

# Living Together: Towards a Third Housing Sector in Oslo

Diploma by Amalie-Marie Elvegård & Anna Olette Evensen



## 1. THE FIRST SECTOR

The first sector is the space in which most people buy, sell or rent out their properties. Operating on the private market is often associated with financial yield from tenants or gain from a sale, which is why investing in property is often viewed as a safe and profitable investment. Furthermore, much because of this, property in general is becoming an investment in an object more so than that of a home. Rental prices often reflect the housing prices. Normally, the banks operate with a general rule that requires 15% of the property price up front, thereafter an average loan is 5 times the buyers annual income. For many, inflation increase the housing prices so substantially every year that they never fully catch up.

## 3. THE THIRD SECTOR

The Third Housing Sector is an emerging but *not yet established* sector, which can hopefully offer a future alternative to the First and Second sectors. The role of the Third Sector is thought to be a way to build a bridge between the two sectors, where many fall in between. The foundation of this sector is (or will be) built on slowing down gentrification, helping preserve local cultures and societies while also focusing on collectivity, community and shared activity.

## 2. THE SECOND SECTOR

For many, housing prices are so substantially out of budget, even that of the rental market, that they qualify for financial aid from the government. This is often associated with (but not limited to) long-term ill, elderly, low wage workers and others that simply cannot manage day to day living costs. The aid given is often through social housing compartments with a fixed, low rental price. However, there is a limit to how much can earn annually before you lose accessibility to the service, and should you cross it the availability to such an apartment will be revoked.

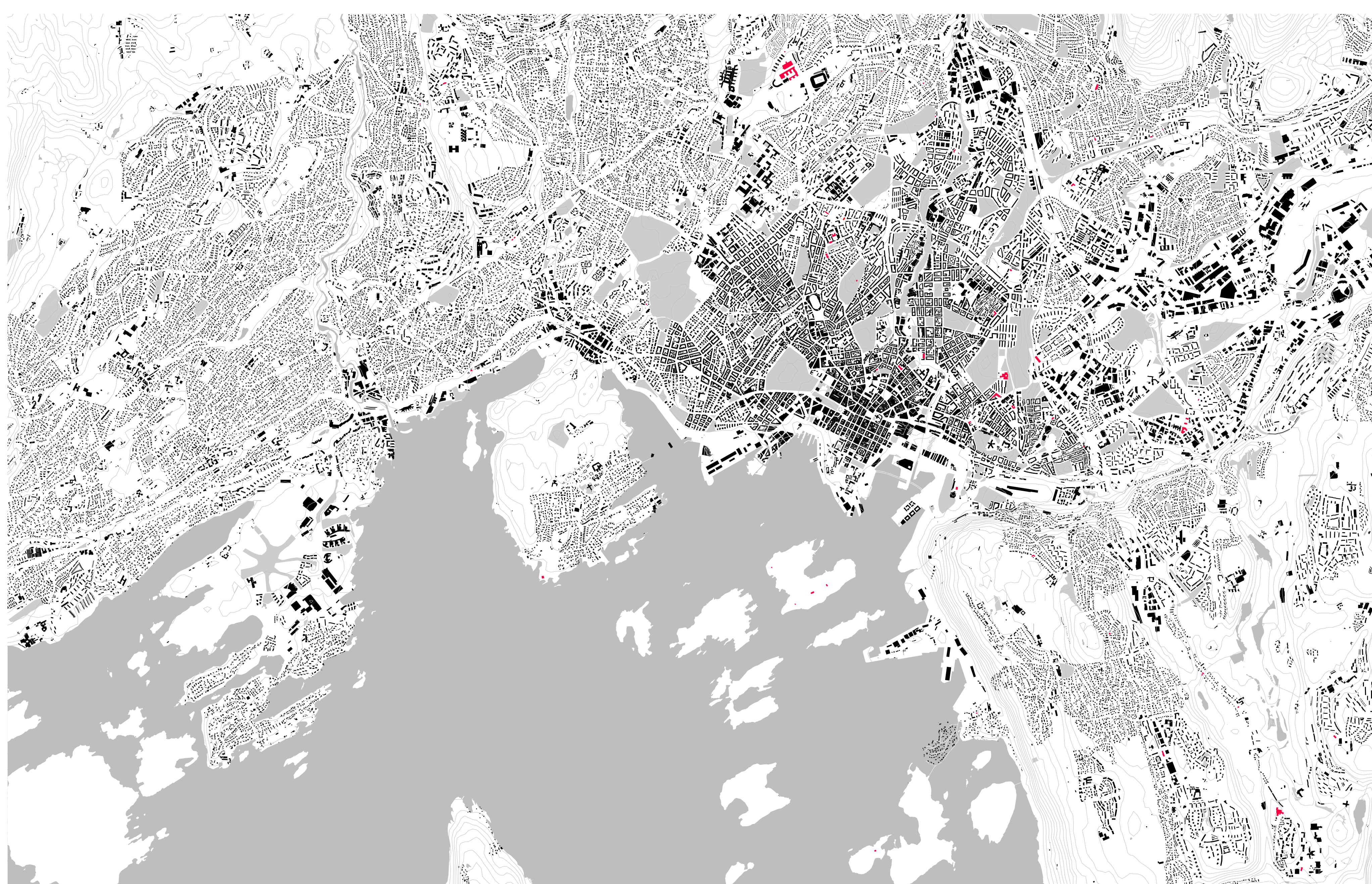
SELF-DIRECTED PARTICIPATION

PROFESSIONAL SUPPORT

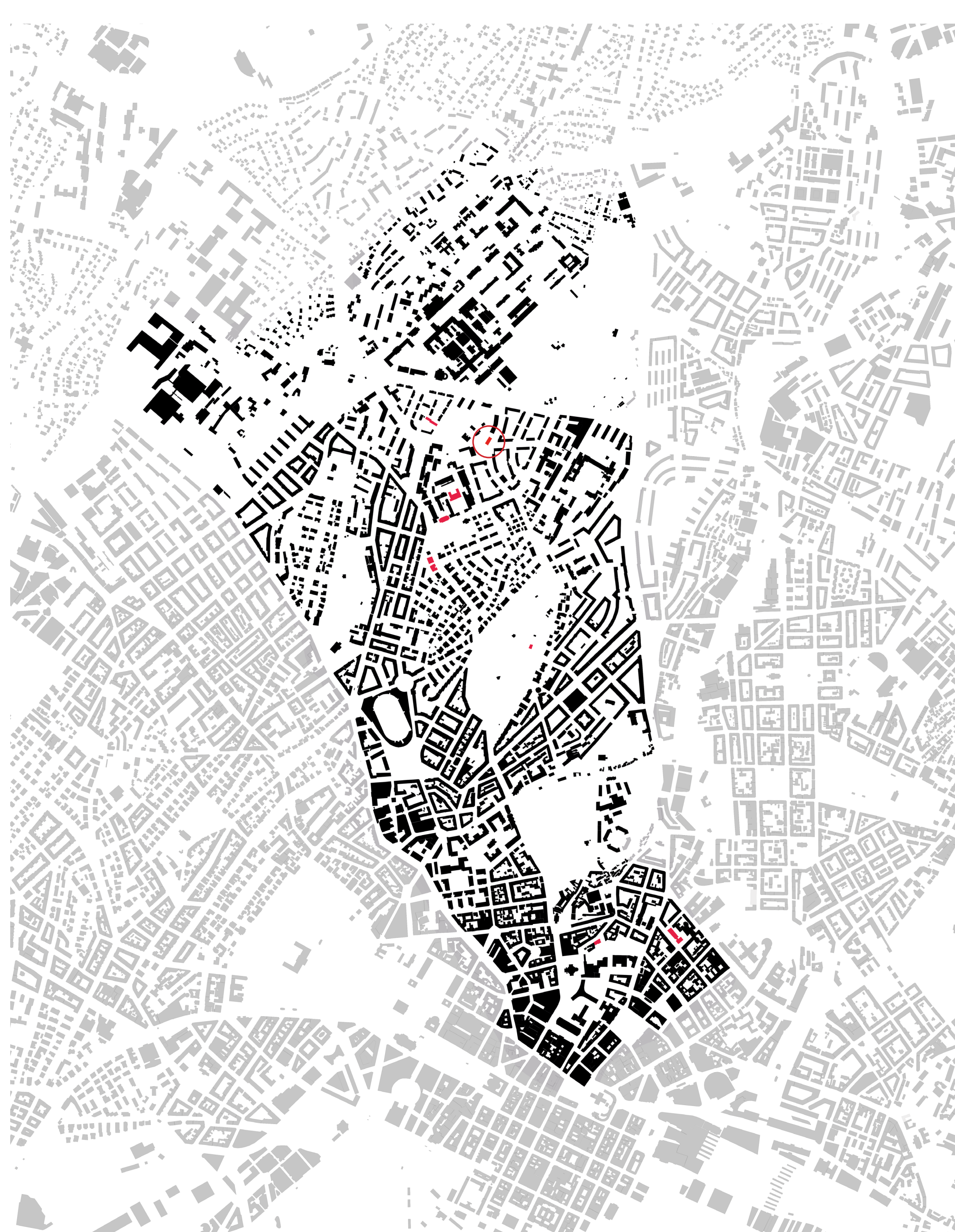
LOWER

DEGREE OF FINANCIAL DIFFICULTY

HIGHER



1:20 000



Empty buildings St. Hanshaugen 1:8000 (A1)



Original photo of the building (1939)

The narrative of this diploma is twofold and will deal with two topics. Firstly, it seeks to explore the spatial possibilities of an obsolete and empty health-care building from 1939 and how this can be transformed into dwellings. Secondly, it will discuss alternative forms of housing in relation to the third housing sector in Oslo, and challenge the ways in which we think about the concept of dwellings and ways to live in the city.

The approach of this project is design-based, and hence the thesis is developed as a project consisting of proposed and existing investigations. The process of the project was structured into four phases: (1) the buildings' history, (2) the building today, (3) the building in change, and lastly (4) the building tomorrow. The presentation, however, will focus on existing and proposed elements

and conditions. Initially the project was approached through the building of an archive of physical surveys, photographs and studies of former and existing states as drawn out in archival drawings.

As set out in the thesis, the project discuss the possibilities for a third housing sector in Oslo. Housing prices - both rental and owned - are on the rise and the housing market is only accessible through the communal (social) sector and the open market. This is the case many places in the world today. However, several cities in Europe, such as Zürich, has had a third sector for as long as around a hundred years and provide a strong precedent. Here, the sector emphasize social, cultural and political aspects more so than the purely financial. Quite often, the third sector is also more focused on alternative

forms of living and different forms of owning and/or renting. Access to the third housing sector in Zürich is given by the state as sites and/or empty buildings at a very reasonable price and with low interest loans.

At the present, Oslo Kommune has a body of 92 empty buildings at a total of 142 295 square meters. A large percentage of these are old health care facilities, which have also been empty for an extended amount of time. This project sought to find a building representative of the typical empty building. And, although this project is qualitative and explores a detailed transformation approach to one specific building, it is our ambition that this can be of inspiration to other similar projects in the future.



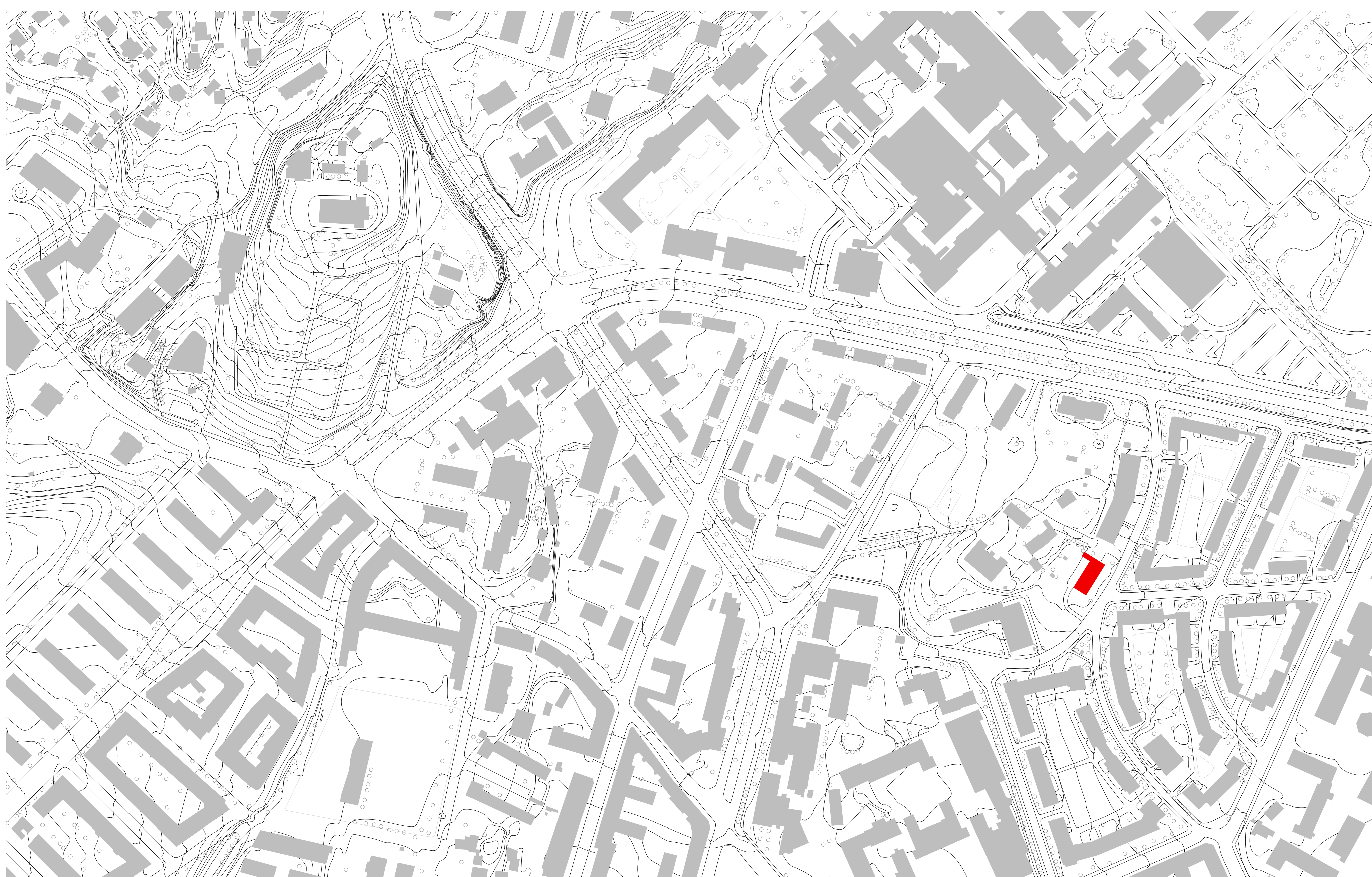
Photo from Alines spedbarnshjem (1939)



Photo from the original pavilion, west facing facade (1939)



Armauer Hansens gate 10 (east facing facade)



Ekstisterende situasjonsplan Lindern 1:2500 (A1)



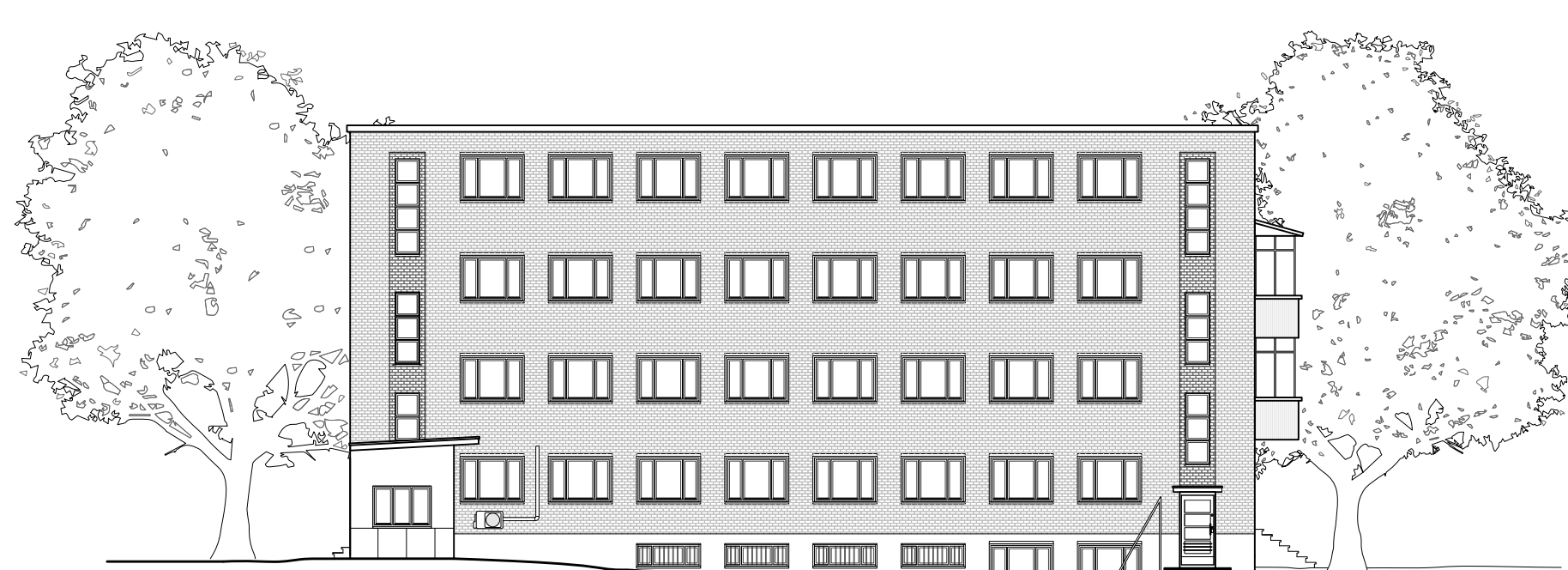
Existing facade east 1:200 (A1)



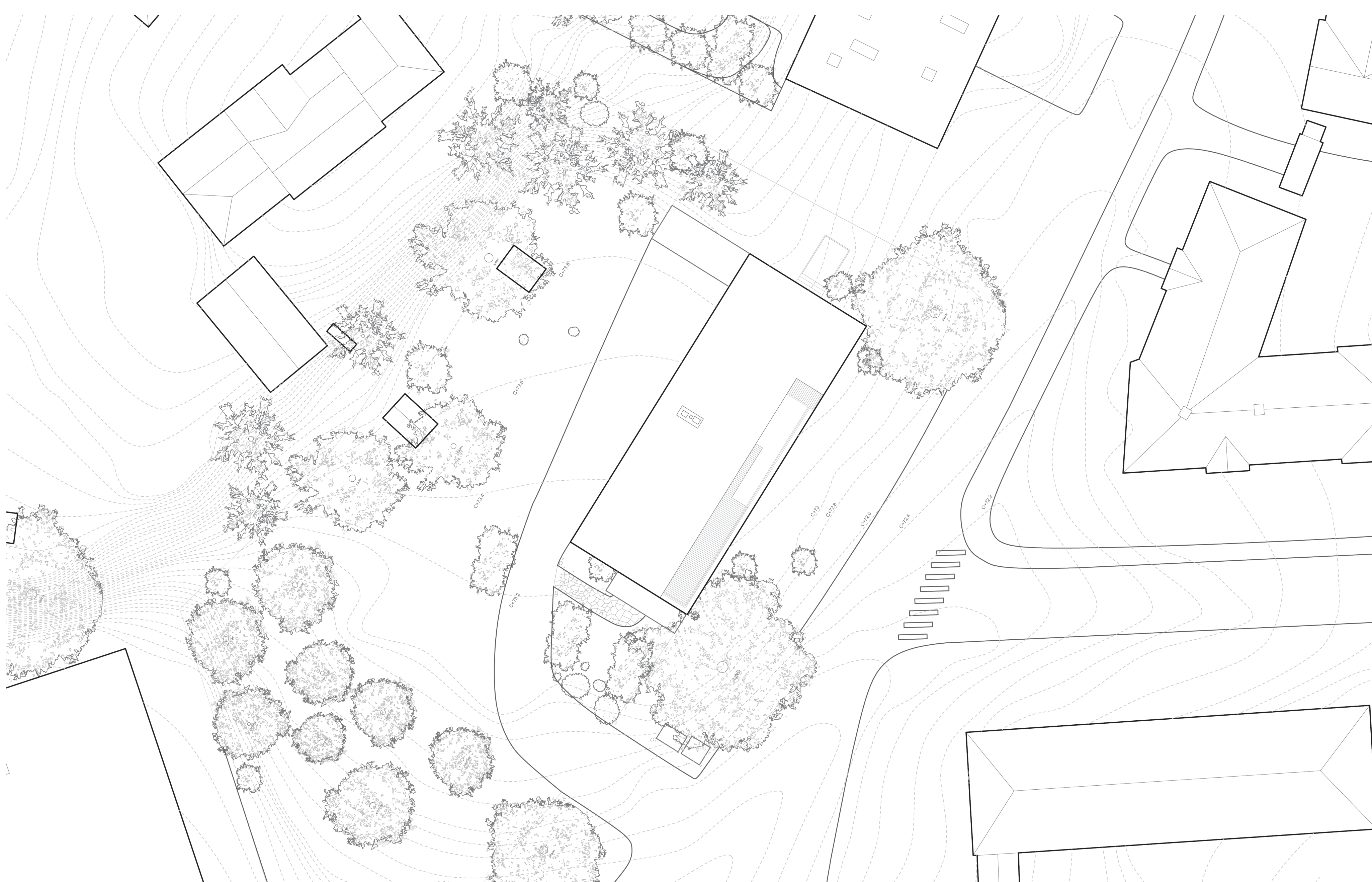
Existing facade north 1:200 (A1)



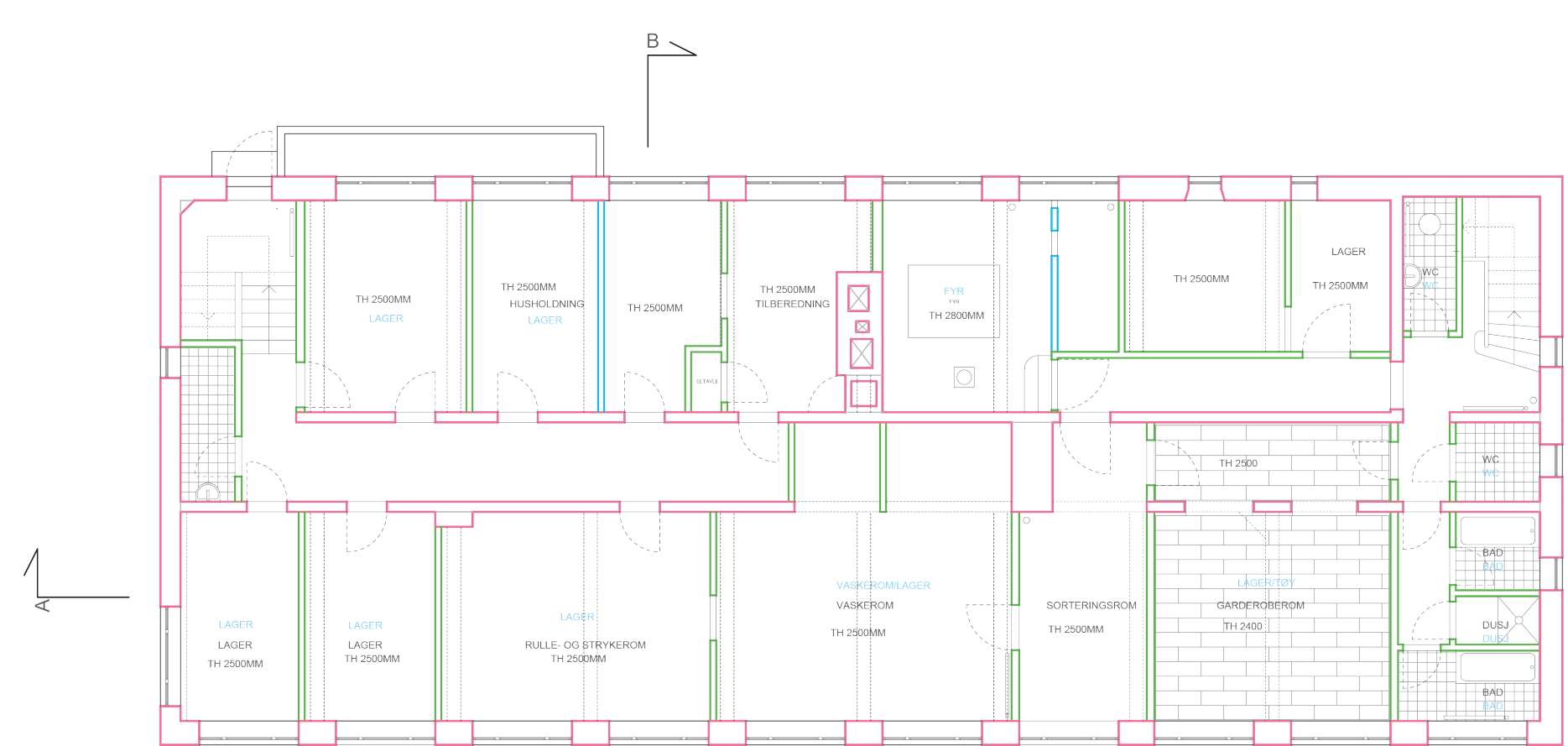
Existing facade south 1:200 (A1)



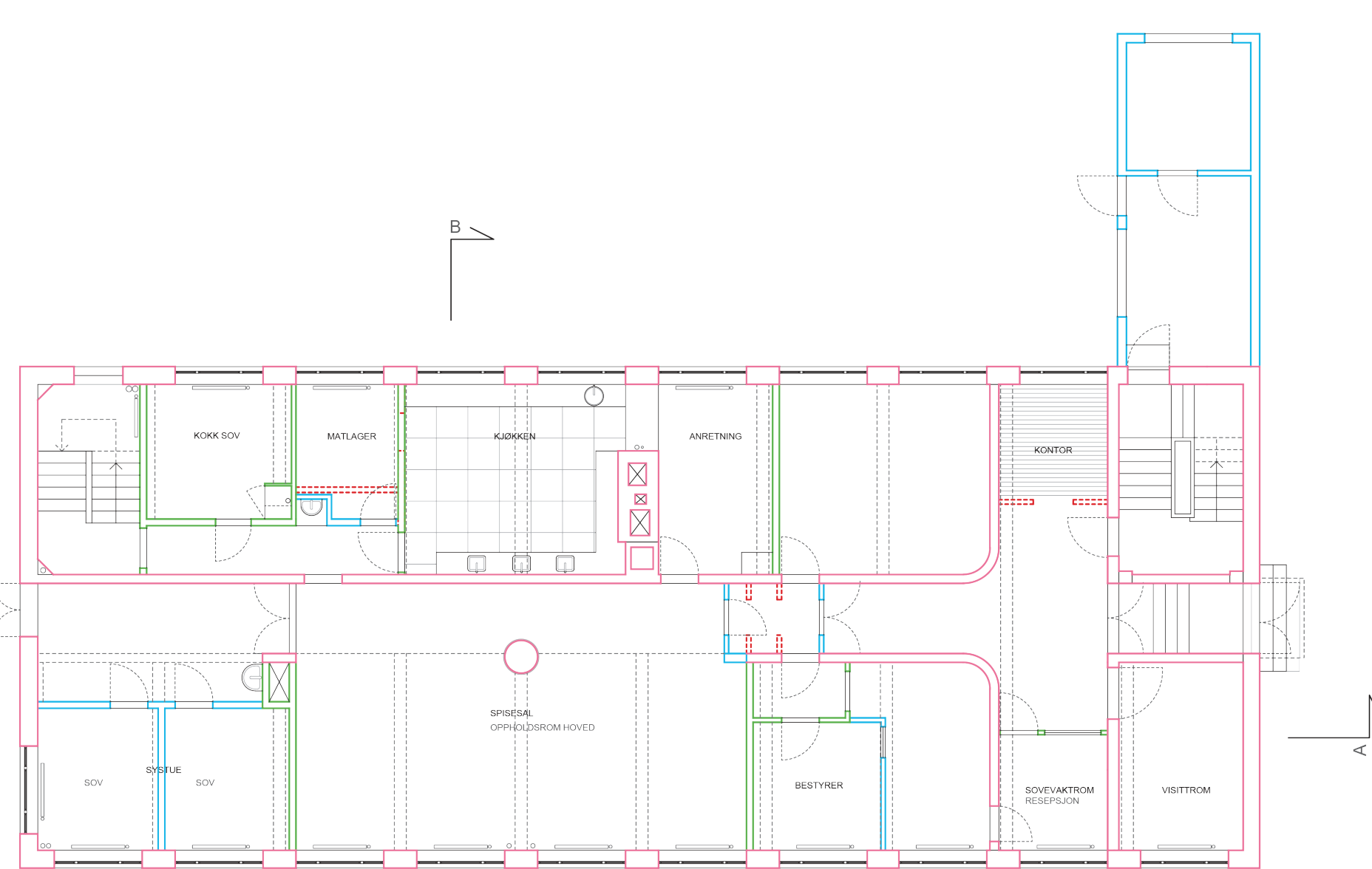
Existing facade west 1:200 (A1)



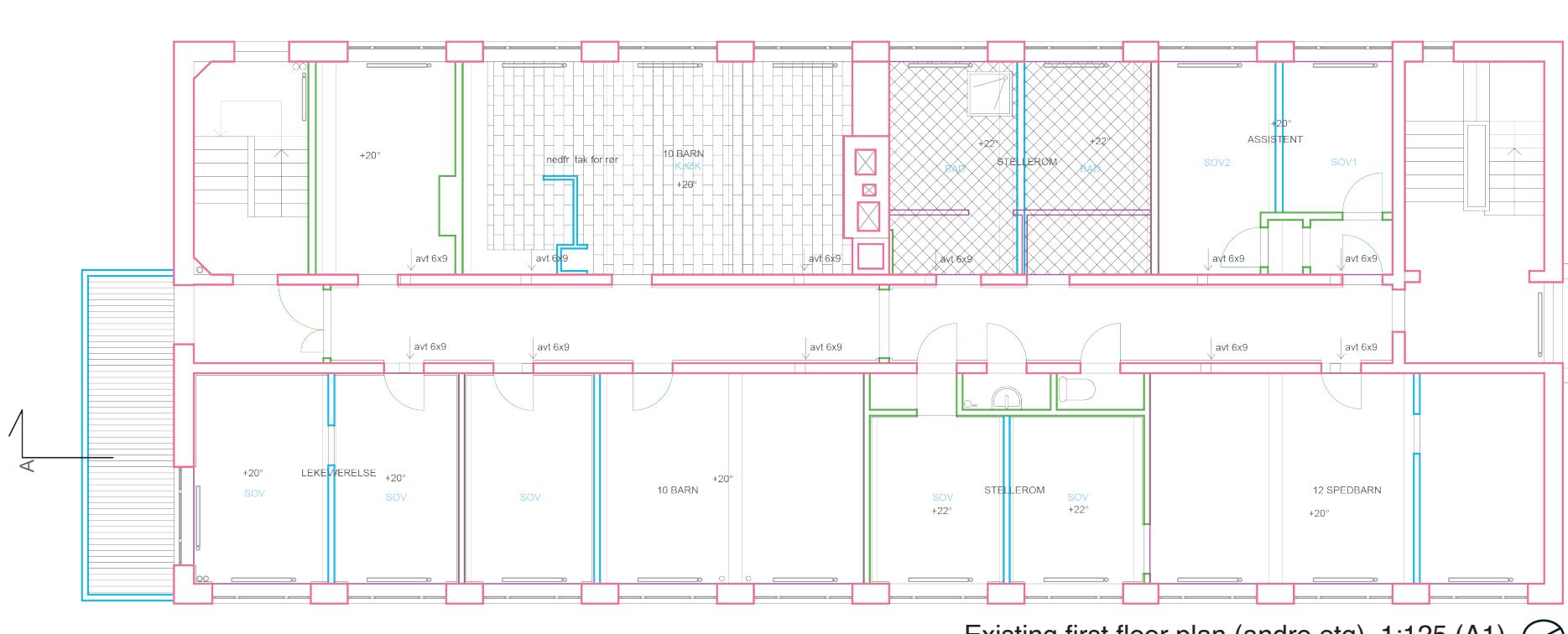
Ekstisterende situasjonsplan 1:250 (A1)



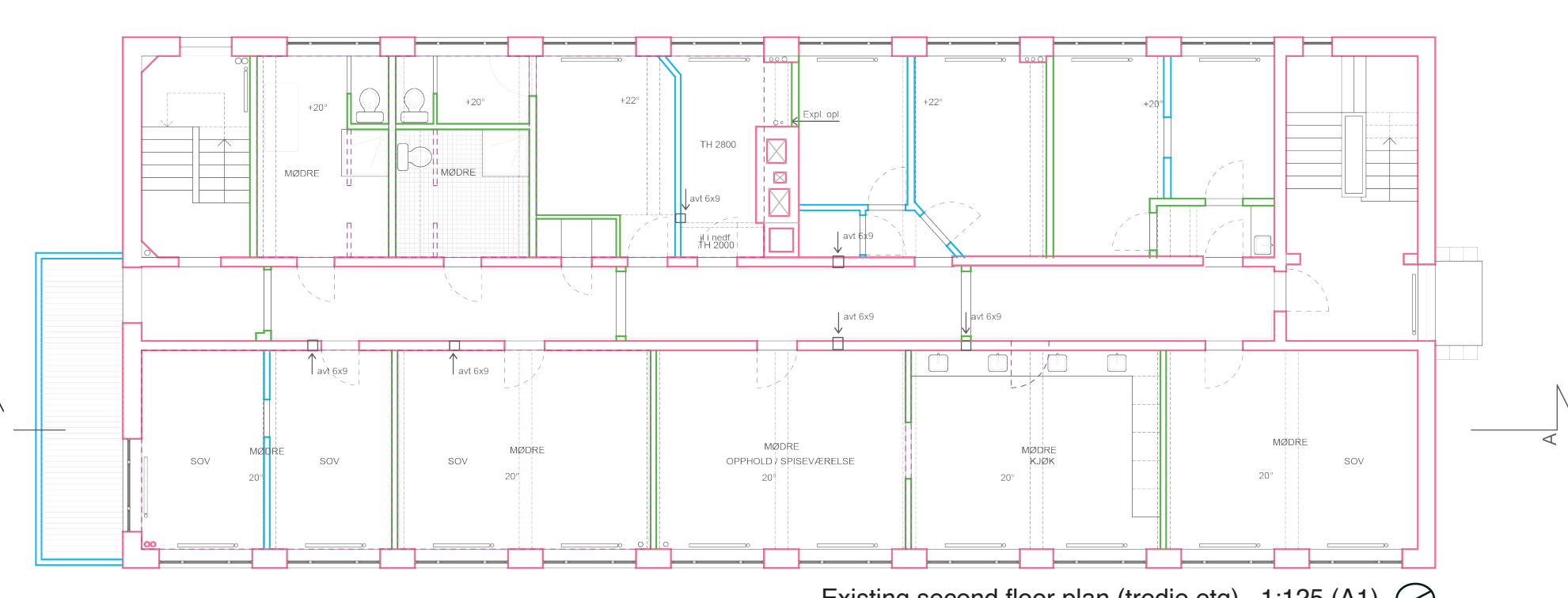
Existing basement plan 1:125 (A1)



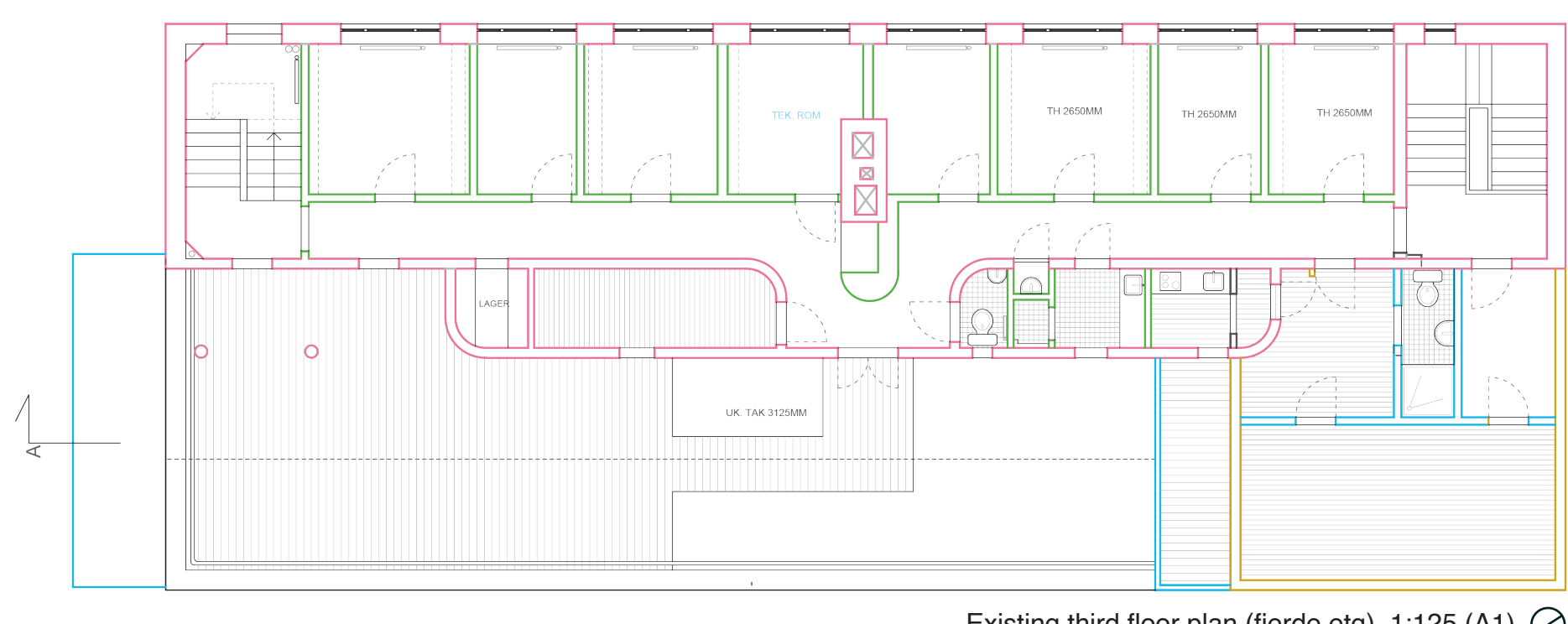
Existing ground floor plan (første etg) 1:125 (A1)



Existing first floor plan (andre etg) 1:125 (A1)



Existing second floor plan (trede etg) 1:125 (A1)



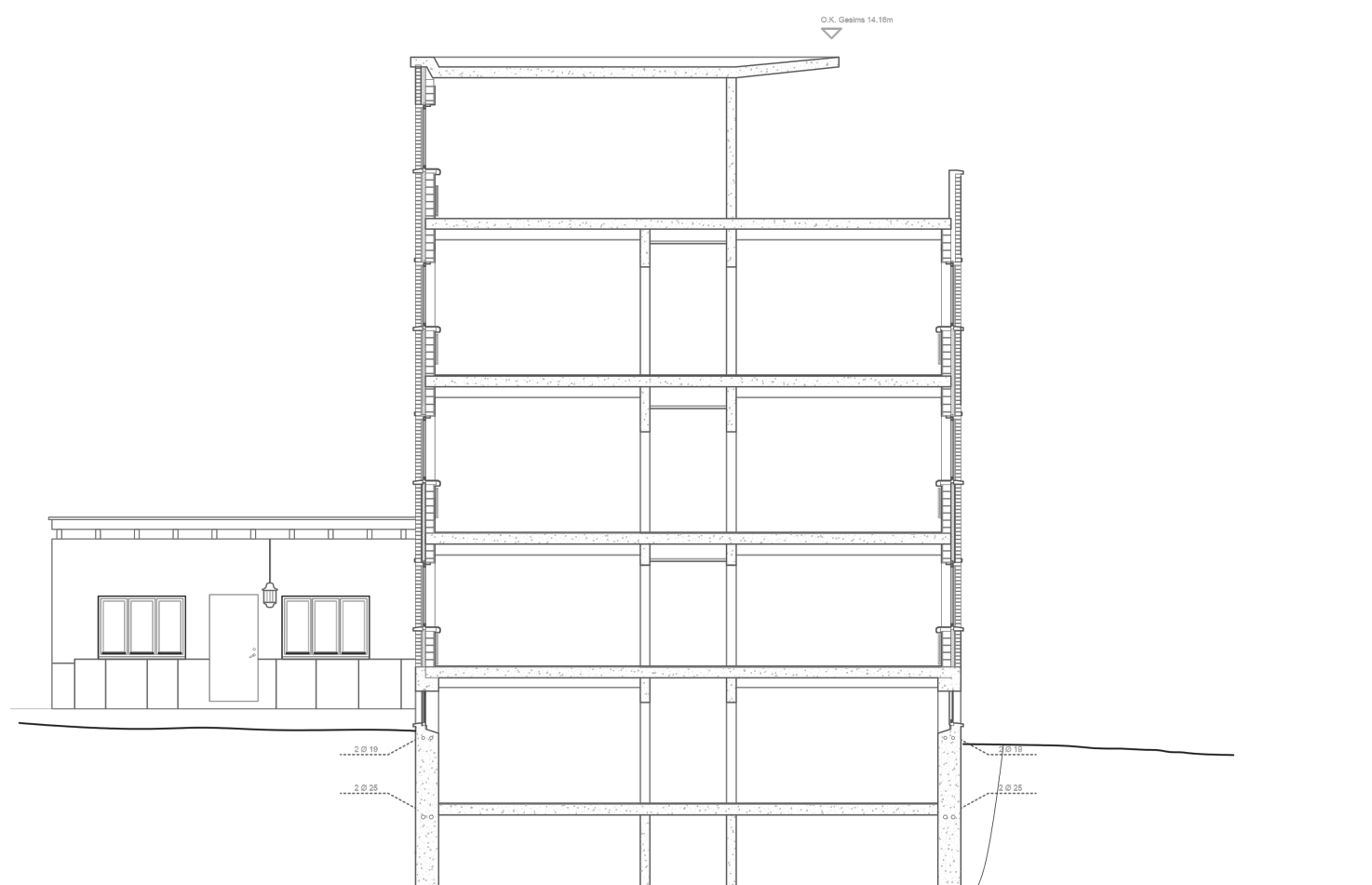
Existing third floor plan (fjerde etg) 1:125 (A1)

The project handles a former infant home from 1939 at Lindern in Oslo. The building is 1270 square meters big divided over five floors and also has a site of 3126 square meters. This building has allowed for the project to tackle typical issues for this type of institutional building: long dark corridors, cell-like rooms, an overly extensive amount of circulation space, as well as large amounts of doors and walls. This building type has often received tight financial funding which in return cause often loss of the initial ambitions and aspirations of the architect(s). The approach has therefore been to reduce the amount of circulation space and give all units access to the south-east facing facade as this gives the steadiest light, which in turn hopefully could give substantial in aesthetical value.

- Fixed loadbearing elements
- Added fixed elements
- Original walls (removed)
- Original elements (not loadbearing)
- Added not-fixed elements



Existing long section (A) 1:150 (A1)



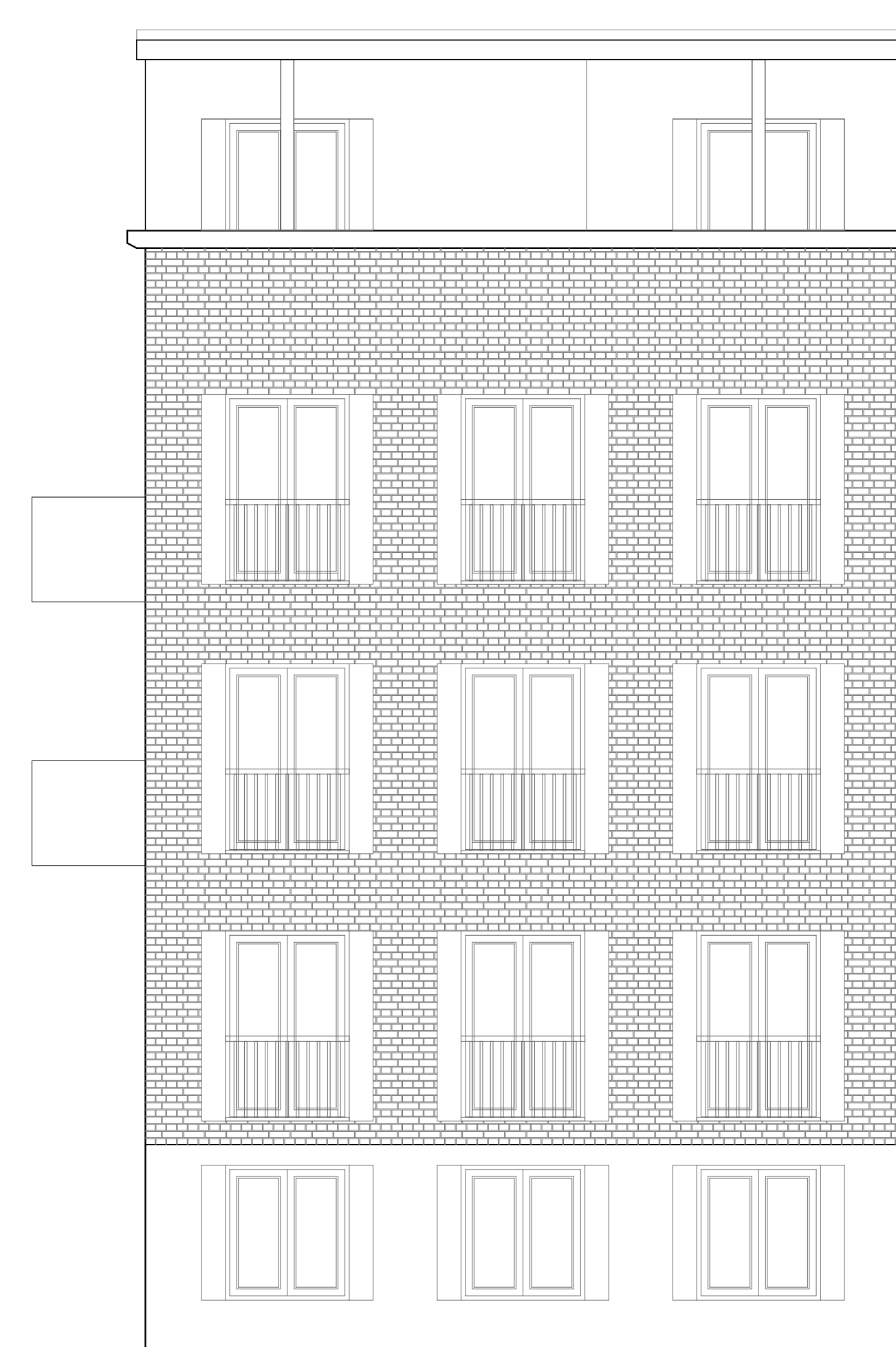
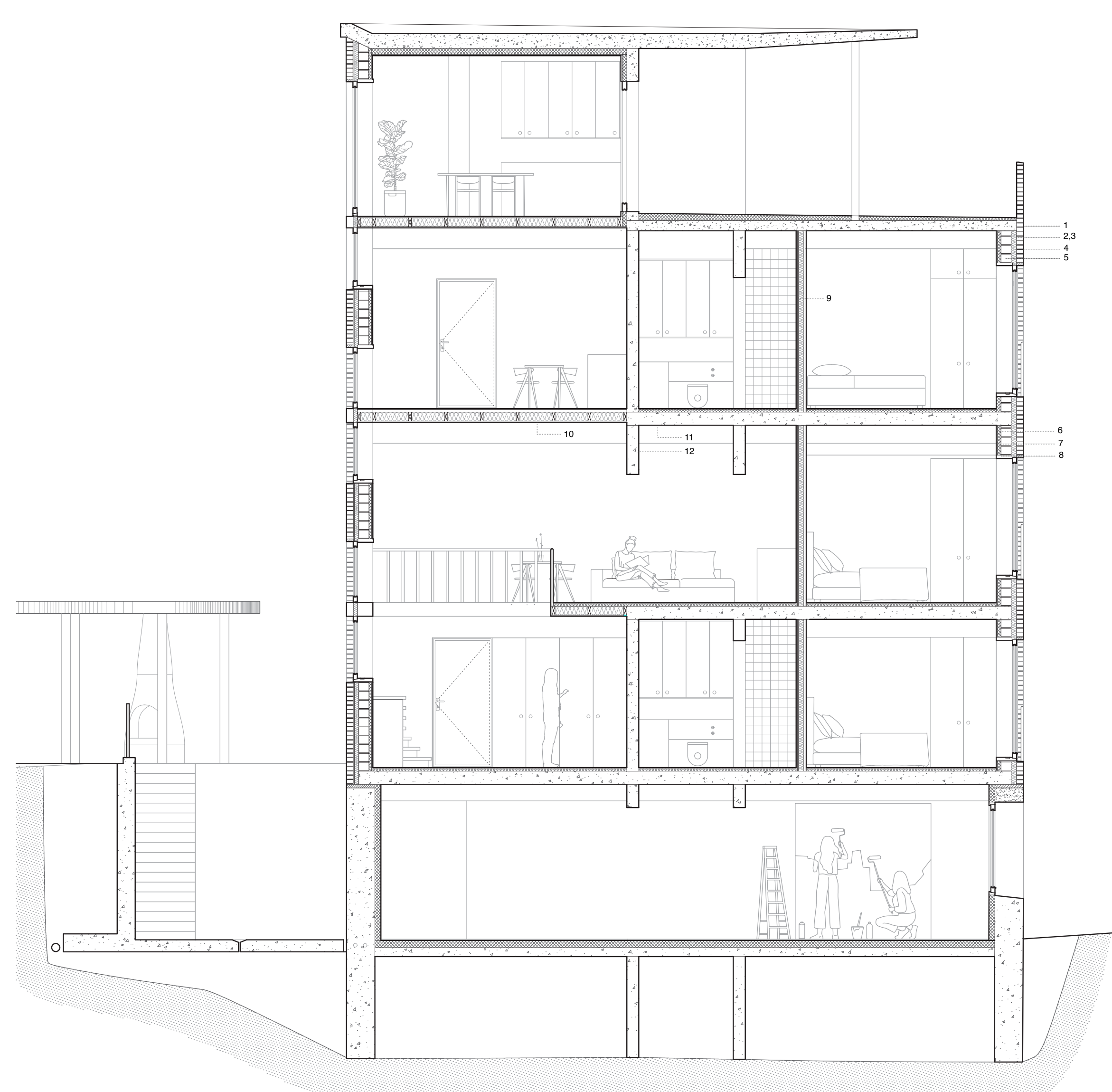
Existing cross section (B) 1:150 (A1)



Proposed situation plan Armatur Hansens gate 10 1:250 (A1)



Cross section (B) 1:150 (A1)



- 1. Brick 112.5 mm
- 2. Air pocket 17 mm
- 3. Vapour barrier 6 mm
- 4. Existing insulation 100 mm
- 5. Concrete building blocks 170 mm
- 6. Aerogel, new insulation 40 mm
- 7. Oak veneer 20 mm
- 8. Oak window frame (internal)
- 9. Timber frame 155 mm
- 10. Timber floor (added) 230mm
- 11. Load bearing concrete floor
- 12. Load bearing concrete beam

Proposed cross section (B) in combination with the new facade 1:60 (A1)



Proposed facade 1:100 model



Proposed facade 1:20 model



Long section (A) 1:150 (A1)



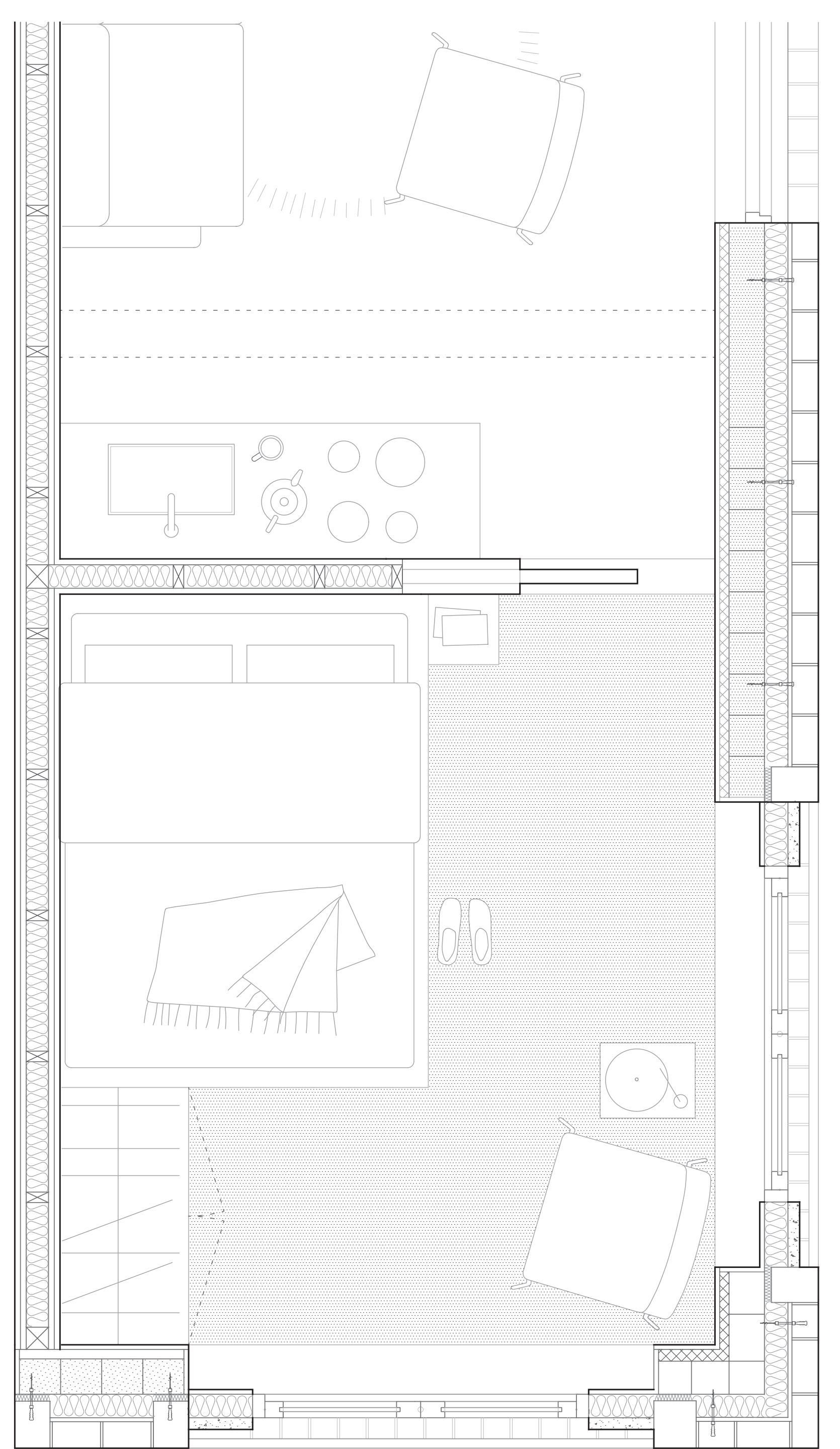
Existing situation 1:500 model



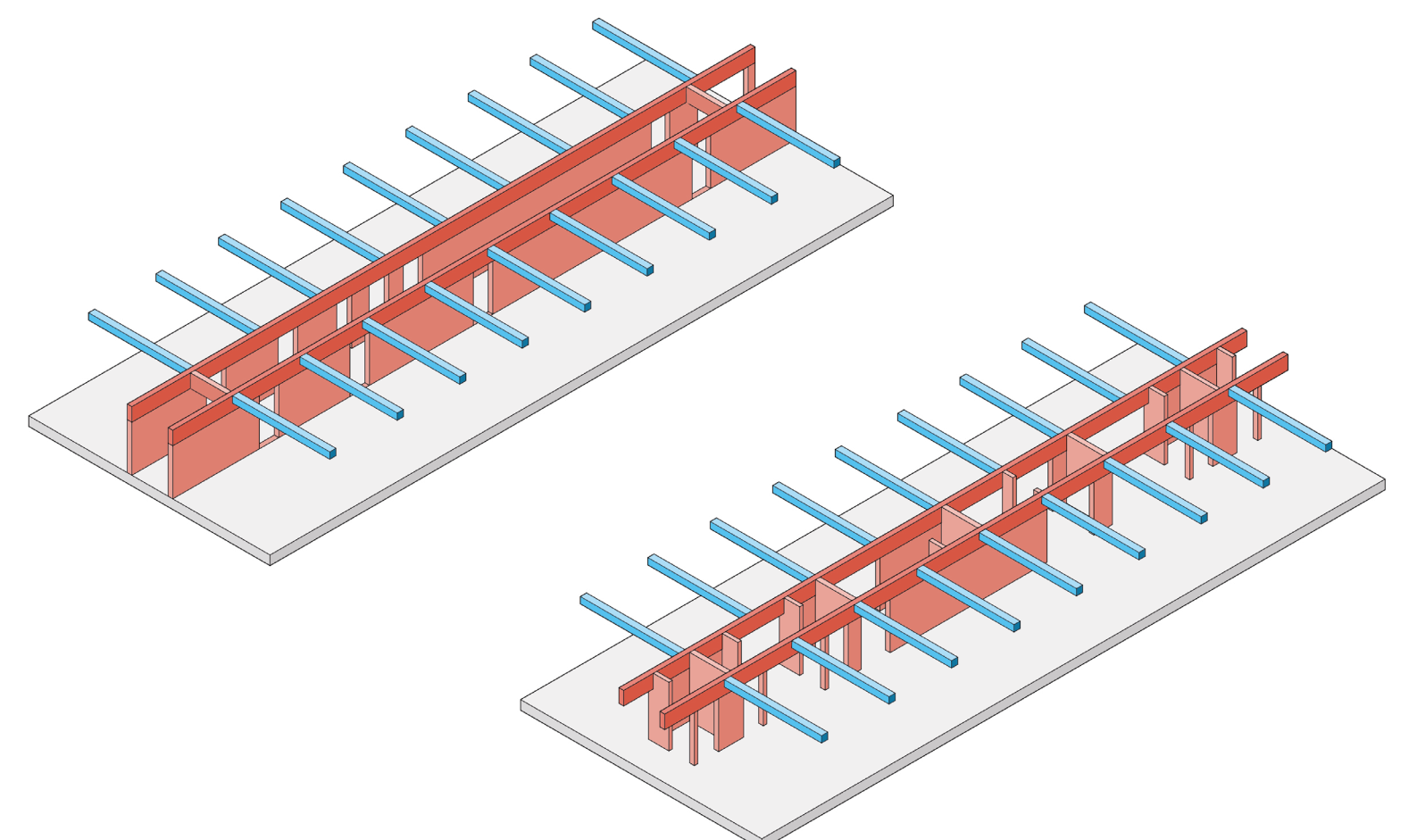
Proposal situation 1:500 model



Apartment view towards the bedroom



Duplex apartment plan 1:70 (A1)

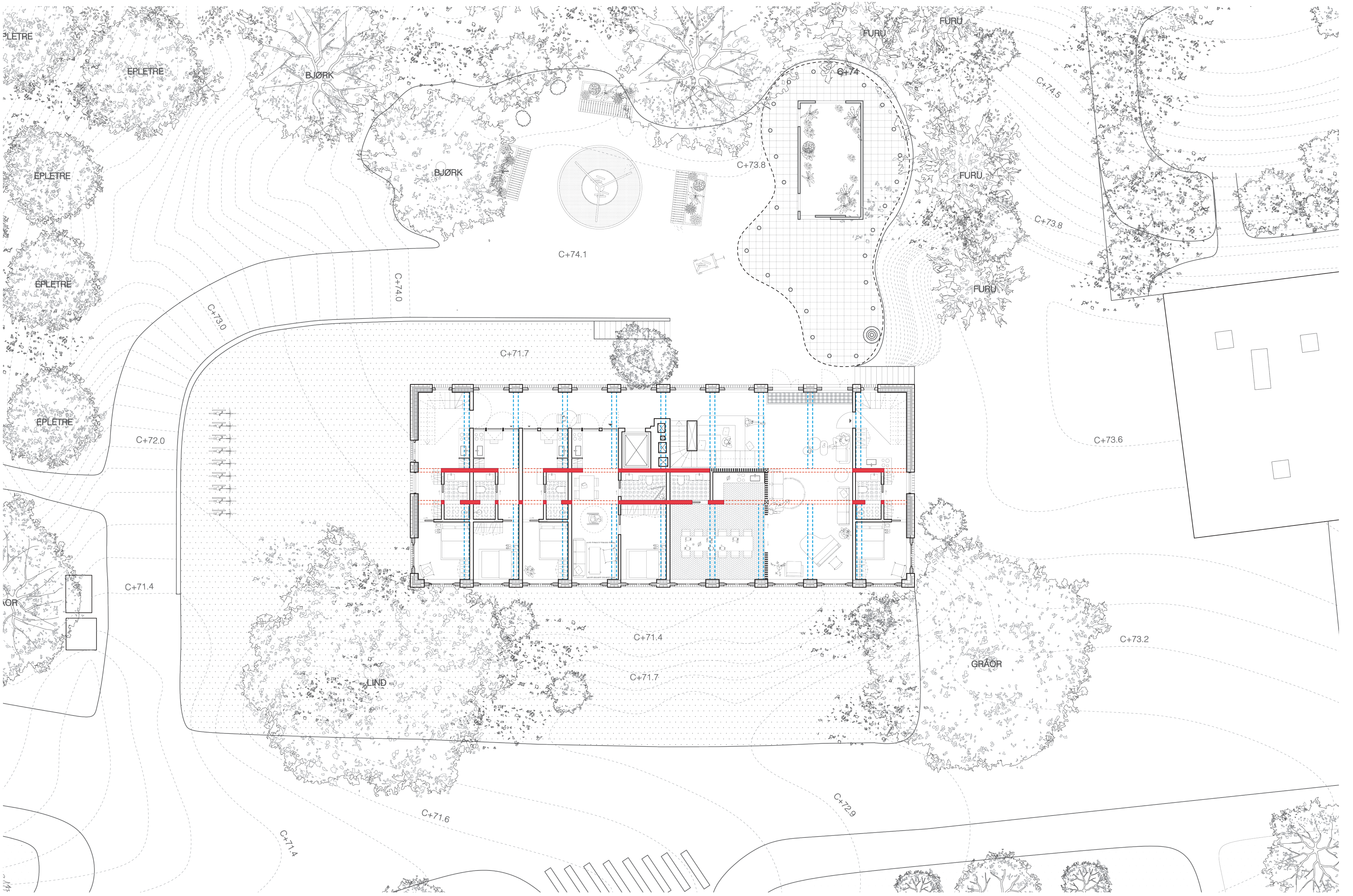


Isometric view: current constructive elements vs our proposal

The program consists of 16 units (apartments), 15 of which are apartments and one which can be used flexibly to accommodate visiting friends and family. We do not stretch or add to the buildings' form externally, but revert to the original aspirations of the architects that got lost in the process of use over many years. The aim of the transformation has been to interpret the existing condition and respect that, and to preserve some of the buildings inherent qualities. Everything that is changed or reverted to its original idea is performed in concrete in the same time tint as the brick.

The building is constructed from brick, concrete and building blocks, sitting on a solid in-situ concrete pile foundation anchored to the bedrock. A system of different sized concrete beams, spanning two ways, makes up the internal load bearing system together with the facade. This allows for lightweight walls (not load bearing) to be inserted wherever wanted or necessary for the internal organization of rooms. The building was made in the time between two wars, a time in which constructions were made excessively sturdy and with much thicker walls than average - both before and after.

■ Existing load bearing construction horizontal  
■ Existing load bearing construction vertical



Proposed ground plan (forste etg) 1:150 (A1)



Render view entrance/congregation space



Shared library- and reading room

The physical programme seeks to challenge the way in which we dwell, owning less and sharing more. Spacious and rich congregation- and common spaces allow for living units to be smaller in size. We explore the transition from the communal spaces to the very private - seeking to find a gradient where meeting and interacting with others flows easily. Originally, the programme set out to give every individual 15 square meters each, but this proved to create too big differences between the units and thus removing the need or use of common spaces. Every apartment is given a kitchenette, bathroom and sleeping space, as well as a storage in the basement. Everything else is shared. Common spaces encompass a vegetation space in the garden, common eating quarters, a library, a recreational space for movement and a roof terrace of 150 square meters. We re-insulate on the inside to preserve the functionalist expression of the facade.



Proposed vegetation space for plants and herbs



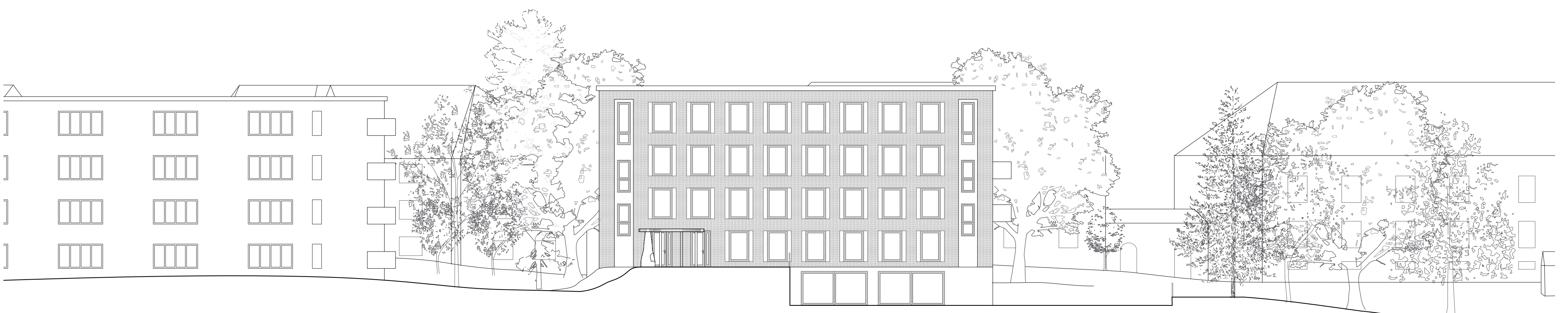
Proposed north facing facade 1:200 (A1)



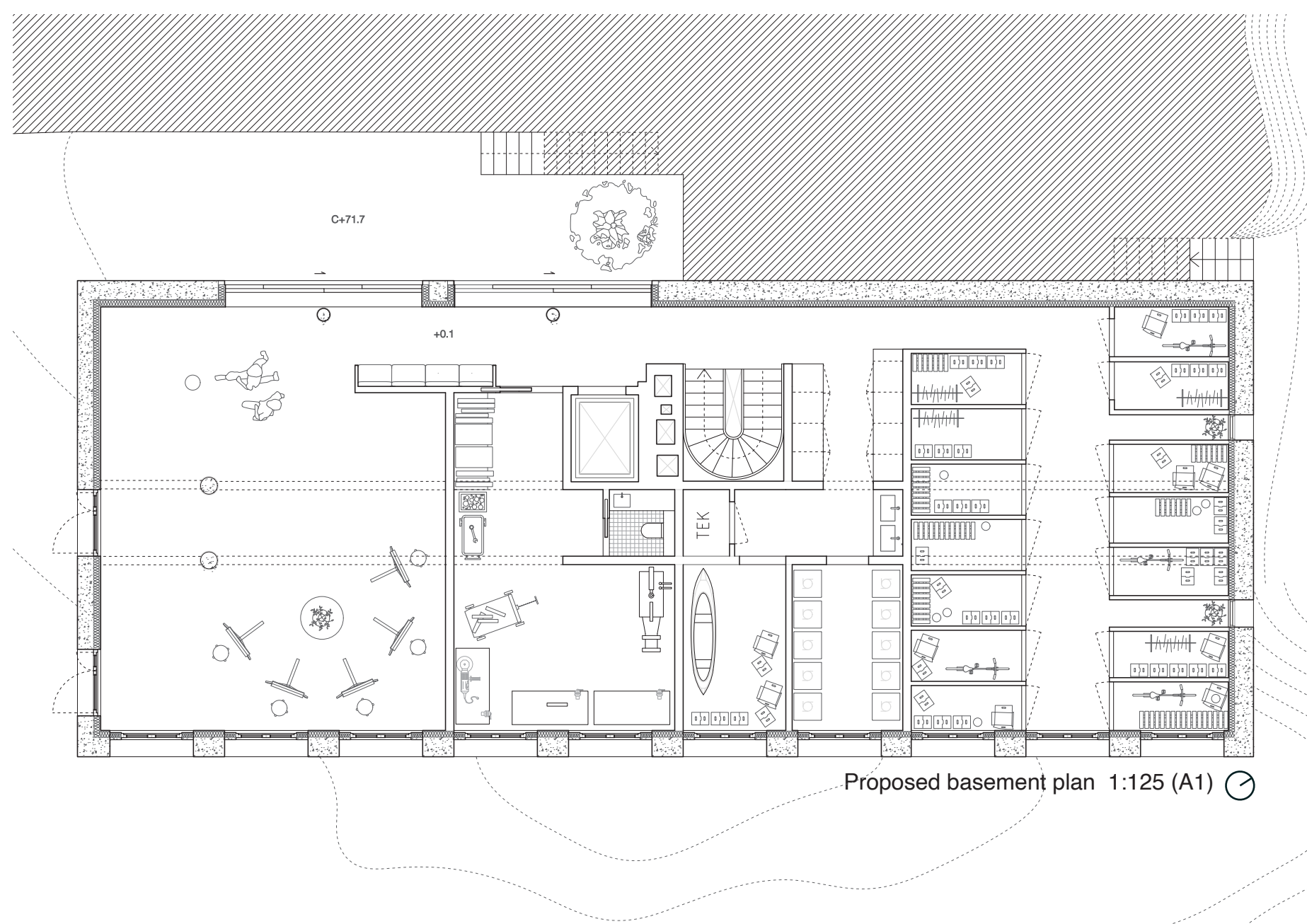
Proposed east facing facade 1:200 (A1)



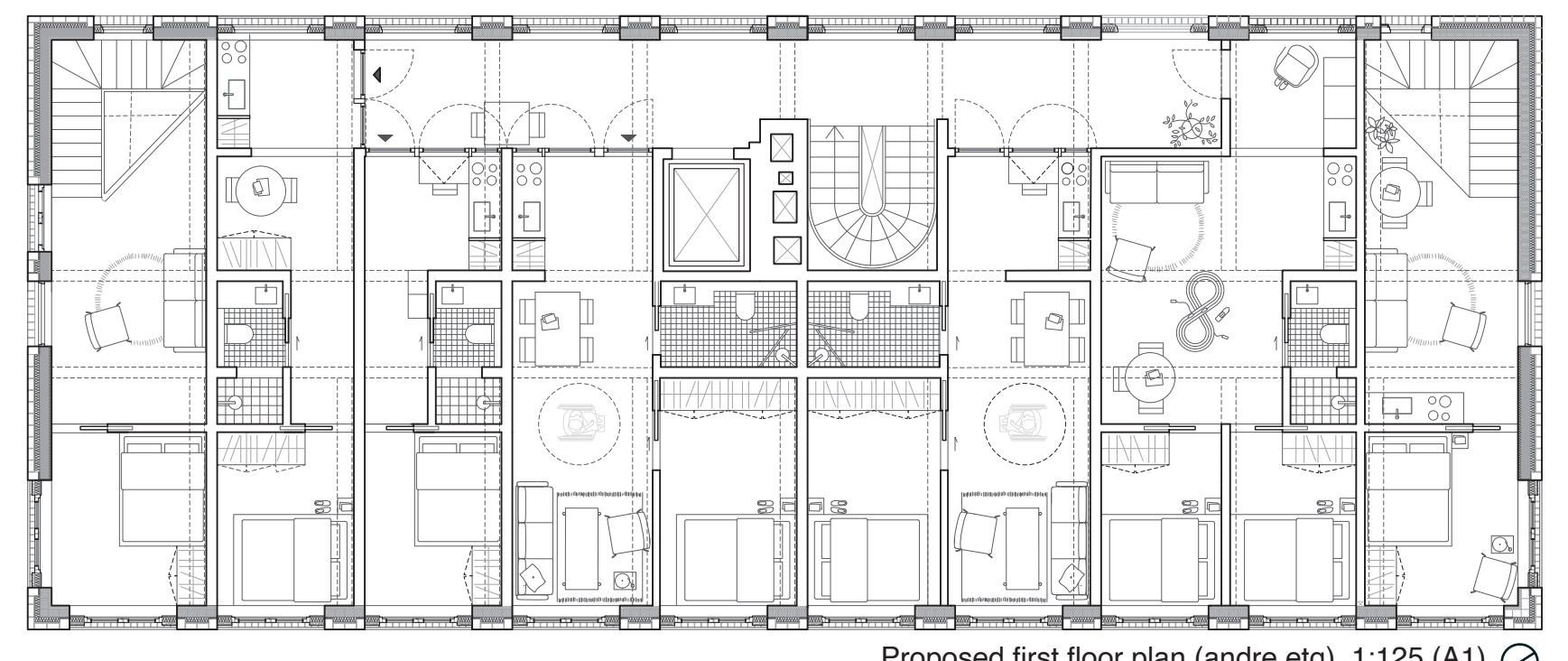
Proposed south facing facade 1:200 (A1)



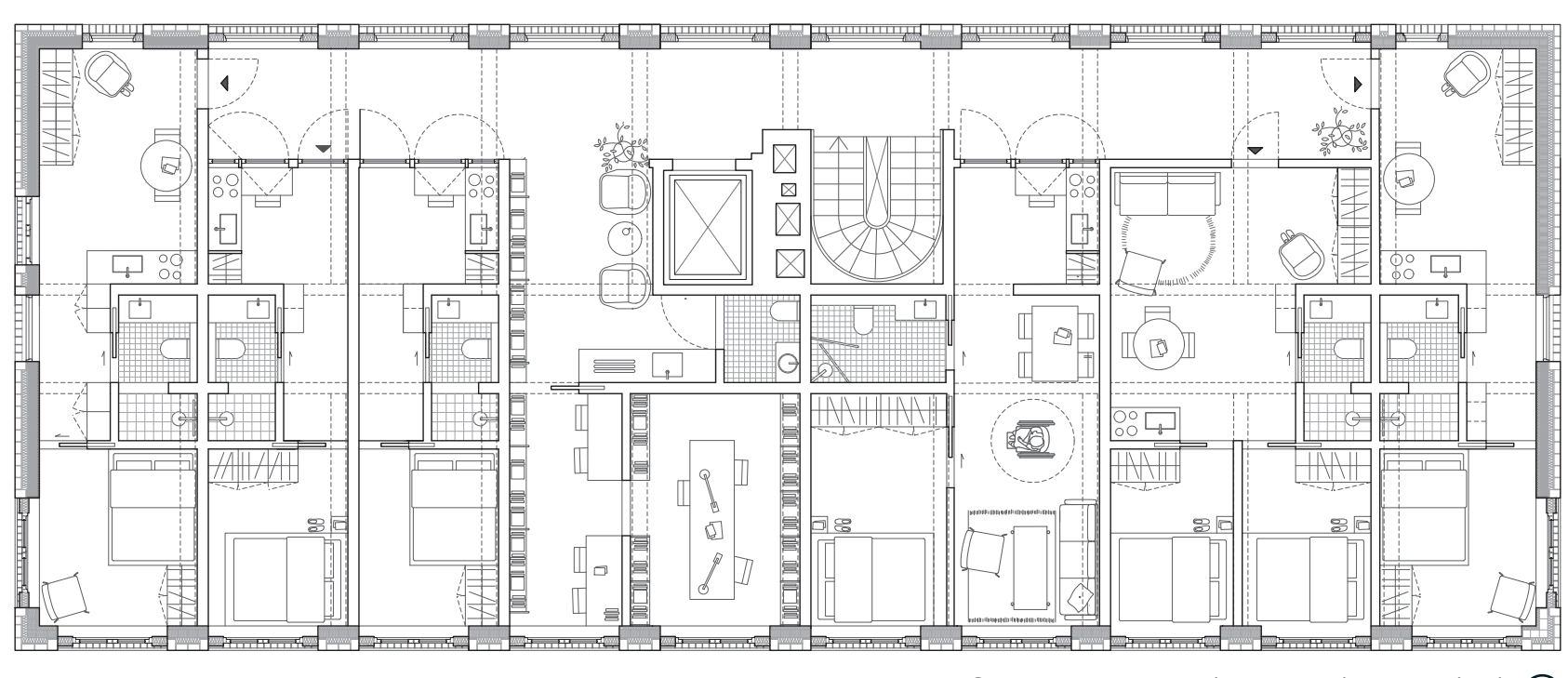
Proposed west facing facade 1:200 (A1)



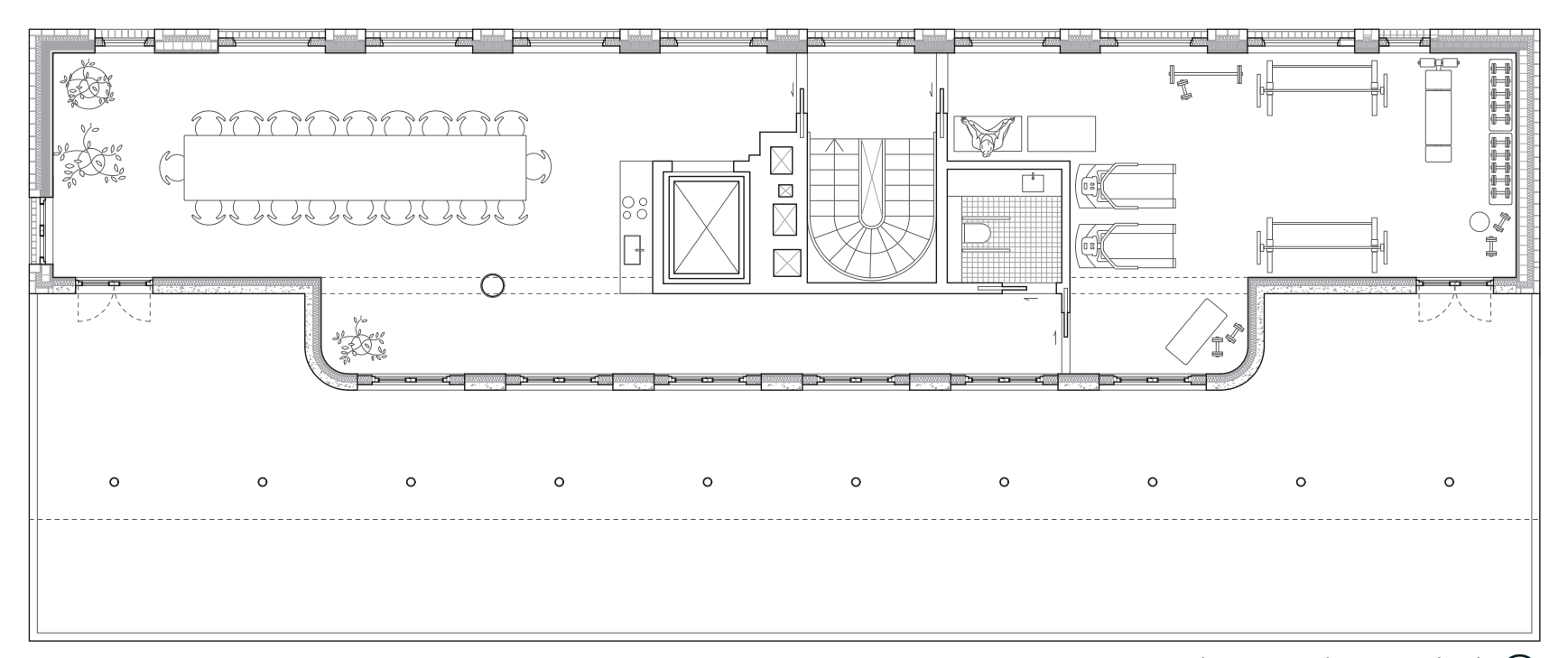
Proposed basement plan 1:125 (A1)



Proposed first floor plan (andre etg) 1:125 (A1)



Second floor plan (tredje etg) 1:125 (A1)



Proposed third floor plan (fjerde etg) 1:125 (A1)



Proposed ground floor plan and garden space



Flender facing outside  
Proposed basement plan