



Bokompakt, Kämnärsvägen 100 - 106

Quick facts

Byggstart	March 2014
Inflyttning	October 2014
Arkitekt	Pontus Åqvist at OpenStudio
Totalentreprenör	Paras Bygg
Lägenheter	16 one-room-apartments 10 sqm 4 two-room-apartments 20 sqm 1 three-room-apartment 30 sqm 1 four-room-apartments 40 sqm

General

The student apartments at Bokompakt (“Compact Living”) are unique. They were built for R&D purposes in an attempt to create the most resource-efficient, purpose-built housing possible at the lowest possible rent.

AF Bostäder has been granted exemptions to certain parts of building regulations for the 22 apartments that comprise Bokompakt. The exemptions have made it possible to reduce the size of the WC, and by minimising and combining other spaces and housing functions, it was possible to design the apartments with 10 m² of space allocated per resident.

Important info

Due to their size, these apartments are not suitable for wheelchair users or other people with disabilities. AF Bostäder is resolving these housing needs in most other parts of its property stock, but if you have visitors for whom it is difficult to use the WC in your apartment, there is an accessible WC on the ground level of Building 102. Open the door with the key tag.

Energy consumption and heating

The energy use (heating, hot water and building electricity) at Bokompakt is about 500 kWh per resident and year. The corresponding figure for a standard- size newly built student apartment with the same type of heating is about 1,500 kWh.

The apartments are heated through the ventilation system. When it is very cold outside or if there is little transient heat conduction indoors, heat is supplied through a small electric heater in the fan unit, which raises the temperature of supply air.

Apartments that have more than one room work the same way, but a radiator is also installed (sic) to prevent overheating when many people are in the same room. Because the supply air temperature cannot be regulated room by room, it is set slightly lower than the room temperature and the radiator supplies the remaining heat up to about 20 degrees. Once the room temperature reaches 20 degrees, the radiator shuts off automatically. In this way, the right temperature is maintained in all rooms even when several people are in one of the rooms while other rooms are empty.

Important info

If you have a problem with the heating, follow the instructions at <https://www.afbostader.se/en/heating>

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.

Like most modern buildings, the buildings in Bokompakt are tightly sealed and thus have no natural ventilation. Instead, each apartment is ventilated via a fan unit installed above the cooker. Fresh air is taken in from the outside and the same quantity of *used* air is extracted from the building. The incoming air is heated by the outgoing air in a heat exchanger and passes through a filter before it reaches the apartment via a supply air device in the bedroom. The outgoing air is extracted via an exhaust air device in the WC and via the hood above the cooker.

The fan unit above the cooker also functions as an ordinary cooker fan. The resident opens the damper on the front of the hood when cooking, so that cooking fumes are ventilated away without being mixed with the air that circulates in the apartment.

Important info

According to law, all ventilation must be regularly inspected to ensure a healthy indoor environment. AF Bostäder engages an independent inspector who carries out these inspections in your apartment every three years. In between inspections, we may also need access to your apartment to check the system and change the filter.

Instructions for use and care of the cooker hood are posted inside one of the kitchen cabinets.

Hot water

Heating has traditionally accounted for the majority of energy use in a building. In pace with technological progress and significantly better building insulation, hot water usage has accounted for an increasing share of energy use.

The hot water for the shower and the kitchen sink is heated in a water heater in each apartment. The heat from waste water – the water that runs out of the shower, toilet and kitchen sink – is recovered in order to reduce energy consumption.

The waste water heat is used to pre-heat the water supplied to the water heater and the shower. As a result, the cold water supplied to the shower and the hand basin in the WC is usually lukewarm. When cold water is wanted, it is supplied through a separate tap.

Important info

The water heater and the heat recovered from waste water provide enough hot water for normal use, but if you take long showers, the water temperature may drop after a while.

Electricity

A large portion of the electric energy supplied to Bokompakt is produced by solar panels on the roofs. These are estimated to produce about 11,000 kWh, which is more than half the total energy consumption. Depending upon the weather and how the apartments are used, Bokompakt will be entirely self-sufficient at certain times. Naturally, the building is connected to the electricity grid to make sure all needs are covered throughout the year.

Electricity is the only external energy connection to Bokompakt. The building has not been connected to the district heating network, partly due to the low energy requirements, but also so that we can choose sustainable energy from suppliers that produce green electricity.

In order to reduce account costs, tenants do not have to arrange an electricity account and pay energy bills. Instead, the entire housing area is connected to AF Bostäder's account. Consumption is metered for each apartment.

There is an electrical panel in each apartment with fuses and electricity meters. The meters have been installed so that energy usage can be tracked and evaluated. There are separate meters for household electricity (the tenant's electricity use), building electricity (fans, pumps, outdoor lighting) and hot water production.

TV and telephone

There are no outlets for TV or telephone.

TV and telephone

The green philosophy behind Bokompakt is reflected not only in the color scheme and energy technology, but also in the gardens that surround the buildings. The grounds are accessible to all residents in the area. Tenants can put out a flowerpot or a chair in these areas or on the walkways and invite the neighbors over for coffee.

Each accommodation room in the apartment has its own bicycle space marked with the apartment number.