

# Oksbeljen housing area

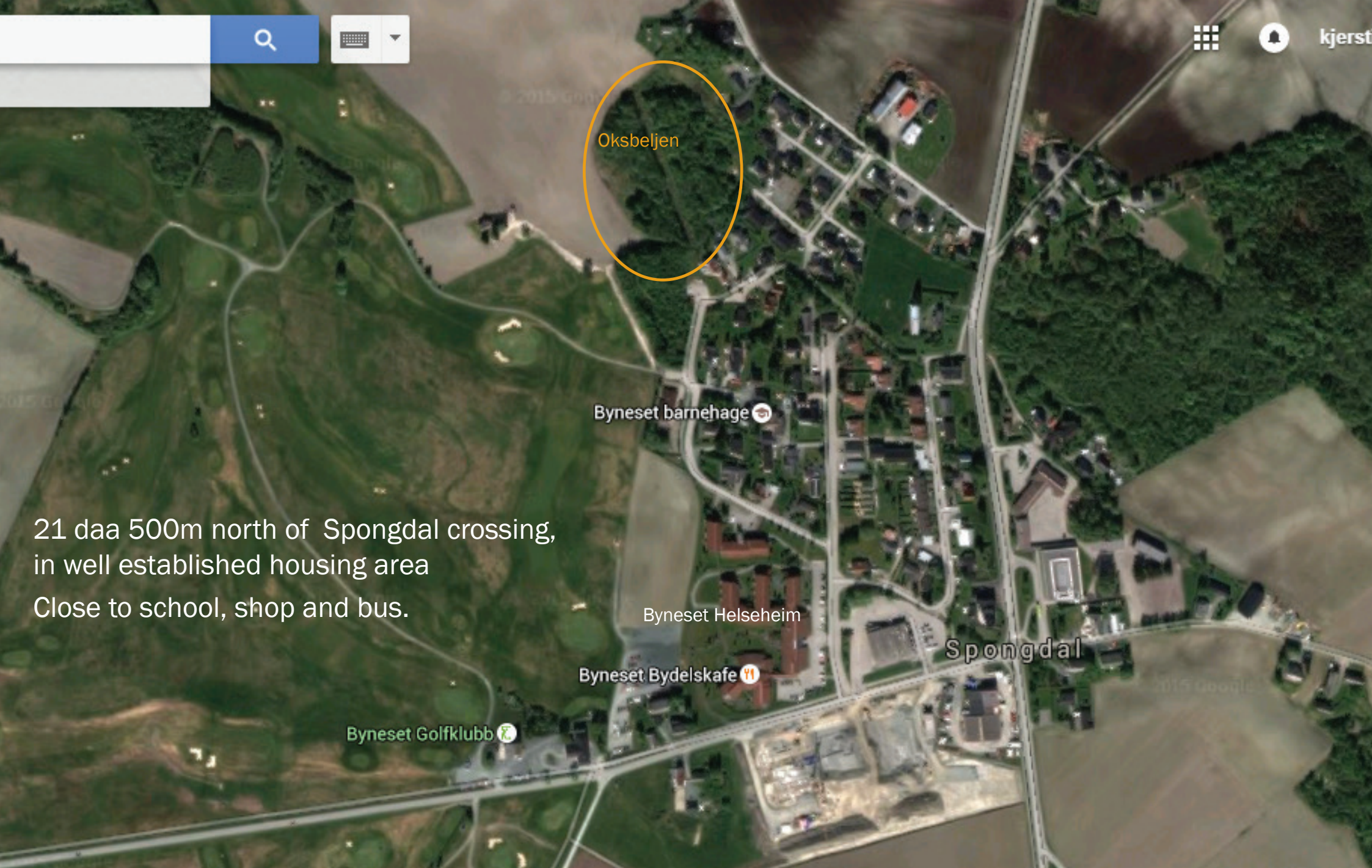
Spongdal, Byneset

Kjersti Kviseth, land owner









21 daa 500m north of Spongdal crossing,  
in well established housing area  
Close to school, shop and bus.



# Spongdal





# Intention

Contribute to a more attractive and alive community center in Spongdal;

- 100% Wooden houses with clean indoor environment
- Lifecycle principles; Long lifetime, Reuse, Recycling,
- Sun energy and natural light
- Local resources, suppliers and crafts people
- Food growing possibilities
- Common areas and shared goods
- More with nature and each other - more life enjoyment
- Mix of housing types for greater diversity of people



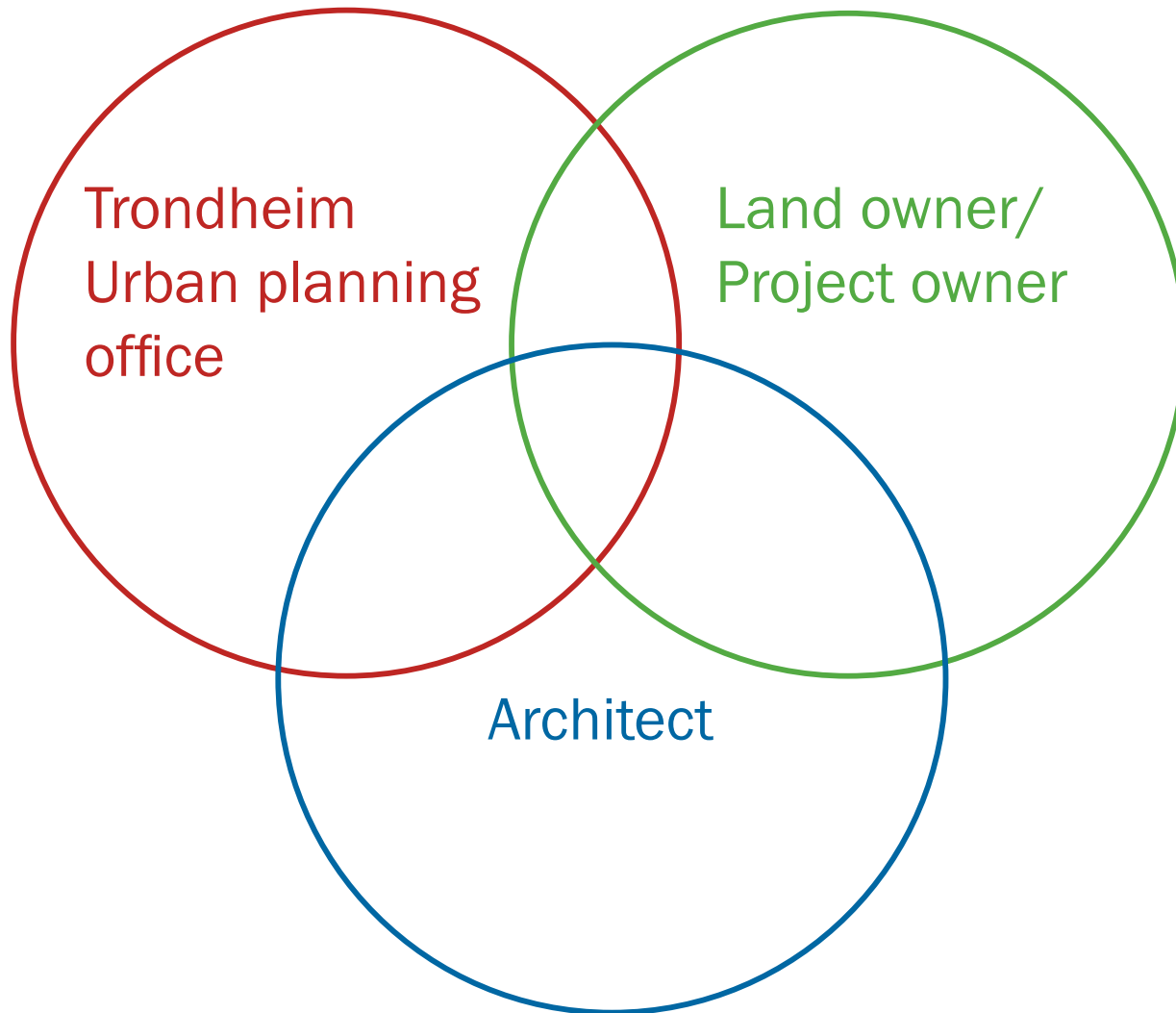
# Intention; Extended environmental qualities

Positive ecological “mainstream” houses aimed to give Spongdal more quality of life and attract people of all ages to be together and share.





# Plan development in close cooperations



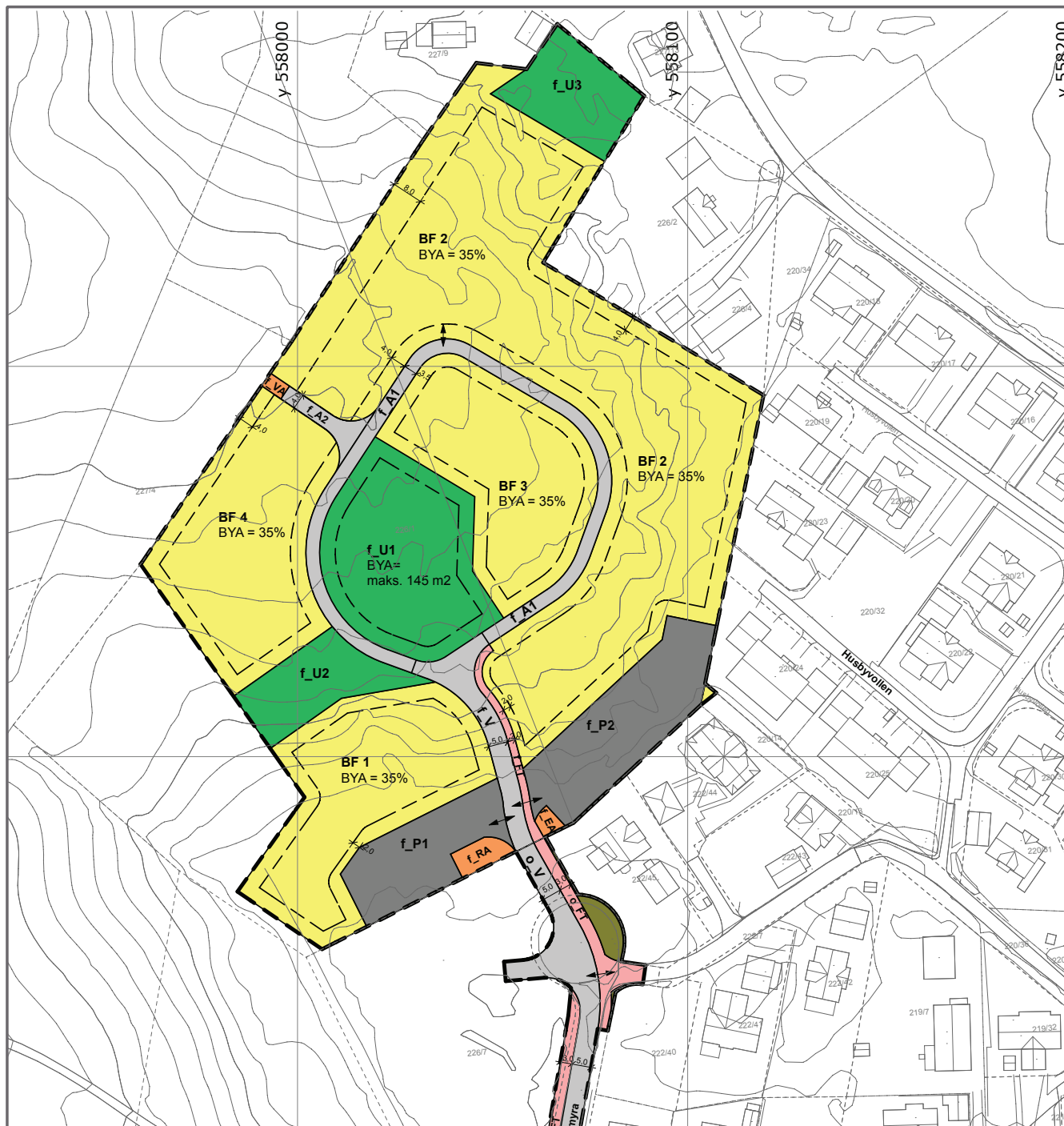




1st acceptance from Trondheim Kommune 2007;  
*“Housing area based upon sustainable and ecological principles”*

7 years later - the first 4 years with site investigation of the clay ground - the plan was accepted may 2015





## Housing plan

House footprint max 35 %

Max 10m high houses

Parkinglots by the entrance,  
minimum 25 % for electrical cars.

Solar roof panels allowed

Common water and renovation

Pavement to Helseheimen/School

Arkitekter: Rolf Jakobsen og Arild Berg,  
GAIA Tjøme/Aktivhus AS





## Possible housing plan

The natural “Amfi theater” form of the area shapes the plan around Community house and outdoor area.

*Max 73 units:*

Attached houses and apartments

10% - 30% 1-bedroom

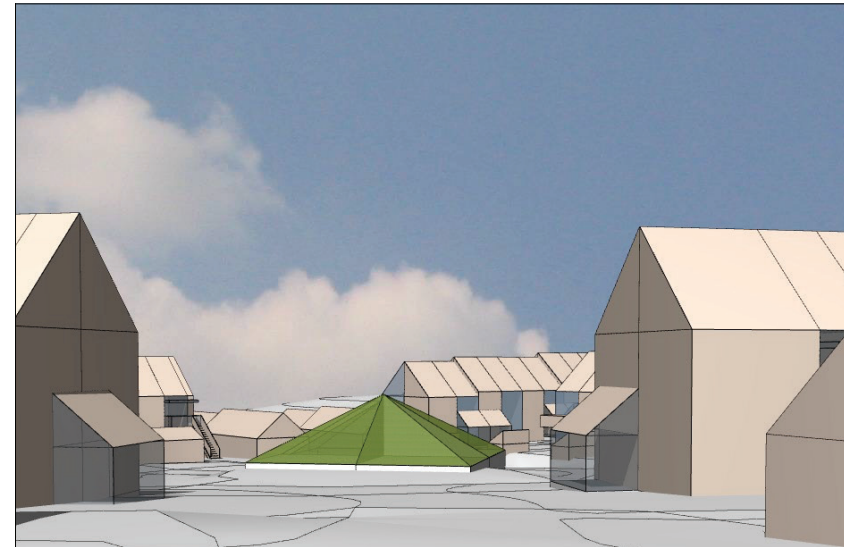
10% - 30% 2-bedrooms

40% - 80% 3-bedrooms, or more

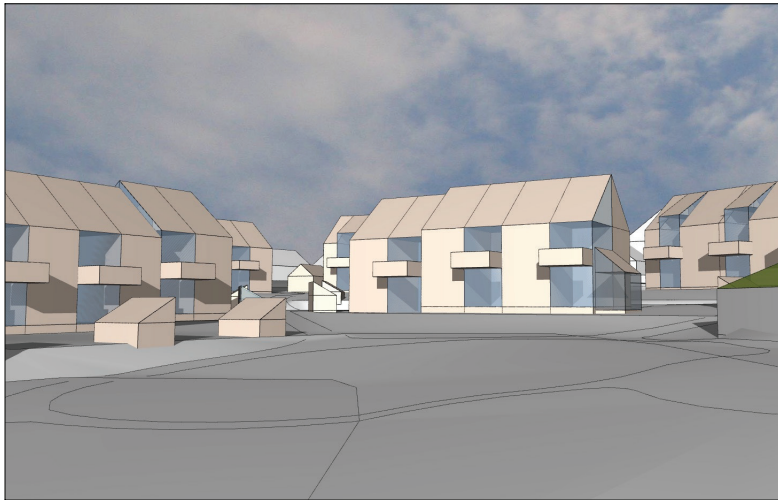
Minimum 30 % of all units must have all functions on one floor (universal design)

Self owned properties from 200 - 450 m<sup>2</sup>

## 3D studies



Adkomst boligfelt



Utsnitt fra F\_U1

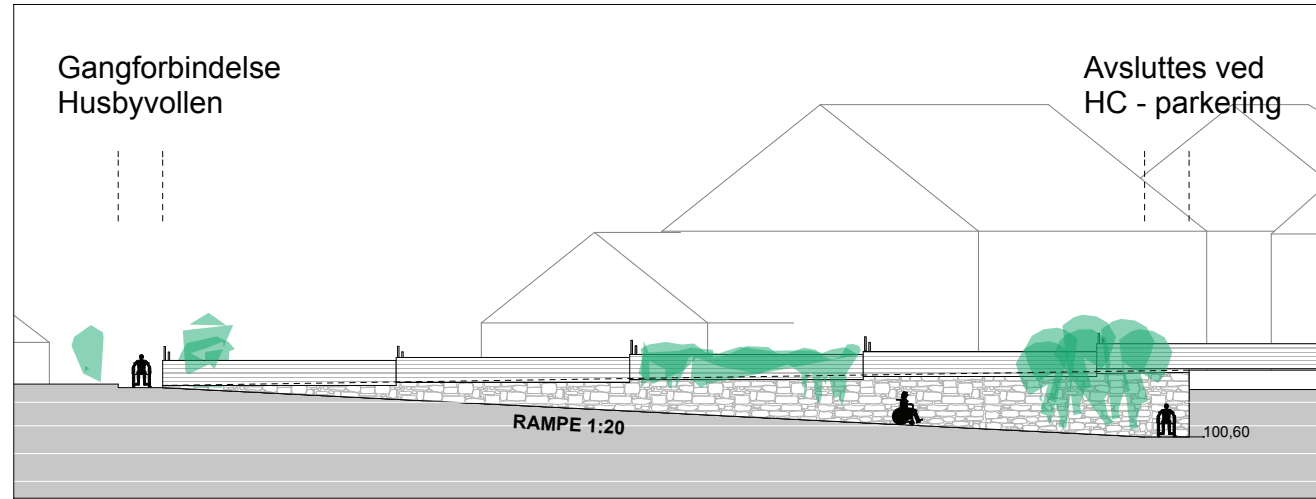




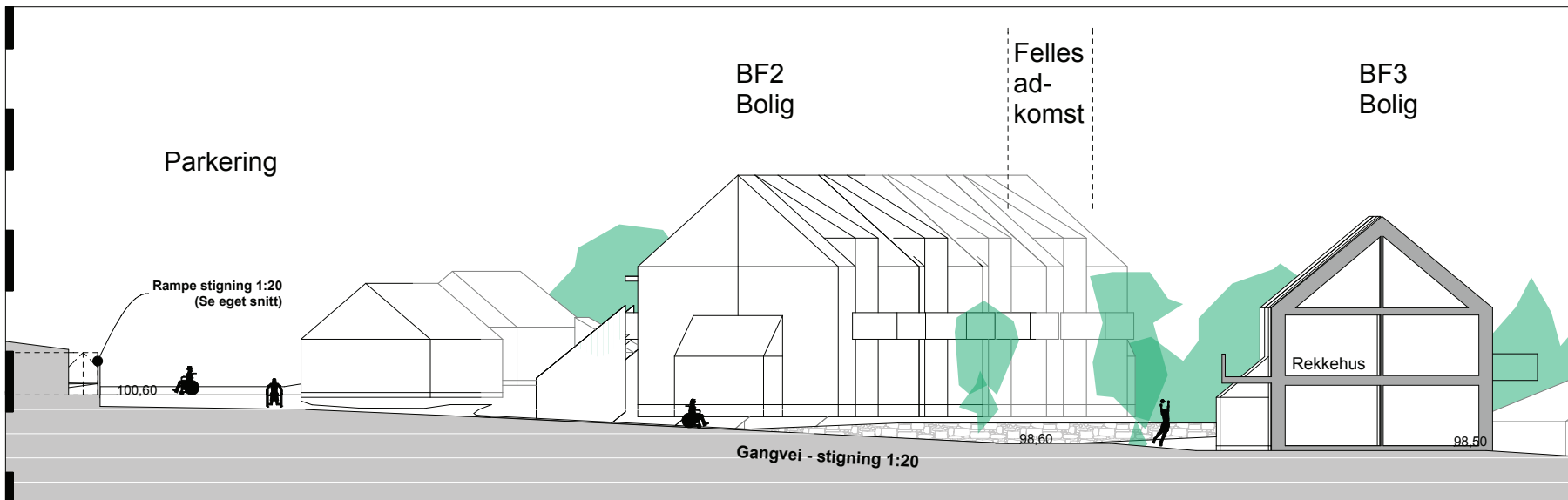
# Universal design

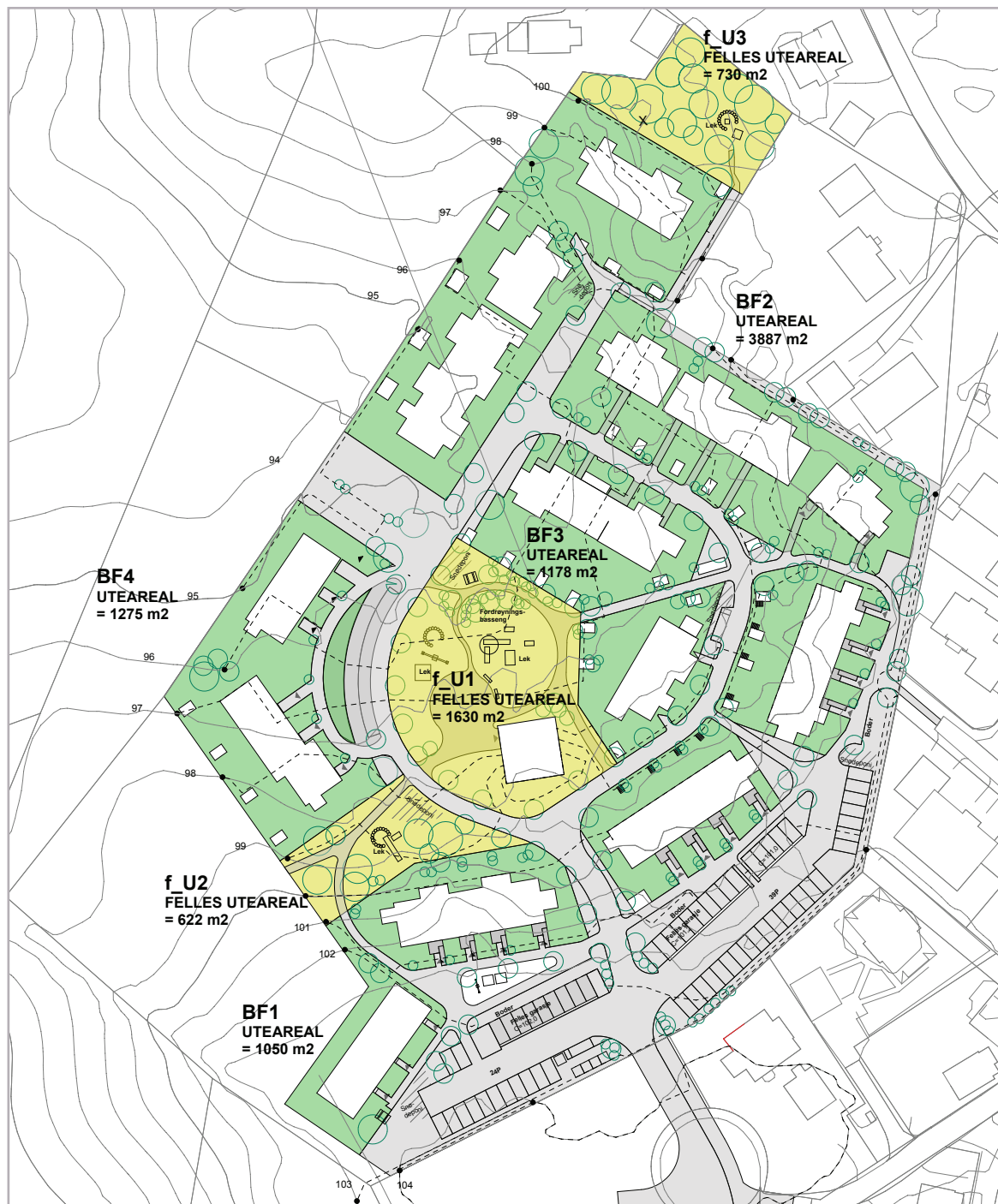


PLANHENVISNING



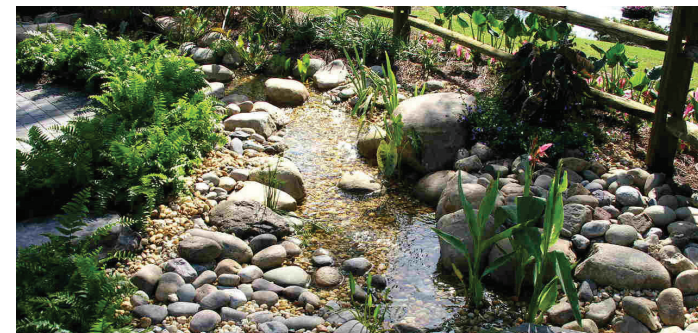
Gangadkomst fra Husbyvollen med UU: Snitt av rampe mot eiendomsgrense G/b 220/24





## Outdoor plan

- Common outdoor area 3 daa
- Local rainwater harvesting/treatment
- Plants for wind protection
- Local plants and tree species
- Natural playareas





# Food growing Possibility for parcels





## Possible architecture: Local inspiration



GAIA arkitekter / [www.aktiv-hus.no](http://www.aktiv-hus.no)





**Oksbeljen** housing area  
- naturally for everyone

