

nordre | gate

# Tre inn på Grünerløkka

PROSPEKT & LEILIGHETSPLANER

**INFILL**  
Et Aspelin Ramm-selskap

## Challenges with wood appartement blocks

Isak Oksvold,  
director sustainability & innovation  
Aspelin Ramm

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# Project background

- Housing market survey (2014):
  - Buyers are willing to pay more for energy efficient appartements (59%)
    - E.g. + 50 000 NOK to save 2000 NOK/y - 4% p.a.
  - Would like visible/tangible measures (60%) – e.g. wood.
- Easy to say over the phone. What will buyers finally be willing to pay?





# Existing building



# Urban development

- 40 appartments – 2616 kvm
- 2 commercial sections – 750 kvm
- Emphasis on material quality, apartment sizes and shapes.



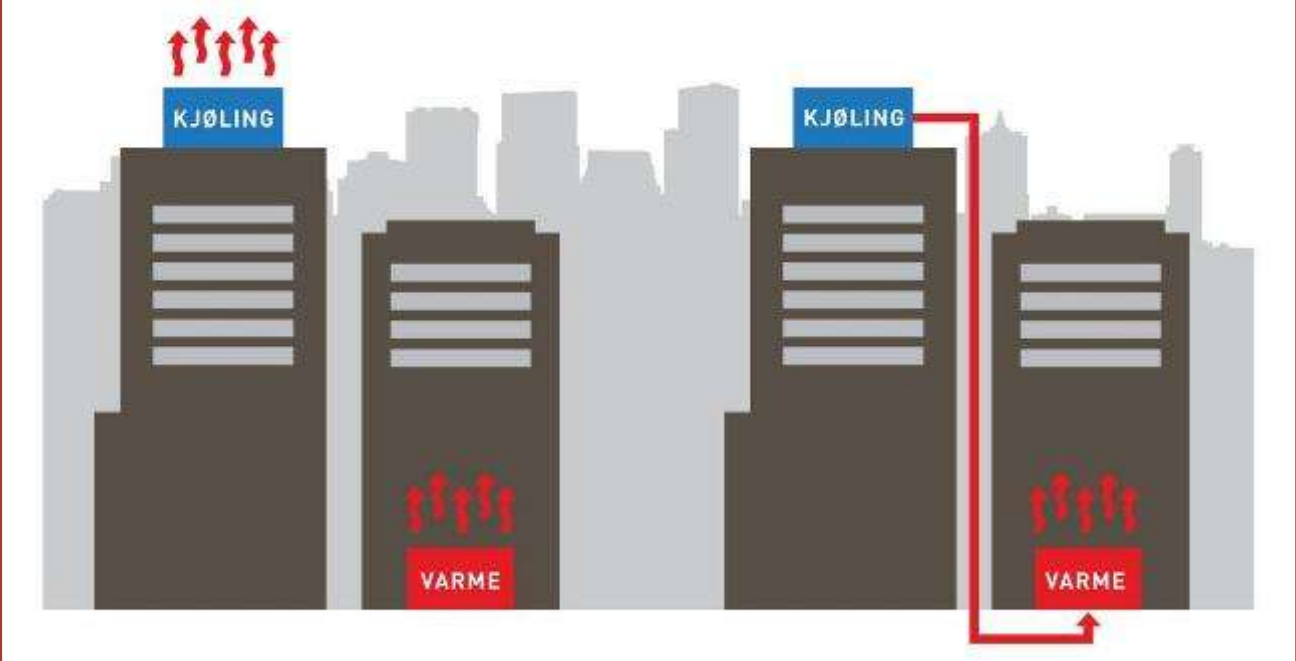
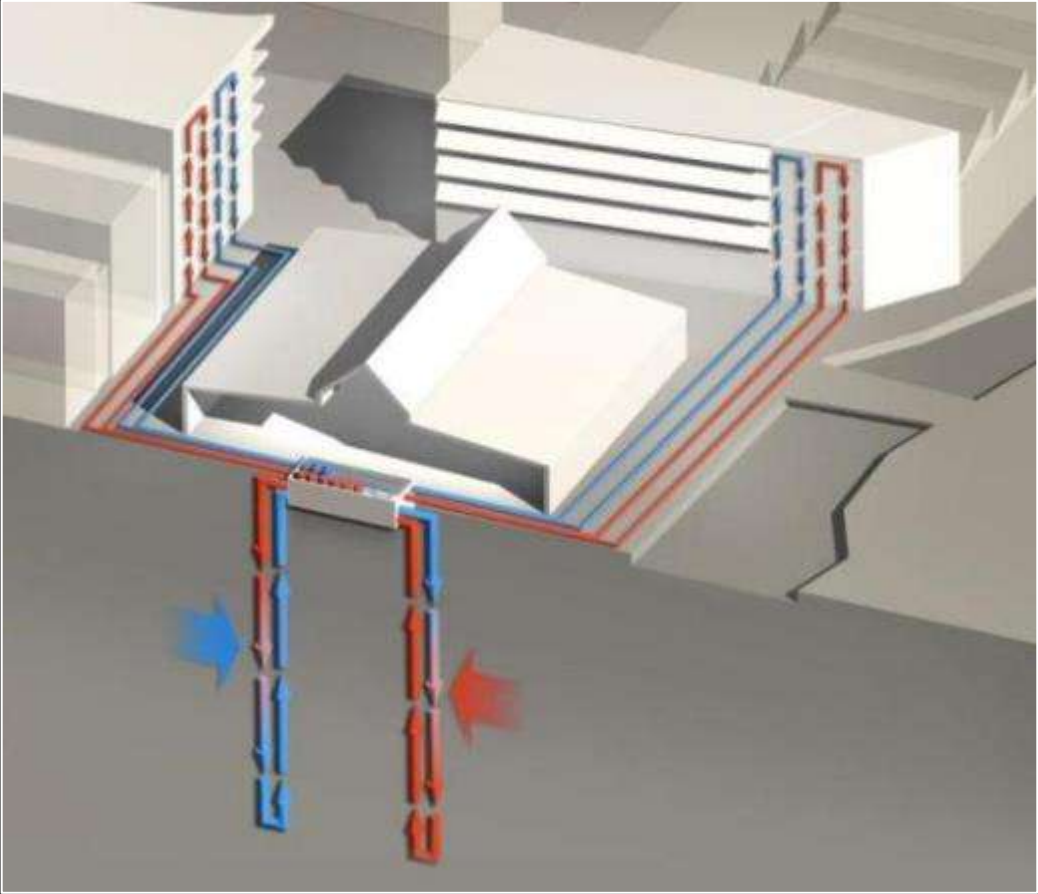


# Life on the rooftop

- Garden
- Recreation
- Training facilities
- Farming – ½ m dirt



# Renewable energy and energy class A





# Empasis on visible wood

- Woodfacade in back-yard
  - Restrictions toward street
- Massive wood elements
  - structural floors, walls, elevator and staircase shafts and balconies.
- As much inner walls i wood as possible







# Cost challenge connected to sound & acoustics

- Concrete in cellar and commercial space
  - Flexibility in commercial space, need for concrete towards ground, and acoustics.
- Structural timber floors 3-6 - draft project by veidekke
- Sound & acoustics regulations challenging and a cost driver.
- Innovation Norway grant to survey improved solutions (structural wood build up e.g.)



# Preliminary conclusions

- Cost increase for structural timber about 6500 NOK/m<sup>2</sup>.
- Increased cost should be defended by positive marked response.
- No evidence so far to defend structural timber.



**Thank you for your  
attention**

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