

Brf Fars Hatt 37, Kungälv

Västra Gatan in Kungälv is one of the most idyllic and well-preserved urban environments in Sweden. This 972m2 site extends far up the south-facing Fontin hillside behind the houses. In the past, the cabbage grown here could be harvested 14 days earlier than on the plain below.

There is plenty of space for urban cultivation on the sunny slope near the old refurbished underground store-room. The development of this site was an opportunity to combine the traditional with the latest in low-energy construction.

Together with Bohuslän Museum, we have adapted two brand new buildings in scale, material and colour to this unique environment.

We used a traditional design-language with traditional materials such as wood and linseed oil. The attic has 60cm cellulose insulation made from recycled newspapers. There is practically no composite materials, only real wood everywhere.



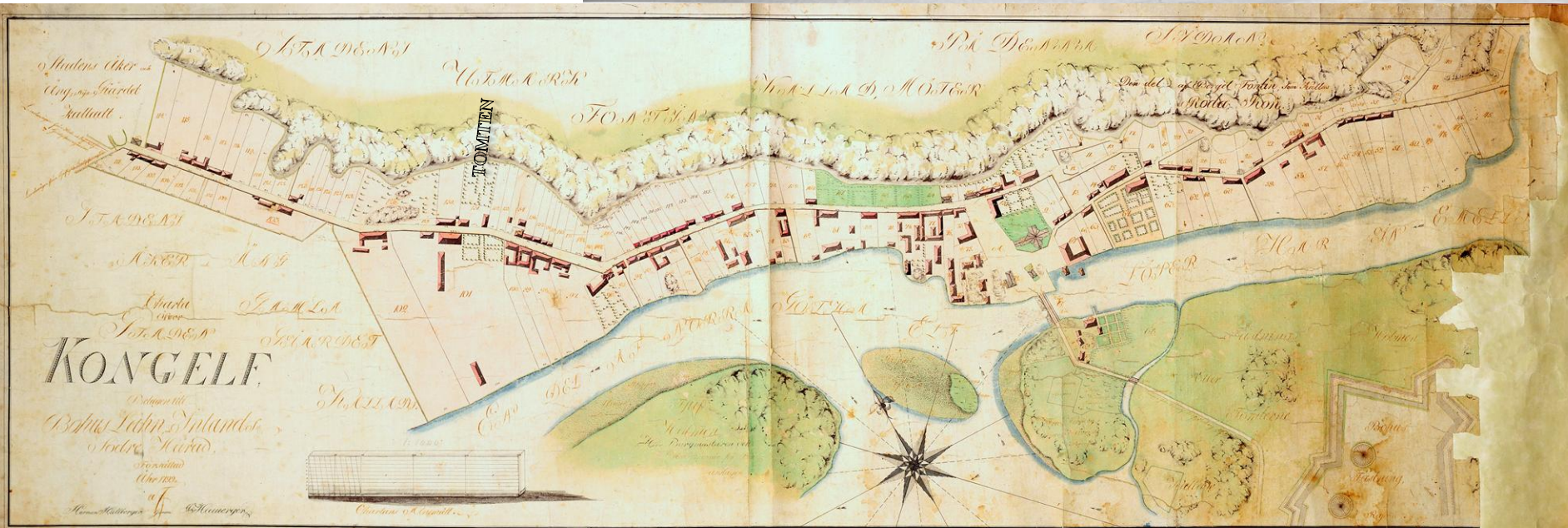
The site was originally part of a larger site belonging to the yellow 18th century house next door. Johan Tauson, an apothecary, moved here in 1828 and there was apothecary in operation here until it moved closer to the square in 1927.

A wooden store-house with it's gable to the street was demolished in 1962. It seems to have been used as a store for the oats which were exported to England and Norway starting in the 18th century.

In the book "Det gamla Kungälv", the store is mentioned as a place where the crushing and mixing of herbs and medicines for the apothecary took place.

Behind the store-house was a house (1890-2016) where there was a shoemakers up until the 1960's. This house was in an advanced state of decay and has now been replaced by a residential building.

"Photo and map from the archives of "Kungälv's Musei Vänner"



The development of this site was an opportunity to combine the traditional with the latest in passivehouse thinking and technology. Together with Bohuslän Museum, we have adapted two brand new buildings in scale, material and colour to this unique environment.

We used a traditional design language with traditional materials of wood and linseed oil. The attic has 60cm cellulose insulation made from recycled newspapers. There is practically no composite materials, only real wood used everywhere.



Red clay tiles on a pitched roof.

Traditional side-hung windows with extremely low U-values.

Scandinavian Homes Sweden AB builds energy-efficient passive high performance houses according to the latest technology combined with the Swedish tradition of building wooden houses.

Our customers are often enthusiasts who love to live in their well-built homes.

A house can never be "too good".

Surroundings: Horizontal surfaces are covered with natural gravel. Between the houses there is a small unheated common shed for bicycles / golf carts, etc. On the upper level towards Fontin-berget we have a traditional but modern, insulated and ventilated underground store, fronted with blocks of old Kungälv stone. This is shared between the members of the housing association. Steps to the upper level progresses to a narrow footpath that leads past the underground store and on towards the open natural space where the residents can organize urban cultivation, barbecue area, playground, etc.

House exteriors : House 1 (mews house) The upper storey is wood, painted with Wibö Väderö falu-red distemper linseed oil paint. Gutters and down-pipes of alu-zinc steel. The lower story is plastered with maintenance-free STO silicate render. House 2 (with street frontage) is painted with in a traditional green umbra linseed oil paint. Clay roof-tiles. Outer walls are insulated with rockwool. Traditional construction with 15mm Asfaboard behind a ventilated facade. All apartments have either a private patio or a balcony.



Inside:

Ceilings are plastered and painted with white linseed oil distemper paint except the bathrooms which has linseed oil painted wooden panelling.

Walls: T&G natural timber covered with plasterboards on 45x70mm timber studding, painted with off-white linseed-oil distemper paint. Rockwool insulation in all partitions.

Floor: 200mm wide oiled and waxed rustic oak parquet. The oak floor is continuous throughout all the apartments without unnecessary level differences in terms of thresholds. (Except for bathrooms)



Architraves and coving: hand-painted on site with white linseed oil paint.

Skirting: 21x145mm with skirting-blocks;

Architraves: 21x95mm

Coving: 21x95mm swan neck

Inner doors: heavy white-painted GK door (model Rakel),

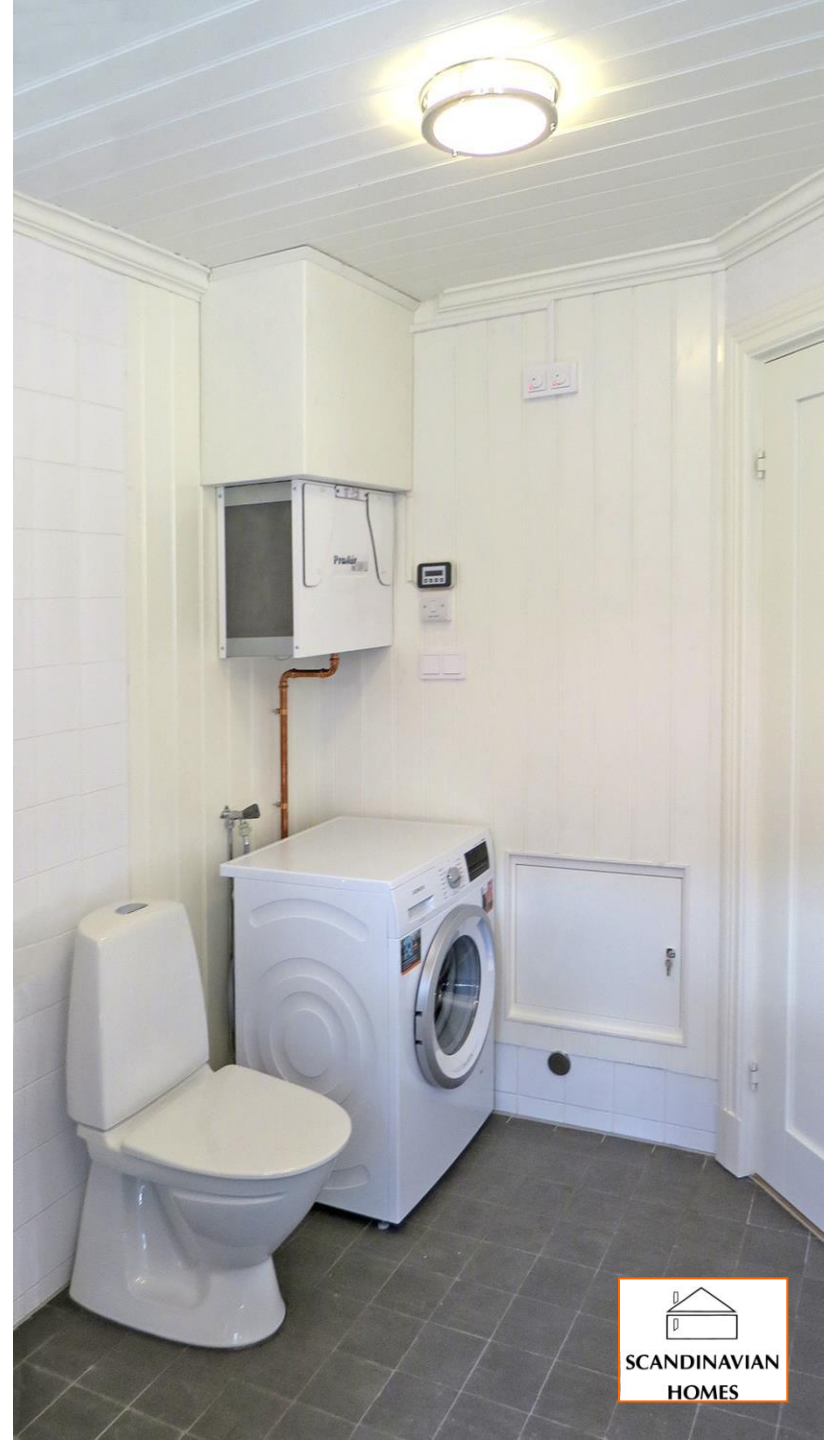
Handles: brushed stainless steel handles.

Heat, plumbing, shared facilities;
Heating: In the yard adjacent to the grey house, there is an insulated technology room with a Nibe F1155 ground-source heat pump with an accumulator tank. This provides heating and hot water to both houses.
Each apartment has water-borne under-floor heating with controls in each room. In addition, there is a thermostat controlled electric floor heating cable in each bathroom. Tap water, cold and hot; the municipality charges the association for cold water, the water can be measured individually for each apartment and can be charged by the association to each apartment if desired.



Electrical: The association has a subscription for heat pump, pumps and courtyard lighting. Each apartment has its own electricity bill for household appliances (including ventilation unit and electric bathroom floor heating).

Multimedia: In each apartment there is a special multimedia cupboard with prepared cables for connection of internet service providers. Cabling is drawn from this cabinet to each room of the apartment.





Kitchen: Hagaköket. The upper cabinets go all the way up to the ceiling .
 18mm carcasses, white-painted shaker-style doors of 16mm MDF, oiled natural oak
 worktop, ceramic knobs.
 Siemens appliances in stainless steel: Fridge/freezer, glass hob, charcoal filter fan,
 oven, microwave and dishwasher
 Lights & sockets under wall-units, tiles behind countertops

Bathroom:

Ceilings: wood panelled painted with white linseed oil paint.
 Wall: tiled behind shower and sink, otherwise wood panelled, same as ceiling
 Floor: tiled
 Plumbing: FMM taps, IFÖ porcelain, Siemens washing machine





Staircase: Solid wooden staircase with simple banisters and handrail where required, painted with green linseed oil paint.

Ventilation:

Balanced ventilation with individual HRV unit fitted in each bathroom. The ProAir 100 unit has an efficiency of up to 90%. Exhaust and incoming outdoor air are connected to large ventilation hoods that are disguised as traditional chimneys on both houses.

Details:

Exterior doors: NorDan with large window in clear glass.

Lock: safety lock with matt chrome handle model 1956.

Windows: NorDan wooden windows, side-hung outwards. All have 48mm thick triple glazed glass cassettes with double low-emission layers and argon creating extremely quiet and well-insulated windows. Note old-fashioned window hooks.

Letterboxes and rubbish bins: A regular mailbox for each apartment mounted on the wall of the grey house.

Space for waste bins.



Brf. Fars Hatt 37, Västra gatan 52 D-I 442 31 Kungälv

Hus 1 Rear building containing two apartments (läg1&2) 1=52E 2=52D

Hus 2 Front building containing four apartments (läg3-6) 3=52F 4=52G 5=52H 6=52I

