

European 17
VAASA (FI)

FÖÖRI

Description text

MAIN CONCEPT

The new residential area at the northern tip of Vaskiluoto has been designed around the themes of nature and community. The maritime character of the area has been reinforced by opening up views and pathways lined with marine vegetation from the centre of the development to the lushly preserved waterfront areas. Dense housing blocks and centralised parking solutions enable extensive green areas, which also support the existing natural identity of the area. A longitudinal village street connects the different plots and create an interesting and safe pedestrian link throughout the project area. The activities along the village street contribute to the sense of community in the area. At the edges of the new residential area, the scales of the buildings blend with the existing building stock and the façades of the buildings repeat the colours and materials of the historic buildings in the area.

CONCEPT & HOUSING TYPOLOGIES



QL248

REFLECTION SITE

The present maritime identity of the project area is created in particular by the sailing clubs and historical pavilions on the east side of the peninsula as well as the natural waterfront areas on the north and west sides. There are also historically important wooden villas in the area. The siteplan reinforces the existing identity of the area on the east side of the peninsula as a public amenity area, and as a natural recreation area on the north and west sides. A new residential area in the centre will allow for the future development of the waterfront and services.

BIODIVERSITY

An important design factor has been considering the terrain of the area when designing the housing blocks and the surrounding greenways. From the ridge situated on plots 1 and 2, stormwater is carried along the green corridors to the retained forest and infiltration areas. On the plots, stormwater is retained by green roofs and courtyard vegetation. Trees in the retained forest and waterfront areas protect the new residential area from strong sea winds and provide cool outdoor spaces in the summer heat. All buildings are located above the floodplain.

TRAFFIC SOLUTIONS

Pedestrian and bicycle connections to the area have been improved in the design solution by adding cycle and pedestrian routes along Niemeläntie. A new ferry connection will provide an alternative link to the area from the university and north side of Vaasa city centre. In the plan, the area's terrestrial vegetation has been muchly preserved by concentrating a significant amount of parking in multistorey carparks, with solar panels on their roofs serving as local solar power plants. The road that goes around plots 1 and 2 is the main access route within the area. The pedestrian and bicycle paths around and through the site provide scenically interesting and variable routes.



COMMUNAL SPIRIT

The community in the new residential area is supported through the design solution. The residential area is linked together by a park-like village street, with areas for play, exercise and communal activities for all age groups. The communal house on plot 2 serves as a place for interaction between the residents of the area. The communal spaces in the housing blocks along the village street form some slightly more intimate places of interaction along the track. In the concept, the communal spaces can be transformed according to the needs of the residents. The reflection site provides new and existing activities and services, such as a public sauna, a restaurant, a mini-golf course, a climbing park and a tennis court for the residents of the new area meanwhile also attracting visitors from the mainland.

PHASING

The siteplan can be implemented in three different phases. In the first phase, four apartment blocks and three smaller townhouse blocks will be built on plot 1. At the same time, the reflection site will also be infilled with small-scale residential buildings. The layout of the blocks considers the safety distances to the power line running through the peninsula.

In the second phase of the design, the area will be completed on plot 2 with housing blocks, a communal house and a ferry link to the Pikisaari park on the mainland side. The buildings of the former coast guard area will be renovated and turned into café and restaurant purposes. A new deck structure along the shoreline will provide a pleasant place to relax and watch boats pass by.

In a third phase, the residential area will be extended towards the tip of the peninsula. The access to the plots will be via the main road and the waterfront will be maintained as a pedestrian area. A new public sauna will be built adjacent to the beach, serving both residents of the island and visitors from the mainland.

PHASING



COMMUNAL SPIRIT



TOWNSCAPE, MASSING AND ARCHITECTURE

The building masses in the new residential area slope towards the waterfront. The relatively compact housing blocks on plots 1 and 2 are surrounded by three-storey townhouses on the eastern side of the site. On plot 3, the more open and slightly more freely positioned buildings are terraced towards the waterfront. The small apartment blocks, townhouses and taller apartment buildings in the central part of the site make for a varied and interesting environment. The smaller scale of reflection site's villas is also visible in the centre of the housing area through the courtyard buildings that serve as communal spaces.

The buildings have gabled or flat roofs and their facades are mainly made out of wooden cladding. The colours of the residential buildings are derived from the surrounding building stock or reflect the colour schemes of the different seasons. The gable roofs protect the facades from rain and snow. Flat-roofed buildings offer a possibility for green roofs or, alternatively, roof terraces and solar panels that generate energy locally.

TYPICAL HOUSING BLOCKS AND HOUSING SOLUTIONS

In the blocks of flats, there is a varied mix of housing and all apartments have either a courtyard or balcony. The activation of the ground floor has been essential to the design. The ground floor is used for block-specific sauna facilities and apartments. For the convenience of the residents, storages are located on each floor. Due to the rocky soils, basement construction in the area has been minimised.

Townhouses offer larger family housing in the area. Living areas and balconies opening up to two directions make the apartment airy.



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