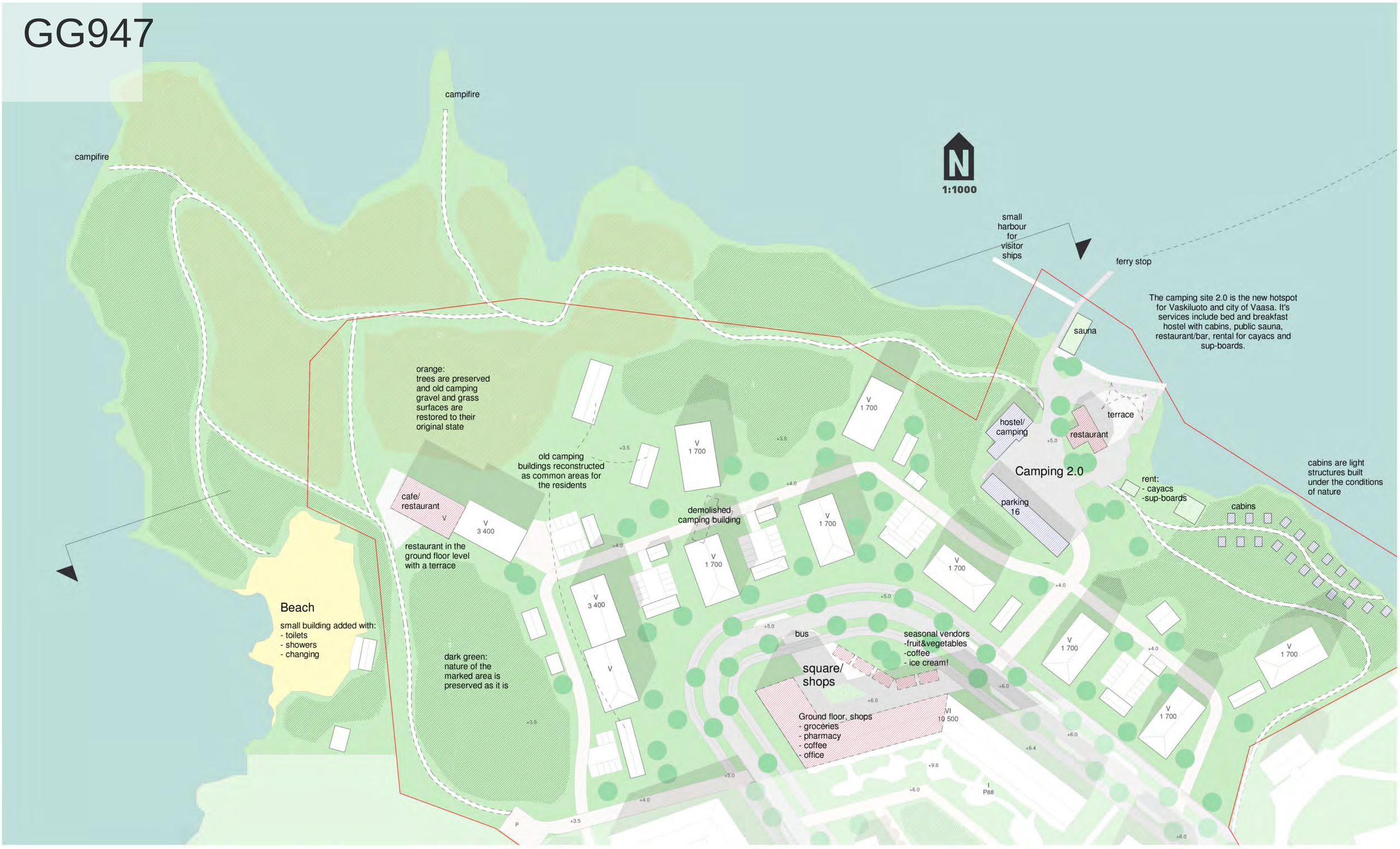
GG947



The plinth of the buildings by the square with shops and etc. can be raised to a two-story to accents the public nature of the square.

With larger facades facing the street, the facade the color should change every one or two stairwells.

ECOLOGICAL BUILDINGS

Buildings to be made of wood, which reduces emissions during construction. The shapes of the terrain have been taken into account in the placement of the buildings, which avoids extensive land preparation or concrete basements, the carbon footprint is clearly larger than floors above ground in general. The area's two-story parking lot is on the right side of the slope so that needed excavation is as little as possible. The northern end of that block is the only one in the area that requires the construction of a partial basement.

Yard areas can be lightly built and organic, fits well with the appearance of the area and saves materials. Water-permeable surfaces and abundant vegetation save most buildings from the construction of underground stormwater systems.

There may be variations in the gable roofs of the building. The most suitable gable for solar panels should be at the optimal angle for installing the panels. The roof material should be dark so that the panels fit better with the look of the buildings.

YARDS - EXISTING NATURE, LUSH AND DIVERSE GREENERY

The main current habitat type, mesic heath forest is saved in the spacious inner courtyard of the central block and around the traveling and accommodation area of the northeast bank. Yards with decked surface parking have raised planting pools and common leisure and play areas.

Existing landforms and old trees are preserved and incorporated to shore area's plan. The unfenced yards of the area (type 2) intertwine to each other organically and layered, multi-species and low-maintenance planting are planned for the yards. These kinds of lush yards generally improve the microclimate - same kind of organic planning idea is used in shared playing and common areas. Vegetation's living conditions are protected by making footpaths between the plots. In detailed planning pergolas and intimate shelters against wind, rain and sun are planned - the residents can develop and alter them further together.

PUBLIC GREEN SPACES AND STREET GREENERY

Diverse and native enviroments are the base of biodiversity, easier to manage and more resilient and vivid to coping with the impacts of climate crisis.The trees in the headland's wide shore area will be preserved and the existing camping area will be modified and restored into a natural beach park. The open spaces of the old campsite will be turned into meadows and new trees are planted in the area. Grazing sheep can be used for natural landscape maintenance. The erosion of meadows and other types of green is avoided by making paths, long trees and signs. A public, compressed sand and gravel paved accessible recreational route goes around the entire planning area. The recreation route is maintained all year round. In the west side of the area the existing natural type, herb-rich heath forest, is mainly preserved.

The main street's two large rows of trees and a planted part of the street form an intimate and cozy boulevard. The roof like tree canopies protects from the sun, binds moisture and small particles and increases the sense of space on the street. The street can be segmented using coniferous trees, e.g. pine, amongst leafy tree types.

CARING NON-HUMAN SPECIES

Planned area can foster humans and many other animal. Cultivating flowering plants, bushes and trees widely in the area improves the living conditions of pollinating insects. Birds nesting conditions are improved with birdhouses, yard vegetation planning, light structures (e.g. pergolas). The lighting of courtyards, public spaces, streets, routes and footpaths is carefully planned, e.g. with lighting that brightens according to movement. Dusky/dark areas are also left on beaches and forests. Pleasant and purposeful lighting is important for bats and other photosensitive species, comfort of the human residents and rate of general urban light pollution.

STORMWATER MANAGEMENT

Stormwater management in the area is based on maximizing permeable surfaces and green surfaces - both beneficial and beautiful - in all yards and public areas.

Extensive preservation and planting of large trees helps in stormwater management. The main street has an absorbing, durable multi-species vegetation strip that can also be used for snow plowing. The smaller yard streets and recreational paths have a compressed sand-gravel surface. The walkways/footpaths, squares and patios in the yards, recreation areas and public spaces are covered with grass stone, perforated tile, stone ash, gravel and sand, as well as domestic natural stone. There are only moderate deck structures in the area. All impervious surfaces have the option of diverting stormwater to absorbing surfaces. The sewage and water system, storm water solutions and the needs of underground tanks will be studied in further planning.

The whole planning area (Vaskiluoto island) is almost at sea level. The ground levels of the plan are between +0.00...approx.+6.00. The construction level for all new residential buildings is min. +3.00. The solution takes into account the future rise of the sea level and the increase in the frequency of extreme weather events accelerated by climate change.

PUBLIC SERVICES, RECREATION AND TOURISM

Main services are located at the north end of the main street. The street and the adjacent buildings form a square between them. Business premises may be placed on the ground floor of the buildings surrounding the square. Desirable services are at least a grocery store and a pharmacy. It is possible to have seasonal stalls in the square.

The beach, buildings surrounding it and preserved the forest area form one of the highlights of the area. The ground floor of the building closest to the beach will include a commercial space for a year-round restaurant. The maintenance of the restaurant works through the courtyard road, so a separate car-driven connection to the beach is not needed.

The area's history in tourism and accommodation will continue in the new plan. The campsite will move to the site of the former coast guard and transform to match the new, more urban nature of the area. The main building can have accommodation rooms and common services for the travellers of the area, such as sanitary and cooking facilities. Other accommodation options are staying overnight in your own caravan or boat. Light accommodation units may be built in the southern area of the campsite under natural conditions. Considered additional building rights can be granted to the area in order to organize an economically functioning accommodation service. The former hangar building serves as a bistro-style restaurant. Breakfast/brunch can be arranged in the building in the mornings for those staying and visiting the area. In general, food and drink are available for all visitors, and the building has a large terrace area bordering the wooden pier of the seashore.

Experiences in the accommodation block include rentable kayaks and sup-boards with which you can explore the island from the sea. The highlight of the new accommodation area is the public sauna world, from which you can swim in the sea, and a terrace equipped with refreshment points for lounging.