



Vegalyckan, Råbyvägen 17

Quick facts

Building start:	October 2013
Move-in:	November 2015
Architect:	Zoom Arkitekter
General contractor:	Serneke AB
Apartments:	54 studios 22-28 m ² 56 two-room apartments 32-39 sqm

General

One of the greatest challenges with new housing constructions is to build at a cost with rents that students can afford. We have been able to hold rental costs per resident down at Vegalyckan by optimising the apartments according to the possible building volume and optimising the use of costly kitchen and bathroom fittings.

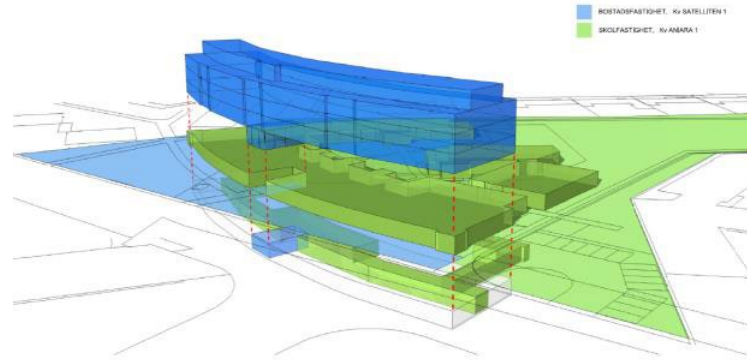
For example, the apartments on the top of the building have been designed as maisonettes to take maximum advantage of the permitted building height and most of the apartments have been adapted so that two residents can share the apartment and the rent on equal terms.

Three-dimensional building design

The legal property that Vegalyckan is built in differs from most other properties in that it floats in the air. The building is divided into two properties with two different owners; the municipal school in the ground floor and AF Bostäder student housing in the floors above.

You can compare the concept with a townhouse that tipped vertically. Instead of limiting the properties in the outer wall, the limit goes on the floor between level one and two.

This three-dimensional property has been a prerequisite for being able to implement the project. The land that belonged to AF Bostäder was too small for a residential and the municipal land was too small for a school. By merging the land and build a common house both we and the municipal could get our needs met.



Structure

The housing is built entirely of concrete and brick, materials that cannot be damaged by moisture or mold, and all building systems are leak-proof. The materials were chosen with care and longevity in mind.

Concrete interior walls, sheet metal roofs and stone materials in kitchens and window sills etc. guarantee a building that will have a long life cycle and not require much maintenance.

Windows

The windows in the building are adapted to meet the high energy and noise standards of the project.

All rooms have windows that are openable inwardly to facilitate window cleaning. The windows can also be placed in a ventilation position by opening them in the top, which can be helpful if you have things on the window sill.

Important to know

The windows have two opening positions.

On the bracket to the handles top and bottom there are children latches, squeeze them. Turn the handle horizontally to set the window in ventilation position. Turn the handle half a turn so that it stands vertically to fully open the window.

Doors

The hall doors, i.e. the doors between the stairwell and the apartments, are meant to resist burglary attempts, reduce noise from the stairwell and resist fire. In order to meet these requirements, the hall doors have a lock system that everyone might not be familiar with, but which keeps the door properly closed. To lock the door, the handle first has to be turned upwards once, see instruction below.

Important to know

This is how you lock the hall door:

1. Turn the handle upwards => the locking bolt (hook bolt) is pushed out.
2. Turn the key or handle until it clicks or the key can be pulled out.

This is how you un-lock the hall door:

1. Turn the key or handle as usual
2. The handle can now be pressed down and the door opened.

Kitchen appliances

User manual for the refrigerator and stove can be found in the apartment. If you are the very first tenant, you need to "burn off" the oven before it is first used to remove the smell of a new oven.

Important to know

Follow the instructions of the cooker and heat up the empty oven before using it the first time.

Laundry room

The laundry room is located on the second floor with access from the stairwell. Tenants can book laundry time either via our website or on the digital booking board outside the laundry room. The washing machines dispense detergent automatically, so you do not have to buy your own detergent.

Bicycle parking

Bicycle parking along Råbyvägen in front of the building is marked with the apartment number. There are bicycle parking spaces for each resident room in every apartment. A smaller number of bicycle spaces for guests is available next to the entrance.

Car parking

Cars can be parked at Q-park parking north of Studentlyckan. Adjacent to the entrance there is a handicap spot designed for disabled with special parking permission.

Waste disposal

In the sink cabinet there is space for waste separation. Sorted waste shall be submitted in the waste room in front of the building. The waste facility is an underground system containing large waste containers buried underground and you can only see the inlets.

Bulky waste and electronics can be left in bulky waste room at Studentlyckan.

Heating and hot water

Energy use (heat, hot water and building electricity) for the apartments at Vegalyckan has been estimated at about 60 kWh/m² and year. This is about 30 % lower than the requirement for new construction and has been accomplished by means of a sealed and well-insulated building with efficient building systems.

The apartments are heated with water-filled radiators. The heat energy supplied to the radiators comes partly from district heating and partly from energy recovered from the ventilation system. The same applies to hot water.

The air that is extracted from the bathroom via the building's ventilation system passes through a heat exchanger and a heat pump so that the heat content in the air can be transferred to water for heating and hot running water.

Important to know

If you experience problems with the heat. Please follow the instructions on www.afbostader.se/en

All pipes were installed using the "safe water" method. Among else, this means there is a little pipe that ends a few centimetres above the floor in the bathroom and in some apartments also in the rooms. If water drips out of the mouth of the pipe, it means a leak has occurred. If this happens, please 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.

Like most modern buildings, Vegalyckan is a tightly sealed building and thus has no natural ventilation. Instead, the building is ventilated via a fan unit and a number of exhaust air fans that make sure fresh air is taken in from the outside and the same quantity of used air is extracted.

Fresh air is taken in through an opening behind the radiators under the windows. Due to this placement, the air is quickly heated by the radiator so that draughts are prevented. The air intake opening is fitted with a filter that keeps indoor air clean. AF Bostäder ensures that the filter is replaced at the required intervals.

Outgoing air is extracted via an exhaust air device in the WC and via the hood over the cooker.

Important to know

All ventilation should by law be controlled on periodic intervals to ensure a healthy indoor environment. AF Bostäder make these controls in your home every six years with the help of an independent surveyor. Between inspections, we might also need access for inspection and replacement of the filter.

The ventilation in your home is balanced to provide the right amounts of air and heat. Do not cover ventilators or change the air flow, then the indoor climate will deteriorate.

The hood over the cooker does not have its own fan. The fan is on the roof of the building and serves several hoods. When you turn the damper on the hood, the air flow increases, even though you cannot hear the fan working.

The cooker hood works the best when the filter is cleaned regularly. Instructions for this can be found in the apartment. For best performance, the glass found in the fan cover shall be folded down when using the cooker.

Important to know

You can find instructions for how to use and care for the cooker hood on the inside of one of the kitchen doors.

Electricity

Electricity is not included in the rent. Each tenant must arrange an electricity account for their apartment.

Important to know

You must arrange your own electricity account for your apartment with some electricity provider. You can find more information on <https://www.afbostader.se/en/stay-with-us/move-out/>

There is an electrical panel/fuse box inside the entry door to the apartment. Electricity consumption in the apartment is metered remotely by the energy company, which bills the cost to the tenant.

Broadband, TV and telephone

There are permanent sockets for data in every resident room, but there are no sockets for TV or landline telephone service.