

## Background for Solbakken 21.

I am an English geologist who retired in 2018 and moved back to Norway from Denmark. I set myself the task of designing and building a modern house which was not designed for ease of production and maximum profit for the entrepreneur.

The ground for Solbakken 21 had been free for 20 years – largely I think because commercial housebuilders found it difficult to work with. 30% of the area is occupied by a steep rock covered slope down to a little stream called Buabekken. This becomes a raging torrent when the snow melts, or there are several days of rain – and the noise of the river is heard as a continuous relaxing background.

This description is written in English (my mother tongue) so you will not be aggravated by my poor Norwegian grammar.

The starting criteria.

The following points formed the basis of the design criteria.

1. Facilitate a good view to the fjord. (southeast).
2. Facilitate a good view to the forest and the river.(southwest).
3. Shortest distance from garage to road to minimize snow clearing.
4. Minimal slope up or down from garage to road (less problems with ice).
5. Double garage integrated with the house to enable effective transport from car to the living areas without tramping in snow and dirt.
6. Living room and kitchen integrated to a main living space.
7. Many windows in the living space to maximize the benefit of the warming of the sun.
8. Large roof overhang to maximize shade in the summer when the sun is high in the sky.
9. A small bedroom and office on the main floor to enable future living on one plan if necessary
10. A bathroom on each floor without windows (Who needs windows in a bathroom when we have led lights?)
11. A loft floor with a minimum of load bearing walls to enable changes in room plans as needed.
12. Full insulation to the roof in the loft floor (big rooms, high ridge).
13. Full compliance to TEK17 standard.
14. Underfloor water borne heating in the cellar and first etg.
15. No heating in the loft rooms (heat percolates from the floors below and sleeping space kept at a lower temperature.)
16. A large tank in the technical room to enable solar and future underground energy connections.
17. Possibility of including ground sourced heat pump energy when asker kommune takes over the water supply (2 water boreholes a few meters outside the grounds)
18. Full cellar under the house and garage – easy because the ground is moraine sand and stones and easy to dig out.
19. Extra insulation around the cellar walls (because it was easy to do)
20. Excellent drainage so there is never any possibility of dampness in the cellar.
21. A large veranda/terrace with an open part, a section covered by the house, and a section behind glass (winter-hagen).
22. A pantry derived from old tradition (matbod). This is one of the most successful points.

Many other criteria were evaluated in the design process but these above are the major points. With the main idea that a living area of 8x10m was adequate, with two small rooms and the main living space. The total area of the house in formal documents is large because both the cellar and the loft are continued under and over the double garage (because it was easy to do).

The kommune took a very long time to approve the plans, and there were several compromises to enable a building start in late autumn 2018. The cellar walls, 15cm reinforced concrete (12mm) were completed in late November 2018, and the prefabricated walls arrived on 7 trucks in the first days of December 2018. There followed a pause over winter with a weatherproof house established, before the final metal roof was installed in april 2019.

The finishing work was intended to be my work and was planned to be finished in 2023. However in early 2020 I was diagnosed with prostate cancer, and the treatment of this was the cause of much

fatigue. My work progress was reduced to the half of the intended, which is why I am still working on the finishing touches today. I have decided that the house is too big for one old man and will move to Moss later in the year – and hence the plan to sell the house. I have made a plan to announce the sale already now, but at the same time keep working until I have a formal “ferdig attest” from the kommune. But I have seen so many house sales where the new owners make major changes when they move in that I have decided to leave an opening for anyone who is interested to take over the building early if they should so desire. Therefore I will open for interest now and take it from here. The assumed price of 8million is a guess from the “eiendomsmegler” and can be reduced if somebody wants to take over early – open to discussion. An eventual sale will go through the appropriate legal channels to ensure that both buyer and seller rights are protected.

This document will be added to bit by bit to provide a broad description of how the house works which will be of use to the new owners.