

HOUSING

**AS HOME AND INVESTMENT
FOR THE PRECARIAT**

PRE-DIPLOMA

Peder Pili Gundersen Strand
The Oslo School of Architecture and Design
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Supervisor: Bente Kleven

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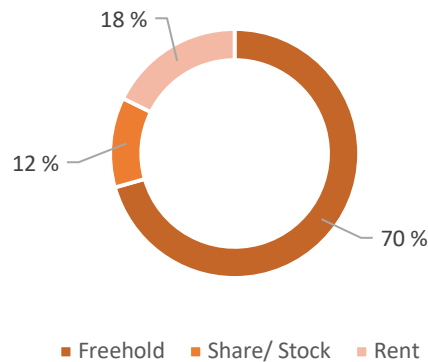
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TOPIC - HOUSING AS HOME AND INVESTMENT FOR THE PRECARIAT

In the post-war period in Norway, the social housing politic consisted of offering mass produced housing for investment giving the owners an economical security in a regulated market. Throughout the 80s the market got deregulated and lay the premises for bigger investments and bigger dividend. This has resulted in a housing market that is difficult, and for some people impossible to take part in. More people in Norway cannot afford an apartment in the biggest cities. This has many consequences for the city itself. But even bigger consequences for the private economy of the residents.

People by ownership of housing in Norway

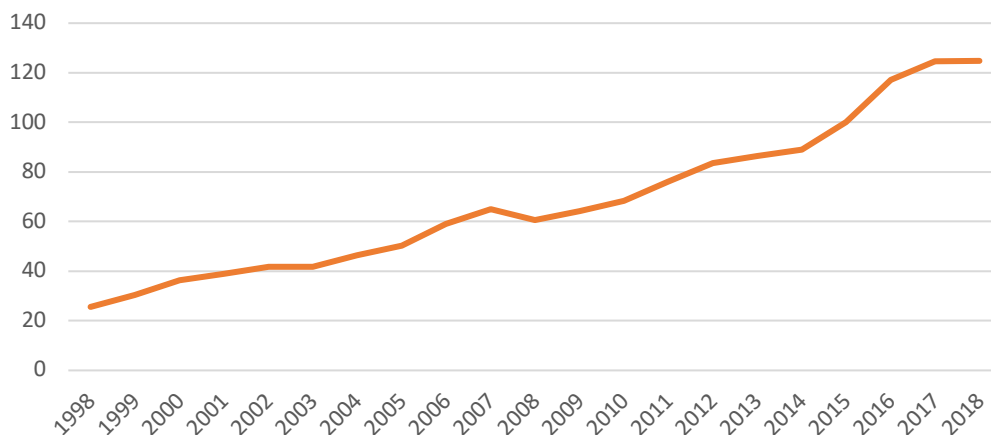


<https://www.ssb.no/bygg-bolig-og-eiendom/statistikker/boforhold/aar>

The demand for regulations and new ways of investing in apartments have opened up the public debate about housing politics in Norway. As architecture is a result of housing politics and peoples wishes for how they want to live. It is also interesting to look at new possible architectural interferences for a new housing market.

The people who really struggles to get into the housing market is what we call the precariat. The precariat is a social class that suffers from an economical precarious situation. They don't have a stable economy with the privileges that it offers. They work under short term contracts, on-call services etc. This makes it difficult to predict future income and therefor makes it difficult to get a loan without a capital.

Price index for apartments in Oslo in prosentage



<https://www.ssb.no/statbank/table/07230/tableViewLayout1/>

TASK

To offer these people an affordable investment, the project should look into flexible investment and living situations. The task will be:

A building society wants to offer housing for people with unpredictable income. The whole or part of the housing unit should be an investment object that a resident can buy, building up a capital. The housing unit should offer an environment that answers to the persons monthly or annual economic situation. It should be a sustainable solution for future residents in the same situation. Keeping the housing complex off the professional investment market.

The project is inspired by the ongoing debate on the precariat, both in Norway and internationally. A housing project for the precariat is not a utopian solution, neither a positive view on the upcoming working trend. It is an answer to how more people can be given a chance to take part of the housing market and its benefits with the economic and political tools and regulations that exist.

METHOD

By studying a combination of architecture and economic principles for social housing I wish to create not an entirely new typology for housing but using a combination of the established principles.

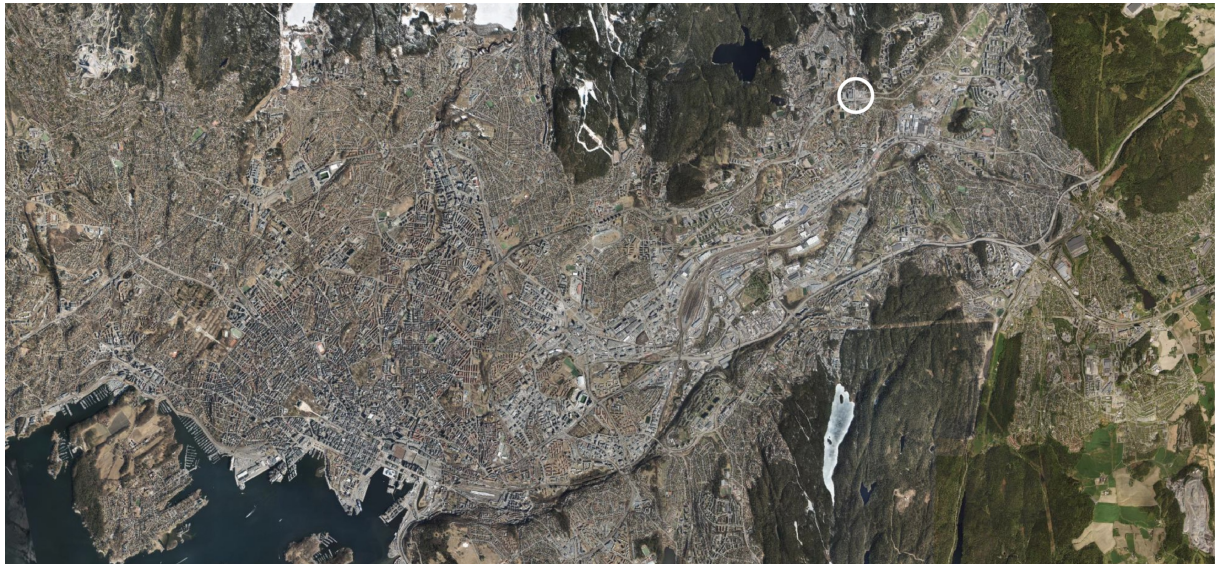
The first face of the project will focus on working out concepts for the logistics for the housing. How can an apartment be flexible? both economically and social. How can a room program help an individual to be able to invest in an apartment?

Further in the process the concept, based on diagrams will have to be transferred to a room program that meets the requirements of the residents.

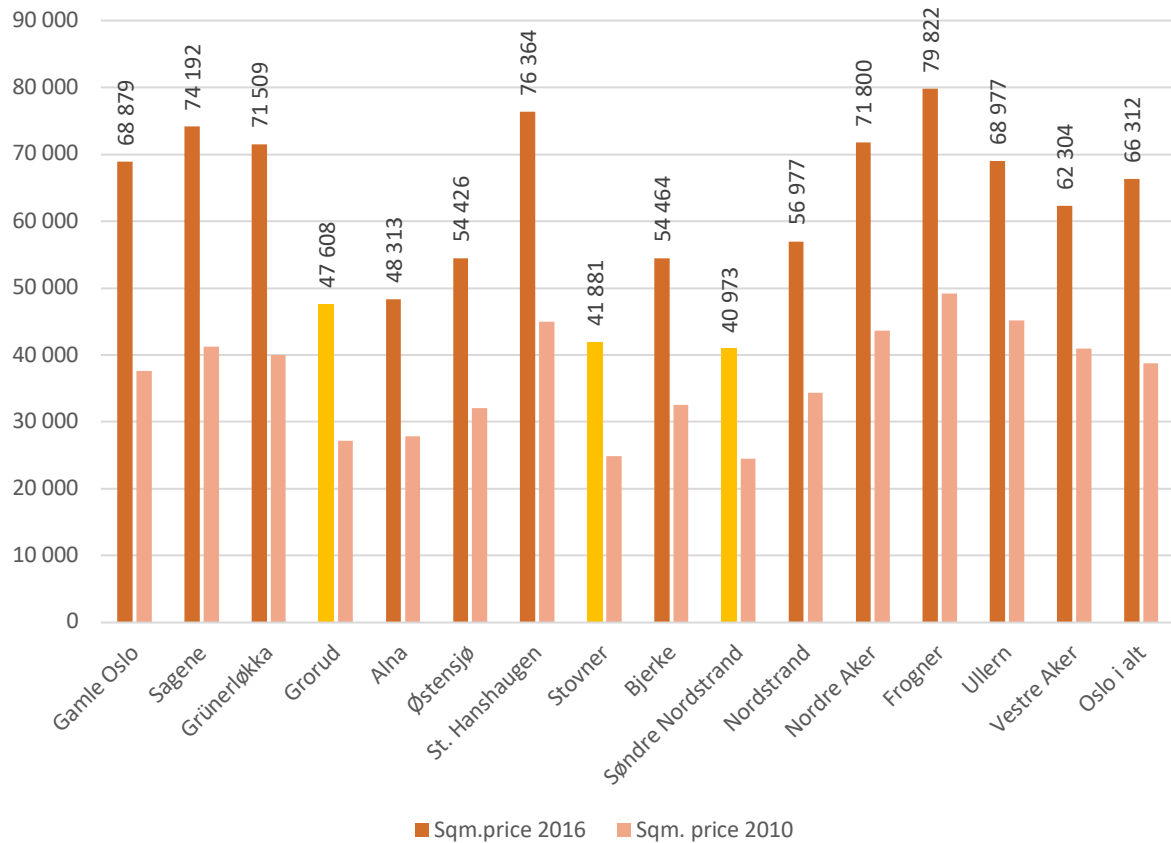
In the detailing phase it will be important to work out drawings that brings the concept in to architecture that can be realized. The flexibility from the concept must be developed further to enable the user of the building to live in an apartment that feels like a home, not a machine.

SITE - GRORUD CENTER

The choice of site is based on low sqm-prices, connectivity to the city center of Oslo, and short distances to Romsås, Ammerud and Stovner. Grorud center was originally planned to be a center for the nearby areas. A development of Shell-tomta with a high-density building mass follows the intentions of Grorudsatsinga. The area has potential for being a good center for the local community. Downgrading Trondheimsveien is a part of the area development and can improve both the challenges connected to noise and communication.



Sqm. prices in Oslo by district



<https://www.oslo.kommune.no/politikk-og-administrasjon/statistikk/boliger-byggevirksomhet-arbeids-og-naringsliv/boligpriser/#gref>

CLIMATE

Through four faces I want to improve the carbon footprint of the building: *Lowering the footprint of the construction, energy efficient constructions, energy producing elements. And the materials after the life of the building.* The four topics should be introduced to the project.

PROGRAM

To accompany the housing complex for the precariat, it is suitable with functions that can be driven by or used by the residents. This could be a kindergarten, sport facilities, cafés etc. It should be implemented both architecturally and logistically. To cover building costs and add activity to the street there should also be shops and office spaces in the complex.

Site area: 11 000m

Site BRA: 100-200%

Housing: 200-300 units, 14 000m

Office- and commercial space: 5 000m

Car pool parking (no private parking)

Public areas

SUBMITTED MATERIAL

Model with situation context 1:1000 Situation Plan 1:1000

Ground Floor Plan 1:200

Plans 1:50

Sections 1:50

Elevations 1:100 / 1:200

Illustrations

Architectural Models 1:50 /1:1000

Construction and Detail sections 1:50

Research Paper

Description / Book

SCHEDULE

Survey	August	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
	Task	Understanding the social and urban context Mapping the site developing an underlay of drawings
	Product	Summary research report Drawings DWG Drawings 3D Climatic analysis of site Physical model of site
Concept	September	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
	Task	Creating a concept for the logistics of the housing complex and the urban setting
Schematic design	Product	Set of diagrams explaining ideas for the housing and urban plan
	October	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
	Task	Implementing the diagrams to the project site and understanding the program research in building construction materials
Development	Product	Strategies of space organisation of separate functions main layout of the project
	November	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30
	Task	Developing the final project
Production	Product	Strategies for the organisation of the whole spaces Physical spatial models
	December	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
	Task	Finalize all the drawings and presentation model
	Product	DWG drawings for plans, sections and elevations. visualizations Digital handin
	January	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31
		Final reviews