

# Affordable housing

## Public housing+

**ONV Arkitekter**

November 2019

How do we design a safe home that small and large families, young people, the elderly, singles and couples have the opportunity to decorate individually?

How do we create the framework for a good life and a larger society?

Our development with the building system in AlmenBolg + has given us many experiences with the pre-fabricated housing construction. We have discussed and tested concepts, evaluated living qualities and economics, studied materials and technical solutions – all for the best quality.

Our experiences with both the many past and present present end 1300 AlmenBolg + housing have given us these experiences, and have helped to highlight the importance of the place-adapted and identity-creating buildings.

We want residents to be proud of their homes and neighborhoods, and would like to contribute to this collective awareness of "living in a very special place".



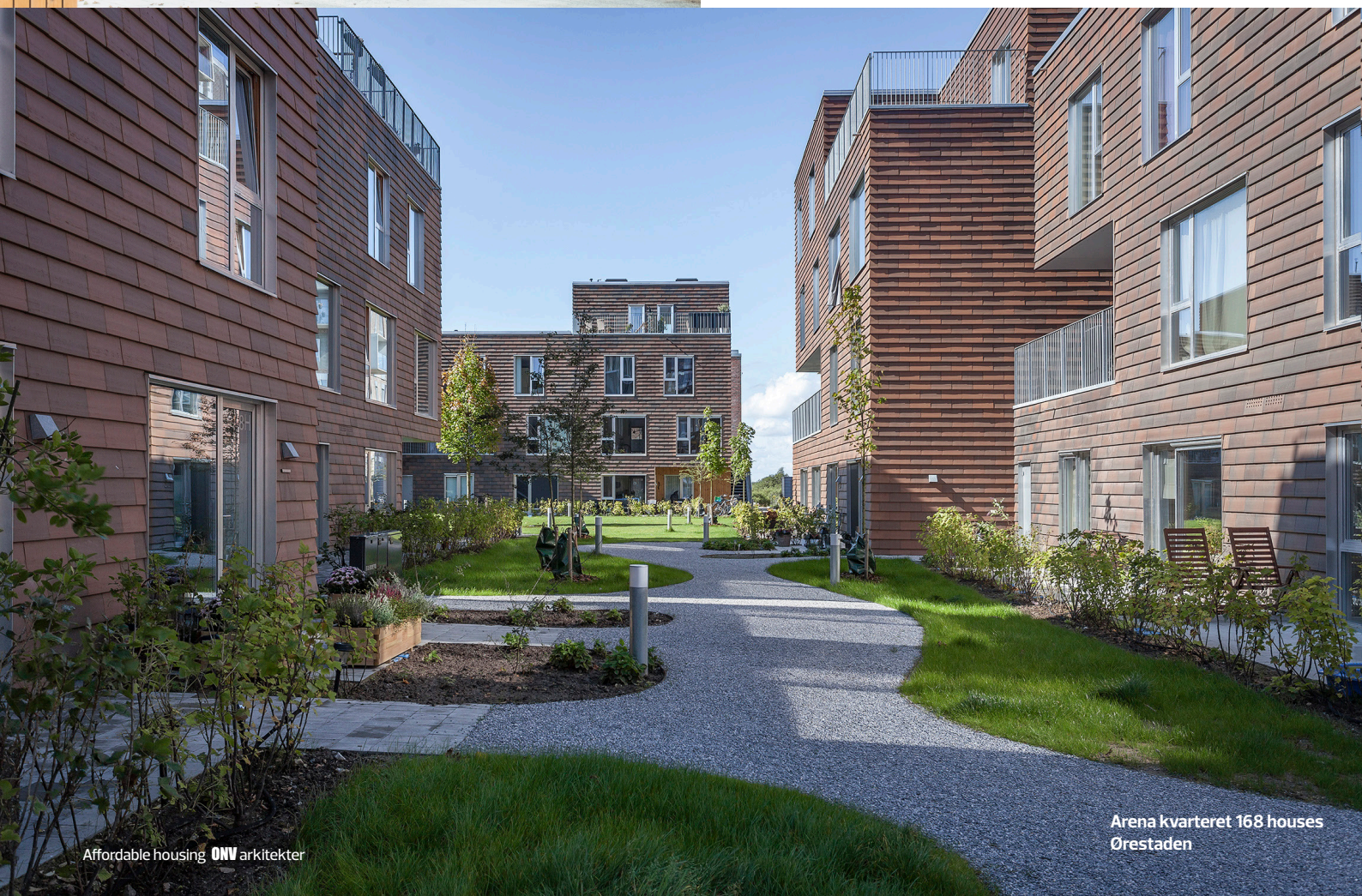
## Identity

We emphasize the importance that future residents of AlmenBolig + want to take an active part in the design and maintenance of their home. We also believe that the basis for a vibrant and attractive community lies in a shared understanding and respect for the physical environment.

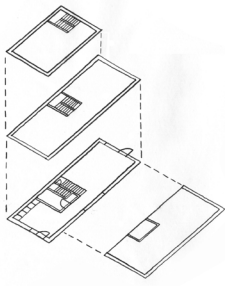
This is where the flexibility and functionality of the basic building module really comes into its right. With the right architectural work, the modules can be placed anywhere and at the same time appear something quite unique. By varying material choices, housing and building typologies, infrastructure and outdoor spaces, we can form a special identity around the individual buildings.

The residents' ability to furnish and remodel their own housing inside and outside also contributes to a positive variation and atmosphere in a building. With varying housing sizes and interior design options, we ensure that all groups of people can find themselves comfortable.

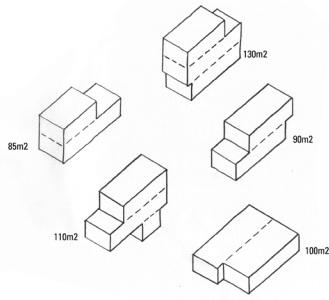
Balders Have 34 homes  
Awarded by Ishøj municipality



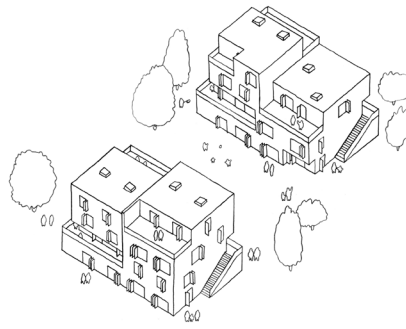
Arena kvarteret 168 houses  
Ørestaden



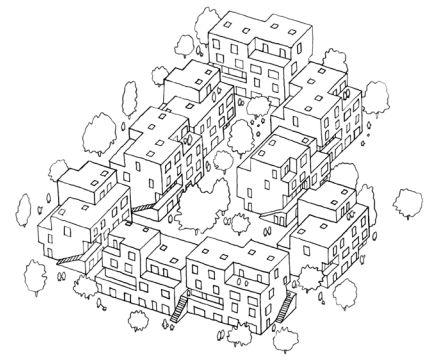
Basis plan



Various housing types 1-6 floors



point Houses



cluster Houses

## Flexibility

As building blocks, several modules can be assembled in both plane and height. This creates a wealth of possibilities for designing the individual dwelling. The homes can vary in sizes from 60 - 130 m<sup>2</sup> spread over 1-3 floors.

The basic building module ensures a free and flexible design of each building. The modules can be assembled as classic townhouses or as freestanding point houses for up to 6 floors. It is also possible to mix different typologies and create different structures with new, exciting in and outdoor spaces. All typologies are designed with varying, experiential facades.

The buildings can be adapted to the dense city, where the percentage of buildings is high and where land should be utilized optimally. They can also be located in a classic townhouse neighborhood or on the edge between country and city.

The flexibility is also included in the material selection, which ranges from metal facades to suspended bricks and many more. The facade cladding can be mounted on site so that it can be adapted to the individual building typology. In this way, facade joints can be avoided where the basic building modules meet and ensure a beautiful, homogeneous expression.



Princip section townhouse



Signalgården  
Amager



Grøndalsvænge  
Awarded by the city of copenhagen



Affordable housing ONV arkitekter

Residential townhouses  
Grøntorvet Copenhagen

### Construction and Sustainability

The basic building system consists of room-sized modules with load-bearing wooden structures – the basic building modules – manufactured at the factory. The basic building modules are delivered to the construction site as almost finished dwellings and mounted directly on top of or next to each other.

This type of production has several advantages.

First, the build time is very short; the construction process goes smoothly under roof, secured against faults and unforeseen delays due to weather conditions and the like. Second, there are major environmental benefits associated with this type of construction process; material waste is minimized and the working environment is improved. Last but not least, developers and consultants with this type of production have the opportunity to quality assure a complete “prototype” of the module before the main production is started.

ONV architects have been part of the Public housing + concept with Danish builders KAB, 3B and Domea since it started. ONV has been the architects of almost 1300 homes in the AlmenBolig + concept, Framework agreement 4 with Jaja Architects and often with Scandibyg as contractor.

### CONTACT

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