



Sagoeken, Kännärsvägen 60-66

Quick facts

Construction start: October 2018
Move-in: May-June 2019
Architekt: Lindbäcks Bygg/Zoom arkitekter
General contractor: Lindbäcks Bygg
Apartments: 175 one room apartments 22 sqm

Sagoeken has got its name through a mixture of the beautiful oaks at Kännärätten and the preschool Sagostunden that previously was located in the area. The neighborhood is also a mixture of school and student housing. In the ground floor there is a school with a school yard in the south, on top is the student housing with its own entrances in the north and east.

Lund municipality has built the school in two and three floors and completed with a solid concrete roof where we have built the student housing. In this way, we have used the ground surface effectively and created a three-dimensional property. Building three-dimensional houses is not particularly unusual, one may think. But Sagoeken is three-dimensional even in the real estate legal sense. Like a townhouse at the height.

General

Design

The residential buildings are constructed as volume elements, or modules that are stacked on top of each other. Each apartment is a module manufactured in a warm, dry and safe factory in Piteå. They have left the factory fully equipped with kitchen, bathroom and everything that is needed and sent by boat to Malmö. From there on to Lund where they are lifted from the truck straight up to the school roof.

Locks, doors and doorphone

The buildings are always locked. The access system ensures that no one other than those who live in the house can enter.

Instead of a door phone, there is a button next to the door of the room in each apartment that unlocks the entrance door of the house. The idea is that visitors call the person you want to visit and the person who is in the apartment can let in the visitor. In this way, the risk is less that unauthorized persons are let into the building.

Laundry

Laundry room is in both buildings. Bookings are made via our website or on the digital booking board located outside the laundry room. The washing machines have automatic detergent dosing so you do not have to buy your own laundry detergent.

Bicycle parking

Each apartment has its own bike area just outside the entrance. The places are marked with apartment numbers.

Storage room

In the attic there is a storage space for each apartment.

Heating and hot water

Dense, well-insulated buildings with efficient heat recovery mean that the total energy consumption for the homes at Sagoeken is about 20% lower than the new building requirements. You can influence about half of the home's energy use by being economical when using hot water.

The heating takes place through water-borne radiators and the energy for these comes from fossil-fuel-free district heating. The same applies to hot water.

All pipe routings are made with "safe water" installation. This means that there is a small tube that opens a few centimeters above the floor in the bathroom. If water comes out of the nozzle, a leak has occurred. If so, make a fault report.

Ventilation

Ventilation means that the air in the home is continuously exchanged for new, fresh air. This is necessary to maintain a healthy indoor environment.

The air that is extracted from the bathroom via the ventilation system of the house and the cooker hood passes a heat exchanger so that the heat content is transferred to the fresh air supplied to the apartments via the bedrooms. Fresh air is taken in through an opening behind the elements at the windows. The location means that the air is quickly heated by the element so that draft or cold grass is avoided. The air intake is equipped with a filter that keeps the indoor air clean. AF Bostäder ensures that the filter is changed according to current intervals.

The cooker hood over the cooker contains no fan, instead it is connected to the house's large ventilation unit. When the damper on the cover is turned, the air flow increases even if one does not hear how the fan works. In the cooker hood, there is a metal filter that catches fat and more. In order for the ventilation to work, you must regularly keep the filter clean. The filter can be easily detached from the bottom of the cooker hood and washed clean with dishwashing detergent and a dish brush.

Electricity

Inside the door of the apartment is a power station with fuses and earth fault switch. If an earth fault occurs, for example if a broken device is connected, the earth fault breaker will break the current in the whole apartment.

Electricity consumption in the apartment is included in the rent.

Broadband, TV and telephone

Each apartment has a broadband connection. There are no special outlets for TV or telephony.