



The U-shaped house's first two floors have a prefab frame in concrete and also include an entrance, RTU and library. The upper floor of the nursing home consists of wooden modules with apartments, a kitchenette and a bathroom. illustration; SR-K (Scott Rasmusson-Källander)

Sustainable housing that stands out

BY BJÖRN ASPLIND AND KIM HALL

Svenska Vårdfastigheter is building a nursing home with 54 apartments on Tuvägen in central Handen in Haninge municipality. The building, which will be completed in late autumn this year, stands out architecturally with its three top floors in wood, which rest on a beam system made of concrete.



Kodumaja - builder of the World tallest timber building

Kodumaja is simultaneously a trademark and the name of a group of Estonian companies that specialise in construction of high-quality housing from prefabricated modular sections in the Nordic countries, mainly apartments in multi-storey block of flats. Apartments for sale, rent, students, assisted living, hotels.

Kodumaja has been in the housing business **since 1995** and have built approximately **5 500 apartments**, from which more than 95% are built in Norway, Denmark, Sweden and Finland.



Kodumaja, in co-operation with Norwegian companies, is building the World tallest timber building (**Treet**) in Bergen, Norway, at the moment.

Treet is **14-storey** and 51 m high and has 62 apartments. The construction of the project started in spring 2014 and will be completed by 2015.

Kodumaja has entered into the market of building the assisted living apartments in **Sweden**.

Kodumaja recently finished project with **54 assisted living apartments** in Norrtälje and building the next project in same size for Svenska Vårdfastigheter AB in Handen at the moment.



www.kodumaja.com





Illustration: SRX (Scott Rasmusson-Källander)

The surrounding area consists mostly of apartment buildings and the accommodation is well integrated in the neighbourhood environment, within walking distance to Haninge station and Haninge town centre.

The building contractor Constrera AB builds, on behalf of the Svenska Vårdfastigheter, accommodations that beautifully connect to the mountains and nature, and is projected to clear Environment Classification Silver. The estimated cost for Constrera is about 85 million SEK, and everything will be ready for occupancy in autumn this year. The accommodation will have five floors and consist of six departments. Frosunda Omsorg will rent out the accommodation.

Modules

A modular system is a cost-effective and sustainable method used for building the nursing home. Work commenced in December 2014 and its design is in the final phase.

- We are looking at the construction documents right now and as soon as they are ready, we will form the base. The modules from Kodumaja will be here in June, the accommodation's modules rest on a concrete frame, concrete columns and glulam beams. A beam foundation is used where the house sits on rocks. A modular system is an effective and sustainable building method which is becoming more and more common, says Monica Carlström, construction manager at Constrera.

Beam system

The U-shaped house's first two floors have a prefab frame in concrete and also include an entrance, RTU, changing room, meeting room and library. The first two floors cover only a small part of the house, the rest of the house rests on a beam system that hangs two floors above. This is perfect for the sloping property.

The three top floors with wooden modules consist of apartments, kitchenettes and bathrooms. The modules are delivered directly from the factory in Kodumaja, Estonia.

High quality

- The advantage of using modules is that they are quick to build and you get a standardised construction process in a factory situated within a rough climate. We can ensure high quality and quick building time. Installations are routed, walls and roofs are painted and the floors are completed. The modules are later on grouted together at the site, finishes Monica Carlström.

In order to make it more pleasant for the elderly, walls and doors are painted in contrast and the public areas are decorated with cosy wallpaper. Each department has a common kitchenette and eating area.

Industrially built

- My responsibility is to manage the project so it is implemented according to time and quality, says Mattias Brantenberg, construction manager at Svenska Vårdfastigheter.

- Our key idea is to deliver industrially-built wooden houses, and this is done because we want to be environmentally certified and classify the houses as Silver environment buildings.

- We collaborate very tightly with our contractor Constrera regarding this project. We focus on our partnership, sharing knowledge and ideas. Just like the modular supplier Kodumaja, Constrera joined us in a very early stage and we work extremely closely together, says Mattias Brantberg.

Kodumaja

For Kodumaja, the retirement home Solbacka in Norrtälje, which was built by Svenska Vårdfastigheter, was the first project that they had delivered to Sweden in a while. The project in Handen will be the second.

- Kodumaja wants to penetrate the Swedish market even more. At the moment, we are their only client in Sweden, which is a shame as Kodumaja stands for fantastic quality and they are also very fun to work with, finishes Mattias Brantsberg.

FACTS

BUILDING OF THE NURSING HOME IN HANDEN

Municipality: Haninge

Value: about 85 million SEK

Developer: Svenska Vårdfastigheter AB

Renter: Frosunda Omsorg AB

Building contractor Constrera AB

Modular supplier: Kodumaja

Geo consultant: Geomind AB

Architect SR-K (Scott Rasmusson-Källander)

Consultants: Brandgruppen ni Sverige AB.

WSP Sverige AB, WSP Elteknik AB, Brandkonsulten Kjell Fallqvist AB, HA Ventilation AB, Sixten Reibo Ingenjersfirma AB