

## THE ALGORITHM, HAGASTADEN



*In “Hagastaden” (Hagacity), a completely new district is emerging centrally in Stockholm's inner city. Here, Family housing “Familjebostäder” plans to build approx 178 new rental apartments, several restaurants, shops and a preschool.*

### ABOUT THE APARTMENTS

Family housings new production has high quality in the choice of materials and furnishings. The walls are white painted and the floors of white pigmented ash parquet. Storage options vary with apartment size. Larger apartments sometimes have walk-in closets and all apartments have wardrobes, in some places there are sliding door wardrobes. There is also storage space in storage solutions elsewhere in the property. All apartments have a security door. All properties and houses obviously meet the building and planning law's requirements for accessibility for people with disability.

The kitchens have white cabinet furnishings and are equipped with induction hob and built-in convection oven.

Kitchen hood with integrated fire extinguisher. Fridge and freezer are available in all apartments but vary in size depending on the area of the kitchen. The kitchen has built-in microwave and dishwasher (width varies depending on the design of the kitchen).

The bathrooms have gray-black tiles on the floors and white tiles on the walls. Shower with glass walls in frosted glass. Sink with commode in white and mirror cabinet with lighting. Towel dryer in white located on the wall. The bathrooms have a lower ceiling height than the apartment in general. Laundry room is located in The property and all bathrooms are prepared for the installation of a washing machine.

All our new production has property-related source sorting for packaging and newspapers. Here you can also leave coarse and electrical waste. The vast majority of new productions also have food waste sorting.

### Your ceiling lights need new connectors

Our apartments are built to the very latest electricity standard. That means you need to change the contacts on your ceiling lights to make them work when moving in. Keep this in mind if you buy new ceiling lights for your apartment.

## Fireproof home

We build our apartments according to the concept of a fireproof home. That means you have a Kitchen hood with extinguishing equipment that also turns off the stove in case of fire. Smoke alarms that run on electricity. Fire extinguisher and fire blanket are mounted in the hall when you move in.

## APARTMENT SIZES

Number of rooms with kitchen	Number of apartments	Square meters
1	64 pcs	30-44
2	75 pcs	46-70
3,5	13 pcs	70-88
4	22 pcs	92-105
5	4 pcs	117

## ABOUT THE AREA

Hagastaden (Hagacity) is currently emerging as an extension of Vasastaden (Vasacity). Here the stone city meets with a new modern district that is being built together with Solna. The center of the area will be partly Norra Stationsgatan (North station street) and the new park being built along Hagaesplanaden. The Neighborhood Algorithm is located in the extension of Dalagatan (Dalastreet). In the ground floor there will be two restaurants out towards Norra Stationsgatan. Otherwise, there are premises for shops and cafés.

Live summer life in the sun among the rooftops.

Each stairwell has access to its own roof terrace. There are benches, tables and plantings which provides the opportunity for a cozy outdoor life in the sun during the summer months.

The courtyard will be used by preschool children during the daytime. Here you will find play equipment and sandbox that can be used when the preschool does not have its business running.

## LIVE EASILY WITHOUT A CAR

The easiest way to live here is without a car. You live in the city center with communications around corner. Hagacity will also have a new metro in the future when the yellow line starts to operate the Odenplan-Solna route. The house is prepared for many bicycle parking spaces. Under the courtyard we are building a garage with about 63 parking spaces. The garage will only be put into use when the entire project is moved in. In the garage there is also a carsharing (rental of cars for residents) with several cars.

## RENTAL

All mediation takes place via The housing agency. In order to be able to register an interest in a apartment, you must be registered for the housing queue at The housing agency. The apartments are rented out in stages.

The first phase with 72 apartments is available for expression of interest at The housing agency between July 24 to August 7, 2019.

Stage 2 is expected to be released in early autumn 2019 for expression of interest.

## ARTISTIC GESTALIZATION

Family housing always works with art in our new production. In the algorithm block we have chosen to use two artists who have each had their own part to portray. Alongside Stockholm art, we work to ensure that artistic expression is of a high quality and create an identity and pride in our future tenants.

## Entrances and facades

Here the assignment was given to Ida Persson who has created works of art from tiles in geometric shapes.

Each entrance is given a "custom color" to quickly create recognition. There is even a niche outdoors that will receive an embellishment of tiles.

"When I've sketched for the entrance works, my working name has been surveillance mascots. I above all, wants the works to be warm, have pleasant color changes and be restful guardians in the room. But with the points in the works that can be read as eyes/camera, I want to also that they should remind of eyes that are always with us. The eye in the mobile phone/computer that mapping us, the eye in social norms that can involve judgment and discipline."

Ida Persson talks about her work.

## Bicycle alley

In the main entrance from Norra Stationsgatan there is a long aisle leading to the cycle room, recycling rooms, utility rooms, and basement storage. The idea here was to create an exciting environment of an area that will be used daily by many residents. The mission went to Sam Siwe, who have chosen to divide the aisle into more easily accessible rooms.

*"The emphasis in the artistic design of Bicycle alley is in the entrances, this to create an inviting and interesting introduction of the space. The ceiling height is higher which is underlined by my tile extends from floor to ceiling. In the surface covered with tiles are also placed ceramic tile with relief action with the same glazing as the tile. In the walls, a display case is placed on each wall. Inside the display case, aluminum sculptures illuminated with lamps mounted in glass bubbles are displayed in various colors. The handrails in the entrance hall receive specially made brackets in cast aluminum, the same material as the sculptures in the display case.*

*Also the shape and workmanship on them connects with the sculptures in the display case." says Sam Siwe about the art that will be placed in the aisle towards the bicycle room."*

**Number of apartments:** 178

**Number of floors:** 7-11

**Number of houses:** 2

**Number of rooms:** 1-5

**Living area sqm:** 30-117

**Balcony/patio:** Some apartments

**Elevator:** Yes.

**Parking/garage:** about 63 garage spaces

**Address:** Norra Stationsgatan, Dalagatan, Hagaesplanaden, Lise Meitners Gata

**Architect:** Brunnberg & Forshed

**Planned occupancy:** November 2019 to August 2020

**Planned rental start:** 2019