

# PRODUCT CATALOGUE 2016



add•a•Room  
COMPACT SMART LIVING

# ABOUT

In **2006** my husband and I were running a business rebuilding and redecorating old Swedish summer houses.

We soon realised that there was a need for a new type of house – a small, high quality, well build house made out of sustainable materials where every square meter was well thought through and where the living space could be increased by merging the outdoors and indoors in different ways.

It was then that we decided to develop a small house with many possibilities, a house that can grow according to different needs. Our aim was not only to build a small house but to create a small home which can be enjoyed for many years to come without the need of spending ones entire vacation into the renovation or rebuilding which is often the case with holiday homes.

To accomplish our idea we approached one of Denmark's most well-known architects Lars Frank Nielsen and with his help the house **ONE+** was born.

**Add a Room** gives the owner endless opportunities to add on or subtract **ONE+** houses and put them together in different ways – and we are so excited to see how our customers choose to combine and use their house.



Susanne Aarup

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A small, illuminated modular house is situated on a calm lake at dusk. The house is a small, rectangular structure with a flat roof and large windows that are brightly lit from within, casting a warm glow. The house is positioned on a small platform or pier extending into the water. The surrounding landscape is a dense forest of tall, thin trees, likely evergreens, which are reflected in the still water of the lake. The sky is a deep, dark purple and blue, suggesting the time is either early morning or late evening. The overall atmosphere is serene and peaceful.

# ADD A ROOM

**Add a Room** is a modular mini house concept from Scandinavia, a co-operation between Denmark and Sweden - choosing the best from both countries. The house **ONE+** is based on units of **10,15, 20** and **25** sq meters which can be put together in various ways and according to different needs.

A close-up, black and white portrait of Lars Frank Nielsen, a middle-aged man with short hair, smiling slightly. He is wearing a light-colored shirt. The background is dark and out of focus.

## THE DANISH ARCHITECT

"The project started as a refinement of the mini house concept in Sweden. We, Add a Room and I, wanted to provide a design alternative to the existing mini houses in Sweden called Friggebod that mostly look like play houses for children. Our goal was to design a simple, almost minimalistic house, a house that can stand alone, but also a house that can be pieced together unit by unit. During the design process, there has been an evolution towards a true "multi-unit-concept": you can start with a single unit and enlarge it step by step into a genuine holiday home."

**Lars Frank Nielsen** is one of the founders of Danish architectural practise 3xN, well known for numerous high profile buildings in Denmark and abroad. He qualified as an architect in Denmark and after many years at the helm of 3xN he decided to focus on the design of small buildings by setting up ONEN. ONEN's aim is to develop products that provide simple solutions to complex problems. Their focus is on functional, minimalistic and sustainable design.

In co-operation with the Danish top architect **Lars Frank Nielsen**, **Add a Room** developed the **ONE+** system.

**Lars Frank Nielsen** explains:

Watch the video on our webpage  
[www.addaroom.dk/en/buy](http://www.addaroom.dk/en/buy)

▶ From start to finish



# THE CONCEPT

## Merging the indoors and outdoors

The small houses grow by merging the indoors and outdoors. Spacious decks, pergolas, outdoor kitchen, windows with very thin frames and the same floor lines outside and inside are all carefully chosen to ensure the feeling of outside and inside melting together.

## Easy living

ONE+ house is built with sustainable Scandinavian materials that require minimal maintenance. The thin, outer panel is made from Superwood – fully impregnated spruce planks without any heavy metals. The Danish invention offers durability whilst also being sustainable and environmentally friendly. The house is fully insulated, with energy efficient windows and sliding doors from Velfac. ONE+ is made of Scandinavian wood by skilled carpenters at our indoor production site here in Scandinavia and delivered complete in one piece.

## Easy purchasing

Our modules are build indoors and transported by truck directly to your plot where they are placed into position by crane. In this way there is no messy building work on location and the work can continue in all weather conditions.

## Tailor made solutions

A Small house demands smart solutions, outside as well as inside. Add a Room has numerous tailor made solutions for the house, such as wardrobes, beds and outdoor kitchen.

Watch the video on our webpage  
[www.addaroom.dk/en/buy](http://www.addaroom.dk/en/buy)



ONE+

## Materials. Focus on sustainable Scandinavian materials

- Insulation depends on location and use of the house.
- Electricity – the house comes ready to be plugged in.
- The dark, kernel, indoor pine floors are aligned with the Superwood veranda floor, erasing the lines between the outdoor and indoor space.
- The wainscoting is Superwood, designed by AART architects has a characteristic thin profile and is a sustainable and environmentally friendly treated spruce.
- The house comes with the energy efficient and sustainable slim frame windows by Velfac, which let in significantly more natural daylight than traditional alternatives increasing the feeling of light and space within a room. In addition to this, the combination of high performance glazing and internal wood frame ensures optimal indoor temperatures as well as peace and quiet.
- The roof is welded and has a slope on 1,5 degree.
- The house is well insulated so a small electrical heater (2000 watt) is often sufficient enough to heat the ONE+ house and due to several electrical sockets within the house it can be placed in different locations.
- The bathroom comes with underfloor heating.



- Wood stove, air source heat pump and sun panel can also be provided.

## Flexibility

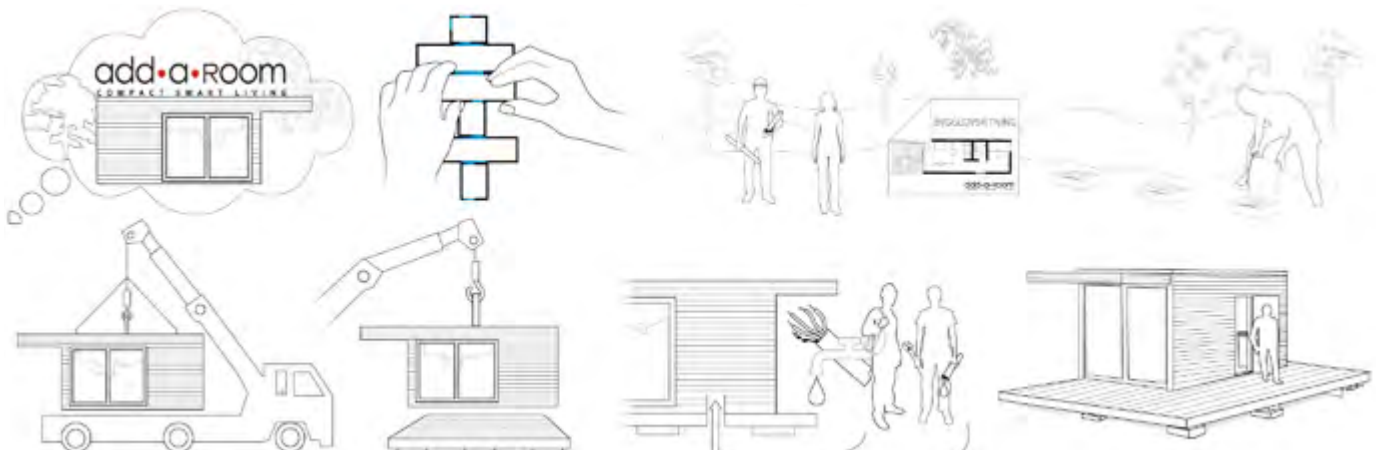
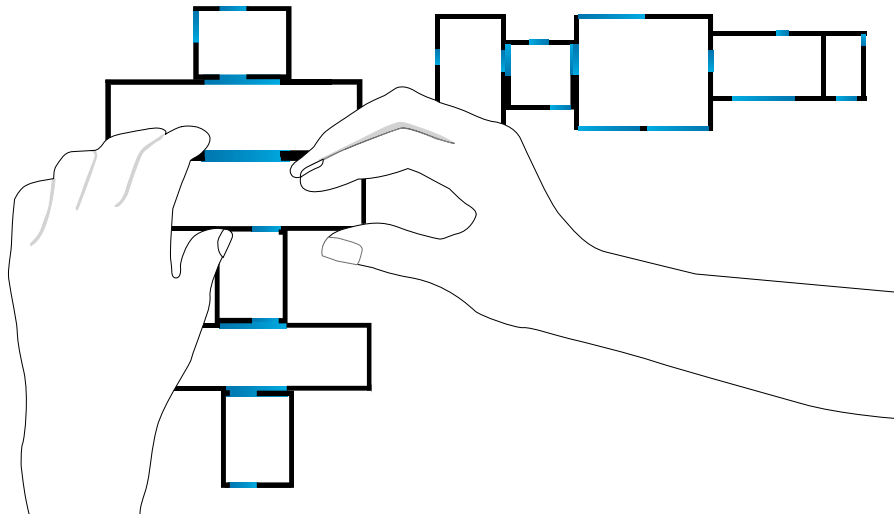
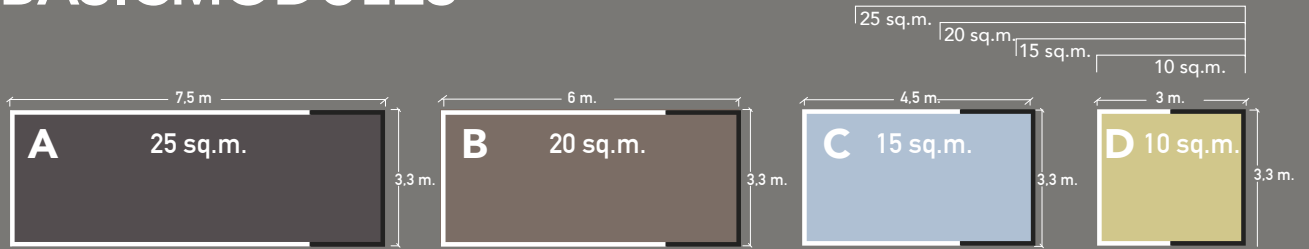
- Easy to move. The house comes with integrated hooks on the roof which enables clients to easily move it around or relocate.
- No messy building work - we build indoors and deliver it to your site already completed.
- ONE+ comes with three connecting possibilities which enables clients to grow their mini house according to their needs. The dimensions of each connecting point correspond with the dimensions of the sliding doors, offering further possibilities to alter the location for sliding doors. (Please see blue marks on the next image).
- Connecting and disconnecting, can be done immediately or in the future according to client's needs – This means that clients can buy (add on) or even sell one house at a time.

- We offers different layout solutions - with and without kitchen, bathroom, tailor-made beds or wardrobes. All the mentioned layout solutions works for 10, 15, 20 and 25 sqm modules and are always located at the back the house leaving the connection points free.
- Our bigger modules of 20 and 25 sqm also offer the possibility of creating an extra room.

## Miscellaneous

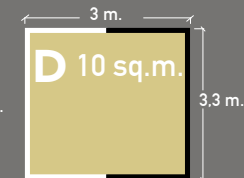
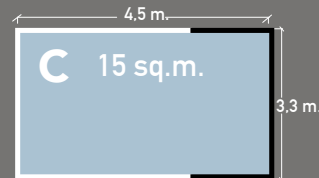
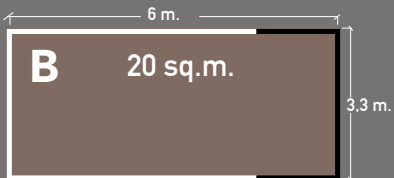
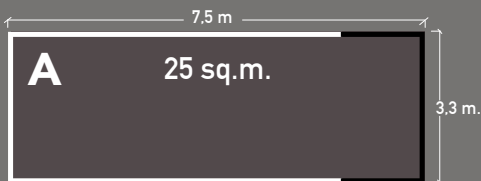
- Please note, transport is not included in the cost.
- We make reservations for misprints.

# BASICMODULES



25 sq.m. 20 sq.m. 15 sq.m. 10 sq.m.

MODULES

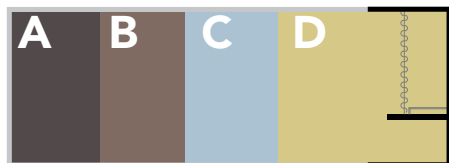


LAYOUT SOLUTIONS ARE SAME FOR ALL MODULES

**1 LARGE SIZE WARDROBE**



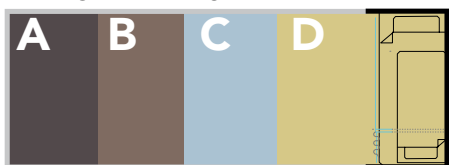
**2 MEDIUM SIZE WARDROBE**



**3 SMALL SIZE WARDROBE**



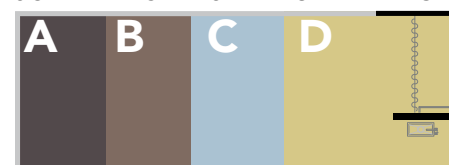
**4 TAILOR MADE BUNK BED**



**5 SMALL KITCHEN**



**6 SMALL KITCHEN & MEDIUM WARDROBE**



**7 SMALL KITCHEN & SMALL BATHROOM**



**8 SMALL BATHROOM**



**9 SMALL BATHROOM & SMALL WARDROBE**



**10 LARGE BATHROOM**



**11 LARGE KITCHEN**



**12 SAUNA AND A ROOM**



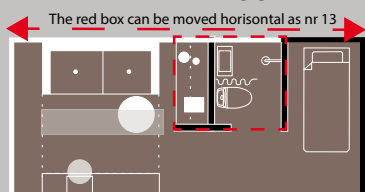
EXTRA SOLUTIONS

**13 PLAN SOLUTION FOR 25 SQ.M. WITH AN EXTRA ROOM**



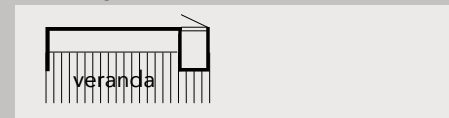
Product 13 can be ordered without kitchen (called 13 b) or without bathroom (called 13 c)

**14 PLAN SOLUTION FOR 20 SQ.M. WITH AN EXTRA ROOM**

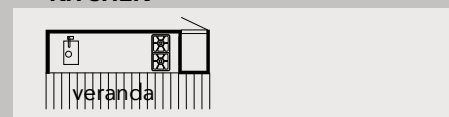


Product 14 can be ordered without kitchen (called 14 b) or without bathroom (called 14 c)

**15 OUT-DOOR LINKING MODULE WITH BENCH**



**16 OUT-DOOR LINKING MODULE WITH KITCHEN**



## BUYING ONE+

### Before delivery

- Deciding on your optimal ONE+ solution for your specific needs.
- Our modular house system is like building blocks for adults. With three connecting points, described on the previous page, there are so many different ways you can put together the houses directly with each other or with other Add a Room modules. Please do not hesitate to call us if you want to discuss the optimal solution for your house.
- Inspection. We offer an inspection of your plot where we can look more closely into the most optimal location for your house, different ways it could be connected, inspect the terrain and similar. We offer two types of visits:

1: Visit by our Architect Lars Frank Nielsen - estimated cost 4 000 DKK

2: Visit by Add a Room personnel - estimated cost 2 000 DKK.

*Please note that travel cost might be added, depending on your location.*

- Order. Once the client chooses their optimal house, Add a Room team will put together an offer including the price and delivery time.
- Building permits. Depending on the choice of the house and the location of the plot, a building permit may be needed. Add a Room team will provide all the necessary house drawings for the building permit.

- Foundation. Before the house can be delivered, rand or point foundation has to be prepared in advance and before delivery, according to the drawings prepared by Add a Room team.
- The foundation should have electricity and/or water supply. Add a Room will provide advice and drawings of where to place pipes to ensure smooth connection.
- Transportation and delivery date. The house is delivered to site by truck and then craned into position. A truck crane reaches approximately 8-15 meters. A bigger crane can be ordered to the site if needed.

## At delivery

- Receiving. When the house is delivered a "handy man", for instanced a carpenter, should be available to ensure that the house is correctly positioned and connected to its foundation
- The house is put on the foundation by crane and connected to the foundation.
- Interconnection. If more than one module is bought and needs connection, this is

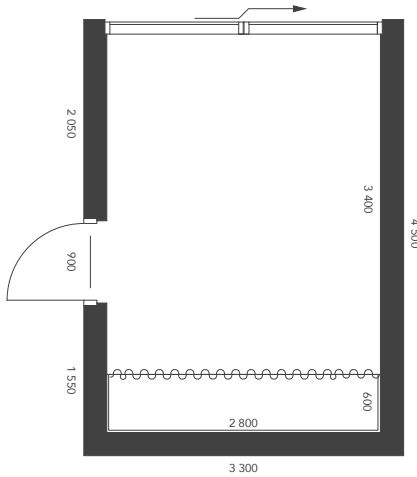
done by a local or an Add a Room carpenter, according to instructions and necessary materials received in advance from Add a Room.

***Please ask us if you need a list of craftsmen in your area.***

## After delivery

- Inspection of the house can be arranged.
- Connection.
- A certificated electrician as well as a plumber needs to connect the house with the external plumbing and electricity.
- Connecting more **ONE+** Add a Room modules in the future. Please contact us for further advice and instructions.

# LAYOUT SOLUTIONS 15 SQ.M. BUT SAME FOR 10 AND 20, 25 SQ.M.



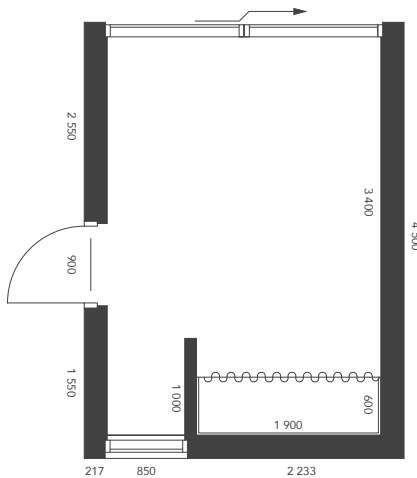
## 1

### LARGE WARDROBE

#### SPECIFICATION:

Curtains in front of the wardrobe.

Drawers and hangers.



## 2

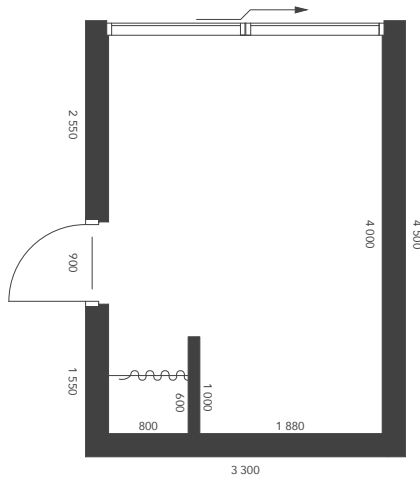
### MEDIUM WARDROBE

#### SPECIFICATION:

Curtains in front of the wardrobe.

Drawers and hangers.

# LAYOUT SOLUTIONS 15 SQ.M. BUT SAME FOR 10 AND 20, 25 SQ.M.



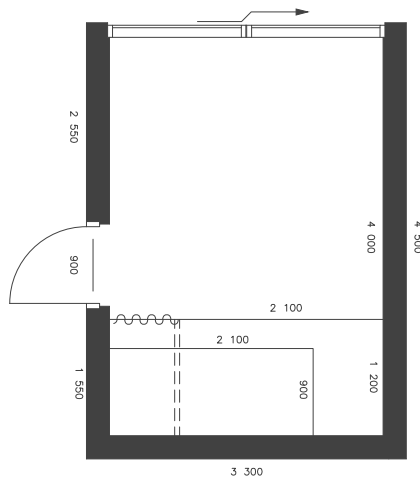
### 3

#### SMALL WARDROBE

#### SPECIFICATION:

Curtains in front of the wardrobe.

Hangers.



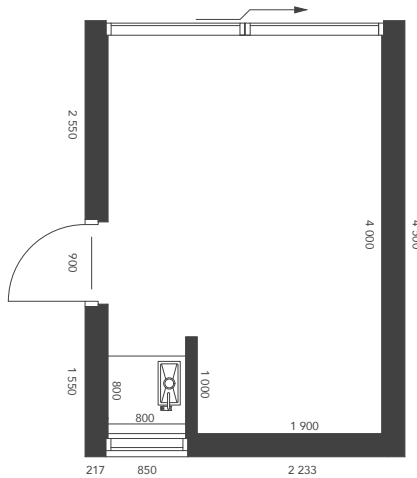
### 4

#### TAILOR MAID BUNK BEDS

#### SPECIFICATION:

Bunk beds with a small wardrobe underneath.

## LAYOUT SOLUTIONS



# 5

### SMALL KITCHEN

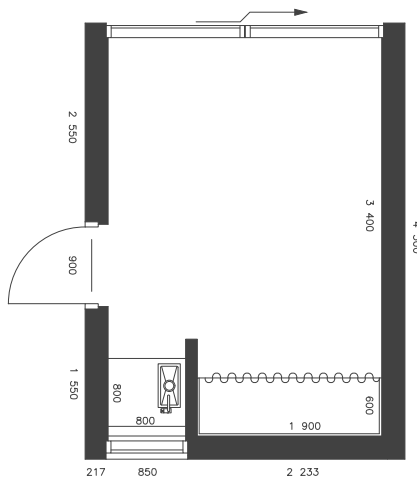
#### SPECIFICATION:

Small kitchen, kitchen counter in stainless steel and sink.

Water tap Grohe.

15 l water boiler is located underneath the kitchen sink.

White linen curtains in front of the table. Removable double hot plates.



# 6

### SMALL KITCHEN AND MEDIUM WARDROBE

#### SPECIFICATION:

Small kitchen. Kitchen counter in stainless steel and sink.

Water tap Grohe.

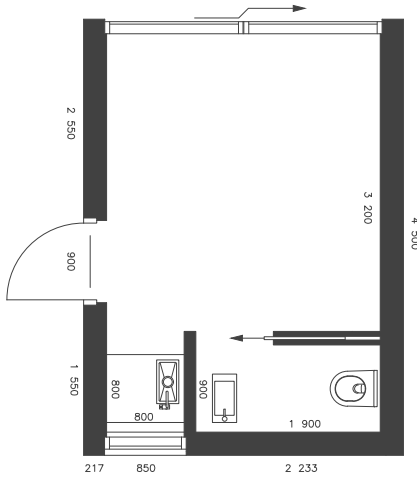
15 l water boiler is located underneath the kitchen sink.

Refrigerator is located underneath the kitchen sink.

White linen curtains in front of the table. Removable double hot plates.



# LAYOUT SOLUTIONS



## 7

### SMALL KITCHEN AND SMALL BATHROOM

#### SPECIFICATION:

Small kitchen, kitchen counter in stainless steel.

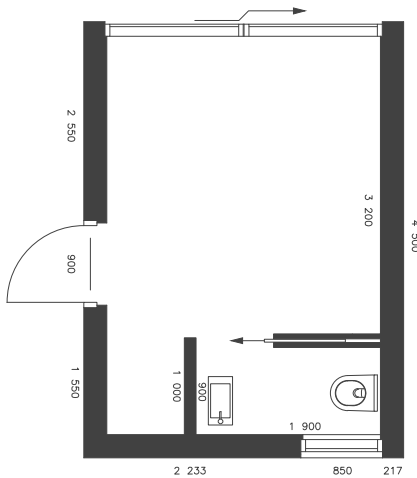
Water tap Grohe.

15 l water boiler is located underneath the kitchen sink.

Refrigerator underneath the kitchen counter.

White linen curtains in front of the counter.

Removable double hotplates.



## 8

### SMALL BATHROOM

#### SPECIFICATION:

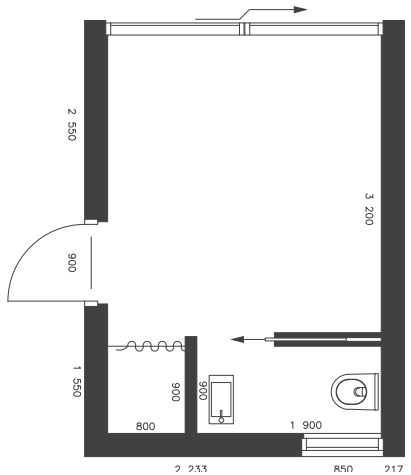
Small bathroom.

PVC walls and flooring from Altro.

Wall toilet and sink from Duravit.

Grohe mixer tap and hand shower.

## LAYOUT SOLUTIONS



# 9

### SMALL BATHROOM & SMALL WARDROBE

#### SPECIFICATION:

Small bathroom. PVC walls and flooring from Altro.

Wall toilet and sink from Duravit.

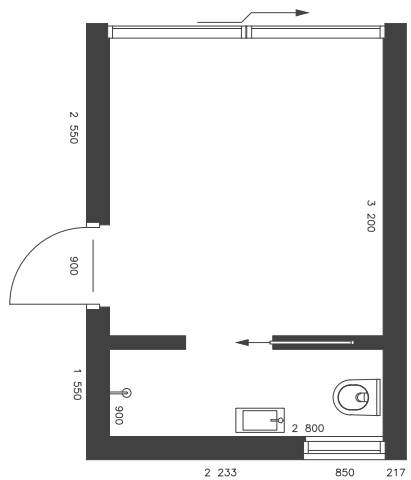
Grohe tap and hand shower.

#### SPECIFICATION:

Small wardrobe.

Curtains in front of the wardrobe.

Hangers.



# 10

### LARGE BATHROOM

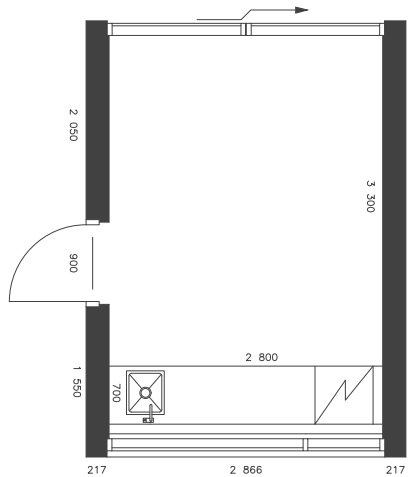
#### SPECIFICATION:

Bathroom. PVC walls and flooring from Altro.

Wall toilet and sink from Duravit.

Grohe tap and shower.

## LAYOUT SOLUTIONS



# 11

### LARGE KITCHEN

#### SPECIFICATION:

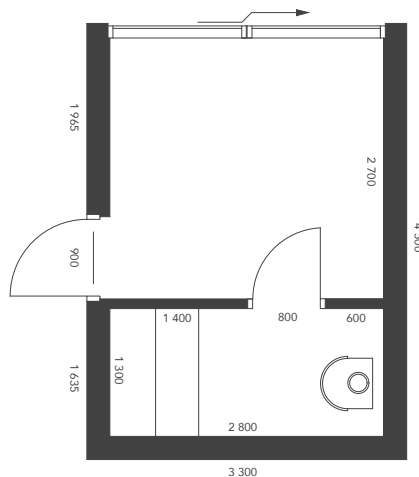
Large kitchen. Kitchen cabins, with white linen curtains in front of the cabins.

Kitchen counter in stainless steel with integrated sink and gas stove.

Water tap Grohe.

The water boiler is located underneath the kitchen sink.

Refrigerator and oven underneath.



# 12

### SAUNA

#### SPECIFICATION:

It's possible to connect the sauna module to the ONE+ house.

Another alternative is to put it on a fleet and use it as a sauna raft instead.

ONE+ sauna with aspen panel interior and a white painted room for relax.

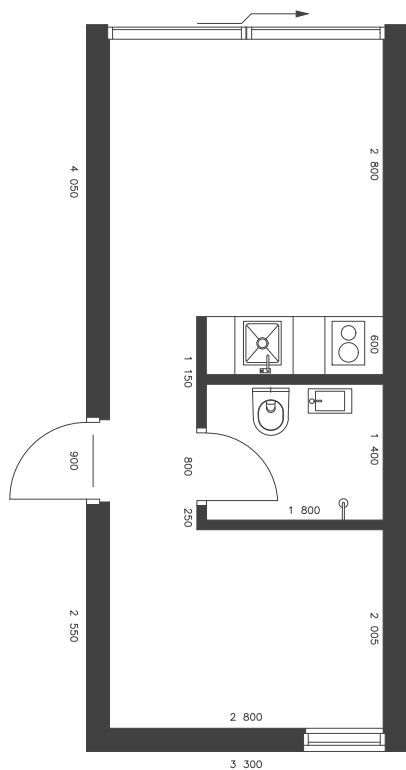
The two benches and backrest are also in aspen.

The depths of the upper bench and the lower bench 500 mm and height are 650 mm and 1050 mm.

The sauna heater is heated with wood.

The stove has even a water container of 20 liters.

## LAYOUT SOLUTIONS



# 13

## SOLUTION 25 sq.m.

### SPECIFICATION:

Medium kitchen. Kitchen cabinets, with white linen curtains in front of the cabinets.

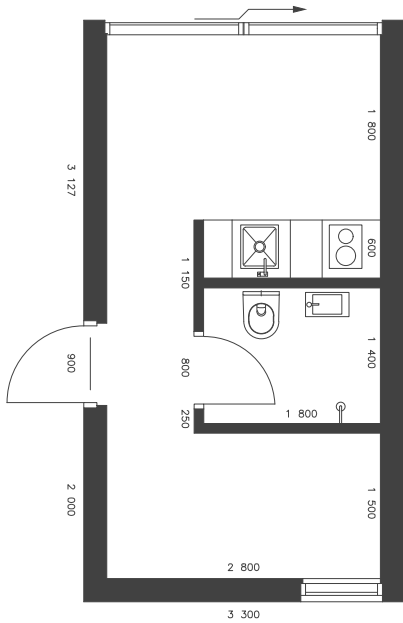
Kitchen counter in stainless steel with integrated sink and stove.

Water tap Grohe.

Water boiler 45 l.

Refrigerator and oven underneath.

# LAYOUT SOLUTIONS



## 14

**SOLUTION 20 sq.m.**

**SPECIFICATION:**

Medium kitchen. Kitchen cabins, with white linen curtains in front of the cabins.

Kitchen counter in stainless steel integrated with sink and stove.

Water tap Grohe.

45 l water boiler.

Refrigerator and oven underneath the counter.

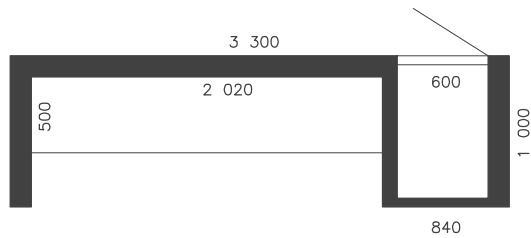
**SPECIFICATION:**

Small bathroom. PVC walls and flooring from Altro.

Wall toilet and sink from Duravit.

Grohe tap and shower.

## LAYOUT SOLUTIONS



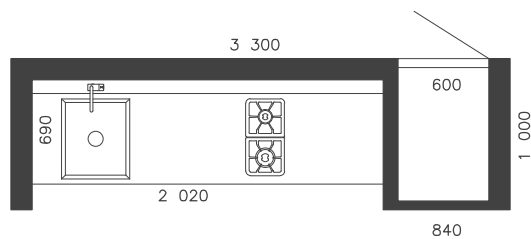
# 15

## OUT-DOOR MODULE WITH BENCH

SPECIFICATION:

Consisting of a wall with a little roof and a bench and a cabin on the backside.

Sh: 0,42 m



# 16

## OUT-DOOR MODULE WITH KITCHEN

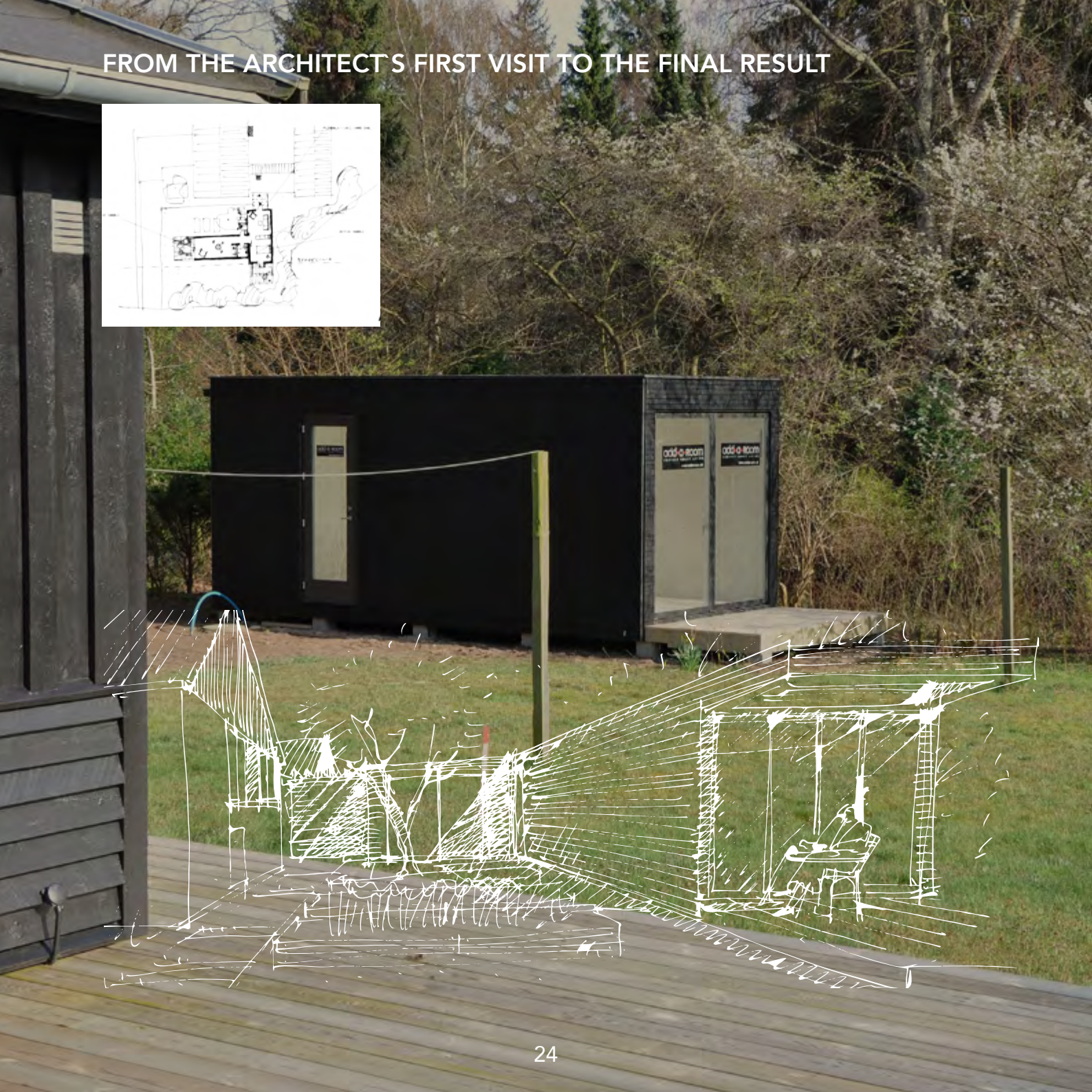
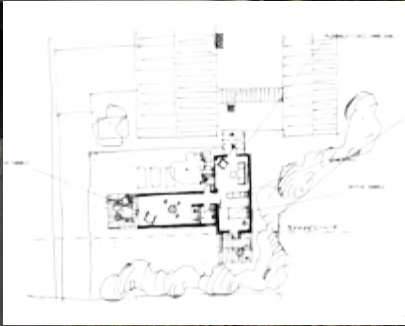
PECIFICATION:

Outdoor kitchen tailor-made with a gas stove and sink and a cabin on the backside.

Table height: 0,9 m

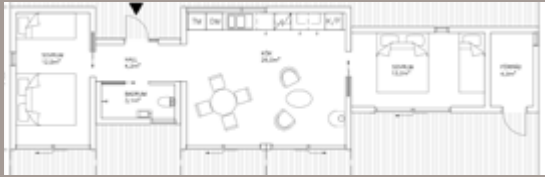


# FROM THE ARCHITECT'S FIRST VISIT TO THE FINAL RESULT





# FROM THE ARCHITECT'S FIRST VISIT TO THE FINAL RESULT







The European TV channel ARTE  
visiting Add a Room

































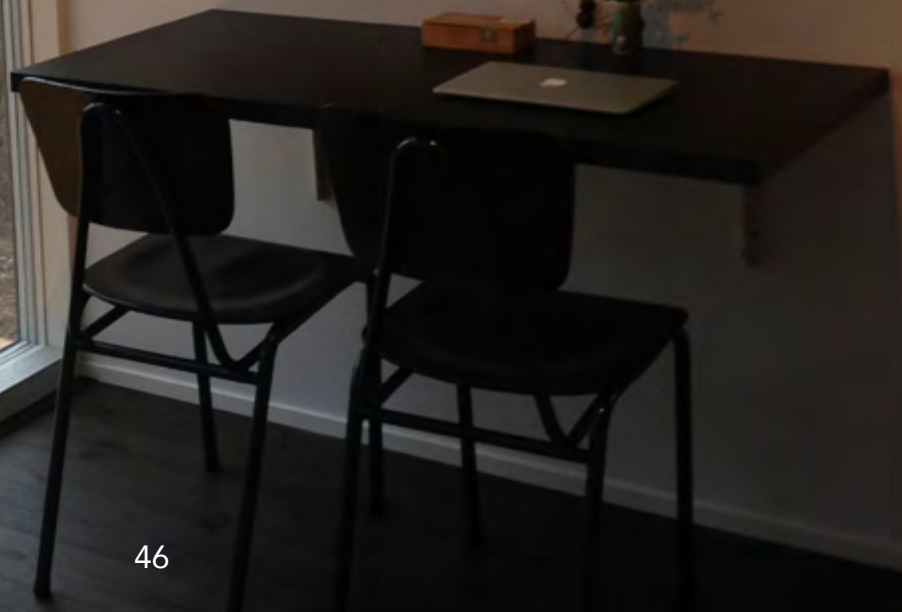


Photographer: Cecilia Nordstrand





















Photographer: Vidar Askland





Photographer: Vidar Askland



Photographer: Cecilia Nordstrand



Photographer: Yvonne Wilhelmsen



Photographer: Matti Marttinen L







100 GRIKOR PASTA OCH GRILLAD PAPIRIKA  
FRÅN DEN SVENSKA KOKBOKEN

**PASTA MED GRILLAD PAPIRIKA**

1 kg pasta  
2 liter olivolja  
1 kg paprika  
1 kg tomater  
1 kg chili  
1 kg vitlöksbulvar  
1 kg vitlöksbulvar  
1 kg vitlöksbulvar  
1 kg vitlöksbulvar

1. Skriv av ingredienserna.  
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Photographer: Cecilia Nordstrand



Photographer: Yvonne Wilhelmsen





Photographer: Vidar Askland











Photographer: Matti Martinen L



Photographer: Cecilia Nordstrand





Photographer: Cecilia Nordstrand



Photographer: Vidar Askland



Photographer: Vidar Askland











Photographer: Vidar Askland



Photographer: Vidar Askland



Photographer: Matti Marttinen L





Photographer: Vidar Askland



Photographer: Vidar Askland





Photographer: Cecilia Nordstrand



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Photographer: Cecilia Nordstrand







Photographer: Yvonne Wilhelmsen



Photographer: Matti Martinen L









Photographer: Matti Martinen L









Photographer: Matti Martinen L







add-a-Room.

[www.addaroom.eu](http://www.addaroom.eu)