

CONTEMPORARY LIVING

A complement to the current housing stock for modern household constellations

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Department of Architecture and Civil Engineering
Examiner: Ola Nylander
Supervisor: Kaj Granath

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ABSTRACT

My best friend lives with her mother and little sister. They share an 80 sqm one-bedroom apartment in central Helsingborg. Due to financial constraints and lack of options, they decided to rent this apartment once the opportunity was given to them even though it is not optimal for their family constellation. They ended up splitting the large bedroom into two bedrooms for the sisters, one of which lacks windows, is difficult to furnish and serves as a passage to the living room. The mother sleeps on the sofa in the living room. The apartment is not designed for a family constellation like theirs, resulting in a solution which is far from optimal.

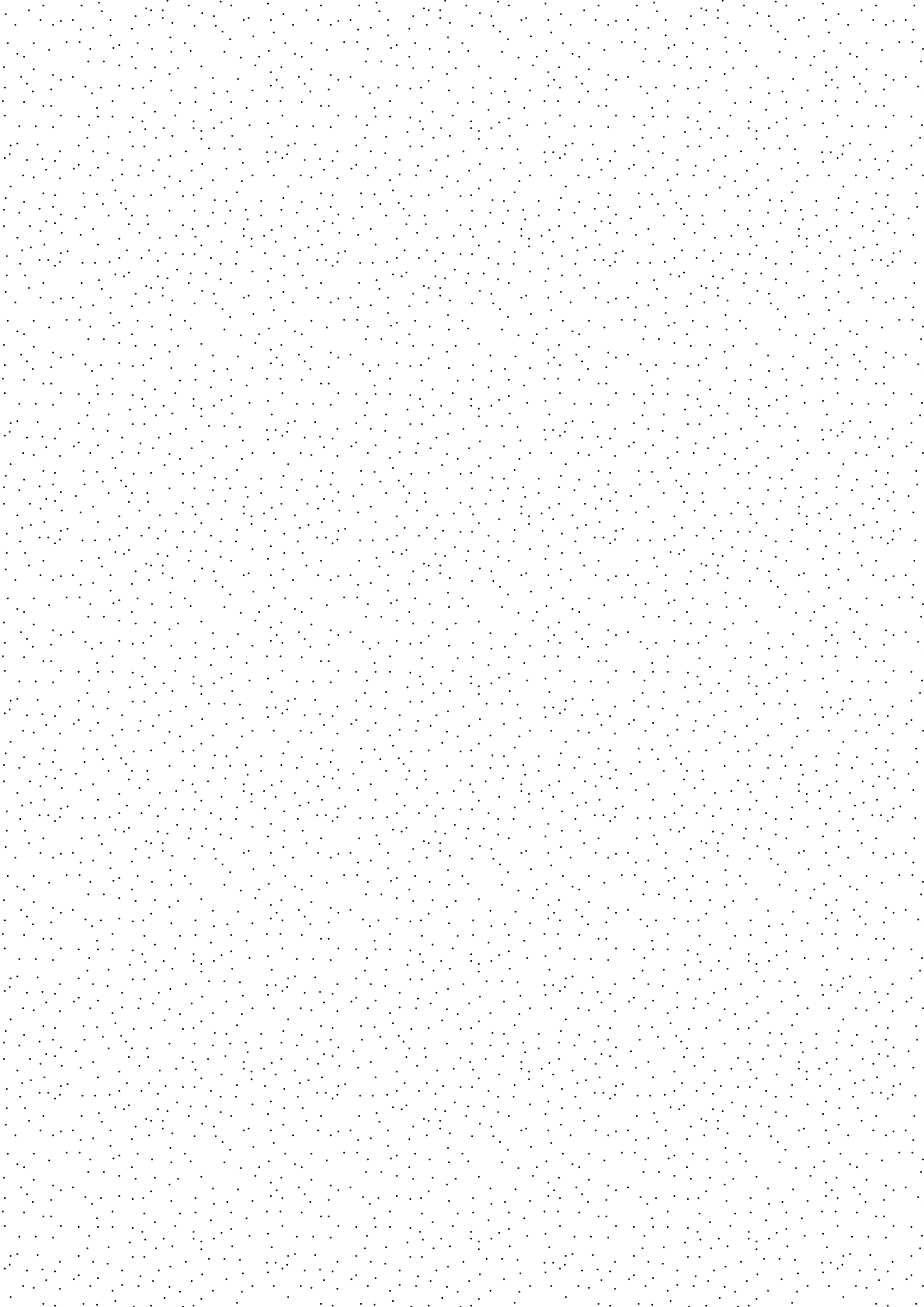
By the end of 2018, we had 4 657 395 households in Sweden. The housing stock is to a large extent conventional and suited for traditional households like the nuclear family or couples. At the same time, we are experiencing a demographic transformation with continuous urbanization and change of household structures where pluralistic households are increasing.

Pluralistic households mean “non-traditional” households like single-parents, parents with shared custody, childless couples etc. The current housing stock leaves out many of these households with no other choice than to live in an apartment that is not suited for their household constellation and lifestyle.

This master thesis focus is on residential usability where demographic transformation and a user perspective is addressed. Information about tenant’s experience in their dwelling is collected through existing surveys and additional interviews conducted within this master thesis. Modern households are chosen as focus groups where representatives are interviewed to gain specific household preferences and needs. The gathered information influences the design work which results in a multi-occupancy building suited for pluralistic households which serves as a complement to the current housing stock.

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BACKGROUND

“

The ongoing urbanization and the increasing housing shortage mean that some groups of households are left with no choices to solve a dysfunctional residential situation. These are many times households of limited income, often single parents, immigrants and young people who live with a shortage of living space ”

(Braide Eriksson, 2016, p.80)

PURPOSE

The proposal works as a complement to the current housing stock

By the end of 2018, we had 4 657 395 households in Sweden. The definition of a household is the person or number of people registered in the same dwelling (Statistikmyndigheten SCB, 2019a). The housing stock is to a large extent conventional and suited for traditional family constellations. While household structures are developing and new constellations are established, the housing stock is more stagnated and cannot adapt to the development as easily and rapid. The newly constructed dwellings are similar to what was designed decades ago even though our lifestyle is developed (Nylander & Eriksson, 2009).

The aim of this thesis is to develop dwellings adapted to modern households which we usually do not design for today. The multi-occupancy building serves as a complement to the current housing stock.

QUESTIONS

How can we design affordable homes adapted to the change of household structures to improve the long-term residential usability?

WHAT?

Design a multi-occupancy building for modern households which we usually do not design for but represent a large part of the Swedish households and household having trouble entering the housing market.

WHY?

Most of the housing stock contains conventional apartments which are suitable for traditional household. This leaves out many households and leads to maladjusted dwellings.

HOW?

General knowledge about the user's preferences and needs is collected through existing surveys about the tenant's experience in their dwelling. Additional interviews with representatives from chosen households are conducted within this master thesis to gain specific household's preferences and needs. These inputs are influencing the design proposal.

DESIGN PROPOSAL

Based on chosen households and their preferences

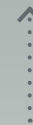
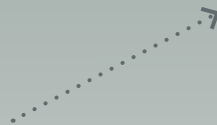


EXISTING CASE STUDIES

General knowledge about how tenants experience their home

INTERVIEWS WITH CHOSEN HOUSEHOLD

Collect samples of preferences of chosen household

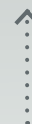


USER PERSPECTIVE

A utilized user perspective generates residential usability for sustainable housing development

CHANGE OF HOUSEHOLD STRUCTURES

The development of new household structures in Sweden



DEMOGRAPHIC TRANSFORMATION

Urbanization and change of household structures

METHOD

User perspective and change of household's structures

METHOD

The process is both a research for design and research by design process. The research for design process includes interviews with representatives from different households. The households are chosen through existing research concerning changes of household structures and statics over the Swedish households. The collected information and previous knowledge from the education work as the basis for the design proposal which results in a multi-occupancy building.

A logbook is used throughout the process as a tool to log acquired data and decisions. The logbook is an efficient tool to get an overview of the process and every stated decision.

DELIMITATION

The aim of this master thesis is to find ways to achieve usability and affordability in a dwelling. The vision Älvstaden 2021 influenced the thesis with the aim to achieve a socially mixed city development. The financial aspect is only influencing the design by space efficient dwellings. Systems like social housing and differentiated rents to achieve a social cohesion have not been investigated in further. The user perspective is only applied in the design phased and due to limit of time, the interviewees have not had the change to comment on the final design proposal.

The target groups are households we usually do not design for today, household that are increasing according to research. Traditional households like nuclear family have not been target group and have therefore not influenced the design work.

STUDENT BACKGROUND

Collected work from bachelor and master

2013-2016 BACHELOR, CHALMERS UNIVERSITY OF TECHNOLOGY
2016-2017 INTERNSHIP, ARKITEKTLAGET, HELSINGBORG
2017-2019 MASTER, CHALMERS UNIVERSITY OF TECHNOLOGY

SAY HELLO TO YOUR NEIGHBOUR



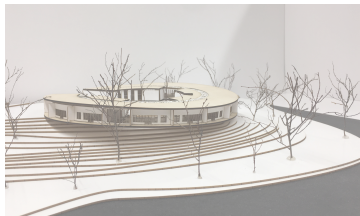
CITY PLANNING

HOUSING INVENTION



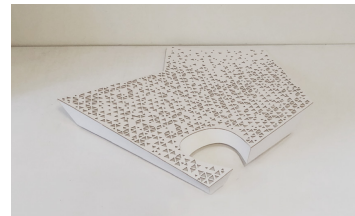
HOUSING BLOCK

HOSPICE



PALLIATIVE CARE

L'ILE



PUBLIC BATH

HOUSING MARKET

An improved standard in the Swedish homes

DEVELOPMENT OF THE SWEDISH HOMES

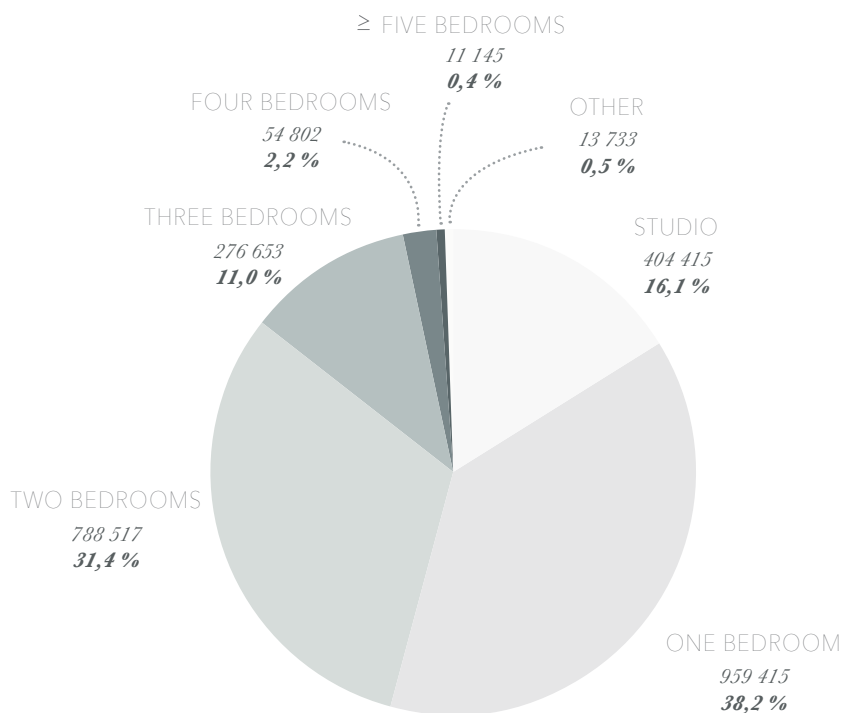
The Swedish homes have changed and made improvements throughout the last century. During the 20th century, the norms of living overcrowded became stricter and the average square meter per tenant increased. In the beginning of the 20th century, it was common that multiple families shared a studio apartment. Around 1940, a family usually lived in a one-bedroom apartment and 10 years later it had grown to a two-bedrooms apartment (Nylander, 2013). Some apartments which initially was designed for a nuclear family is today, with the increased standard, suitable for a couple. In 2018, the average square meter per person was 41 (Statistikmyndigheten SCB, 2018).

The standard inside the apartment has developed with access to water, private bathroom etc. Technicalities like heating and equipment in the kitchen have been developed. The lifestyle has also developed with additional activities like television which moved from the public room to the private home. The digitalization created possibilities to work from home (Nylander, 2013).

The plan typology has also changed throughout the century where the rooms developed from general room to rooms with specific functions. The bedroom, living room, dining area and kitchen developed during the 1920-1930 (Nylander, 2013).

HOUSING MARKET

Regulations and deregulations have affected the Swedish housing market throughout time



DISTRIBUTION OF APARTMENT SIZES IN MULTI-OCCUPANCY BUILDINGS
(Statistikmyndigheten SCB, 2019c)

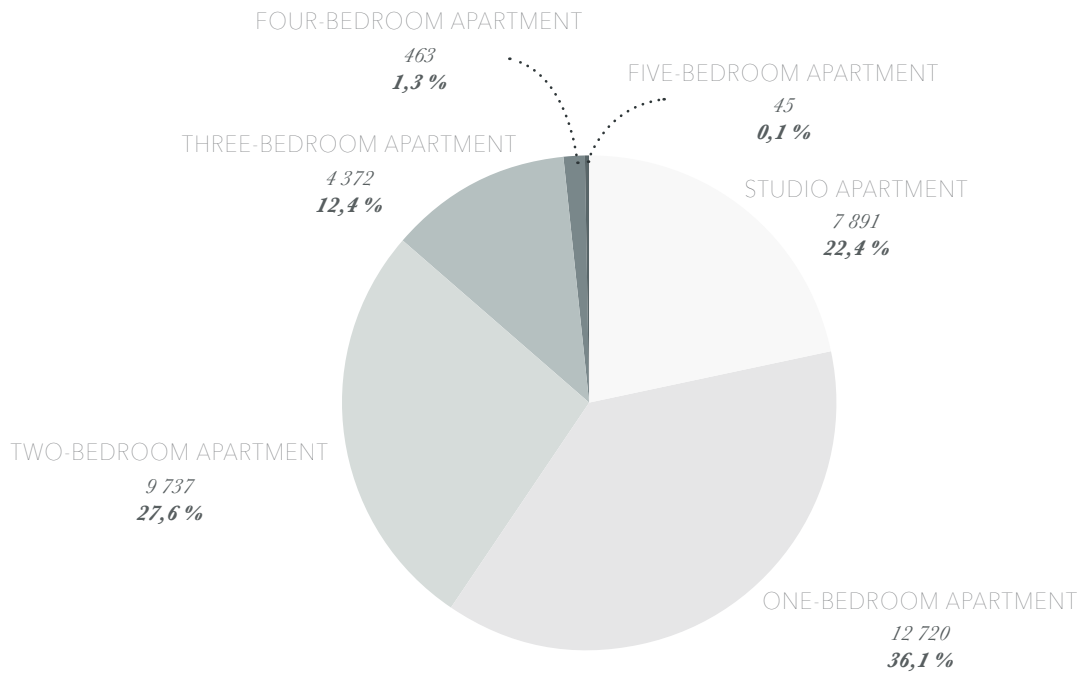
POLITICAL SHIFTS AFFECTING THE HOUSING MARKET

Sweden had one of the worst housing standards in Europe in the beginning of the 20th century. The buildings were of bad standard and people lived overcrowded in the cities (Grundström & Molina, 2016). There was a huge inequality among different social classes when it came to housing standards (Nylander, 2013). The state believed that the housing crisis was a welfare issue and therefore their responsibility. The state started to regulate the housing market through Folkhemmet (the welfare states housing model, “the people’s home”) in 1934 to solve the housing shortage and improve the standard. By 1974,

the housing shortage was eliminated, and the standard turned into one of the best in Europe. Inequalities decreased among different social classes. The state started to deregulate the housing market which became more privatized. The housing cost increased, and the construction of new dwellings mostly targeted privileged groups. Further deregulations made it possible for the municipal housing companies to sell their housing stock to private developers which led to fewer rental apartments. It became, and still is, difficult for vulnerable groups to enter the housing market (Grundström & Molina, 2016).

HOUSING MARKET

Lack of affordable rental apartments



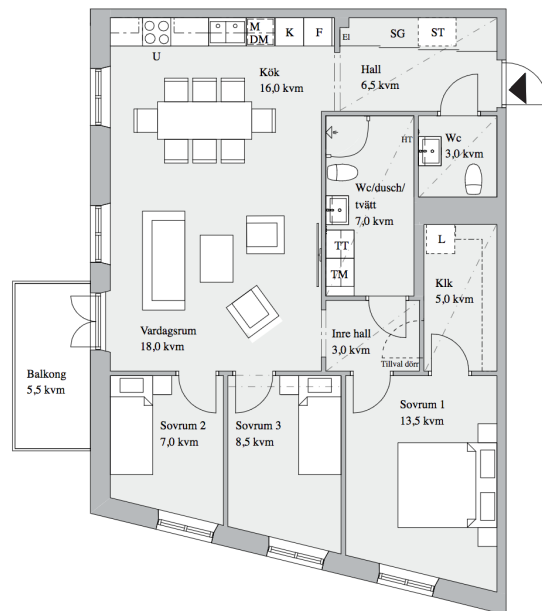
NUMBER OF COMPLETED APARTMENTS IN MULTI-OCCUPANCY BUILDINGS 2017
(Statistikmyndigheten SCB, 2019b)

CURRENT HOUSING MARKET

Today, developers who initiates projects are often focusing on norms and economy. They invest in conventional dwellings they know is attractive and easy to sell. Standard apartments designed for nuclear families are easily sold especially due to the current housing shortage (Braide Eriksson, 2012). There are many options for wealthy households who can afford to live spacious and adapt the dwelling to their needs and wants. There is on the other hand a lack of affordable rental apartments (Lehti, 2018).

There is a lack of smaller apartments, studio and one-bedroom apartment, as well as larger apartments, three- and four-bedrooms apartments. During 2017, the most common apartment size to be completed was one-bedroom apartment (Statistikmyndigheten SCB, 2019b).

CONVENTIONAL APARTMENT



DOCKAN, LINDHOLMSHAMNEN, GOTHENBURG
(Bostad Skanska, n.d.b).

ANALYSIS OF A CONVENTIONAL APARTMENT

The apartment is one of 133 in the newly constructed multi-occupancy building Dockan situated in Lindholmen, Gothenburg and is developed by Skanska. The apartment above is a three-bedroom apartment of 91 square meters. It is a quite contemporary but conventional apartment where square meters are being saved by an open connection between the kitchen, dining area and living room.

The apartment is suited for a family of four, a couple with two children with a master bedroom and two additional smaller bedrooms. It is difficult to distribute the bedrooms if friends or others would share the apartment. The smaller bedrooms are very compact which makes it difficult to furnish them in different ways and they lack space for private belongings, play and homework. Many households who are using the small room as a bedroom find it useless while households using it as guest room or office find it useful (Werner, 2007).

There is no neutral communication between the small bedrooms and the bathrooms, the tenants need to pass the social areas (living room, dining area and kitchen) to access the bathroom. The living room is difficult to furnish since it works as passage to the bedrooms and the terrace.

131 of 133 apartments are already sold (Bostad Skanska, n.d.) which means that the apartments are attractive to many households. There are no difficulties in selling a conventional condominium, especially in Gothenburg with the continuous housing shortage. The point is that this type of apartment is suitable for a couple with their children and not pluralistic households, which means non-traditional households.

FRIENDS APARTMENT



ONE BEDROOM APARTMENT, 80 SQM.

ANALYSIS OF A FRIEND'S APARTMENT

The apartment above is inhabited by the mother with her two daughters who was introduced in the beginning of this thesis. It is a common 80 square meter large one-bedroom apartment, suitable for a couple. Due to financial constraints and lack of options, they decided to rent this apartment once the opportunity was given to them even though it is not optimal for their family constellation

The apartment is difficult to adapt to other constellations than a couple even though it is 80 square meters. Partly because the kitchen is small which limits the apartments capacity but also because the large bedroom is difficult to divide into two bedrooms since there is only one window.

They ended up splitting the large bedroom into two bedrooms for the sisters, one of which lacks windows, is difficult to furnish and serves as a passage to the living room. The mother does not have a bedroom and sleeps on the sofa in the living room.

Even if the eldest daughters moved out there would still be a lack of bedrooms and privacy. The mother believe it would be too intruding on her teenage daughter's life if she moved to the inner part of the bedroom where only storage is diving it from the daughter's bedroom. Their situation and problem are rather a matter of distribution of square meters than lack of square meters.

DEMOGRAPHICS

Change of household structures in Sweden

CURRENT DEMOGRAPHIC TRANSFORMATION

Every individual occupancy has similar needs when it comes to their accommodation. We all need the possibility to eat, rest, sleep and socialize in our home (Werner, 2007). What mainly changes the needs is the size of the households. A large household have greater demand of a well-planned dwelling.

We are experiencing a demographic transformation in Sweden with continuous urbanization and changes of household structures. Pluralistic households, which means “non-traditional” households like single-parents, parents with shared custody, singles, childless couples and collectives are increasing groups. Traditional households like the nuclear family is decreasing. We are also experiencing a continuous migration to Sweden. Where large families and generational living is more common (Braide Eriksson, 2016). Households are also getting smaller with increasing number of single households and elderly (Braide Eriksson, 2012).

Sweden kept statistics, FoB (Folk och Bostadsräkningar) about the development of household constellations every

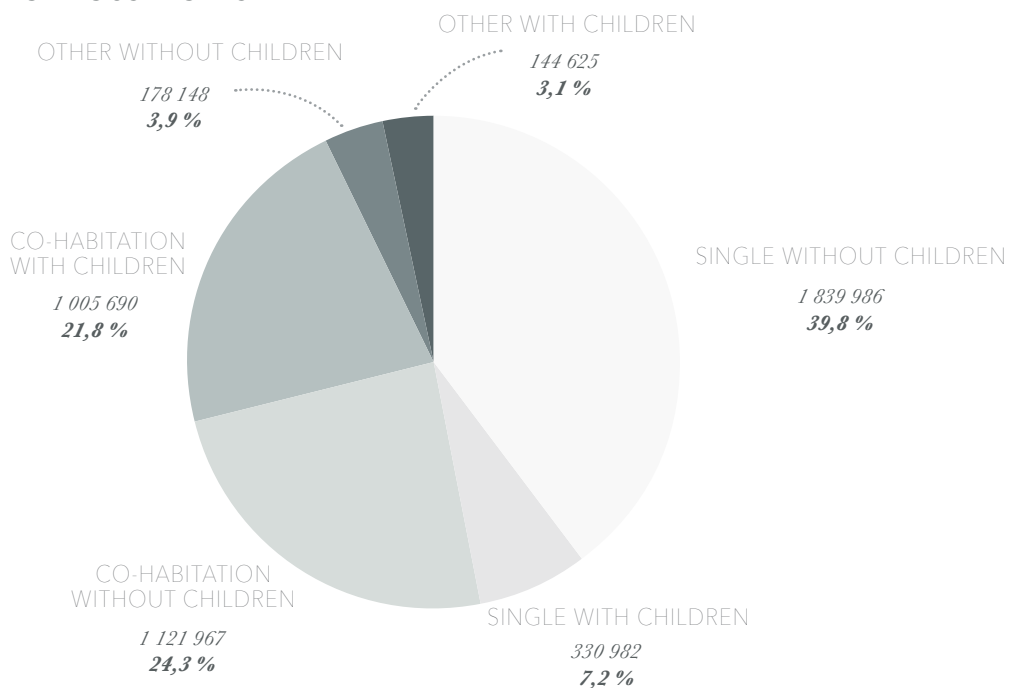
5th year between 1960 until 1990. The statistics worked as a tool and guideline when planning the development of dwellings. The statistics helped analyze the living conditions and development of household’s structures. The average number of people per household have decreased which means that households are getting smaller. The change is partly due to the increased life expectancy and that single households are increasing (Lindén A.-L., 2007).

Youths, students, immigrants and elderly have difficulties finding an accommodation. It can impede the development of the city when groups have difficulties finding a home (Wennermark, K. 2017).

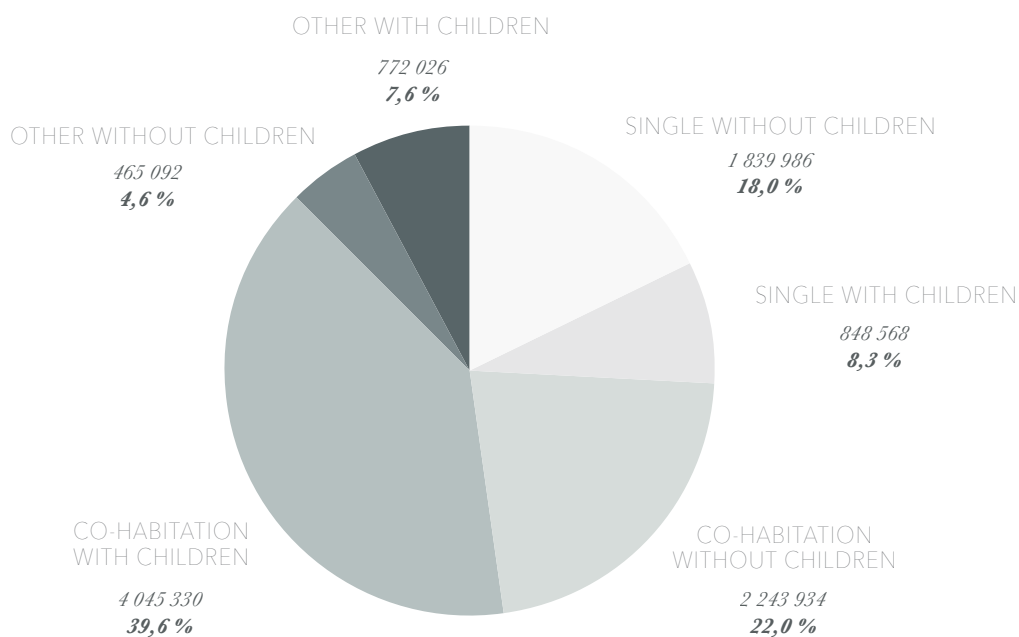
The chosen households are mostly based on research rather than statistics since the statistics only give a number and not information about the household’s position on the housing market. In some cases, the statistic does not show the entire picture, for instance parents with shared custody where the statistic only tells where the child is registered and not if the parents have shared custody.

HOUSEHOLDS

DISTRIBUTION OF HOUSEHOLDS



DISTRIBUTION OF PEOPLE IN DIFFERENT HOUSEHOLDS



(Statistikmyndigheten SCB, 2019a)

USER PERSPECTIVE

What do the occupancy want and need in their home?

USER PERSPECTIVE

We need to gain understanding about what tenants want and need and design with a user perspective to achieve sustainable housing development. The current housing stock, with most conventional apartments, attract and fulfil many tenants needs but it is important to continue developing for the households who do not fit into the conventional apartment (Lindén, 2019). For example, the single mother with her two daughters or a household with shared custody where the needs of space change every other week.

The continuous housing shortage decreases the options of dwellings and therefore the possibility to choose. It is difficult to find that specific tailor-made apartment for a unique household. A dwelling is used by approximately 12 households during its lifespan since a multi-occupancy building is aimed to be used for 100 years (Braide Eriksson, 2012). It is therefore important to design flexible which means a great usability within the apartment and adaptability to its future users.

*“The home is a cornerstone of life.
It is the place where we recover, eat,
raise children, tend our relationships,
clean, love and make plans for the
holiday and future”*

Translated quote: (Wennermark, 2017, p.3).

GENERAL QUALITIES

Knowledge collected from previous surveys and new conducted interviews within this thesis

Knowledge about what qualities tenants' value is gathered from existing surveys. People general value a light apartment with access to two directions. Tenants want large windows but do not want overheated apartment or too much insight. Some people who live central do not believe insight is a big problem (Nylander, O., & Eriksson, A., 2009). In the interview conducted within this master thesis, some tenants believe insight is of a greater problem, for example one feel observed even though she lives two stories up (Interviewee G. 2019). Tenants also want robust materials in hallway and kitchen where there is a lot of wear (Werner, 2007). There is a general lack of storage both outside and inside the apartment, finding from both existing studies as well as interviews conducted within this master thesis (see appendix for a summary of the conducted interviews). There is also a general experience of living rooms which are difficult

to furnish due to large glazed walls and communication space. Tenants want large furnishable walls in the living room where they can put book shelves etc. which increases the possibility to furnish. The living room is, according to the tenants, the nicest room in the apartment. They also value a balcony which many tenants believe is the greatest quality in their dwelling (Werner, 2007). The tenants want the bedroom to store personal belongings. The bedroom should have space for the youths to do homework, play and to be able to hang out with friends. In general, tenants value larger bedrooms of equal size rather than a master bedroom and small bedrooms. They want neutral communication between the bedroom and bathroom (Nylander, O., & Eriksson, A., 2009). Tenants want noise cancelled facades but also walls between and within the apartments (Werner, 2007)

CHOSEN HOUSEHOLD

Chosen households corresponding to the demographic transformation

LARGE FAMILIES

Large families are increasing in Gothenburg due to the migration. They often lack living space and generational living is more common. This household constellation sometimes experiencing problem entering the housing market, partly due to economical constrain and lack of large apartments in the housing stock (Braide Eriksson, 2016).

SINGLE PARENTS

Single parents often occur during a short period of time since they are conducting new families. 4,5 % of the households in Sweden are single parents, but a larger percentage of households have been single parent households (Lindén A.-L. , 2007).

YOUTHS

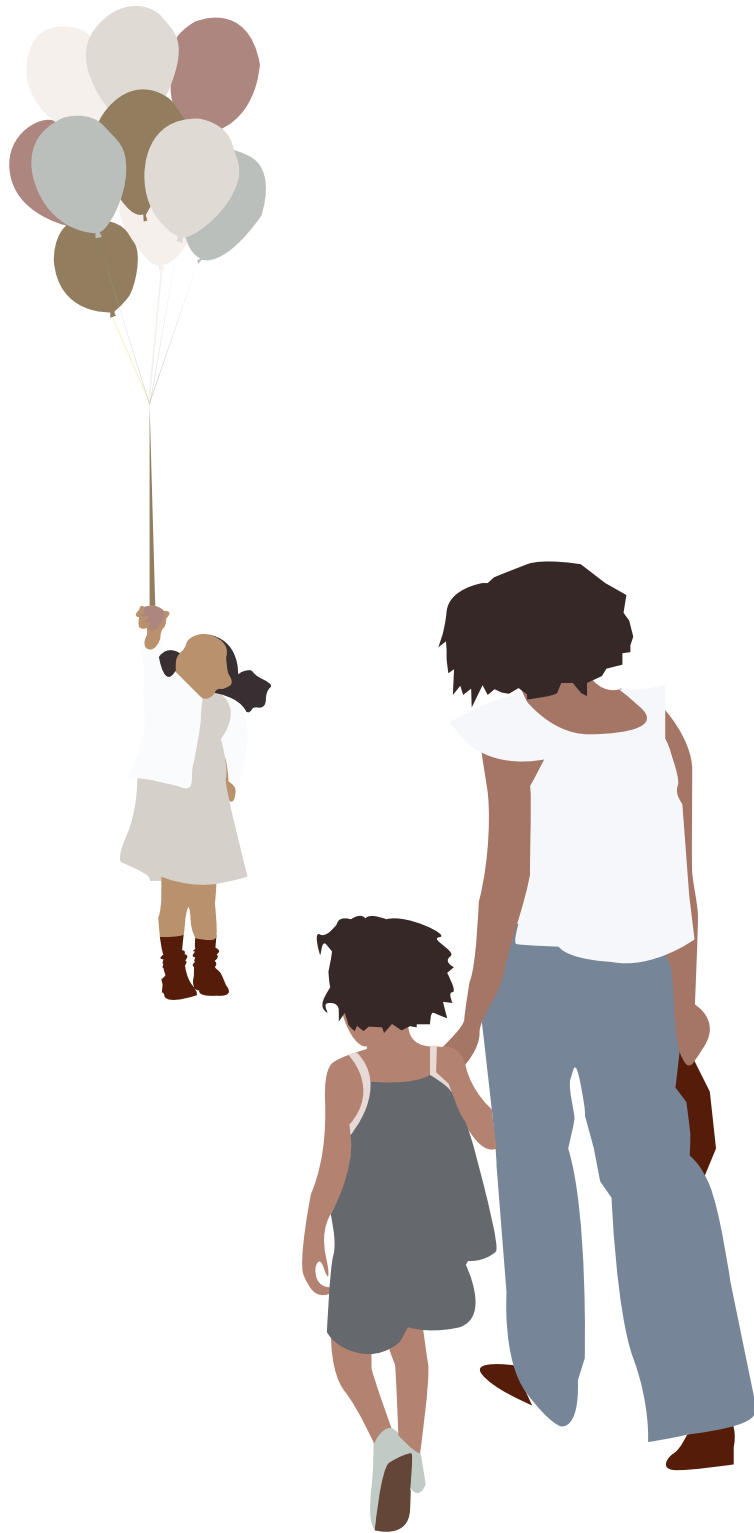
Never have the involuntary stay at parents' home among youths been as extensive. 42 000 youths in Gothenburg does not have a safe accommodation, they live at friends- or parents' homes, in a student dwelling which is temporary or in second- or third hand (Wennermark, 2017).

FAMILIES WITH SHARED CUSTODY

Families with shared custody, reconstructed families, can be both single parents or new conducted families with children from previous relationships and shared children. 15 % of the Swedish households are reconstructed families and 28 % of children living with two parents are living in a reconstructed family (Lindén A.-L. , 2007).

ELDERLY

The life expectancy in Sweden are increasing and people are getting older (Lindén A.-L., 2007). The elderly population have a greater demand of accessibility and it is therefore important that the addition to the current housing stock is accessible since a great part of the existing housing stock lack accessibility.



REFERENCES

Project and companies

SNABBA HUS

Architect Andreas Martin-Löf Arkitekter

Location Västberga, Stockholm

Project Year 2016

Worked with a user perspective

Snabba Hus is a project where 280 rental apartments for youths in Stockholm were produced. The project work as a solution to the existing housing shortage. The units are prefabricated with standardized materials and methods to keep a low cost and provide youths with affordable apartments. Most of the apartments are studio apartments of 33 sqm. The built-in furnitures and generous glazing are making the apartment feel spacious and includes all the necessities (ArchDaily, 2017).

The project is focusing on a specific target group and apply user perspective methods like interviews with potential tenants and continuous dialogues with the actual tenants about their experience in the dwelling for further development of the concept, Snabba Hus. The outcome is a compact apartment which is designed into detail so that the apartment can contain all the necessities a functioning everyday life need. The well-designed solutions cover up for the cuts that needed to be done to create affordable apartments.

KOLLEKTIVHUSET

Architect Sven Markelius

Location Kungsholmen, Stockholm

Project Year 1935

Worked with a contemporary problem by that time

Kollektivhuset is situated in Stockholm and is the first functionalistic collective house in Sweden. The multi-occupancy building contained shared functions like child care, laundry, cleaning central and restaurant with food elevators connected to the apartments. The idea with the shared services is to unburden full time workers with their daily chores. The building originally contained 57 apartments and at the most 20 employees. The ideas were very controversial by that time and created many debates about the women's liberation. People argued that the collective mothering would resolve the nuclear family. Due to economic reasons, some of the shared services have closed or made some changes (Markeliushuset, n.d.).

Kollektivhuset is an inspiration since it dealt with a contemporary problem by that time. Markelius found a solution to how architecture can help and improve the development of the family and help their everyday life. The idea with the collective house by that time was to liberate time from the parents with collective services.

REFERENCES

Project and companies

DÄCKSHUSET

Architect Erik Friberger

Location Kallebäck, Gothenburg

Project Year 1960

Worked with self-built scenarios and flexibility

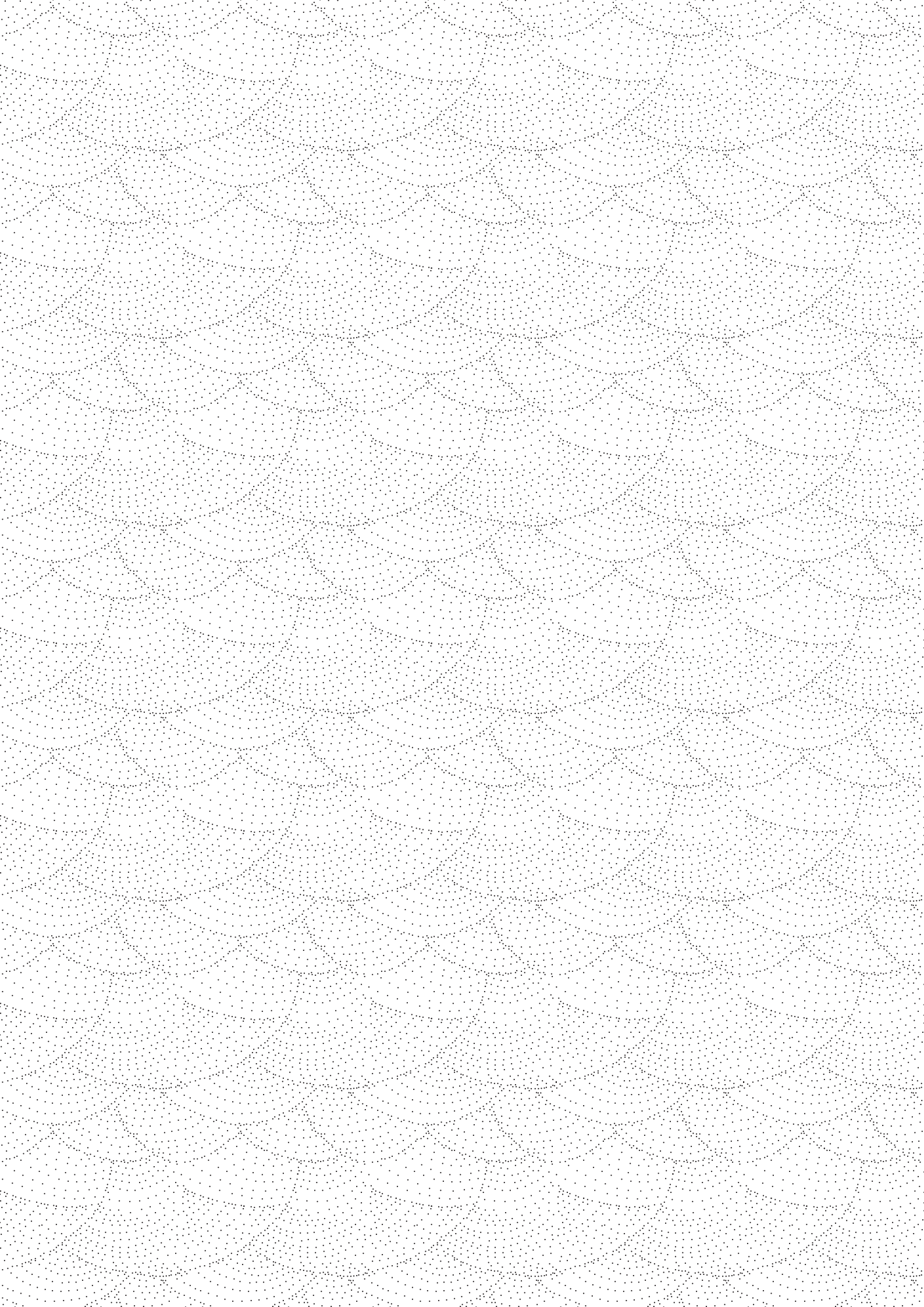
Däckshuset is a multi-occupancy building situated in Kallebäck, Gothenburg which was an experimental building for flexible and prefabricated solutions. The building contains three floor decks which works as a reproduction of the private garden. There are 18 detached houses connected to the stairwell. The idea is to create user-defined floor plans and self-built scenarios. The detached houses are of different sizes with possibility for adaptation by expanding the units in the elevated private garden depending on the different needs of the households. It was mostly wealthy people who moved in due to the central location. They had the opportunity to build the units to the maximum size already from the beginning. The house did therefore not get as transparent as the architect, Erik Friberger, imagined (Svensson, 2018).

Däckshuset is interesting since it worked with flexibility and self-built scenarios where the tenants could adapt their home according to their needs. The townhouses designed by Elemental in Chile is a similar, more recent, project with the same ideas with an applied self-build scenario.

I AM HOME

Working with modern households

The company “I am home” states that dwellings constructed today have a great resemblance with the apartments constructed in the 50s. They mean that the ideals from the 50s still works as standard today even though the household structures have developed. “I am home” wants to create and develop homes according to how we live today where households are changing every other week etc. A flexible home that can change according to the needs of the household. They use functions as movable walls and extra rooms outside the apartment. By sharing more with their neighbors, they get more (I am home, 2017).



SITE

“

Vi sitter på nästintill magiska förutsättningar att göra verklig social skillnad i Göteborg. Staden äger central mark, vi har ett mycket gott investeringsklimat och en politisk spänstig vision ”

(Käll, 2017)

VISION ÄLVSTADEN

Frihamnen works as a test area for socially mixed housing

A CITY FOR EVERYONE

The politicians of Gothenburg created a vision for the development of the river area in central Gothenburg, “Vision Älvstaden 2021”. They conducted a communal company, Älvstranden, whose purpose is to work with the densification of the old industrial and shipyard areas around the river located in the heart of Gothenburg (Käll, 2017). The project works as a test arena for socially mixed housing to create a public opinion around the question (Käll, 2019). The vision is to create a fair, inclusive and democratic city development where everyone should be able to live in a central and attractive location to decrease the segregation and polarization which is continuously increasing in Gothenburg. The current segregation in Gothenburg is a prioritized problem creating tension between different groups, social anxiety and riots. The rising housing prices are increasing the segregation where incitements only benefit ownership within housing. It is therefore important to work towards social cohesion to achieve a sustainable city development. Findings from different empirical studies shows that most of the citizens wants a social cohesion in the city (Käll, 2017).

New constructed areas need to have different tenures to achieve a just city development with a social mix. Älvstrandens vision is to develop both condominiums and rental apartments with differential rents. By challenging the current housing market which is possible since they own most of the land around the river, they can set preconditions on the developers and create competition of the plots. Älvstranden demanded different business models of how to achieve affordable rental apartments with differential rents from the contestants. They got many proposals and selected four companies which they believed had the same ambitions as them (Käll, 2017). There are different methods to manage social mix and differentiated rents for example, the land can be sold cheaper to the developers and gained profit from condominiums can be reinvested in the rental apartments. Cost can be cut by owning the entire production chain (Käll, 2019).

NORRA MASTHUGGET

The user perspective affects the choice of location

THE LOCATION

There are different aspects that influence the choice of location according to different user surveys. There are factors that cannot be determined like the tenant's connection to the area. People tend to prefer areas where they have families or friends living or an area they have been living in before. Families with small children also value closeness to work and daycare. Elderly value closeness to children and grandchildren. This is factors that cannot be determined and have therefore not affect the projects location (Nylander, O., & Eriksson, A., 2009), (Werner 2007).

Other values like closeness to services like supermarket, stores, hairdresser etc., public transport and nature are also factors that affects the tenant's choice of location. Families with small children prefer a closed courtyard so that their children can play safe in the courtyard without any traffic involved. Elderly also value a closed courtyard which they believe is safe. These findings are based on surveys conducted in Stockholm and Gothenburg (Nylander, O., & Eriksson, A., 2009), (Werner 2007). Additional knowledge was collected during the interviews

conducted within this master thesis (see appendix for summary). There was a high priority on green spaces and a common wish for a closed courtyard. A wish for a closed courtyard is mostly because the interviewees do not want unauthorized people to enter it. For some interviewees is was because they did not want the place to be messy while some interviewees, especially elderly, wanted the shared space to be safe. The interviewees also had similar thoughts as the general knowledge that have been collected through already existing user surveys like closeness to services and public transport.

The chosen location is Norra Masthugget in central Gothenburg within the river area. The area is under development in the vision Älvstaden 2021. Norra Masthugget was chosen initially due to the central location and the proposal of a closed block according to the detailed development plan. The location has closeness to different services like stores, cafés, restaurants etc. It is also located 100 meters from the public transport node Järntorget. The planned building is located next to the river with a beautiful view over it.







USER PERSPECTIVE

”

För att ge ett bra underlag för genomtänkt projektering behövs studier av hur man faktiskt lever vardagsliv idag; hur olika hushålls vardag ser ut, vilka aktiviteter som är viktiga i bostaden, hur man använder rummen och inredningen och vilka saker man behöver förvara. Sådana studier behöver göras för mer än en hushållstyp. De är särskilt viktiga beträffande hushåll som måste begränsa sin konsumtion av bostadsyta av ekonomiska skäl, som unga i början av sitt arbetsliv eller för äldre med låg pension och särskilda behov i boendet ”

(Werner, 2007, p 69)

In order to provide a good basis for thoughtful design, studies of how one actually lives an everyday life is need; how different households everyday looks like, what activities are important within the home, how one use the rooms and interior and what things one need to store. Such studies need to be done for more than one household constellation. It is particularly important for households who need to limit their consumption of living space for economic reasons, such as youths in the beginning of their carrier or elderly with low pension and special needs in their home.

USER PERSPECTIVE

Interview which works as samples of preferences

USER PERSPECTIVE ON THE MARKET TODAY

In order to provide a good basis for thoughtful design, studies of how the tenants live is need. There are a few projects that have been working with a user perspective by stating a target group where they have arranged workshop and/or interviewed potential buyers. For example, a project in Eriksberg, Flatön developed by HSB. The target group was families with children. They interviewed potential buyers whose input influenced the project. Another example is Brf Fammen, Flatås where the target group was youths where they constructed affordable apartments by designing space efficient (Martinius, 2019). Riksbyggen have also worked with user perspective and target groups for example in their project Brf Viva, Guldheden. They have adapted the tenure to the focus group with so called “Ungdomsettor”, studio apartments for youths (Selberg, 2019).

LIMITATIONS OF INTERVIEWS

To get an as accurate representation of the tenants wants and needs as possible within the limits of this thesis work, a selection of representatives from the chosen households were interviewed. The vision was to interview three representatives of each constellation as a complement to the general findings from existing user surveys published. The interviews work as a sample of the specific households rather than a representative survey. Most of the interviewees are women and there is neither a large geographic distribution. The findings are perceived as general and therefore should the lack of distribution among gender and geographic not matter. Many of the findings are similar to the existing studies;” Bostadskvalitet idag - en utvärdering av nybyggda bostäder, ur kundens synvinkel” by Inga-Britt Werner and ”Så använder vi våra bostäder En pilotstudie med 20 lägenheter” by Anna Braide Eriksson and Ola Nylander.

FINDINGS

A summary of the interviews is attached in the appendix. Many of the findings from the interviews conducted within this master thesis are similar to findings from existing studies of tenant’s residential preferences.

LOCATION

The interviewees value a calm and safe area with closeness to children’s school and activities, services like supermarket and pizza place. An interviewer wants to have biking or walking distance to all the necessities from the apartment to be able to live a sustainable lifestyle. Additional preferences are the elderlies’ preferences of closeness to library, health center, dentist and pharmacy. The interviewees values connection to the nature, either through a garden or a balcony. The interviewees want a closed courtyard, for the elderly it was due to safety reasons while others do not want unauthorized people to enter and create a mess. One interviewer does not like to spend time in their courtyard because she feels observed. She prefers a balcony or a shared roof top. The interviewees want a connection between the courtyard and the stairwell for the tenants to easily access the courtyard. The interviewees want a well-planned courtyard with vegetation, place to seat and possibilities to farm.

EVERY TENANT’S UNIQUE INTEREST

The interviewees have similar daily routines and needs, except the elderly. The interviewees are mostly preparing for work or school in the morning and then prepare and eat dinner in the afternoon. During the evening they are relaxing in the living room by the tv. The adults spend most of the time in the social areas while the teenagers are spending most of the time in their bedroom. What

USER PERSPECTIVE

Interview which works as samples of preferences

makes the different households unique are the size of the household as well as their specific interests which takes place in the home. For example, the elderly woman who loves music and dance and therefore value a living room where there is placed to dance and a piano, or the teenager who is really engaged in her training and want to be able to do exercises from home and value floor area for her exercises. The size and type of household do not affect the specific interests it is rather the individual's unique taste and preferences.

CHANGE OF NEED

The home is constantly adapting to change of needs even within the same household. Children do not have the same need for private space as teenagers. Interviewees with kids believes the kid's bedroom is too big while the interviewees with teenagers on the other hand believes the teenager's bedrooms are too small even though the bedrooms are of similar sizes. The teenagers have more need for privacy and spend more time in their bedroom hanging out with friends, using their computer or mobile phone.

SHARED CUSTODY

Shared custody household have changed needs every other week or similar. One week there is a need for a many bedroom and the other week there is only a need for one bedroom. What all the parents points out is the priority for the children to have their fixed private space, large enough to store their belongings, place for friends and girl- or boyfriend to come visit. The parents are afraid that the children would spend more time at the other parent's place if they were dissatisfied with their bedroom.

ELDERLY

While most of the households spend a lot of time outside their home during weekdays, the elderly spends less time outside the apartment in general. Their daily life is more based on routines related to their coffee breaks and dinners. Their hobbies and activities are one of few things left in their everyday life which becomes more important. For example, the elderly woman who loves music and dance and have been working with it in her profession. It is important that there is place for music and dance in her home. Another elderly man who has always been very active enjoy a daily visit at the small shared gym in their multi-occupancy building.

The majority of the elderly household have moved from a villa to a smaller home since they do not want too much burden. They prefer a smaller place with less areas to take care of. None of the elderly wants a TV in the living room, rather prefer it in the bedroom or a separate TV-room. The elderly finds it important with social interactions among the neighbors partly due to the increased loneliness elderly experience but also to increase the feeling of safety when you know you neighbors. One of the couples lives in a + 55 building where one of the tenants within the building are arranging and organizing gatherings every Thursday which is much appreciated by the tenants.

USER PERSPECTIVE

Interview which works as samples of preferences

SOCIAL AREAS

Most of the interviewees want a social home, a place for gatherings and dinners while a few value a private home, a place for relaxation and recovery. Interviewees who prioritize a social home want a large dining area, a separate private area and place for guests to stay over. The open connection between kitchen and dining area is important for some of the interviewees since it creates a possibility to socialize with the guests while preparing food. Most of the interviewees do not want a connection between the living room and the dining area. The dining area is a place for socializing with the family but also a place where the adults are working and children do their homework.

SHARED SPACES

The interviewees have a positive attitude towards shared spaces. They have no problem sharing services that are usually shared today like washing room and outdoor areas. One interviewee wants the washing room to have a close connection to the outside to be able to dry the laundry outside. The households with teenagers want an additional living room where the teenager can hang out with friends in privacy. Many of the interviewees want a shared gym and room for parties and hobbies.

ADDITIONAL COMMENTS

Like the existing studies, there were a general comment concerning lack of storage, especially accessible storage within the apartment. Storage which holds extra chairs, vacuum cleaner etc. The interviewees prefer square-shaped rooms with many walls which is easy to furnish in different ways. Most of the interviewees rather want bedrooms of equal size than a master bedroom and additional smaller bedrooms. Parents believe the children are in greater need of private space and should therefore have equally large, if not larger, bedrooms.

FUTURE FOLLOW UP

It is important to continue applying the user perspective even when the building is completed. It is then you understand how the design works and how the tenants are using the building. The post interviews are even more important in the case when you design new types of plans, as in this case.

FLEXIBILITY

Flexibility is a solution for the change of needs

There are few options of dwellings in Gothenburg due to the continuous housing shortage. It is therefore important to design flexible apartments which are suitable for different type of household structures and sizes (Braide Eriksson, 2012).

A common conclusion through the interviews are that the different households are constantly changing their home according to their changed lifestyle. The time aspect for these changes are of years. Different rooms have increasing and decreasing demands throughout the household's habitation. The children are playing and spending time close by their parents when they are young and are not in great need of privacy. Their need for privacy increases with age. The social areas therefore need to be more spacious when the children are small while the bedrooms can be smaller. Whereas when the children are getting older, the living room can decrease in

size while the bedrooms preferably increase in size to meet the needs of the teenagers. There are also households which demands of space change every other week, shared custody households. Families with shared custody might need four bedrooms every other week and a studio apartment the next week. Flexibility is a solution for the change of needs within the habitation of a households as well as adaptation to new households in the future, which carries other demands.

Many of the households like single parents and large families are households with lesser means with problems finding a functional affordable apartment. At the same time, households are constantly changing and developing new structures and lifestyle, much faster than the housing development. To meet the changes and the futures uncertain needs, flexibility need to be applied.

COLLECTIVE LIVING

The more you share the more you get

SHARED SPACES

Tenants are in general open and have a positive attitude towards shared spaces. Shared spaces are important especially if people are living overcrowded. Companies like “I am home” advertise their business idea concerning shared spaces as the more you share to more you get.

One way to achieve affordable apartments in line with the vision conducted by Älvstranden, Älvstaden 2021, is by designing space efficient dwellings. Space efficiency can be reached by shared spaces.

DEVELOPMENT OF COLLECTIVE HOUSING IN SWEDEN

Collective housing means dwellings with more shared spaces and services than conventional dwellings. Collective housing has been developed in Sweden through several different models. The different models have been driven by either political utopias, the ideal community,

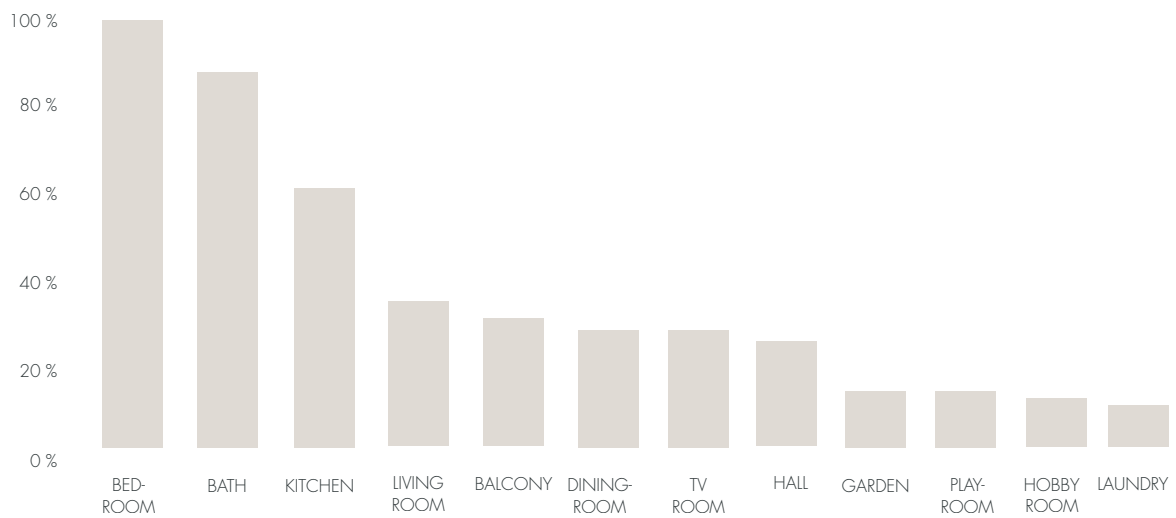
or practical solutions for a simplified everyday life. It was later driven by the social advantages shared spaces resulted in, like the BiG model. Most of the collective housing conducted in Sweden still works as collective and many of the services are still operative. We have about 2000 collective dwellings in Sweden where the majority are rental apartments (Vestbro, n.d.).

The diagram to the right shows results from a survey conducted 2016 regarding what people in Sweden do not want to share. Almost everyone wants a private bedroom and around 90 % want a private bathroom. About 40 % are willing to share kitchen and the majority are willing to share other rooms like living room, dining room and balcony.

SHARED SPACES

Survey conducted by Sharing is caring

WHAT DO YOU NOT WANT TO SHARE?



Redesigned diagram. Numbers from: (Östlund, 2016)

HISTORY OF THE COLLECTIVE

CARL JONAS LOVE ALMQVIST, 1835

Universal hotels where housework was collectively managed. Women can continue working after they get married.

FUNCTIONALISTIC COLLECTIVE HOUSING, 1935.

The idea is to develop a rational lifestyle to liberate female labor with shared services. The shared services are restaurant with food elevators connected to the apartments, day care, small store and laundry.

PLATO, 428-348 B.C.

Philosophy about the ideal society which is collectively organized.

JEAN BAPTISTE GODIN, 1858

Familistär (inspired by Falangstär) is a vision where housing and factory is combined in a building with glass roof. The workers own the factory and take care of the shared facilities. Women are supposed to be equal to men.

COLLECTIVE HOUSING COMMITTEE, 1948

The committee works with a governmental investigation concerning collective housing. Due to a British investigation about the downsides of children nurtured by others than their mothers. The committee rejected subsidies for collective housing.

INDUSTRIALIZATION, 1800

Vision about collectively organized living as a reaction to the industrialization's inequality.

COMMUNAL KITCHEN, 1900-1910

Collectivize the servants between several families since it is too expensive for the middle class. The tenants can order food from a communal kitchen.

FAMILY HOTEL, 1950

Family hotel is apartments with shared restaurant, dining hall, reception, store, day care etc. Example Family Hotel in Hässelby with 328 apartments. The kitchen closed after several years but the tenants continue to collectively use the kitchen afterwards.

ROBERT OWEN, 1840

Parallelogram is the ideal society where agriculture and industry are joint. 2000 inhabitants share services like day care but have their private houses.

SMARAGDEN, 1938

Collective housing developed for working single mothers. The collective housing is ideal for the working single parent due to the access of shared services.

STACKEN, GÖTEBORG, 1979

The first collective housing with the BiG model which is a reconstruction of an existing million program building. Shared spaces are located on one floor in the middle of the building.

COOPERATIVE COMMUNITY, 1968

The idea of collective housing for social advantage is developed and spread around Europe. It is more the social aspect that is driving the development rather than rationalizing everyday life.

THE COLLECTIVE VILLA, 1980

Detached houses with shared spaces like laundry, sauna, workshop etc.

BiG, BO I GEMENSKAP, 1970

BiG is a model for collective housework which also advocated shared spaces. The model presents how much shared spaces a community can share when decreasing the private dwellings with 10 %.

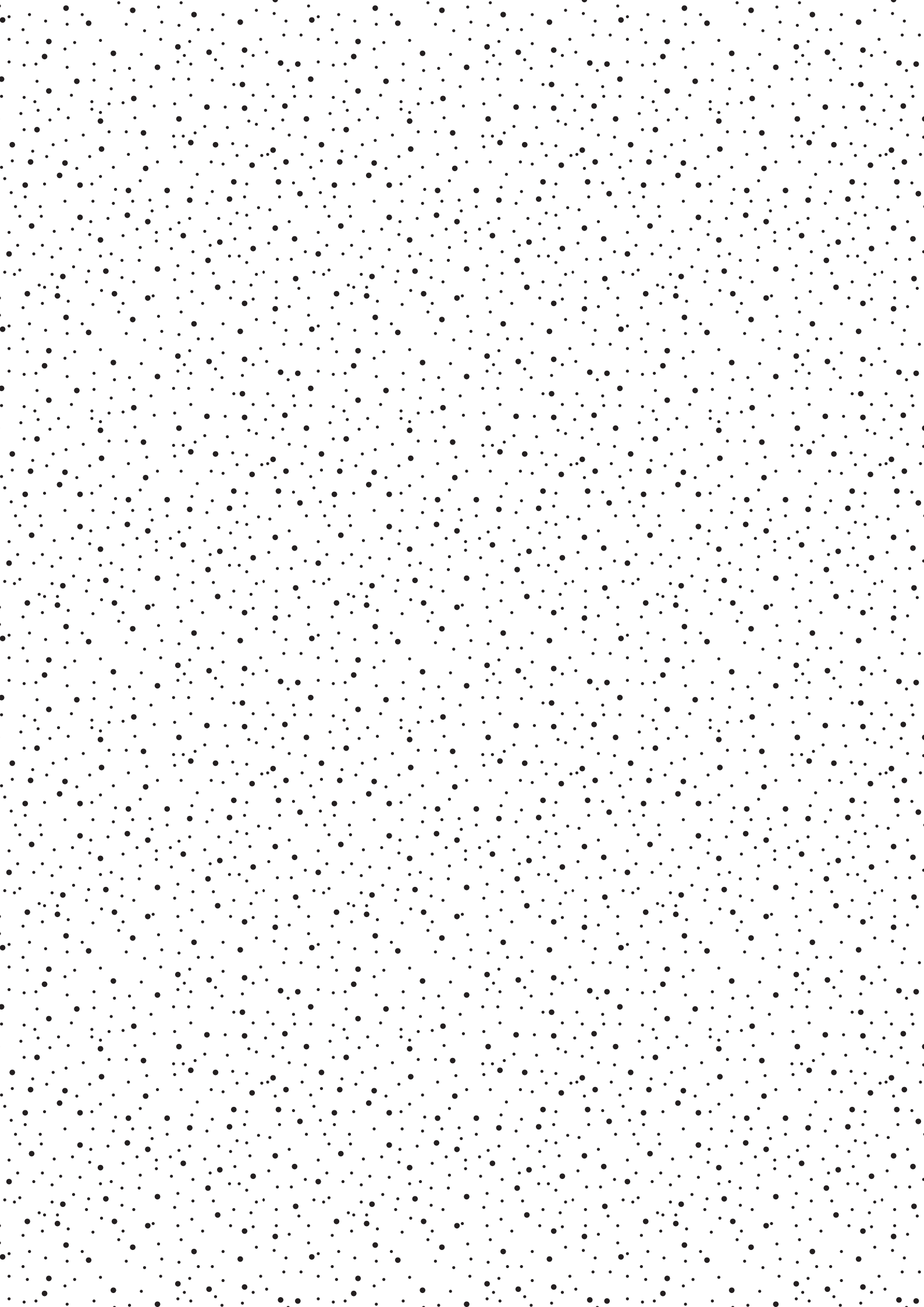
COLLECTIVE HOUSING FOR ELDERLY, 1990

Dedicated for occupancy over 40 years old.

MATS HULTH, 1970

Hulth works with questions concerning collective housing which leads to around 24 collective housing in Stockholm.

Source: (Vestbro, n.d.).



PROCESS

SHARED SPACES

Two concept of shared spaces



CLUSTER HOUSING



SHARED SPACE BETWEEN TWO APARTMENTS



SHARED SPACES CREATE FLEXIBILITY

Shared spaces have been investigated in different levels, within and around the building block. Two concepts are investigated within the dwellings, the cluster housing and shared space between two private apartments (see illustration above).

The private units in the cluster housing works as space divided elements where the remaining area is shared among the tenants. Living rooms, kitchens and storage are placed in the shared area. Square meters are being saved by sharing the social areas. The flexibility within the cluster housing concept have the longer time aspect, a household can increase and decrease in size within the apartment. The concept can be applied on different household constellations. The private rooms are of generous size to meet the tenants changing needs at the same time as the square meter per tenant is less than average due to the shared spaces.

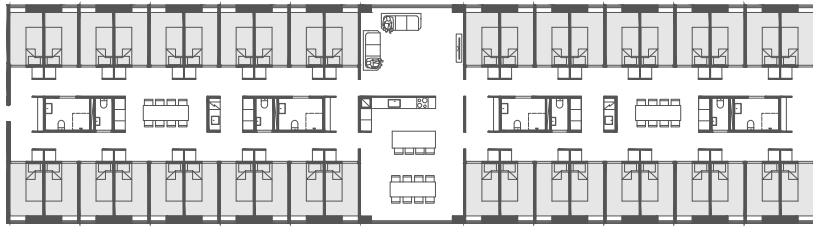
The shared space between two private apartment concept creates an elasticity of social areas within two apartments. This concept apply flexibility with the shorter time aspect for households where the needs are changed from week to week.

LEVELS OF SHARED SPACES

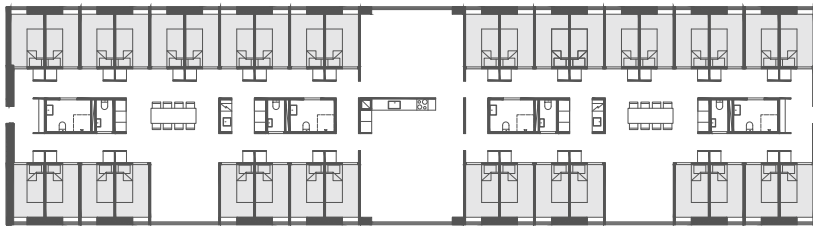
The spontaneous meetings are increasing in importance since there are many single households and an increasing elderly population. Loneliness is therefore a problem we need to work with and try to solve. Shared spaces on different levels creates spontaneous meetings between the neighbors within and around the building block. The meetings decrease the loneliness as well as increase the feeling of safety since the tenants get to know their neighbors. These meetings take place on different levels. From the public street, the semi-public courtyard shared with everyone within the block to the semi-private lounge which is shared within the stairwell to the apartments where the tenants share living rooms, terraces and kitchens with each other.

**EXPLORATION;
DISTRIBUTION OF SOCIAL AND PRIVATE AREAS**

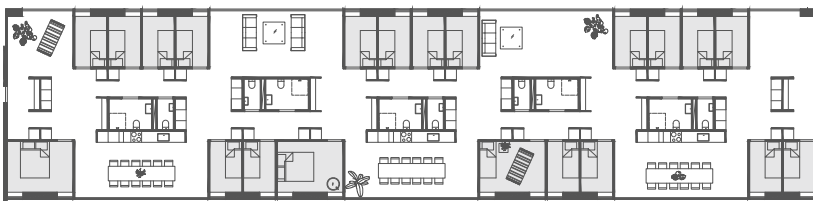
One unit.



40 PEOPLE, 461 SQM = **11,5 SQM/PERSON**



36 PEOPLE, 461 SQM = **12,8 SQM/PERSON**

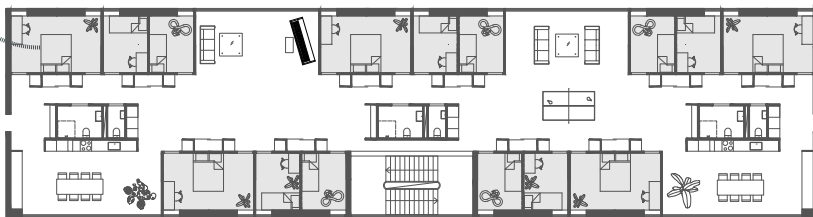


24 PEOPLE, 432 SQM = **18 SQM/PERSON**

Expansion of
the private unit.



One unit.



22 PEOPLE, 432 SQM = **19,6 SQM/PERSON**



INCREASING SQM/PERSON



MODEL PHOTOS

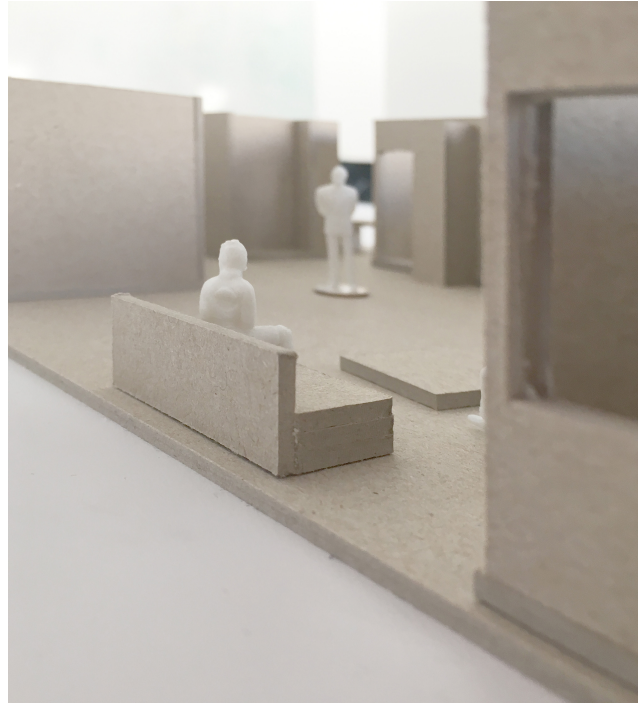
Investigating the units and the space in between

FINIDNGS FROM MODEL

To understand the created spaces and develop the proposal further, digital and physical models are made. The layout was continuously developed through explorations in models. Findings are for example the importance of dual aspect with daylight reaching the inner core from two direction in the cluster housing apartments. Another finding is the importance of the private unit's placement in connection with the communication area. When they are placed with different distance from the inner core, the feeling of a long corridor decreases as well as interesting niches are created.



CORRIDOR WITH LIGHT FROM TWO DIRECTIONS



SHARED SPACES

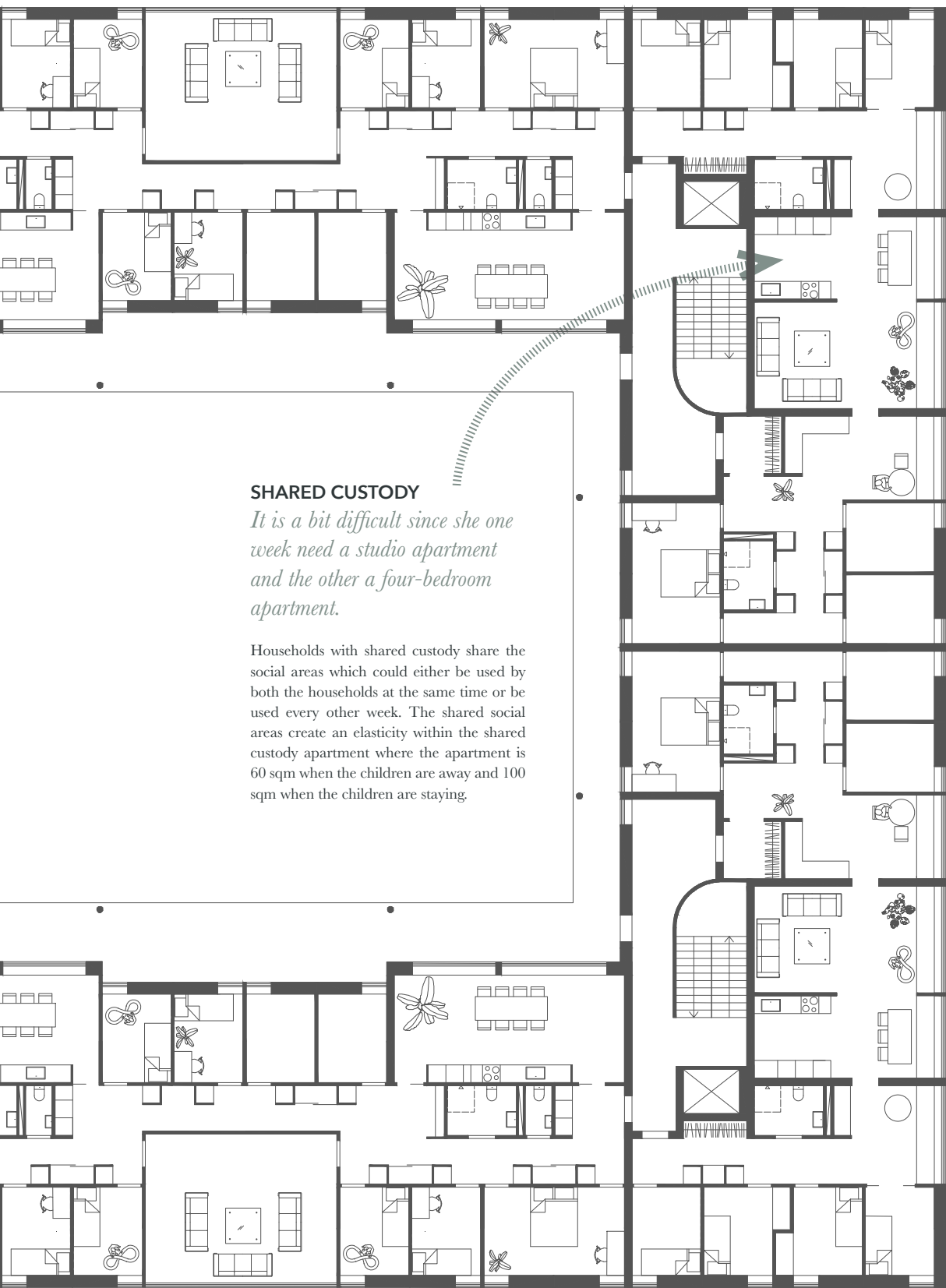
MIDTERM PROPOSAL



PRIVATE UNIT + STORAGE

The bedrooms work as the private area which in this proposal is either 14 sqm or 7 sqm, if it is divided into two units. The storage is placed outside the room to create flexibility through division of the units. The storage also works as a buffer zone between the common areas and the private room since the door is placed in a niche created by the storage. The disadvantage with the placement of the storage is that decreased privacy.

PLAN
SCALE 1:200 (A3)



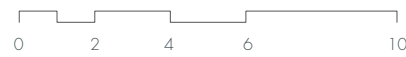
SHARED CUSTODY

It is a bit difficult since she one week need a studio apartment and the other a four-bedroom apartment.

Households with shared custody share the social areas which could either be used by both the households at the same time or be used every other week. The shared social areas create an elasticity within the shared custody apartment where the apartment is 60 sqm when the children are away and 100 sqm when the children are staying.



B



A

MIDTERM PROPOSAL



PRIVATE UNIT

The private rooms are in this proposal larger and contain a functional wall which can hold storage, desk and other furnitures. The disadvantage with the proposal is that it holds few occupancies which is less space efficient.

PLAN
SCALE 1:200 (A3)





MULTIPLE CHOISES

The private units are placed and dividing the shared spaces into different areas. There are multiple shared kitchens and living rooms which create possibility to use shared spaces alone or to spend time with other tenants.

THE PRIVATE UNITS

Investigating the private unit and the size of it

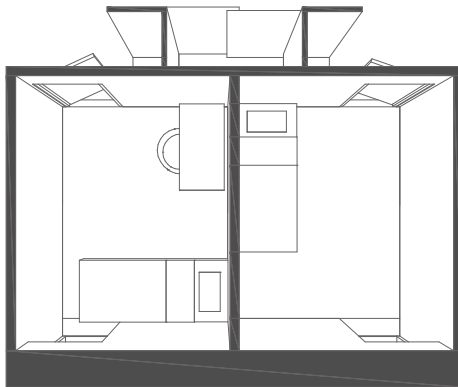
THE DEVELOPMENT

The balance between private and social areas is investigated (see process page 45). The private unit was initially dividable, “THE COMPACT ROOM”, with possibility to have two single units or a double unit. There is no space for private belongings since the unit is compact. The storage is placed outside the unit to create a niche that works as a buffer zone between the private unit and the social areas. The unit expands with a functional wall, “THE FUNCTIONAL WALL”, to be able to place storage and additional furnitures like a desk. The unit is still dividable and can be either two single units or a double unit.

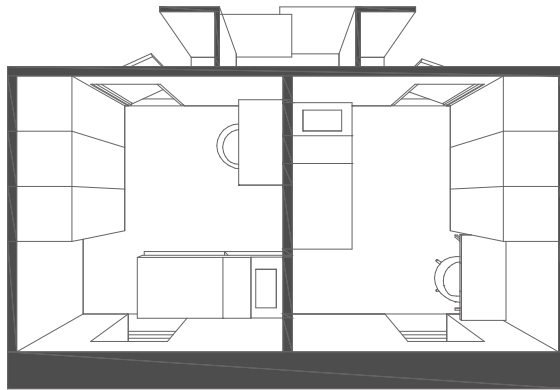
The two first proposals are quite compact which decrease the square meter per tenant but where many qualities are lost. The layout of the private unit is important in a collective where the tenant share more than a conventional apartment and where the bedroom become the only private space. The unit need to store private belongings and have place for the tenant’s belongings. According to a survey (see page 39), most people do not want to share bedroom or bathroom and therefor do the private units contain bedroom and bathroom.

THE FINAL PROPOSAL

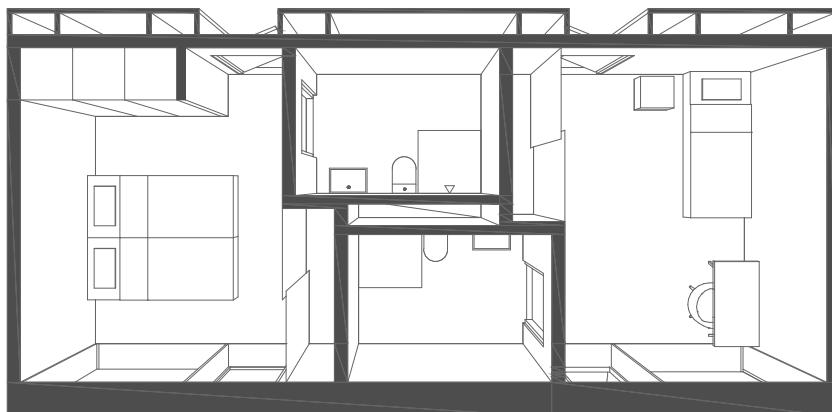
The final private unit, “THE COMPLETE PRIVATE UNIT”, is 17,1 square meters (bathroom included). The room can hold either a single bed or a double bed, which allows either one person or a couple to share the unit. The bathrooms are offset to create storage along the same wall. There are different ways to furnish the room and there is place for additional storage, a desk and other personal belongings. The unit is mostly glazed in the façade from floor to ceiling with a small private balcony.



THE COMPACT ROOM / AREA 7 -14,3 SQM



THE FUNCTIONAL WALL / AREA 8,7 -17,7 SQM



THE COMPLET PRIVATE UNIT / AREA 17,1 SQM

CORRIDOR

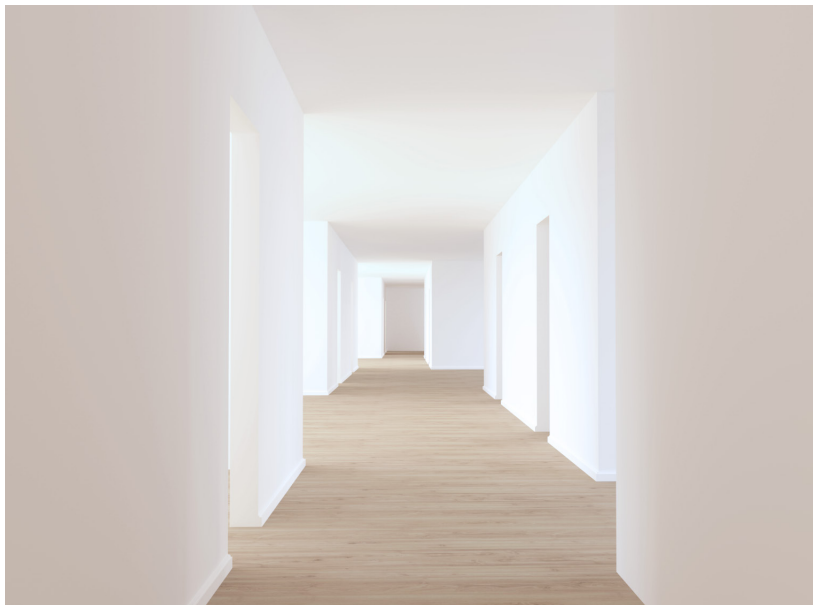
Private units forming the corridor

SPACES WITHIN THE COMMUNICATION AREA

The private units are placed with an offset from the inner core with different distances to deal with the communication area and create spaces within the corridor. The spaces created within the corridor works as motives and give the tenants a focus point. The shared spaces are open and give light to the communication area from different directions which creates a beautiful play of shadows and light in the corridor. Translucent screens are placed between the social areas and the communication area to let in light at the same times as it creates privacy.



CORRIDOR WITH CONTINUOUS WIDTH



CORRIDOR WHERE THE WIDTH DIFFERS

DIAGONAL ACCESS

LIGHT AND SIGHTLINES

By having shared spaces in two directions, every tenant has access to both directions even if the private unit are one sided. A private unit is always placed on the opposite side of a social area, the directions are shifted which create diagonal access between the social areas. Diagonal access also makes the apartment feel lighter and creating sightlines where you have an overview over the apartment. The illustrations to the right show the diagonal access between shared spaces.



SIGHTLINE FROM LIVING ROOM TO KITCHEN



SIGHTLINE BETWEEN TO LIVING ROOMS



PROPOSAL

“The home is a cornerstone of life. It is the place where we recover, eat, raise children, tend our relationships, clean, love and make plans for the holiday and future”

Translated citation. (Wennermark, K., 2017, p.3).

PROPOSAL

CONCEPTS

The southeast and northwest part of the block contains dwellings where the cluster housing concept is applied. Two private units are connected with bathroom between. The concept is flexible since it could be friends renting a private unit each or it could be a large family renting multiple rooms with access to several living rooms and large kitchens. It could also hold generational living where all the family members have a private unit. The shared spaces are placed in both directions.

The northeast and southwest part of the block contains apartments with three to five bedrooms. The kitchen, dining area and living room is shared with another apartment. The apartments can be used for families with shared custody where the need of square meters changes every other week. It can also be shared for social reasons where two families are friends and want to share the social areas. The shared spaces create an elasticity within the apartment where one of the private apartments is 54 square meters and additional 60 square meters are being shared. The tenants are therefore renting 84 square meters but access 114 square meters.

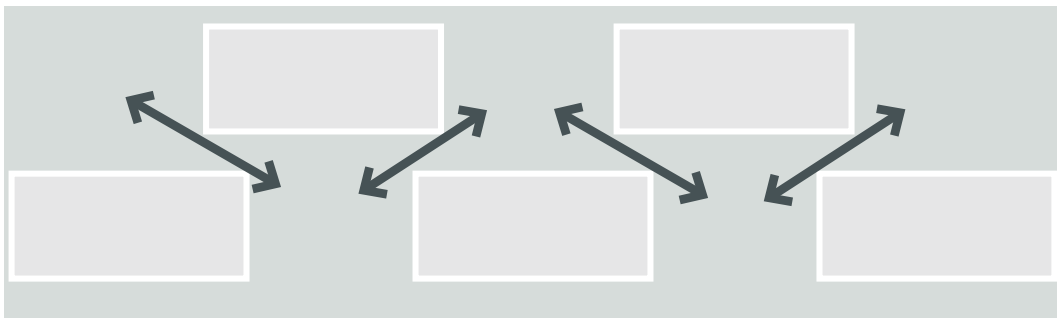
SHARED CUSTODY

It is a bit difficult since she one week need a studio apartment and the other a four-bedroom apartment

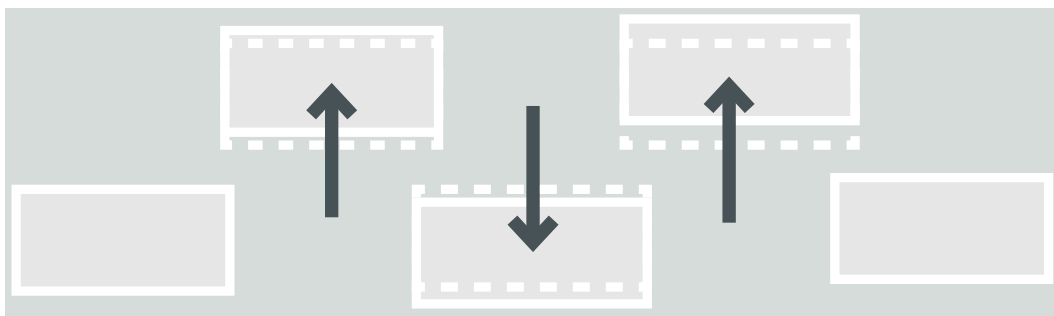
Interviewee D. (2019, February 9). (C. Tingdal, Interviewer)

Households with shared custody share the social areas, the shared social areas create an elasticity within the shared custody apartment.

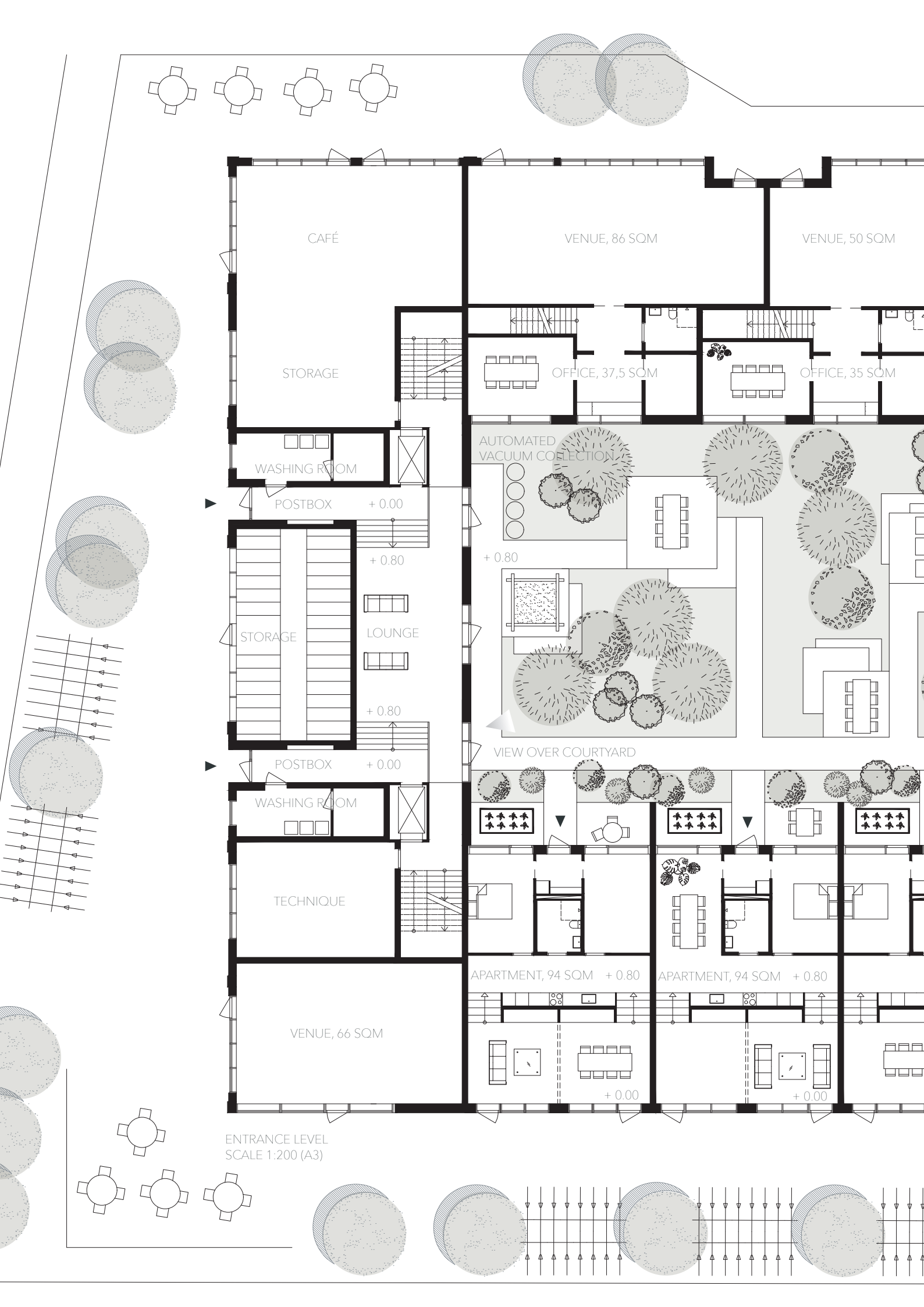
DIAGRAMS

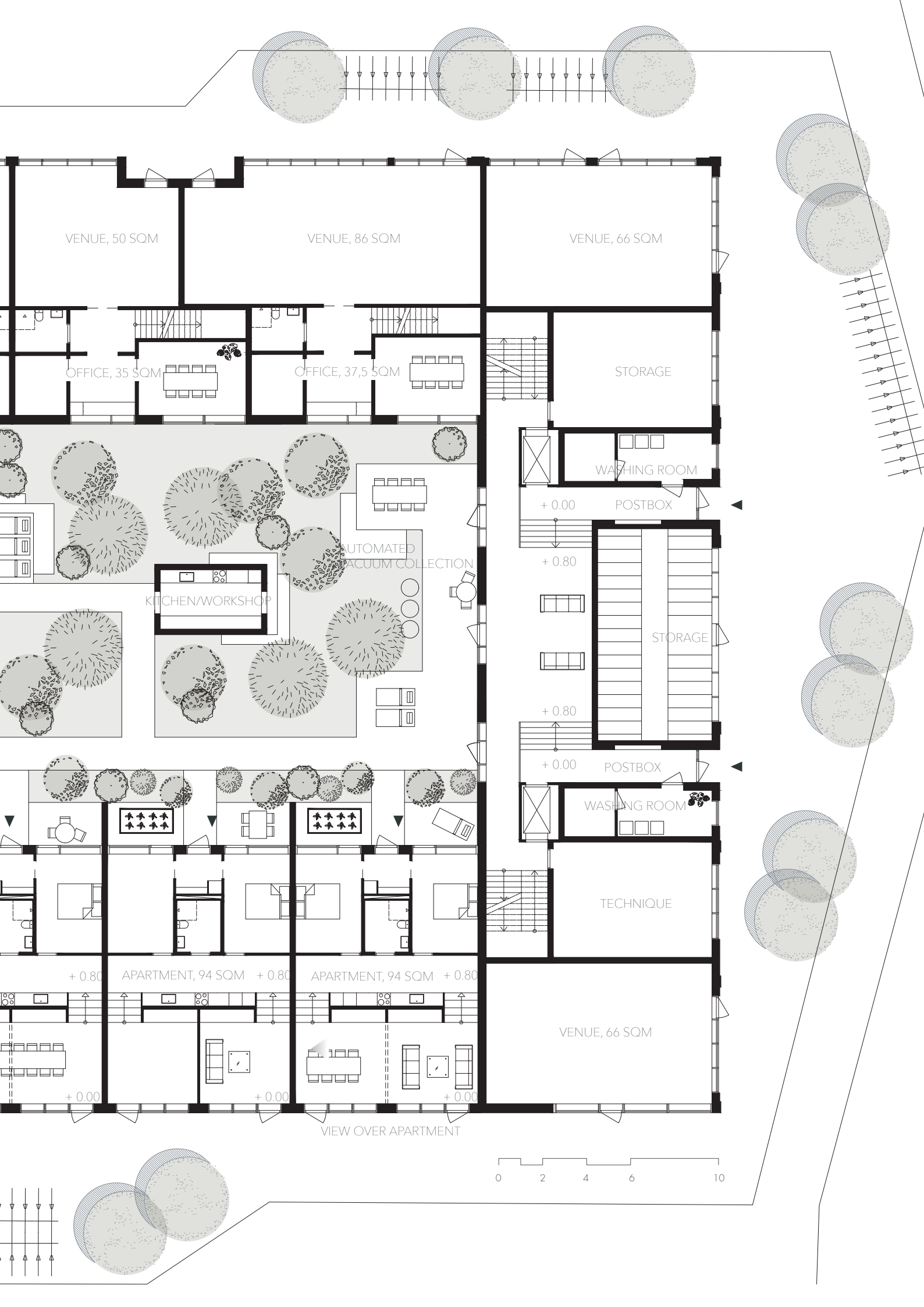


DIAGONAL ACCESS



VARIED WIDTH IN THE COMMUNICATION AREA





ENTRANCE LEVEL

The vibrant harbor area meets the residential areas

The entrance level contains both public and residential functions. Venues are located in the corners and on the northwest volume facing the river. The venues have double ceiling height and offices as connected to some of the venues.

The residence enters the building in the southwest and northeast volumes. The entrances are pushed back to mark the entrance and for weather protection. There are storages for bikes placed between the entrances. There is a direct contact from the entrance to the courtyard and the shared lobby. The lobby is shared by two stairwells and a place where you can read the shared newspaper, wait for your laundry or look out over the courtyard.

Home office/apartments are placed in the southeast volume. The social area is placed towards the street with double ceiling height (see illustration to the right). This space can be used as a living room, dining area, atelier, home office etc. The private area is placed half a floor up to increase the privacy. Accessibility is reached since all the necessities are gathered half a floor up which you enter from the courtyard.

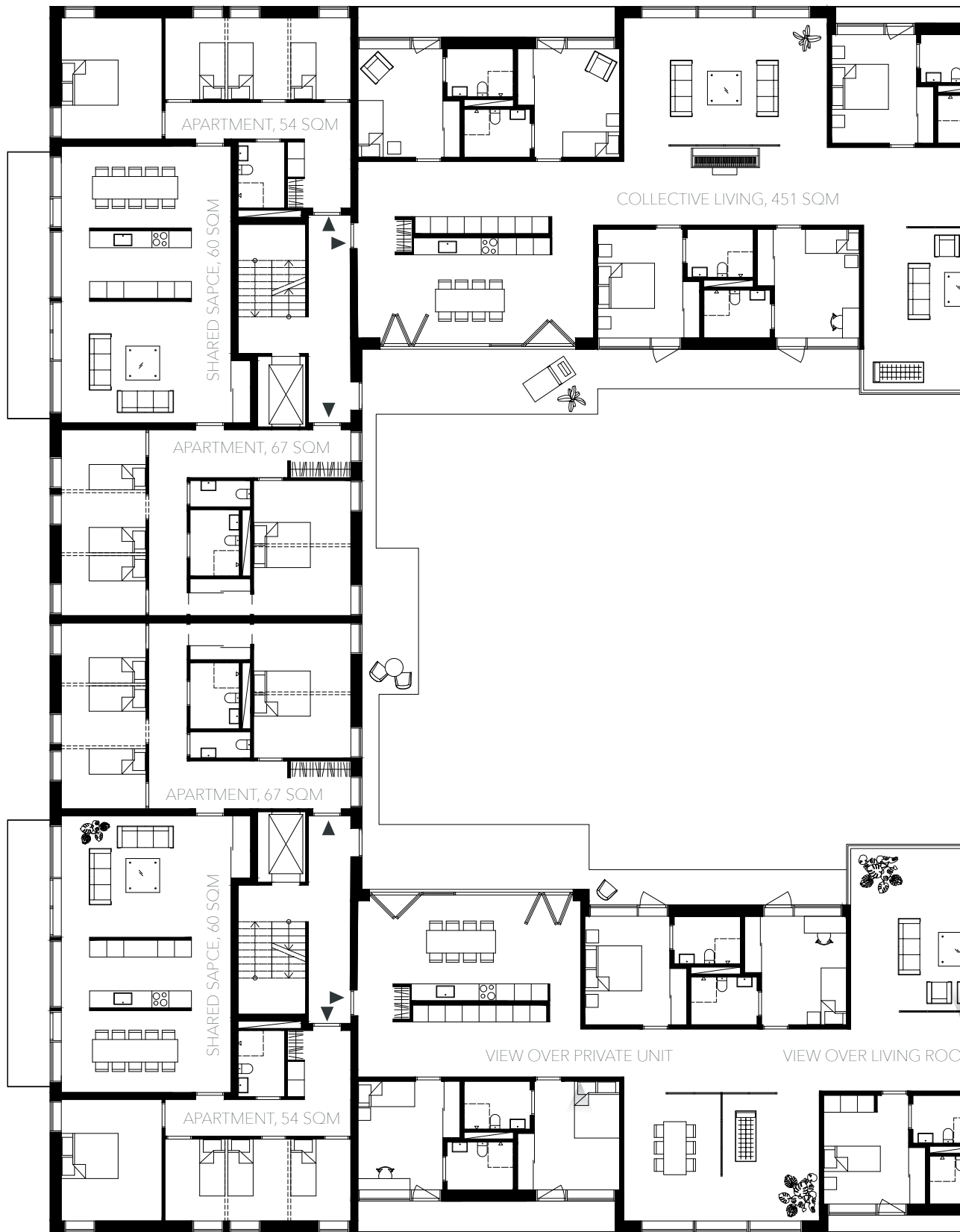
The courtyard has an elevated pathway with connected wooden decks to create different private spaces in the shared courtyard (see illustration on page 66-67). There are different activities like dining area, workshop, playground and sun bathing on the decks. The courtyard work as a motive from the apartments and connection the residence to the nature.



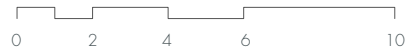
VIEW OVER APARTMENT / HOME OFFICE







PLAN
SCALE 1:200 (A3)



THE CLUSTER HOUSING

A place where you share more and thereby get more

● PRIVATE UNIT

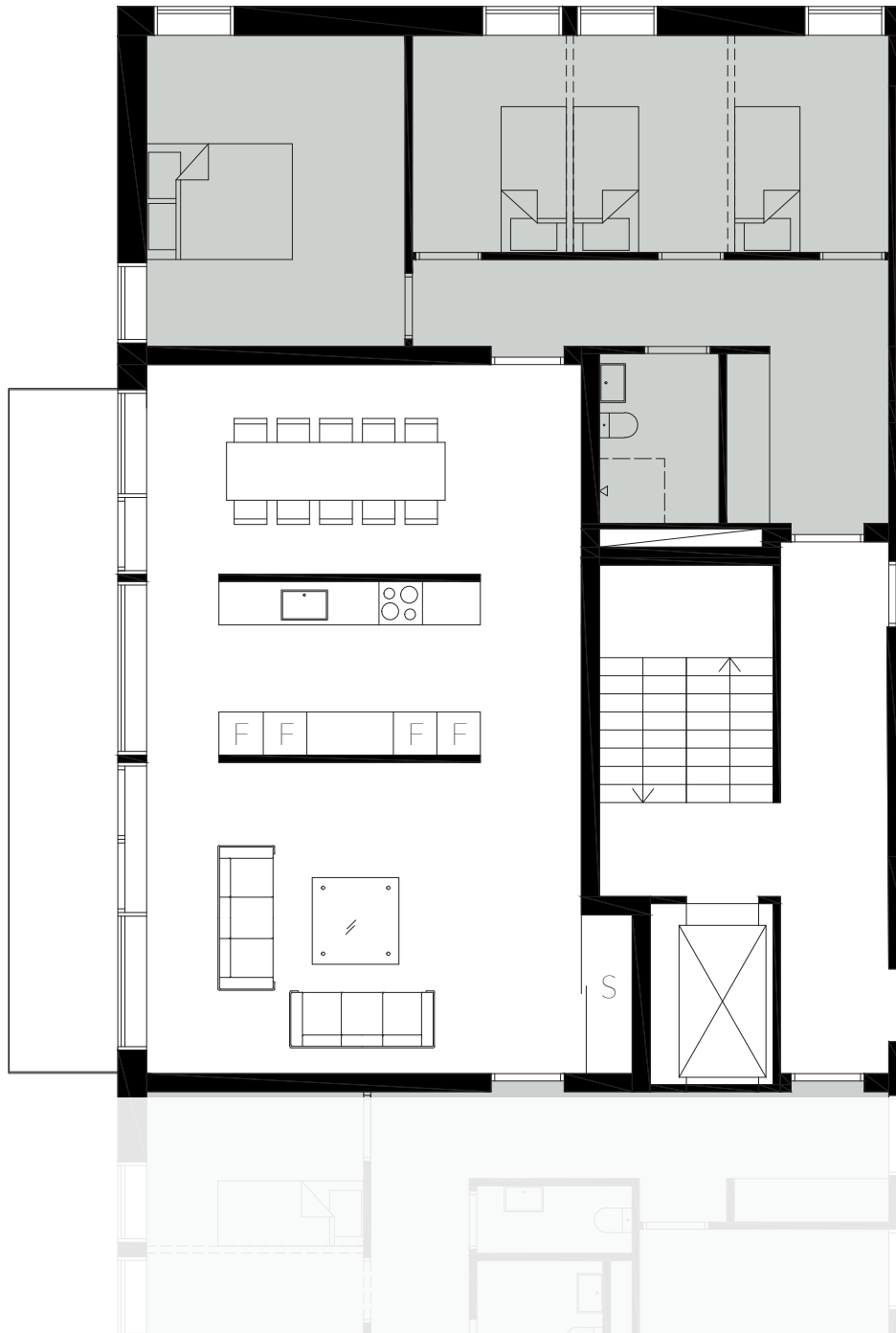


PLAN
SCALE 1:100 (A4)

THE ELASTIC APARTMENT

Sharing the social areas with friends or a household with similar needs

● PRIVATE APARTMENT



PLAN
SCALE 1:100 (A4)

PLAN SOLUTION

The collective and the elastic apartments are suitable for different type and size of household constellations who wants to live in a social apartment where the sharing gives you more

The two concepts of the plan are presented on page 44, Proposal. The northwest and southeast volumes contain private units in a cluster housing where you share the social areas and have a private bedroom and bathroom. The northeast and southwest volumes contain elastic apartments with private entrances, bedrooms and bathrooms and shared kitchen, dining area, living room and balcony.

The cluster housing and two elastic apartments are connected to every stairwell. When the tenants are entering the cluster housing, they have an overlook over the entire apartment. The private units are pushed and pulled to create spaces within the corridor, see page 54-55. There are 10 private units which can hold one or two tenants. The apartment is 455 square meters where up to 20 tenants can live which generate 23 square meter per tenant, almost half of the general square meter per tenant which is 41 (Statistikmyndigheten SCB, 2018)

The social areas are placed in both direction for every tenant to enjoy two directions. The private units are one-sided facing either the courtyard or the street and access a balcony of various depths.

The definition of the potential tenants is not stated since a large family or unrelated can share the apartment. It works perfect for generational living, single households and childless couples. Two large families could also share the apartment.

The elastic apartment was initially designed for shared custody households but works fine for families who are friends, elderly couples who want to share social areas with another couple etc. The private apartment is 54 square meter and the shared space is 60 square meters. The tenant pays for 84 square meters but access 114. The household with a mother and two daughters which was presented in the beginning are today renting an 80 square meter large one-bedroom apartment. In this case, they could have rent an apartment of similar size and access a large bedroom each and additional 60 square meters social areas that are being shared for almost the same rent as today.



RENDER OF PRIVATE UNIT



RENDER OF SHARED LIVING SPACE



FACADE FACING SOUTHEAST
SCALE 1:400 (A4)



FACADE FACING NORTHEAST
SCALE 1:400 (A4)



FACADE
SCALE 1:50 (A4)



SECTION
SCALE 1:200 (A4)



CONCLUSION

A contribution to the development of the Swedish homes

The final proposal is a multi-occupancy building adapted to pluralistic households where a user perspective is applied to achieve residential usability and thereby a sustainable housing development. The building serves as a complement to the current housing stock. Households are getting smaller due to the increased life expectancy and single households. Loneliness is a problem we need to deal with. The collective has developed thought time and have been driven by either political utopias or practical solutions for a simplified everyday life. The collective was later driven by the social advantage it had by sharing spaces. There is at the same time a lack of affordable rental apartments due to the development of the Swedish housing market. It is therefore desirable to design space efficient apartment which would lower the rent and therefore make it more affordable. The proposal investigated in shared spaces due to social and economic benefits it is generating. Social interactions among the neighbors decreases the loneliness and by sharing spaces the average square meter per tenant decreases which make the dwelling more affordable and therefore accessible for the citizens. Accessible apartments create a social mix which decreases the segregation which is one of Gothenburg's greatest problem and a goal within the vision Älvstaden 2021.

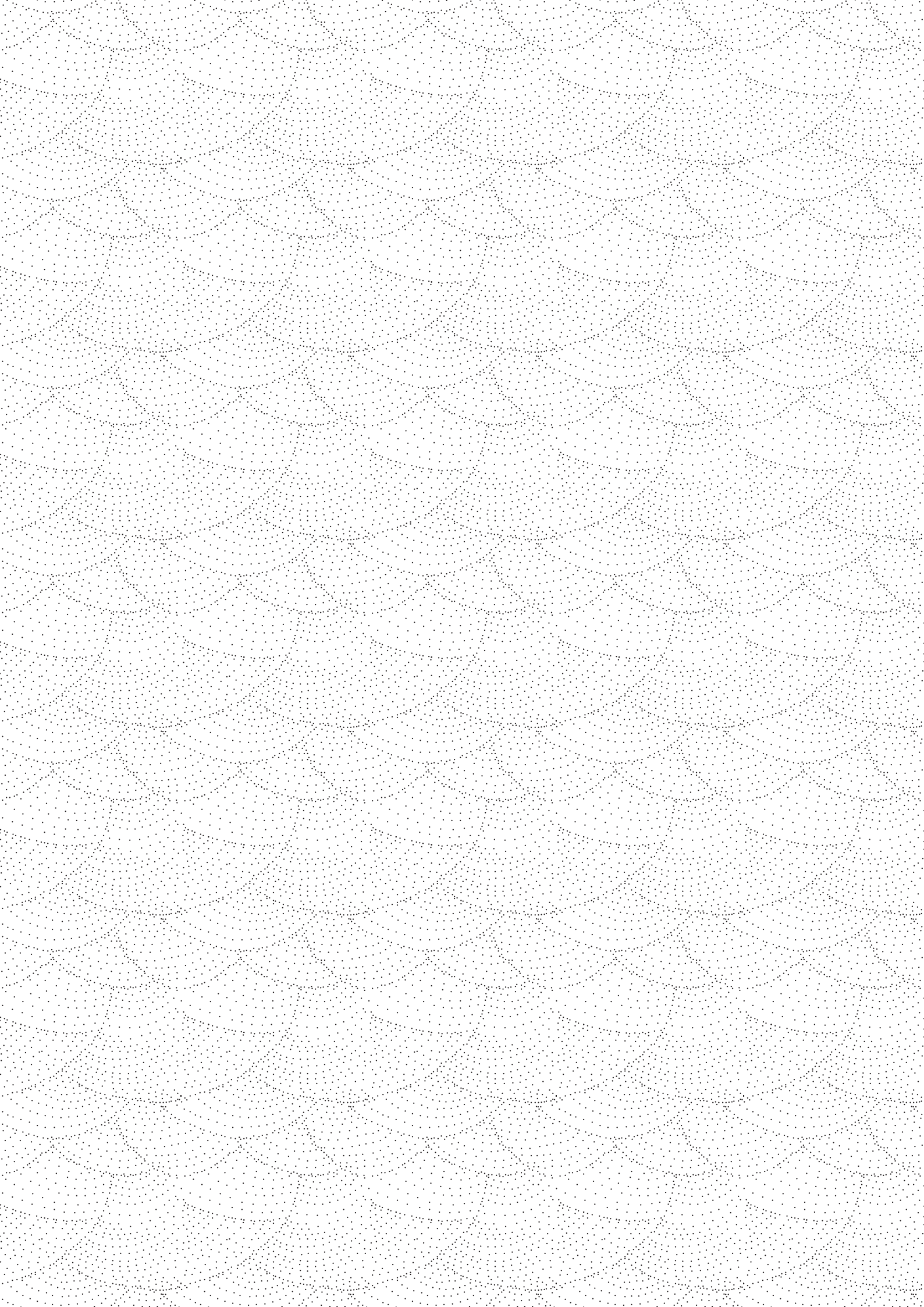
These ideas about new type of homes adapted to new family constellations have been discussed, developed and realized in some project in Sweden. It is important that we continue to challenge our profession and challenge the developers to improve the development of the Swedish homes. This proposal does not fit every household or every individuals' preferences, but it works as a complement to the conventional apartments which is dominating the Swedish housing market.

The proposal has addressed a user perspective to achieve usability by understanding what tenants prefer and need in their home. The interviewees, who represent different pluralistic households, preferences and ideas influenced the design work. For example, choice of site, layout of courtyard, contact with nature and shared spaces. It is important to continue addressing a user perspective in the future housing development.

It is vital that the housing market follow the development of households to be able to create home suitable for their lifestyle and promoting a simplified everyday life. This proposal works with the development by mapping demographic transformation, the change of household's structures as well as an applied user perspective to

understand what tenants want in their home. There are different levels of shared spaces where in this case, the private unit contains bedroom and bathroom. The relation between private and shared would be a good future exploration within these perspectives. Flexibility is also a concept which would improve residential usability by adaptation of different households and their needs.

We need to gain understanding about what the tenants want and need and design with a user perspective in order to achieve sustainable housing development. The current housing stock, with a majority of conventional apartments, attract and fulfil many tenants needs but it is important that we continue developing for the households who do not fit into the conventional apartment



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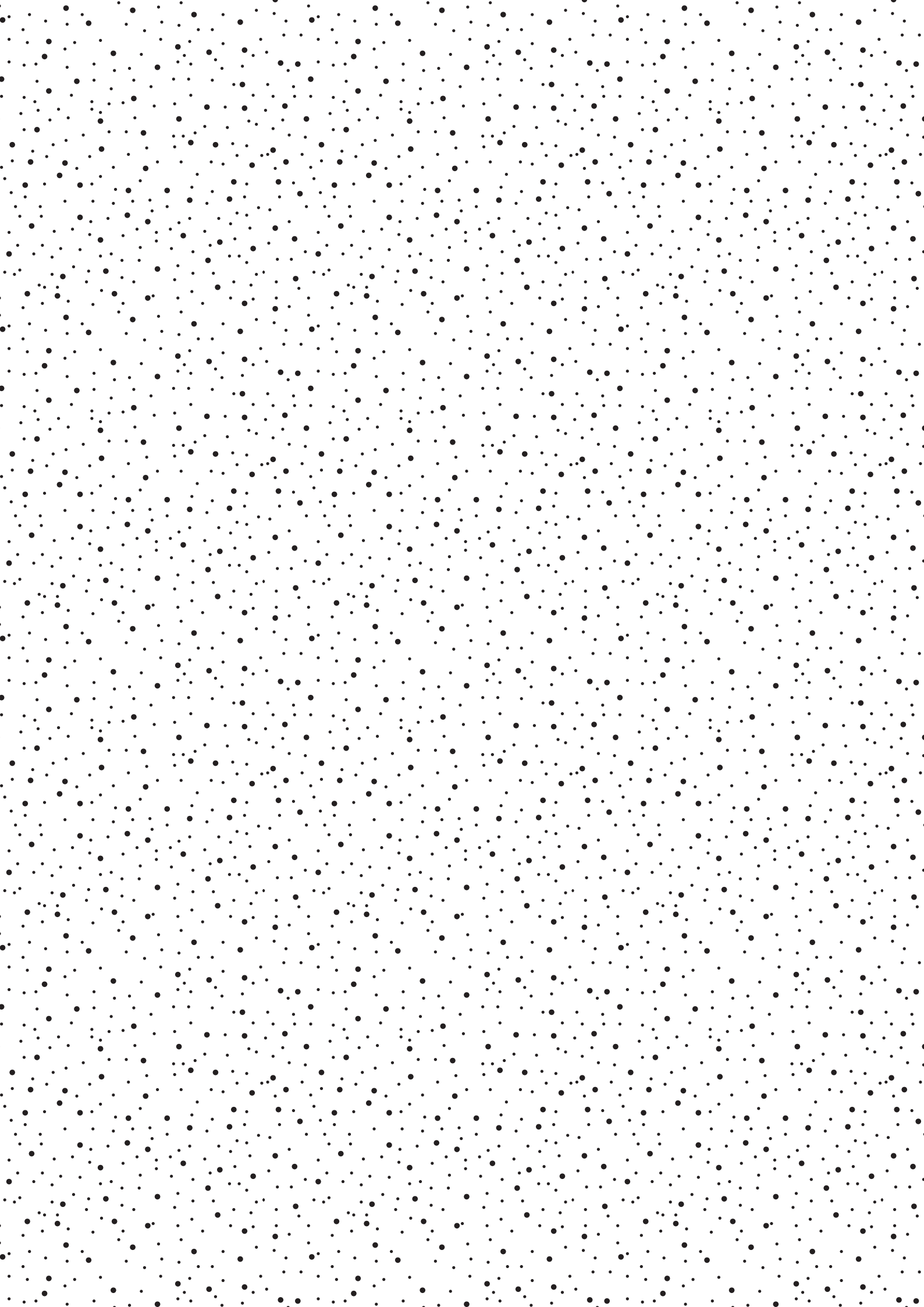
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APPENDIX

LARGE FAMILY

NUMER OF PEOPLE	6 (2 ADULTS, 4 CHILDREN)
AGES	47, 47, 16, 14, 12, 10
TYPOLOGY/TENURE	VILLA / OWNERSHIP
OCCUPATION	PRINCIPAL, PEDAGOGUE, THE CHILDREN ARE STUDYING
AMOUNT OF ROOMS	5 BEDROOMS, 2 LIVING ROOMS
SQM	170 SQM
MOVED IN	2008
INTERVIEW HELD	2019.02.09 10.55-12.10 HELSINGBORG, SWEDEN

SUMMARY FROM INTERVIEW

The family contain two parents with their four children. They decided to move from their previous house of 85 square meters. It was too small for the household even though the youngest child was not yet born. It was pure luck when one of the parents stumble across an advertise where they sold two plots, first come first served. They bought the plot and since they constructed the house, they could adapt it to their needs. They believed it was difficult to find homes with five bedrooms, which is their specific need since they are a large family.

The house has a large social area on entrance level with open connection between the kitchen, dining area and living room. The family enjoy the large kitchen and the kitchen island. The social area is where they spend the most time. They are preparing dinner in the kitchen, eating in the dining area and then spend time in the living room and watch tv during the evenings. There are possibilities to close the tv area, which is appreciated. The children spend more time in their bedroom. The openness between the kitchen and dining area is important, they can socialize with guest while preparing dinner. All the family members are using the dining area for work and homework.

They use and enjoy the large washing room where they have washing machine, dryer and desiccator. This is also the room where they store a lot of the outdoor wear. They

have a lot of storage but wished for more accessible storage for vacuum cleaner, extra chairs and stuff like that. They also wish for an extra living room which the teenager could close off while hanging out with their friends instead of using their bedrooms as they do now. The need of bedroom has changed during the children's growth. They did not use the bedroom as much when they were smaller, they wanted to be close to the parents. When they become older, they wanted more privacy and the need of bedroom therefore increased.

The parents chose the location because they believed the area would be child friendly. They wanted the kids to be able to play outside on the street where it is less traffic. The location is also close to the school which they appreciate, and they have now built a super market close by. The parents mostly use the garden for dining and sun bathing. If they would live in an apartment they would wish for a large balcony with place for dining and sun bathing.

The household got two bathrooms which is enough for the six persons, but there is need for more storage. They have a bath in one of the bathrooms which is still appreciated by the children. They would also want a shared living room which they could book for their children to use to hang out with their friends.

ELDERLY

NUMER OF PEOPLE	1
AGES	80
TYPOLOGY/TENURE	VILLA / OWNERSHIP
OCCUPATION	PENSIONER AND DANCER
AMOUNT OF ROOMS	4 ROK
SQM	ca 120 SQM
MOVED IN	2013
INTERVIEW HELD	2019.02.09 13.05-14.30 HELSINGBORG, SWEDEN

SUMMARY FROM INTERVIEW

The interviewee moved from hers and her, of that time, husbands house to a townhouse. They believed their villa was too big from them and had too much work. The townhouse has a great location with closeness to the beach, supermarket, library, health centre and a gym. It has two floors with social areas on the entrance level and bedrooms on the upper level. It was problematic when her husband became sick and disabled. They had to make their home accessible for him since the bedroom was on the second level. Unfortunately, her husband passed away, but she decided to stay in the house. She thinks that chores are becoming more difficult and as bigger projects now when she is older. She is a healthy 80-year-old but have help with cleaning the house every 6th week.

The townhouse is a bit too big for her, but she has decided to stay. Two rooms on the upper floor was used as guestroom and office when her husband was alive. Today, they are used as guestroom and tv-room but are in a sense redundant. The entrance level has a large living room with sofas, a piano and a niche where she has placed her working area. There is a possibility to divide the living room into living room and bedroom and therefore making the home accessible with all the necessities on the entrance level.

The home is adapted to the life she is living. The living room is large with space for her music, the piano, space

for her to dance and work. It is important for her that the living room have space for music and dance, and she do not want any tv in the living room which she believes take up too much space. She has stored a tv in one of the bedrooms on the upper floor. There is a small opening between the kitchen and living room, something she first though was a bit odd but started to like over time. She can close of the opening with curtains while she is cooking.

The bedroom is quite big, with space for yoga and have windows in two directions making it possible to ventilate. The washing room on entrance level have a door to the garden which is a great quality she believes. She can just wash the cloths and then hang them in the garden.

It would be important with social interaction if she moved to an apartment. She said that humans are the human's happiness. She needs to socialize to feel good. She believes that the dwelling does not need to be big if it holds all the important stuff, which are sentimental. It would also be important with a guest room or a shared guest apartment for her daughter to use when she visits from Stockholm with her children.

SINGLE PARENT

NUMER OF PEOPLE	2 (TEMPORARY 3)
AGES	56 & 14
TYPOLGY/TENURE	RENTAL APARTMENT
OCCUPATION	ADMINISTRATOR AND STUDENT
AMOUNT OF ROOMS	2 ROK
SQM	80 SQM
MOVED IN	2013
INTERVIEW HELD	2019.02.09 15.20-16.35 HELSINGBORG, SWEDEN

SUMMARY FROM INTERVIEW

The family contains a single mother with her two daughters, who live in a one-bedroom apartment. The bedroom is around 20 square meters and is divided by storage into two bed rooms for the sisters. The mother sleeps on a sofa in the living room. They moved to the apartment since their last apartment had a very expensive rent and was a second hand contract. The youngest child went with her mother to look at the apartment and had said "I could imagine living here". When the daughter felt like that the mother started to feel the same way. The daughter's feelings are most important. The apartment is also located in a neighborhood they were familiar with and which is calm in a central location. It is close to the daughter's school, her training, the city, the beach and the forest which they like to run in.

The mother does not want to move into one of the bedrooms when the oldest daughter moves away. The mother believes that her youngest daughter is old enough and need private space. She therefore prefers that the daughter get the entire bedroom of 20 square meters and that she lives in the living room. They will then have their separate parts of the apartment. The mothers do not feel any need for a private bed room since she is not living with a partner, even if it is desirable. They both need time alone, which the daughter gets in her bedroom and the mother in the living room. The daughter is using her computer and doing exercises in her bedroom. They are also hanging out in the living room watching tv together sometimes. There is a dining area in the living which is used if the mother is doing some paper work or if they have guests over. The daughter trains a lot and therefore need some floor area in the apartment.

They are three people sharing one bathroom which are often colliding since two of them like to shower in the morning and everyone are doing their make up in the bathroom. They would wish for either two bathrooms or a more efficient bathroom where you could use different functions in the bathroom at the same time. They would also wish for a bathtub and maybe a relaxing area and possibility to wash in the apartment but not in the bathroom.

There one-bedroom apartment is quite large, so the problem is a matter of distribution of squarer meters rather than the size. They wish for a more efficient bathroom and more storage in the entrance. They would not like an open plan solution since the mother lives in the living room. They wish for a larger kitchen with more working areas and storage. The dining area in the kitchen is quite small but it works.

When the daughter is studying from home, she is using the desk in her bedroom. The mother is sometimes also working from home as a masseur. She needs the space to look tidy then and have space for a massage bench.

They do not use the courtyard since it is not inviting. It only contains a recycling station and storage. They are positive to share areas if they not are forced to share it. They would like to share a common area where the daughter could hang out with her friends, a common gym and spa area. They would also like a balcony.

SINGLE PARENT

NUMER OF PEOPLE	4
AGES	50, 19, 17 & 15
TYOLOGY/TENURE	VILLA / OWNERSHIP
OCCUPATION	TEACHER, TWO CHILDREN ARE STUDYING AND ONE IS WORKING
AMOUNT OF ROOMS	5 BEDROOMS, 2 LIVING ROOMS
SQM	ca 120 SQM
MOVED IN	2000
INTERVIEW HELD	2019.02.10 12.00-13.15 ÄNGELHOLM, SWEDEN

SUMMARY FROM INTERVIEW

The family with parents and three children moved to the villa from an apartment 19 years ago. They had small children and felt that a villa was the next step for them with a garden. The villa needed renovation when they bought it which they have done in different phases. The mother separated from the father a couple of years ago and live in the villa alone with the children every other week. She was happy that she was able to stay after they divorced. She felt that it was important for the children to still have their home which would be a safe place from them. The mother has divided the upper floor which she rents out to afford staying in the villa. She is also renting out a small house in the garden. Every tenant has their private entrance. She believed that it is a good opportunity to be able to rent out parts of the home for example generational living, office etc. The location close to the sea is much appreciated.

The household contain four people every other week, it is then a lot of activity. The mother uses the kitchen more when the children are staying but except from that she uses the same rooms no matter where the children are staying. She has been thinking of moving to an apartment since there is always things to do with a house which she is tired of taking care of herself. They would need a four-bedroom apartment if they moved. It is a bit difficult since she one week need a studio apartment and the other a four-bedroom apartment. The mother believe it is important that the children get their own bedroom so that they can bring home boy- and girlfriends. The children would maybe prefer to stay at their dad's place if they had smaller bedrooms at their mother's place.

The bedrooms were located on the upper floor until they started to rent it out. They are now located on entrance level where they before had a lot of social areas. They can open up the dining area and create a connection to the garden and terrace. They have used the terrace a lot for dinners. It would be important to be able to open up to the outside if they moved to an apartment.

One of the children are staying home the entire day sometimes and the other children going to school. The children are coming home from school sooner than the mother. They are spending time both in the social parts of the home but also in their bedrooms. The children are using their computer in their bed. The bedrooms are a bit too small, but all the rooms have space for a double bed and a lot of storage which is good.

The kitchen has an open connection to the dining area. The dining area is the most social part of the home, it is where the children are doing their homework and where the mother is doing some work from home. It is also where they eat dinner and socialize with guests. They appreciate that the living rooms is separated from the dining area. They are using the living room for watching Netflix. They have a teenager-room in the basement with ping pong which the children were using a lot when they were younger. The room is mostly used for storage today.

SINGLE PARENT

NUMER OF PEOPLE	2
AGES	48 & 12
TYOLOGY/TENURE	RENTAL APARTMENT
OCCUPATION	TEACHER AND STUDENT
AMOUNT OF ROOMS	3,5 ROK
SQM	80 SQM
MOVED IN	2014
INTERVIEW HELD	2019.02.10 13.25-14.40 ÄNGELHOLM, SWEDEN

SUMMARY FROM INTERVIEW

The household of a single mother and her daughter moved from Gothenburg to the apartment 5 years ago. They were looking for apartments and townhouses but could not afford a townhouse. There were not many opportunities, it was either the apartment or no apartment at all. They got the opportunity by a contact. The location is great, nearby the daughter's school, close to services, activities and public transport.

The majority of the dwelling in the neighborhood is villas. The mother is missing a garden. She would like to be able to farm outside the apartment on the green open space that no one is using today.

They have one bedroom each, a living room and a small room which is used as an office. The mother is doing work from home in the small office, but the daughter prefers to do her homework in her bedroom. The mother has been thinking about rearrange the office to a small library with bookshelf and an armchair. They are spending the most time in the living room, it is the lightest room. The mother would like to be able to fit a piano into the living room.

The daughter is home more than the mother. She is spending the afternoon in the living room watching tv and the evenings in her bedroom doing homework, using her computer and her phone. The daughter's bedroom

is a bit bigger than the mothers. They are square shaped which create a lot of flexibility when it comes to furnishing the room. The mother prefers two middle sized bedrooms instead of a master bedroom and a smaller bedroom. Small bedrooms are useless according to her.

They do not care if the plan solution is open or closed. If the apartment would be smaller, an open plan would be preferable with possibilities to create a large dining area. But it is also a quality to be able to close the kitchen and leave the mess. The mother prefers walls with possibility to furnish the rooms in different ways. The room connections are good except to mother's bedroom where you need to pass the living room to access the bathroom.

They believe the outdoor space is important. They would prefer a closed courtyard so that no unauthorized could access to outdoor space. It should be cosy in the courtyard with vegetation and some furnitures.

They have a shared washing room, bicycle storage and external private storage. They would like a shared room for hobbies where people can paint or fix the bike. The mother wished for a deeper balcony with place for more furnitures. It can be a bit windy on the balcony due to the closeness to the sea, they would prefer a more sheltered balcony.

LARGE FAMILY

NUMBER OF PEOPLE	5
AGES	45, 41, 10, 8 & 5
TYOLOGY/TENURE	VILLA / OWNERSHIP
OCCUPATION	ENGINEER, LOGISTICS, THE CHILDREN ARE STUDYING
AMOUNT OF ROOMS	4 ROK + BASEMENT
SQM	
MOVED IN	2010
INTERVIEW HELD	2019.02.10 15.20-16.50 HELSINGBORG, SWEDEN

SUMMARY FROM INTERVIEW

The family of five moved from a one-bedroom apartment when the parents had their first child. They wanted to move to a villa with access to a garden. They have renovated the house in different phases and are not yet done. The parents did not think about if they would have more children when they renovated the upper level, so they are therefore missing out one bedroom. They have three children and two bedrooms for them to share. The two youngest children were sharing bedroom until a couple of month ago when the two oldest started to share instead, they had more similar interests.

They wanted a social home and renovated the entrance level to a social area with kitchen, dining area and living room. The upper floor contains three bedrooms and two bathrooms. They believe the bedrooms do not need to be as big as they are. The family are spending the most time in the kitchen and dining area. They prepare food, eat and help the kids with their homework. They have a working area on the upper floor which is also used by the children, they do not use their bedroom for homework. They parents are also doing work from home in the dining area. The dining area is flexible and can hold up to 25 people around the table. The flexibility is something they value a lot and something they want to keep when they are renovating the kitchen. The dining area was located in the living room from the beginning with a table in the kitchen as well. When they had renovated the dining area in the kitchen, they stopped using the dining area in the living room and decided to take it away.

The bedrooms do not need to be big when the children are small, the bedrooms are 14 sqm. The children are just

sleeping, storing cloths and using their computers in the bedrooms. The mother believes 9-10 sqm are enough, but she does not know if the need of space will change when the children are getting older.

Their living room is more closed during weekdays since it is a room for socializing and do not have any tv in it. They did not want a tv in the living room because they did not want the children to sit by the tv next to them when they are socializing with guess in the living room. They prefer a living room and a separate small tv-room. The entrance is big which was something they valued. They want to enter a spacious room.

They have a tv-room and a guestroom in the basement. The guestroom could transfer into a bedroom for one of the children when they feel the need to have their private bedroom.

They have strengthened the connection to the outside by building a terrace next to the kitchen and placed doors to the terrace. They are having a lot of dinners on the outside thanks to the good connection. They would probably not use the outside as much if it was not for the good connection.

They do not want any private guest room if they moved to an apartment, they prefer a shared guest apartment. They would not like to combine the washing room and bathroom because the bathroom is clean, and the washing room contains dirty cloths. They would also like to share a room for parties if they lived in an apartment.

YOUTH

NUMER OF PEOPLE	1
AGES	25
TPOLOGY/TENURE	RENTAL APARTMENT
OCCUPATION	ADMINISTRATION
AMOUNT OF ROOMS	1 ROK
SQM	30-40 SQM
MOVED IN	2019
INTERVIEW HELD	2019.02.11 14.10-15.20 HELSINGBORG, SWEDEN

SUMMARY FROM INTERVIEW

The interviewee is in between homes and staying at her mother's place temporary. She is looking for a rental studio apartment around 30-40 square meters with a smaller kitchen and larger living room. The living room should be able to divide into different spaces with different functions. She wants a sleeping area, a tv area and a relaxing area.

She wants to find a place to get her own private space. A place she can relax, a place where she can feel calm and safe, her own little nest where she can spend time in the living room which is only hers. A place where she can invite her friends.

Today, when she is temporary staying with her mother's place, she is mostly spending her time in her bedroom. She also spends a lot of time with her boyfriend at his place. They usually spend most of the time in his living room watching tv.

During her days off she wants to leave the apartment at some point. It does not need to be far away from the apartment, it could be a shared space in the block. The same goes for work, she does not want to work with her own company from home. She rather goes to a café or a shared space within the building block. There should though be place for a desk where she can store important papers in her future apartment.

The apartment should be more private than social. There do not need to be space for large dinner parties, she never invites more than two persons at the same time. The kitchen does not need to be big and she does not care about dining area in the kitchen.

The apartment should be light since it affects her well-being. She also dislikes insight from the neighbors. It is important that the dwelling is located in a safe area. The location should preferably have walking or biking distance to all necessities, it is sustainable. She also wishes for the apartment to be close to her boyfriend's place. The bathroom should contain a place for doing her makeup, something she is missing in the current bathroom. She would not like washing machine in the apartment though. There is no need for much storage, she rather clear out sometimes and have less stuff.

She does not like spending time in the courtyard because she feels observed. She would prefer a roof top terrace. She would like a balcony if it is not too close to the neighbors.

ELDERLY

NUMER OF PEOPLE	2
AGES	88 & 80
TPOLOGY/TENURE	RENTAL APARTMENT
OCCUPATION	PENSIONERS
AMOUNT OF ROOMS	3 ROK
SQM	82 SQM
MOVED IN	2012
INTERVIEW HELD	2019.02.11 18.30-20.00 KLIPPAN, SWEDEN

SUMMARY FROM INTERVIEW

The elderly couple lived in a villa before they moved to the rental apartment. They felt that they started to get old and did not have the strength to maintain the house. The house started to get old and there were many things to fix like repaint the windows. They moved to the apartment since it had a central location with closeness to pharmacy, dentist, doctor, supermarket etc. It is important that services are close when you are getting old. They also knew that the owner of the building had a great reputation.

The interviewees live in a + 55 building which means that you need to be 55 years or older to live there. They do not feel that the apartment is suited for them. The bathroom is quite small and there is no space for a washing machine in the apartment. They do not want too much space because then you have more area to clean and maintain.

The believe the toilet, bedroom and kitchen are the most important room in the apartment. The bedrooms do not have any closet, which they would like. The apartment contains two smaller rooms for storage. There is no need for external storage since they threw away a lot of stuff when they moved from the villa.

The kitchen has an open connection to the living room which they appreciate. They also like that the kitchen is close to the living room and the dining area. They are

using the bedrooms as living room and have a bedroom each with their own tv since they like to watch different tv-programs. One of them got a desk with computer and a closet to store important papers. The bedrooms are 12 sqm each, which is enough according to them. They have friends living in a similar apartment where they share a bedroom and have the other room as a tv-room. They would like to have a shared guest apartment since it is too expensive to have a guest room in the apartment but have family living far away.

They like that the apartment has dual aspect. The glazed balcony is used a lot, both for dinners during summer and as storage during winter time. The balcony is a bit too small; they would wish for it to be about 8 sqm and fit a dining table for four persons. They would like the courtyard to be closed so that they could take their fika in the courtyard. The connection between the staircase and the courtyard could be improved with direct connection to the courtyard from the stairwell.

They share washing room, storage, gym and a common area where they gathered once a week. There is two persons in the building who is arranging the events. They drink coffee and eat cake every Thursday. They also arrange different parties like midsummer party and Christmas party. The feeling of safety is increased when they get to know their neighbors.

ELDERLY

NUMER OF PEOPLE	2
AGES	73 & 70
TYPOLGY/TENURE	VILLA / OWNERSHIP
OCCUPATION	PENSIONERS
AMOUNT OF ROOMS	6 ROK
SQM	160 SQM
MOVED IN	1974
INTERVIEW HELD	2019.02.12 11.05-12.25 PÅARP, SWEDEN

SUMMARY FROM INTERVIEW

The couple moved to the villa 45 years ago with their two children who have moved out years ago. They lived in an apartment before they moved to the villa, but the mother was used to live in a villa with garden and could not think of anything else to live in. The house is 160 sqm, the entrance level is 100 sqm and the upper level is 60 sqm. The villa has been flexible through the years with many different options of arrangements in the different rooms.

They had economical limitations when they were searching for villas. They moved to Påarp located about 20 minutes from Helsingborg. Påarp have everything they need, stores, post, bank, youth recreation center, library, supermarket, pizzeria, health center etc. The only thing they missed while the children was smaller was closeness to the activities which was located in Helsingborg. They needed to drive the children to the activities, but the area has good public transport and connection to Helsingborg which the children was using when they became older.

The villa was adapted to their family when they moved there, the children had one room each and the parents shared one. The couple are spending a lot of time in the living room during winter time and in the glazed terrace during summer time. They do not have any TV in the glazed terrace, it is a place where they socialize. The glazed terrace is much appreciated by the grandchildren as well. They also like the access to the garden and playground when the grandchildren are visiting. It is important with seating area for conversations in the living room, but a TV is not necessary there. The connection between the living room and the kitchen is much appreciated. The kitchen has enough of working space.

They have all basic needs on the entrance level and could easily make it accessible with just small changes. The space on the upper level was useful when the children was living in the villa but are superfluous today. The bedrooms are approximately 12 square meters which is enough, they just sleep and store cloths there. There is enough of storage in the house with a lot of closets and an attic with possibilities to store stuff. They believed there is almost too much storage, then you just store unnecessary stuff.

They would not like to move to anything smaller than a two-bedrooms apartment. They would like a guest room for friends when they come visiting, which happens quite frequently. They could share a washing room if they moved to an apartment but wished for a washing machine within the apartment because when you get older you maybe do not have strength enough to carry all the cloths to an external washing room. Access to a green area would be needed, like a closed courtyard. Possibilities to farm would be appreciated. It would also be important with spaces to meet you neighbors for social interactions like a roof top terrace with shared spaces. It would also be very important with a balcony. Their glazed terrace is very well used from March to October.

They are most satisfied with the openness in the home and that all the functions are placed on entrance level making it accessible. They also appreciate the access to outdoor areas.

SHARED CUSTODY

NUMER OF PEOPLE	2-4
AGES	40, 36, 16 & 14
TPOLOGY/TENURE	VILLA / OWNERSHIP
OCCUPATION	PRINCIPAL, TEACHER, THE CHILDREN ARE STUDYING
AMOUNT OF ROOMS	5 ROK
SQM	150 SQM
MOVED IN	2016
INTERVIEW HELD	2019.02.12 18.05-19.10 ÄNGELHOLM, SWEDEN

SUMMARY FROM INTERVIEW

The mother separated with her husband who she has two children with. She met a new man who they moved to a villa with three years ago. The children are living with their mother every other week. It was important with four rooms when they were looking for a home. Three bedrooms and an extra room working as an office. They wanted a villa since it is a freedom with connection to a garden. It was also important that all necessary renovations were done, and that the villa was 1,5 stories with the children's room on the upper level. They were looking for homes in Ängelholm and the neighboring areas and found the house in Vejbystrand where the partner had lived before.

The upper level could preferably have a living room as well. What is specific with their family constellation is that the upper level is only used every other week. The mother would never like the rent out that part when the children stays at the father's place. It is important that they have their own rooms with place for bed, tv and computer. The rooms should be quite big for the children to feel welcome. The situation should be as normal as possible after the separation. The children spend almost all their time in their bedroom except when they are eating dinner. They are teenager and want to be alone. They hang out with their friends in their bedrooms. The children's bedrooms are large, 15 and 19 sqm. There is enough storage in the bedrooms.

The need of storage has changed depending on the age of the children. When they were smaller, they would be able to share bedroom but when they became teenagers, they needed their own space. It is important to think about

how the children had it before the parent's separation. What are they used to have? The mother does not believe in flexible bedrooms that can change depending on if the children are staying there or not.

The social areas in the villa are open with kitchen, kitchen island, dining area and living room. There is a glazed terrace in connection to the social areas. They spend most of their time in the social parts and during summer times in the glazed terrace. The mother appreciates the open connection between kitchen and living room, it is nice when someone is making dinner and the other one is watching tv and have contact with each other. Her partner does not like it as much, he does not like when you can see what the other one does in the kitchen. There is a fireplace in the living room which they are using a lot during the winter.

The mother and her partner use the office when they are working from home. There is storage next to the entrance where they store a lot of stuff. The entrance is spacious, large and open which is appreciated.

The mother would like a washing machine in an apartment but separated from the bathroom. They would also like to have a shared guest apartment. They are positive towards shared spaces. They would like a shared courtyard where you can barbeque and dine. It is worth a more expensive rent to be able to share functions in the housing block. It would be important with a large balcony which could store seating area for 4-6 persons. Preferably two balconies in different directions.