

# ***CO-CREATE COMMUNITY***

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Freija Frändberg & Maria Johansson

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The first chapter, is an INTRODUCTION which contains the following; abstract, background and a description of the method used. The *Abstract* is a description of the work and the result. The *Background* paints a picture of the ideas and tendencies that is the backbone of the project and places the project in a historic context. The background does also provide an explanation of the site that we have chosen to work with. In the *Method*, the structure of the work is described.

The following chapters: PART ONE and PART TWO shows the work we have done, but divided into two parts. The two chapters have the same setup: *research*, a *conclusion* of the research, which leads to a *proposal*.

PART ONE deals with the over-all aspects, the general views on living and housing, and the site. The proposal of this first part is a structural plan or vision over Öxnered that focuses on new meeting places and houses. PART TWO emanates from the over-all vision and zooms in on the new housing, their organisation and design.

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## **ABSTRACT**

Densification of urban areas, with an urban lifestyle as the ideal, is the major focus in planning today. The urban machine becomes more and more dependent on large areas on the countryside as well as the outskirts of the city for large-scale support; food, goods and people. In turn, those areas become depleted and mono-functional. This thesis wishes to enlighten the main resources sustaining the city; people and nature. It takes departure in wishes to live close to nature and quietness, yet not isolated, building upon ideas of sharing and cooperation.

The majority of what is built today in lower densified areas is not taking the individual's needs and dreams into consideration, thus creating homogenous housing areas and dwellings, based on old and unchallenged ideas of how people wish to live. By a workshop process with the group of interested individuals, ideas about an alternative living and lifestyle in relation to nature are raised and explored. Those explorations, combined with the result from a dialogue with inhabitants of the chosen context;



Öxnered, describe a future vision of the larger community. Öxnered is a rural housing area and railway hub in between Trollhättan and Vänersborg.

The design process takes departure in organisational conclusions drawn from previous explorations and lead to a further developed concept regarding organisation, expression and space. Those ideas are then translated into structural framework for workshops executed with a group of interested. While exploring the framework, the concept is tested. The result of the workshops is interpreted into an architectural proposal.

The outcome is both an urban strategy and an architectural proposal. The main component of the outcome is a housing unit that combines private, shared and public spaces into new ways of living together. The project is meant to stand as a foundation for continuous discussions with the municipality, the group of interested and the inhabitants of Öxnered.



## **URBAN / RURAL**

We live in a society that is focused on urban values and an urban lifestyle. The city has for a time been seen as the solution to a more sustainable society where people can live closer together and where services and transports are more efficiently coordinated. The countryside, on the other hand, is often looked upon as something left behind, a stagnated place with stagnated people. The potential of the countryside, with its space, resources and Do It Yourself-attitude has not been acknowledged to any greater extent, neither by the power, nor the media or by planners or architects. The countryside seems to be left on its own.

Today 85% of Sweden's population live in urban communities. But 200 years earlier, the condition was the opposite with 90% of Sweden's population living on the countryside. The large movements from the countryside to the cities came with the industrialisation and specialisation of production and services that required new work forces. The urbanisation was strong in the late 19th century and the early 20th century. Today the Swedish urbanisation in terms of people moving from the countryside to the cities is somehow terminated. The number of people living in the countryside does no longer diminish which means that the urbanisation in Sweden has reached a final, stable phase.<sup>1</sup>

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<sup>1</sup> [http://www.scb.se/sv\\_/Hitta-statistik/Artiklar/Urbanisering--fran-land-till-stad/2016-05-27](http://www.scb.se/sv_/Hitta-statistik/Artiklar/Urbanisering--fran-land-till-stad/2016-05-27)

Among many people living in the cities, you find an appeal or a fascination for the countryside. For most people, this appeal remains something you dream about, but for some people the appeal leads to an actual move. The movement from the cities to the countryside is often referred to as 'gröna vågen' - the green wave. 'Gröna vågen' is in Sweden equivalent to the period in the seventies when mainly young families left the cities in search for calmer life in tune with nature and the surroundings. Earlier, there have been other green waves - periods where nature and outdoor life have gained new popularity in the society.<sup>2</sup>

Today there are no talk of a new green wave, but still, new technology enables alternative lifestyles in the countryside. With fast internet connection, it is possible for several professions to work at another location than where your co-workers and your clients are. Today, there are several subcultures thriving that are focused on independency and being prepared for large shifts in the society. The prepper- and survivalist culture are branches of this movement, along with the off-grid movement. The off-grid movement refers to living in isolated places in nature, that are not connected to the electrical power net. Living in an off-grid location means that you have to rely on your own capability of surviving and making a life there. This is something that people always have done, but today, living off-grid also means having access to new technology and the world wide bank of know-how.

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<sup>2</sup> [https://sv.wikipedia.org/wiki/Gr%C3%B6na\\_v%C3%A5gen](https://sv.wikipedia.org/wiki/Gr%C3%B6na_v%C3%A5gen)

## CONTEXT: ÖXNERED

The focus of this thesis is rural areas that still are connected to more populated areas or cities. Öxnered is that kind of place. It is a small village, but also a local railway hub where two railway lines meet and crosses. Öxnered is situated 4 kilometres south of Vänersborg. Here lives around 700 inhabitants and the place is characterised by exactly that - a place where you live. Not many more services are to be found here. Öxnered however has its own school and a preschool, and some smaller companies are situated here.

The houses are placed either in quite compact areas or scattered along roads or along the edges of the forest. Öxnered is unique in terms of its combination of rural quietness and the many trains stopping here every day.

From Öxnered you reach Göteborg in 45 minutes by train. By railway, Öxnered is among other places, also connected to Oslo, Karlstad, Uddevalla, Herrljunga and Borås.

Öxnered is part of the municipality of Vänersborg. The city planning office and the politicians have development plans for the area. This thesis is an investigation of what an alternative development plan for Öxnered could be; a plan that took into consideration the existing rural qualities while also adding new values and enhancing the contact points between people.





Railway to Vänersborg, Herrljunga, Borås, Varberg

1. The station area, with the old railway station and the former station hotel. Both buildings are empty and/or under used.

2. Villa area from the seventies.  
3. Scattered older houses along the road



*Houses and buildings in Öxnered*



## METHOD

The method described here is an attempt to describe *how* we have worked. We did not have a predefined method when we started the work, one thing we knew from the start was that we wanted to let actual people play a big role in the project. We did not know then exactly how this could work or what the consequences would be for the project.

The way we have come to see our work, and how we want to describe the method is:  
*Input - Interpretation - Design.*

To a high extent, the *input* comes from people that we have engaged in the project, both people living in Öxnered and people in Göteborg. We wished the thesis to be based on real people's dreams, needs and thoughts. The input from people is a crucial part of the project and the foundation and reason for the final design. We have gained knowledge about people's thoughts and wishes by arranging workshops and by talking to people, by doing interviews and by making surveys. Input have also come from other sources than meeting with people. It comes from visits to the site, mapping phenomenon and characteristics on site, and by studying geographical information of

the site. It also comes from meetings with the municipality and by reading documents relevant to the site and it's characteristics.

To be useful, the input must be *interpreted*. To interpret means taking a step back from the input and make something unified of all the information gathered in the first place. Here you have to find out what is important for the project and what to drop.

The interpretation is then modelled into a physical strategy or *design*. The building of models have been an important part of this phase. We have built both sketch models as well as more definitive models.

To let input from people have a crucial part in the design means that you work with an open process, where the final goal has not been set in advance. On the other hand the final result is much influenced by the issues that we as architects, have decided to investigate during the workshops. In that way, we control the project, but in a more indirect way.



# ***PART ONE***

## ***CONTEXT & CONCEPT***

<b><i>RESEARCH</i></b>	<b><i>20-79</i></b>
<b><i>CONCLUSIONS</i></b>	<b><i>80-93</i></b>
<b><i>PROPOSAL</i></b>	<b><i>94-99</i></b>

## **PART ONE**

# **RESEARCH**

The base for the project lies in a will to discover and understand the thoughts and wills of people, not random people, but the actual people who have interests in a place. The focus for PART ONE is the site, the people living there, and the possible future inhabitants. As further described in the background, we have worked with the site Öxnered, situated south of Vänersborg.

### **Öxnered and the people living there**

We wished to find out how people already living in Öxnered looked upon their place, its potential and future development. We talked to people, made a survey and arranged a meeting/workshop to which all inhabitants were invited.

The information given to us through the interviews, the survey and the workshop resulted in a deeper understanding of the place, but also actual knowledge and data. Together with observations and cartographic data provided by the municipality of Vänersborg, we have managed to map out features and characteristics of the place, which have helped us in the following phases of the project.

### **The potential new-comers**

The work we did in Öxnered made it clear that the place has great potential in becoming a place where even more people live and thrive. The way we see it, an

important part of the development of a place is the addition of new inhabitants. We wished to find people that could imagine moving to Öxnered and make them part of a future scenario for the site. To find those people we searched in Göteborg. The announcements we put up, to attract people to the project, said: Vill du bort från stan men inte hamna ensam i nån håla?, which can be translated to ~ “Do you wish to get away from town but not end up alone in some corner of nowhere land?”~

The slogan and the concept of the project attracted further more people than we expected and made it possible to arrange a series of workshops with the group of interested people. In the workshops we discussed and discovered the outlines and concept of a future home in Öxnered, but also general priorities and wanted qualities of life. During the process, people added to the group and some fell off.

The last workshop of this first series of workshop took place in Öxnered, where some locals had arranged a local party for the whole community. It became a good opportunity to make contact between existing inhabitants and possible future inhabitants.

## SURVEY / PHOTO CHALLENGE

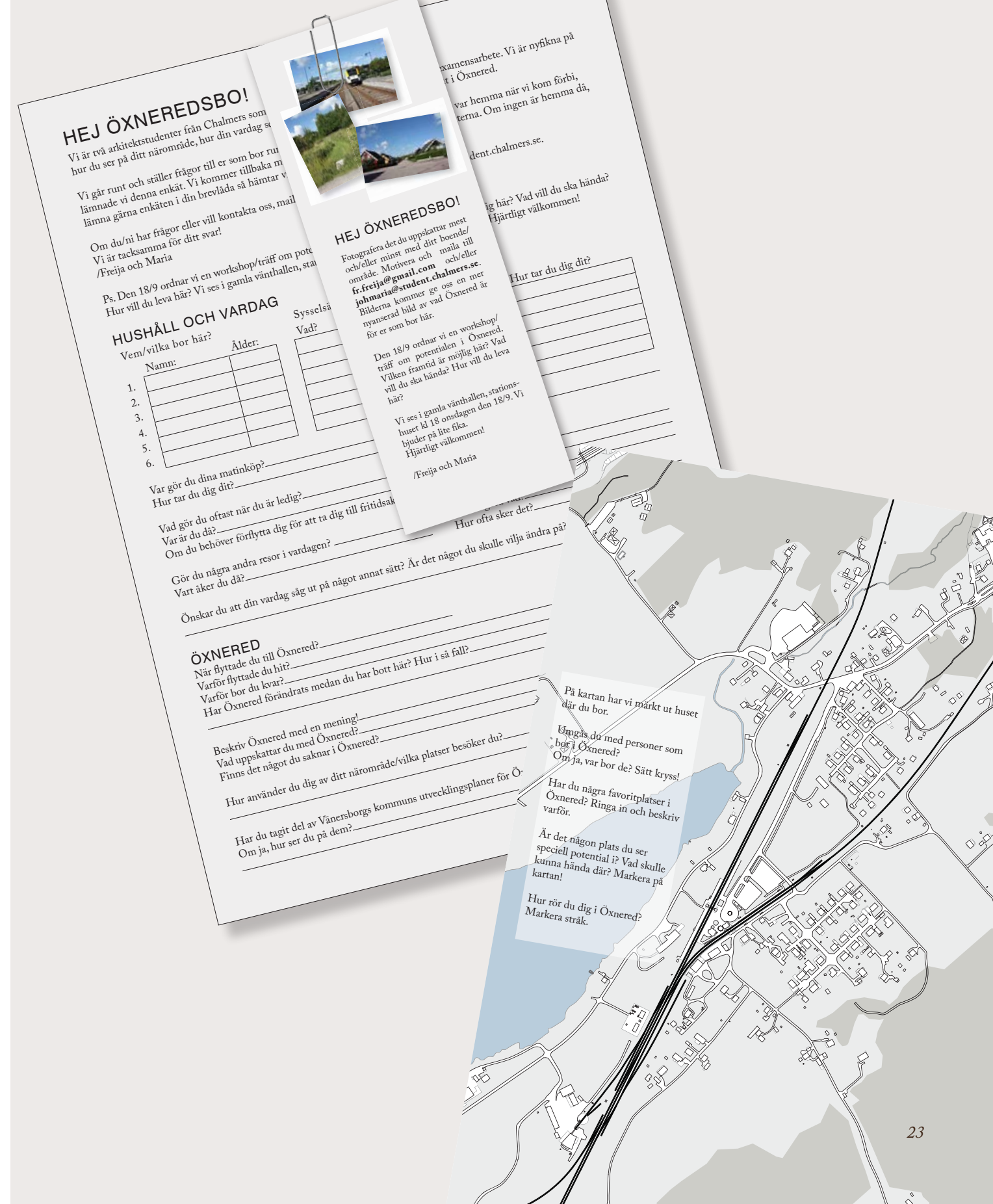
To know more about how people live in Öxnered, their preferences and how they look upon their place.

We walked around in Öxnered, knocking on doors and talked to people who was outside. With support from the questions in the survey, this led to some spontaneous interviews and small chats.

On the back of the survey was a map over Öxnered. Here we asked people to mark out their favourite walking paths, favourite sites, or sites with a special potential. On the maps we had marked out the house in which the person lived; we were interested to find out how people interacted with other people, and if they spent time mostly with other people living in the same kind of area.

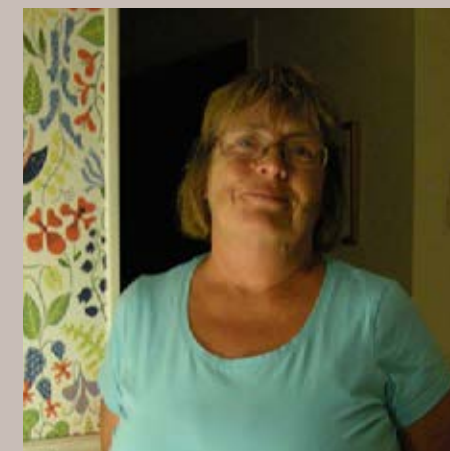
Except from the small spontaneous interviews, 17 people handed in the survey. We used the information to map out popular walking routes, places, and the social connections between people.

On the surveys was also what we called a photo challenge - a chance to highlight pros and cons about the place, or to just describe a phenomena or characteristic with a picture. Some of the photos are presented in this thesis report.

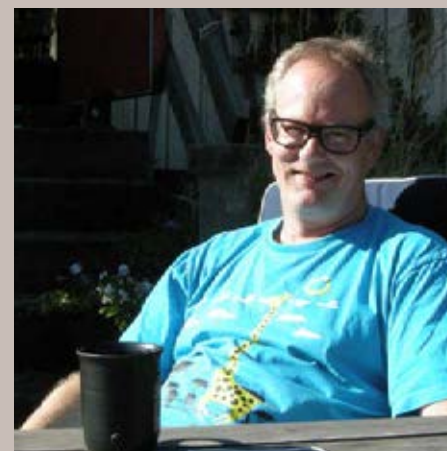


*“Jag vill att Öxnereds stationsområde förtätas med fler människor, arbetsplatser och aktiviteter. Men det är samtidigt viktigt att Öxnereds känsla av rymd bevaras.”*

*“Öxnered är riktigt bra som det är”*



*“Öxnered är hemma och tystnad för oss“*



*“Det skulle vara coolt om det gamla stationshotellet var en klubb, folk kunde komma med tåg och stanna över natten.”*



*“Det bästa med Öxnered är att ha nära till både natur och stadsliv. Det finns många sådana platser - vad vi personligen uppskattar med livet här är sammanhållningen med grannarna och trädgården. .“*





← - - - - - “ATT RULLA NER KANOTEN TILL  
BOTEREDS-SJÖN TAR CIRKA 10  
MINUTER. ATT PADDLA GENOM  
SUNDET EN STILLA KVÄLL ÄR NÄSTAN  
OSLAGBART. VILDMARK SÅ NÄRA  
STAN!”

JOHAN VÅNGFORS, LIVING IN ÖXNERED



← - - - - - “DE SENASTE ÅREN HAR NÅGRA  
HUS PÅ GATAN BYTT ÄGARE. NU ÄR  
DET HELT PLÖTSLIGT LIV PÅ GATAN  
IGEN DÅ DET FINNS BARN I FLERA AV  
HUSEN.”

JOHAN VÅNGFORS, LIVING IN ÖXNERED



**“ÖXNERED FINT. PERRONGVÄGEN  
VÄSTERUT KANTAD AV GRÖNSKA  
OCH ÄLDRE TRÄHUS OCH  
MED STATIONSHOTELLET FRÅN  
SLUTET AV 1800-TALET I FONDEN. TILL  
HÖGER PERRONGEN SPÅR 4.”**

*DAG WIDMARK, LIVING IN ÖXNERED*



**“ÖXNERED FULT. PERRONGVÄGEN  
MED MERA ÅT ANDRA HÅLLET.  
VARKEN STAD ELLER LAND. ETT  
INGENMANSLAND.”**

*DAG WIDMARK, LIVING IN ÖXNERED*



## HEJ ÖXNEREDSBO!

Vi är två arkitektstudenter från Chalmers som arbetar med Öxnered som en del i vårt examensarbete. Vi är nyfikna på hur du ser på ditt närområde, hur din vardag ser ut och hur ditt sociala kontaktnät ser ut i Öxnered. Lämna blankt om det är något som du inte är bekväm med att svara på.

Den 18 september kl 18.00 ordnar vi en workshop kring potentialen i Öxnered. Vilken framtid är möjlig här? Vad vill du ska hända? Hur vill du leva här? Vi ses i gamla vänthallen, stationshuset och vi bjuder på lite fikat! Välkommen och ta gärna med enkäten till oss då!

Om du/ni har frågor eller vill kontakta oss, maila fr.freija@gmail.com eller johmaria@student.chalmers.se. Vi är tacksamma för ditt svar! Och vi hoppas att vi ses den 18 september!  
/Freija & Maria

## HUSHÅLL OCH VARDAG

Vem/vilka bor här?

Vem/vilka bor här?		Sysselsättning:	
Namn:	Ålder:	Vad?	Var?
1.			Vänersborg
2.			Litköping
3.			Trollhättan
4.			
5.			
6.			

Var gör du dina matinköp? Vänersborg / Örby Hur ofta handlar du? 1-2 ggr/v  
Hur tar du dig dit? bil

Vad gör du oftast när du är ledig? hänga med fam & vänner, trädgård & kusten vär-sommar  
Var är du då? Trestad, Strömstad  
Om du behöver förflytta dig för att ta dig till fritidsaktiviteter, hur sker det? med bil

Gör du några andra resor i vardagen? ja För att göra vad? träna, träffa fam = vänner  
Vart åker du då? Veg, Trestad Hur ofta sker det? 2-4 ggr/v 670 m.m

Önskar du att din vardag såg ut på något annat sätt? Är det något du skulle vilja ändra på?  
Mer fritid - mindre jobb.

## ÖXNERED

När flyttade du till Öxnered? 1982

Varför flyttade du hit? läggs varken stad eller landet

Varför bor du kvar? centralt = bra i Trestad, bra kommunikationer

Har Öxnered förändrats medan du har bott här? Hur i så fall?

marginell förändring - affären nedlagd sedan länge

Beskriv Öxnered med en mening! Lantligt lugn mitt i Trestad

Vad uppskattar du med Öxnered? som små, lite landet men nära till det mesta.

Finns det något du saknar i Öxnered? Nej

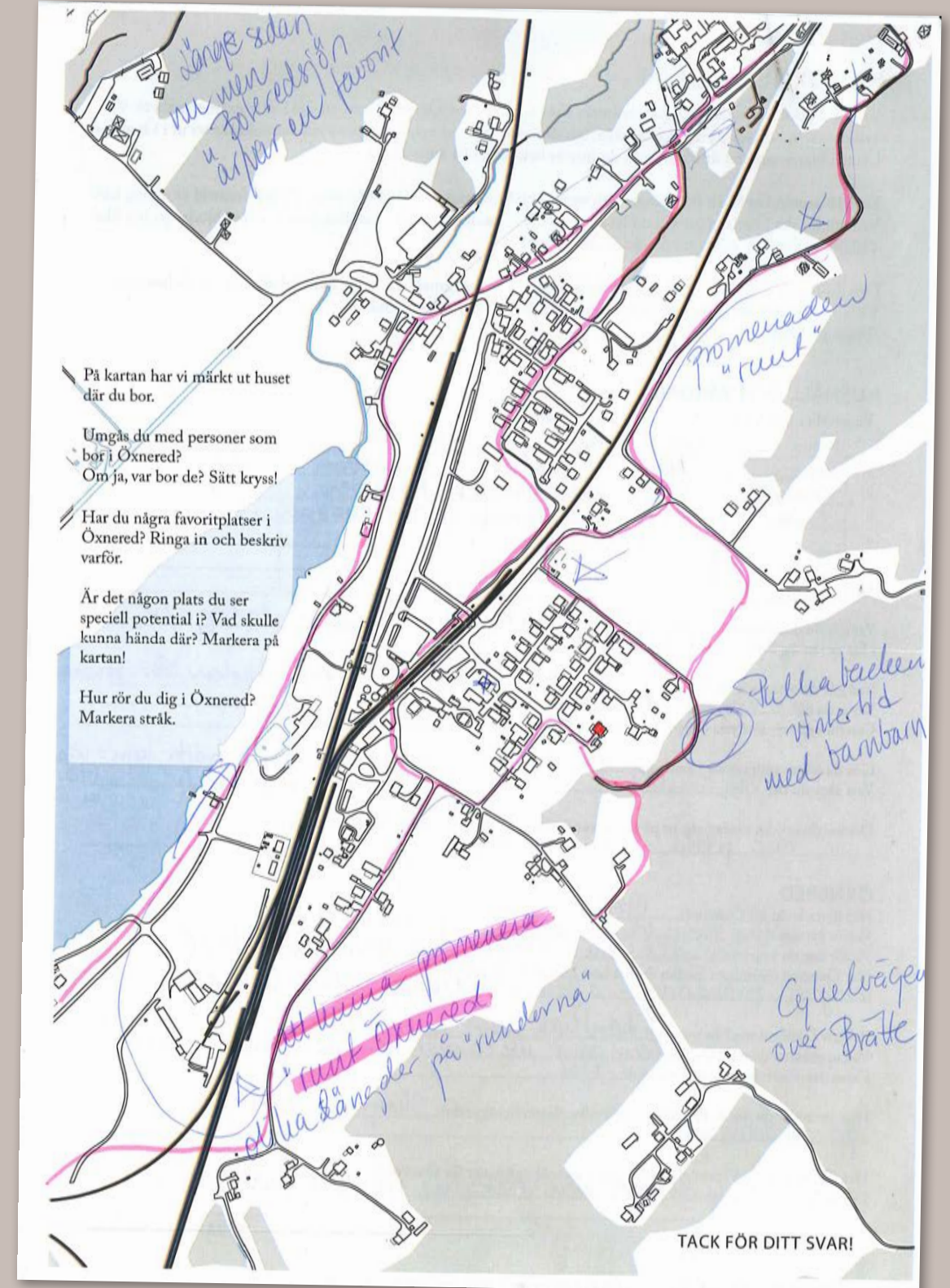
Hur använder du dig av ditt närområde/vilka platser besöker du? Skogen, stationen

promenadvägar

Har du tagit del av Vänersborgs kommuns utvecklingsplaner för Öxnered? Ja

Om ja, hur ser du på dem? positivt men tveksamt till vad den blir av.

VÄND PÅ SIDAN!



På kartan har vi märkt ut huset där du bor.

Umgås du med personer som bor i Öxnered?  
Om ja, var bor de? Sätt kryss!

Har du några favoritplatser i Öxnered? Ringa in och beskriv varför.

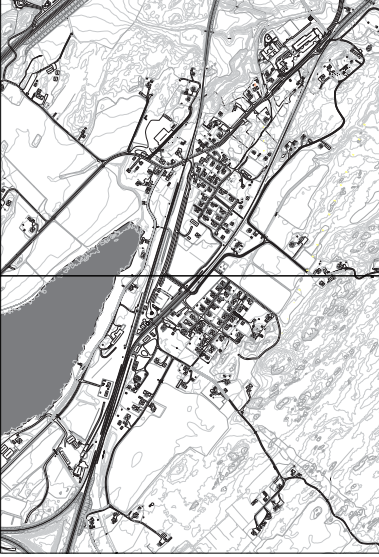


Är det någon plats du ser speciell potential i? Vad skulle kunna hända där? Markera på kartan!

Hur rör du dig i Öxnered? Markera stråk.

TACK FÖR DITT SVAR!

## WORKSHOP IN ÖXNERED

To get to know the locals view on their environment and to know what their views are on what could happen here.

WORKSHOP COMPONENTS		 
	<b>BIG MAP OVER ÖXNERED</b>	<b>POST-IT NOTES</b>
ROLE	<p>A map to place happenings and future activities in their geographical context.</p>	<p><b>Yellow</b> notes are for writing down things that <b>have happened</b>, everyday happenings and big events</p> <p><b>Orange</b> post-it notes describes what could happen or what people wish should happen in the <b>future</b>.</p>

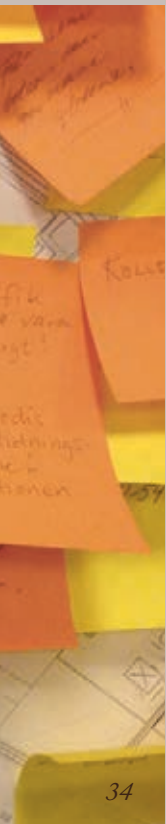




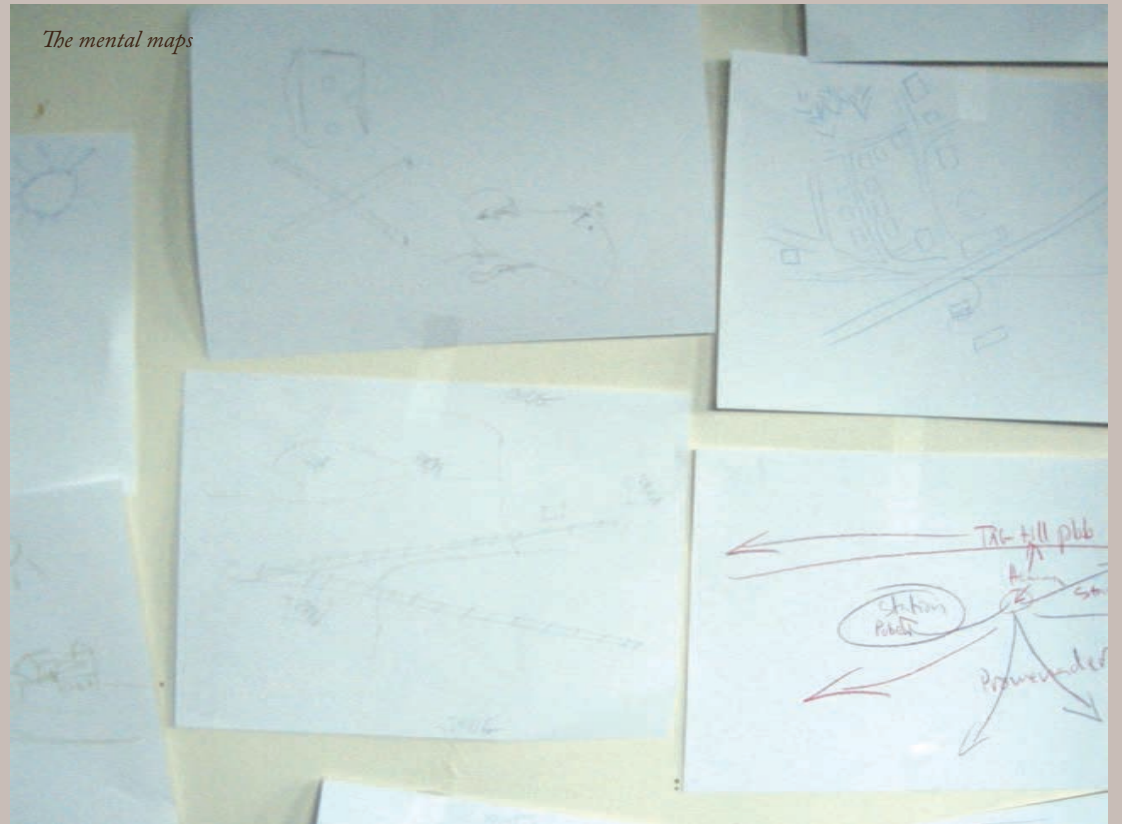
*The trains are always present...*



*Making mental maps over Öxnered.*

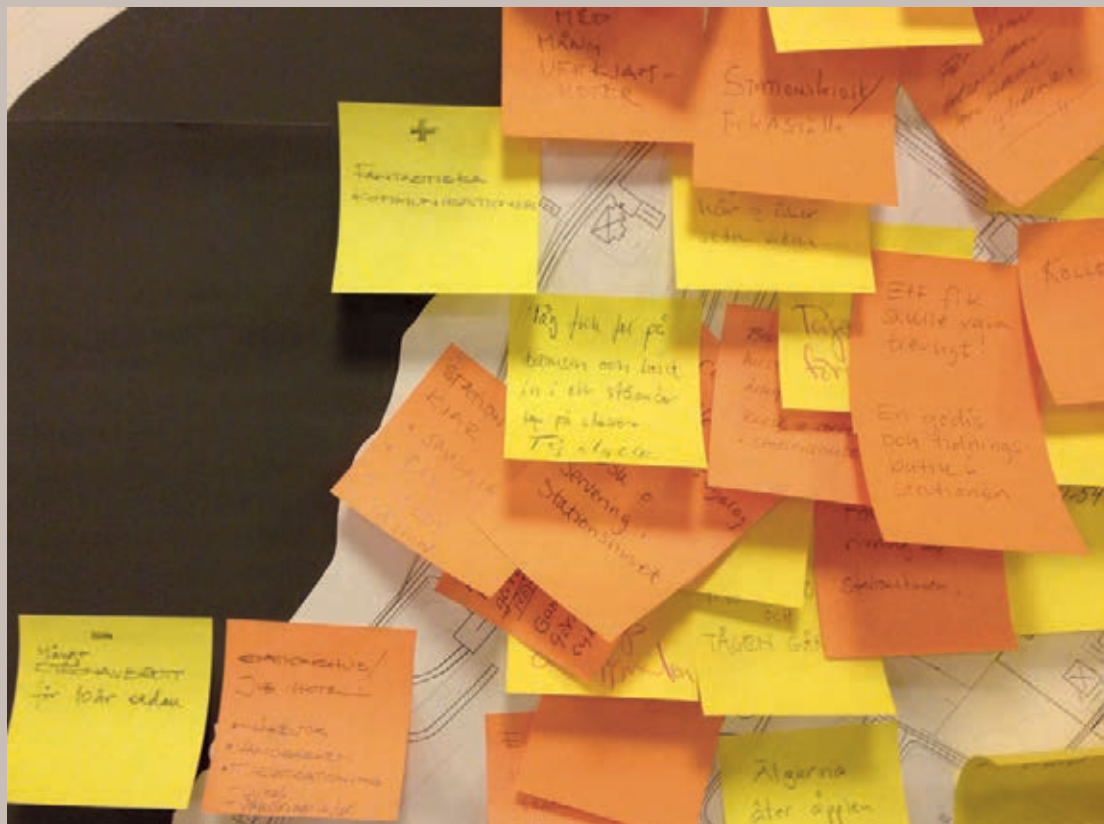
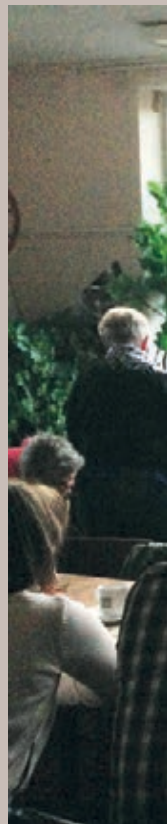
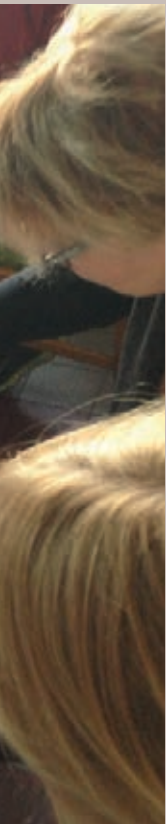


*More than 35 people showed up!*



*The mental maps*

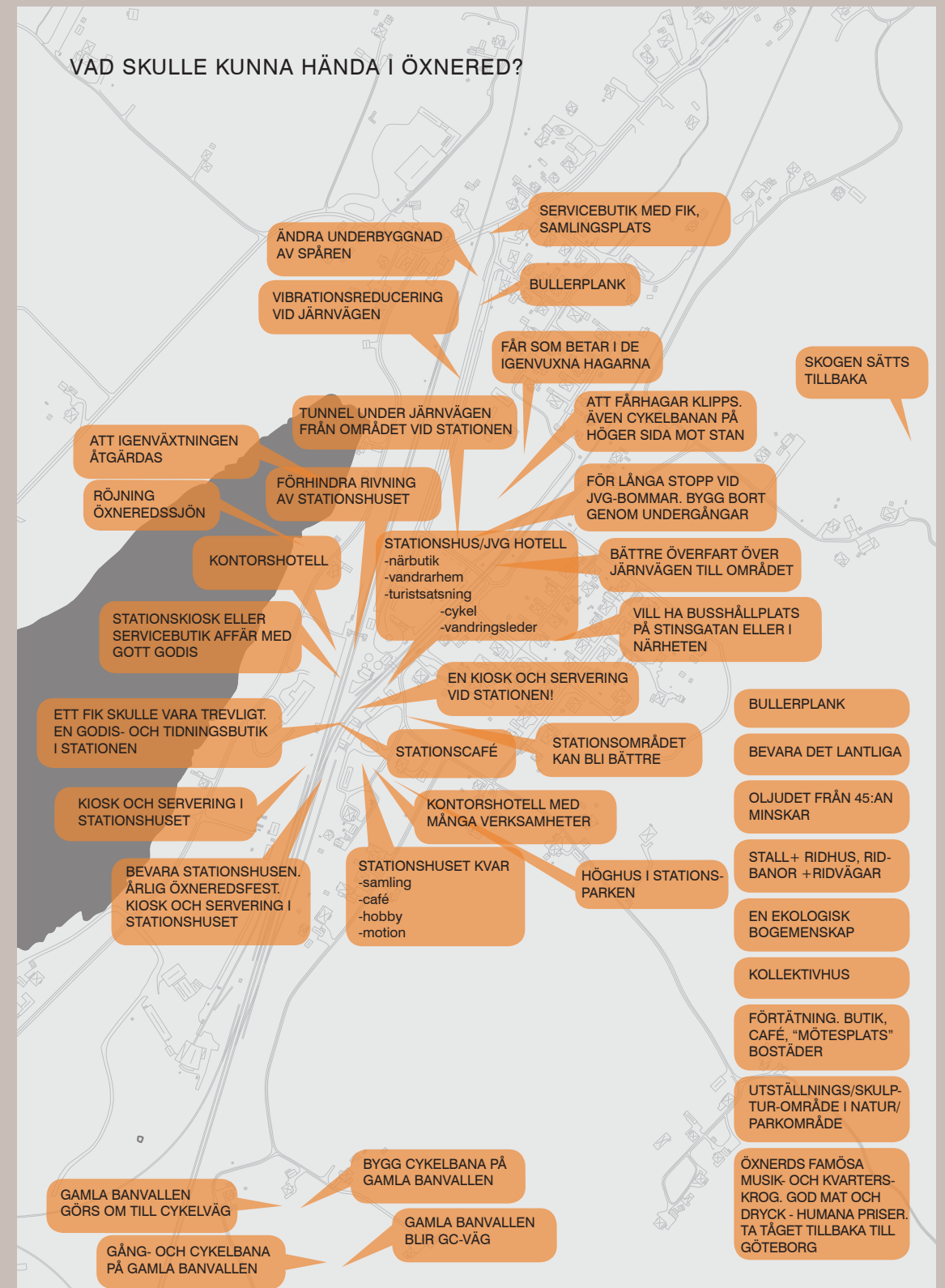




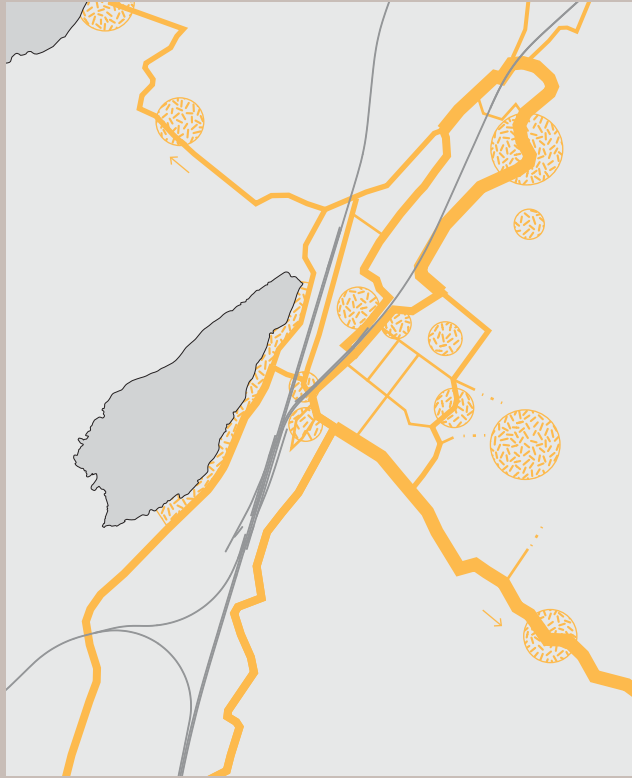
*Putting up post-it notes describing where things have happened, and what happened there.*



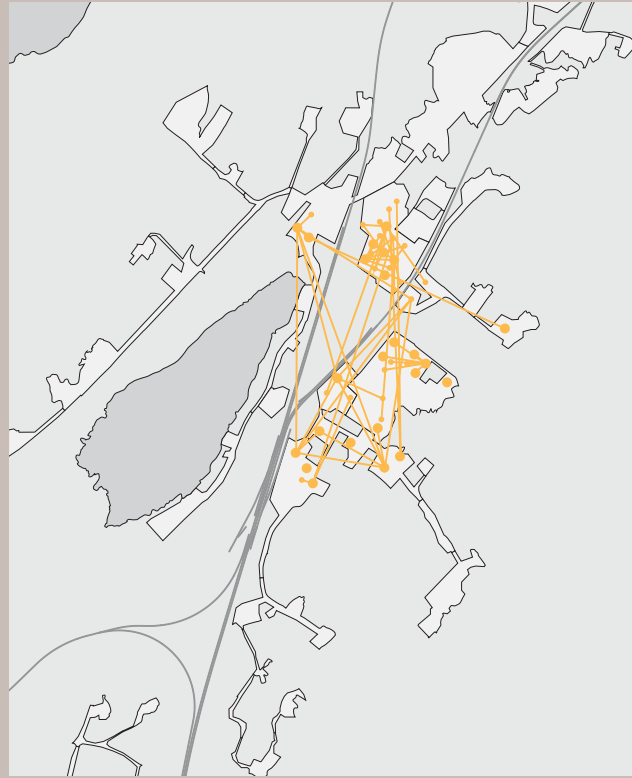
All the yellow post-it notes written about happenings in Öxnered.



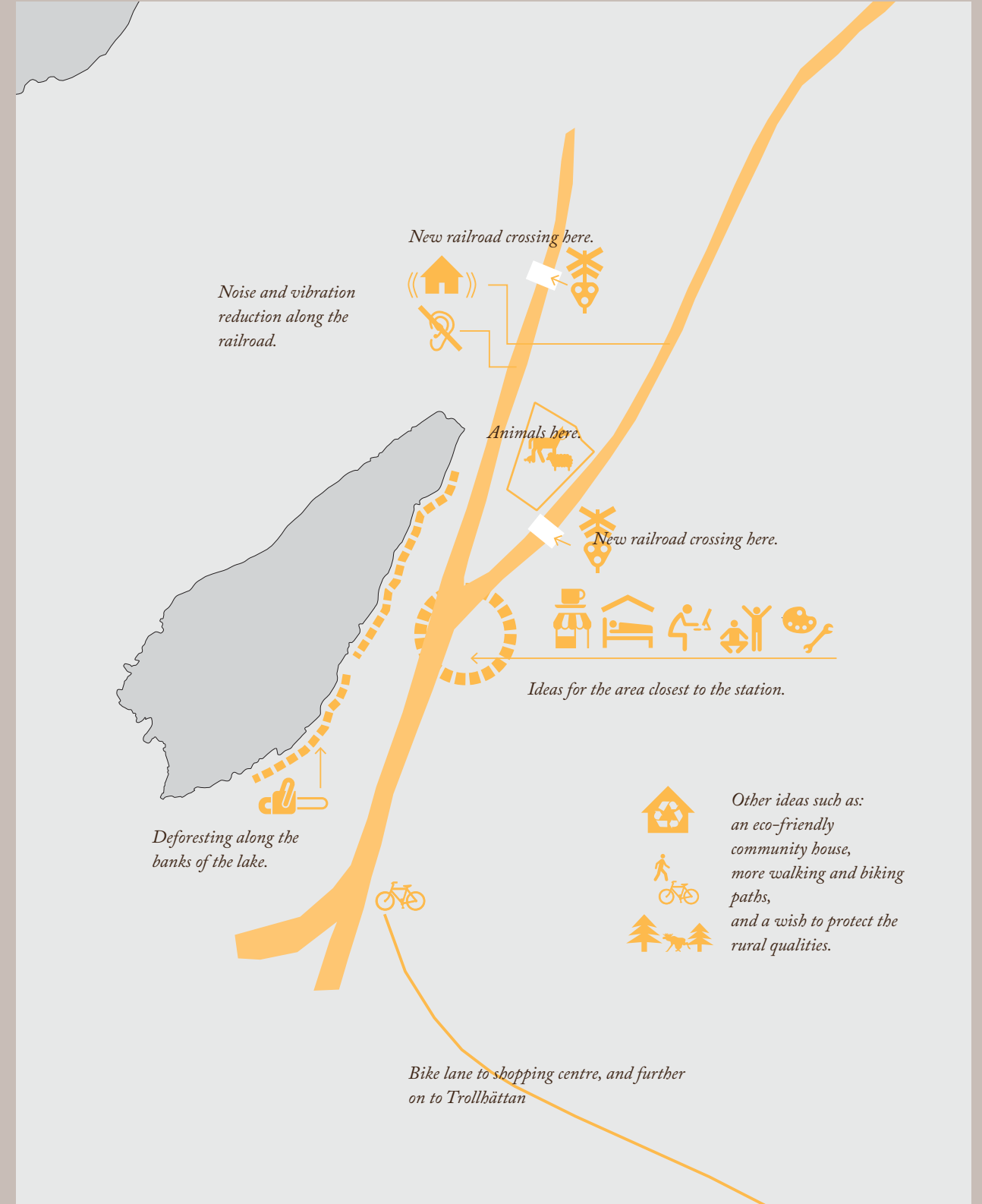
All the orange post-it notes written about what could happen here/what people wished could happen here.



Popular walking routes. The thicker the more popular. Marked areas are spots that people appreciate or areas with potential.



Mapping over the social connections between people, known to us through the survey and by interviews with locals.



Illustrated map showing the ideas for a future Öxnered. Ideas brought up during the workshop in Öxnered.

## ***MAPPING***

To understand the place by studying maps and graphic information, and to get a better understanding of the place by identifying characteristics and features of the place, while walking round the site.

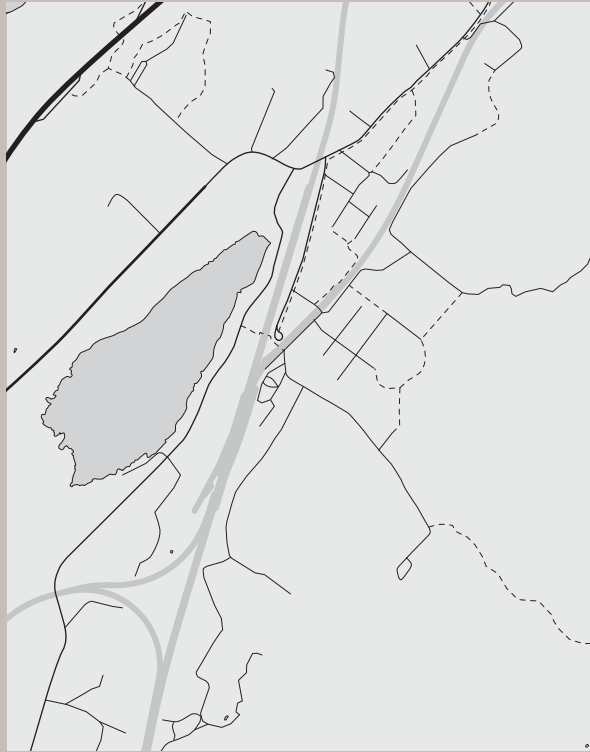
The municipality of Vänersborg provided us with maps showing the noise situation from both railway and roads. The railway is the main noise source in Öxnered, but we saw that the noise can easily be diminished with physical barriers such as buildings.

We also studied maps over the land owners and the characteristic of the land (forest, fields etc). The main land owner is the municipality and the land closest to the railway is owned by Trafikverket.

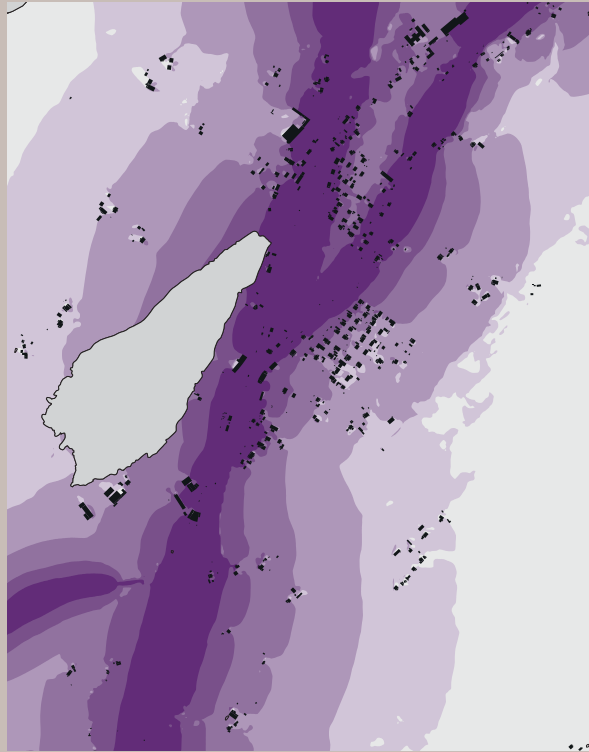
With the railway station as a central point we traced the distances of 600 metres and 1000 metres. According to studies 600 metres around a railway station is easy accessible for services and as working places. One kilometre is still an easy distance to cover when it comes to reaching the house where you live.

We also made mapped out the different companies that are situated here and talked to some of the owners.

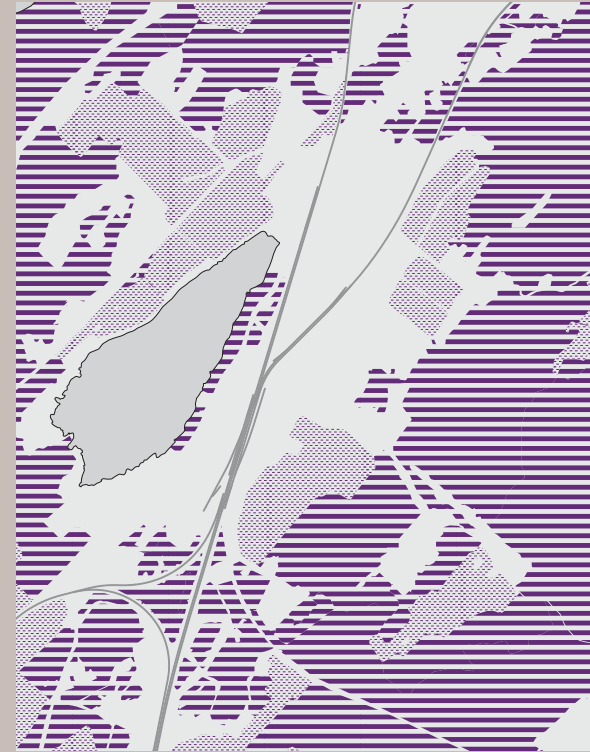




Network of roads. The light grey is the railway. The thick, black in the upper corner is the road E45.



Prognosis of maximum noise levels. (Only noise created by the railway.)



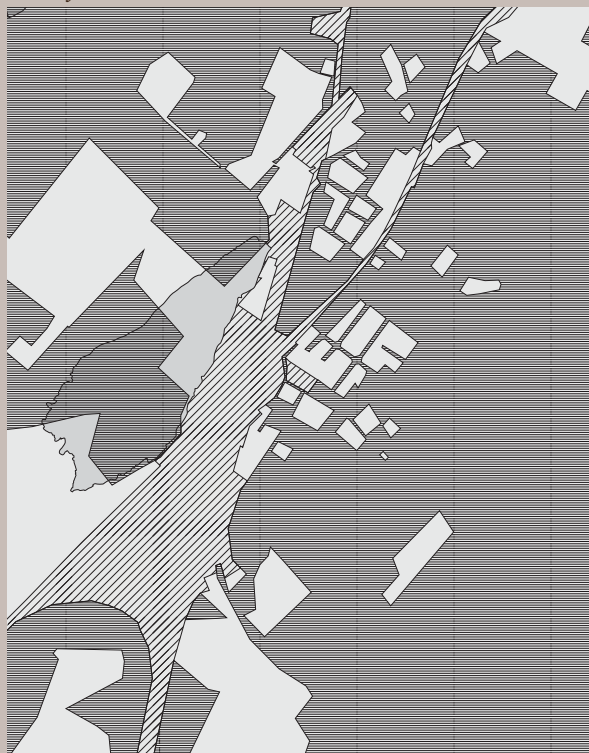
Usage of land. There are great resources in terms of nature. Striped means forest, dotted areas are cultivated land.



Darker purple shows a distance of maximum 600 metres by foot, from the station area. The lighter purple marks a distance of 1000 metres.



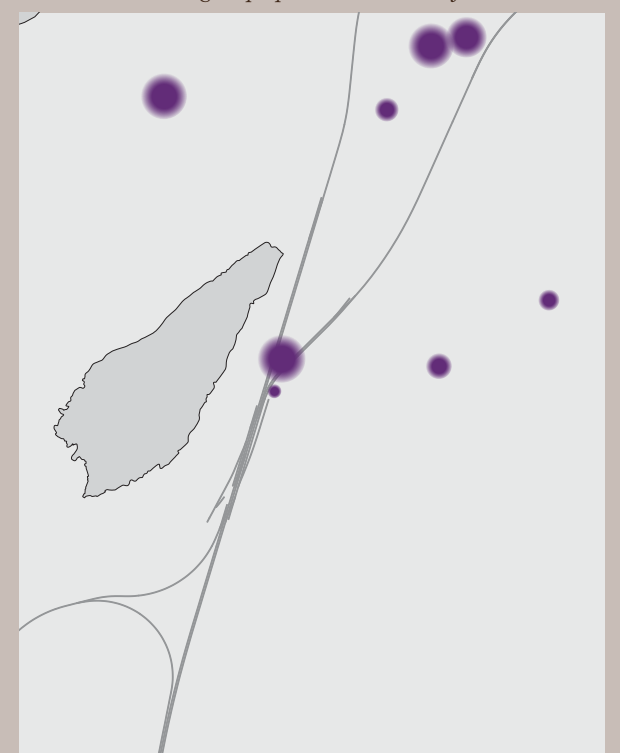
Built land / buildings. Companies/services marked as green.



Ownership of land. Small striped is owned by the municipality. The land surrounding the railway is owned by Trafikverket and white is privately owned land.



Unused/under-used land. Sites that are close to the railway station, existing road network and housing areas.



Meeting places. The middle one is the station area. Others are the school and a summer-open café



## ADVERTISING

We used advertising to find people in Göteborg that wanted to be a part of the project. We searched for people that were attracted by a more rural lifestyle with greater communion and more contact between people.

We put up paper notes (as the one on the right side), all over Göteborg. The heading on the paper says: *Do you wish to get away from town, but not to end up alone in some corner of nowhere land?* We sent out the same message through e-mail, blocket and facebook.

On the notes was a short description of us and Öxnered and about what we wanted to achieve with the project. There was also an invitation to a first start-up meeting at Språkcaféet in Göteborg. We thought of the notes as a test, to see if there were people out there, interested in these questions, but we didn't really expect anyone to come to this first meeting. To our surprise, many people showed up! The meeting became the starting point for the whole project and the following workshops.

The following workshops each built upon one another, trying to cover as many aspects as possible of the new homes and the place where they were situated. The workshops dealt with both aesthetics, economy, the organisation of the home and the relation between private and public. Through these workshops we got a clearer picture of who the participants were, what they wished for, and what they felt was important.

# VILL DU BORT FRÅN STAN...

...MEN INTE HAMNA ENSAM I NÅN HÅLA?  
DÅ VILL VI HA KONTAKT MED DIG!

VI ÄR TVÅ SNART FÄRDIGUTBILDADE ARKITEKTER  
SOM UNDER 2013 KOMMER ATT UTVECKLA ETT  
NYTT SORTS BOENDE I ÖXNERED.

VAD ÄR ÖXNERED?  
ÖXNERED ÄR EN JÄRNVÄGSKNUT PÅ LANDET, MELLAN  
TROLLHÄTTAN OCH VÄNERSBERG OCH ENDAST 45  
MINUTER MED TAG FRÅN GÖTEBORGS CENTRAL.

HUR VILL DU BO?  
VI RITAR BOSTÄDER UTIFRÅN VAD DU OCH DE  
ANDRA INTRESSERADE DRÖMMER OM.

INTRESSERAD?  
VI SES PÅ SPRÅKCAFÉET ESPERANTOPLATSEN  
ONSDAGEN DEN 20 FEBRUARI KL 18.00. ELLER  
MAILA/KONTAKTA OSS PÅ FACEBOOK!

HÄLSNINGAR  
FREIJA FRÅNDBERG OCH MARIA JOHANSSON



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facebookgrupp: samskapat boende

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samskapa@gmail.com  
facebookgrupp: samskapat boende

samskapa@gmail.com  
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facebookgrupp: samskapat boende

samskapa@gmail.com  
facebookgrupp: samskapat boende

# WORKSHOP/STARTUP IN GBG #1. DREAMS

MATERIAL



PAPER TO WRITE ON

WHY

- To find out about the interest of the people that showed up.
- To find out if there is anybody out there, that wishes to leave the city.
- What does their dreams look like? What do they dream of?

HOW

To get people started, all participants wrote down a couple of things they wished to happen in or around their home. As they had done so, we discussed those dreams and wishes in two larger groups. The outcome of that discussion is part of the foundation of the project.



skafferi, snickeri  
 Utomhuskafé året runt  
 Grannskap  
 Aktiviteter i området  
 Trädgårdsland  
 Jordkällare  
 pensionärskvivör  
 oligheter - identitet  
 Fin festlokal →



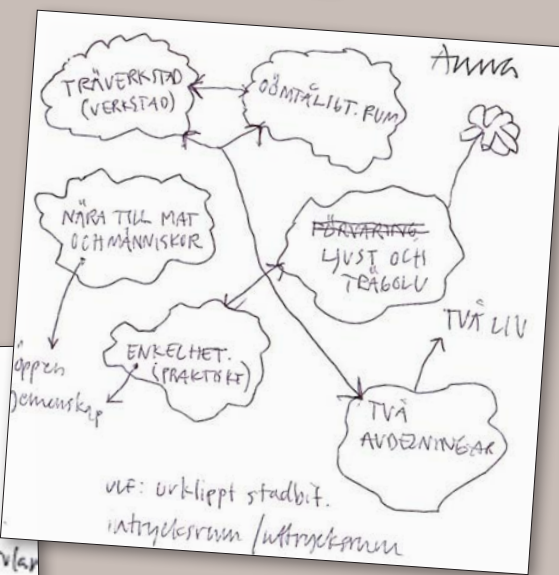
Att man har nyt satsa möte  
 med det omgiva samhället, en  
 affär / ett café / väntnings  
 café?

använda gamla  
 material  
 (återanvända)  
 djupa fönster (med  
 fönsterbänke  
 att sitta på)

- odling / kollektiv odling Ylva B
- gemensamma park/trädgårds-  
ytor
- ekologiskt hållbart boende.
- tillgång till både privata &  
kollektiva ytor inom/utomhus

- Matlilddag
- Badplats, sjö, hav, vatten
  - Kreativa sammanhang
  - Träd, stog
  - Djur
  - Vänner
  - Bursd

- Öppen atmosfär
- Många möten (medelstora  
bytorget)
- Ett urklipp storstad
- High tech miljö möter korrigerade gummistövlar
- Att kunna gå runt
- Mer säkra händer än vad jag  
har koll på.
- Rum utspridda i hela  
komplexet. Att gå mellan olika rum,  
speciellt.
- Frukostspärr med den här  
franska musikern.



- \* Funktionalitet
  - \* Bostad
  - \* Ett ekologiskt fänke
  - \* röra kunna odla
  - \* ston & sanden, mkt ljusinsläpp
  - x intryck / uttryck
- Johanna

Some of the participant's notes.

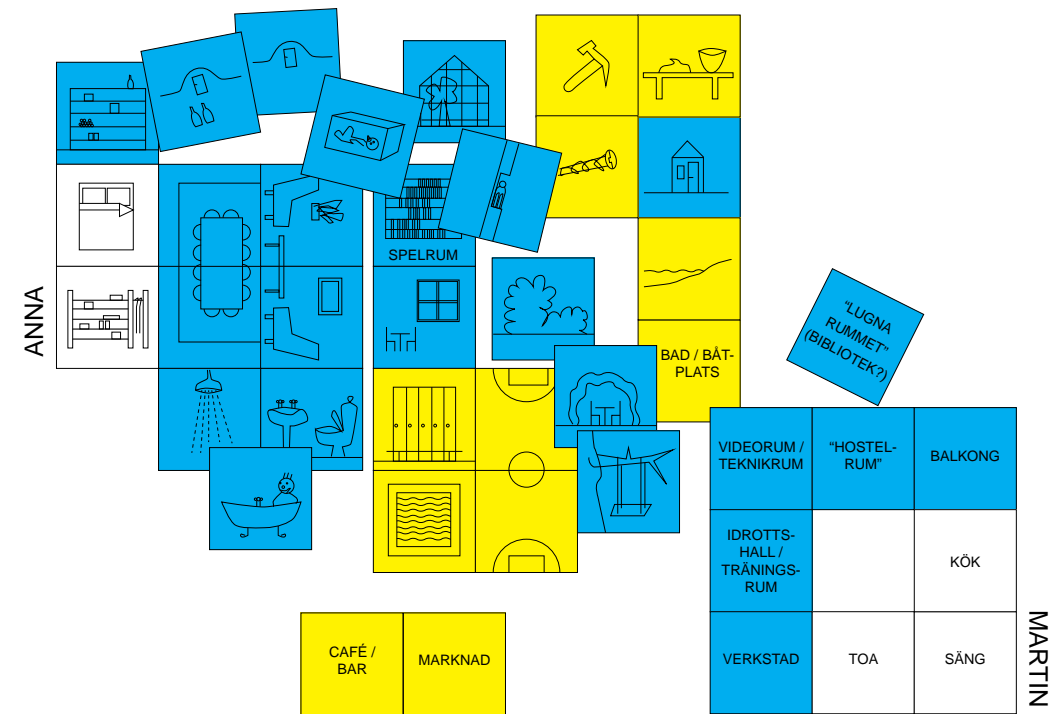
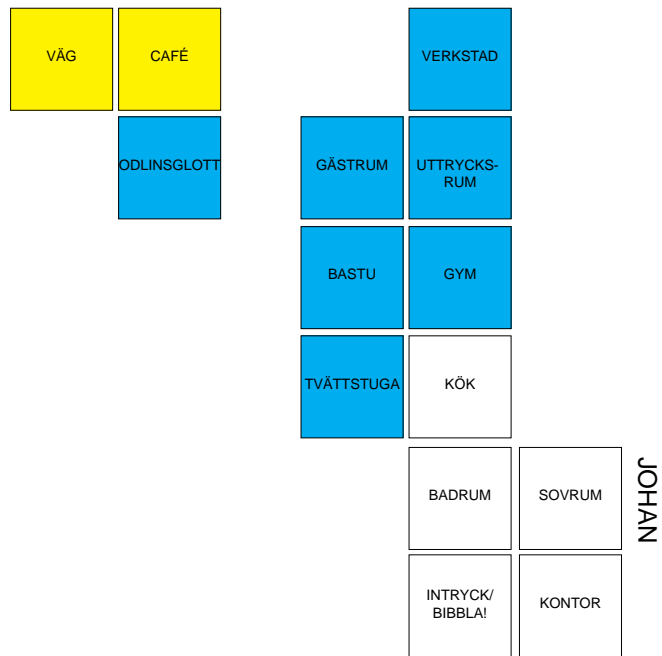
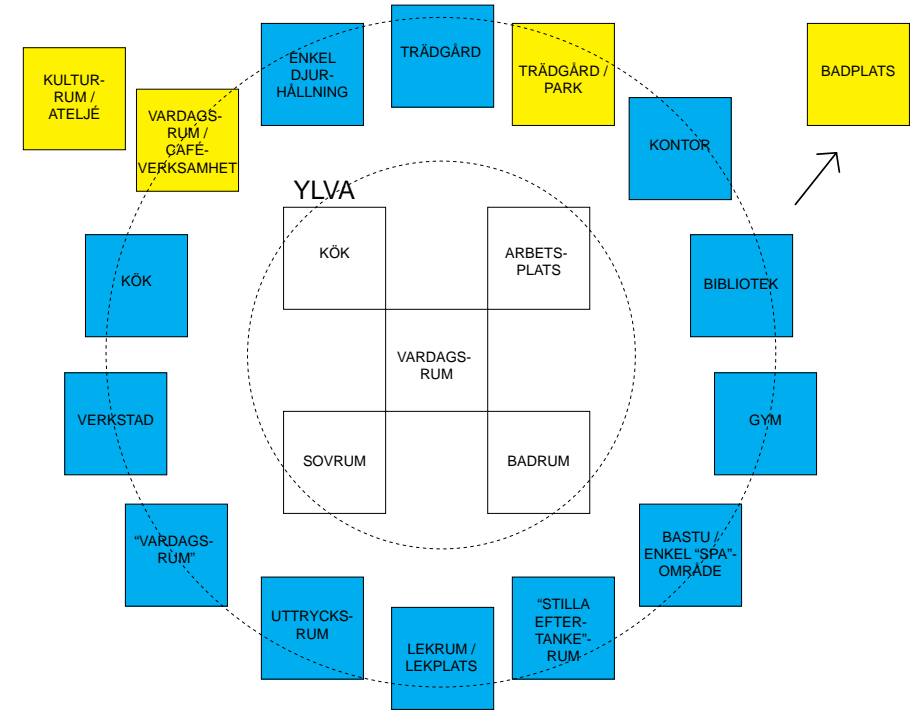
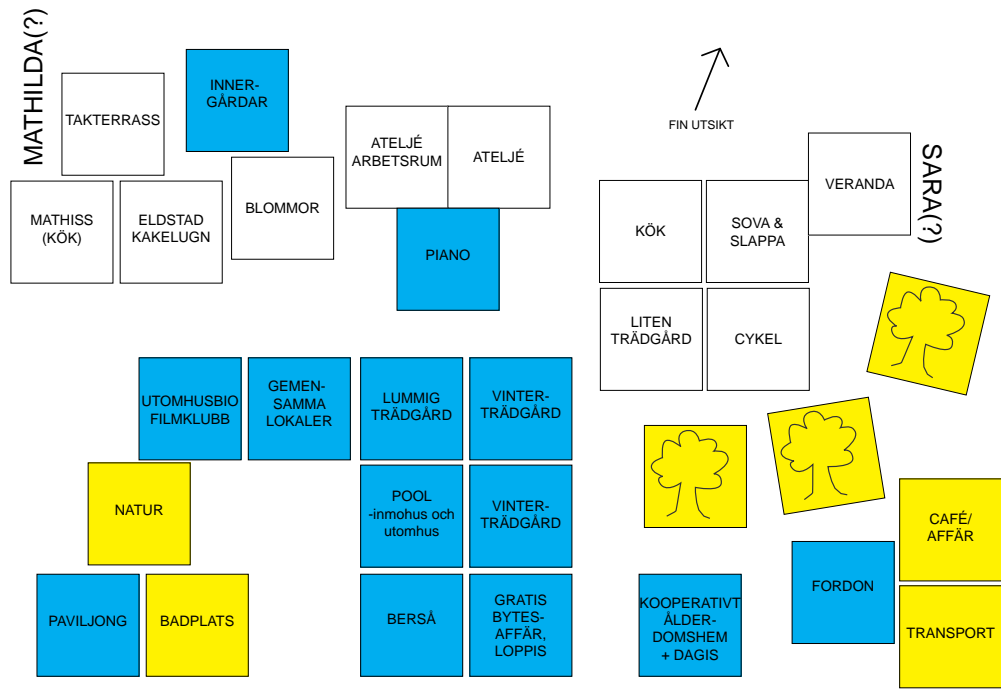


## WORKSHOP IN GBG #2. ORGANISATION

Individual work about the layout of one's home, that was transformed into common layouts when working in groups.

MATERIAL	
	<p><i>NOTES REPRESENTING PRIVATE, SHARED &amp; PUBLIC SPACE</i></p>
WHY	<ul style="list-style-type: none"><li>- What space is most important to have for myself?</li><li>- What space can I share?</li><li>- How does the sharing of space affect the possibility to have access To different and more extensive areas/spaces.</li><li>- What kind of public space do I wish to have close to my dwelling?</li><li>- How is the relation between the private, shared and public?</li></ul>
HOW	<p>With the notes from the discussion about dreams as a starting point, the individual ideas was translated into sketchy plan arrangements, using square pieces of paper in different colours, representing private, shared and common space. Some of the individual abstract plans were organised in groups of two or three before presenting and discussing.</p>





## WORKSHOP IN GBG #3. MODELS

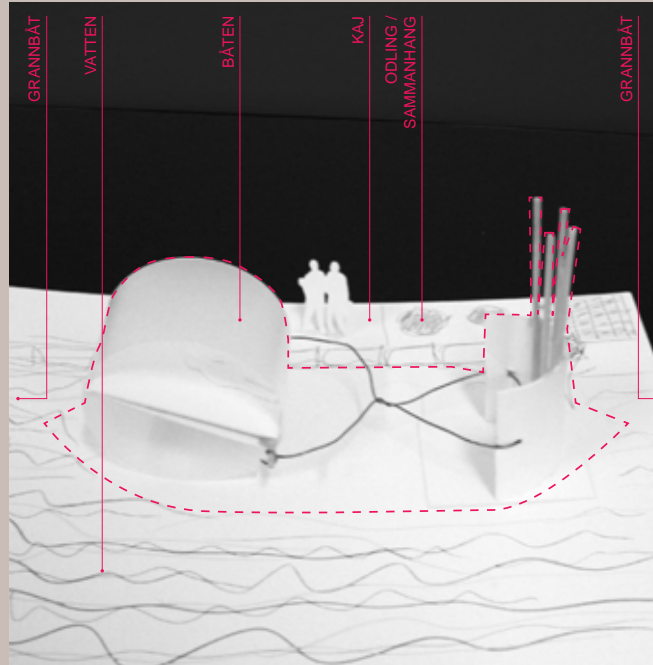
Individual work, physically building models of a future home, dealing with space and aesthetics.



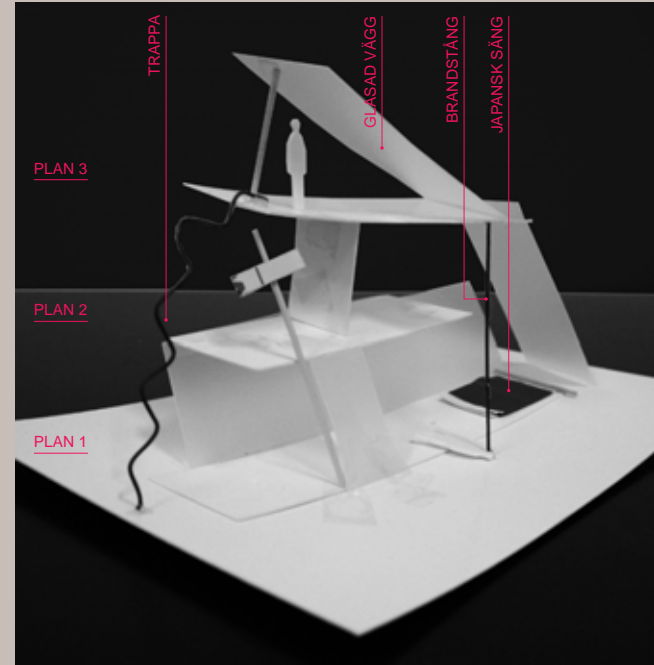
- WHY
- What could my private space be?
  - What is the most important spatial qualities?
  - If I have to adapt my dwelling, what could it become?

- HOW
1. Everybody puts five things (paper, chords, sticks etc.) together.
  2. Then you hand the model to the person to the right: choose what is up and down on your new model and mount on a board.
  3. Send the model to the person to the right: mount a scale figure, in the scale 1:50, to the new model.
  4. Send the model to the person to the right: the new model is your home. Change and add things as you like.
  5. Presentation and discussion: how did you reason?

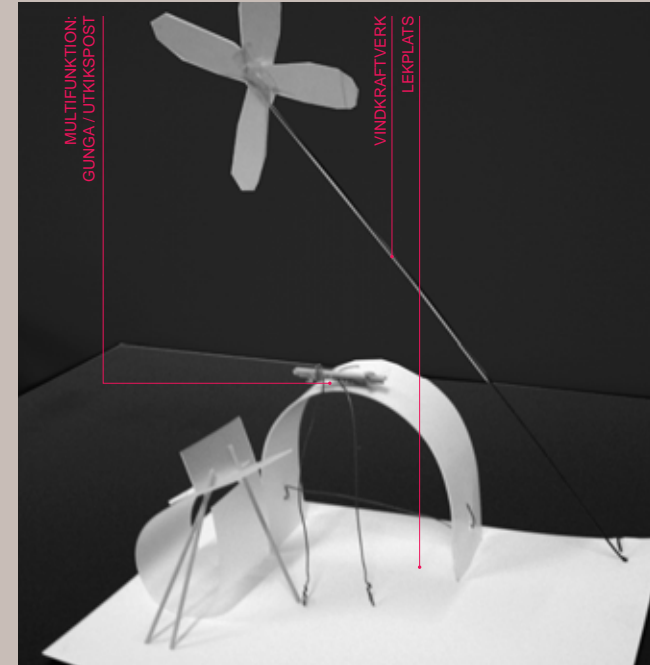




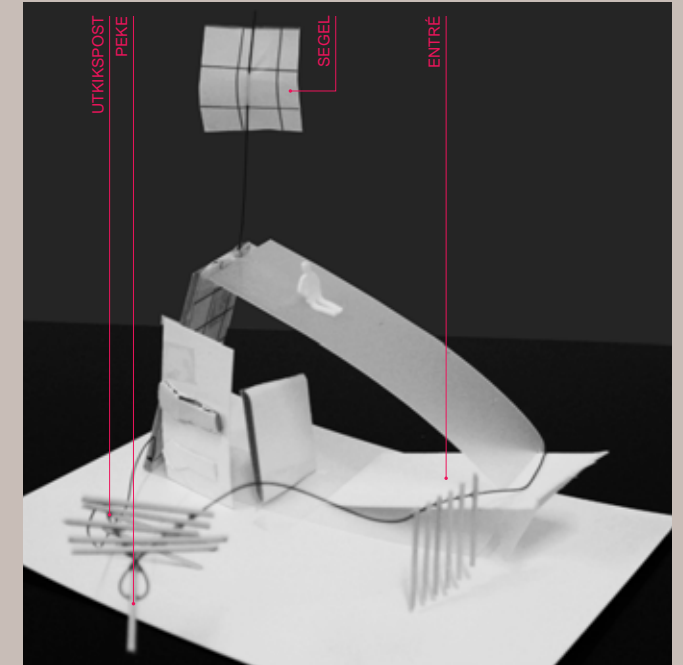
Final touch of model: Anna O  
Started by Maria J



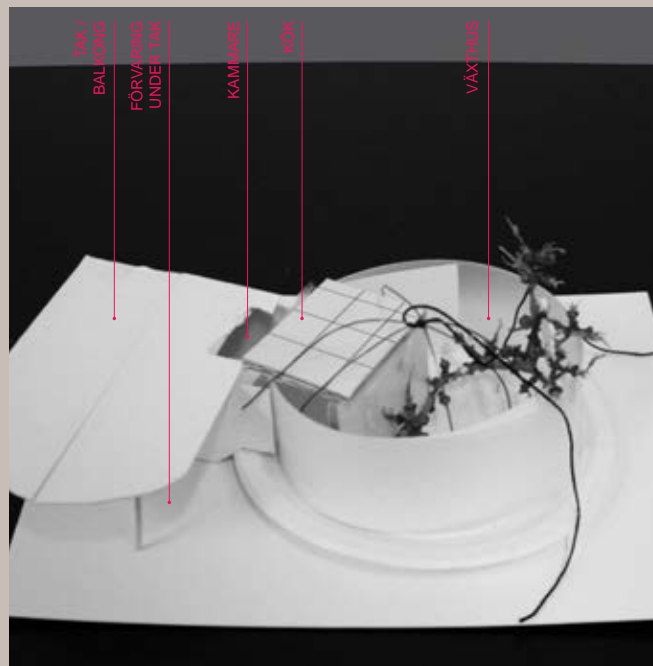
Final touch of model: Ylva  
Started by Lilith



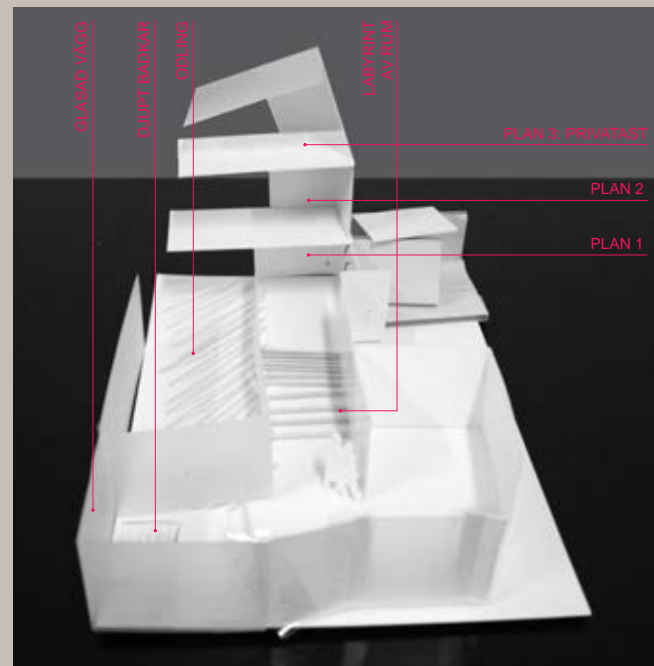
Final touch of model: Birgit  
Started by Anna O



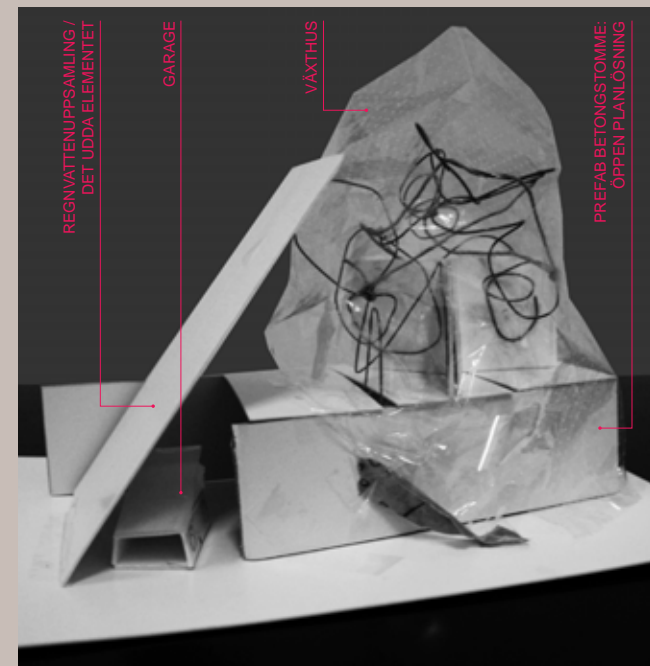
Final touch of model: Maria H  
Started by Joel



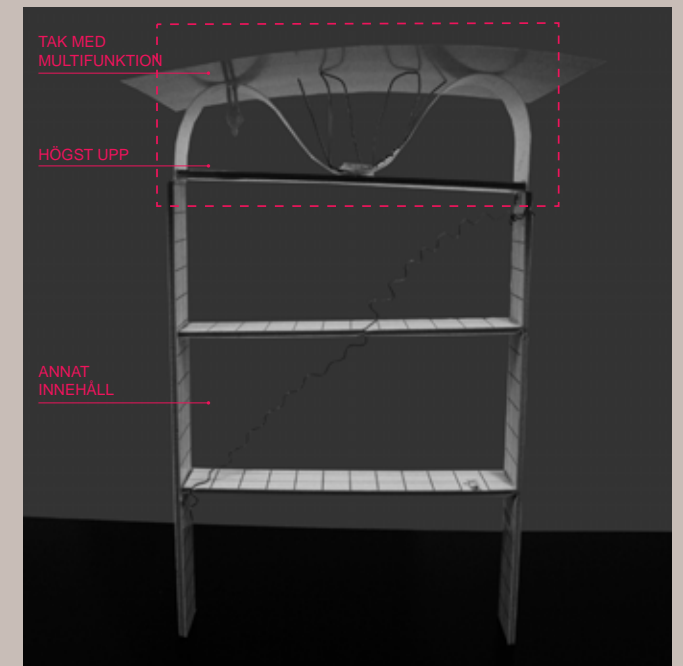
Final touch of model: Anna G  
Started by Birgit



Final touch of model: Lilith  
Started by Maria H



Final touch of model: Johan  
Started by Freija + Joel




Final touch of model: Sofia  
Started by Ylva

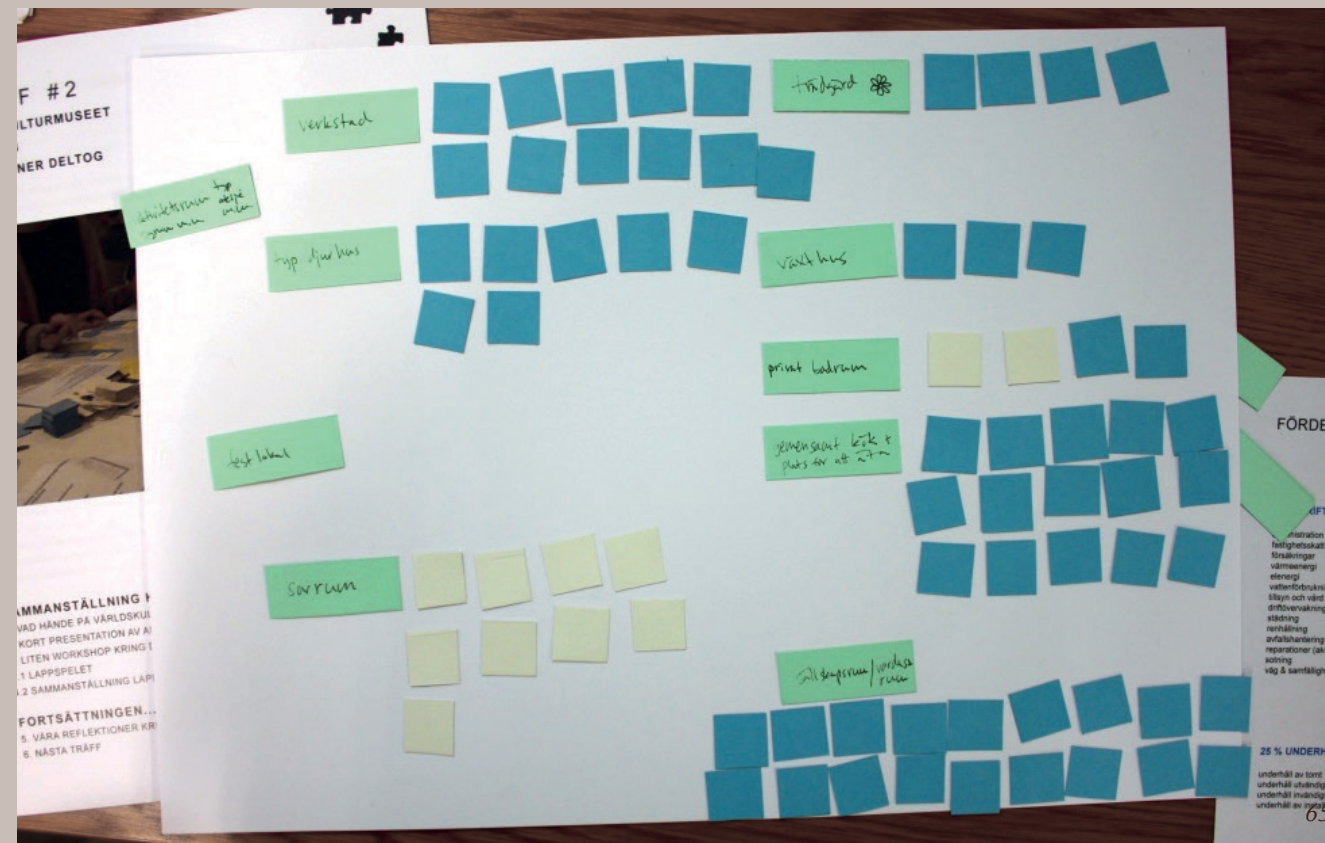
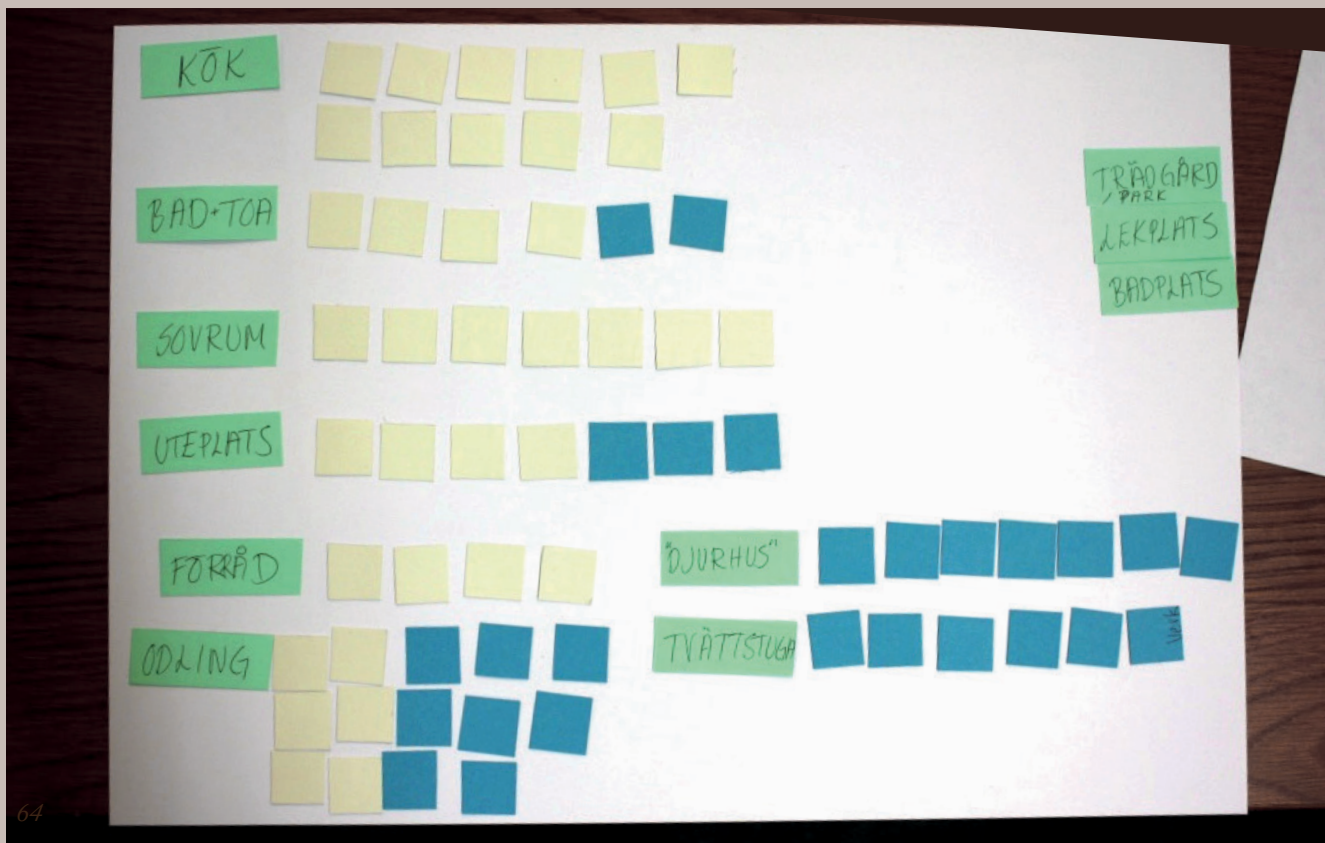
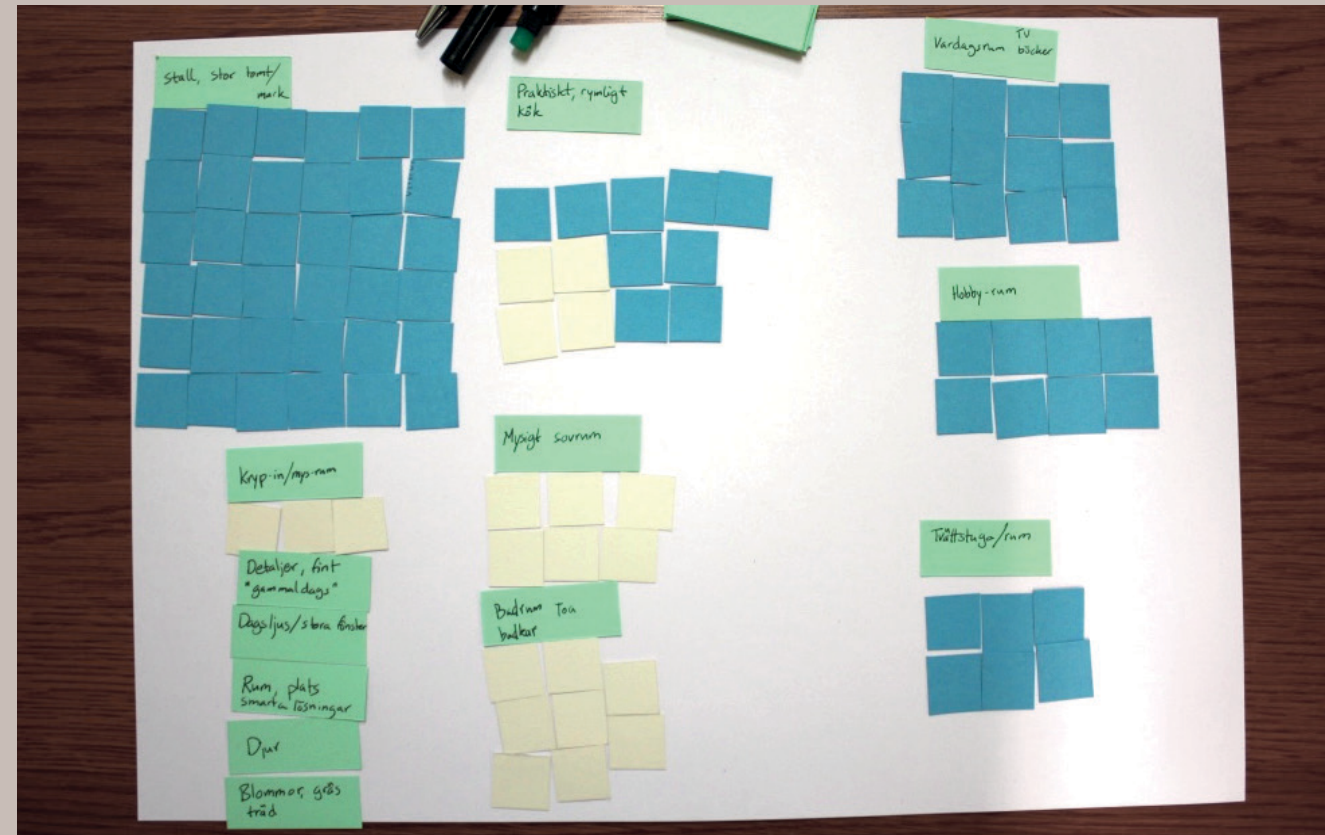
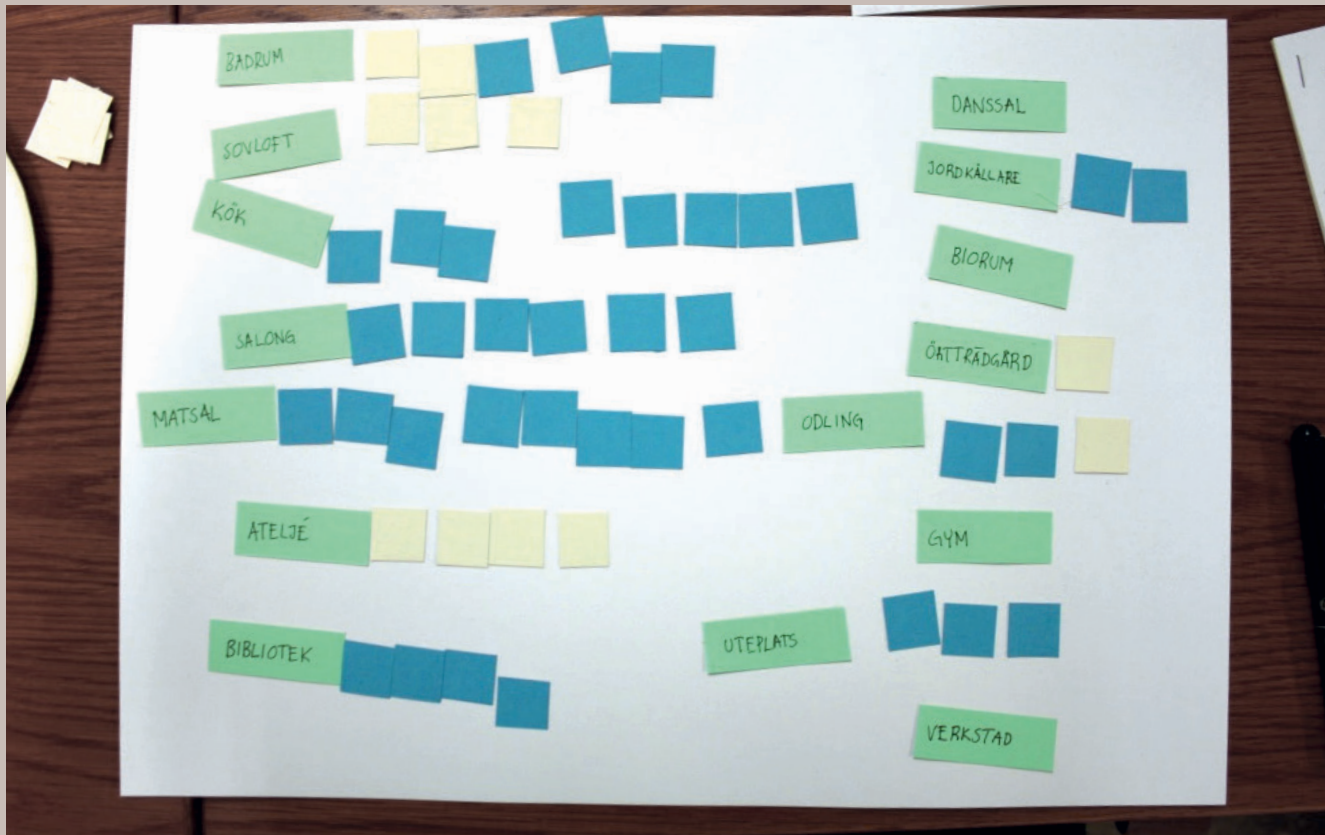


## WORKSHOP IN GBG #4. PRIORITIES

Individual work about priorities and economy in ones own home

MATERIAL	
	<p><i>PAPER NOTES EQUAL TO ONE SQUARE METER (1 m<sup>2</sup>)</i></p>
	<p><b>WHY</b></p> <ul style="list-style-type: none"><li>- What is most important?</li><li>- If I gain space by sharing space, what would I share and what would I keep private?</li></ul>
<p><b>HOW</b></p> <ol style="list-style-type: none"><li>1. Write down all the different spaces on separate pieces of paper.</li><li>2. Presuppose a rough list of standard amounts to see how many square meters you can afford.</li><li>3. Distribute the square meters, all represented by a white square piece of paper, between your choice of programme.</li><li>4. The white pieces represent PRIVATE areas. Exchange one white square meters with two blue SHARED square meters and distribute again.</li></ol>	





## WORKSHOP #5 (IN ÖXNERED). SHARED SPACE

Work in group about the space that is shared with others.

MATERIAL	
	<b>NOTES IN DIFFERENT COLOURS</b>
WHY	<ul style="list-style-type: none"><li>- What could be shared?</li><li>- How much would I use it?</li><li>- How could the common functions work?</li></ul>
HOW	<ol style="list-style-type: none"><li>1. In group: decide the ten most important shared programme. Write down each thing, on a unique coloured paper.</li><li>2. Individually: Describe how the different programme works, what your part is in it and how much you will use it. Choose paper of the same colour as the ones you are interested of (does not have to be all) and write down everything that you come to think of.</li><li>3. Presentation and discussion.</li></ol>





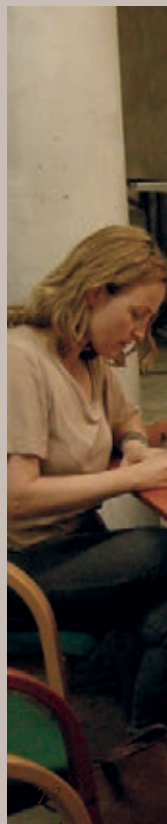
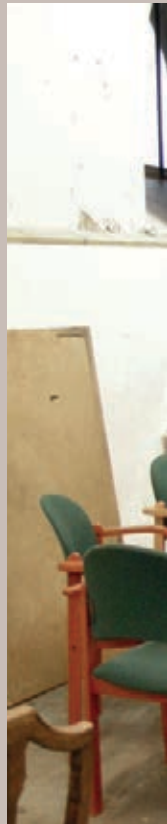
# PHOTOS FROM THE WORKSHOP PROCESS



*First start-up meeting at språkcaféet*



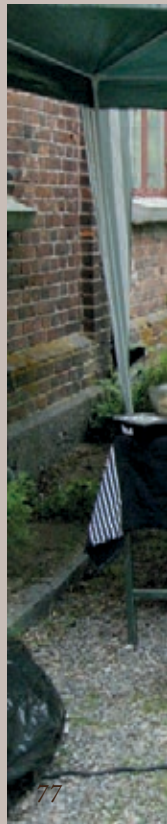
*Second workshop, held at Världskulturmuseet*







*We took a bike tour around Öxnered, to Vänersborg.*







*The same day as we held our workshop, a small party for the whole community was organised by local people.*



## **PART ONE**

# **CONCLUSIONS**

The work made during the research phase with the three focus areas - the site; its existing inhabitants and the potential new inhabitants - resulted in a large amount of material and information. The most important conclusions from this material are presented in this chapter.

### **The new inhabitants**

The group of people that we had gathered in Göteborg had common interests, but also many individual wishes and dreams when it came to a future home and life in Öxnered. One common feature was an aim (or will) to not become part of an isolated group with little contact with the existing society, but to rather have an open and active approach to neighbours and the surrounding society.

Another interesting aspect we saw, was that many people in this group doubted moving out to countryside in fear of becoming isolated and losing the social context they had in the city. Therefore it was important that the new home offered some kind of initial community with the other new inhabitants. Many participants also felt the need of having a private home where one could keep the outside world at a distance. These three aspects are translated into three levels of social interaction – they become

public, shared and private areas.

Through the series of workshops that we had arranged, it became clear that it was important that the future home should be economically reasonable. Many of the people in the group dreamed of another lifestyle, with less stress, where one wouldn't have to work as much, where you earned less money and instead lived more of the land.

Many of the participants sought an environmentally friendly and sustainable living. To be able to live away from the city, in a rural setting, but without the need of constantly using the car was an important part of the site's attraction. Many of the participants talked about the possibility to live a calm rural life, but still have the possibility of easy access to the city's supply of activities and social life - to be able to move between a rural and an urban lifestyle.

### **The site**

Our conclusions about Öxnered was based upon the work we did with the people living here, the mapping and our own observations of the site. Through the work it became clear that one of the favourite activities for the people in Öxnered was to go for a walk. The most popular walking routes therefore also worked as meeting places

where one met one's neighbours.

Except for the walking routes we saw that there were few or none public meeting places, especially during winter. Many of the inhabitants seemed to look upon the former station building and the surrounding area as Öxnered's natural centre point. As answers to the question, "what could happen in Öxnered?", we received many answers concerning these buildings and ideas of what could happen here, for example some kind of café or small store. These buildings are today partially used by companies and partially empty. They are not open to any public functions.

Through our analysis of the site we had identified a number of sites in Öxnered that was unbuilt and situated along existing roads and in between existing houses - sites that was suitable for new houses. Many of these sites was also situated along the roads where people liked to walk and therefor had the potential of becoming natural meeting places, where new inhabitants could meet and greet with people living here since long time.

### **The new inhabitants on the site**

The workshop process with the people living in Göteborg led us to several conclusions and a framework for the future design process. This framework contains principles that controls how new houses are organised on the site, the economical priorities, the design expression of the new houses and their spatial content and qualities. All is further described in this chapter.

Through the series of workshops we came up with a programme for the new homes, and general ideas of their content and qualities. The workshop process also provided us with ideas of activities and functions that people wished to see in Öxnered, either ideas that are meant to be shared with the whole community of Öxnered or with a smaller group of people. Except for the more general ideas, people also shared with us their individual wishes and dreams of how they wanted their homes to be, and the kind of life they dreamt of living there. The programme and the more individual thoughts are described on the following pages.

## MAIN FEATURES

The main features explains the groundwork for the site and the new homes. They show important aspects that should be fulfilled or strived towards in the future realised scenario.

### THE PUBLIC / THE COMMON / THE PRIVATE



The public as an arena for things to happen and to integrate with the existing community and neighbourhood; social nodes i.e. café, sauna, bar, scene and activities.



The common as an arena to share things, tools and space with each other.

The common space as a place to meet and do things together, (i.e. food production, cooking, building) with a creative and open atmosphere.



The private as an area of retreat: the possibility to choose level of privacy or collectivity, nothing is imposed.

### ECONOMY



The home must be feasible/cheap so that another lifestyle (i.e. working less) is possible.



### SUSTAINABILITY

A level of self-sustaining by farming, animal keeping etc.

Local, small scale production / living production

Eco smart and substantial materials.

Energy efficient solutions and techniques with local flows and loops of matter and energy.

### RURAL / URBAN / INTERACTION

Rural qualities such as quietness, closeness to nature; water, forest, open fields.

Not feeling isolated but part of the world outside, meeting people that passes by - who are not part of the community.











Closeness to Göteborg / larger city / work

# PROGRAMME

The programme is ideas of what the place and the new houses could contain and function.

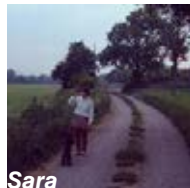
The programme described here is divided into three sections or levels, based upon the size of the community sharing the functions. The *public programme* describes functions or activities that are meant to take place all over Öxnered, and that are shared by all the interested inhabitants of the place. The *shared programme* is the functions and content of the new homes, which are shared by the people living there. On the next spread are some of the individual wishes and dreams expressed by the people that were involved during the process.

PUBLIC PROGRAMME - LARGE COMMUNITY

- |  |  |
|--|--|
|  ANIMALS             |  FARMING         |
|  VEHICLE POOL       |  EXERCISE SPACE |
|  WORKSHOP / ATELIER |  SCENE          |
|  SAUNA              |  SWAPPING TABLE |
|  GUEST ROOMS        |  GREEN HOUSE    |

SHARED PROGRAMME - SMALL COMMUNITY





Sara

- Common workshops with tools to borrow.
- Common pool and "exchange shop"
- Co-operative day care centre and elderly home
- Fire place



Lilith

- Climbing mountains
- Meeting between generations
- Labyrinth in the lower part, with many doors and openings.
- Kitchen and terrace is more important than i.e. living room.
- It is a building on ground floor with direct outdoor access.
- Animals, farming



Barkan

- High-tech meets rubber boots
- Fire place to sit by



Christoffer

- Atelier and music studio
- Scene in a old barn



Ylva

- Garden farming - private and/or communal
- Both private and shared kitchen
- Atelier is part of the shared space
- Many floors and spaces. Connected by a fire bar and staircase.
- Japan bed on the ground floor and a glazed wall as light resource.



Johan

- Sauna
- An impression space / an expression space
- Practical thinking: all water in one place
- Café next to the road
- Greenhouse on top.
- Open plan for using spaces in different ways.



Mats

- Sauna and micro spa
- Farming and bees



Ari W

- Wood workshop with wooden floor
- The laid back family life vs. the more strict life
- Not so much private space
- Wood/ceramics workshop, maybe public



Marie H

- Earth cellar
- I like to adapt to old structures and the traces of history they contain.
- There is a cafe next to the hen pen - eggs and fun to watch
- Bar shelf and party space
- Pantry and earth cellar
- Feeling of open-air year around (glazed patio)



Mathilda

- Arbour (= berså)
- A public shop where you can sell your produced goods
- A common vehicle, maybe a horse



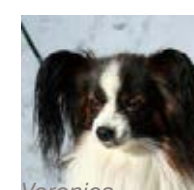
Embla

- Privacy is important, that is why the sleeping and working area is private.



Sofia H

- Wish to stay high above ground.
- No animals for me
- A greenhouse with old beautiful windows - a living room in-between.




Veronica

- The stable is the most important because I like animals a lot.
- Thinking practical, bedroom, kitchen and bathroom is most necessary.
- Large greenhouse with adjacent kitchen.
- Small bed-space.

## SITE PRINCIPLE


A strategy for the site based upon research of the chosen context combined with the input from the local inhabitants.

### LEGEND

 **POTENTIAL SITES**  
Under-used and adjacent to existing housing areas and popular walking paths.

 **EXISTING HOUSING AREAS OR SCATTERED DWELLINGS**

 **POPULAR WALKING PATHS**

 **ACTIVATING PROGRAM/ MEETING PLACE**  
New activating meeting places are placed on each site along the walking paths.

### PROGRAMME PROPOSED BY THE LOCALS

 **CAFE/SMALL SHOP**

 **PLACE FOR HOBBY**

 **OFFICE HOTEL**

 **VANDRARHEM 'YOUTH HOSTEL'**

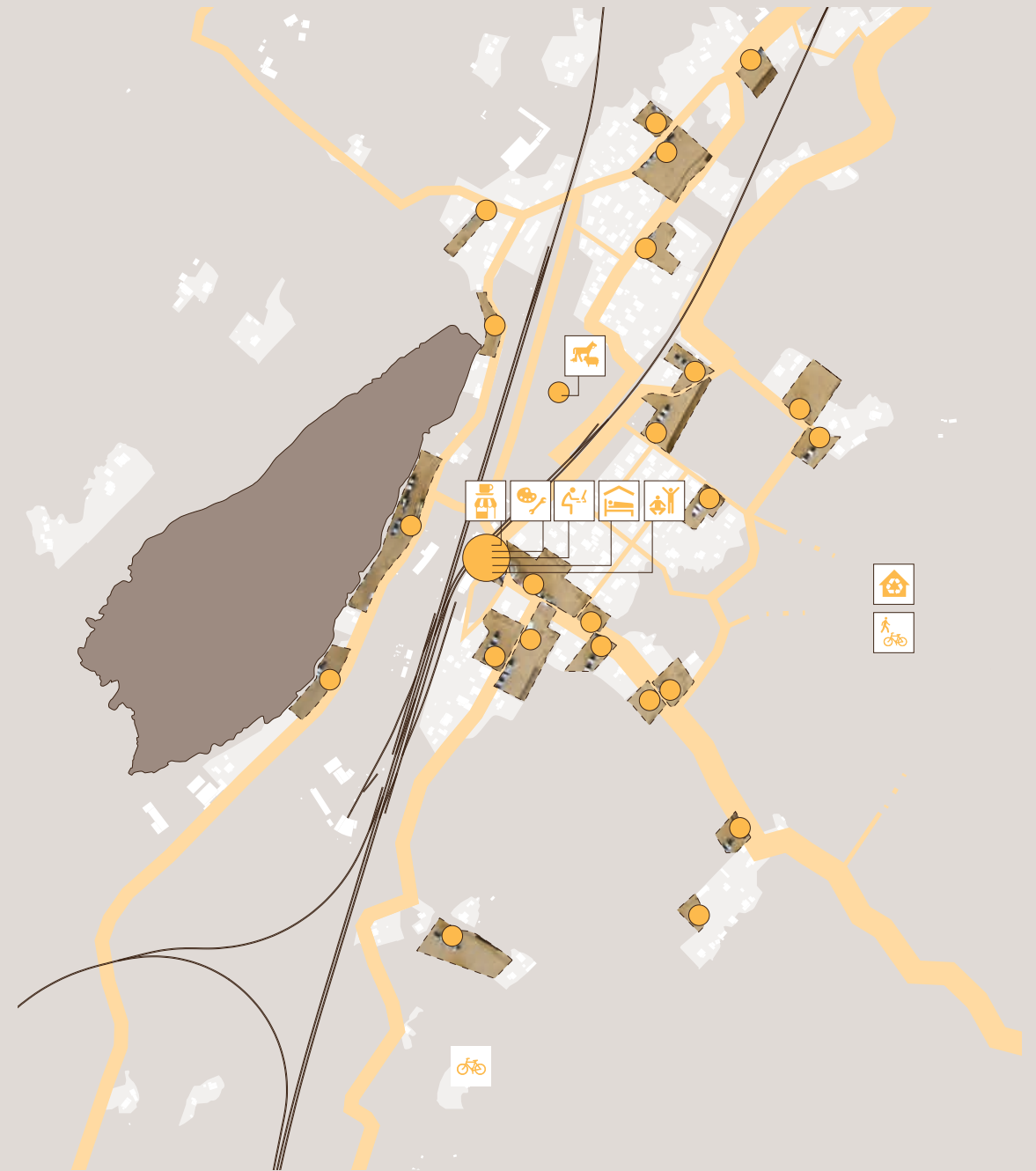
 **SPACE FOR EXERCISE**

 **ANIMALS - SHEEP**

 **BIKE LANE TO ÖVERBY/ TROLLHÄTTAN**

 **ECOLOGICAL HOUSING COMMUNITY**

 **WALKING AND BIKING PATHS**



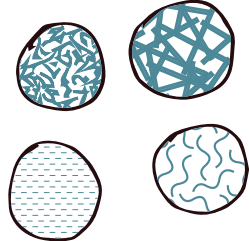
*An identification of several under-used sites, adjacent to existing road network and by or in-between existing housing areas. Programmes proposed by the locals.*

# DESIGN PRINCIPLES

Framework to be used in the latter architectural, design process

**EXPRESSION**

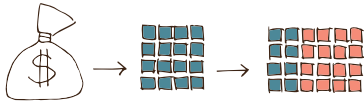
**[INDIVIDUALITY]**



**WHAT:** Individuality within a given frame.  
**WHY:** The framework of the individual flexibility keeps the whole of the project together.

**ECONOMY**

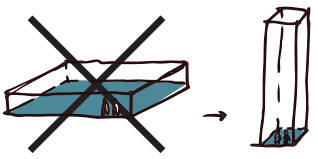
**[GAINING BY SHARING]**



**WHAT:** More shared space, less private space.  
**WHY:** Gaining more maximum space.

**SPACE**

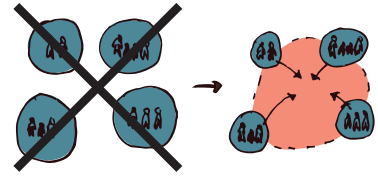
**[HIGH CEILING / SMALL FOOTPRINT]**



**WHAT:** More space, less footprint.  
**WHY:** To keep the footprint down, create a possibility to step by step conquer the space and possibly give another thinking of space.

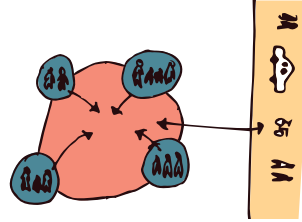
**ORGANISATION**

**[SHARED SPACE]**



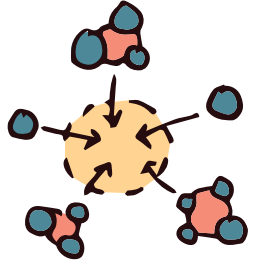
**WHAT:** Have your own small, private space but share bigger common spaces.  
**WHY:** Better usage of space. More social contacts and more economically sustainable.

**[TRANSITION]**



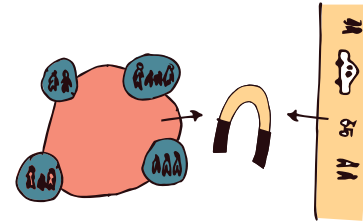
**WHAT:** Gradual transition from your private sphere, to shared parts and finally to public street.  
**WHY:** To enable privacy as well as a more public life, but to be free to decide level of participation with others.

**[LEVELS OF COMMUNITY]**



**WHAT:** There are different levels of common shared space, some at a community level.  
**WHY:** To create meeting places.

**[CONNECTING ZONE]**



**WHAT:** The zone between housing unit and public street is open to everybody.  
**WHY:** To avoid the feeling of nowhere land in the transition zone between private and public and to give something back to the existing community.



## **PART ONE**

# **PROPOSAL**

The proposal of PART ONE shows a future scenario for Öxnered. To create the vision of Öxnered, we have combined the conclusions from the work process with the existing inhabitants, and possible new inhabitants, with our analysis of the site.

### **An activated place with more connections**

Our vision for a future Öxnered is an activated place that enables more interactions and contact between people. Many smaller interventions are scattered all over the place to contribute to a more activated place where more people interact with each other.

In our proposal we see the former station building and area around it to become the natural meeting place for Öxnered. We see it as a place for both people passing by (while waiting for the next train) and for the residents of Öxnered. We see that the building holds a smaller café and shop with everyday groceries. Combined with more unprogrammed spaces in the building, that are open for the residents wishes, we believe the building could become the natural meeting place for Öxnered.

### **A new housing typology**

The main component of the vision is the new housing typology that can be placed on several sites all over Öxnered. The typology is new in the way that it is composed by public, shared and private areas and functions. The public functions could be anything from a swapping table along the road to a small chicken yard in the garden. It is public in the way that it attracts people to go there and to interact with people passing by, the neighbours or the people living there.

We find it important to add new housings to the site, not only to make the place more resilient when more people are living here. New housing means new people that see the place a bit from another angle; they have the ability to boost the place with energy and to make it thrive.

## A FUTURE VISION FOR ÖXNERED

A vision, or a goal towards one aspire. The vision is the framework for the architectural design process. It shows the main thoughts and concepts and where they should be represented on the site.

The vision is represented as a physical plan model with layers, where the different levels describes the existing conditions, its potential and the new additions.

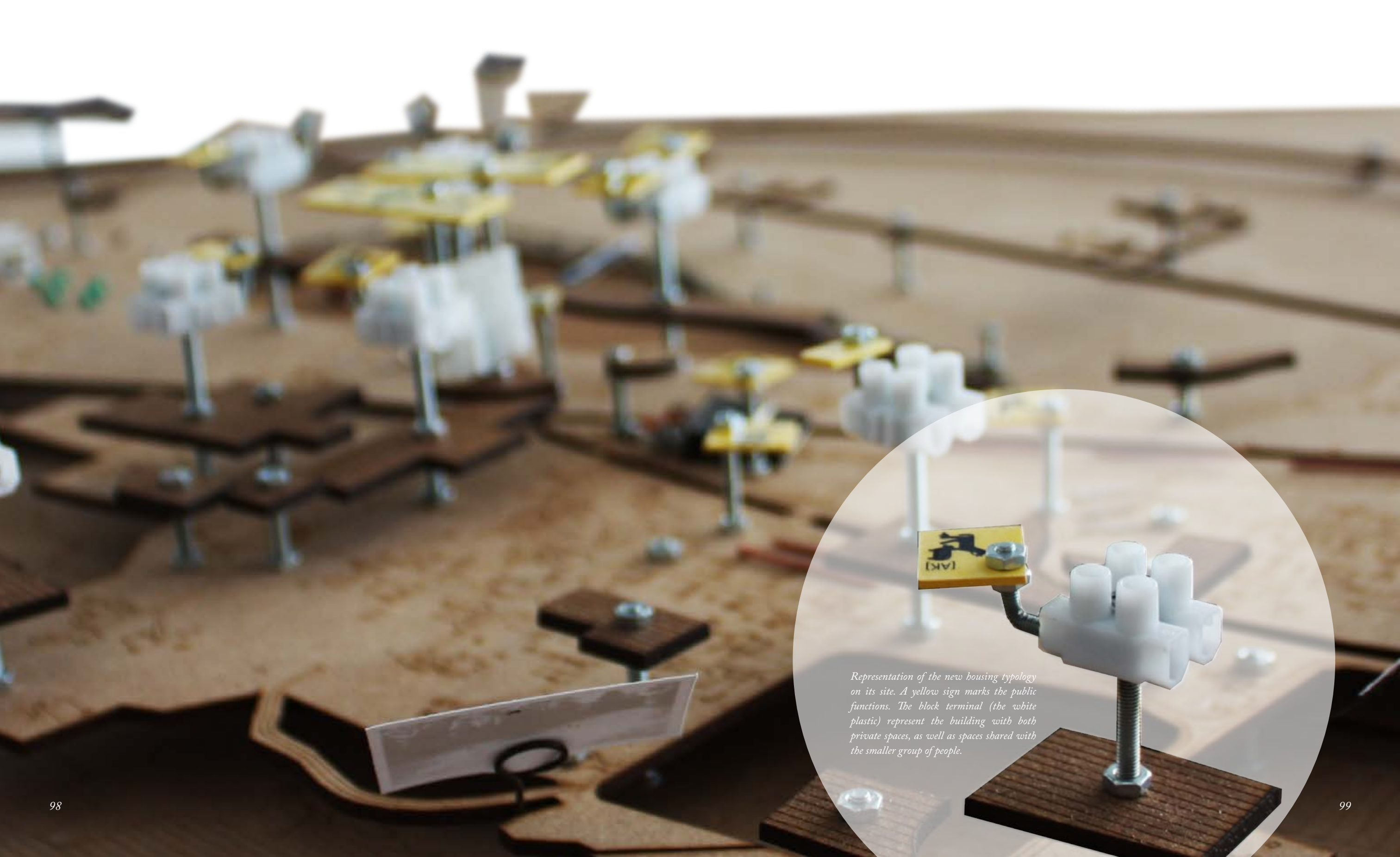
The ground, as in the fields and the forest, is the base. Over that is the railroad, that cuts through the site. The next layer is the existing roads and houses that bind the place together. The sites, that we found to be suitable for new houses, are uplifted above the ground to make them stand out from the rest.

The public activities and functions are marked with a yellow sign. The new houses are represented as block terminals (sockerbitar). Together with each house is a public function - on the plan they are represented with a yellow sign.

Different objects, such as nails, electronic waste, chains etc are placed on the model to represent different public functions that we see could happen here. For example the chain that is attached around the lake represent a new, public boardwalk. On the lake lies a floating sauna that could dock to sites along the shore. The sauna is open for everyone to use. Other functions that are public, in the way that they add to the social life of the site, are places for cultivating and places for keeping animals. The area around the former station is crammed with yellow signs to show the activity within the new meeting place situated there.

The additions and new programme are there to make Öxnered a more vivid place and to make people meet and interact with each other.





*Representation of the new housing typology on its site. A yellow sign marks the public functions. The block terminal (the white plastic) represent the building with both private spaces, as well as spaces shared with the smaller group of people.*



# ***PART TWO***

## ***DESIGN / SYSTEM***

<b><i>RESEARCH</i></b>	<b><i>104 - 143</i></b>
<b><i>CONCLUSIONS</i></b>	<b><i>144 - 153</i></b>
<b><i>PROPOSAL</i></b>	<b><i>154 - 181</i></b>

## **PART II**

# **RESEARCH**

The design process takes departure in the larger Vision of Öxnered. We zoom in to the housing unit concept, and its private, shared and public spaces. Through two separate workshops, the ideas of the private and shared spaces are developed. We elaborate the ideas further through a sketching process. The result is design principles that is the foundation for the architectural system, and the actual design proposal (see *part II - conclusions* and *part II - proposal*).

The main focus of the workshop process is to find out what is controlled or fixed versus what is open and flexible for the participants and future inhabitants to influence.

### **The housing unit concept**

Through a series of concept models we explore the housing unit, its composition of private, shared and public spaces and its relation to the surroundings. Regarding the private spaces of the housing unit, ideas of a fixed bearing structure but adaptable content and outer skin is introduced.

### **Workshop: shared spaces**

The first workshop is regarding the shared spaces. The framework sets what is possible and what is not. The focus lies on the shared spaces, while abstract private volumes represents the private plot. Structural components with a variation in height and with different roof opacity are the key elements of the workshop. They make it possible to create a variation of shared spaces, regarding size and character.

The restrictions of the workshop gives a good foundation for the participants own imagination. The result shows that even if some parameters are set, there are enough flexibility to adapt to individual wishes, such as the placement, sizes and content of the shared spaces.

### **Workshop: private space**

The second workshop focuses on the private space. The bearing structure is fixed but the content (such as placement and size of slabs, stairs and functions) and the outer skin (the facade) is adaptable to the individual needs and wishes.

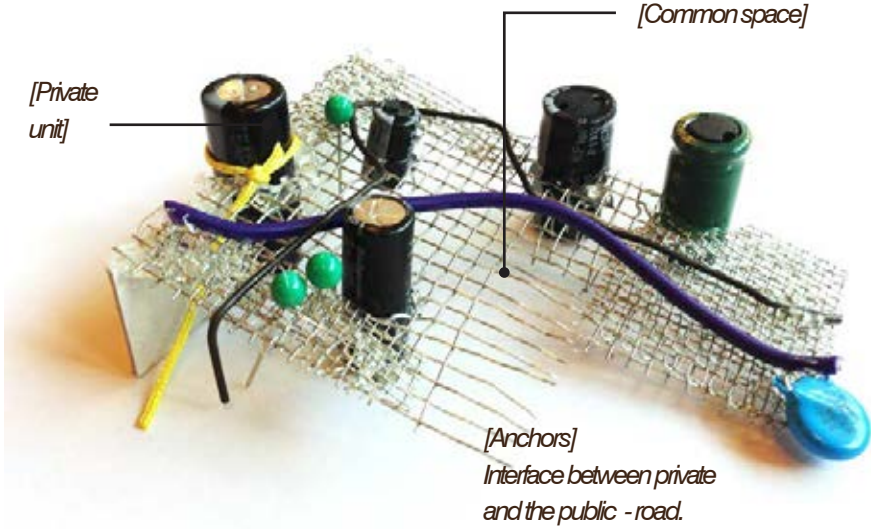
This workshop is more fixed and restricted than the previous, yet the results are unique and reflecting each individual. Most important for the participants is to have the impact to create a space of their own.

### **Continuous sketching process**

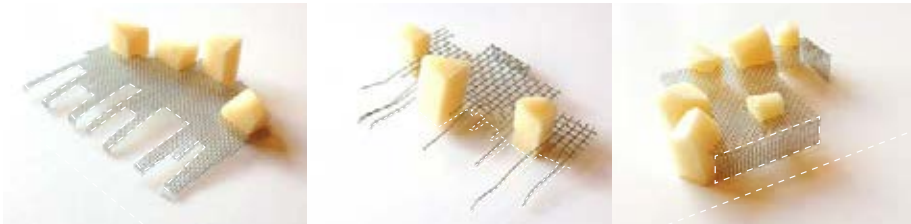
Much of the workshops focused on the content of the different spaces. In the continuous sketching process we focused more on the correlation of the structure and the spaces. What is the logic of the structure? How does an architectural system work that allows the ideas from the workshop to come through, while also increasing the quality of spaces?

**CONCEPT - HOUSING UNIT / PRIVATE UNIT**

The idea of a housing unit that consists of private, shared and public spaces is explored through a series of concept models. The fixed and flexible principles of the private unit is also explored.



*The housing unit consists of higher private units connected by a lower common space.*



*The typology is connecting to the surroundings depending on the specific condition.*



*The cut of the roof gives an individual expression to the units and evokes interest.*



*Inspiration: barn*

*Inspiration: twist*

## WORKSHOP FRAMEWORK - SHARED SPACE




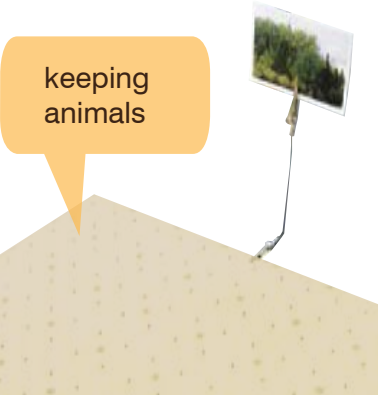
To further explore the shared space, a structural framework is produced based on the previous concluded design principles. The framework sets the frame for what is possible and what is not during the coming workshop.

### AIM:

To explore the potential of the common space and get feedback on our concept idea.

### FOCUS:

The common space and ideas about giving something back to the existing community.

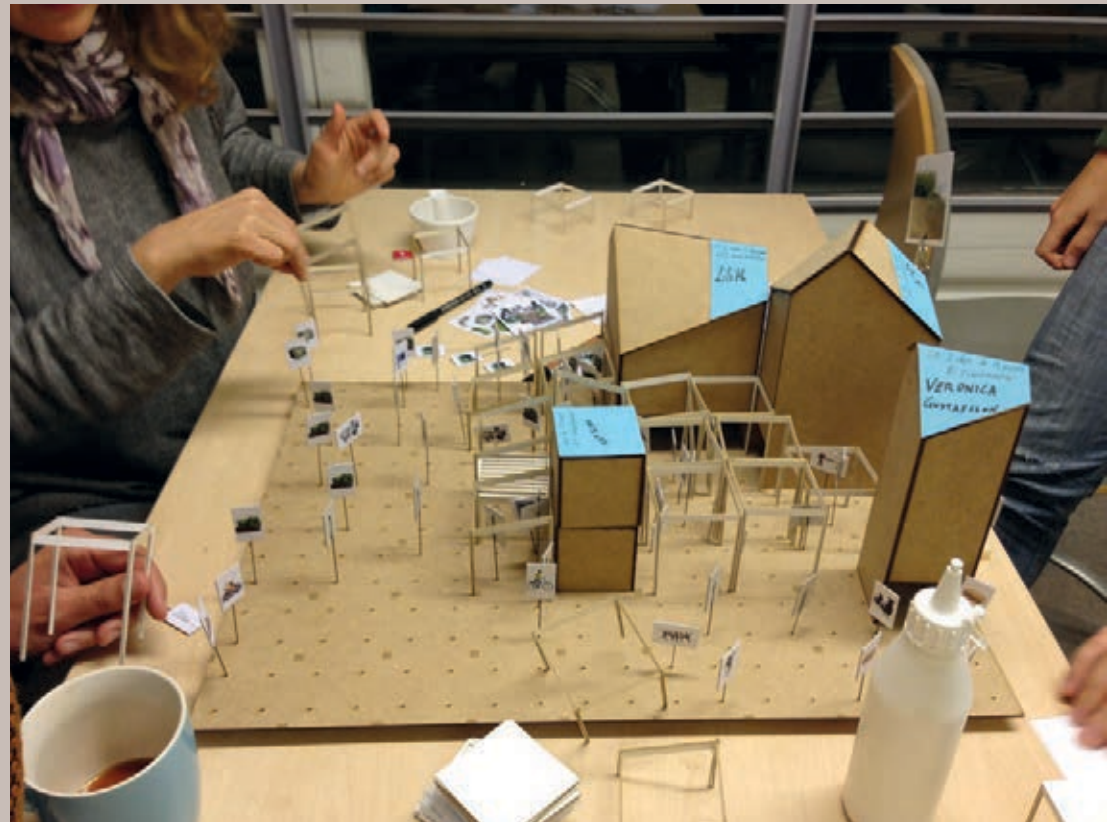
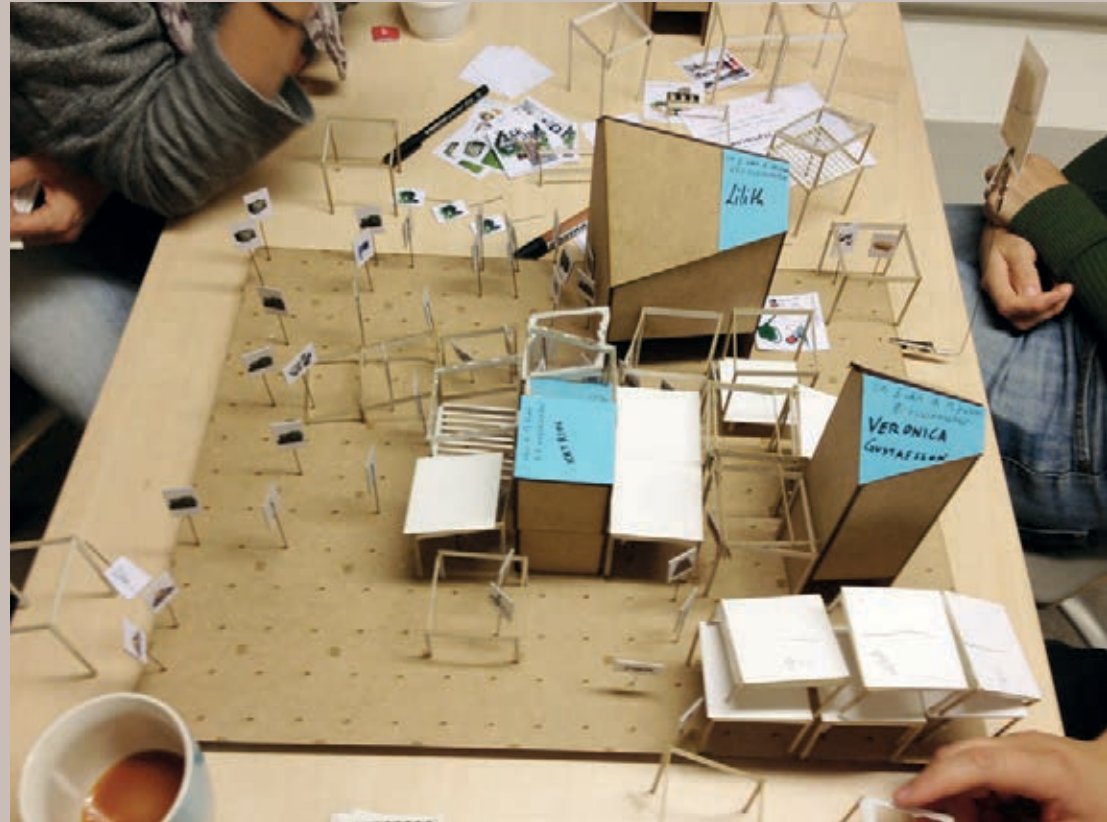
STRUCTURAL COMPONENTS	 <p><b>COMMON STRUCTURE</b></p>	 <p><b>PRIVATE VOLUMES</b></p>		 <p><b>PROGRAMME / FURNITURE</b></p>	 <p><b>SITES / CHALLENGE</b></p>
DESCRIPTION	<p>Components that together creates a variation of spaces; regarding height, width, light an climate.</p> <p>All with same footprint (3x3m) to be able to interact with other components of the game.</p> <p>Top flat/slope to enable other uses/ possible continuation of structure.</p>	<p>All has a footprint that relates to the common structure.</p> <p>Different size and roof cut to symbolize the individuality of each participant.</p>		<p>Many different programme and furniture that could represent different kind of spaces and activities.</p> <p>The squares of programme has the same size as the common structure. The furniture is stuck into, and hold by holes in the site.</p>	<p>Four sites of different character for the groups to choose from. All has the same size, but different location and surroundings (lake, forest, station and field).</p> <p>Each site has a unique challenge that relates to interests of the inhabitants of Öxnered.</p>
ROLE	<p>Exploring common space and roof.</p>	<p>Passive role, works as a component for the common space to relate to, marks private space.</p>		<p>Exploring the content and functions of the common indoor and outdoor space.</p>	<p>Setting limits and relations to the surroundings, and preconditions to react to.</p>

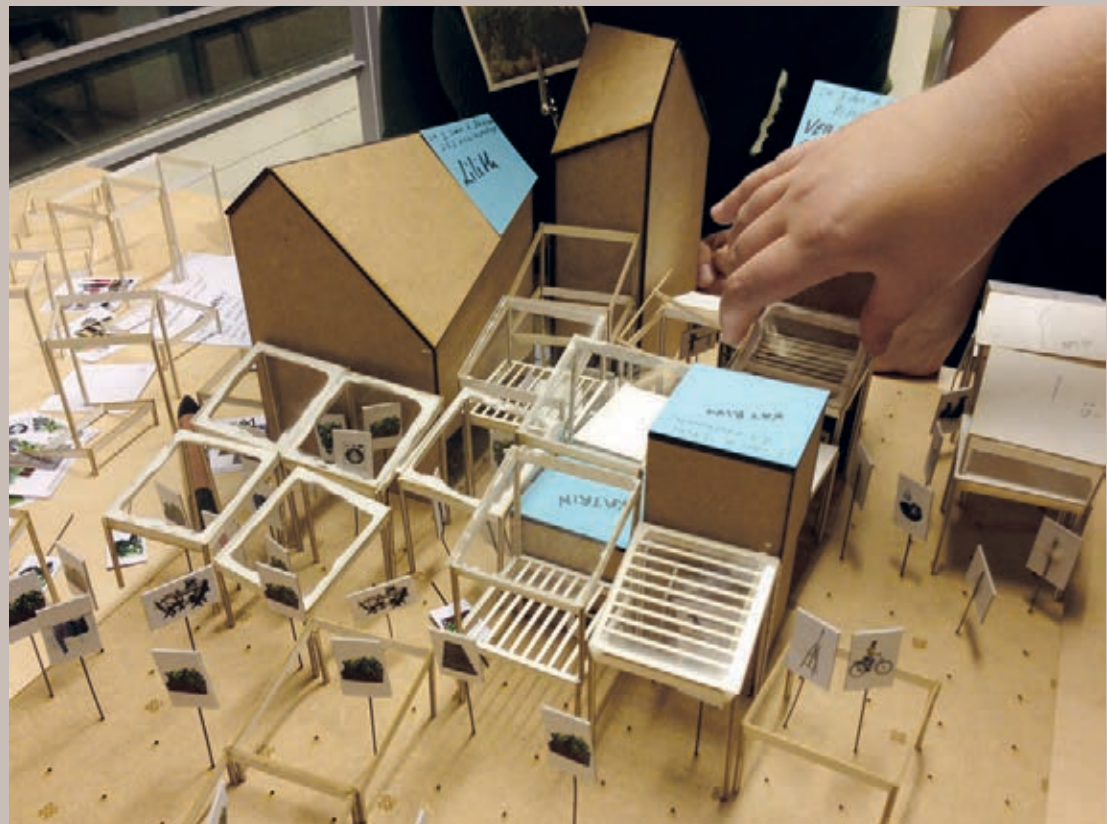
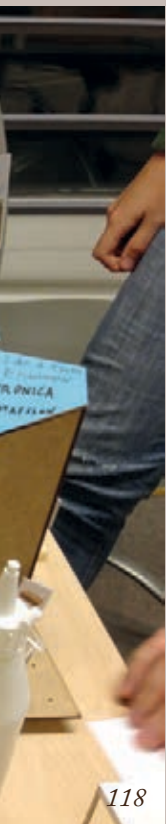
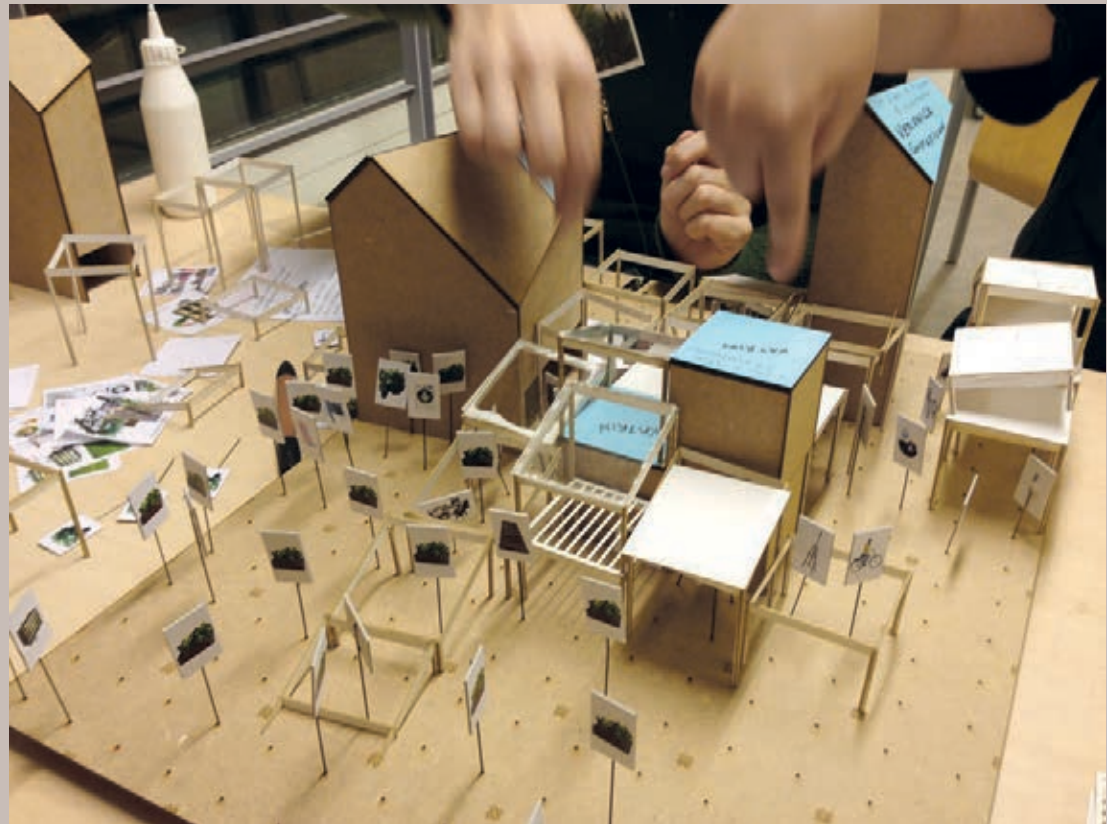






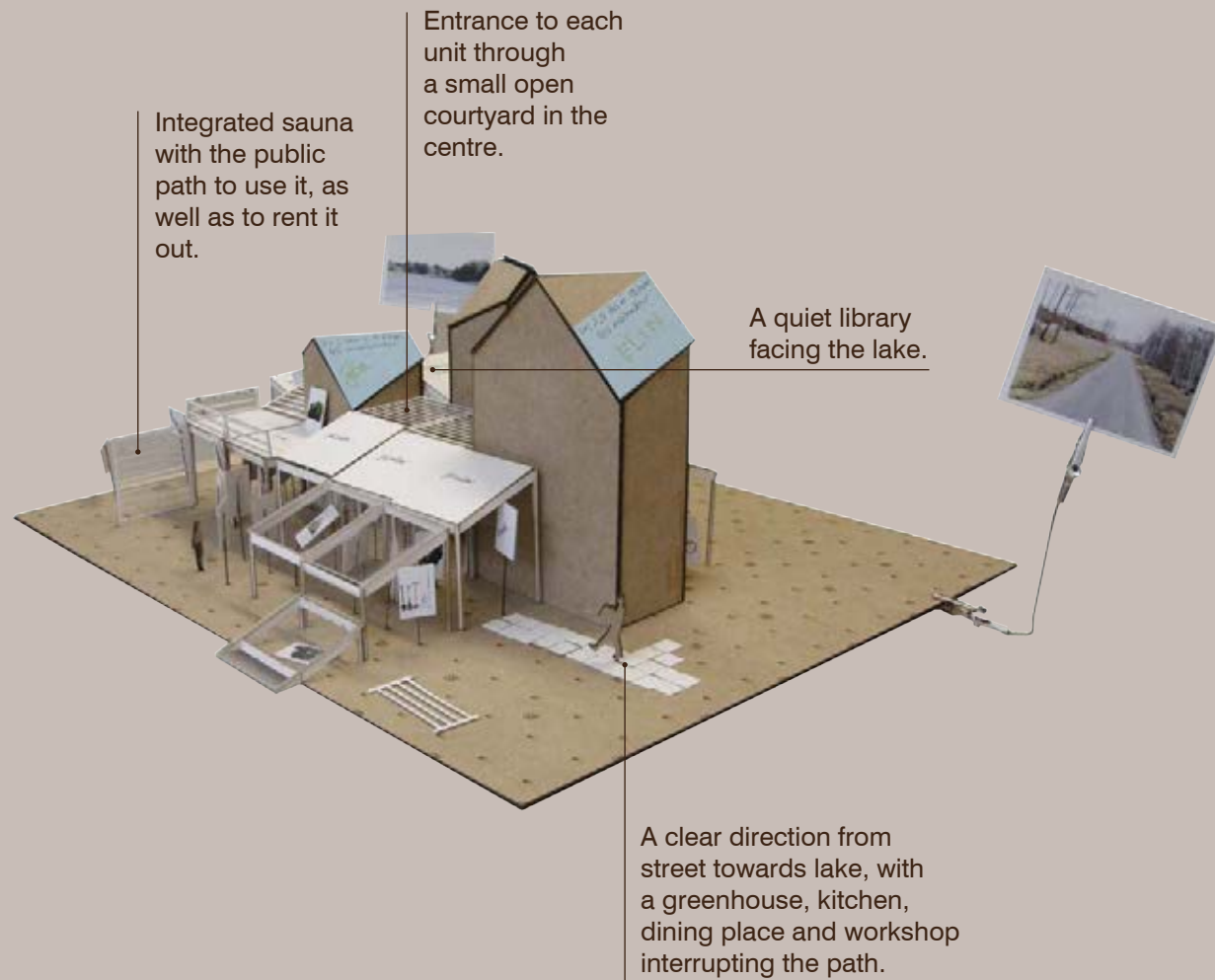






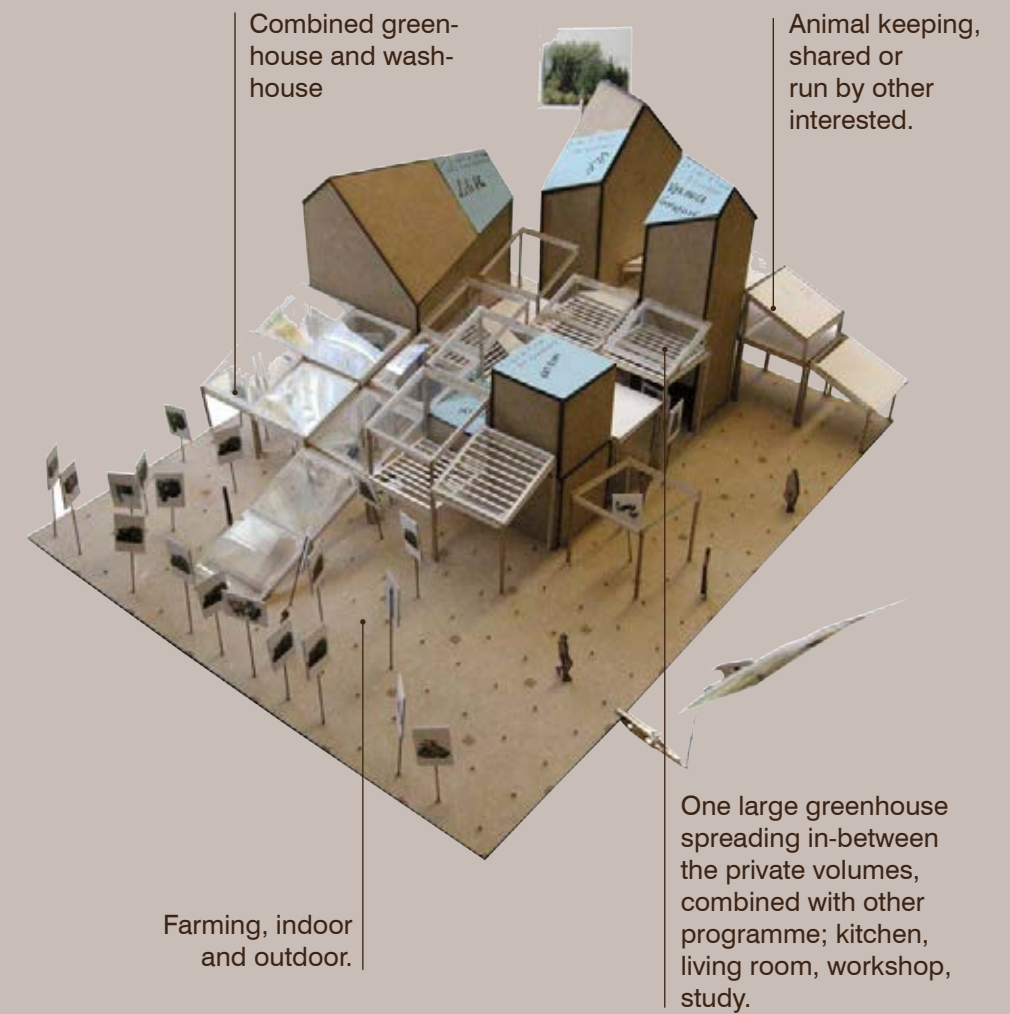
## BY THE LAKE

ELIN, MARIA H AND SOFIA



## BY THE FOREST

LILITH, VERONICA, BARKAN AND KATRIN



*The old station hotel, which is today empty, could be used as a community house for all people in Öxnered. The participants had many ideas of how to use it.*



**IDEAS FOR PROGRAMME:**

workshop, earth cellar, film- music- & game-room, play- and yoga-room, vehicle pool, storage, guest room, empty space for adaptable uses.

## WORKSHOP FRAMEWORK - PRIVATE SPACE





To further explore the shared space, a structural framework is produced based on the previous concluded design principles. The framework sets the frame for what is possible and what is not during the coming workshop.

### AIM:

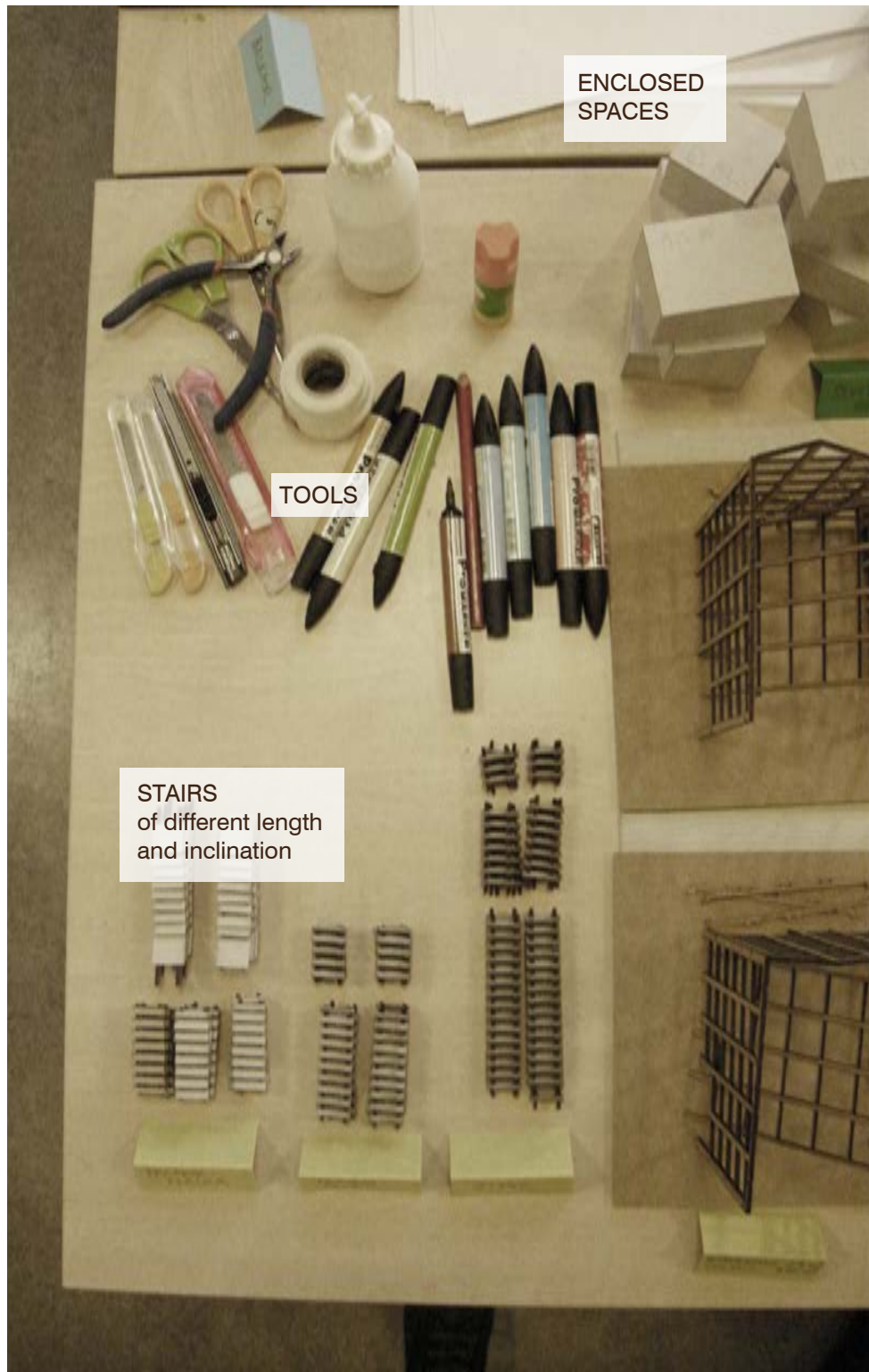
To explore the potential of the private unit and get feedback on our concept idea.

### FOCUS:

Focus on the inside of the private unit. What kind of space is possible to create?

STRUCTURAL COMPONENTS	 <p><i>BEARING STRUCTURE</i></p>	 <p><i>STAIRS</i></p>		 <p><i>SLABS</i></p>	 <p><i>FACADE</i></p>
DESCRIPTION	<p>Three different sizes that sets the volume of the space.</p> <p>The balloon structure sets how and where slabs, stairs and facade openings can be added to it.</p>	<p>Three inclination types: flat, middle and steep. Which each will occupy and influence space in different ways.</p> <p>A range of lengths of stairs will connect the different heights.</p>		<p>Slabs are put into the bearing structure at preferred heights to create spaces.</p> <p>Come as whole slabs but are cut into preferred size with or without openings for stairs in it.</p>	<p>A complete skin with marks of structure that helps to mark out where cuts were needed or wished for.</p>
ROLE	<p>Framework for the creation of space on the inside.</p>	<p>Connecting floors with each other.</p>		<p>Defining floor levels, heights; spaces.</p>	<p>Enable openings where needed, but within the bearing structure.</p>

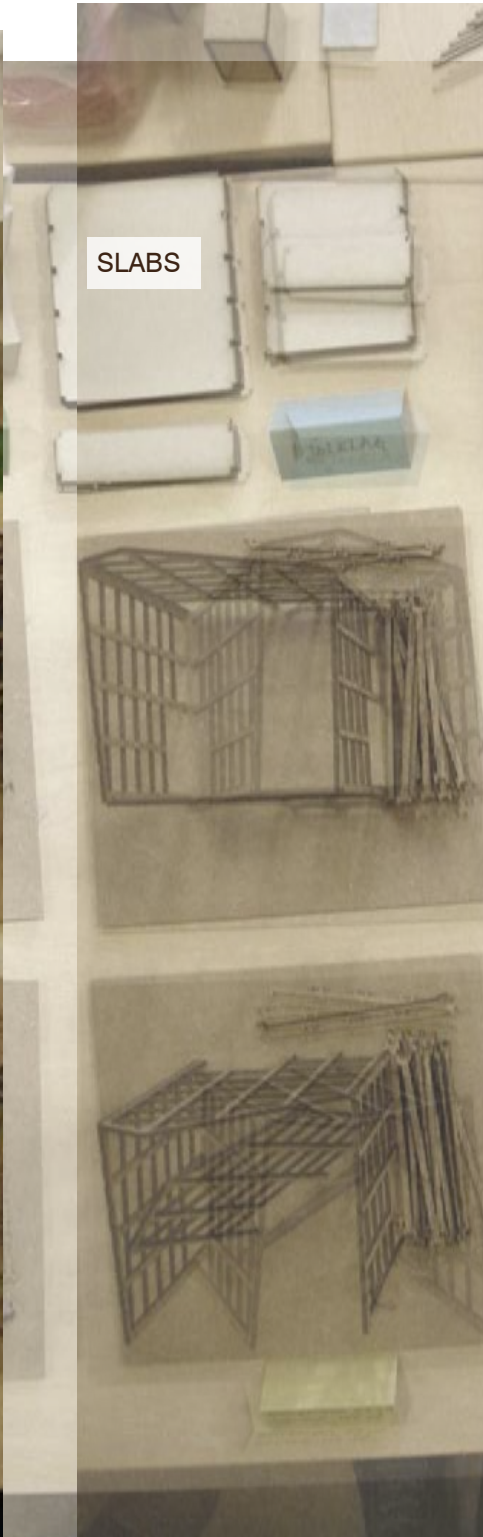




ENCLOSED SPACES

TOOLS

STAIRS of different length and inclination

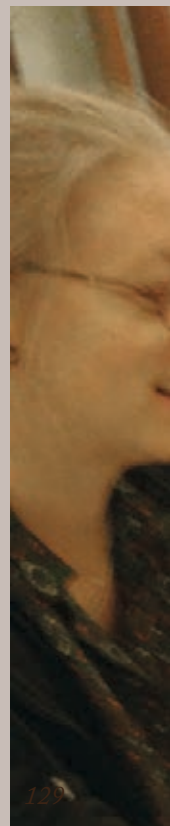
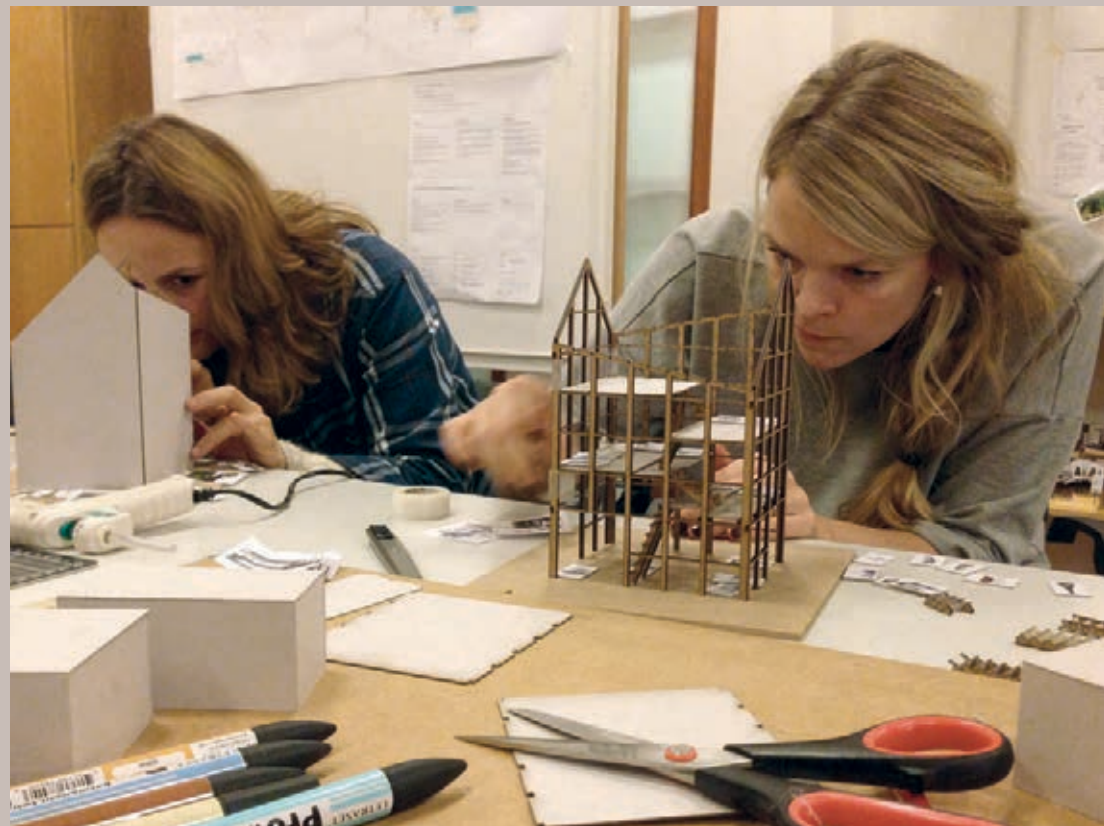
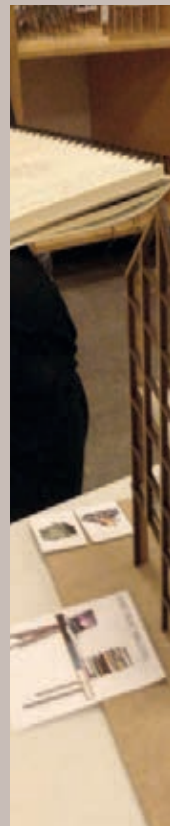
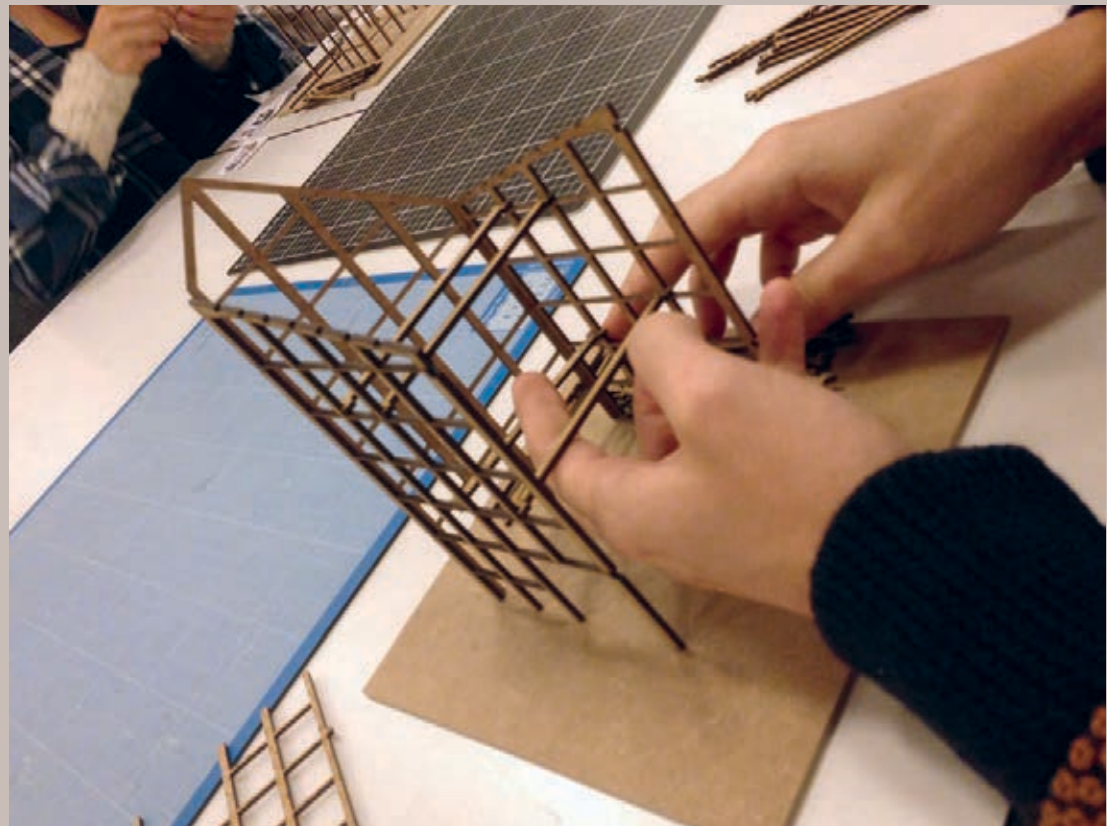


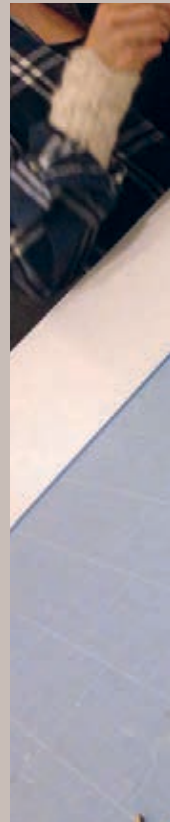
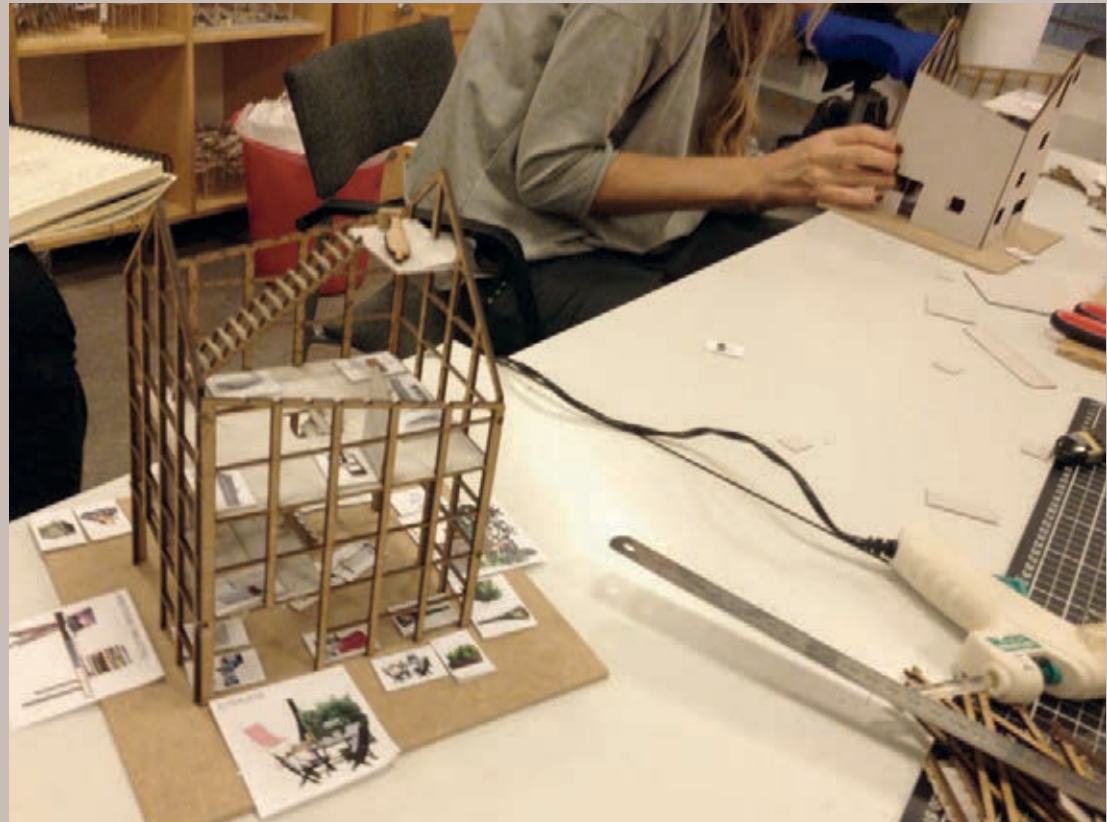
SLABS



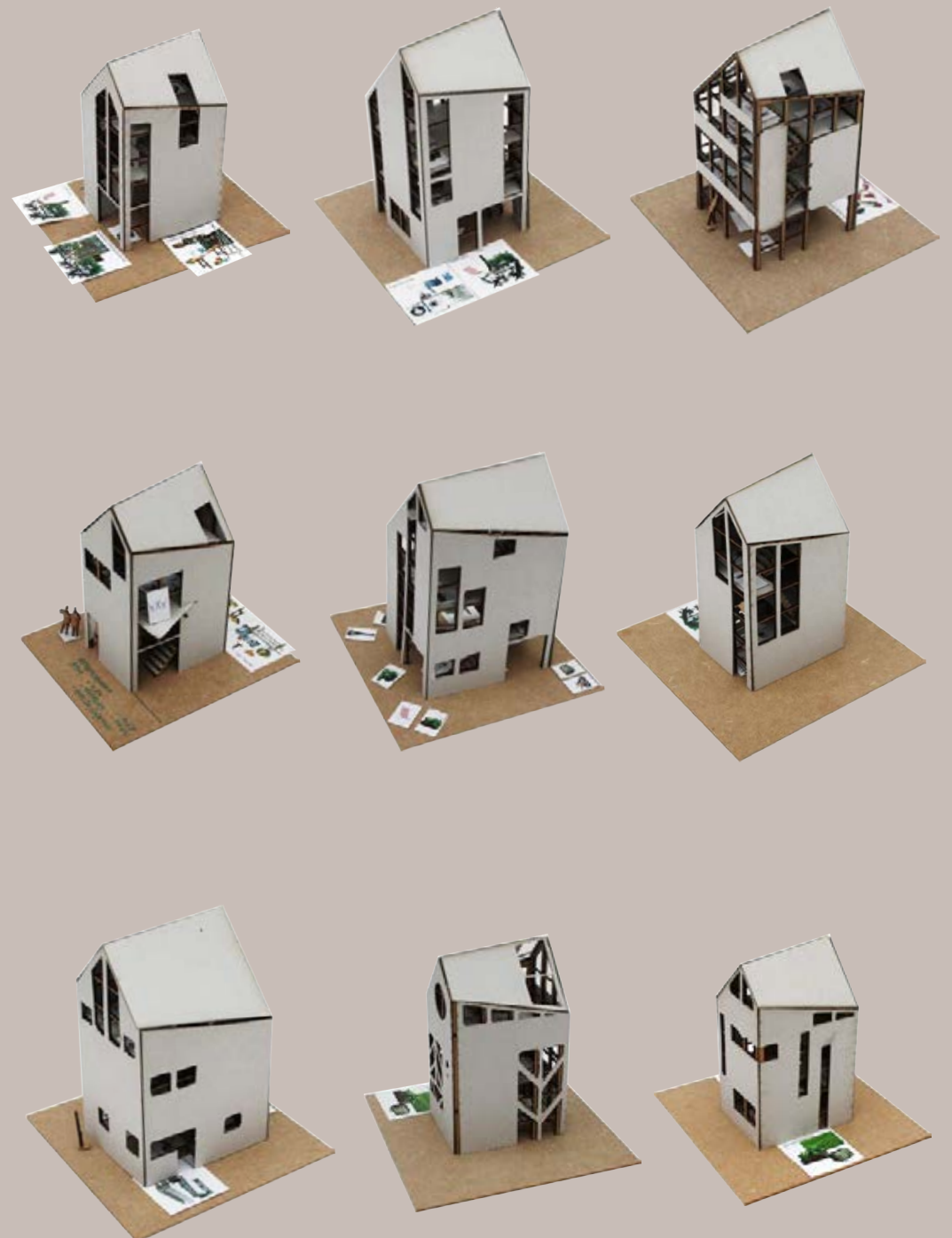
PROGRAMME & FURNITURE to place in and around the private unit

BUILDING FRAMEWORK of different sizes and volumes





*Despite identical framework the result is nine very different houses, all reflecting the individual behind it.*





MARIA H

*The stair to the first floor is meant to be used as more than a stair, to hang around and socialize in.*



SOFIA

*Some of the space beneath the stair is used as storage. In the middle of the house the stair becomes a balcony.*



JOEL

*Top floor is a multi-programmed space: everything from greenhouse to jacuzzi. Joel happily invites people for parties here.*

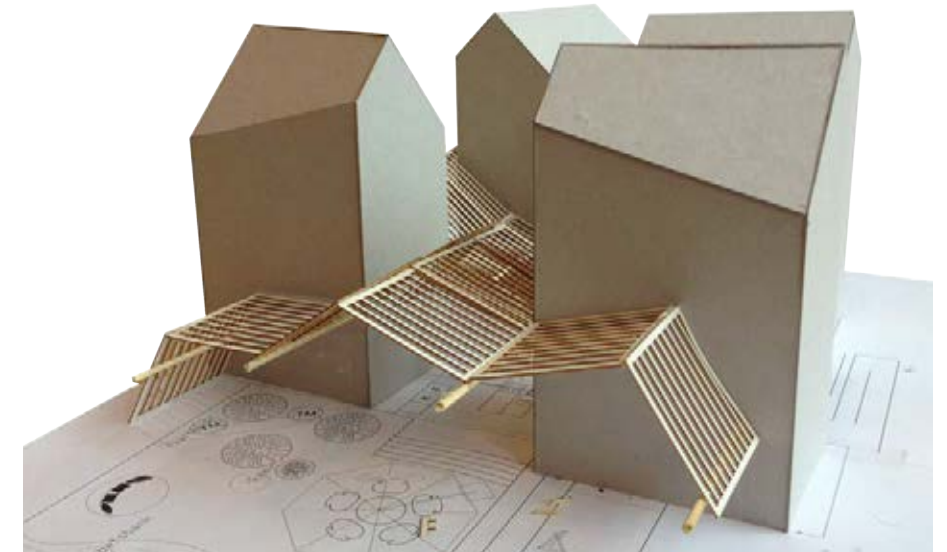
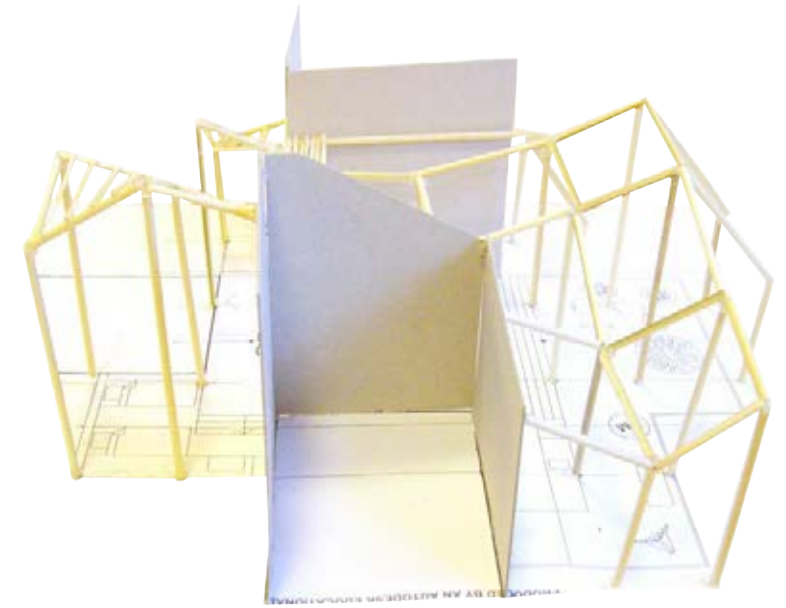
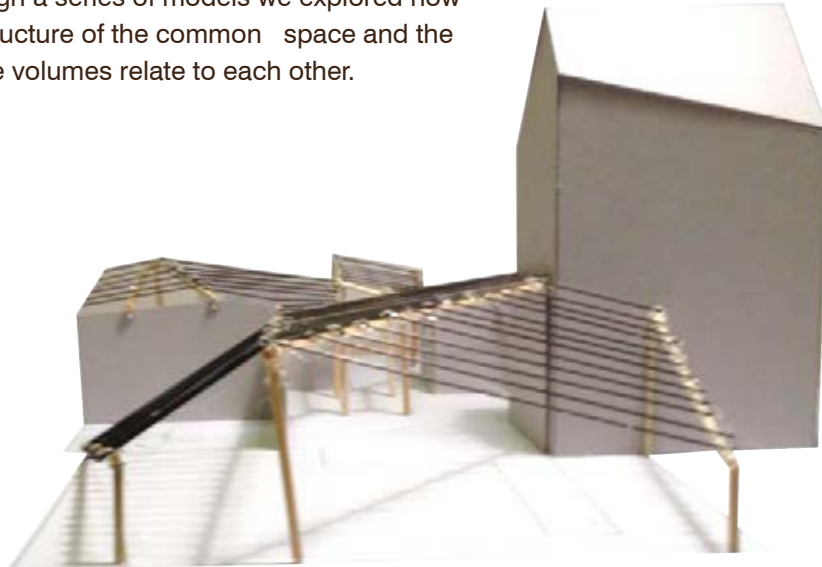


KATRIN

*Katrin wish to keep the ground floor open for neighbours to come and go as they like.*

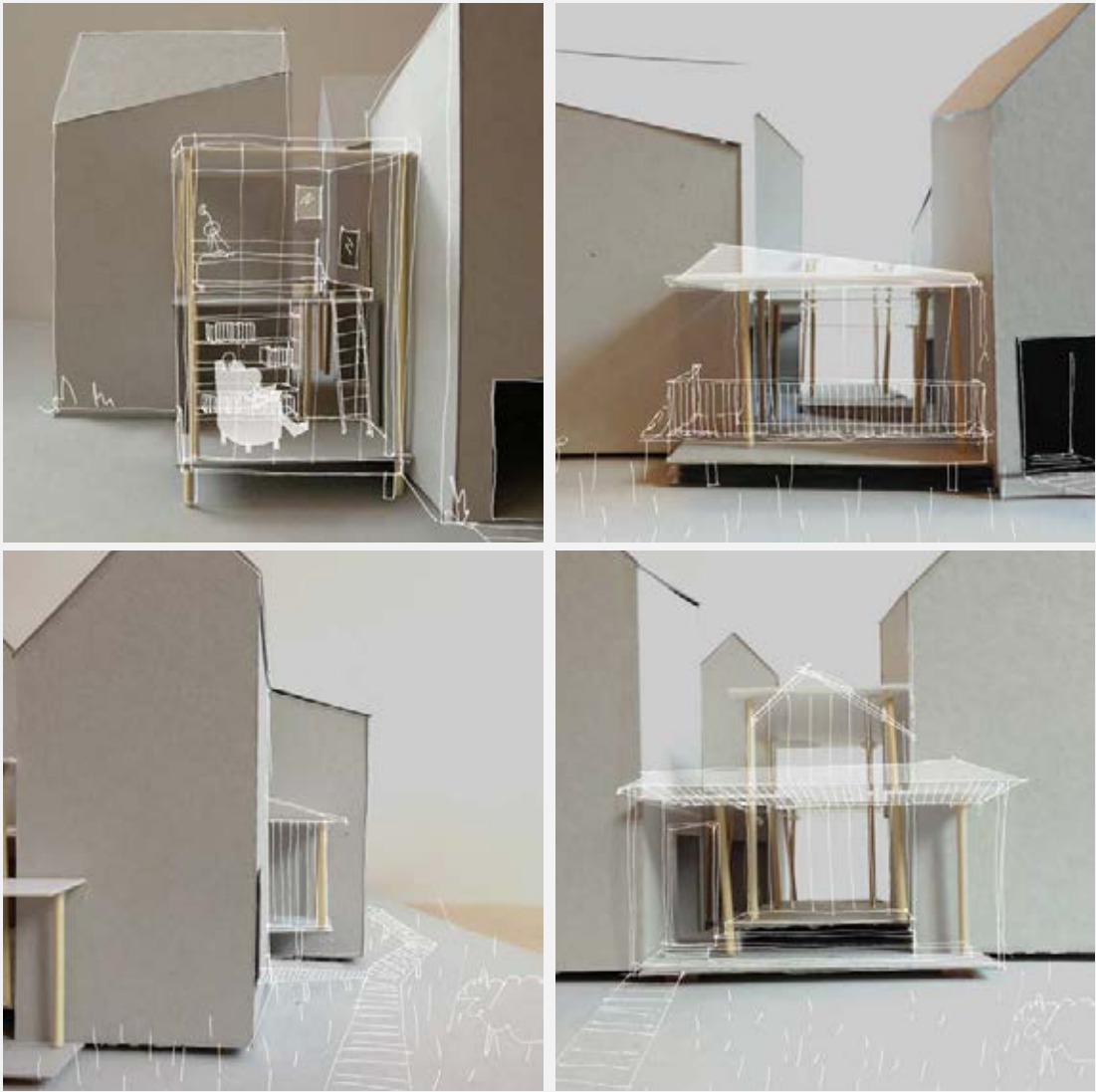
## *EXPLORATION STRUCTURE*

Through a series of models we explored how the structure of the common space and the private volumes relate to each other.



**EXPLORATION SPACES - SKETCHING MODELS**

Through a series of illustrations we explored the characters and possibilities of the common, shared spaces.





## *EXPLORATION SPACE & STRUCTURE*

Structural and spatial ideas are explored as one.



## **PART II**

# **CONCLUSIONS**

From the design process, observations and conclusions are drawn. The conclusions are reformulated into *design principles*, goals of what we would like the final design to achieve. Those design principles are the foundation for the architectural system and proposal (see part II - proposal).

The design principles are generated in two steps in relation to the process. The first step (version 1.0) is about conclusions drawn in an early stage, in relation to the concept of the housing unit. Focus is on the expression of the housing unit as a whole as well as the space and expression of the private unit. The second step (version 2.0) is about conclusions drawn after the workshop and sketching process. Here, focus lies on organisation, programme, space and structure on a more detailed level.

### **Design principles - version 1.0**

The concept idea of the housing unit is translated into a series of design principles regarding the expression of the housing unit as a whole and the space and expression of the private unit.

The housing unit consists of several private units that are connected by a shared space. The private space with its verticality and solid, closed volume stands in contrast to the shared space with its horizontality, and the light and open structure. The roof ridges of the private volumes are twisted which gives an individual expression to each house, like the roof have been cut off at different angles. This gives the private volumes an individual expression even though the structure as a whole is based on the same

principles.

The 'cuts' also creates varied and interesting inside spaces of the private volumes. It adds spatial quality and creativity to the idea of an adaptable inside. Depending of the individuals wishes and needs, the structure allows flexibility and changes over time.

### **Design principles - version 2.0**

Conclusions from the workshops and explorations are translated into a series of design principles regarding the organisation and programme of the housing unit as a whole and the space and the structure of the shared space.

The shared space is framed by the private volumes. The main entrance is through the shared space, but each private house has its own 'back-door' and a private side towards nature. This allows outdoor privacy as well as possible future extensions.

Each private house is equipped with bathroom, pantry, and intimate and private spaces, while the content of the shared space depends on the wishes of the group.

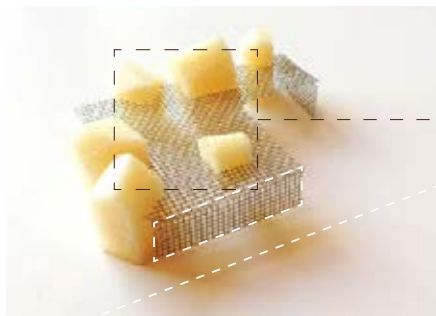
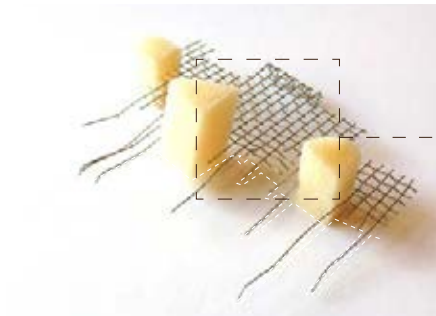
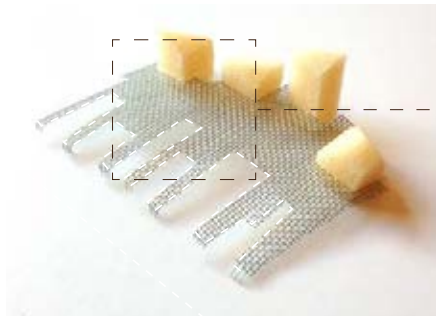
The shared spaces are one open, continuous space, only divided by different roof and floor levels. They can be opened and closed depending on the season, enhancing the outdoor feeling.

Structurally, the roof of the shared space is resting on the private units, adding to the light expression, and avoiding pillars in the open space. Just like the private units, the roof of the shared space has inclined beams that divide the space and allow the water to run off.

## DESIGN PRINCIPLES - VERSION 1.0

The concept idea is translated into a series of design principles regarding the expression of the housing unit as a whole and the space and expression of the private unit.

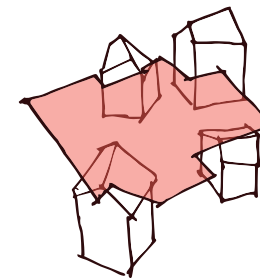
### THE CONCEPT IDEA



ORGANISATION

### DESIGN PRINCIPLES

#### [CONNECTION BETWEEN VOLUMES]



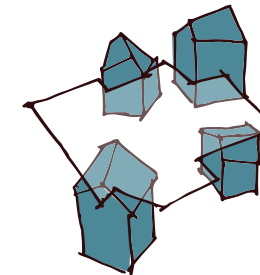
*WHAT: A roof is connecting the private units.  
WHY: Creating shared space inbetween the private volumes which gives a sense of wholeness.*

#### [HEAVY VS. LIGHT]



*WHAT: Heavy and closed private volume, while light and open common structure.  
WHY: Reflecting the intimate vs. the open space.*

#### [VARIED VOLUMES]



*WHAT: Roof cut.  
WHY: Gives a varied / individual expression to each volume even though they are based on the same principle.*

PRIVATE UNIT: SPACE



PRIVATE UNIT: EXPRESSION

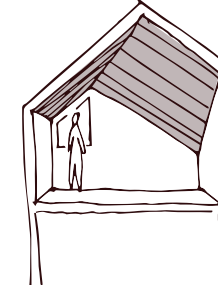


Inspiration: barn



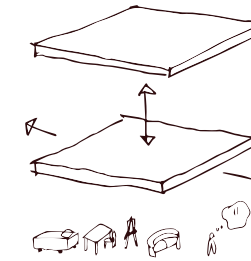
Inspiration: twist

[ROOF CUT]



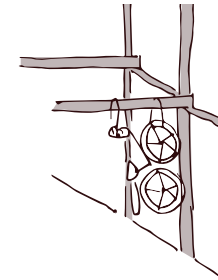
WHAT: Roof cut.  
WHY: Can create varied and interesting spaces and evoke creativity. It also gives an individual expression to the units and evokes interest.

[INDIVIDUAL FLEXIBILITY]



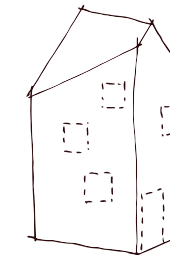
WHAT: Flexibility in space height and slab spread.  
WHY: To adapted and create different spaces based on individual wishes and needs during time.

[VISIBLE ALLOWING STRUCTURE]



WHAT: Visible allowing structure.  
WHY: To be able to change, hang and use the space in different ways.

[FLEXIBLE OPENINGS]



WHAT: Flexible penetrations of the facade  
WHY: To enhance and visualise the organisation of the inner space.

## DESIGN PRINCIPLES - VERSION 2.0

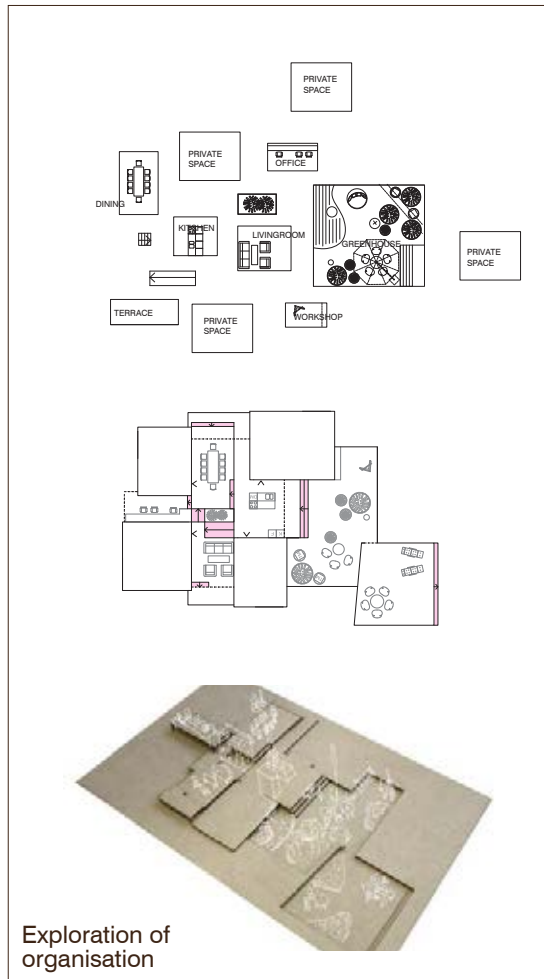
Conclusions from the workshops and explorations are translated into a series of design principles regarding the organisation and programme of the housing unit as a whole and the space and structure of the shared space.

### OBSERVATIONS FROM PROCESS



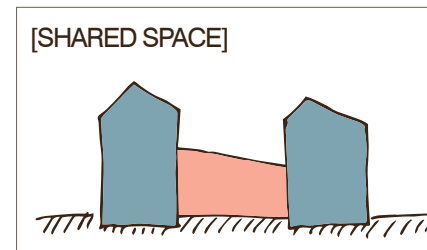
### EXPLORING OBSERVATIONS AND OTHER INPUT

- References
- Regulations
- Economy

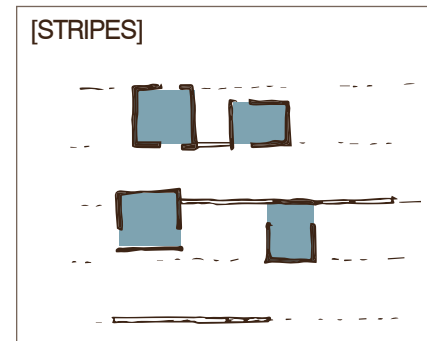


ORGANISATION

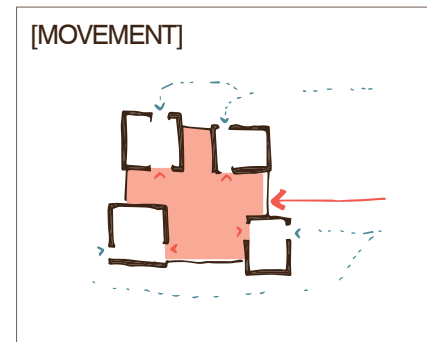
### DESIGN PRINCIPLES



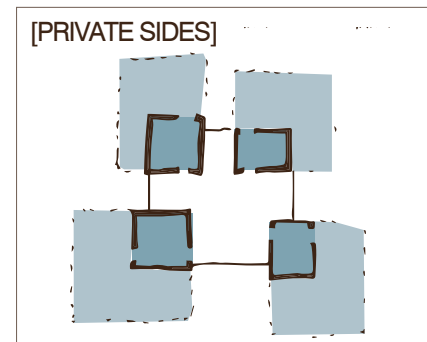
WHAT: Shared space framed by volumes.  
WHY: To use the limitations of space in-between the volumes.



WHAT: Structural components and functions are organised by a striped grid.  
WHY: To achieve a variation of combinations and spaces.



WHAT: One main entrance to the shared space and back-door entrances to each private unit.  
WHY: To allow for privacy when needed.

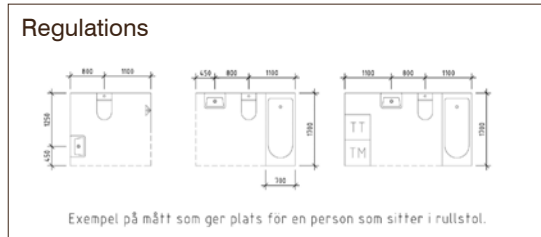


WHAT: Each private unit has a private side towards nature and the surroundings.  
WHY: To allow for privacy when needed as well as possible future extensions.

PROGRAMME



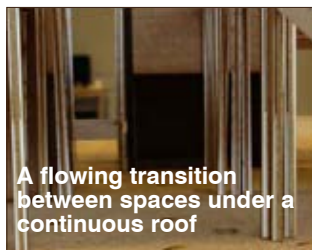
Shared programme in station building



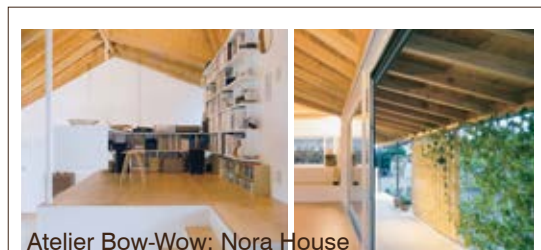
Regulations

Exempel på mått som ger plats för en person som sitter i rullstol.

SPACE



A flowing transition between spaces under a continuous roof



Atelier Bow-Wow: Nora House

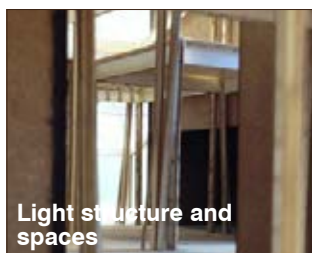


No walls



Sketches

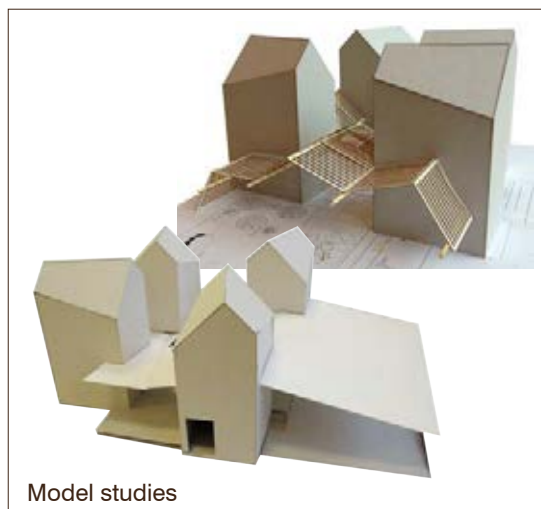
STRUCTURE



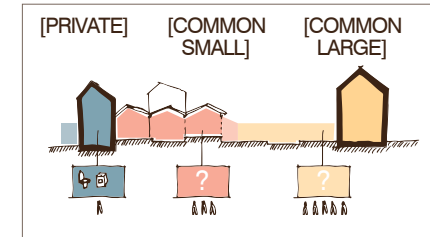
Light structure and spaces



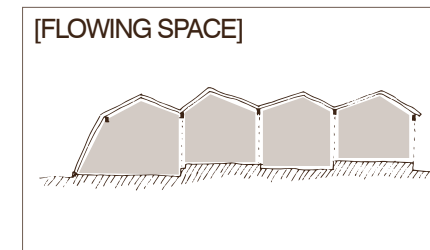
A clear direction of the roof



Model studies

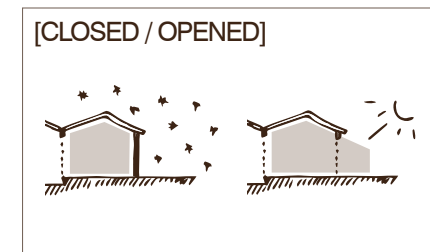


**WHAT:** PRIVATE: Bathroom, pantry, calm and intimate programme. COMMON SMALL: Depending on the wishes of the group. COMMON LARGE: Depending on the wishes of the community.  
**WHY:** To keep down costs and to enforce common spaces and meeting places.



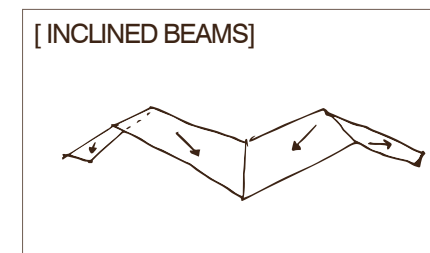
[FLOWING SPACE]

**WHAT:** A flowing transition between spaces. Spaces are defined by roof and floor levels.  
**WHY:** Move more freely.



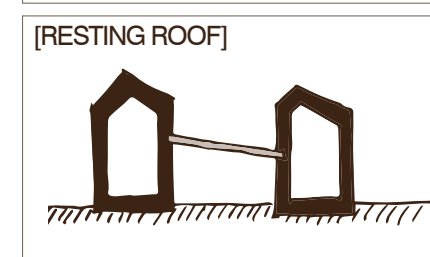
[CLOSED / OPENED]

**WHAT:** The common space could be opened and closed depending on the season.  
**WHY:** Enhancing the outdoor feeling.



[ INCLINED BEAMS]

**WHAT:** Inclined beams.  
**WHY:** Water run-off and division / creation of interesting spaces.



[RESTING ROOF]

**WHAT:** Common roof resting on private units, adding to the light expression.  
**WHY:** Avoid pillars.

## **PART II**

# **ARCHITECTURAL PROPOSAL**

The proposal consists of two parts. The first part is the architectural system which is based on the design principles. The system is the constructive parts of the design, and the logic of how they are put together. The system could be adapted to different scenarios, not only in Öxnered, but repeated in similar contexts.

The second part is the specific scenarios of Öxnered, where the design is adapted to, and based on, specific sites and people. There are three scenarios; by the lake, by the station and by the forest.

### **The architectural system**

The main aspect of the architectural system is the adaptability regarding context, number of households and individual needs and wishes. The structural components and the logic of how they are organised are fixed, but the size and organisation of spaces are more flexible, regarding both the shared and the private spaces.

### **The scenarios; by the lake, by the station, by the forest**

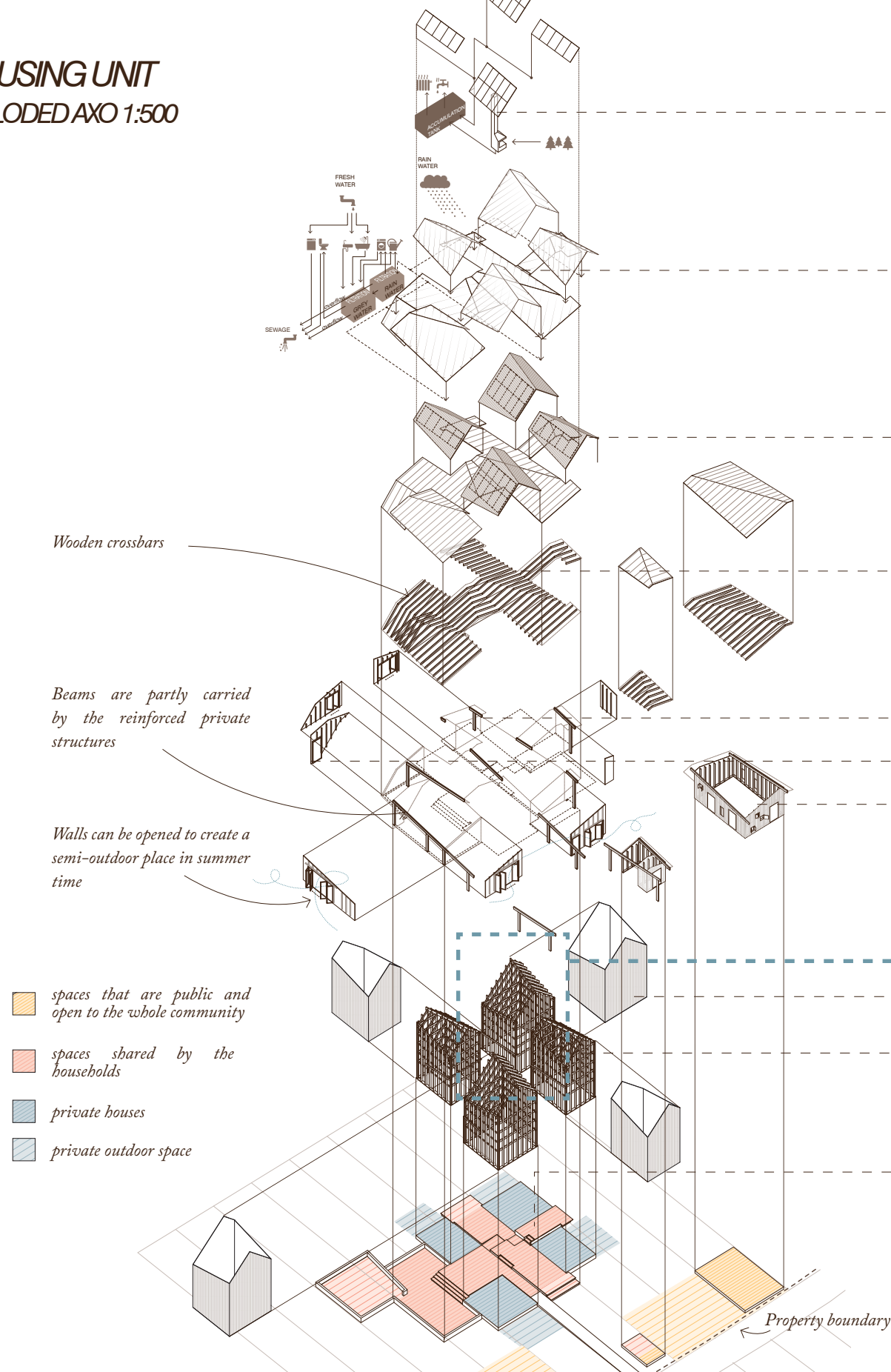
The scenarios shows how the system can be applied to the specific sites and people that we have been working with.

By the lake: The house of Maria, Sofia and Malin. Most of the shared spaces are centred around an axis that leads from the road towards the lake. Public functions like an sauna and resting place are integrated within the property boundary.

By the station: The former station hotel now functions as a hub for the whole Öxnered community and is filled with new functions, based on interest of the inhabitants and the potential inhabitants. An extension holds a café and greenhouse.

By the forest. The house of Ulf, Katrin, Veronica and Lilith. They have a large shared greenhouse that is a combined with a washing house. On the outside they hold animals, like pigs, that the larger community can help to take care of.

**HOUSING UNIT**  
EXPLODED AXO 1:500



**HEATING**

Solar panels and water jacketed stoves work together to heat water that is collected in an accumulation tank and used for tap-water and radiators.

**WATER SYSTEM**

Rainwater is collected of the roofs. The rainwater is led to a tank where the water is filtrated. Grey water from the households are collected and filtrated. The collected and filtrated water is reused for irrigation, washing machines and flushing toilets.

**ROOF**

Private houses are covered with corrugated sheet metal and has solar panels towards south. Polycarbonate plastic with good insulation value to create a light and airy common space

**CROSSBARS**

**PILLARS AND BEAMS**

**OPENINGS / WALLS**

**OUTBUILDINGS**

Public programme open to anybody wanting to participate.

**HOUSING UNIT (SEE FOLLOWING PAGES)**

**SKIN: WEATHER PROTECTION / INSULATION**

**BEARING STRUCTURE**

Balloon frame construction that is adapted to each resident's need and wishes. Reinforced structure helps carry the roof covering the shared space in between the private volumes.

**FOUNDATION / FLOOR**



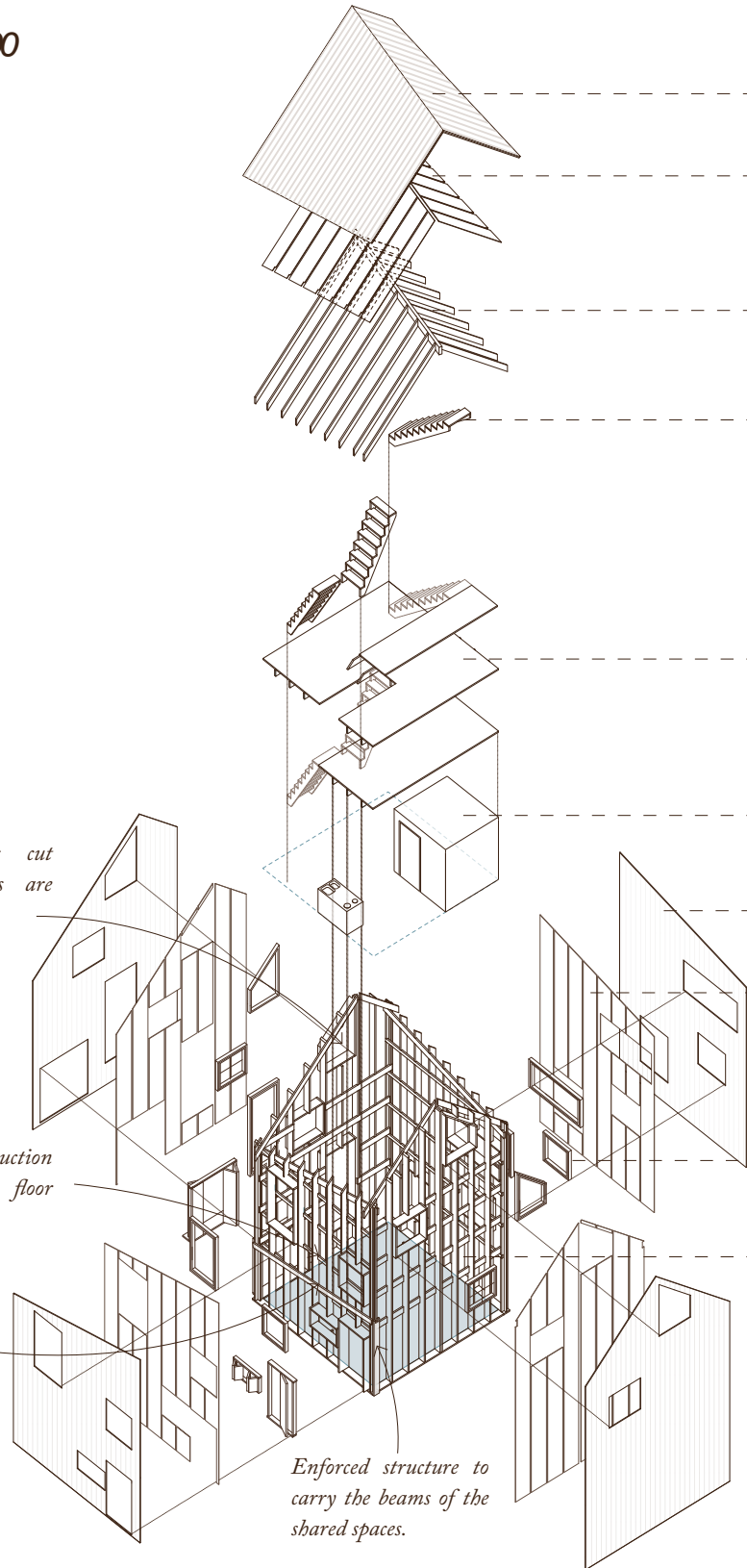
**PRIVATE UNIT**  
EXPLODED AXO 1:200

*The structure is cut where openings are wanted.*

*Part of construction where the floor structure rests.*

*Structure carrying the crossbars of the common space-roof.*

*Enforced structure to carry the beams of the shared spaces.*



**ROOF / WEATHER PROTECTION**

**CEILING**

*Ceiling plates are attached in between the roof beams, to leave the bearing structure visible.*

**ROOF BEAMS**

**STAIRS**

**FLOOR STRUCTURE**

**BATHROOM / PANTRY**

*Accessible bathroom with toilet and shower.*

**WOODEN PANEL**

**INNER WALL**

*The plates of the inner walls are placed in between the bearing structure to render visible the structure. This is done to enable usage of the structure, but also to enable future changes.*

**WINDOWS AND DOORS**

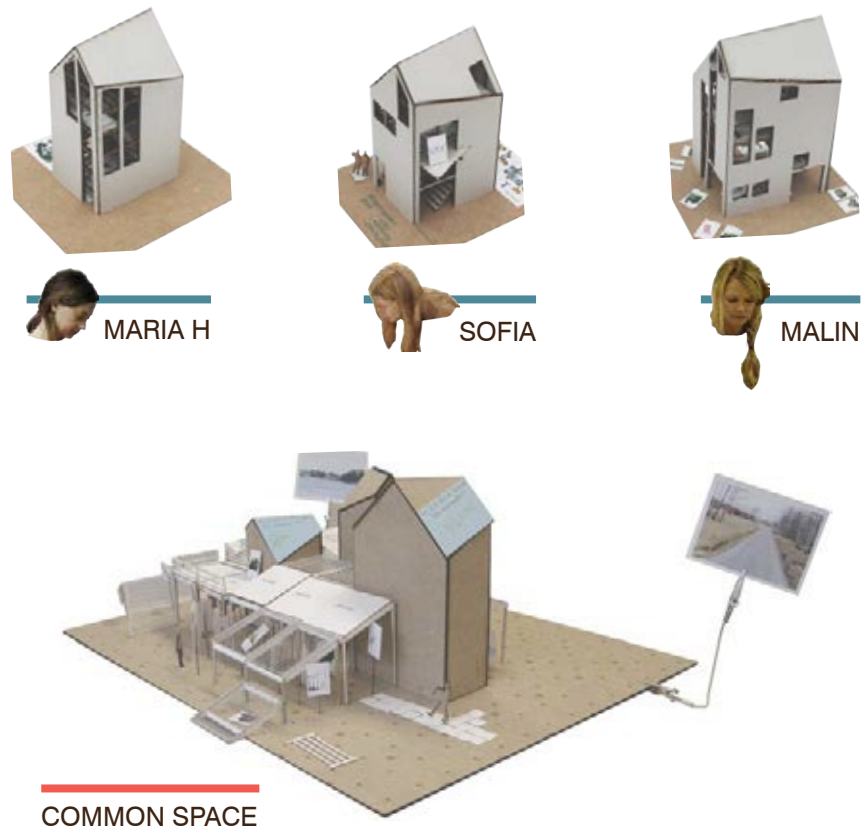
*The shape and type of windows are chosen by the resident.*

**BEARING STRUCTURE**

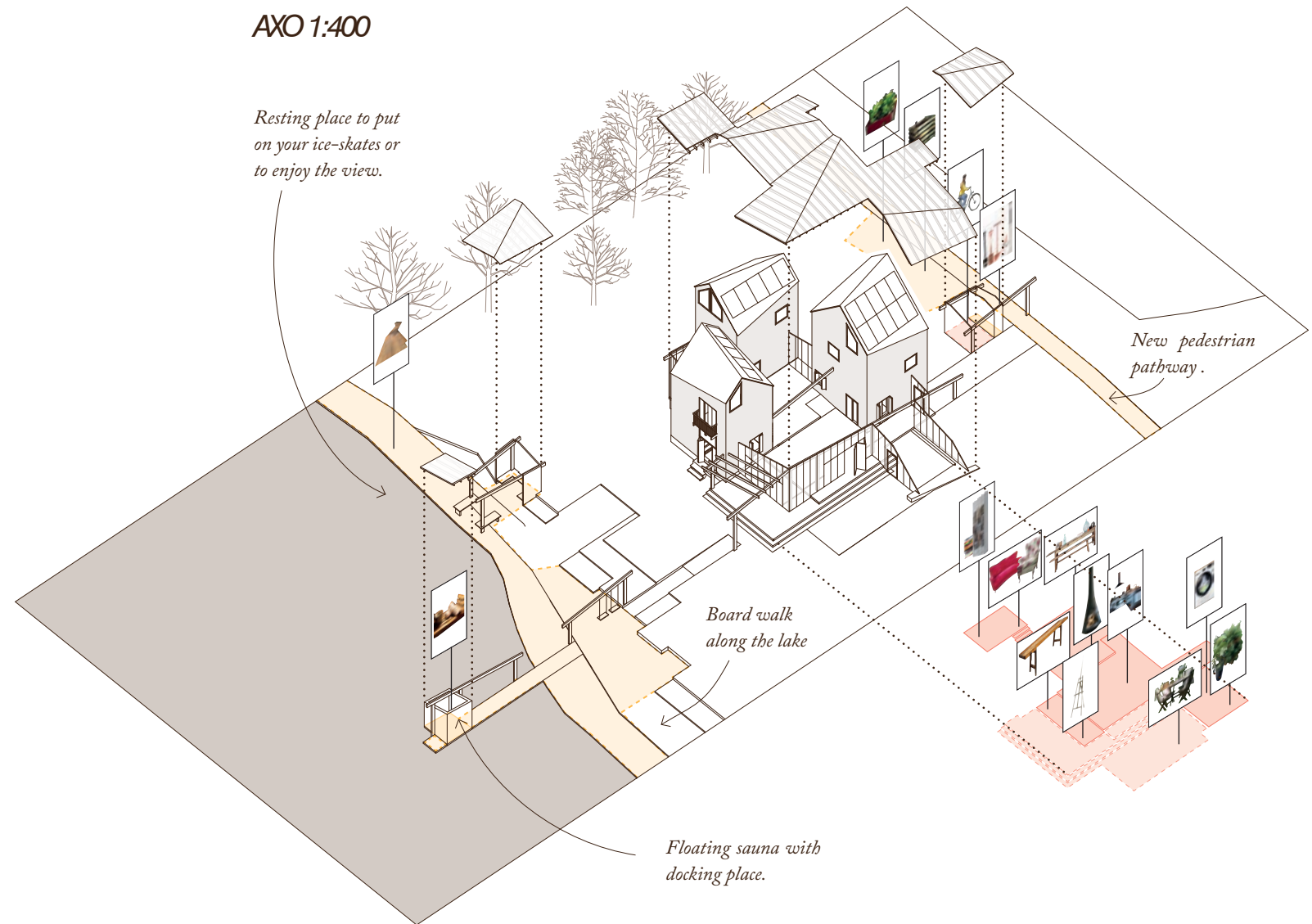
*The bearing and stabilising structure of the private volumes is a timber balloon frame construction. A balloon frame construction enables a free placement of the floor structures and a relatively free placement of openings.*

SCENARIO EXAMPLE: BY THE LAKE  
THREE PRIVATE HOUSES + SHARED SPACE

PROCESS



AXO 1:400



**SCENARIO EXAMPLE: BY THE STATION**  
 EXTENSION TO AND REPROGRAMMING OF EXISTING BUILDING

**PROCESS**



MARIA H

- A café next to a hen house  
 (eggs and fun to watch)  
 - Bar shelf and party space



PAULA

- A night club in the station house!  
 That would bring some life to this place!



MATHILDA

- A public shop where you can sell your produced goods  
 - A common vehicle, maybe a horse



LILITH

- Meetings between generations

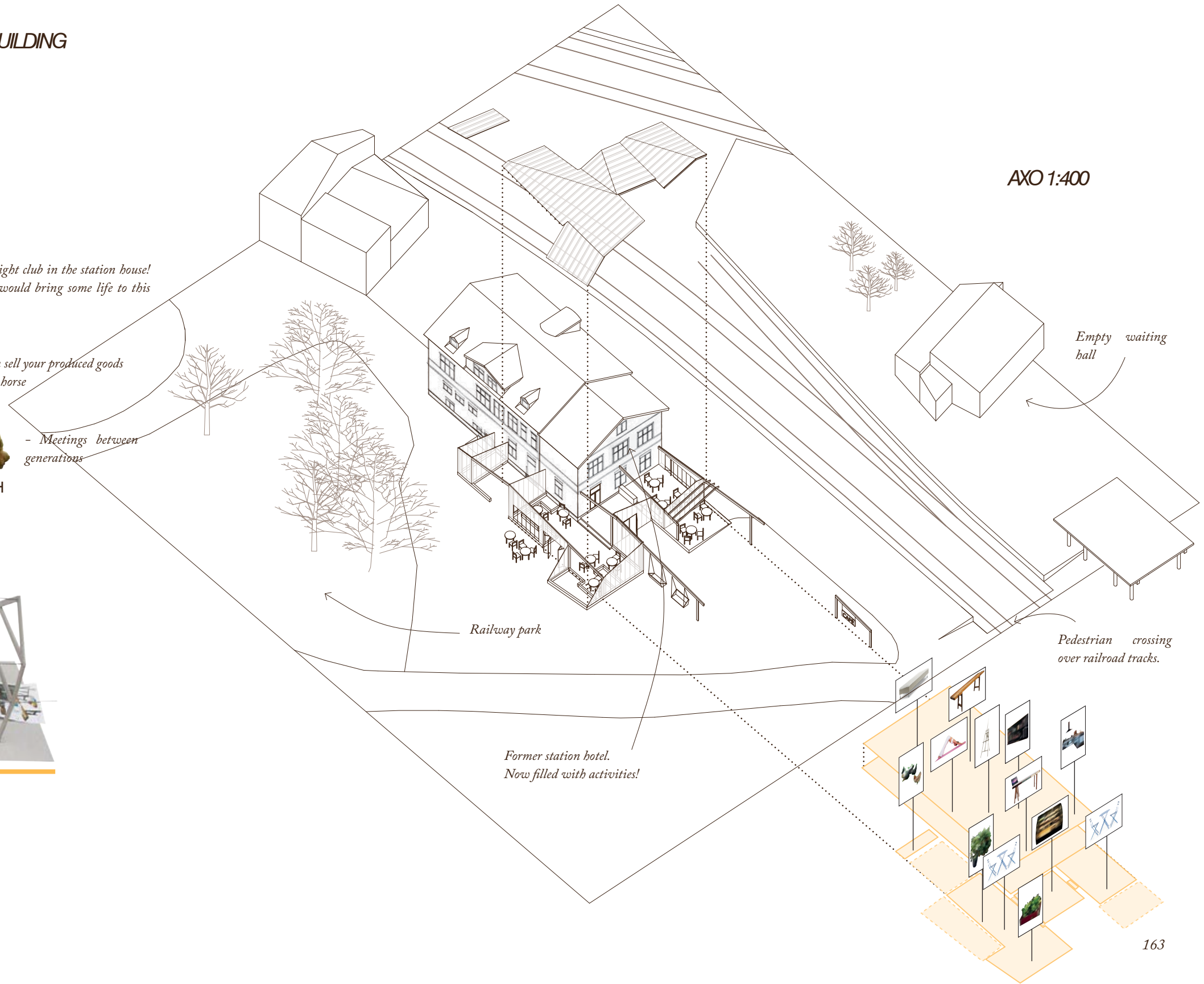


KATARINA

- An office hotel for people commuting  
 with train or living in Öxnered.



PUBLIC SPACE / LARGER COMMUNITY



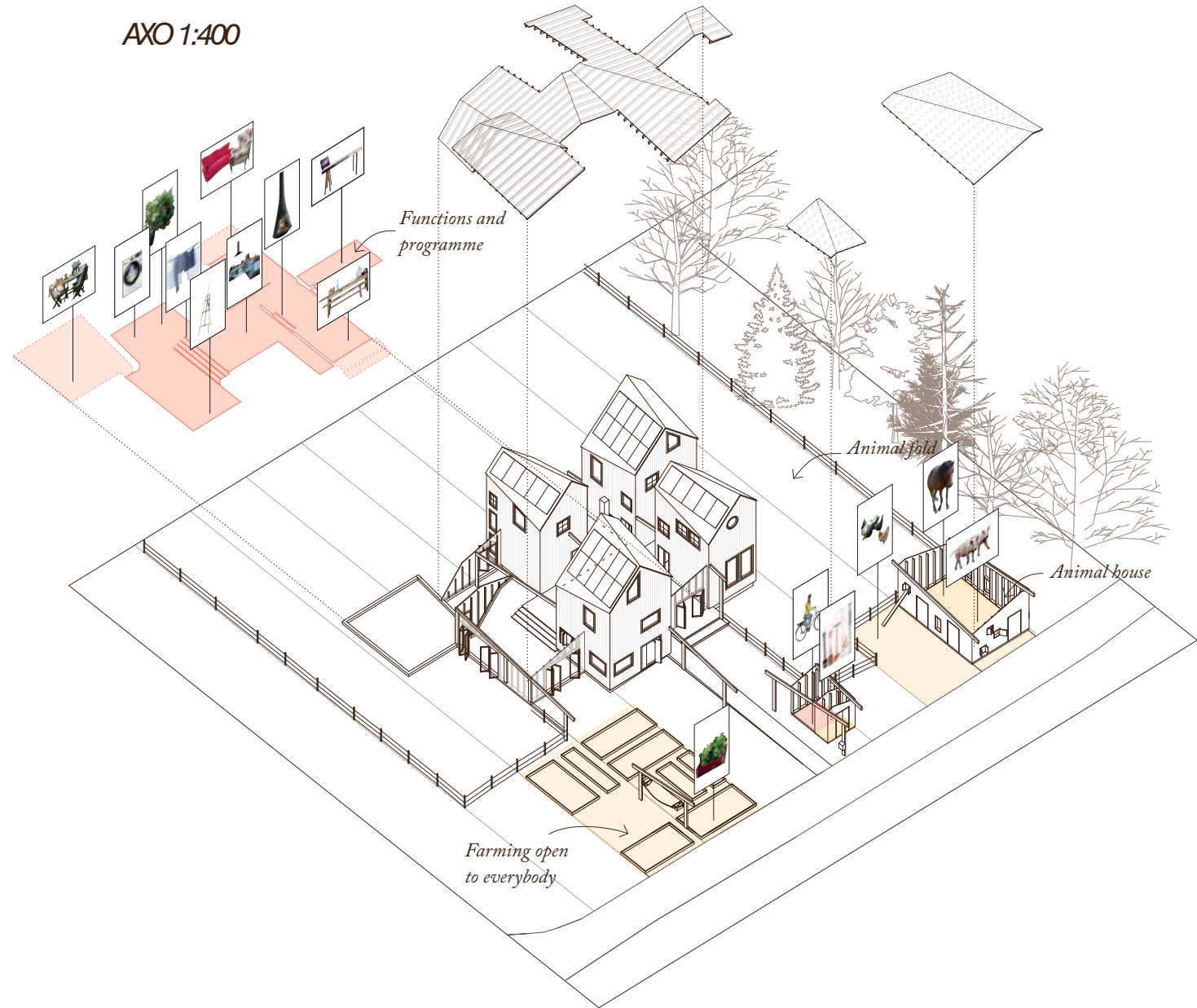
SCENARIO EXAMPLE: IN THE FOREST  
FOUR PRIVATE HOUSES + SHARED SPACE

PROCESS



COMMON SPACE

AXO 1:400



# SITUATION PLAN

## 1:2000



LONG SECTION 1:800

BY THE LAKE

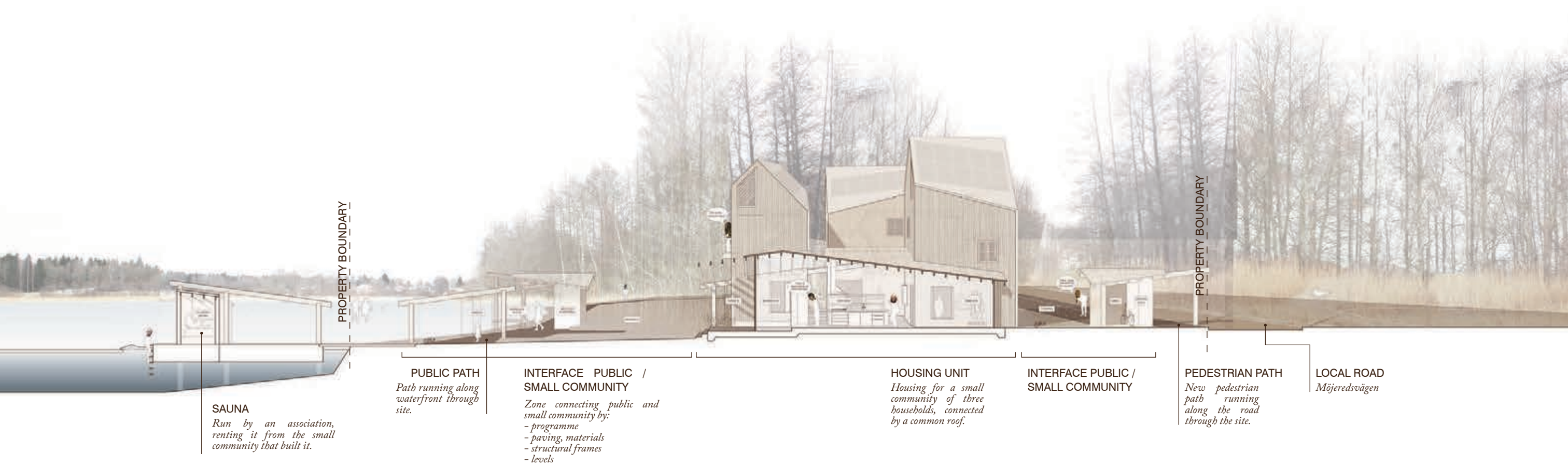
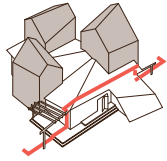


BY THE STATION



BY THE FOREST





**SAUNA**  
Run by an association,  
renting it from the small  
community that built it.

**PUBLIC PATH**  
Path running along  
waterfront through  
site.

**INTERFACE PUBLIC /  
SMALL COMMUNITY**  
Zone connecting public and  
small community by:  
- programme  
- paving, materials  
- structural frames  
- levels

**HOUSING UNIT**  
Housing for a small  
community of three  
households, connected  
by a common roof.

**INTERFACE PUBLIC /  
SMALL COMMUNITY**

**PEDESTRIAN PATH**  
New pedestrian  
path running  
along the road  
through the site.

**LOCAL ROAD**  
Möjeredsvägen

PROPERTY BOUNDARY

PROPERTY BOUNDARY

BY THE LAKE  
ZOOM IN 1:50



"This is my favourite spot."

"I like to have plenty of food storage"

BARBEQUE PLACE

WEATHER SCREENING

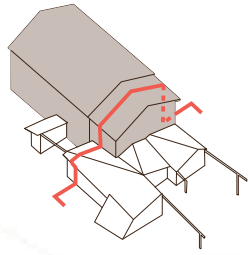
BENCHES

TERRACE

WORKSHOP

KITCHEN

**BY THE STATION**  
ZOOM IN 1:100



TRAIN TRACKS  
UDDEVALLA -  
VÄNERSBORG -  
HERRLJUNGA

PLATFORM

+70,0

+72,3

+75,1

+79,8

+82,7

**OLD STATION HOTEL BUILDING**

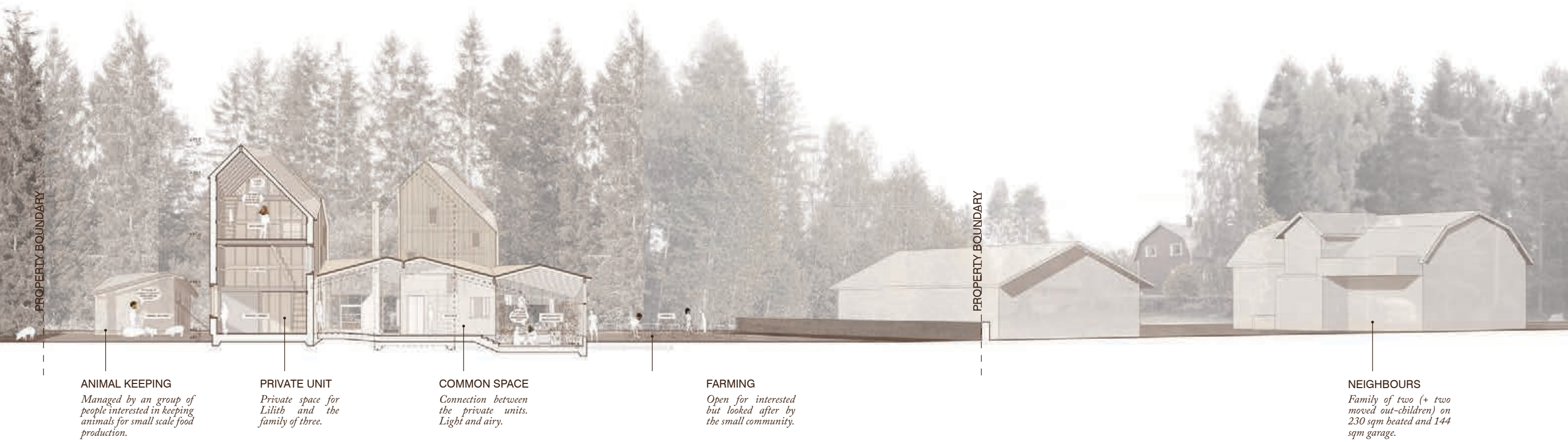
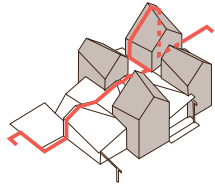
*Empty building transformed into community centre housing a range of activities wished for among inhabitants; such as office hotel, guest rooms and workshop.*

**EXTENSION OF STATION HOTEL**

*New addition housing café and greenhouse; a centre for the inhabitants to meet as well as the passers by to have a rest.*



**IN THE FOREST**  
ZOOM IN 1:200



**ANIMAL KEEPING**

*Managed by a group of people interested in keeping animals for small scale food production.*

**PRIVATE UNIT**

*Private space for Lilith and the family of three.*

**COMMON SPACE**

*Connection between the private units. Light and airy.*

**FARMING**

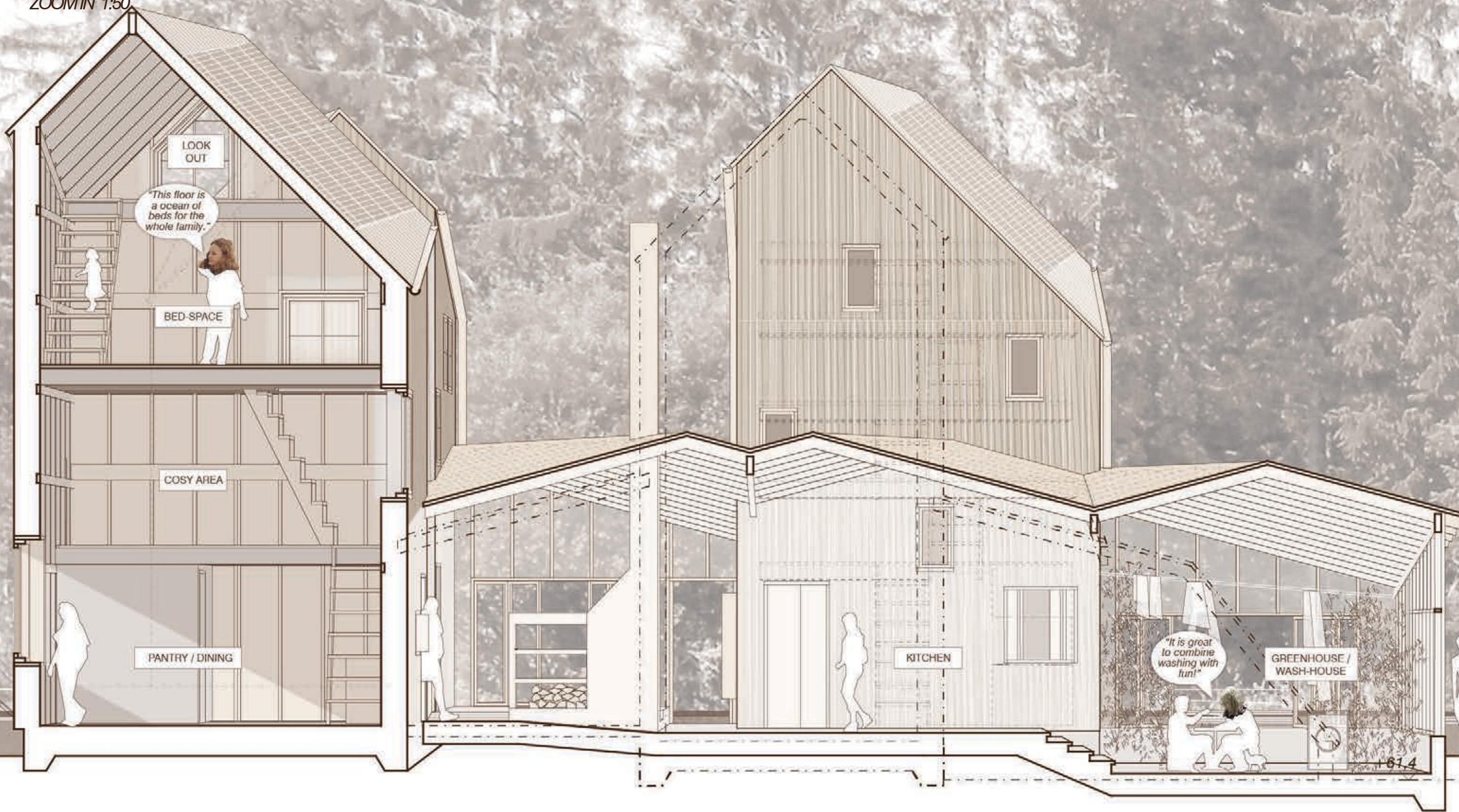
*Open for interested but looked after by the small community.*

**NEIGHBOURS**

*Family of two (+ two moved out-children) on 230 sqm heated and 144 sqm garage.*

*IN THE FOREST*

ZOOM IN 1:50



FILM DUMMY  
A STROLL THROUGH ÖXNERED



## ESTIMATED COST CALCULATION

Housing unit

*Housing for a small community of four households, connected by a common space.*

### FACTS:

Households: Veronica + one  
Katrin + one  
Barkan + one  
Lilith + two

In total:

9 persons  
260 private sqm  
145 common sqm

*Calculation on production costs with possible allocation of input and rent:*

### PRODUCTION COST

260 kvm x 22 500 kr/kvm = 5 850 000 kr

145 kvm x 18 000 kr/kvm = 2 610 000 kr

Prodkost tot = 8 460 000 kr

Markköp ca 300 000 kr (om nödvändigt)

Tilläggskostnader för uppstartsfas: 50 000 kr

TOT: 8 810 000

Antag bottenlån 80% = 7 048 000 kr

### INPUT

Insats = TOT - bottenlån = 1 762 000 kr

1 762 000 / 4 hushåll = 440 500 kr

### RENT

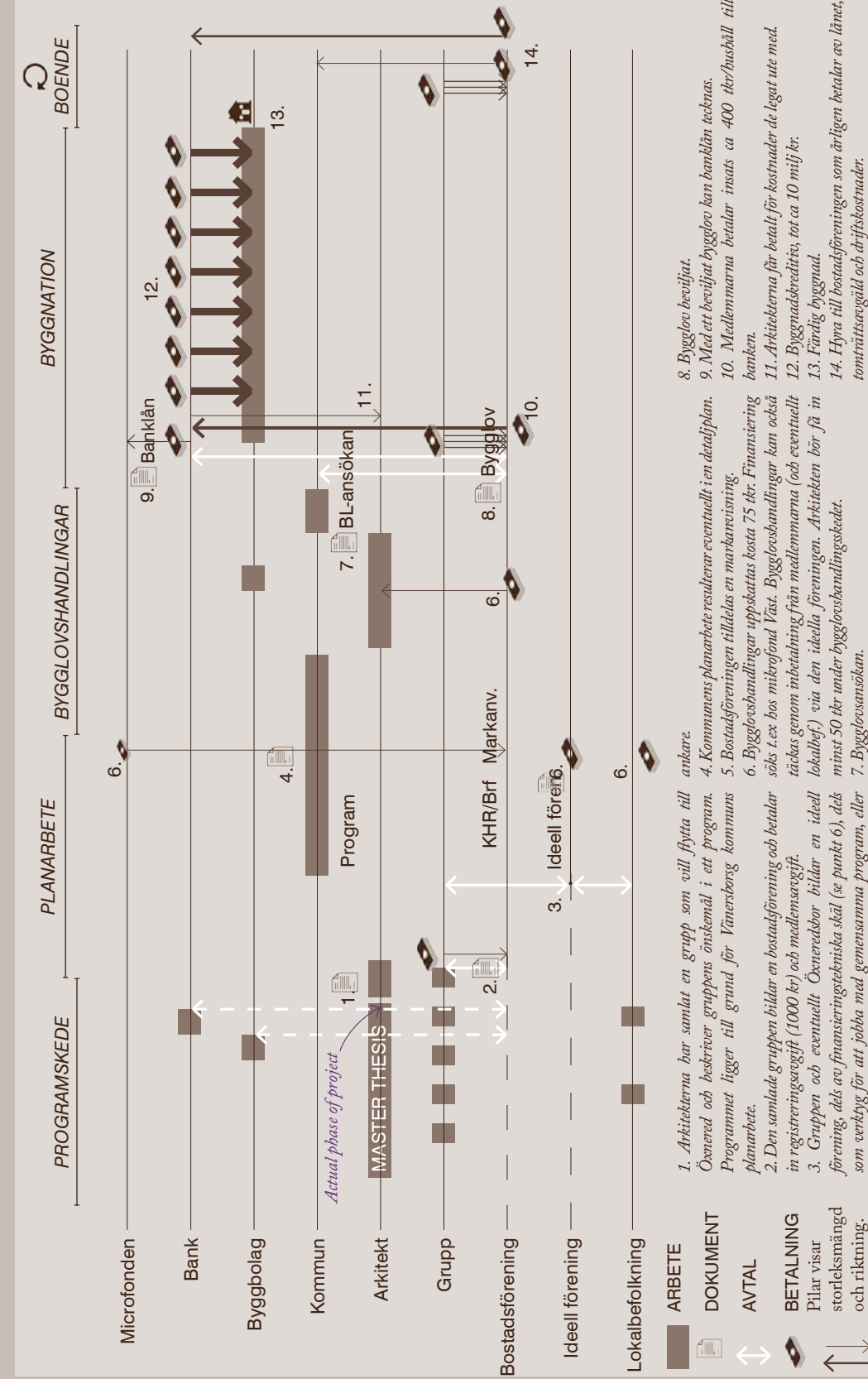
7 048 000 x 0,045 = 317 160 kr

317 160 / 12 mån = 26 430

26 430 / 4 = 6 610 kr/mån/hushåll

*Sources: Numbers based on calculations done for the Co-creation Building Stockholm, and estimations of building cost given by Brunnbergs Bygg, Öxnered.*

## DEVELOPMENT PLAN, ELLER: FRÅN MASTER THESIS TILL FÄRDIGT HUS



## **EPILOGUE**

# **THANK YOU**

We are very thankful for all the great engagement and support this thesis has received. The greatest *thank you* to all the people that has been involved; both the inhabitants of Öxnered and the people intrested in moving to Öxnered. Thank you for your time, and also for being honest, open minded and letting us take part of your dreams and wishes. Without you the thesis would not be the same, literally.

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