

VELUX®



MORE SUN FOR EVERYONE

A House in Galten, Denmark



MAXIMUM OF DAYLIGHT IN EVERY NEW HOUSE

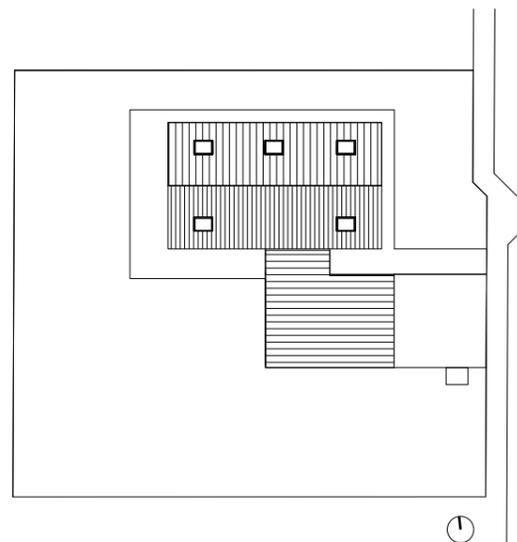
KFS Boligbyg is a developer designing and construction single-family houses - the preferred habitation form in Denmark. Architects, finance experts, drafting technicians, construction engineers, carpenters, bricklayers - together 43 people, lead by a charismatic manager, Ditte Maria Kollerup, are working on individual projects, united by high standards and a well-organized design process. The dialogue between VELUX and KFS started about ten years ago with their project following the Active House principles and continued since then.

"Every time we do everything to make all the clients' wishes come true while keeping the budget in check. Every square meter has to be well thought-through: from built-in cabinets to the optimal position of the windows."

Ditte Marie Kollerup, manager of KFS Boligbyg

KFS Boligbyg keeps a long relationship with their clients, as every house comes with ten years guarantee. The feedback from the clients helps to perfect every little detail, from the amount of cupboards to the placement of electric light, as the much-needed daylight hours are short in the wintertime. As individual houses in Denmark usually have no air-condition, VELUX windows are crucial in efficient discharging of the hot or stale air through the roof.

"We work with VELUX because we like to build more clever than the others. Their experts see different aspects of the project than our architects, and it helps us grow. We get specific inputs on how to provide an optimum of daylight in our designs. We are better when we work with VELUX."



Site plan. The house is located close to the northern border of the site. The car port for two cars is open, except for a storage space behind. The kitchen and dining area open up to the terrace in the west, towards the garden.





VERTICAL LIGHT IS A RATIONAL CHOICE

The permanent shortage of sunlight leads to large glazings, which can be a disadvantage for the privacy of the inhabitants. Protecting the interiors from unwanted insight was of great importance in the Galten house, as the neighbouring houses are close. In Denmark it's allowed to put a wall with windows as close as 2.5m from the site border.

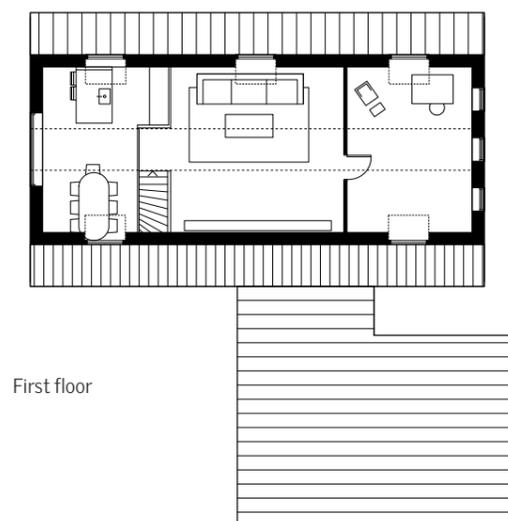
"Once, standing in the kitchen of our show house, I came up with a line, "VELUX protects privacy," as there were no wall windows but a lot of light from above. A panoramic view of the nearby house is not what one wishes for," - Ditte Kollerup says, laughing, and adds: "The light from above is stronger, and one can use the walls for placing the furniture, cabinets, and individual decoration."

Ditte Marie Kollerup, manager of KFS Boligbyg

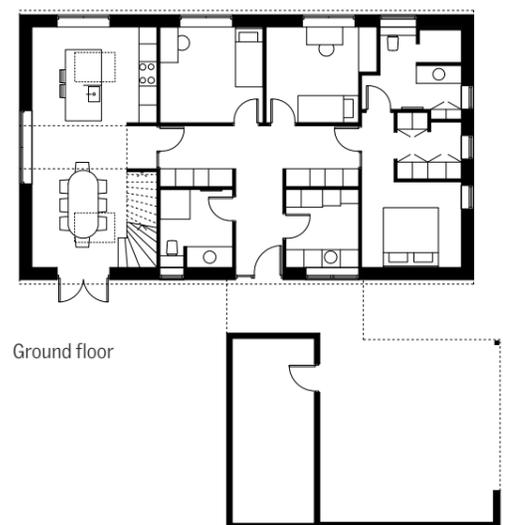
For many families, a sloped roof is a synonym of cosiness, an archetypical image of a house. Still, 90% of single-family homes in Denmark are on one floor. People like having all functions on one level, connected to the garden; the children run in and out of the house without any obstacles. Most of the time if a family decides for a two-storey house, they want a roof terrace - which increases the costs tremendously. Alas too often the space under the sloped roof, where all the warm air goes, remains unused.

The house offers additional space on the first floor while keeping all necessary rooms downstairs. Lifting the volume a bit and inserting a wooden floor causes a small cost increase, comparing to the advantages of this modification of a standard, single-floor house with tilted roof. A cosy living area and office upstairs as well as a generous room height in the kitchen and dining area are not only an eye-catcher but, as mentioned, allow family for more privacy and space, crucial in the cold months spent mainly indoors.

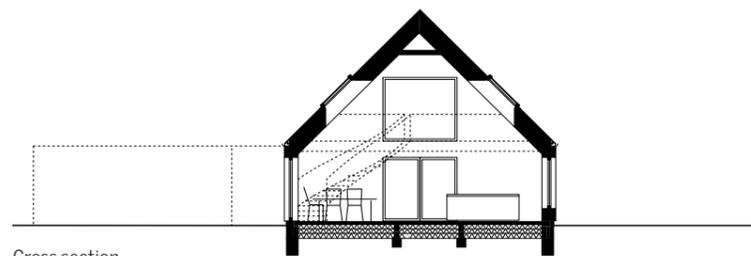




First floor



Ground floor



Cross section

"We are educating our clients so they can make conscious decisions about how their house should be. One can get easily lost in the mass of all kinds of information found online, so we introduced a method how to work hand in hand with our clients through all the design process. We listen to their wishes and talk about the importance of a well-organized floorplan and benefits of sunlight and fresh air circulation. As our houses come with ten years warranty, we stay in touch with them and always ask if they would regret anything. Usually, they don't."

Ditte Marie Kollerup, manager of KFS Boligbyg

The first floor plan shows the dining area and the little home office room behind it. An open stair leads to the heart of the house, the double-height open kitchen with dining area. The bedrooms, bathrooms, storage and laundry room are located around an efficient circulation area with plenty of cupboards.

The section through the double-height kitchen shows on the left the dining table and on the right the kitchen island. Above the balcony door there is a large fixed glazing, to which the size of the roof windows was adjusted.

The large dimension of the walls and roof is caused by a thick insulation layer, necessary to minimize the energy loss. The underground insulation is also above the minimum required by the law.





LUXURY HAS A FUNCTION

The Galten house is an experimental house, aiming to change the habit of single-floor houses. As two floors result in more area than one in a similarly compact volume, the consumption of energy per square meter drops significantly. Asked, what makes the Galten house special, different from the majority of other single-family homes, Ditte Kollerup replies:

"In the large kitchen with dining area, the family can spend time together. Thanks to the extra space on the upper floor, anyone who wishes more privacy can withdraw to the upper floor to play, work or read in peace."

"We designed a house where people can get old and use the downstairs space only in their everyday lives. The double-height room in the kitchen and dining area is a true eye-catcher - people love double-height rooms. Without the second floor, it would have just been a luxury, but as a part of the design scheme with a stair, it also has a function."

Ditte Marie Kollerup, manager of KFS Boligbyg



"This house has above-average large openings without any sash bars; we wanted the roof windows to fit into this aesthetics. We chose VELUX windows larger than the ones usually used in single-family houses. On top of if, after the expertise of VELUX specialists, we decided to add more windows than we have initially planned."

Ditte Marie Kollerup, manager of KFS Boligbyg

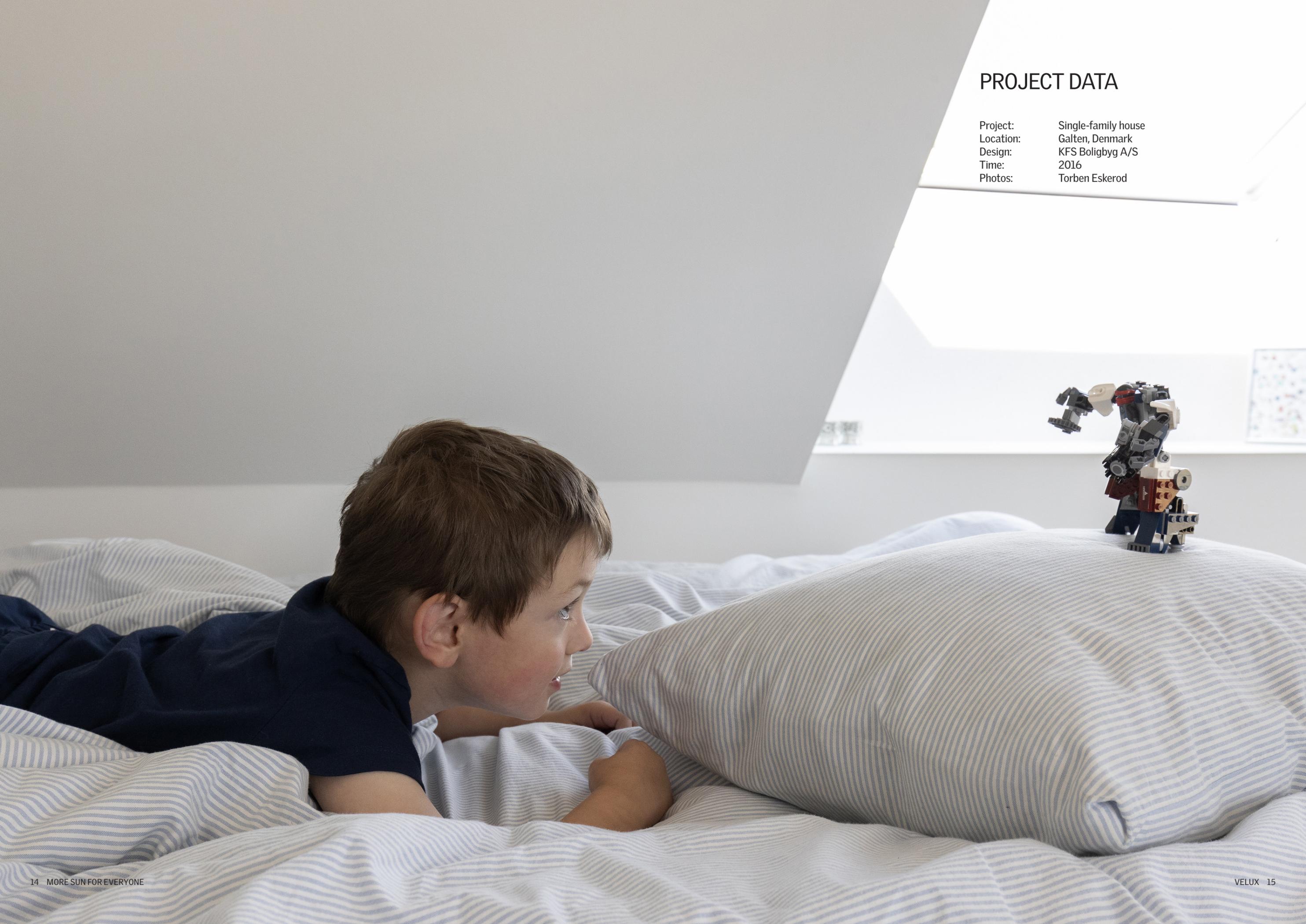


A large kitchen island enables the whole family to cook together. The gable wall, clad in sand-coloured brick, brings in the material from the outside to the interior. The decorative masonry is a painting in itself, visible from both floors.



PROJECT DATA

Project: Single-family house
Location: Galten, Denmark
Design: KFS Boligbyg A/S
Time: 2016
Photos: Torben Eskerod



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