



# SKONNERTVEIEN HAGEBY

LOCATION  
Grimstad,  
Norway

Skonnertveien Hageby is a residential project offering urban housing in a quiet and sunny setting in the central part of the town of Grimstad, Norway. It is also situated close to the sea, and within 1 km you'll find the beautiful beaches at Groos to the south, the University of Agder to the west, and the lively neighbouring town centre to the north. The project has been a great success, and almost all the apartments were quickly sold to an awaiting public.

## AN URBAN RESIDENTIAL DISTRICT IN THE TOWN CENTRE

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**THIS PROJECT IS THE FIRST OF ITS SIZE IN THE SOUTHERN REGION OF NORWAY TO BE CONSTRUCTED MAINLY IN CLT. IT WAS BUILT IN 4 CONSTRUCTION STAGES; STAGES 1 & 2 WERE BUILT SIMULTANEOUSLY, AND THE FIRST NEW APARTMENT OWNERS COULD MOVE IN EARLY DECEMBER 2017.**

Stages 1 & 2 covered 35 apartments and were followed by an additional 24 in stages 3 & 4. The buildings are constructed on a concrete basement containing parking facilities and storage rooms for all apartments. On top of the concrete slab, 3 floors are built up from CLT panels. A total of 8,500 m<sup>2</sup> of CLT panels make up the 2,850 m<sup>2</sup> of apartments in stages 1 & 2. The sizes of the apartments range from 55 to 106 m<sup>2</sup> with connecting balconies ranging from 14 to 35 m<sup>2</sup>.

To ensure that sound issues have been dealt with correctly, dB measurements have been performed in the completed apartments. Every apartment is a «sound cell», separated from one another using double walls installed on Sylodyn sound proofing and an insulation plus concrete layer on all floors. The measurements have shown that this solution is well within the requirements laid out for apartment buildings.

The success of this development stems from a bouquet of elements that make up a great concept. The buildings are restricted to a relatively modest total height, and are positioned surrounding a co-owned garden and leisure area. All apartments were guaranteed at least one large, sunny, private balcony. The construction allows for low energy consumption and a healthy indoor climate. Heating is provided by a hot water system installed in all floors.

The project "Skonner tveien Hageby" in Grimstad was designed by the Architect MA Siv. Ark. Gunn Torill Rike Johansen: "This project was my first encounter with CLT back in 2015, and what an experience! Love at first sight. Working with the CLT -possibilities is really like a dream-come-true. Lovely lively material which enables clean-cut, honest design, with no worries of on-site misunderstandings of construction or design. The builders work in a healthy work-environment, with no pollutants from the building material or stressful building site noise, as opposed to working with steel and concrete for instance. They all express their utmost contentment, and builders from other building sites has continuously applied to be transferred to our site. That says a lot for CLT in my opinion".



## SENCE OF WELL-BEING

The use of wood in Norway goes back to the early days of settlement, so the use of CLT makes sense in Norwegian homeowners' minds. The façade of Skonnertveien Hageby consists of wooden boards that fit in with local tradition, and the buildings have been warmly received in the town.

Of all the communal elements in this project, the large, central garden for all inhabitants is the most significant. The comprehensively designed garden area includes different sized private patches in front of the lower apartments, a playground, various sitting areas and the possibility to take a short stroll along the paths.

Sheltered by the surrounding buildings, this garden aspires to become an oasis where people can relax and meet their neighbours.

The project did not have a specific audience in mind when it was planned, but it turns out that a large majority of the soon-to-be residents are senior citizens, and for many, this will be their first experience living in an apartment. Moving from a house, often with extended garden surrounding it, they appreciate the proximity to this new garden, and that they can contribute to it as they wish.

### BUILDER

Hemato Eiendom AS  
[www.hemato.no](http://www.hemato.no)

### BUILDER

Kaspar Strømme AS  
[www.kaspar-stromme.no](http://www.kaspar-stromme.no)

### GENERAL CONSTRUCTOR

Massivtre AS  
[www.massivtre.as](http://www.massivtre.as)

### PHOTOGRAPHY

Massivtre AS  
 Tor Øysten Osa Michalsen

### ARCHITECTURE

BGM Arkitekter AS  
[www.bgm.no](http://www.bgm.no)

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