

# TRYGGHETSBOENDE JOHANNEBERG

AUT 163, MPARC CTH - HT15

MARTIN FÄLLSTRÖM

## THE PROJECT

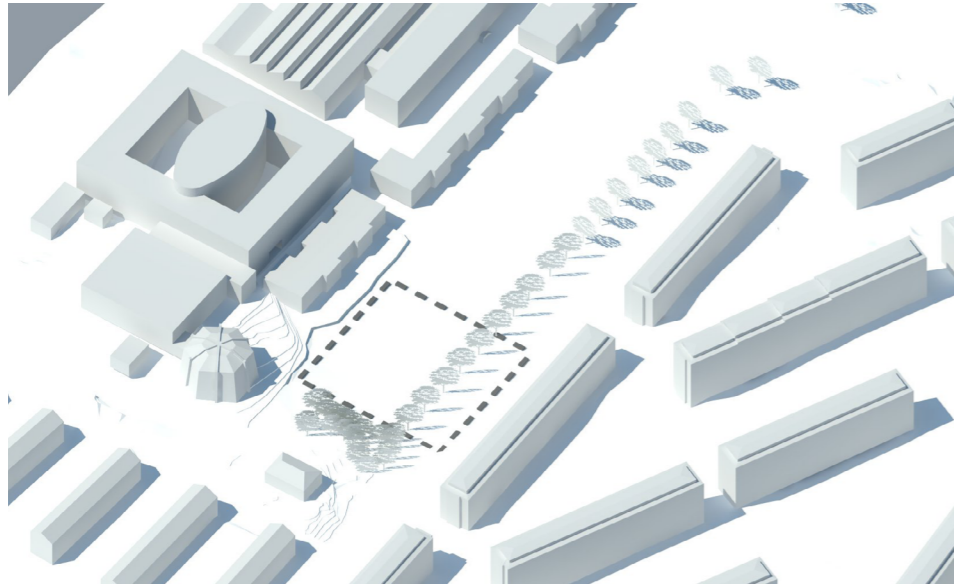
The mission is to design a trygghetsboende in Johanneberg. Trygghetsboende is ordinary housing for seniors, but with common spaces in the house and extra accessibility in the apartments. The aim is to make old people be able to have an active and social life as well as living in their homes as long as possible.

In the project the focus has been on making good apartments and stimulating common space, encouraging the residents to socialize. There has also been focus on adopting the building to the site, considering surrounding buildings in the area.



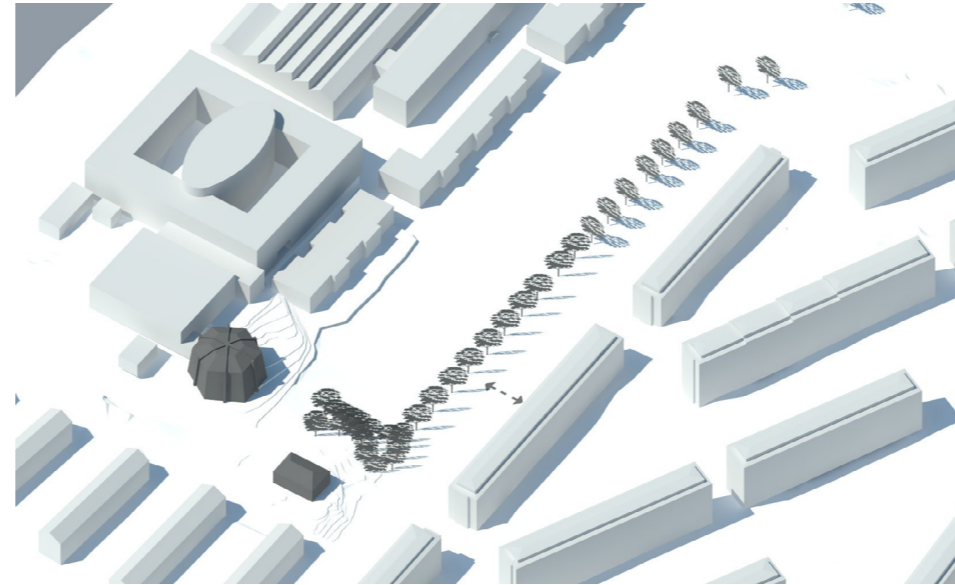
# ANALYSIS & CONCEPT

## SITE



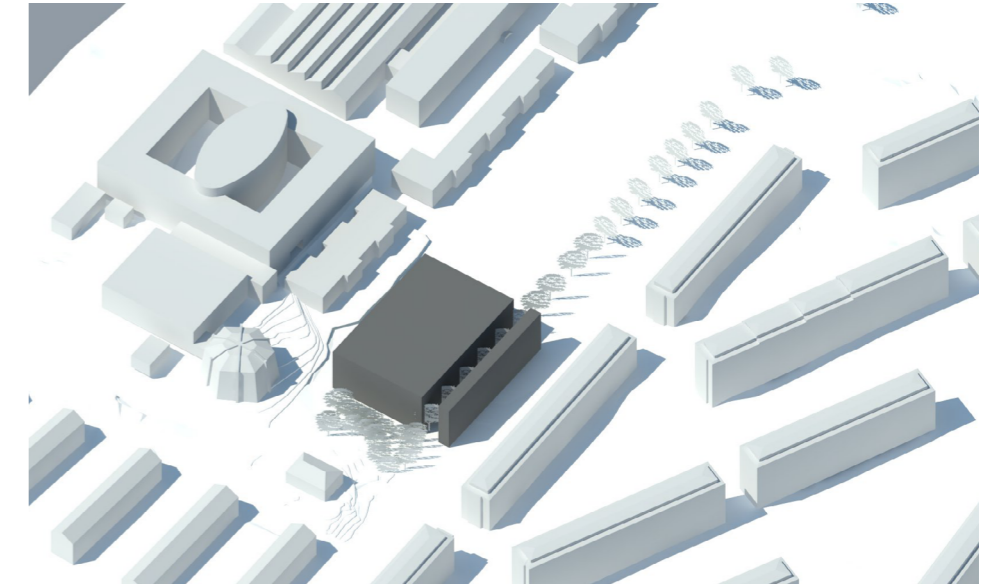
The site is situated on a big parking lot next to Gibraltargatan in Johanneberg. West of the site is Chalmers University, containing buildings of different types and looks. An early modernist residential area, with light plaster houses is situated opposite Gibraltargatan.

## SURROUNDING



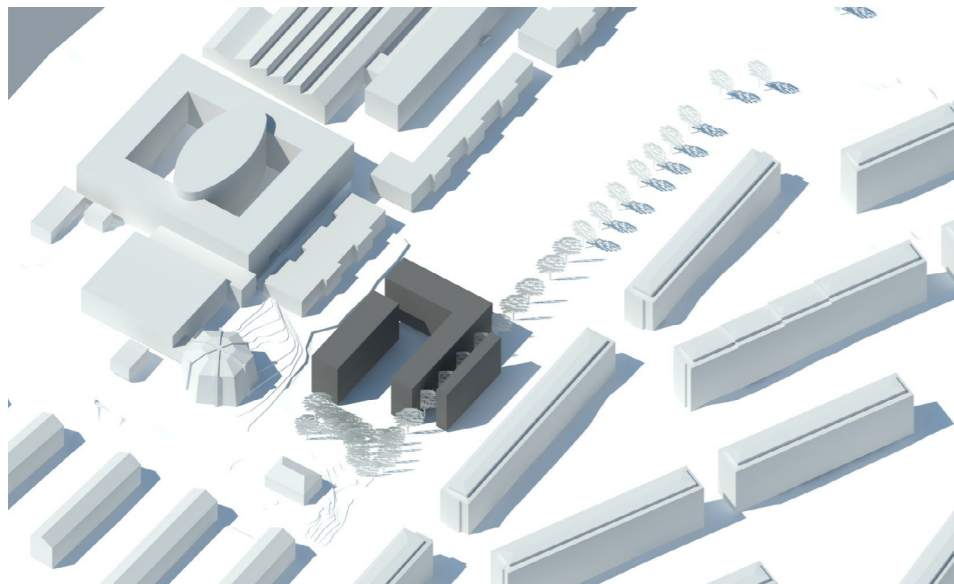
A row of trees run along the whole Gibraltargatan, providing greenery and defining the street. The Gibraltar cottage, south of the site, is historically important. Kopparbunken (bigger grey building) is an interesting architectural element with its odd shape.

## VOLUME



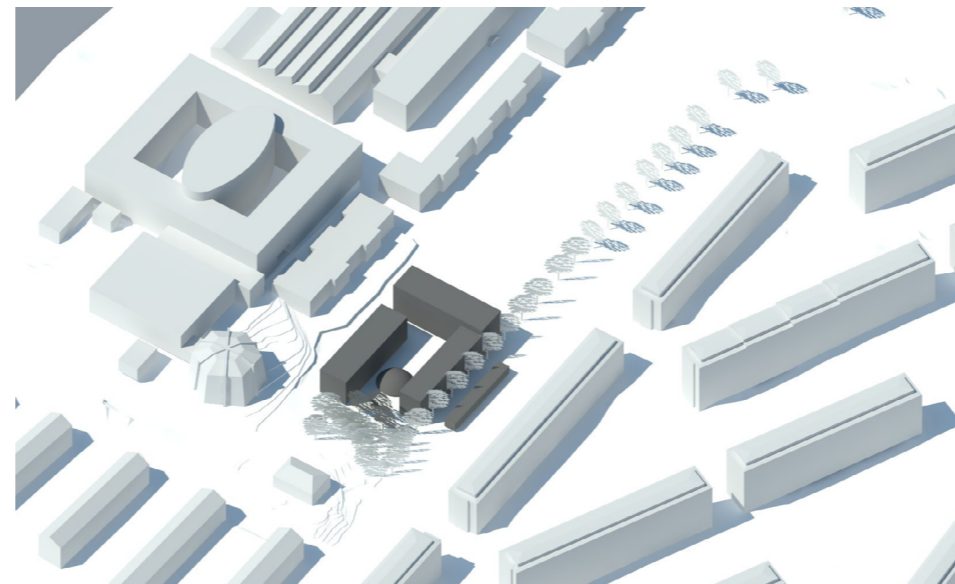
A volume covering the whole site is created, narrowing Gibraltargatan. The row of trees is preserved, and runs through the volume, splitting it in two.

## SHAPE



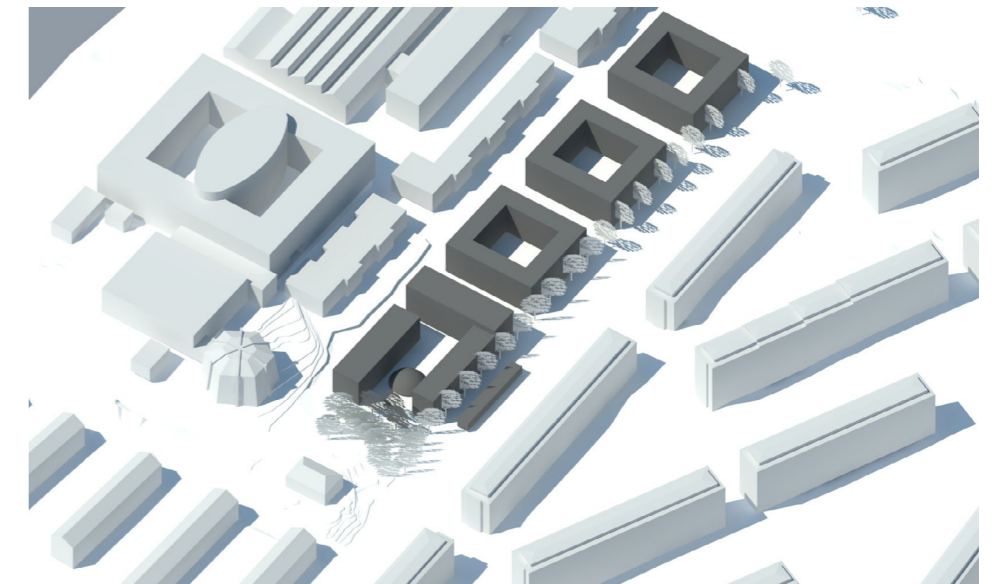
A courtyard opens up to face the cottage. The eastern part is drawn back to make visual contact between the cottage and the street. An opening in the North West corner allows passage through the courtyard. The shape towards north is kept straight and strict.

## HEIGHTS



A small building is added in the courtyard as a counter part to the cottage and breaking the square symmetry of the volume. The small building next to the street gets a pavilion feel, being 1 storey high.

## FUTURE



The shape of the building, with strict facades towards the surrounding, allows expansions in the area without interfering with the buildings expression or intensions.

# FLOOR PLANS

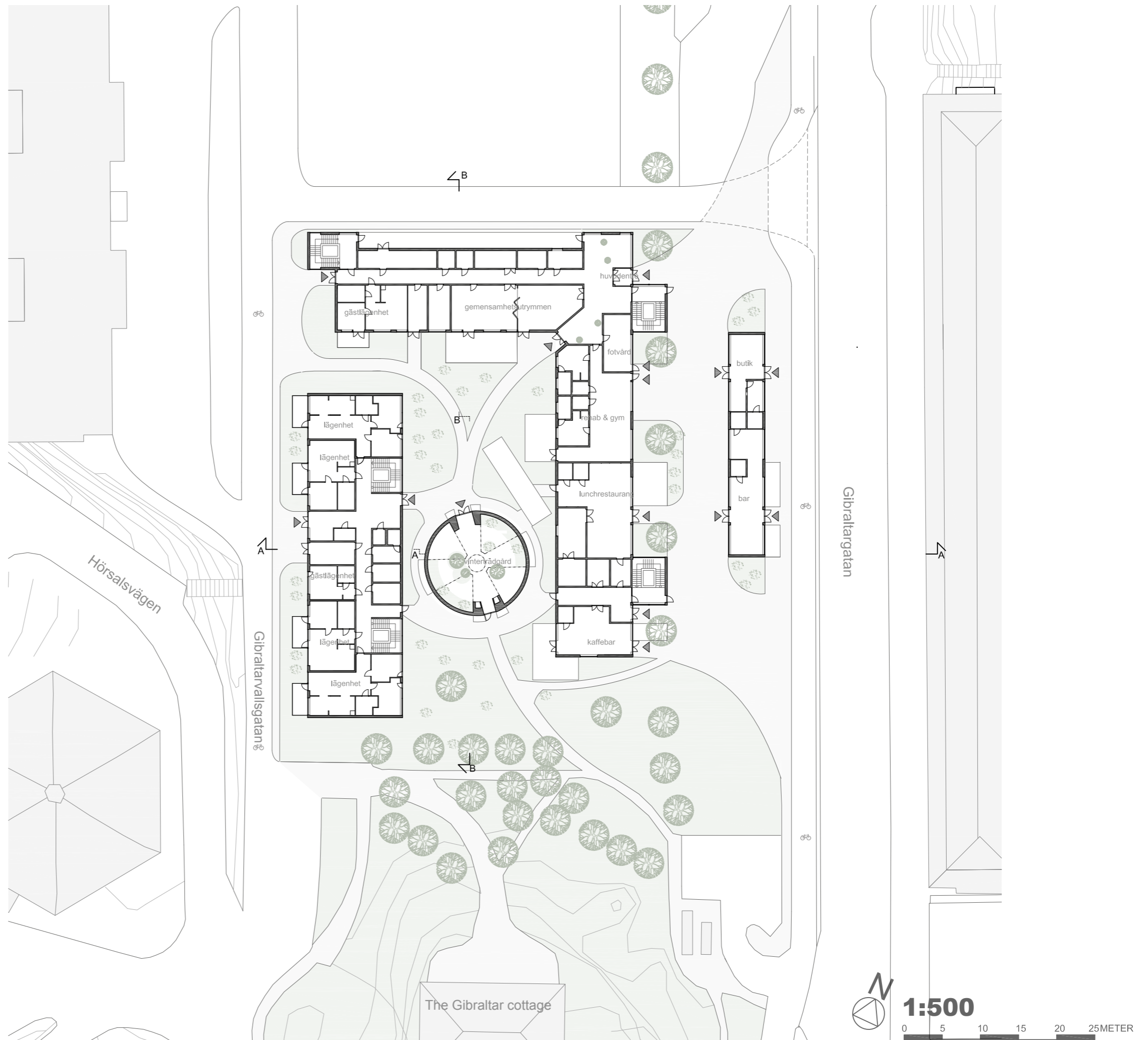
## SITE PLAN

The buildings external shape and facades are kept strict, while the building opens up to the cottage in the south, forming a courtyard with a garden house. The courtyard is divided into two zones, one semi-private in the north, and a public green space connecting to the cottage garden in the south.

Next to Gibraltargatan a small square is formed between the two buildings. Fast passing for pedestrians and bikes along Gibraltargatan is possible east of the small building.

West of the site the Gibraltarvallsгатan has been transferred to a biking and walking area, with possibility for vehicles with permission to pass through. This makes delivery and pick up by car and truck possible, but keeps car to a minimum to avoid disturbance in the ground floor apartments.

North of the site is a one way- street making close access to the building possible for delivery and pick-up.



# FLOOR PLANS

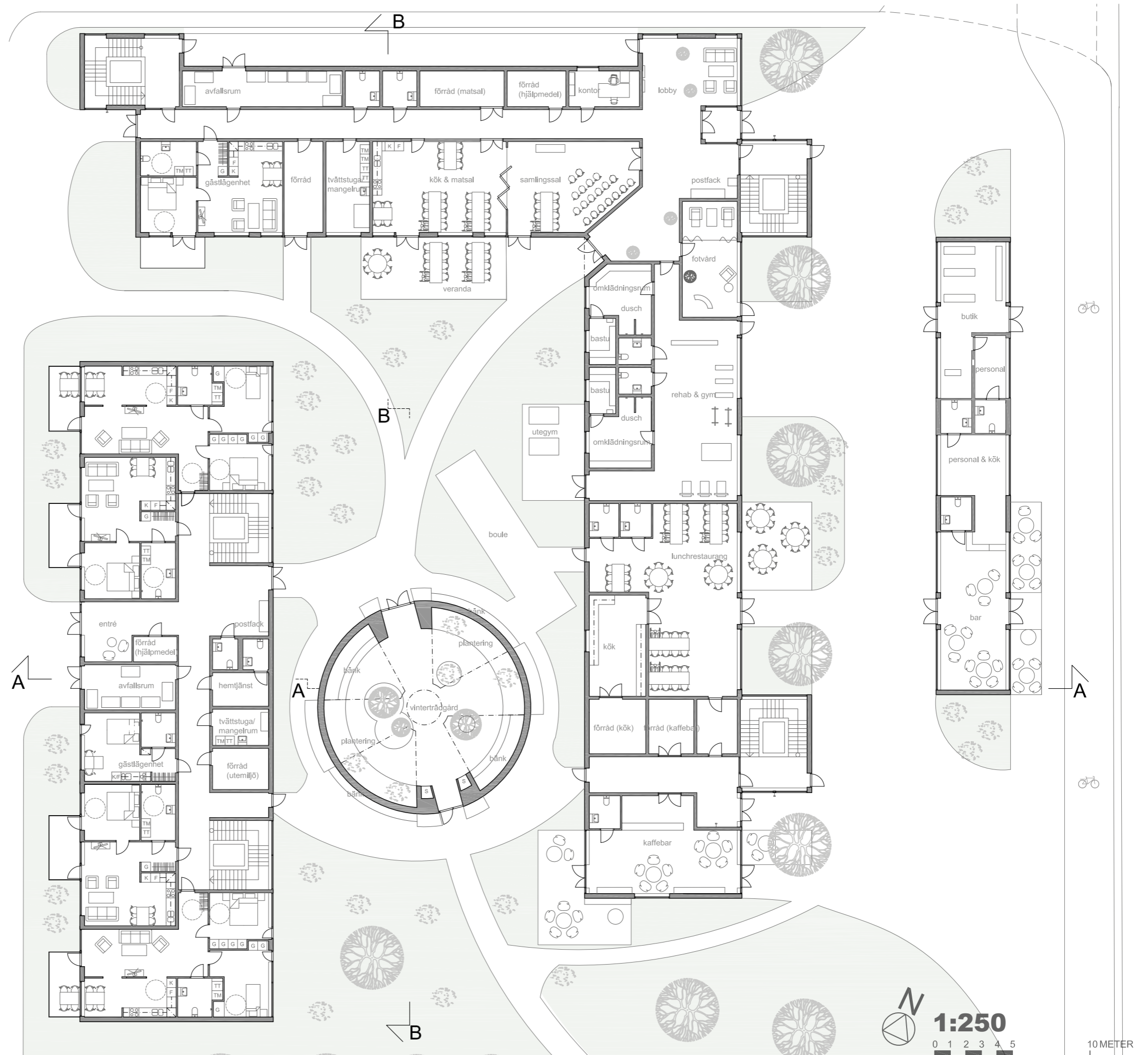
## GROUND FLOOR

The buildings are divided into different zones. There is a commercial zone in the east, with businesses both in the main building and in the small commercial pavilion. There is a lunch restaurant, a coffee shop, a bar, a shop, a gym and a pedicure salon.

In the northern part the common spaces are gathered, with direct access from the main entrance. Here are also function rooms, a guest apartment and an office for the municipality staff. From this area it's possible to directly access the pedicure and the rehabilitation gym.

The western building contains apartments and basic function rooms, giving the option for the future to turn the house in to an ordinary apartment house if the need for trygghetsboende is reduced. There is also a small guest apartment in the building.

In the center of the courtyard is a dome shaped winter garden, making a connection between the two main buildings, and making an interesting counterpart to the cottage opposite the small park.



10 METER

# FLOOR PLANS

## 2-4 TH FLOOR

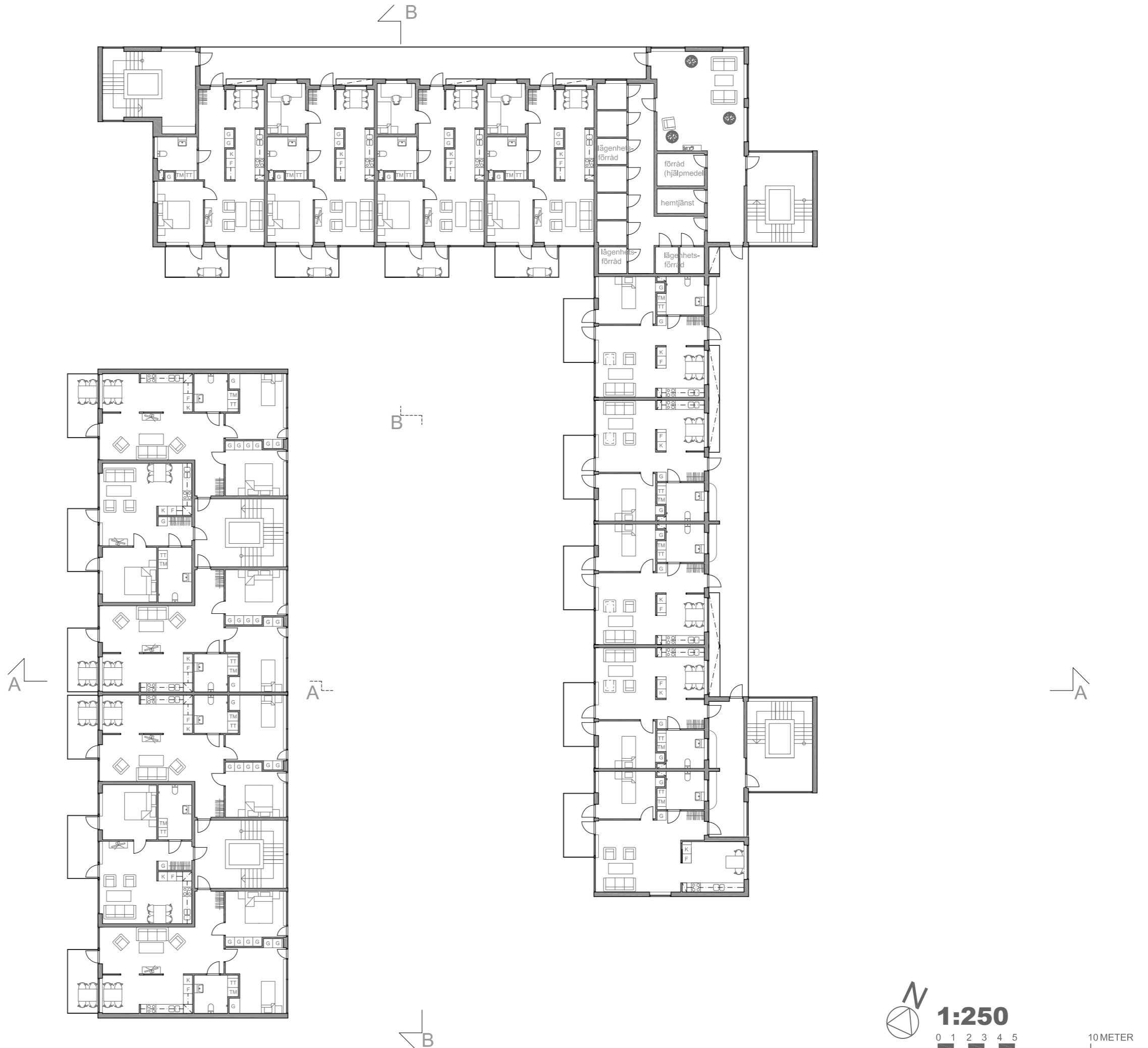
The project contains 53 ordinary apartments; 27 two room apartments and 26 three room apartments. There are also two guest apartments, one two room apartment and one smaller one room apartment.

The communication to the apartments in the western building is directly from the stairwell, in the other buildings it's via access balconies.

The access balconies has an elevator and stairwell in every end, giving the option for the residents if they want to enter the ground floor in the common space area or with fast access to the outdoor.

In the northeast corner there is a common area and storage rooms both for the apartments and for the home care.

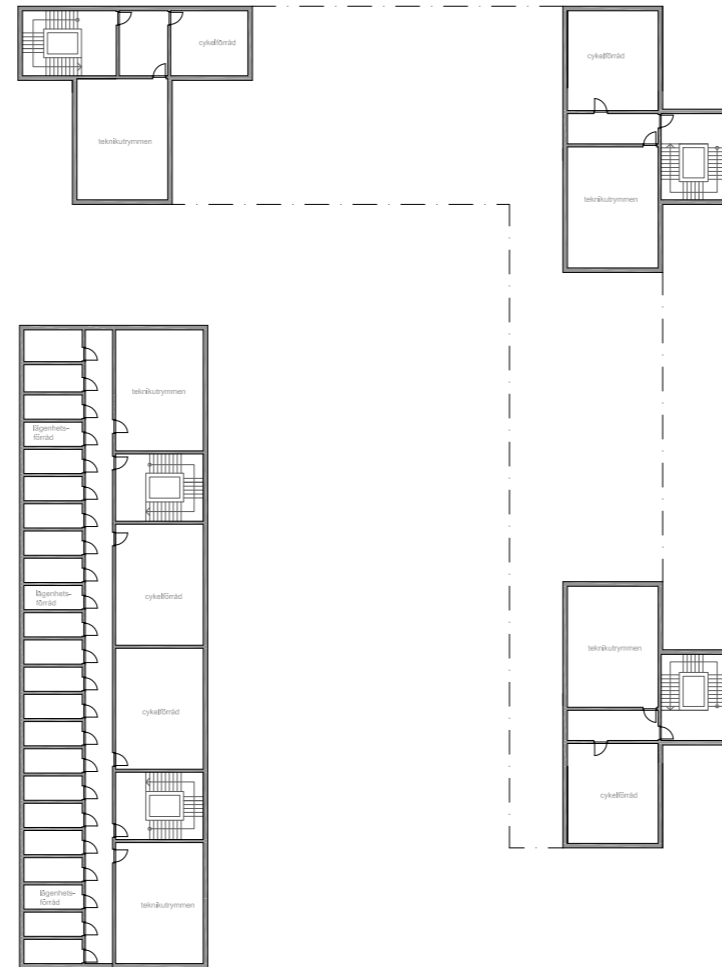
Every apartment has windows towards south or west, providing a lot of sun light. No apartment has bedrooms towards Gibraltargatan, avoiding disturbance from traffic.



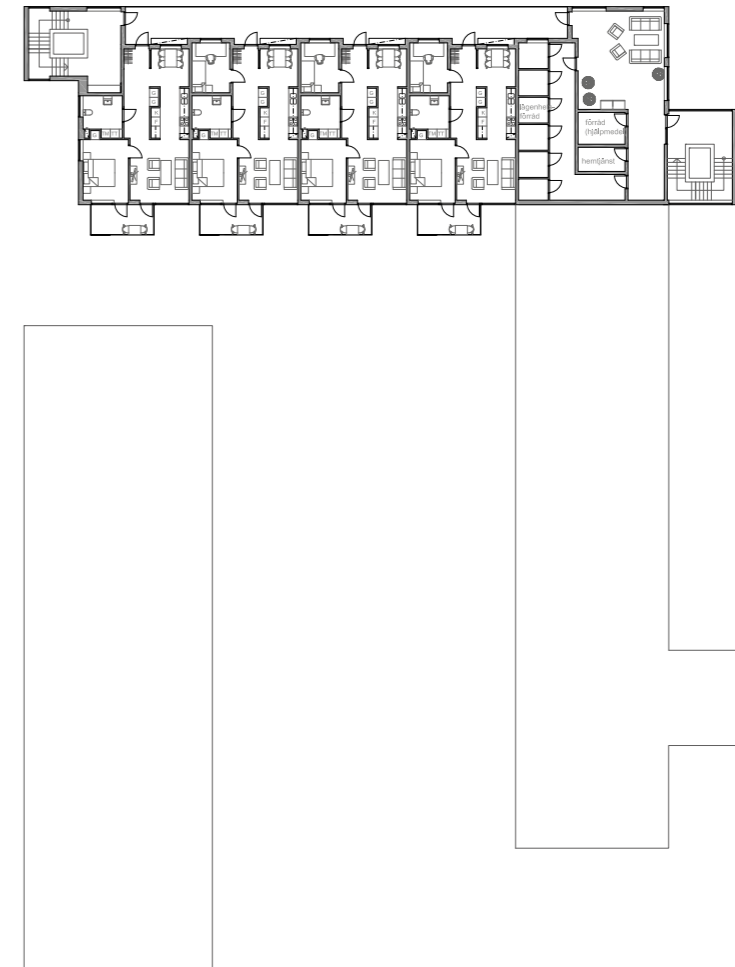
# FLOOR PLANS

The basement in the west building is the same size as the other levels, containing storage rooms for apartments, room for technical installations and bicycle storage. The bigger building only has room for technical installations and bicycle storage in the basement, since the apartments has their storage rooms on each level.

## BASEMENT

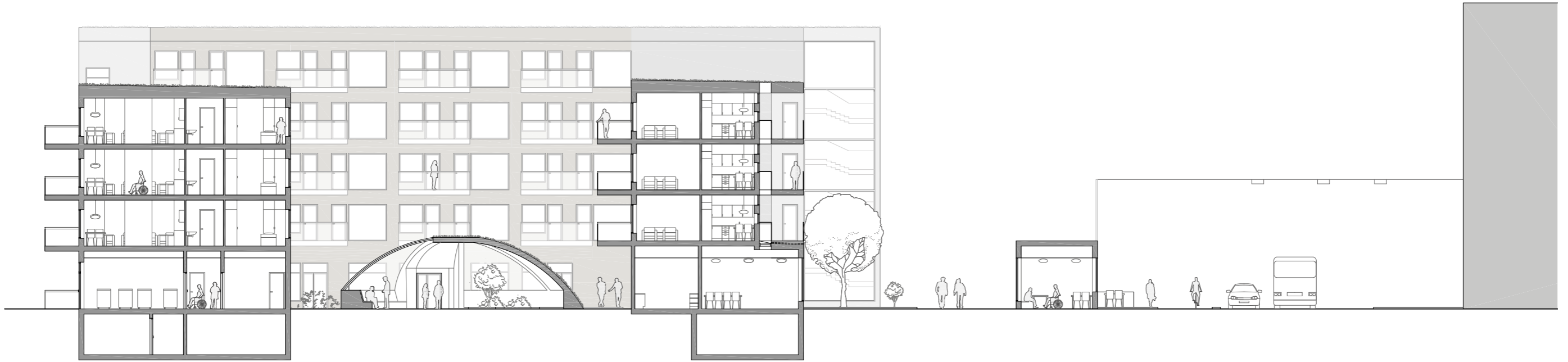


## 5TH FLOOR



# SECTIONS

## A-A



## B-B



1:250

0 1 2 3 4 5

10 METER

# FACADES

## FACING EAST



## FACING WEST



## FACING NORTH



**1:250**

0 1 2 3 4 5

10 METER



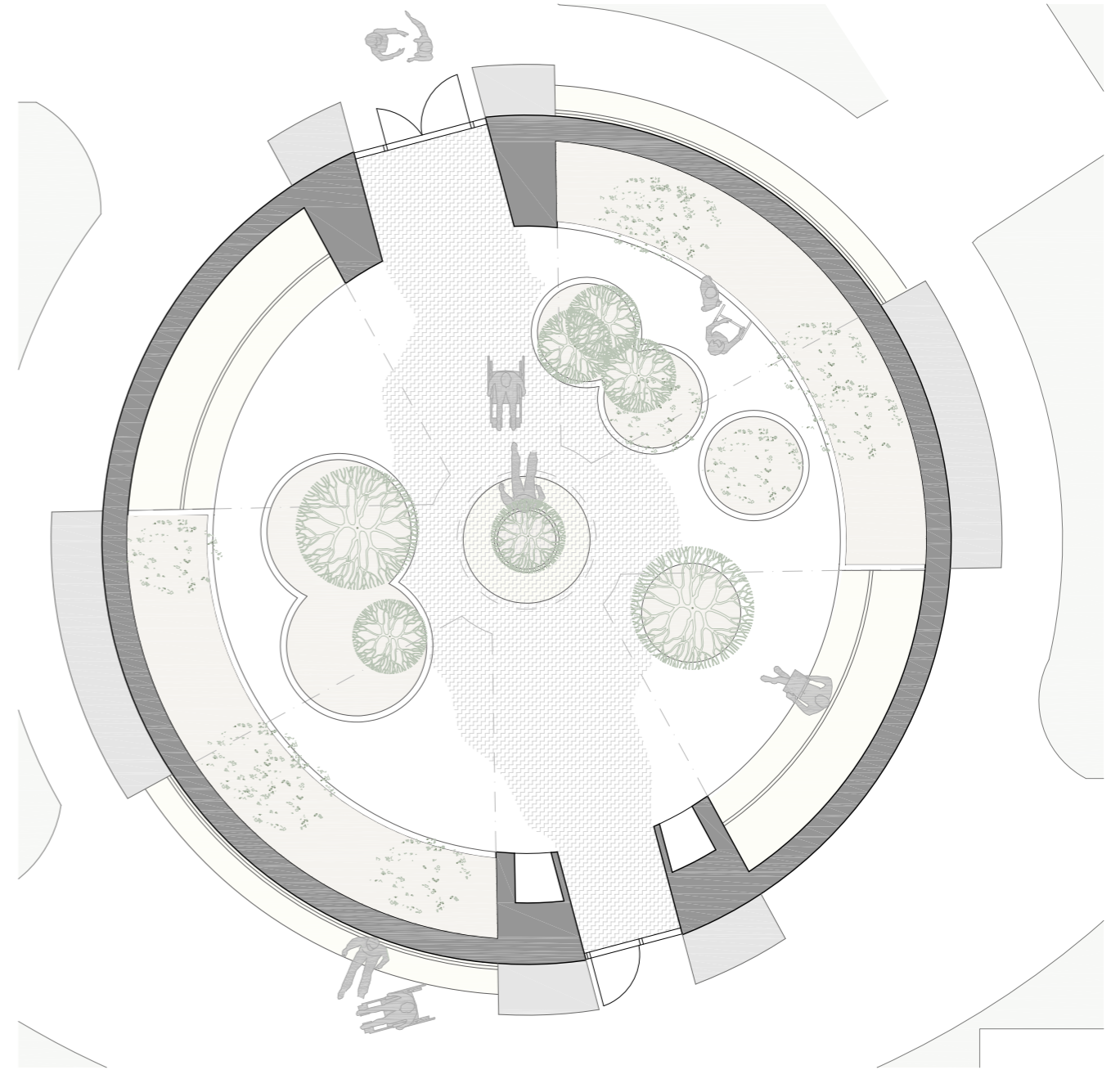
# THE WINTER GARDEN

The winter garden is the central meeting point for the residents. Being situated in the courtyard between the two buildings makes it visual from most apartments and provides direct access to outdoor activities. The outdoor walk needed to get to the winter garden emphasises the feeling of warmth in the winter, and gives it an open and free feel during the summer. There is a possibility to let the winter garden be open for passage, allowing the public in. It also connects the two sides of the courtyard, the private active side and the calm public green space.

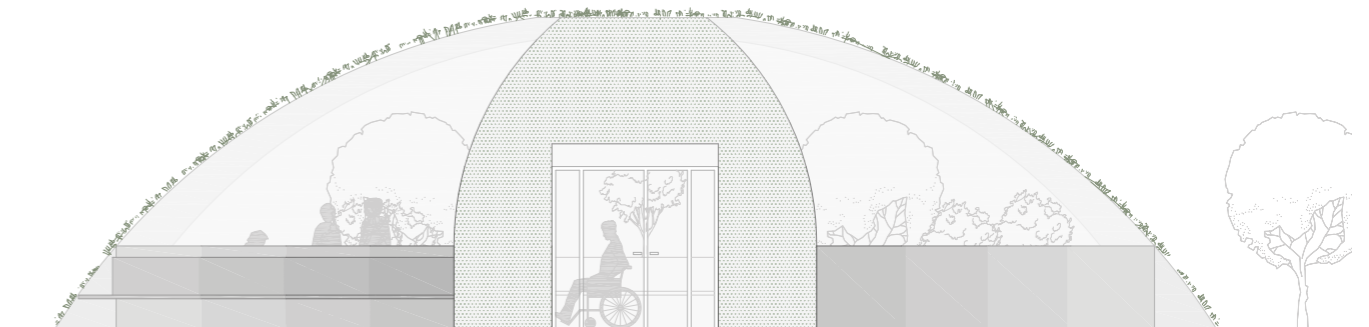


View from the green area towards the winter garden

## FLOOR PLAN



## FACADE FACING NORTH

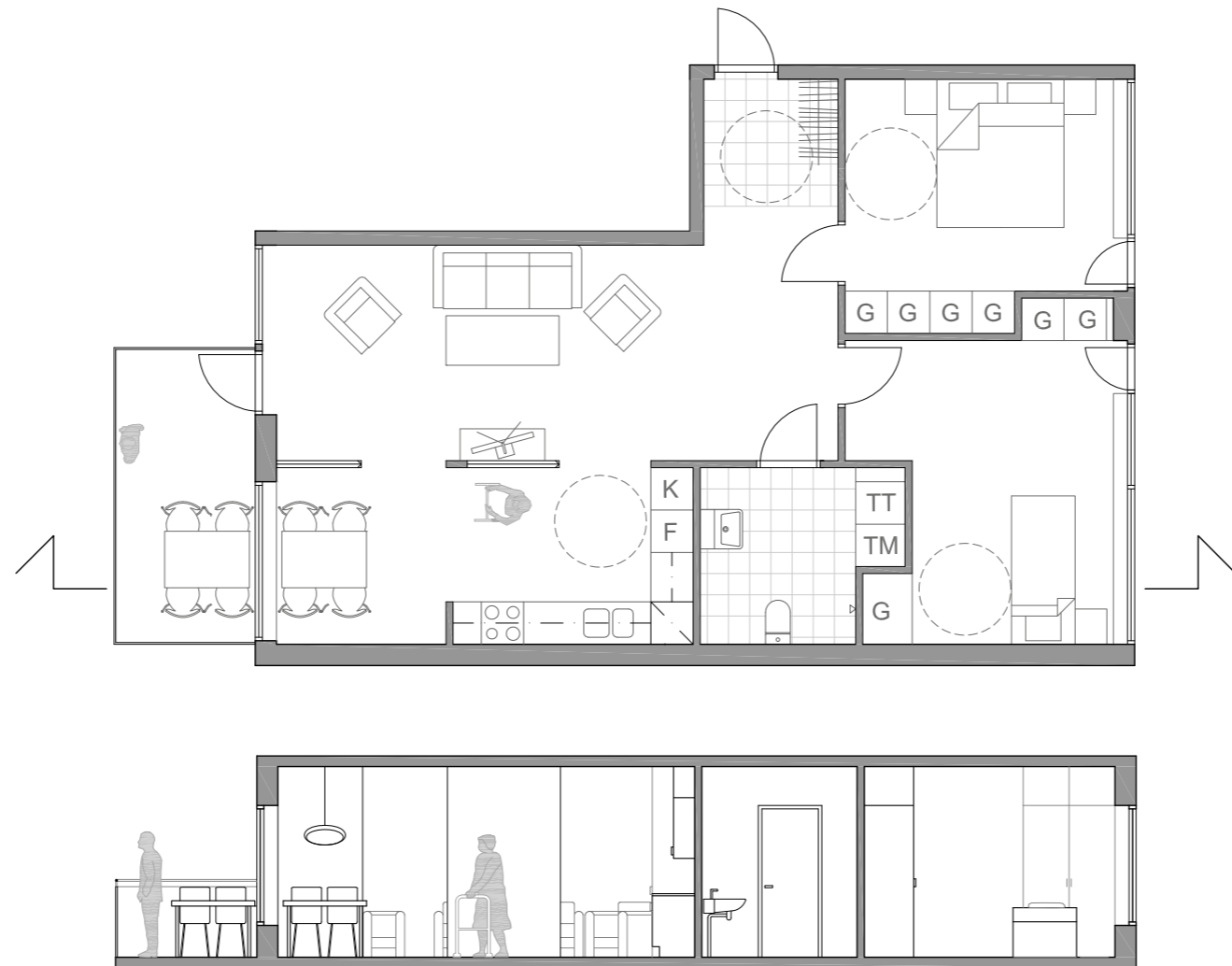
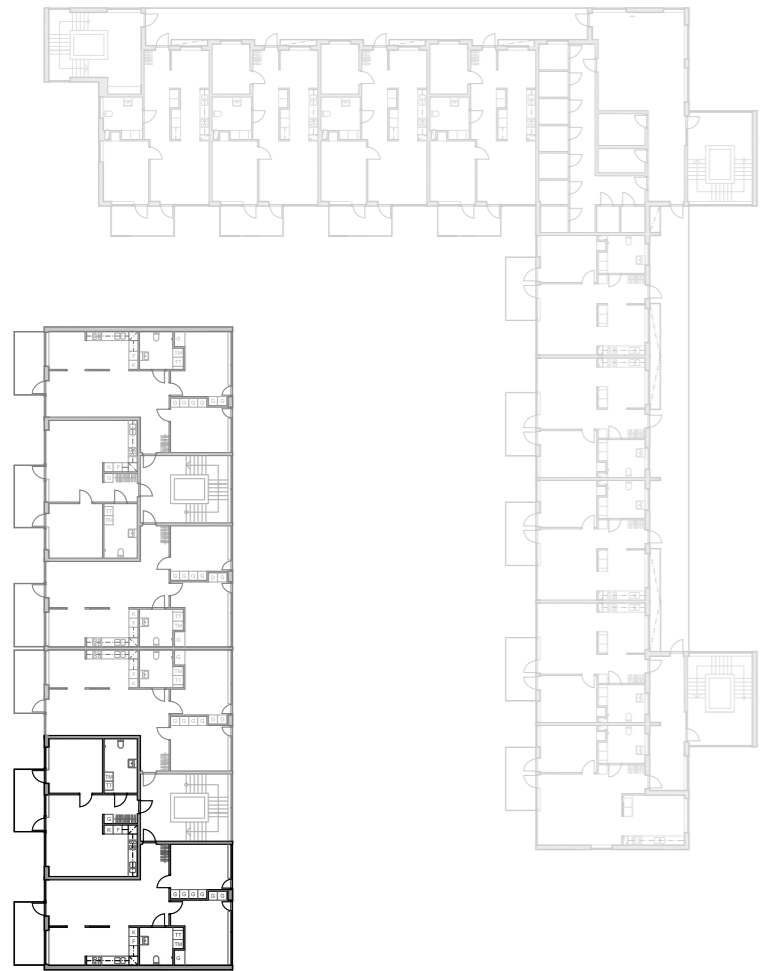


1:100

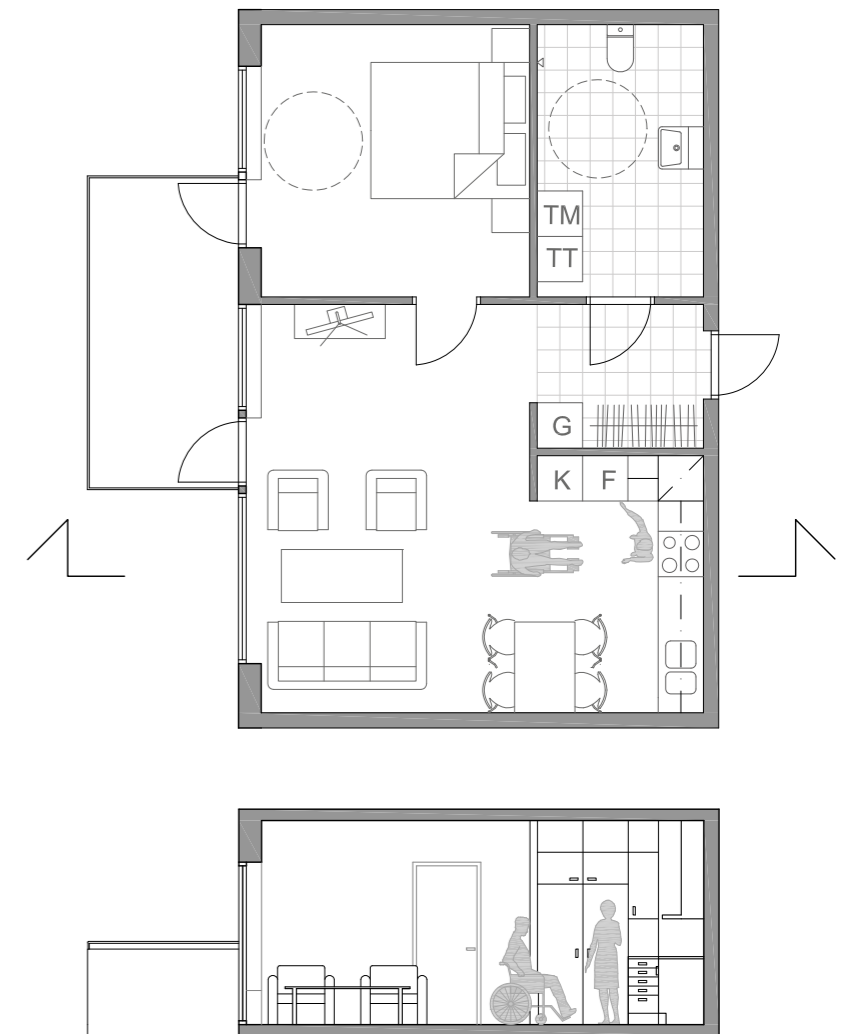
0 1 2 3 4 5 METER

# APARTMENTS WEST BUILDING

## 3 ROOMS + KITCHEN 77 m2



## 2 ROOMS + KITCHEN 53 m2

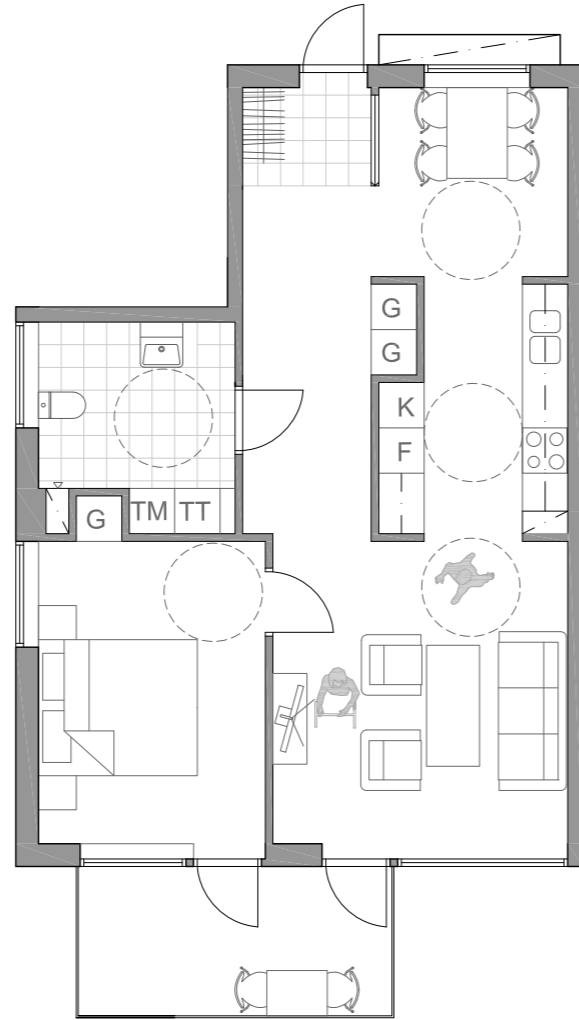


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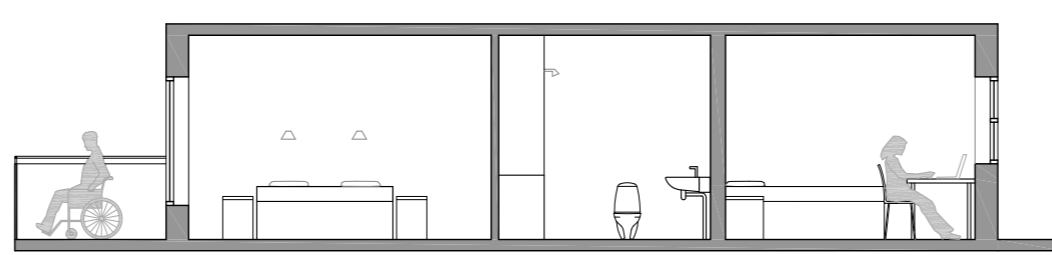
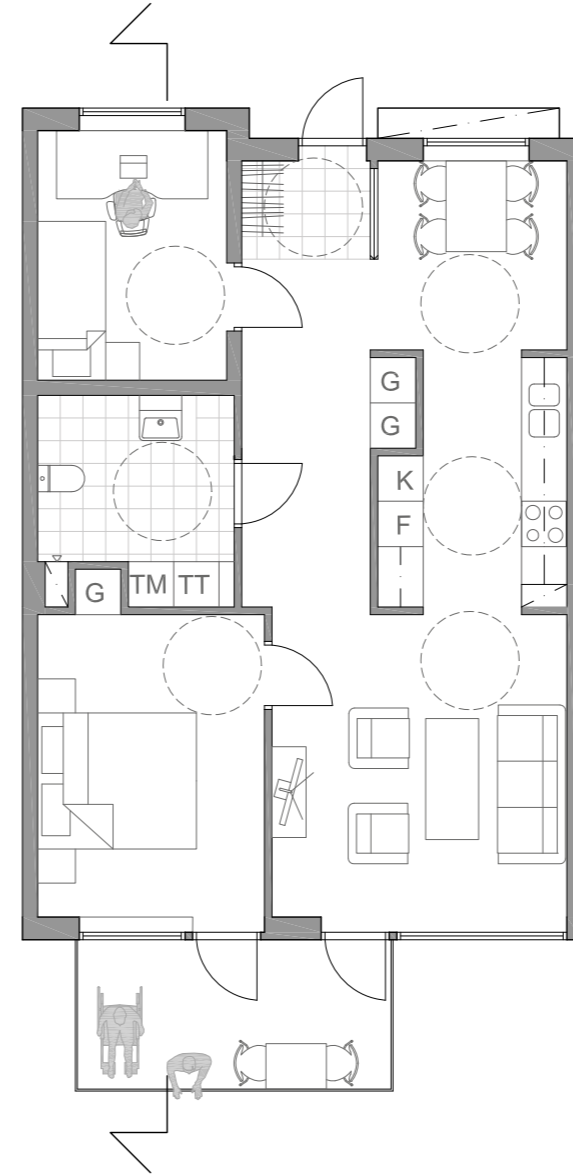
0 1 2 3 4 5 METER

# APARTMENTS NORTH BUILDING

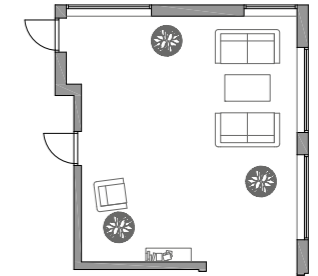
**2 ROOMS + KITCHEN**  
**62 m<sup>2</sup>**



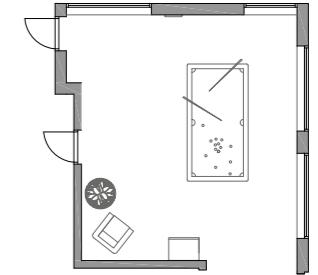
**3 ROOMS + KITCHEN**  
**71 m<sup>2</sup>**



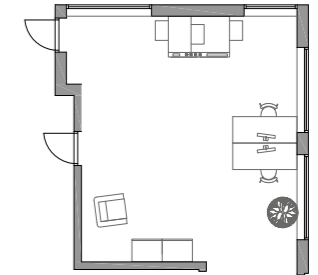
## COMMON SPACE AREA



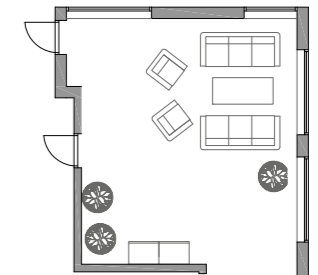
**2nd floor:**  
**Library & reading area**



**3d floor:**  
**Pool & dart**



**4th floor:**  
**IT & digital machines**



**5th floor:**  
**Social space**

**1:100**

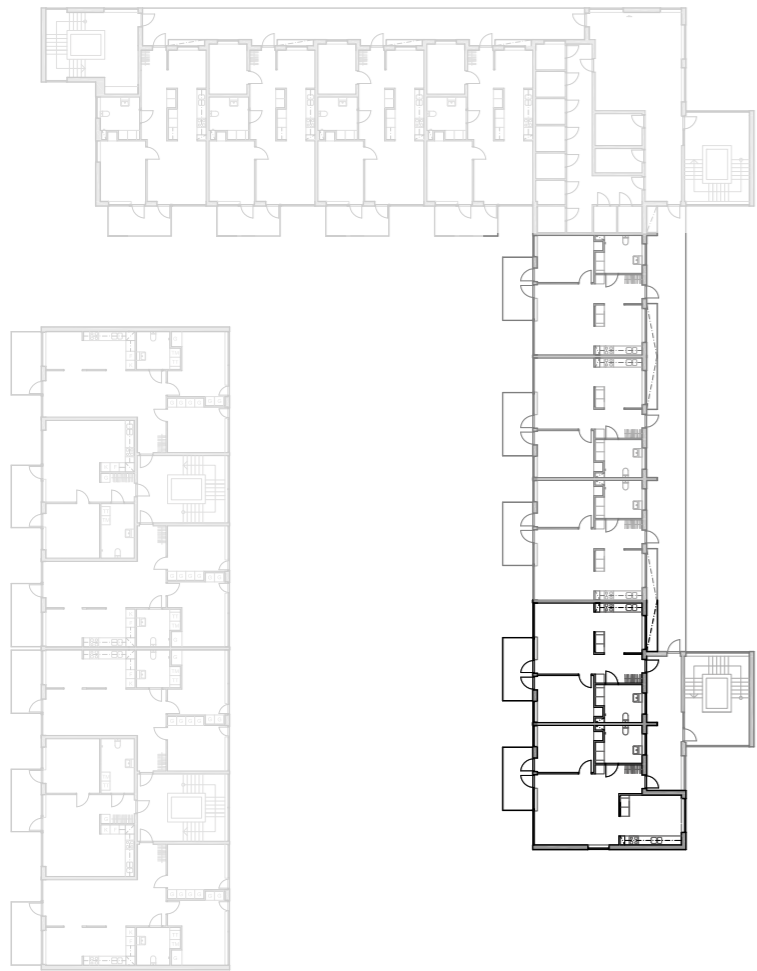
0 1 2 3 4 5 METER

**1:200**

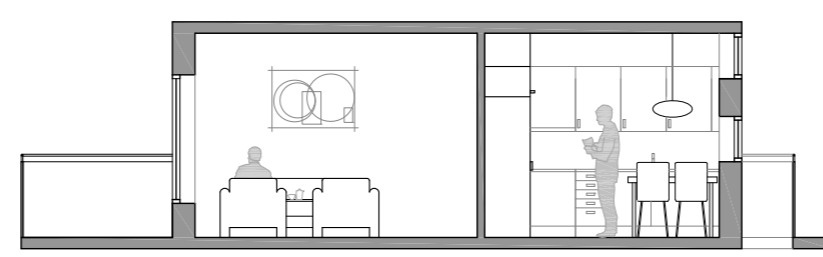
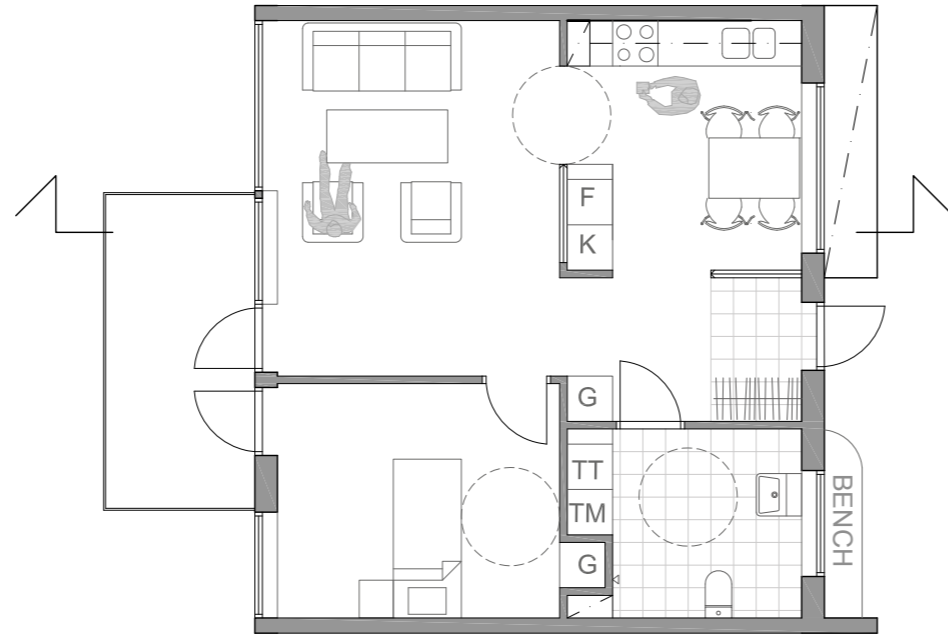
0 2 4 6 8 10 METER

# APARTMENTS

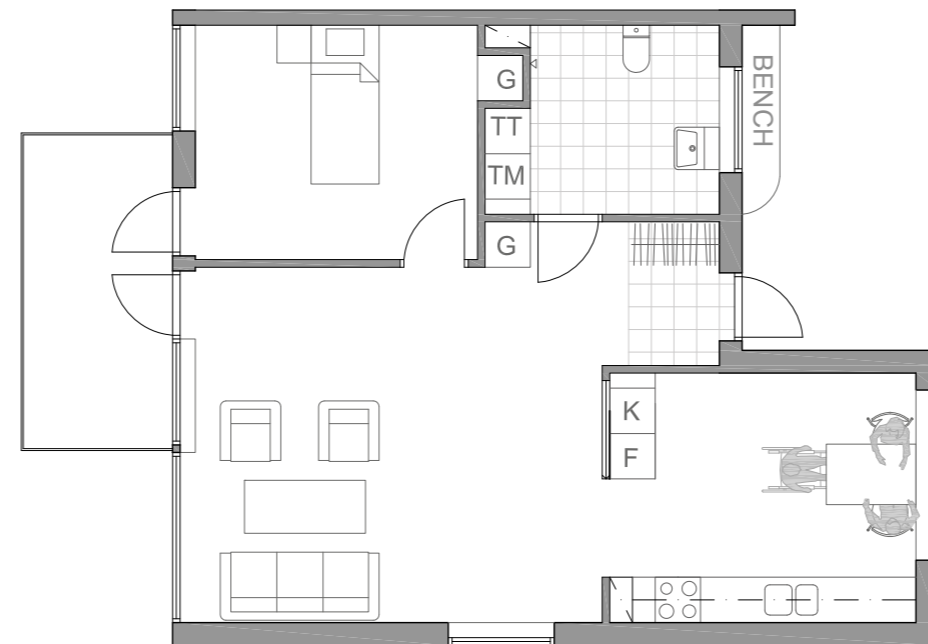
## EAST BUILDING



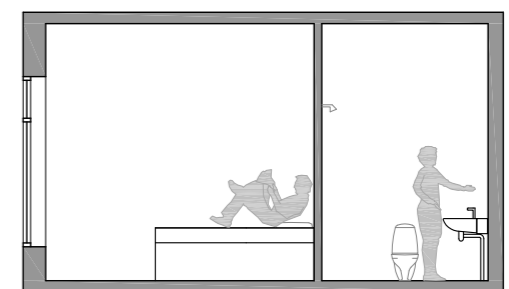
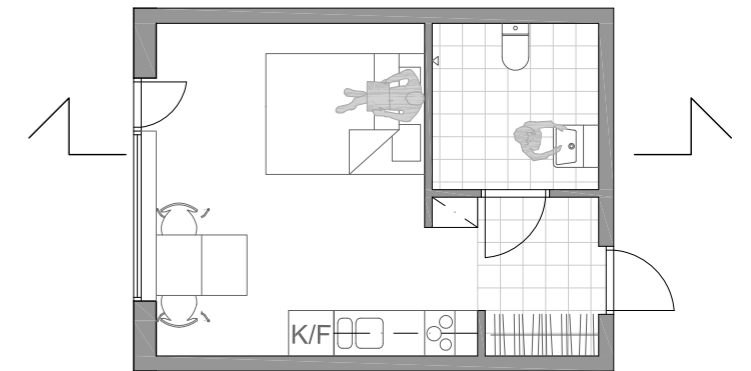
**2 ROOMS + KITCHEN 53 m<sup>2</sup>**



**2 ROOMS + KITCHEN 64 m<sup>2</sup>**



**GUEST APARTMENT - 26 m<sup>2</sup>**



**1:100**

0 1 2 3 4 5 METER

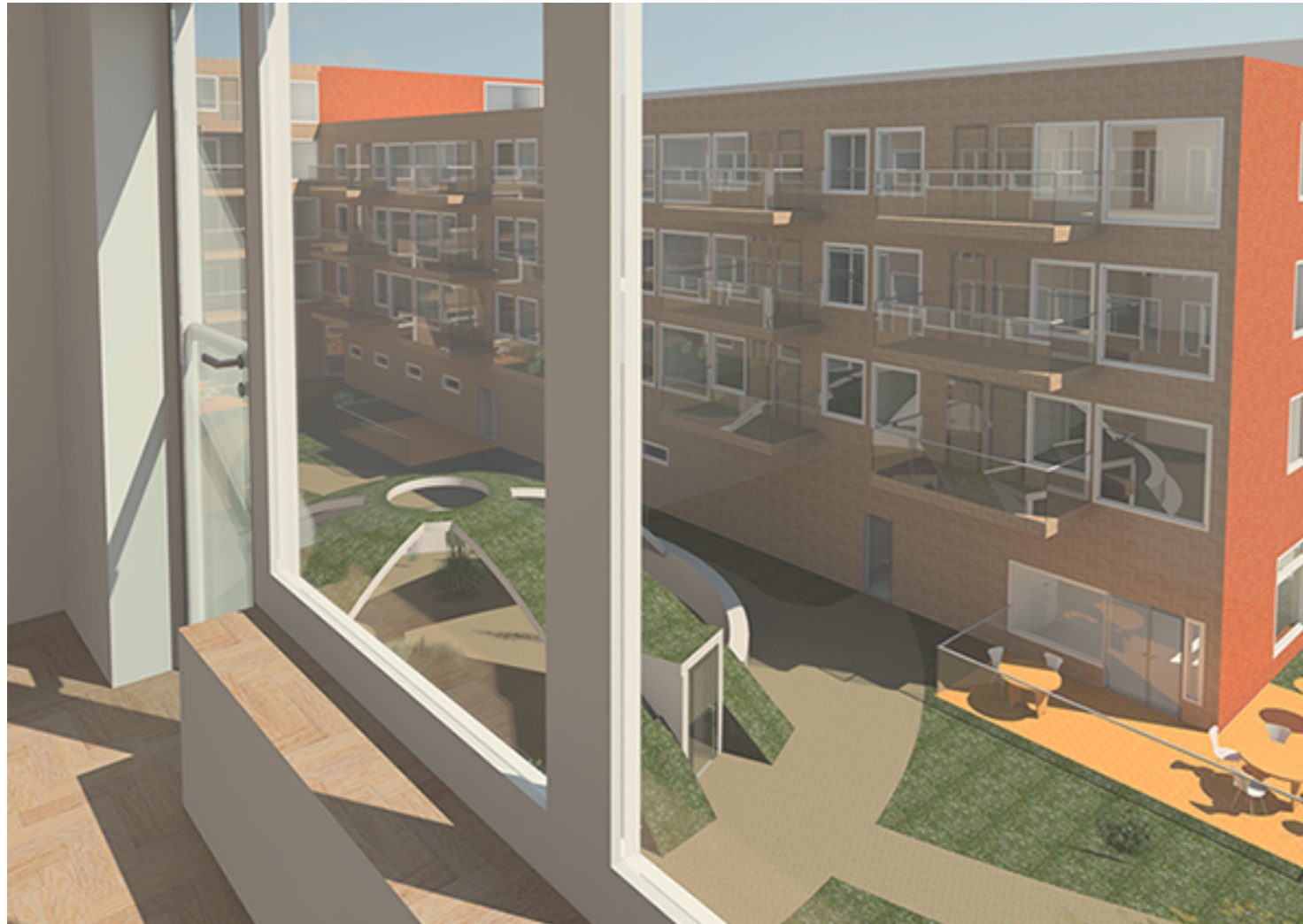
# VIEWS & OUTLOOKS

## MATERIALS

The facades facing the surroundings is made of corten steel. The brown colour matches the colour of the brown brick buildings in the chalmers area. Instead of using brick, the corten steel facades shows that the building is a new addition in the area, using a material modern today.

The facades facing the courtyard is made in heat-treated pine, giving a warmer feel and also meets the greenery of the park next to the cottage. The winter garden building is made of concrete, but its green roof gives it a feel of being erupted from the ground.

All the buildings have green roofs, giving them a more harmonic feel for the onlookers from surrounding buildings.



*View from apartment facing the courtyard*



*View along Gibraltargatan, facing south*



*View along Gibraltargatan, facing north*

# FUTURE USE AND FLEXIBILITY

## FLEXIBLE APARTMENT SIZES

Today the building contains two and three room apartments. In the future the apartment size need might change, there might be a need for bigger apartments, or the demand for smaller apartments might increase.

The apartments in the northern part of the building are designed to easily be changed from three rooms to four or two rooms by switching the small bedroom to the neighbour apartment. Access to the room is made through the kitchen, without disturbing the rest of the apartment layout.



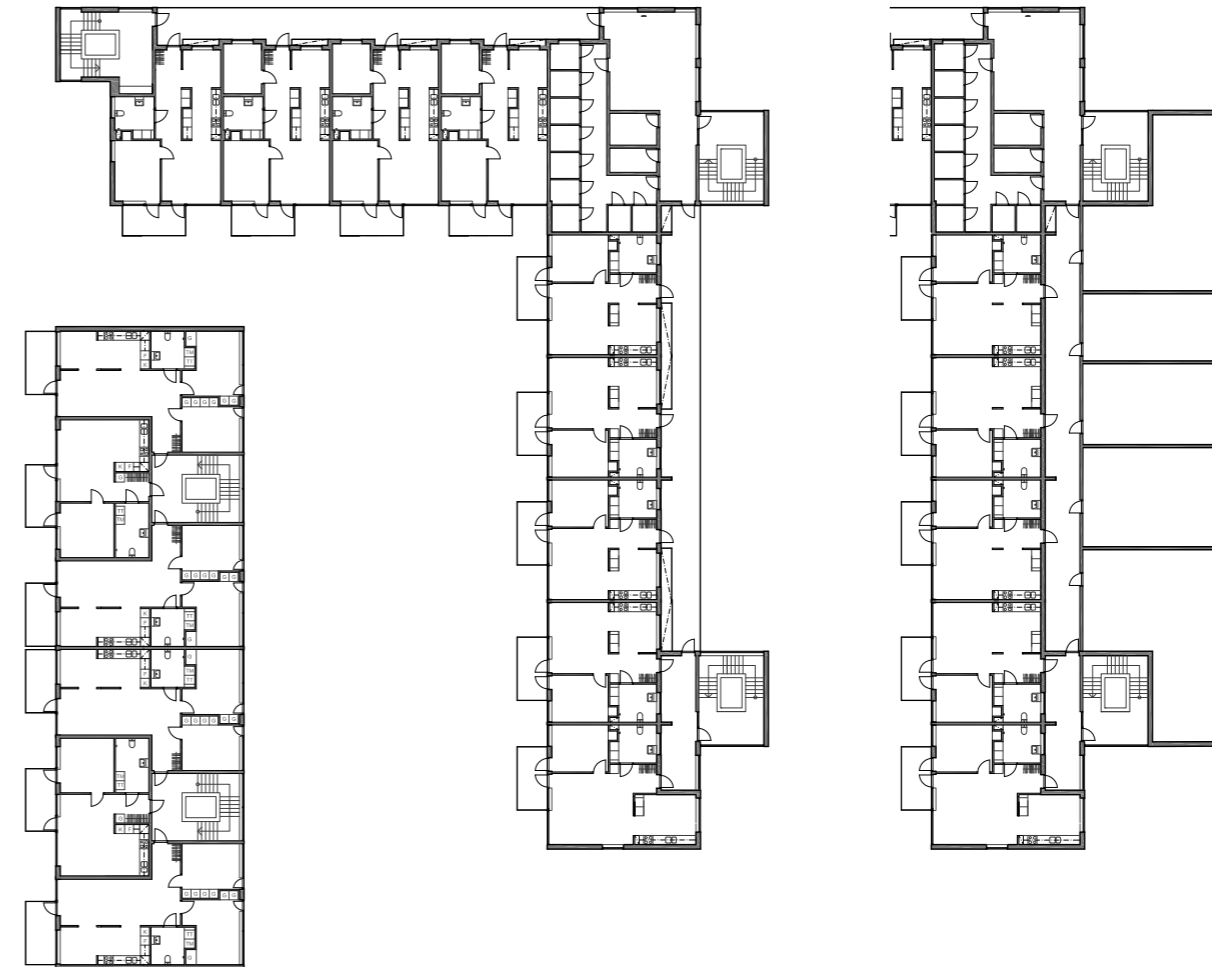
Today: two three room apartments. Scale:1:200

Tomorrow: one four room and one two room apartment.

## EXTENSION TO THE EAST

The building takes the surrounding context in big consideration. Future expansion in the area may not make such adjustments. One possibility is removal of the trees to narrow Gibraltargatan. If so, there might be a wish to expand the building towards the street.

After a small adjustment in the kitchen, no apartment is dependent on windows facing east. This allows the access balcony to be built in and the building to expand towards Gibraltargatan.



Original floor plan. Scale: 1:500

Expansion towards Gibraltargatan in the eastern part