

Flexibility

Designed to develop with the residents' changes in life. Adapts to altered needs.
Flexibility = longer lifetime = reduced footprint.

Inclusiveness

Everyone is welcome. participative design phase.
Breaking down urban anonymity.

Simplexity

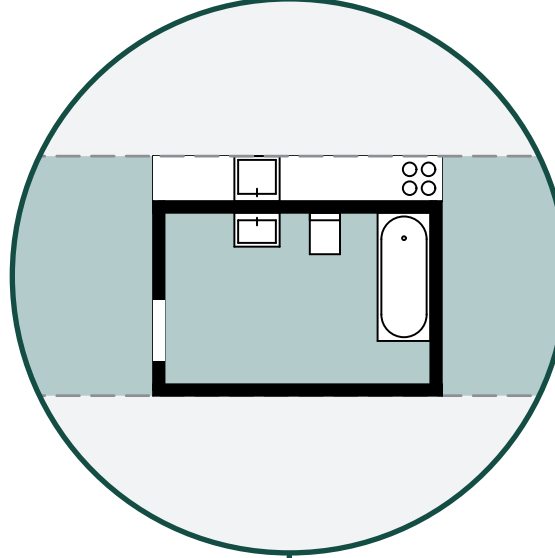
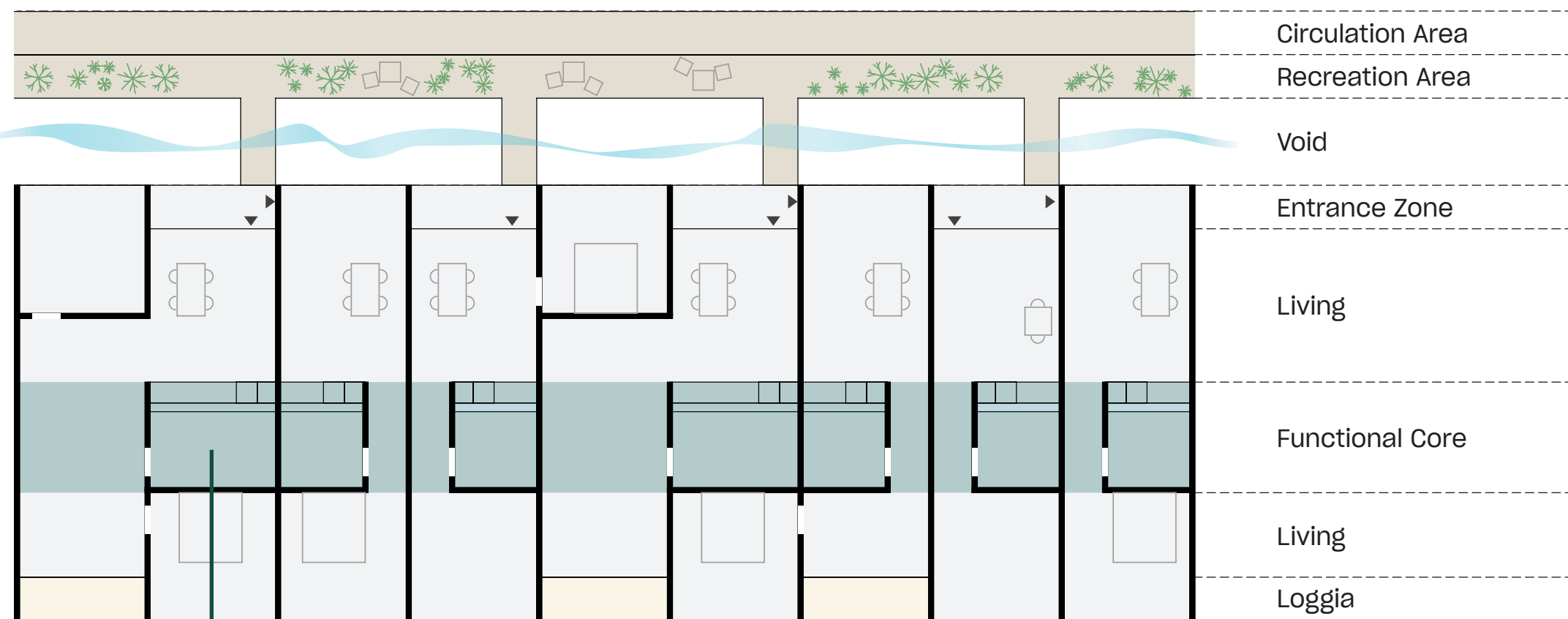
Why have simple things become complex and how can complex things be made simple.

Replicability

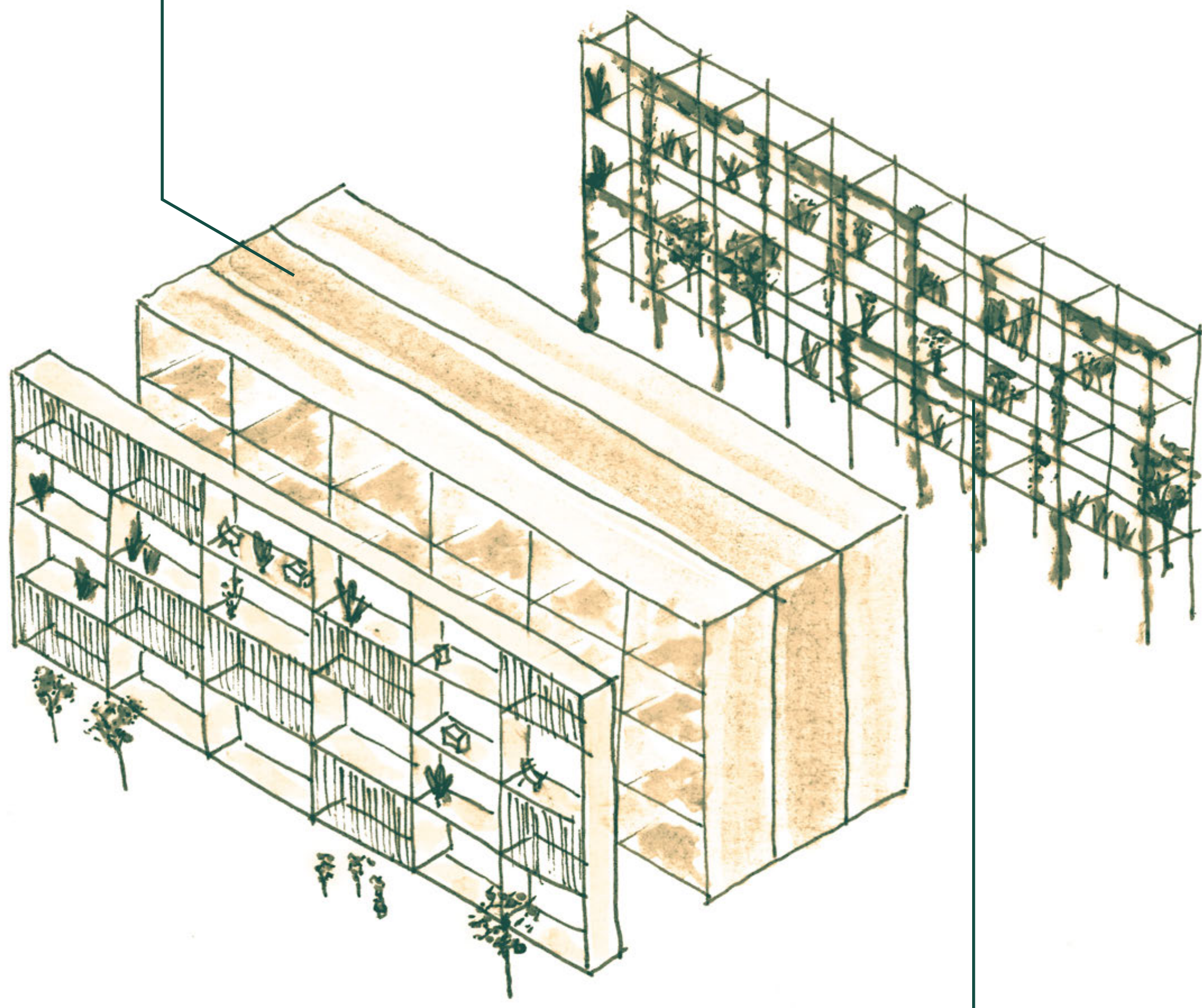
All solutions must be self-sustaining, i.e. solutions need to be environmentally and financially viable in themselves.

Responsibility

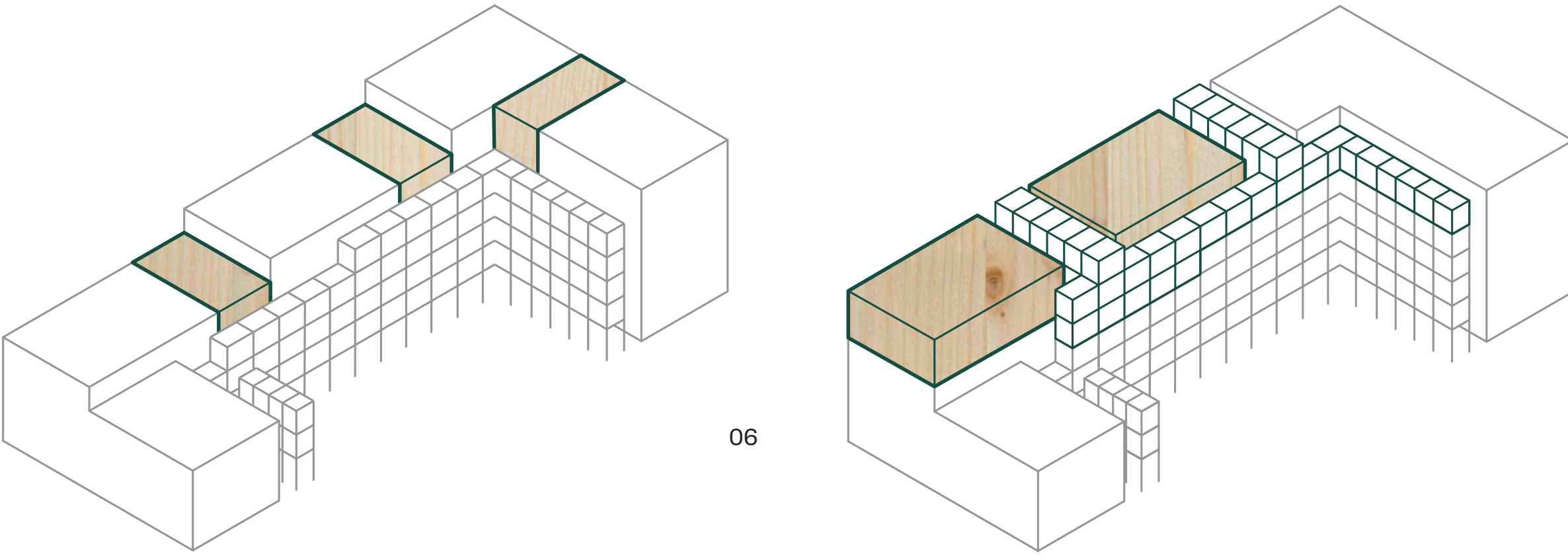
Walk the talk. Combining environmental and social responsibility with a viable financial model



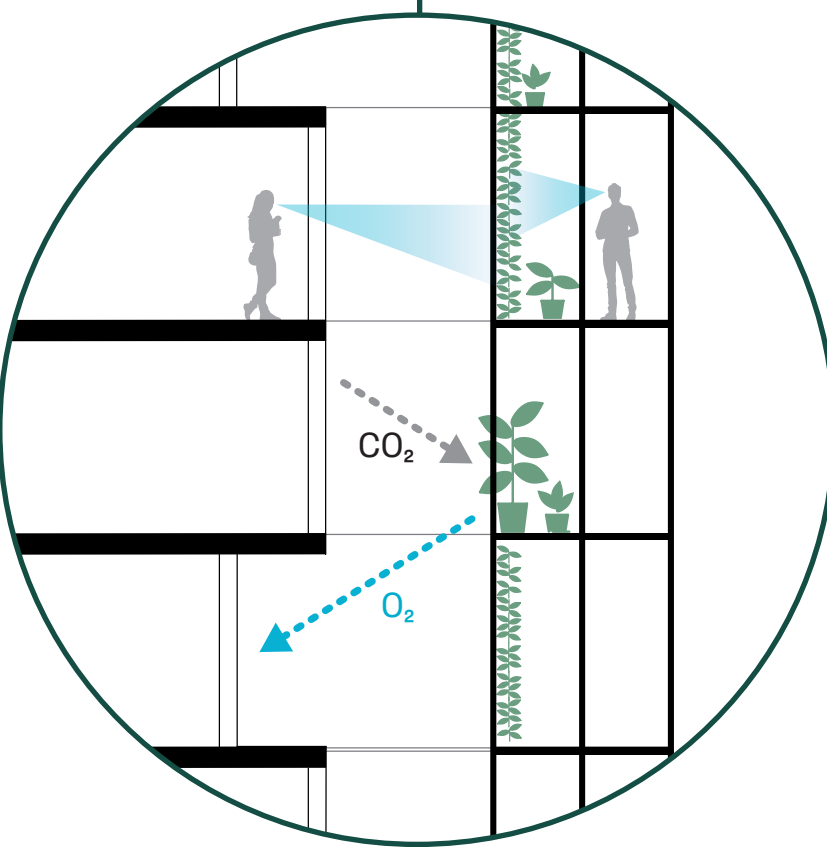
Functional core
The central layer contains the main building infrastructure: prefabricated modules that come along as multi-functional boxes with the bathroom inside, kitchen outside. All connections for water, sewage and electricity for plug and play. Modules are removable any time. Thought-out and fully flexible for what the future might bring.



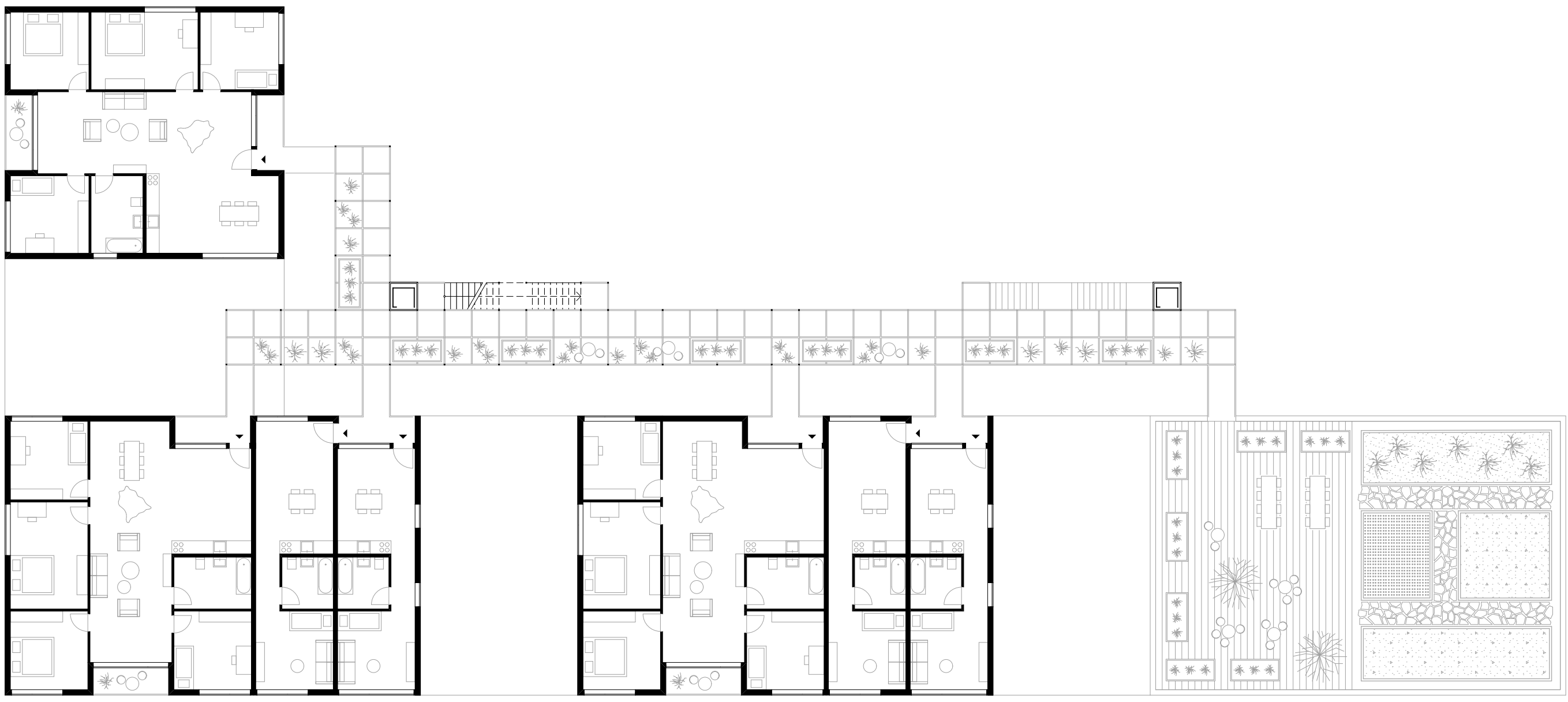
- 01 **Wood > concrete**
The use of concrete is minimized to the floor slab. No basement. Entire structure made from solid timber. All walls, floors, ceilings and the facade made of solid timber, even the insulation products are made of wood fiber. Unique thick-walled solid timber component-based building system makes use of thermal inertia and the dynamic u-factor. Requires 48% less energy than a traditional TEK17-building. Re-usable building elements in many steps. Naturally breathing and moisture regulating. Highest living quality standards.
- 02 **Circulation**
Circulation grid on the outside makes escaping safe in case of fire. No closed staircases that trap fume gases. Circulation shift away from main building guarantees dwellers privacy. Vertical plants reinforce this effect and increase fresh air supply. The open circulation allows informal communication between neighbors. Prepared for gardening and spontaneous social interaction as well as relaxation.
- 03 **Urban farm / Vermicompost / Water re-use**
Urban farming and organic waste handling run as a green growth business. Delivery of vegetables, fruit, edible flowers and honey to the apartments. Organic waste is transformed into vermicompost within days. Additionally, highly concentrated liquid fertilizers are extracted for nutrition intensive vertical farming. Rainwater from roofs is collected and re-used for toilette flushing, washing machines and irrigation of green roofs.
- 04 **Green energy**
Highly innovative fully renewable heating, cooling and hot water supply system, with seasonal energy storage utilizing physical phase transition of liquids: Heat of the summer "preserved" for heating during winter and cold from the winter for cooling during summer. No batteries, no pipelines, no long-range transmission means, no combustion of any kind, only ambient air. Illumination and all charging of phones, tablets, cameras and equipment charged through USB-ports covered by decentralized photovoltaic cells.
- 05 **Green mobility**
No car park. Full integration into public transportation with display of departures at the circulation and shortest walkways out of the building and to the stations. Bike sharing for increased bicycle usage. Foldable e-scooters for efficient last mile travelling and free carry-on on subway, train and bus.
- 06 **Prepared for extension**
Another clou of this rigid affordable structure is its possibility to grow by the needs of Furuset. It could expand in different directions easily. Lower, wider, higher is possible.



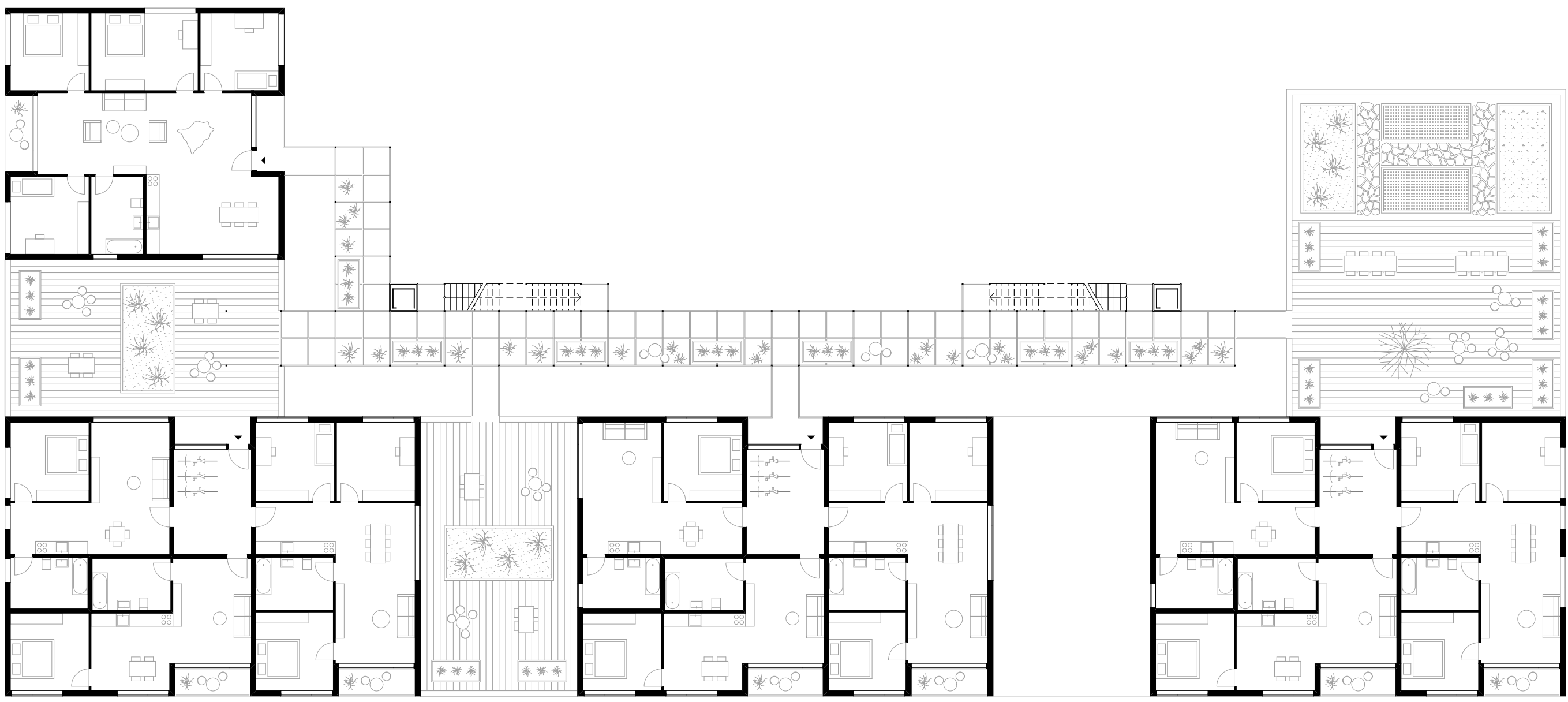
Visual separation / Fresh air
The vegetation along the circulation grid leading to the apartments allows for visual separation for added privacy without blocking the view. The plants purify and enrich the air with oxygen just outside the air inlets to the apartments.



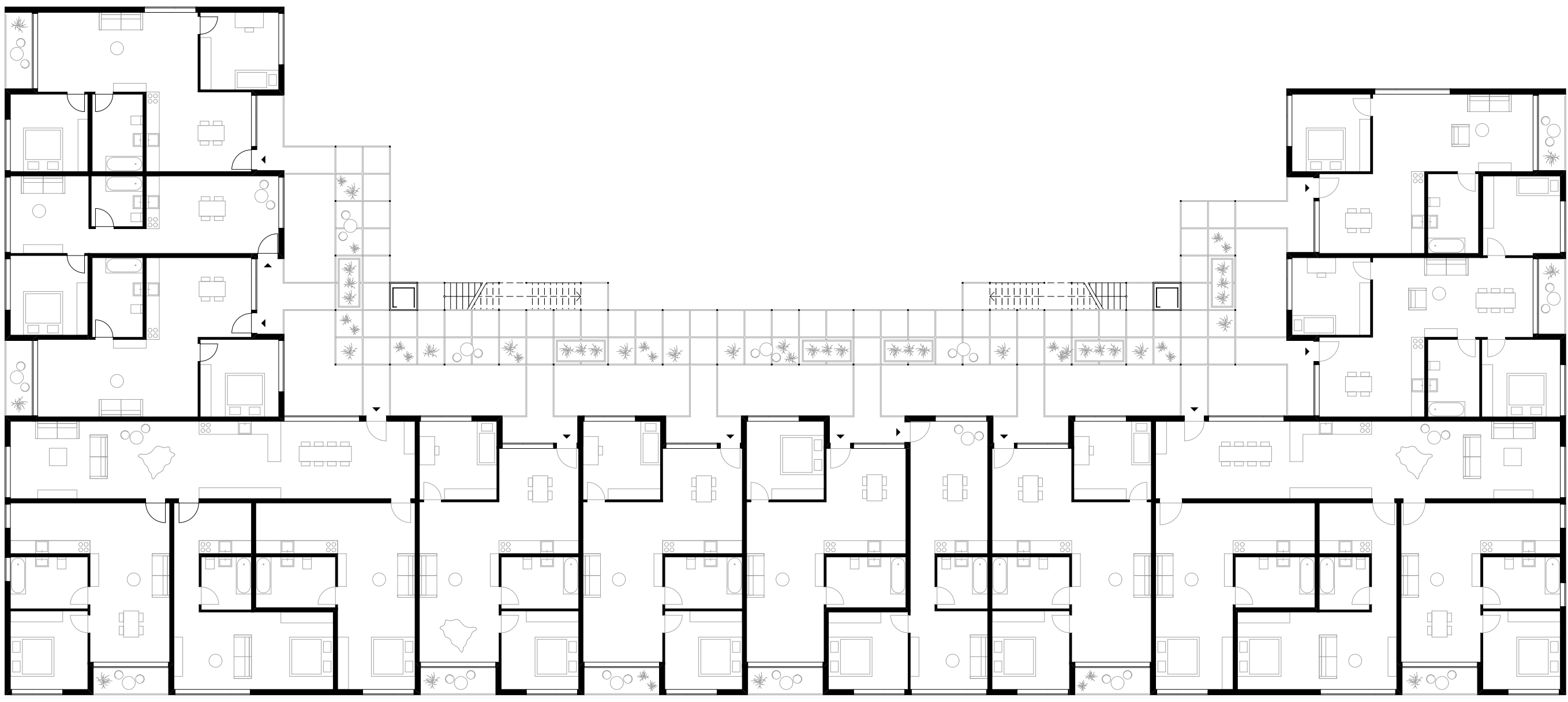
01 4th Floor



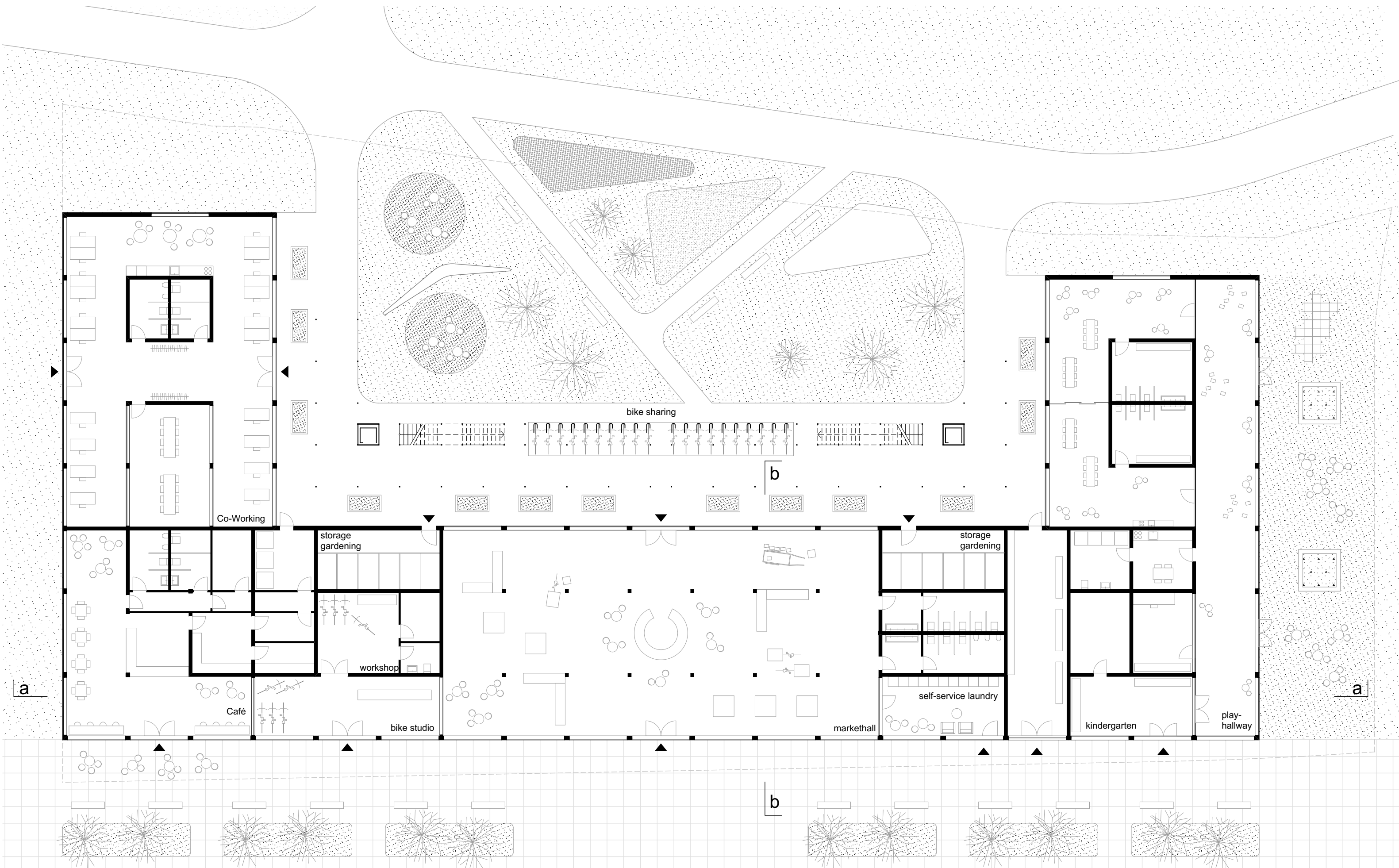
02 3rd Floor



03 1st Floor



04 Ground Floor

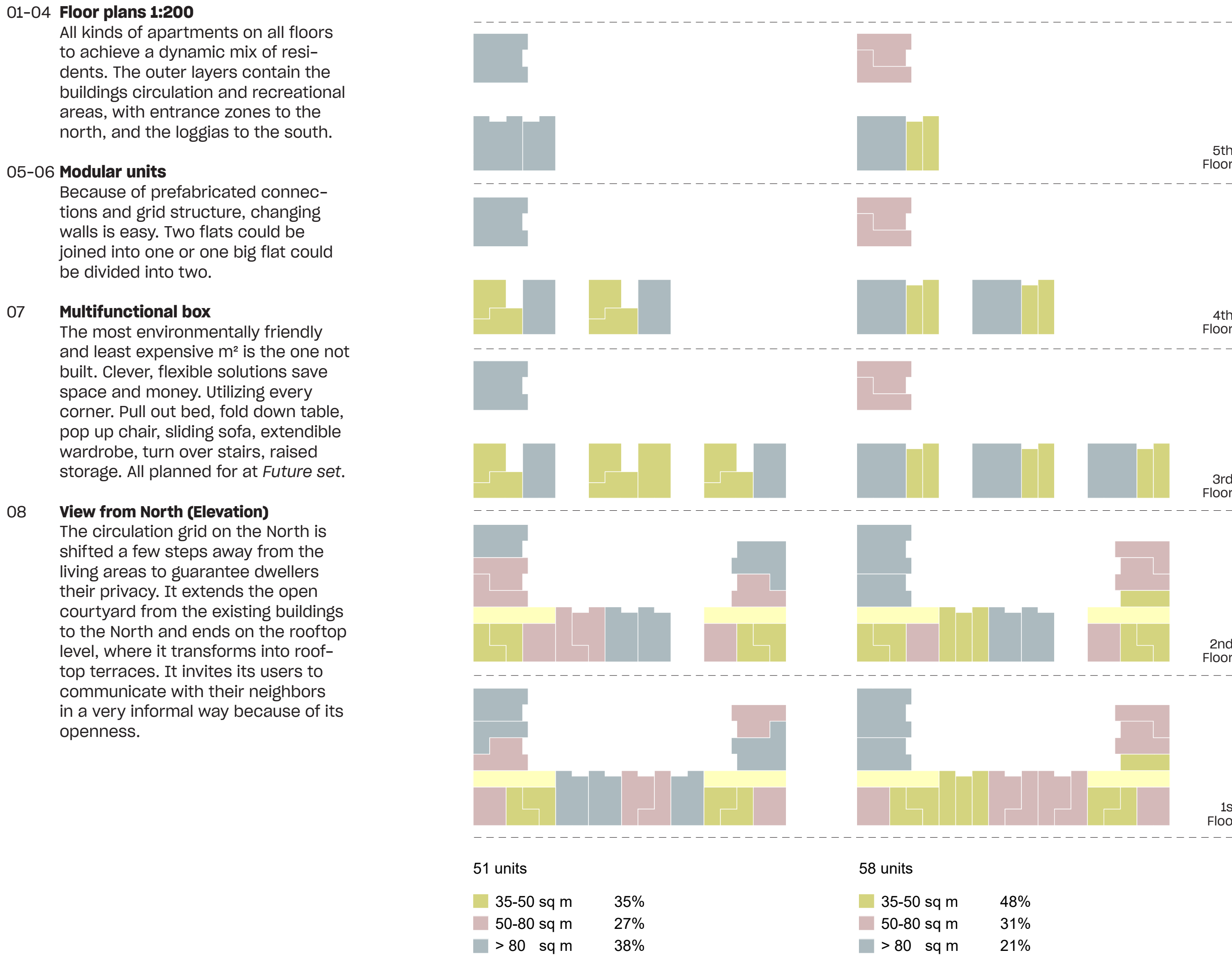


01-04 **Floor plans 1:200**
All kinds of apartments on all floors to achieve a dynamic mix of residents. The outer layers contain the buildings circulation and recreational areas, with entrance zones to the north, and the loggias to the south.

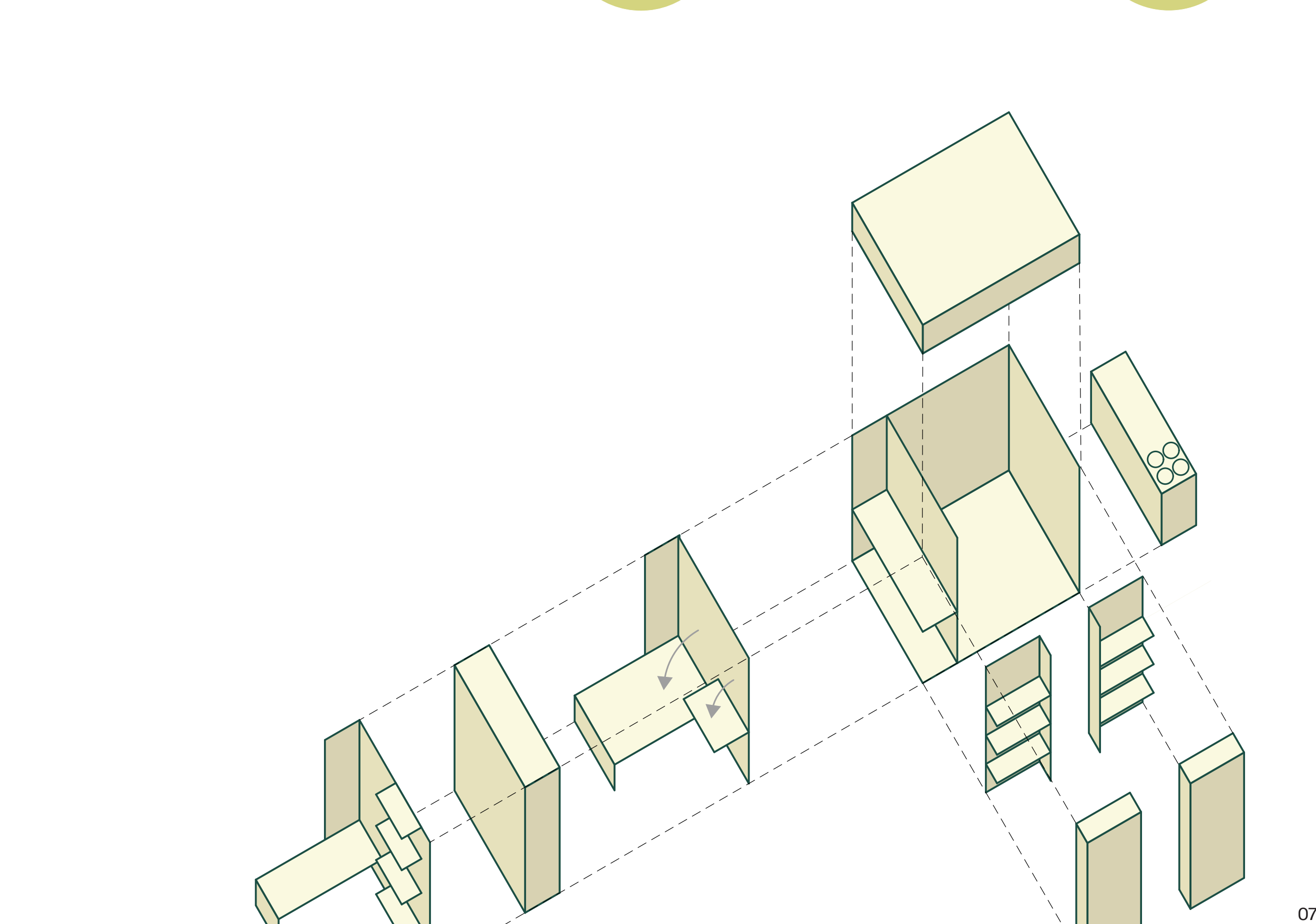
05-06 **Modular units**
Because of prefabricated connections and grid structure, changing walls is easy. Two flats could be joined into one or one big flat could be divided into two.

07 **Multifunctional box**
The most environmentally friendly and least expensive m² is the one not built. Clever, flexible solutions save space and money. Utilizing every corner. Pull out bed, fold down table, pop up chair, sliding sofa, extendible wardrobe, turn over stairs, raised storage. All planned for at Future set.

08 **View from North (Elevation)**
The circulation grid on the North is shifted a few steps away from the living areas to guarantee dwellers their privacy. It extends the open courtyard from the existing buildings to the North and ends on the rooftop level, where it transforms into roof-top terraces. It invites its users to communicate with their neighbors in a very informal way because of its openness.



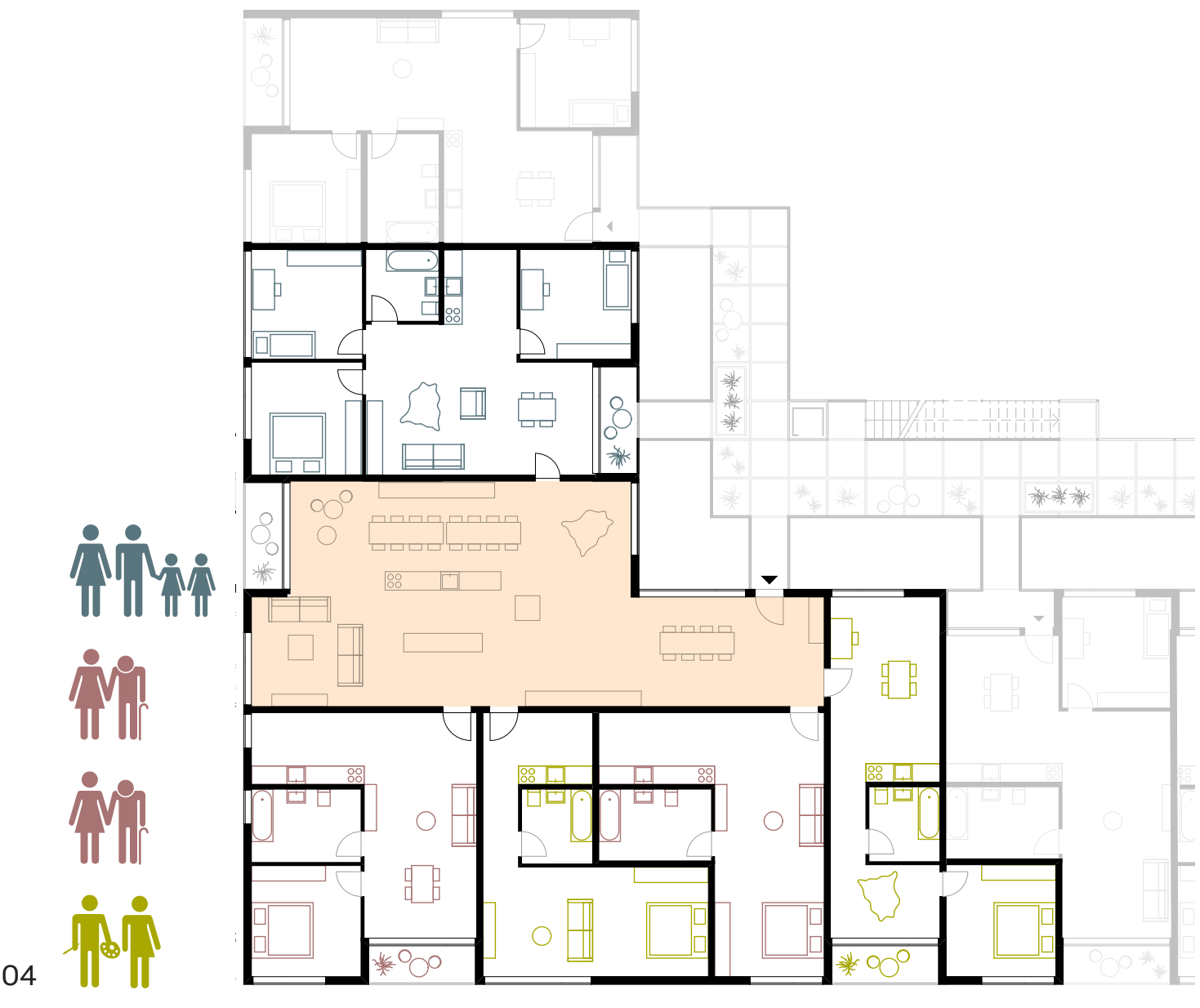
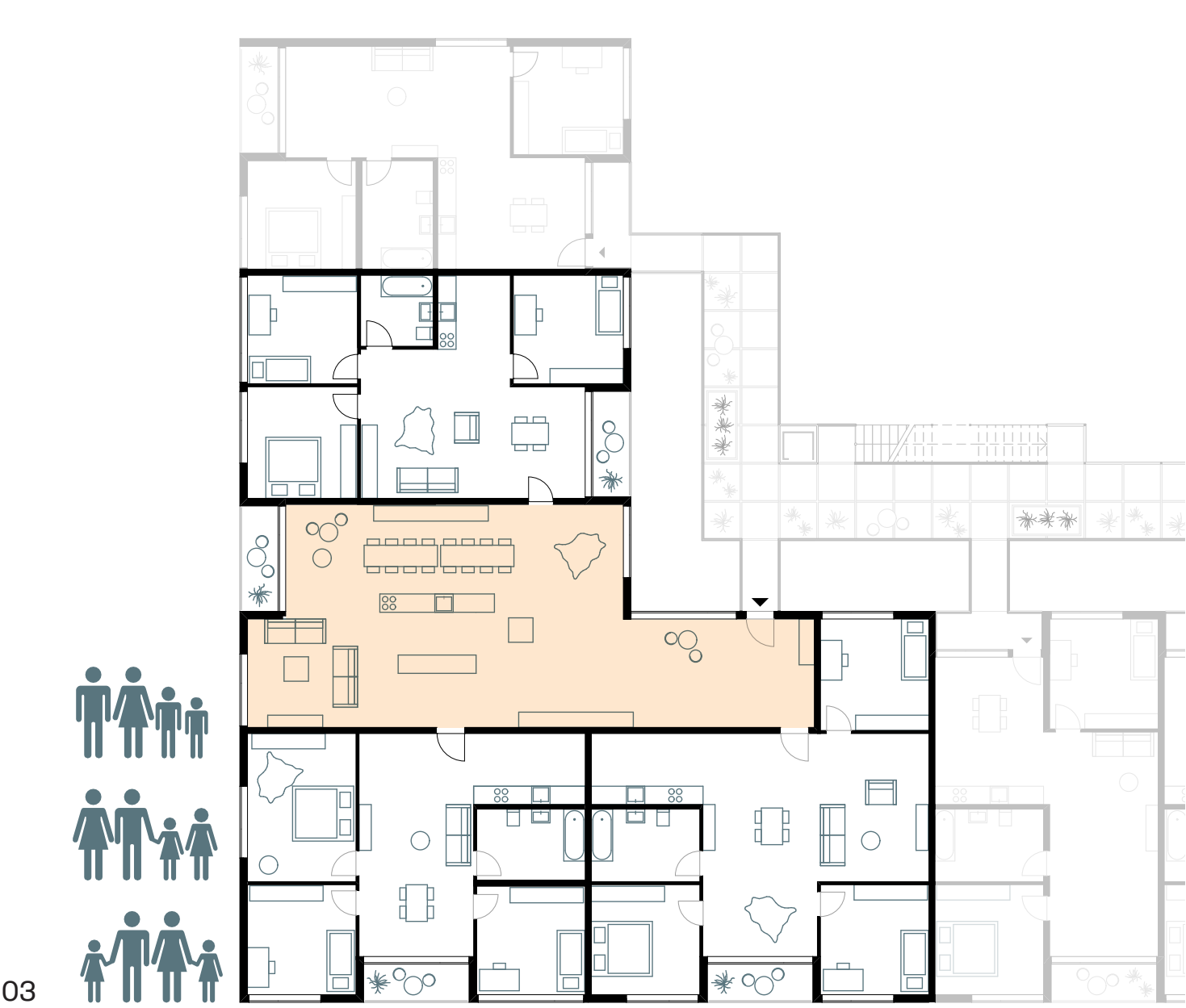
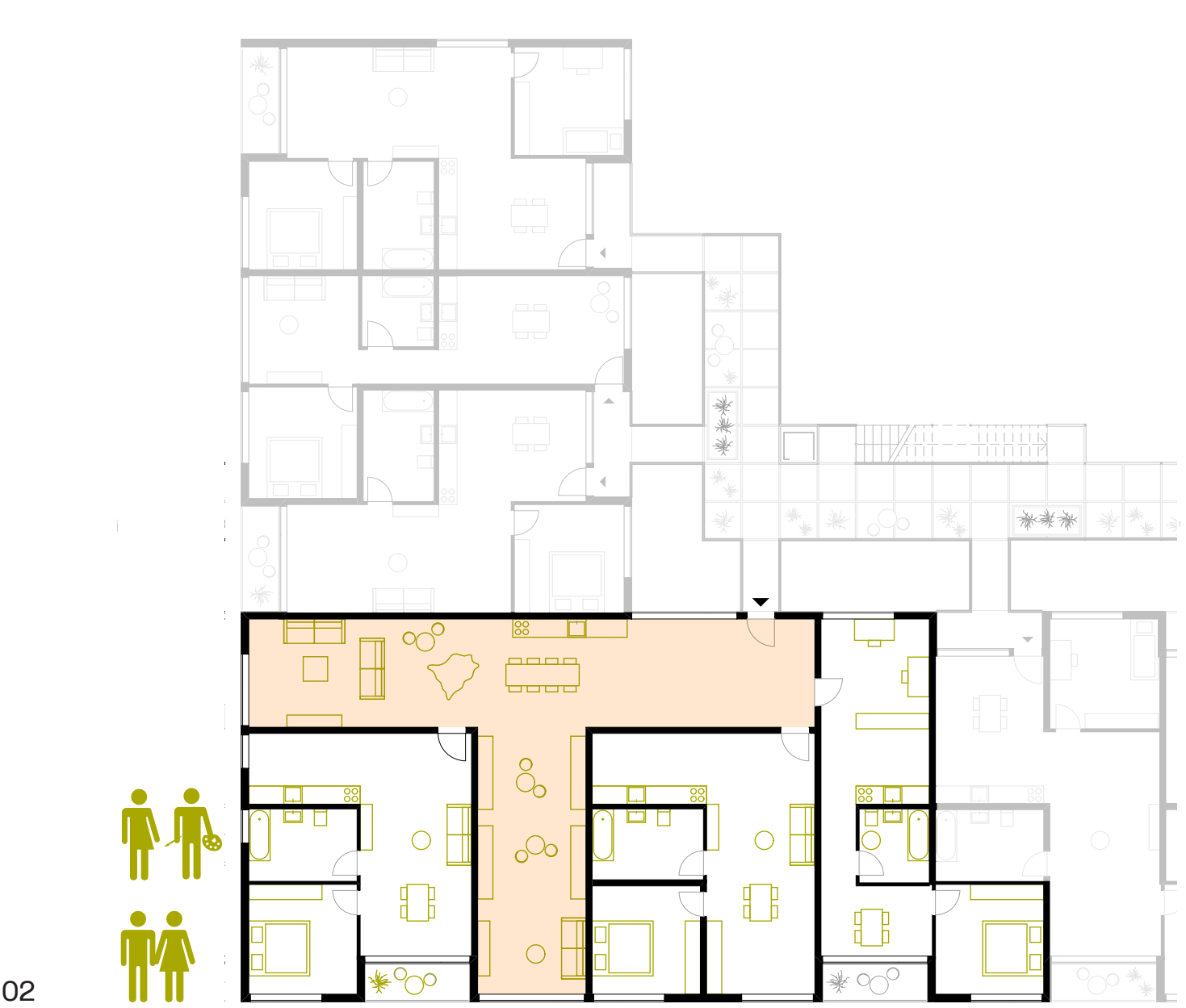
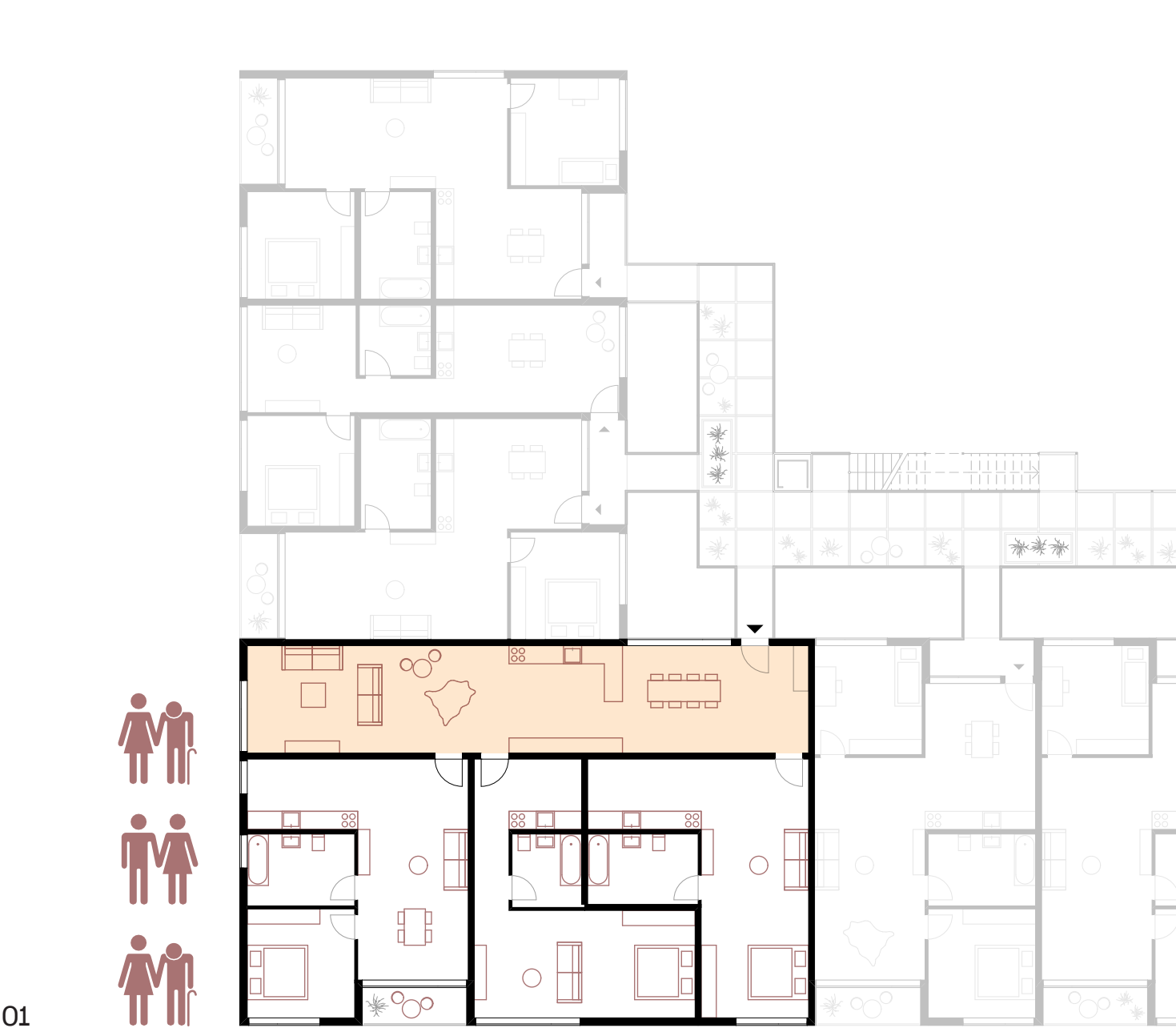
06



07

08





- Co-Living**
- What is Co-Living?
Intentionally formed community, sharing common areas but private retreat in sub-apartments. Open plan living-room-kitchen allows for gathering and communal cooking. Saves time and money. Bonding activity for residents. Every sub-apartment equipped with private cooking and dining area.
- 01 Senior citizen
Counteracting loneliness. Services can be provided efficiently for a group. Accidents or sickness detected earlier, allowing prompter response. Adding apartment with private entrances for nursing staff possible.
- 02 Artists and students
Inspirational environment of learning/creating. Big common area for socializing, parties and networking. Beneficial interaction between locals and newbies to the area. Bigger living room kitchen area compared to same price level studio apartment.
- Flexible Co-Living**
- 03 Families
Ideal for patch-work-families with complex structures. Befriended families can live together. Children grow up with other children and supervising can be arranged more efficiently. Private entries possible.
- 04 Mixed generations
Supervising children can be arranged more efficiently. Residents can help each other. Complementing life experience and abilities/skills. Young residents can learn from senior citizens' experiences, and receive youthful energy and modern know-how in return.
- 05-07 Roof garden
Several roof gardens on different levels. Urban farming, relaxing, socializing, yoga – you name it. Depending on season or daytime choose from top gardens or gardens in between torsos with various orientations. Beautiful open courtyard for joyful meetings. Invites to activities and recreation.

- 08 **Street view**
Furuset is more than ready for the implementation of the new masterplan originating from its central moment, the BYGATA.
- 09-10 **Bike sharing**
Bike safes for increased bicycle usage. Bike safes for secure storage of all bikes, e-bikes & cargo-bikes. Shared foldable e-scooters available for efficient last mile travelling and free carry-on on subway, train and bus – also at rush hour.
- 11 **Market hall**
An open space that transforms with the time of the day. From breakfast, with neighbours, to local organic market place, cultural venue space in the evening. All products sold are produced within the city district of Aina.
- 12 **Façade South**
The focused action of the new Furuset-component opening the „BYGATA-strip“, links the existing Furuset business community to the upcoming BYGATA.

