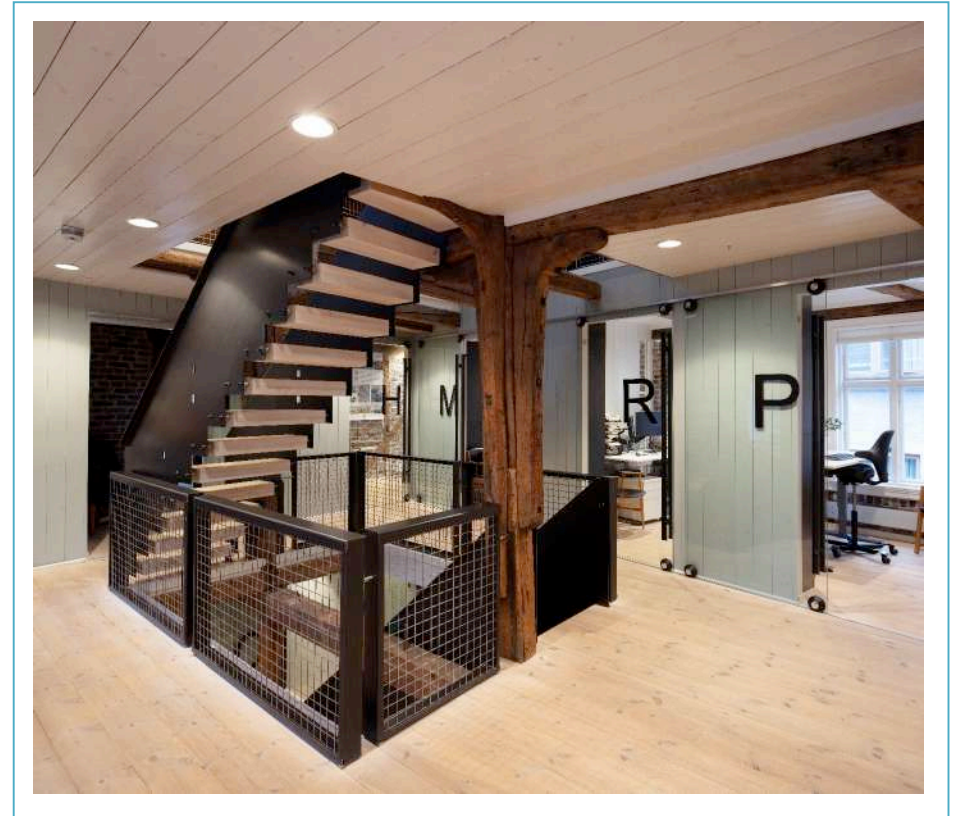
Short historical background.

In the Middle Ages, Skostredet was one of Bergen's most central streets and the northernmost connection between Bryggen and Stranden. Its name derives from all the shoemakers that plied their trade in the neighbourhood.

The buildings that currently make up the Agency for Cultural Heritage Management premises are two from the latter half of the 19th century. Former industrial buildings (workshops, bookbinding and lace factory in 1916), and one small house from the early 18th century that housed a business on the ground floor and a dwelling on the 1st floor and in the attic above. The houses were internally connected, partly on the ground floor, partly through an open portico.



*Image No. 1, The Agency for Cultural Heritage Management in Bergen, the façade seen from the intersection of Skostredet and Sparebankgaten.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage.*



*Image No. 2, The Agency for Cultural Heritage Management Office in Bergen, hallway and staircase on the 2nd floor.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*



*Image No. 3, The Agency for Cultural Heritage Management Office in Bergen.
Façade seen from Skostredet and Bankgaten.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*



*Image No. 4, The Agency for Cultural Heritage Management Office in Bergen, showing the contrast between old and new sections of buildings.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage.*

Research.

The project group at the Cultural Heritage Management in Bergen, led by Johanne Gillow, had seen three old buildings in the historic city street Skostredet and contacted the owner of the buildings; Pallas Eiendom AS. This was the start of a close and long-term collaboration.

Before the intervention and refurbishments could begin, the concept was properly communicated and established amongst all collaboration partners and an analysis of functions and requirements was done. The refurbishment concept was to preserve values of cultural and historical importance and utilise the buildings as they were. It was important to facilitate the qualities of the buildings.

This would be done by showing the various principles of how the different buildings are built and how they function. The project emphasised identifiable material use, construction principles and details – including timber that has been cog jointed by hand and by machine, and also half-timbered walls.

The process of restoring and adapting the buildings was a close collaboration through the whole process between owners, heritage experts and builders, where adjustments and changes were made on site to ensure the best solutions.

Conservation/restoration/renewal project.

Main measures

The roofs have been repaired, roofing felt changed and the exterior has been post-insulated with a minimum of 100mm of insulation, and all this has been possible on the inside of the roof.

A new wind barrier has been installed over the entire roof, around the cornice and some way down the wall.

All the original windows have been restored, repaired, re-puttied and thoroughly sealed in relation to the walls. In addition, the need for installing internal draught-proof windows facing the sitting rooms is being considered.

Where possible and where the cladding has been changed, wind barriers have also been installed and openings in the wall construction have been sealed.

Regarding ventilation, the project decided to use natural ventilation because this method has always been utilised in these types of houses. In addition, a number of air vents have been installed in the walls, and plans have also been made to install air-to-air heat pumps with air purification if sufficient levels of heat and ventilation are not achieved over time. Temperature-controlled waterborne heating has been installed in all floors.

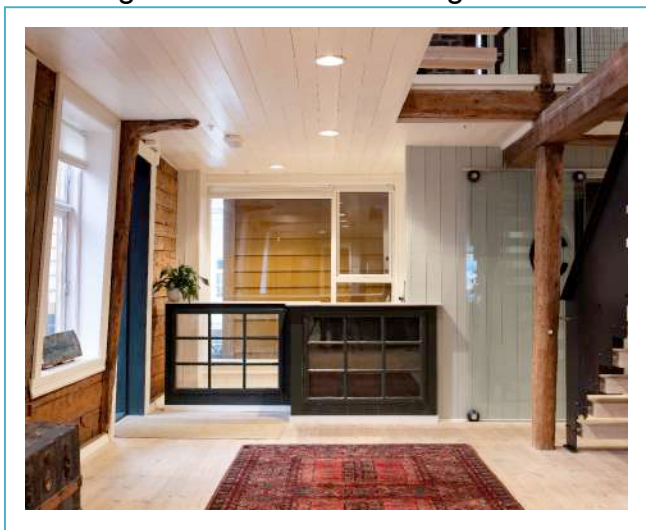
The picture shows new sliding doors into the offices. These have an industrial expression that complements other new elements such as new stairs and handrails. Eskil Tin was responsible for the Blacksmithing and glasswork.

In general, all the new materials are of high quality. All materials are natural and carry low greenhouse gas and environmental footprints.

In general, the same applies to staff/lunch rooms in terms of sealing and ventilation. However, little has changed when it comes to post-insulation. This is an 18th century log house that is best taken care of by being repaired in accordance with its original features, and it has now had its natural heat and ventilation balance restored.

A lift/stairwell has been 're-established' where there used to be an extension facing the backyard (Stables). This serves all floors and ensures that the areas open to the public meet universal design requirements. All the other facades are pretty much unchanged.

A new design has replaced the old open portico that was in poor condition. This used to be the communicating link between the buildings. During the project, the old open portico was replaced with a new open portico, which also highlighted the differences in floor height between the buildings.



*Image No. 5 The Agency for Cultural Heritage Management Office in Bergen, reception area on the 1st floor.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*

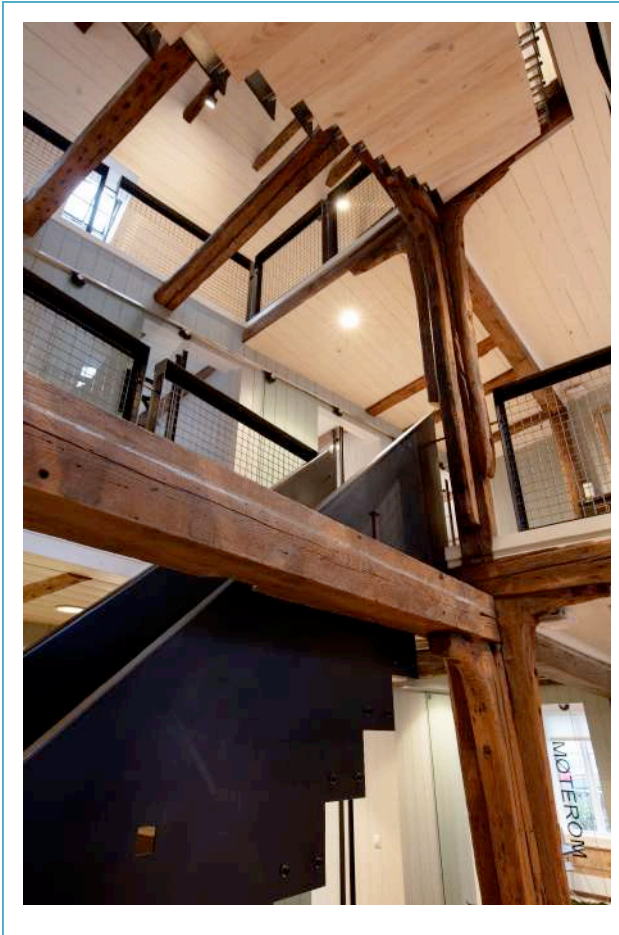


Image No. 7 The Agency for Cultural Heritage Management Office in Bergen, new staircase with old load-bearing structure visible Photo: Trond A. Isaksen, Directorate for Cultural Heritage

Image No. 6 The Agency for Cultural Heritage Management Office in Bergen, corridor with new sliding glass doors. Photo: Trond A. Isaksen, Directorate for Cultural Heritage



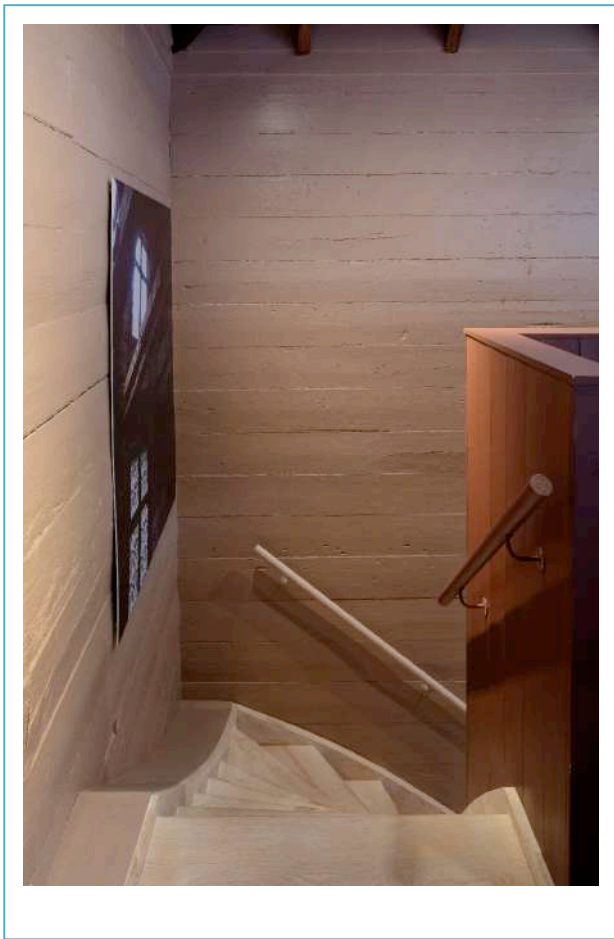
Image No. 8 The Agency for Cultural Heritage Management Office in Bergen. Office with half-timbered walls. Photo: Trond A. Isaksen, Directorate for Cultural Heritage



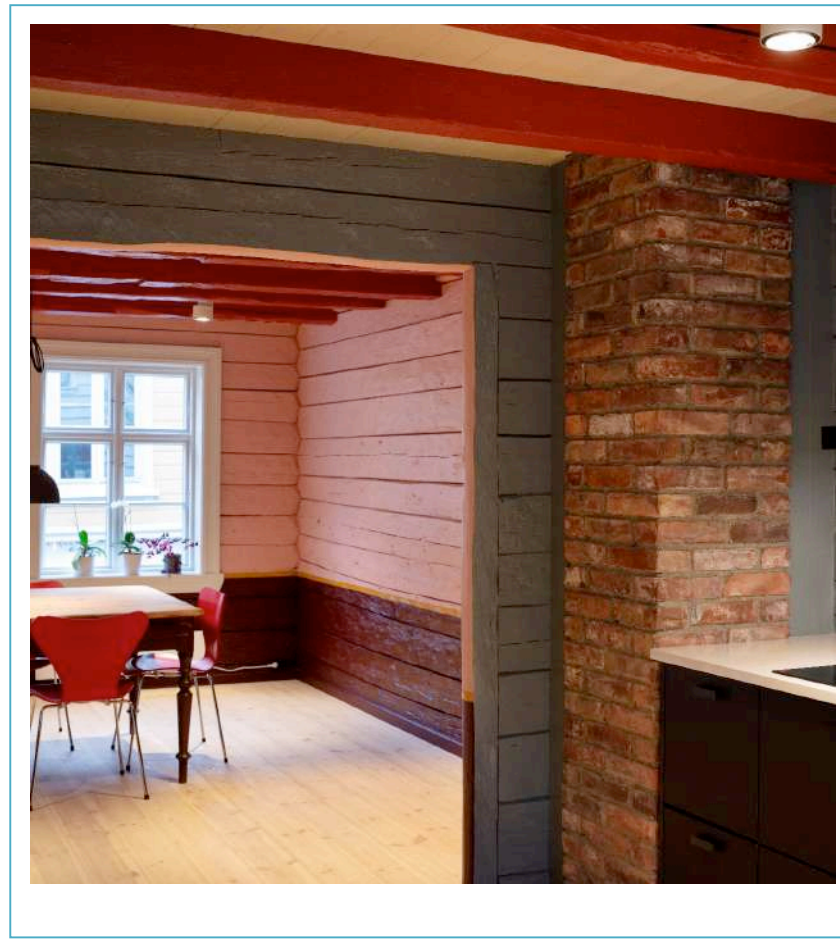
Image No. 9 The Agency for Cultural Heritage Management Office in Bergen, staircase and exposed load-bearing system on the 2nd floor. Photo: Trond A. Isaksen, Directorate for Cultural Heritage



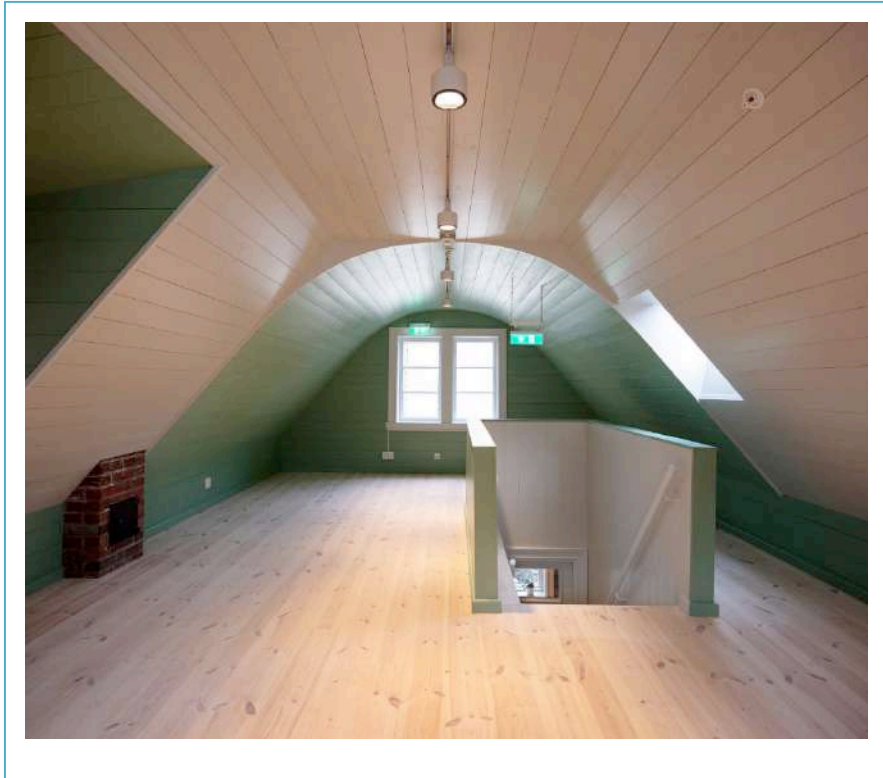
Image No. 10 The Agency for Cultural Heritage Management Office in Bergen, old door into the new toilet. Photo: Trond A. Isaksen, Directorate for Cultural Heritage



*Image No. 11 The Agency for Cultural Heritage Management Office in Bergen, staircase in one of the older parts of the building
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*



*Image No. 12 The Agency for Cultural Heritage Management Office in Bergen sitting room in the log building that is part of the premises.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*



*Image No. 13 The Agency for Cultural Heritage Management Office in Bergen, attic room.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*



*Image No. 14 The Agency for Cultural Heritage Management Office in Bergen, library on the top floor
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*

Implementation.

Contractor.

Contracting builder

Pallas Eiendom AS / brothers Hæve

Carpentry/Joinery work

Pallas Eiendom AS / Mario Kuusk

Chief architect

Mette Torslett and Architecture Studio Elfrida Bull Bene

Sources of funding.

Funding was provided by owners and by support from the Norwegian Cultural Heritage Fund (Kulturminnefondet). A long term lease with the city of Bergen/Agency for Cultural Heritage management was agreed before work commenced. The final costs are uncertain, but the owner estimates the cost about per 42.000 NOK pr/m².

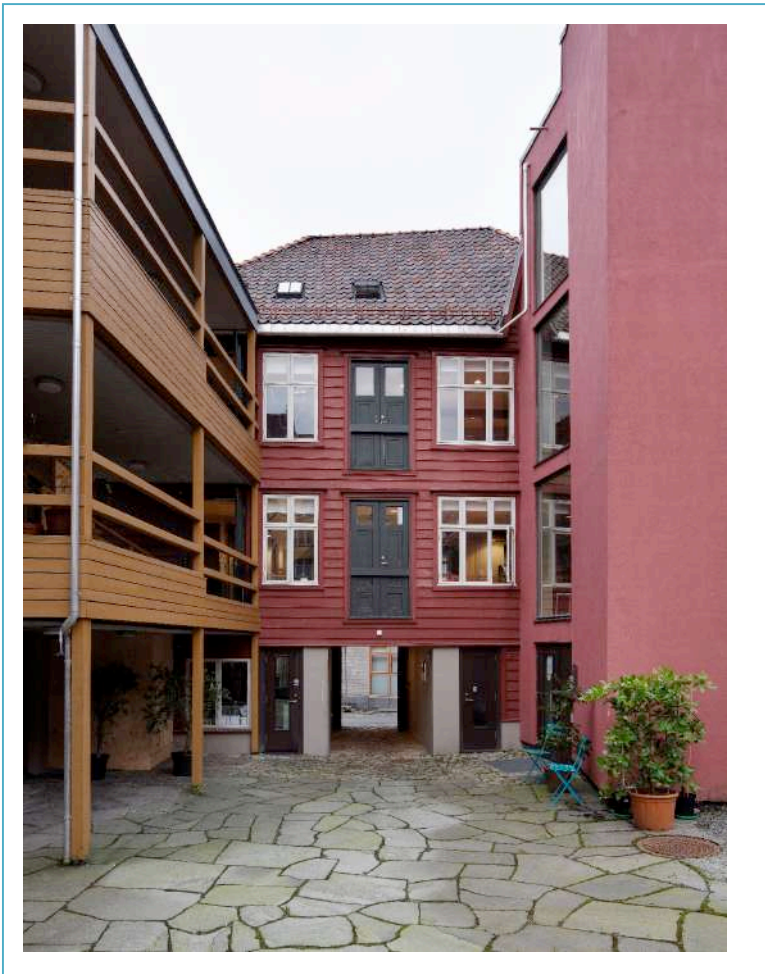
Main issues.

One of the main challenges of the project was that the project entailed an application regarding a change of use, which in turn meant that the current regulations and technical requirements (TEK 10/15) had to be complied with. It was important for the project that all planning solutions fully met requirements regarding universal design and safety.

In relation to the existing buildings, the technical requirements regarding energy and ventilation regulations have not completely been met. Nevertheless, emphasis was placed on creating a healthy and comfortable indoor climate, and the project wanted to get as close to the current energy and environmental requirements as possible without having to compromise on traditional solutions and values worthy of protection.

Discoveries.

There are always small surprises along the way, but they were dealt with on site. Being faithful to the idea, that modern-day practical usage should adapt to the building, and not vice versa was an important concept to hold on to through the whole process as a guideline to what was acceptable or necessary



*No. 15 The Agency for Cultural Heritage Management in Bergen
façade from the backyard.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*



*Image No. 16 The Agency for Cultural Heritage Management in Bergen,
new and old sections of buildings meet in the corner facing the backyard.
Photo: Trond A. Isaksen, Directorate for Cultural Heritage*

Results/current situation.

The open portico hallway, which was only slightly altered from the original, as well as the new stairwell and lift on the footprint of previous extensions, are both key elements that have been adopted in order to solve accessibility and make the buildings more functional. In addition, they both add something new by having contemporary expressions while remaining well adapted.

The three houses have remained distinctly independent buildings with different colouration within a well-thought-out historical palette. Inside the office section, an internal, open stairwell has also been established that works both functionally and communicatively very well. Additions such as the tall interior sliding doors in glass and steel, and the internal staircase, reflect the industrial past of the buildings.

The design is simple and rough with very high quality detailing and execution. This really complements the old, sturdy constructions, the original windows and doors, the natural materials used on wall and floor surfaces and the interior colour schemes.

The Cultural Heritage Manager and the architects are particularly pleased with the choice of materials and floor plan. A lot of work had been put into this in order for everything to 'fall into place'. The project accommodated everything and everyone, while not compromising on function or the former qualities of the original building. Three buildings and a new extension have become one, and have been universally designed and are accessible to everyone. Safety is ensured, the indoor climate is good, the premises are perceived as pleasant, and a nice place to be for both employees and visitors to enjoy.

Evaluation.

The offices for the Agency for Cultural Heritage Management in Bergen is a space which conveys solutions and methods within practical building protection for the benefit (and pleasure) of both architects, history enthusiasts and the city's population in general.

The project shows, in a concrete way, how older buildings can be given new life by the architect letting the new function follow the form. It is complex, innovative, and respectful and conveys the subject of architecture in a subtle and inviting way.

Why is it considered best practice?

The reason why we have selected this project as a Best Practice example can be put in to three main bullet points:

1. The reuse of buildings is good circular economy because it helps to keep materials and products with high recyclable value in the economic cycle. Protection, preservation and reuse of buildings is positive, because buildings that have already been produced only have greenhouse gas emissions related to heating and other energy use.
2. The reuse of historic buildings contributes to revitalization and diversity, while strengthening the common identity of the population across generations.
3. The premises serve as a visible example of how old buildings can be used and changed, be safe and respond to current requirements. The Cultural Heritage Management in Bergen learns as they live, and the office premises are part of their dissemination - to inspire both the public, the construction industry and the administration.

More information.

For more information, please contact Johanne Gillow, Director, Agency for Cultural Heritage Management, or visit: <https://www.bergen.kommune.no/omkommunen/avdelinger/byantikvaren/kontakt>