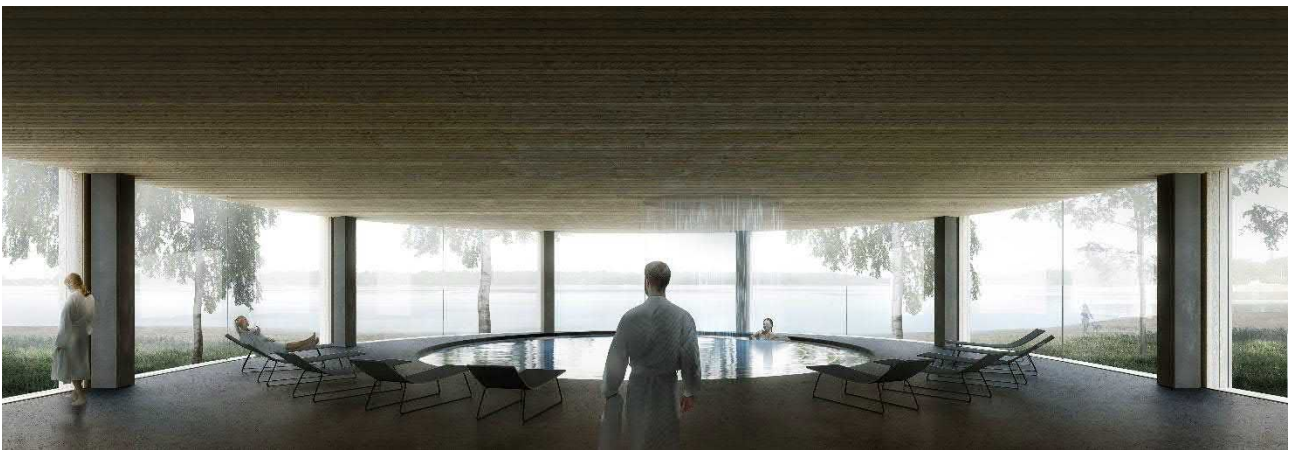


SOULMADE LOCAL HUB TAIVALLAHTI

Invitational design competition 2.9.2019 – 31.10.2019



Jury Report



Soulmade Local Hub Taivallahti

Invitational design competition

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Jury Report 4.11.2019

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1 COMPETITION ORGANIZATION

1.1 Competition organiser, nature and purpose

Soulmade is organising, an invitational design competition for the design of more than a “SPA-HOTEL” but a local hub with living, sleeping, working and recreation in Taivallahti, Helsinki. The hotel concept is based on modular wooden structures.

The objective of the architecture competition has been to generate a viable local hub plan with an outdoor area, mainly implementing the detailed plan and having a high-quality feature on the cityscape.

The competition was arranged in cooperation with the City of Helsinki and the Finnish Association of Architects (SAFA).

1.2 Participants

The competition was an invitational competition.

The teams invited were:

- Avanto Architects
- Casagrande Laboratory
- Helsinki Zürich
- Toni Yli-Suvanto Architects
- Verstas Architects

1.3 Competition jury

The competition jury comprises the following members:

Representing Soulmade:

- Thomas Schlereth, Founder of Soulmade, architect
- Ole Kloth, director of development, hotel & operational
- Tammo Prinz, architect
- Lutz Becherer, architect
- Hani Omar, Soulmade representative Scandinavia

Representing the City of Helsinki:

- Hanna Pikkarainen, team manager, architect SAFA
- Tommi Suvanto, architect SAFA
- Jouni Heinänen, team manager, landscape architect
- Kati Soini, Senior business advisor, Helsinki Business Hub

Representing the Finnish Association of Architects:

- Anssi Lassila, architect SAFA

The secretary of the competition jury is Mervi Savolainen, WSP Finland Ltd.

Jury’s expert in fire safety was Esko Mikkola, KK-Fireconsult Ltd.

1.4 Competition rules

The competition is run in accordance with Finnish Association of Architects (SAFA) competition rules.

1.5 Competition proposals

At the deadline for the submissions, a total of 5 proposals had been received:

1. Ihana
2. Wave
3. Mellow
4. X on the Beach
5. Starfish

The competition jury accepted for assessment all proposals.

2 COMPETITION PROCESS

2.1 Competition stages

The competition started on 02.09.2019 and the deadline for submissions was 31.10.2019.

A competition seminar was held on 03.09.2019.

2.2 Questions and further directions

In accordance with the competition brief, competitors had the right to ask questions related to the competition task. Before the deadline, 24 questions were submitted. In answering the questions, the competition jury provided the competitors with further guidelines.

2.3 Competition jury meetings

The competition jury convened in Helsinki on the 4th of November 2019.

3 COMPETITION TASK

3.1 Soulmade concept

Soulmade is more than a progressive hospitality concept. It is a local hub and an unique innovation in modular construction. We want Soulmade to become a true living space, a point of contact and a source of community. A good product for real people. We don't believe in categories, but in needs.

The Living Room is the heart and center of mingle and get together. Built almost entirely from wood and utilizing a whole new level of prefabrication techniques, Soulmade pushes the boundaries of qualitative sustainable and serial architecture. We don't believe in categories, but in needs. By combining full hotel services with home-like rooms, premium amenities and co-working spaces, we are able to offer a more vibrant and more functional space that equally addresses both social and private needs.

Be it relaxation, fitness, meetings, leisure, co-working or shopping local goods, there's a space for everything at Soulmade. By being fully open to the locals Soulmade becomes a true point of contact and enables the guest to integrate with the surrounding community.

3.2 The competition area and its surroundings currently

3.2.1 Taivallahti area

The Hietaranta-Taivallahti area is part of the coastal zone on the western edge of the inner city, mainly used for recreational and outdoor activities with values to protect. The area is a park-like urban environment with leisure activities such as a beach, yacht marina, tennis courts, summer theatre, rowing and canoeing clubs. The area is highly important as a recreational area for the local community. There is a mini golf course in the area between Hiekkarannantie and Taivallahti and a petanque field on the western edge of Taivalsaari near the beach.

Hietaniemi Cemetery, located to the south of the competition area, has been designated as a nationally significant built cultural environment. The Hesperia esplanade to the east of the competition area as well as the Lapinlahti hospital area, Seurasaari and Meilahti villa grounds, located on the edge of the Seurasaarenselkä landscape, also belong to nationally significant cultural environments.

Taivalsaari was a small island until the late 19th century, but by the early 1930s the island became almost a peninsula of the current size. The history of the Taivallahti and Hietaranta areas has been multifaceted and until the second half of the 20th century characteristically industrial.

Nowadays there is a winter storage area for boats at the tip of Taivalsaari. There are two piers: one in front of the peninsula and one on the east side facing the yacht marina.

At Merikannontie, Taivallahti projects quite close to the Töölö block structure to the west end of the Hesperian esplanadi. The esplanade has an east-west park connection through Töölö to Töölönlahti.

3.2.2 Competition area

The competition area (marked with an “A” in the appendix map) is situated on the neck of the Taivalsaari peninsula between Hiekkarannantie and Sigurd Frosterus park.

The plot is owned by the City of Helsinki.

The competition area is mainly unbuilt. On the plot there is the Taivallahti Summer Theatre operating on a short lease.

The boundaries to the competition area are shown in Appendix 1 of the competition brief.

3.2.3 Future plans for Taivallahti

The Taivallahti beach area is being developed as a recreational area, which is part of the western Töölö coastal area with values to protect.

The tip of Taivalsaari peninsula and the beach area around the competition area will be built as a park (Sigurd Frosterus Park) with a route for walking and cycling along the shoreline. Hietaranta Beach will later expand to the front of the competition area. A small beach plaza is zoned to the bottom of the bay. At the intersection of Merikannontie and Eteläinen Hesperiankatu, the street areas will be developed to be more straightforward according to the detailed plan.

3.3 Competition objectives

3.3.1 Architecture, urban image

The aim of the competition was to find a viable solution for the Soulmade local hub that also suits Taivallahti's valuable cultural history and landscape and is mainly in accordance with the current detailed plan and of a high standard of cityscape.

According to the town plan, the building for the local hub should be a low-rise 2-3 storey building whose meandering design is intended to prevent the formation of oversized facades. Viewed from the sea, the building is horizontal and clearly lower than the background forest cover and urban structure.

The idea of the local hub facilities is to open up to the urban structure and landscape. The building's townscape concept is to serve as the western endpoint to the city axis Hesperian esplanadi.

3.3.2 Implementation of the Soulmade concept

One target in this competition was to find a comprehensive and innovative implementation of the Soulmade concept being a true living space, a point of contact and a source of community. Soulmade wants to change the game of how hotels can be built. Soulmade's architecture and construction system is the result of an extensive research and development process that aims to create a more sustainable, more serial and truly innovative construction procedure.

By resorting to natural materials and massively increasing the degree of prefabrication, we managed to not only achieve an incredible energy efficiency, but also a minimal building time. Soulmade wants to offer both an approach to living more mindfully and an innovative hotel that feels like home and a natural enclosure.

3.3.3 Integration into the park

The outdoor areas of the local hub are intended to be connected both functionally and visually into the future Sigurd Frosterus Park entity, even though the park is outside the competition area.

4 ASSESSMENT CRITERIA FOR THE PROPOSALS

The competition jury assessed the proposals from the following aspects, emphasising innovation, uniqueness as well as development potential and viability:

- Input to area's image and cityscape
- Overall architectural approach
- Uniqueness in the implementation of a local hub
- Handling of Soulmade's unique modular construction and prefab quality/quantity
- Feasibility
- Solutions for the traffic and logistics, connections to the park and the beach

Furthermore, in the assessment the viability of each proposal was taken into consideration, as well as how the proposal can be further developed without the basic design concept suffering significantly.

5 GENERAL ASSESSMENT

The location of the competition site offered the competitors an opportunity to create a proposal for a hotel complex based on the Souldmade concept for a place with a unique landscape in which the beach with its ocean views meets the urban qualities of the city in Töölö. The special character of the competition site also called for addressing the relationship and connections of the new hotel to the adjacent park and to the surrounding beach zone.

The assignment was multifaceted and challenging, and therefore it was no surprise that the range of the quality of the proposals submitted was wide. From the point of view of relating and contributing to the cityscape, the competition entries provided a limited array of alternative solutions: almost all entries followed the guidelines set forth in the detailed plan, and only one proposal (X on the Beach) deviated from the detailed plan in its proposed number of floors. The deviation from the detailed plan did, however, not bring the entry significant added value. Instead, the jury perceived it as somewhat heavy and difficult in its way of relating to the cityscape. The jury evaluated all of the entries carefully and gave special emphasis to the consideration of the qualities and potential for further development of the key concept offered by each one of the proposals.

Overall, the competition entries gave the jury an opportunity to assess the capacity of the new building to provide a contemporary contribution to the values and heritage of the site with its unique landscape and location in the city. Special emphasis was placed on the way in which the entries were able to address and make use of the potential offered by the qualities of the surrounding landscape. The inviting character of the proposed building and an understanding of its relation to the existing urban structure were given weight in the evaluation of the entries.

The entries provided some variation in the proposed composition of the building. On the basis of the proposed spatial arrangement, the entries can be grouped into L-shaped, X-shaped and Y-shaped footprints as well as variations of a star-shaped footprint. Several of the entries proposed a separate structure for the spa section to complement the main building containing the hotel with its guest rooms, and the entry titled Wave was able to create an interesting dynamic of interaction between the two proposed building masses. The entry titled Starfish placed all functions into one singular X-shaped structure offering an urban sense of openness and providing a series of yards dedicated to various functions formed in the spaces between the wings of the X-shaped building.

The teams behind the entries had understood the Souldmade concept and the principle of the modular structure well. However, the application of the modular system seemed to create considerable limitations to the proposals provided by many of the entries. In its principle of repetition, the application of modularity can easily result in a monotonous expression. However, some entries (the Starfish in particular) managed to provide an interesting proposal conveying an impression of a lively and active complex well suited for a spa hotel with a balance of calm and quiet spaces, places of interaction and views connecting well both to the beach and the sea front as well as to the city and the park.

The entries provided a great variety of different architectural approaches with different ways of treating the façade. This gave the jury a good basis for comparing different alternative solutions. Some entries (Starfish) took the historical context of the site as a starting point while others drew inspiration from the idea of the temporary character of modular structures that can be moved and rebuilt in another site with relative ease (X on the Beach). Overall, a sense of contemporaneity combined with a balanced relationship between the new and the old architecture in the area was considered to be of value in the evaluation.

6 ASSESSMENT OF INDIVIDUAL PROPOSALS

6.1 Ihana

The proposal Ihana takes a unique approach of its own quite different from those offered by the other proposals in the competition. The concept is based on a X-shaped floor plan with a spa wing in its western part and with a roof garden of an unusual character. The northern tip of the peninsula has been turned into an island of its own and functions as a reference to the history of the area. The gesture is bold and fresh. However, it would be quite challenging to realize and would require a much more appealing and diverse palette of possible uses than the mere wintering of boats suggested in the proposal to make it justifiable.

A sequence of lobby spaces permeates the building leading the visitor gradually toward the river. The gesture is grand and its motivation seems a little superficial. The entrance is well organized and the spa wing that opens to the southwest is interesting as an idea. The composition seems, however to be unduly complicated and challenging. The entrance lobby is relatively large and presents a promising starting point for creating a welcoming space with a pleasant scale. However, it would have required more work to elaborate it. The functional principles of the yard spaces have been carefully thought through. However, there seems to be a slight imbalance between the public areas and the more private spaces.

The proposal does not deviate from the guidelines provided in the detailed plan. The parking and service traffic has been assigned to level +1.0 in a way that is in principle possible to realize. Access by car is well facilitated. However, the arrangement of the service traffic would need further elaboration. The organization of the ground level creates a rather closed impression and the building doesn't seem inviting to approach. Particularly the main entrance would have benefitted from a more communicative approach in its relationship to the surrounding city. The way in which the structure relates to the park by the beach and the related treatment of the ground appear to create an unduly unfinished impression and produce less than ideal cityscape.

The spatial organization of the main floor of the building is functional and relatively efficient. The roof garden with its program of activities is interesting and it is relatively well linked with the stage and theater located in the middle of the structure on a higher level. It also creates a nice view for the rooms that open towards the roof garden. The central lobby space is hallway-like and its spatial organization is not very well handled. The rooms are efficiently sized and their arrangement functions well. It is based on a repetition of one basic room type complemented with a modified version to provide a limited number of superior rooms of bigger size. The number of rooms provided follows the requirements set forth in the brief.

The proposal presents several good ideas with potential for alternative variations to be developed upon further elaboration. However, as presented, the proposal lacks clarity and focus.

6.2 Wave

Wave is a proposal with a strong professional approach. The composition based on a building with a Y-shaped plan and a free-form spa area gives a strong identity to the complex.

The proposal is skillfully drafted and presented. It demonstrates a sense of understanding of the character of the site and an aspiration to develop a proposal of high quality. The Y-shaped building with the rooms for the hotel guests sits in the eastern and southern part of the plot with the structure containing the spa area placed closer to the Hietaranta beach. The spa area is complemented with an outdoor stair that connects it to the beach in an interesting way. However, the positioning of the spa in the proposal is somewhat challenging as it entirely blocks the views from the entrance lobby to the beach and the sea. It also limits the views from the rooms in the upper floors in a less than ideal manner and isolates the

restaurant missing the opportunity to allow for an ocean view from the restaurant. Thus, the potential of the location remains largely underutilized. The positioning of the spa area provides variety to the arrangement of the yard. However, it is problematic as it creates a narrow deck space between the buildings that is limited in its functional potential and has very little light.

Even though the proposal to realize the main part of the building in three stories deviates from the area plan for the beach, the proposal otherwise strictly follows the detailed plan and its spirit. The proposed height of the building is to be considered moderate and as such acceptable despite the deviation from the detailed plan. The building suits well with the surrounding landscape. Service functions have been placed in the basement and service traffic for unloading and loading has been integrated with the ramp leading to the parking. As a result the parking is placed rather far out in the peninsula causing a need for creating a significant embankment around the northern wing of the main building. However, the arrangement has the advantage of providing for efficient handling of the service logistics and it also leaves the ground floor relatively free and open.

The architecture of the entrance gives the complex a welcoming appearance. The arrival and entry to the complex has been well handled and the restaurant opens nicely towards the direction of approach. The lobby has been arranged with several different levels to provide structure to the sequence of services in the lobby. However, it is a little hard to justify an appropriate use for the lobby located on the level of the rooms (+5,5). Some of the rooms have rather limited views considering the potential of the site. As a whole the proposal offers an interesting approach. However, it seems somewhat forced and the potential of openness remains partly unrealized due to the spa area blocking the views.

The spatial organization of the main floor is efficient and functional. The hallway has views opening into the surrounding landscape at the end and connects effortlessly to the spacious main lobby in the center. However, the generous space of the lobby seems poorly motivated and raises the question of how to effectively make use of it. The sizing of the guest rooms is efficient and functional. The arrangement of guest rooms is based on one singular room type. Some variation and modulation would have been a welcome addition. The number of rooms provided follows the requirement set in the brief.

The proposal fulfills the requirements set forth in the brief, at least in large part, and it would be feasible to realize. However, significant further development would be needed to overcome the shortcomings compromising the views and leaving the potential of the location unfulfilled.

6.3 Mellow

Mellow proposes an L-shaped building with the guest rooms complemented with a low structure containing spaces for shared activities forming a star-shaped entity. The arrangement of spaces has good potential for a great solution. However, it remains on a very conceptual level and would have benefitted from further elaboration. In terms of relating to the cityscape, the proposal follows the guidelines set forth in the detailed plan for example in its horizontal approach. However, it doesn't live up to the image of a spa hotel in the spirit of Helsinki. The part of the Sigurd Frosterus Park has been presented largely following the detailed plan deviating from it only in the way in which the path along the beach is proposed to be realized partly as a bridge built over water. This proposed arrangement of a path with a bridge, however, isn't considered to bring significant added value to the original path defined by the detailed plan.

The decision to place the general functions in a separate south facing structure dedicated to them is in itself interesting and the organization of the functions in the structure is well defined. However, placing functions that require large closed spaces (the kitchen, the event space and the box space) in the center of the structure causes the outer parts of the building to take a hallway-like form. In general, this part of the proposal would have benefitted from

further elaboration. The potential of the roof terrace placed on top of the low structure containing the general functions remains partly undeveloped and its relationship to the activities in the building has not been properly thought through. The proposal is challenging also from the point of view of how the structure connects to the park and to the surrounding landscape. The scale of the yard has potential for further development. However, the activities to be placed on the yard have been rather schematically presented in the proposal and would have benefitted from further elaboration.

The proposal can be interpreted to be within the guidelines set forth in the detailed plan. In the proposal the level +0.5 has been assigned to service functions. This is in principal a functional solution. However, the placement of the access for traffic in the rear of the building gives it undue prominence when considering the views that open up from the guest rooms towards it. Additionally, the placement of the car parking on the level +2.8 is a rather large gesture.

The main floor of the structure is functional in its unadorned expression. However, the placement of the machinery for air conditioning takes its toll in taking space that could have been better used to provide guest rooms with a view in the most desirable orientation. The spatial arrangement of the central lobby is relatively efficient and functions well. Also the guest rooms are effectively arranged and based on one basic room type combined with a special version for the superior guest rooms. The number of rooms in the proposal corresponds to the requirements stated in the brief.

The systematic organization of the façade gives an impression of a well-disciplined approach. In general, the proposal shows promise, but remains somewhat tame and would have benefitted from significant further elaboration.

6.4 X on the Beach

The proposal X on the Beach is based on an efficient X-shaped plan. The proposed concept is generally functional but remains relatively uninteresting in its expression and would have benefitted from further development.

The principle of an X-shaped building complex is a functional and often used solution in buildings with a central lobby. In the proposed plan the guest rooms open nicely to the surrounding landscape and the space between the wings of the different parts of the complex forms a series of well-proportioned yard spaces. However, the possible activities to be placed on these yard spaces are presented only on a very schematic level and further development of them would have greatly improved the proposal.

The main lobby on the entrance level is based on the idea of a central lobby. However, the treatment of it in the proposal makes it appear fragmented and hallway-like. The staircase and elevator are placed in the center of the space giving them too much prominence and they also partially block the potential for openness of the space. While the placement of the service functions on the ground level makes sense, the proposal is lacking in the treatment of nuances. The façade could have done well with a more open appearance on the ground level, and the application of the vertical splinters as a façade treatment seems almost too commonplace.

The proposal deviates from the detailed plan in introducing a height of four stories to accommodate the required number of guest rooms. The proposed arrangement works quite well in terms of affording nice views from the guest rooms. It, however, fails to bring significant added value to the proposal. The placing of the parking on the level +0.5 is functional, yet the proposal leaves unclear how the dimensions of it would work in practice. The treatment of the ground level on the +3.90 level shows promise, but the potential of views has not been sufficiently developed. The placement of the restaurant in a single-story wing facing south is interesting in itself but would require a remarkably grander gesture to be motivated. In the proposed version the roof terrace to be placed on top of the restaurant wing remains poorly connected with the activities in the rest of the building complex and the low

height of the single-story wing gives an unduly modest appearance to the complex. The impression is of a temporary structure that doesn't seem particularly inviting.

The plan of the main floor is functional. The dimensions of the central lobby are spacious, but hardly motivated in practice. The plan of the guest rooms is based on the repetition of one principal type of room complemented with a version specifically created to address the needs of a superior room type. As such it is efficient and functional. The number of rooms provided meets the requirements set forth in the brief.

The closed up character of the façade together with the strictly disciplined presentation style give the proposal a somewhat gloomy appearance, especially in the treatment of the four-story high part of the complex. However, the potential it creates for addressing the need for cooling of the rooms can be considered a positive outcome of the proposed arrangement. The approach suggested by the proposal has potential for further development, but remains unfinished in the presented version.

6.5 Starfish

The proposal Starfish emerges as the top candidate among the entries submitted to the competition. It takes the detailed plan and the context of the Töölö neighborhood as its starting point and presents a convincing proposal with a strong yet delicately balanced expression with a character of its own.

The X-shaped building adjusts well to the surrounding landscape with skillfully framed views. Especially noteworthy is the urban yet spacious atmosphere achieved by the skillfully treated openness of the ground floor level. With its delicate character and subdued yet finely nuanced expression the proposal presents a spa hotel with a Helsinki spirit that excellently meets the goals set forth in the detailed plan for the development of the seashore landscape of the Seurasaari area and the park-like landscape of the Taivalsaari area. The Sigurd Frosterus Park surrounding the competition site has been developed in the proposal following the guidelines set forth by the existing detailed plan. The thematic yards on the site connect effortlessly with the surrounding public park. The rounded ends of the wings of the X-shaped building complex offer a particularly successful way of relating to the landscape connecting the building with the Sigurd Frosterus Park at the tip of the peninsula. It gives the building an inviting expression that is further highlighted by the views to the sea that open through the ground floor level of the building.

The first floor lobby forms a well-functioning center point of activities. It is placed in the center of the axis of the X-shaped building structure so that it is easily accessible from all parts of the complex and it opens beautifully to the surrounding landscape offering great views. The yards that are formed in the spaces between the wings of the X-shaped building further complement the sense of openness and connectedness with the surrounding nature of the complex. The curved ends of the wings form a key element in the building. Contributing to the open appearance of the complex, they present an interesting, albeit technically demanding, aspect with fine detailing that is essential to the successful realization of the proposed building.

The proposed building with its X-shape and four wings responds in a carefully considered manner to the requirements set forth in the detailed plan. The materials of the facades are well thought out and will age beautifully. Level +1.0 has been assigned to parking and technical spaces. This seems to be a functional solution in principle. However, the dimensions of the service functions should be carefully studied in the further development of the plan. The ground floor level relates well to the landscape and opens nicely to its urban surroundings. Particularly the open yet well-defined check-in area and the spa living room area offer an excellent way of relating to the surrounding beach landscape. The restaurant faces the entrance to the complex from the city. However, opening more views also to the guest harbor side should be considered as an option. The handling of the views demonstrates the skill of the architects behind the proposal in their mastery of creating a

sense of intimate atmosphere. The proposal successfully conveys an impression the interplay of light and materials both in the interior spaces as well as in the exterior appearance of the building. The height of the ground floor appears quite intimate in the renderings, and it could tolerate a little more height when developed into realization.

The main floor is efficiently organized, and the dimensions of the guest rooms offer an excellent starting point for further development. The superior-rooms located at the ends of the wings and in the center part of the X-shaped building might turn out to be challenging to realize with prefabricated structural elements. However, regardless of the possible challenges presented by them, they also offer a great potential for further development, which is to be done with careful attention to their detailing. The proposal could do well with some more views to be opened in some parts of the hallway or in the ends of the hallways. This should be possible to realize without compromising the efficiency of the plan. The guest rooms offer great views to the surrounding landscape and provide an excellent atmosphere for relaxation. The dimensions of the basic guest room type work well and the number of rooms provided follows the requirements set forth in the brief. The systematic treatment of the openings works well and opens carefully framed views to the surrounding landscape. The rooms with windows facing south, however, present a challenge for the handling of the heat from the sun, especially in the upper floors.

The proposal meets the requirements set forth in the brief well and the key ideas of the concept can easily handle further development providing an excellent starting point for it. The realization of the building, however, requires a skilled architect and careful attention to detail while also taking into consideration the feasibility of construction.

7 THE RESULTS OF THE COMPETITION

7.1 Competition result

In the best entries the proposed new building provides an interesting contemporary addition to the special character of Töölö as a neighborhood with a significant heritage of urban architecture from the functionalist period, responds well to the guidelines for development set forth in the detailed plan, and connects effortlessly with the park adjacent to the hotel. However, further development is needed in order to turn the proposed ideas into a working plan for a building to be realized. With the rich range of material provided by the entries the results of the competition give the organizer a good starting point for developing a great project for realizing a new spa hotel on the site.

The jury decided unanimously that proposal “Starfish” meets the competition objectives best and so “Starfish” is determined to be the winner of this competition.

7.2 Jury recommendations

The competition jury recommends that planning continues with the authors of the winning proposal on the basis of their proposal.

In the further development of the design it is important to consider carefully the role of the building as an end point to the view along the Hesperia esplanade in a way that simultaneously facilitates the connection between the beach path and the spa with its terrace and restaurant as well as also tailors to the needs of the beach-goers.

In the future, access to the ferry connecting to the Mustasaari island will likely be placed in the Martta Ypyä Square when the planned development of the park is realized. Opportunities to provide proposed guest harbour services will be studied as part of the park design.

In the further planning of the area, consideration should be given to the aforementioned suggestions for the development of the proposal.

7.3 The signing of the jury report

The competition jury approved the solution to nominate the entry “Starfish” to the winner of the Soulmade Local Hub Taivallahti competition.

Helsinki, 4.11.2019

Thomas Schlereth, chair of the jury

Ole Kloth

Tammo Prinz

Lutz Becherer

Hani Omar

Hanna Pikkarainen

Tommi Suvanto

Jouni Heinänen

Kati Soini

Anssi Lassila

Mervi Savolainen, competition jury secretary

7.4 Opening the name envelopes

It was ensured that the sealed envelopes containing the names of the competitors were unopened.

The jury opened the sealed envelopes containing the names of the competitors. The following persons or workgroups were shown to be the authors of the proposals:

Entry "Starfish"

Avanto Architects Ltd

Authors

Ville Hara, architect SAFA

Anu Puustinen, architect SAFA

Assistants

Akane Imai, M.A. Architecture

Emmanuel Laux, M.A. Architecture

Johanna Nyman-Ristimäki, landscape architect MARK

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Avanto Architects Ltd

Entry "Ihana"

Casagrande Laboratory Centre of Urban Research

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Casagrande Laboratory Centre of Urban Research

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Entry "Wave"

Verstas Arkkitehdit Oy

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Mikko Rossi, architect
Jenni Salomaa, architect
Tino Toivonen, architect

Contributors

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Laura Lammert, architect
Ida Lähdesmäki, architecture student
Pyyri Kantonen, architect
Miguel Pereira, architect
Elina Vähäkylä, interior architect

Landscape architects

LOCI maisema-arkkitehdit Oy
Pia Kuusniemi, landscape architect MARK
Milla Hakari, landscape architect MARK
Felix Bourgeau, landscape architect MARK

Expert

Seppo Karppinen, Sito Oy, traffic consultant

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Verstas Arkkitehdit Oy
LOCI maisema-arkkitehdit Oy

Entry "Mellow"

Toni Yli-Suvanto Architects Ltd

Experts

Granlund Oy, services
Sweco Structures Ltd, structure
Palotekninen insinööritoimisto Markku Kauriala Oy, fire safety
Nomaji Landscape Architects Ltd, landscape design

Photography

Toni Yli-Suvanto Architects Ltd

Aerial photography

SkyProduction Oy

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Toni Yli-Suvanto Architects Ltd
Nomaji Landscape Architects Ltd

Entry “X on the Beach”

Helsinki Zürich Office Ltd

Authors

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Tommi Mäkynen

Mirjam Niemayer

Assistants

Katia Ageeva

Lotta Harjula

Zofia Jozefowicz

Suvi Kallio

Landscape architecture

Cadrage Landschaftsarchitekten GmbH

Visualisation

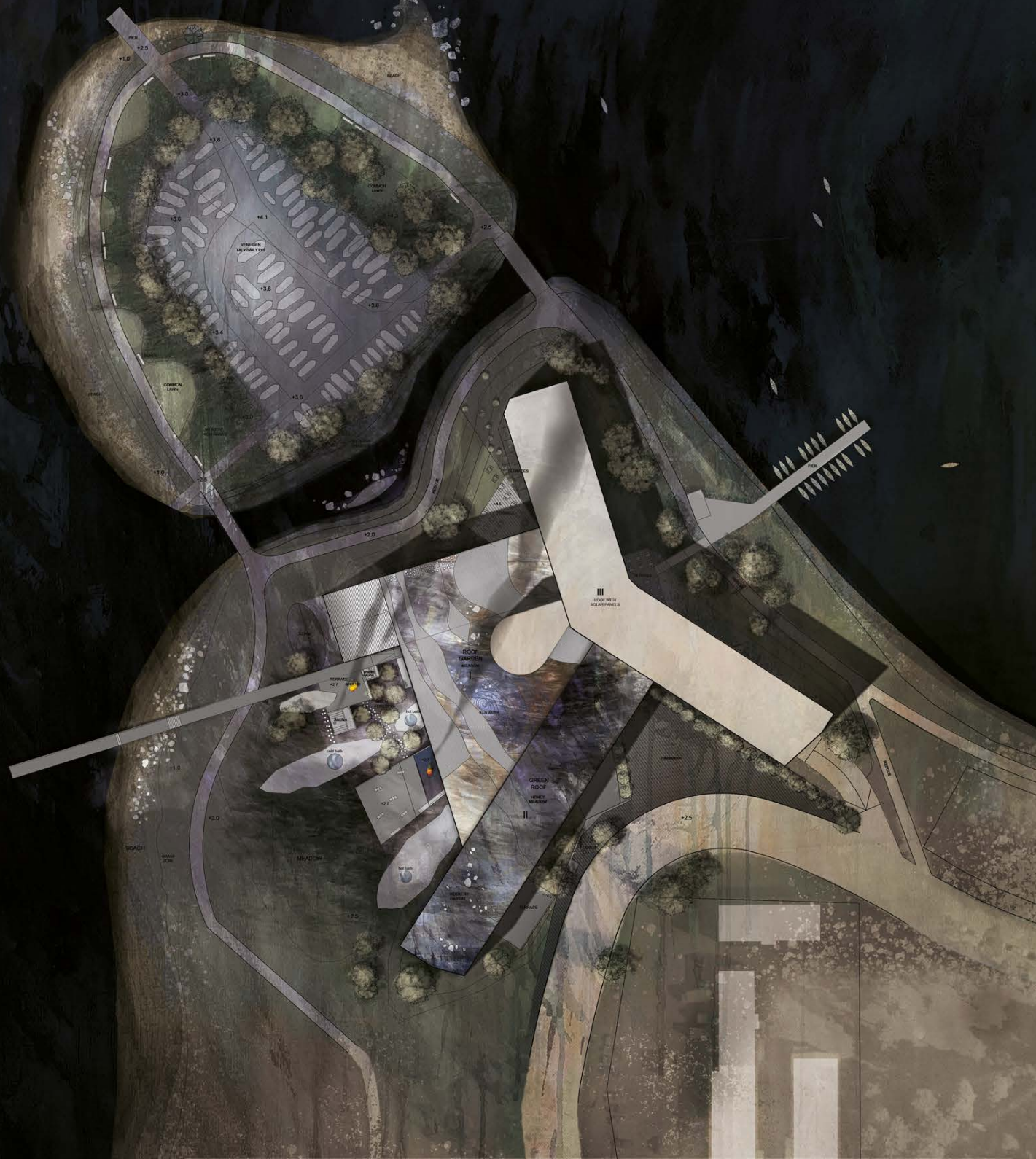
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COMPETITION ENTRIES

IHANA



IHANA
 The hotel welcomes the people and meets the surrounding landscape with generosity and participation. In front of the hotel entrance, Hiekkaranta gets a new welcoming plaza bathing in sunshine and offering cosy pockets for a flaneur to linger. A public promenade carved through the hotel connects Hiekkaranta to the North tip of the peninsula. To the beach stretching along the peninsula's South and West sides we give flowers and drama - not contained in buckets but liberated in a form of meadow. From the East coast of the peninsula people set out to fish

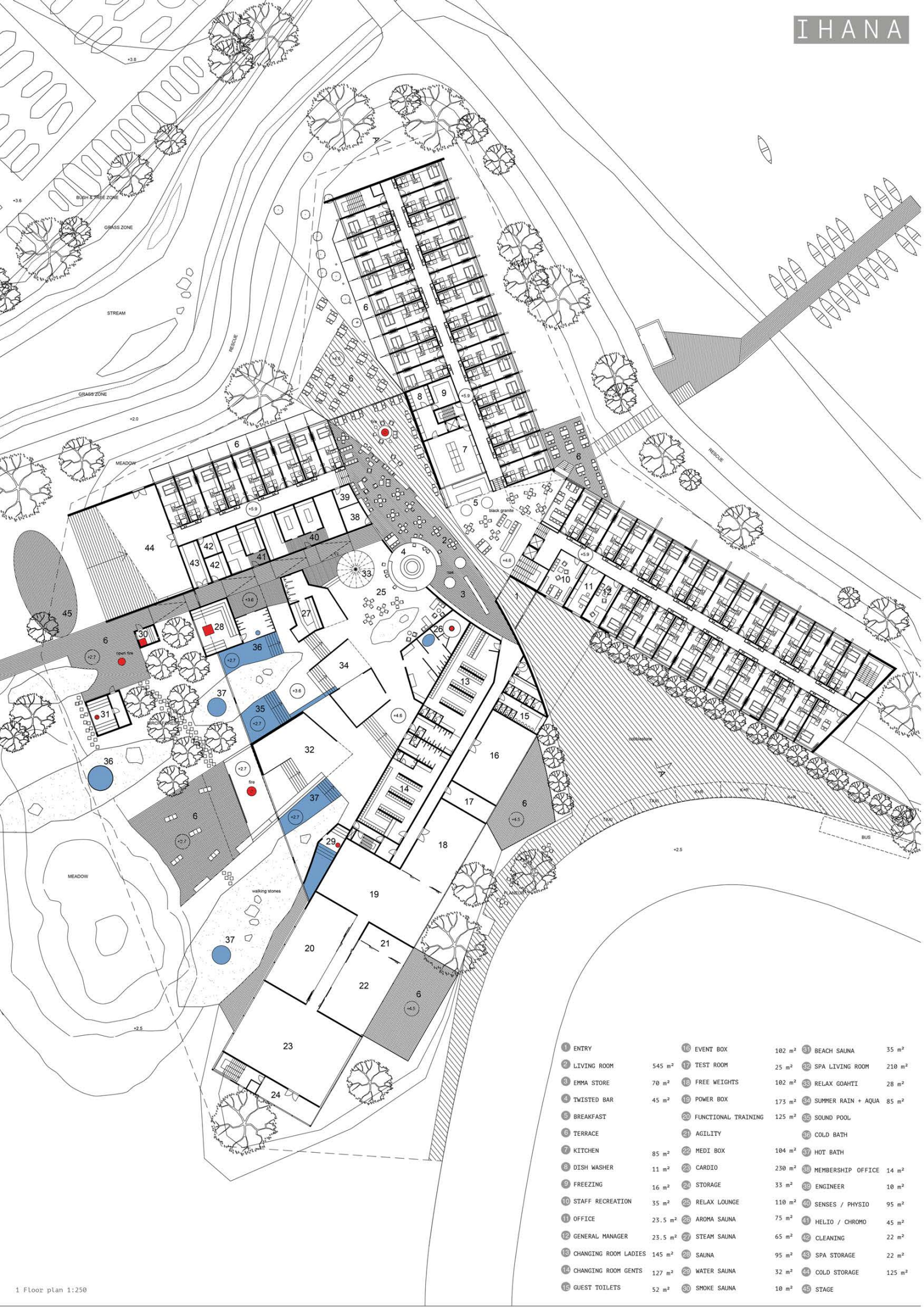
on their rowing boats after their morning coffee. The building mass is composed out of 3, 2 and 1-floor high, straightforward hotel-wings, whose composition is framing, protecting and enabling the open form movement within the public and spa & sauna areas. There is a full roof garden on top of the spa & sauna area as well as the 1-floor high wing opening freely from South-West to North and standing as a continuation of the landscape of the peninsula's North. From the street and towards the East the roof meadow is protected by the hotel's 3 and 2-story high wings, towards the West it

is directly connected to the beach by wide staircase, which also doubles as seating for the summer theatre. The design of the roof meadow is developed having the collecting and treatment of storm waters in mind. In the centre of the roof garden is a free-standing conference auditorium. The roof garden is a democratic space, and an offering to the insects, birds and people. Along the interior promenade there is a series of freely connected and flexible spaces forming the Soulmade living room. One can enjoy breakfast in the morning sun, dinner in the sunset and the view of half-naked people

from the twisted bar. In the heart of the local hub the Emma store is coordinating the different flows of people to their hotel rooms, conference spaces and to the sauna & spa and gym with the various therapies and treatments. From the living room the ground level slowly descends two meters toward the perimeter of the building. This gives dynamics and character to the hotel entry and piazzas, as well as to the terraces letting the spa & sauna space to grow gradually in room-height towards West. The facades are a combination of black and natural coloured wood wrapped up by a patinated copper envelope.

The long facades are articulated by vertical CLT-slab pillars moving in depth according to the slightly undulating roof. The visible foundation is granite as is the 1-floor high mass toward the North. The conference theatre is clad with copper and the roof of the 3-floor mass with building-integrated photovoltaics. The changing rooms and gym functions are neatly packed into the glazed ground floor of the South-west wing. The gym rooms can be combined into larger units and with terraces outside. The sauna & spa sector is a world on its own. The

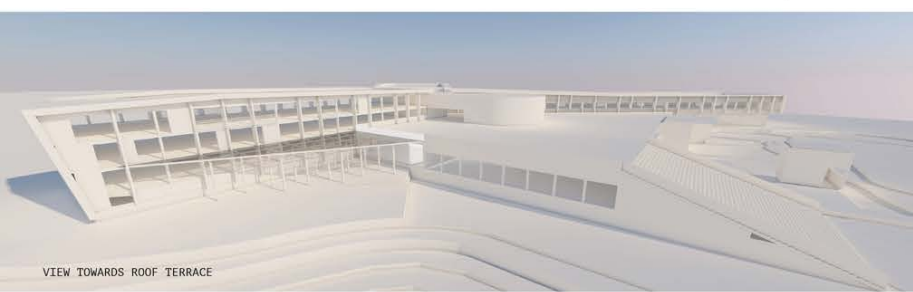
dynamic movement of the different saunas, pools, treatments and natural forms are shooting right through the glass facade and continuing outside among birches and along the meadow to meet the beach and finally the sea. This free movement unites the heart of the Soulmade hotel with the waves of the Hietaranta beach.



1 ENTRY	16 EVENT BOX	102 m ²	31 BEACH SAUNA	35 m ²
2 LIVING ROOM	17 TEST ROOM	25 m ²	32 SPA LIVING ROOM	218 m ²
3 EMMA STORE	18 FREE WEIGHTS	102 m ²	33 RELAX GOAHTI	28 m ²
4 TWISTED BAR	19 POWER BOX	173 m ²	34 SUMMER RAIN + AQUA	85 m ²
5 BREAKFAST	20 FUNCTIONAL TRAINING	125 m ²	35 SOUND POOL	
6 TERRACE	21 AGILITY		36 COLD BATH	
7 KITCHEN	22 MEDI BOX	104 m ²	37 HOT BATH	
8 DISH WASHER	23 CARDIO	230 m ²	38 MEMBERSHIP OFFICE	14 m ²
9 FREEZING	24 STORAGE	33 m ²	39 ENGINEER	10 m ²
10 STAFF RECREATION	25 RELAX LOUNGE	110 m ²	40 SENSES / PHYSIO	95 m ²
11 OFFICE	26 AROMA SAUNA	75 m ²	41 HELIO / CHROMO	45 m ²
12 GENERAL MANAGER	27 STEAM SAUNA	65 m ²	42 CLEANING	22 m ²
13 CHANGING ROOM LADIES	28 SAUNA	95 m ²	43 SPA STORAGE	22 m ²
14 CHANGING ROOM GENTS	29 WATER SAUNA	32 m ²	44 COLD STORAGE	125 m ²
15 GUEST TOILETS	30 SMOKE SAUNA	10 m ²	45 STAGE	



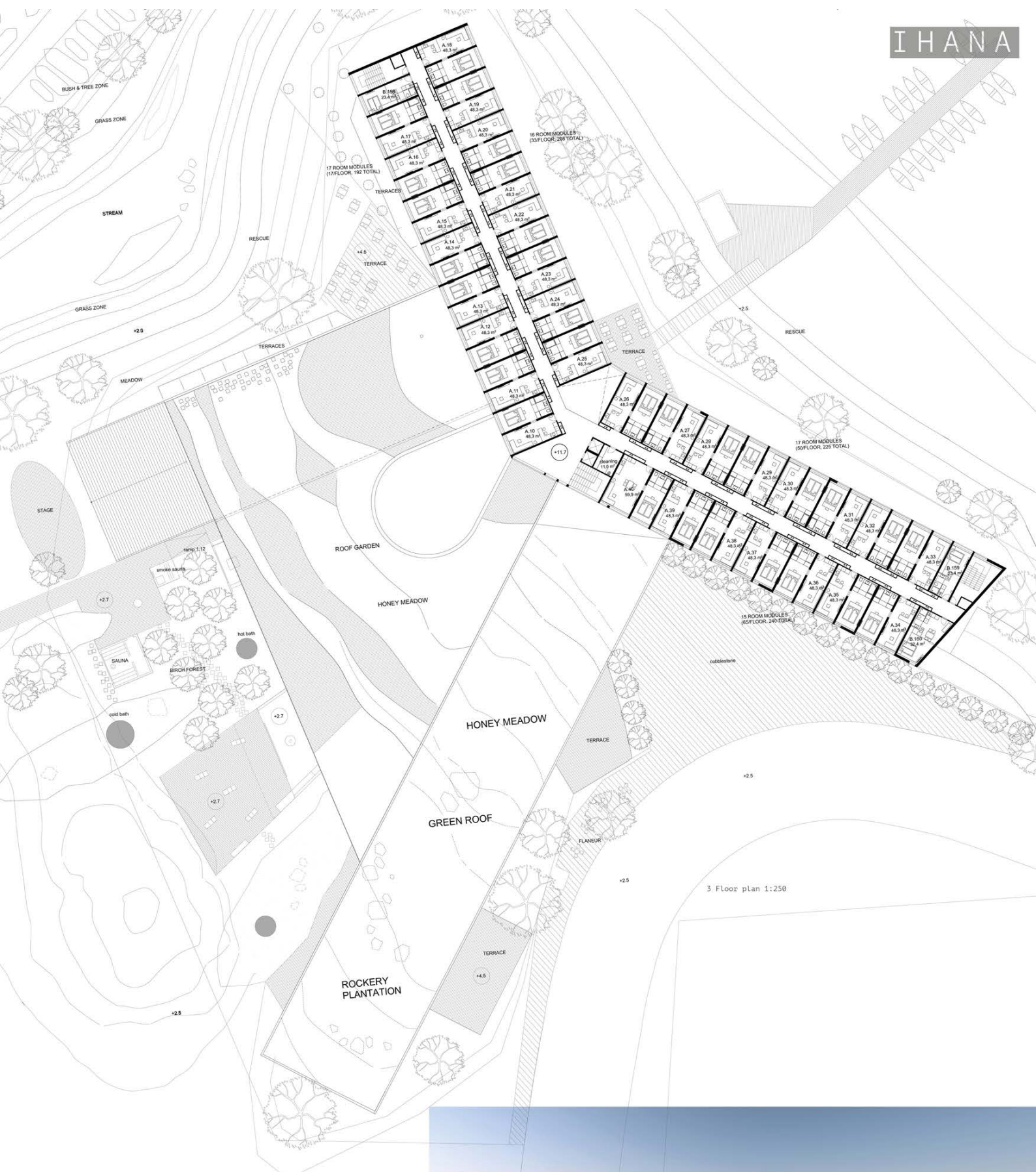
2 Floor plan 1:250



VIEW TOWARDS ROOF TERRACE



street view with rain



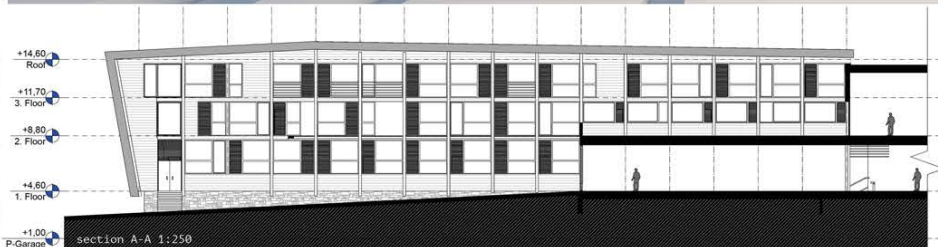
3 Floor plan 1:250



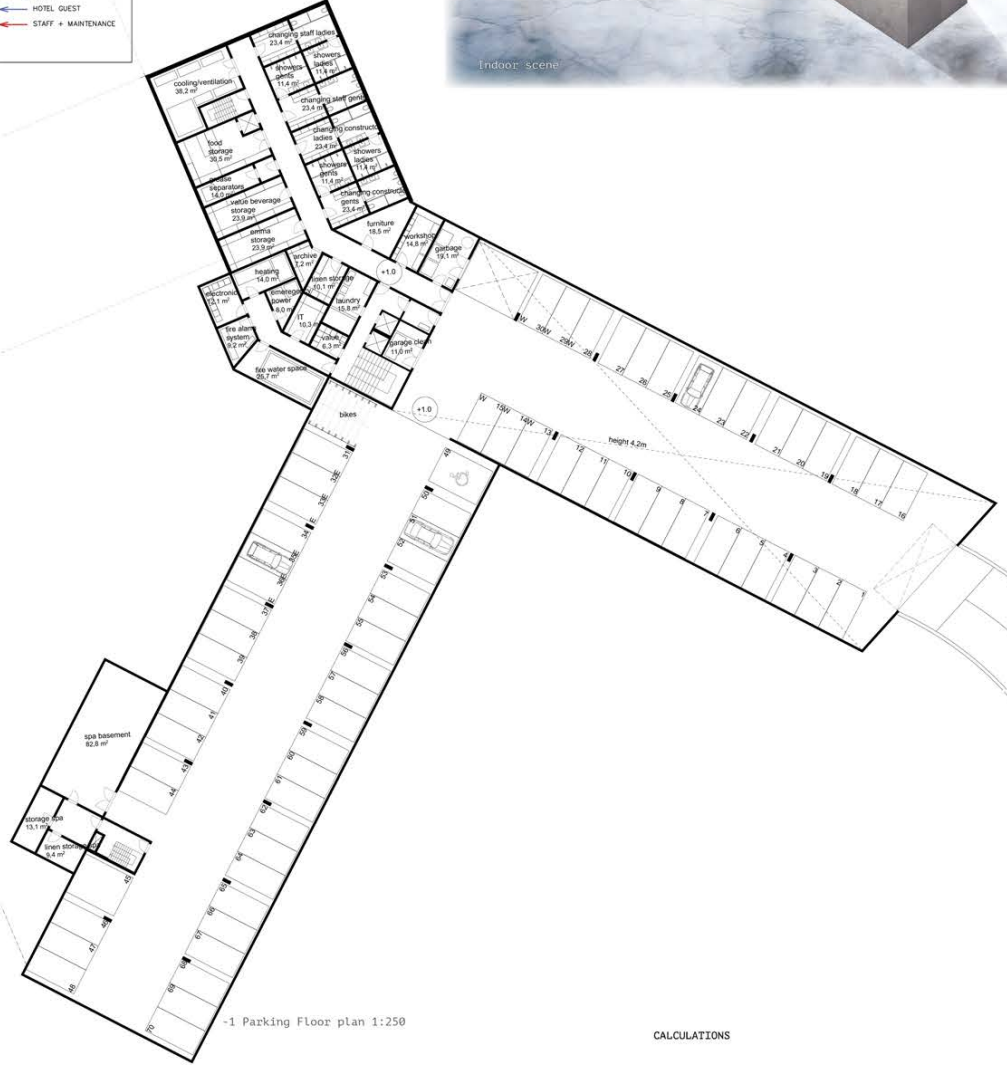
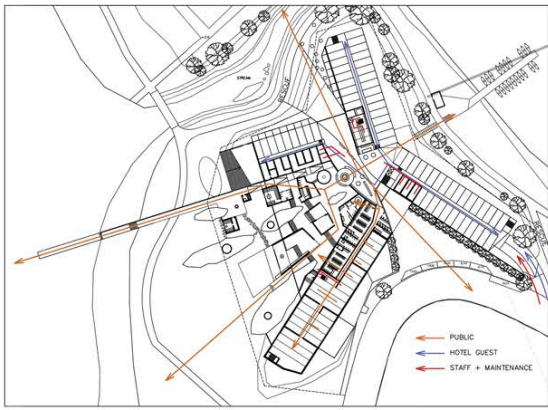
Bird eye view



View from Hiekkarannantie



section A-A 1:250



-1 Parking Floor plan 1:250

CALCULATIONS

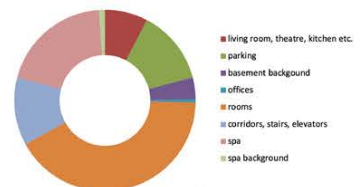
BUSINESS ROOMS	160
SUPERIOR ROOMS	40
TOTAL GROSS FLOOR AREA	12 415 m²
- Ground Floor	6 245 m ²
- Second Floor	4 140 m ²
- Third Floor	2 185 m ²
• 115 m ² deducted	
+ Basement	2 815 m ²
HOTEL ROOMS WITH CORRIDORS	7 780 m²
- Ground Floor	2 130 m ²
- Second Floor	3 625 m ²
- Third Floor	2 025 m ²
SPA, SAUNAS AND RESTAURANT SPACES	4045 m² (32.6%)
CONFERENCE	250 m ²
MAINTENANCE AND GENERAL CIRCULATION	455 m ² (115 m ² deduction)
TOTAL QUBATURE	56 960 m³
- Ground Floor	23 740 m ³
- Second Floor	12 240 m ³
- Third Floor	8 735 m ³
- Basement	12 245 m ³
RATIO OF VOLUME TO SURFACE	
- Volume to facades	8.4
- Volume to facades + roof	5.4

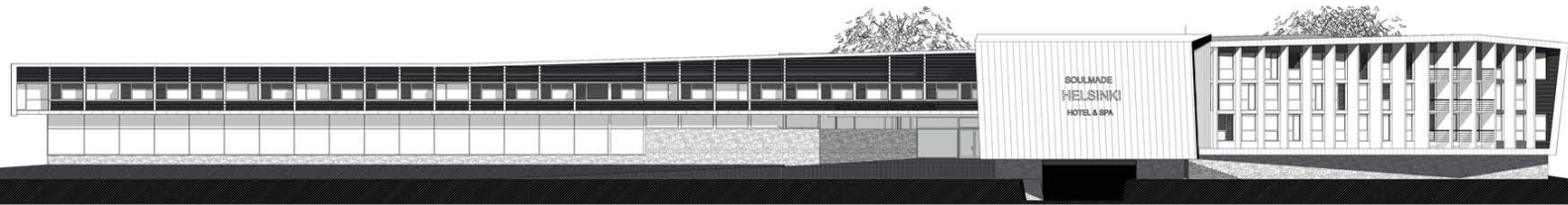


View from Hiekkarannantie



section A-A 1:250





FACADE TO SOUTH-EAST 1:250



FACADE TO SOUTH-WEST 1:250 A

- 1) Patinated Copper 500mm sheets
- 2) Tar coated Wood Broad boards 400x22mm
- 3) CLT slab natural
- 4) Granite



FACADE TO SOUTH-WEST 1:250 B



FACADE TO NORTH-WEST 1:250



FACADE TO NORTH-EAST 1:250



COMPETITION ENTRIES

WAVE



A street view from the road Hiekkarannantie at pedestrian eye height

Wave

Soulmade Local Hub

Location and positioning

The Soulmade Local Hub brings a new phenomenon to Helsinki: a place, where visitors and the local beach life can meet in a shared space, around a common function. The location for Soulmade's new Local Hub is one of Helsinki's most scenic. As the endpoint of Hesperia Park's urban axis and as the northern frontier of Helsinki's most important beach, "Hietsu", the new building gets the opportunity to act as a center for local life, year-round.

It is important that the Local Hub's functions present themselves in the streetscape to the passerby. The main entrance's wavy wooden canopy is a warm-spirited element that brightens the street and invites one to pay a visit.

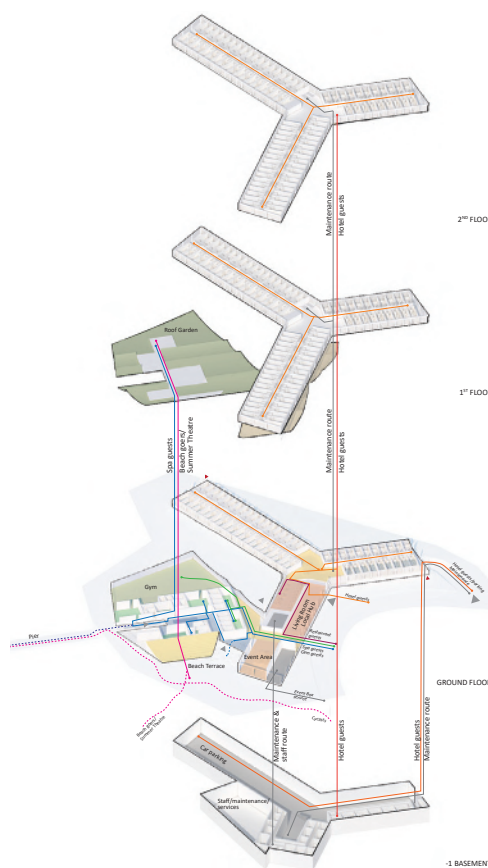
The positioning of the building on the site is such that benefits the landscape and the location in the best possible way. It thus also invites beach life in ways more attractive, pleasant and lively than presently. Along with the Local Hub, the use of the beach can be made year-round. Outdoor spaces and terraces open towards the afternoon sun and the most magnificent views. The hotel part of the building, as a three-floor volume, is positioned to the northern part of the building mass, whereupon it protects the outdoor spaces from cold wind directions while not shading them.

Functionality and circulation

The functions of the building connect to already existing leisure activities: the beach, the marina and the summer theater. The Local Hub reinforces these leisure activities by improving their supporting services. The amphitheater leading to the Spa's roof from the direction of the beach acts as an outdoor auditorium for events. Here the summer theater can also continue operating in Taivallahti.

The entrance canopy is part of a large architectural element, that continues into the building as a ceiling for the Check-in, the Restaurant and the Living Room, and further as a wave-like ceiling design for the Spa's lounge, framing a spectacular sea view. The surface of this architectural element is inspired by wind-made shapes on sand. This form gives a unique expression to the entire building, experienced both inside and outside. The Spa has a roof terrace, from where one can admire the maritime landscapes and where green roofs reduce runoff.

Wave 1/6



Circulation & logistics diagram

The hotel forms its own entity that can be entirely implemented with modular timber units. By placing the elevators at the intersection of the three-pointed star shaped hotel creates a clearly orientable whole. Interesting views open to different directions of the landscape from the hotel lobby. The hotel's three floors consist mostly of hotel rooms, which makes the structure articulate and energy efficient.

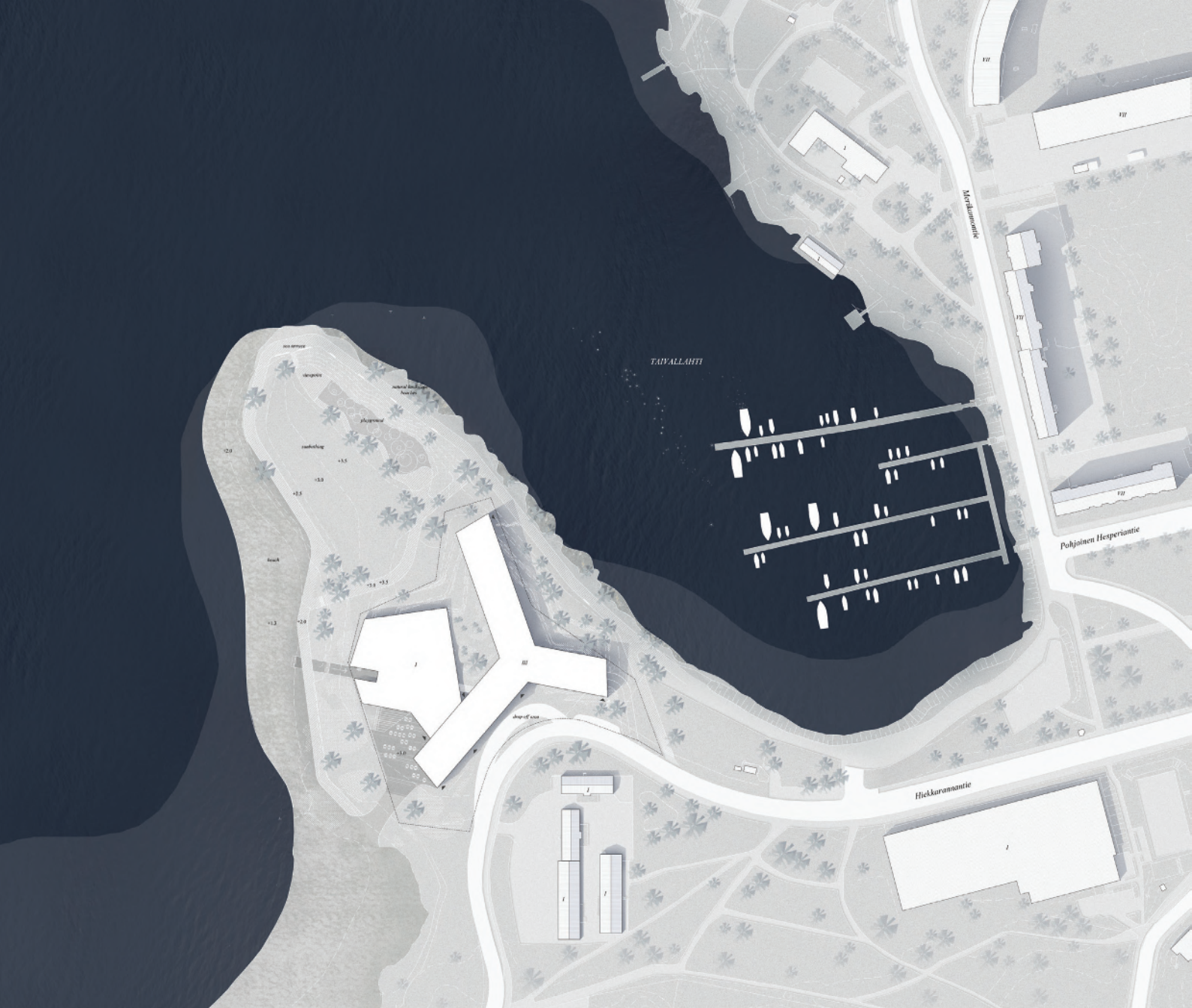
The Spa is a one floor building mass, the implementation of which can be executed using wood or concrete structures. Out of the Spa functions, the Spa Living Room is situated at the sunny outdoor terrace, and it is served with food and drinks from the kitchen and the bar. The spaces of the spa gather around a core formed by the Relax Lounge and the Spa Garden. The Spa Garden acts as a place to cool off from the saunas. From there one can walk up the stairs to the roof terrace to admire the sea vistas or to sunbathe, or then one can take the path to the beach to swim in the sea, perhaps even in the winter through a hole in the ice. The Medi Box with its yoga and pilates classes has direct access to the Spa Garden as well, and classes can move outside in the summer.

Separate entrances for hotel guests and Event Area guests can be arranged. The Living Room in the main lobby is divided into two levels, where the more public functions are at street level and the more intimate – shared kitchen and fireplace lounge for example – are elevated to face the peaceful courtyard.

There is room for escort in front of the main entrance. The drive for the service traffic and parking is situated, according to the city plan, at the eastern end of the building.

Materials and moods

The timber upholstery of the canopy speaks the language of the "Hietsu" beach life. Its structure consists of cantilevering beams onto which secondary structures are suspended. This structural configuration is familiar from sling chairs seen on beaches. The height of the beams correlates with the length of the cantilever, being higher where the canopy is longer. The facades of the building are timber and glass. The timber upholstery of the Hotel segment is treated charcoal black. The canopy of the main entrance as well as the Spa segment's roof terraces have a translucent treatment, allowing a naturally warm wooden tone.



Site plan 1:1000



Section B-B, 1:250

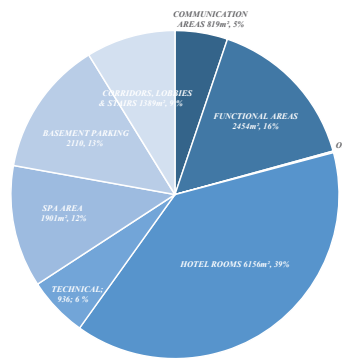


Elevation to the Southeast, city direction, 1:250

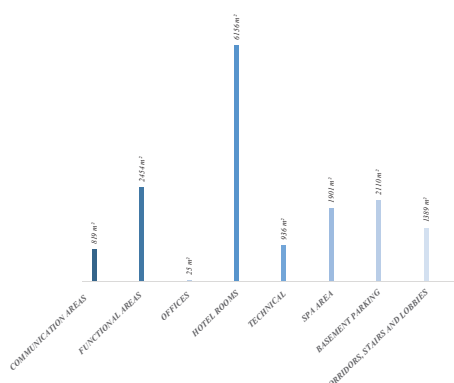


Floor plan, Ground Floor, 1:250

Calculation of gross floor and gross volume/cubature, ratio of volume to surface



GROSS FLOOR AREA 15780m²



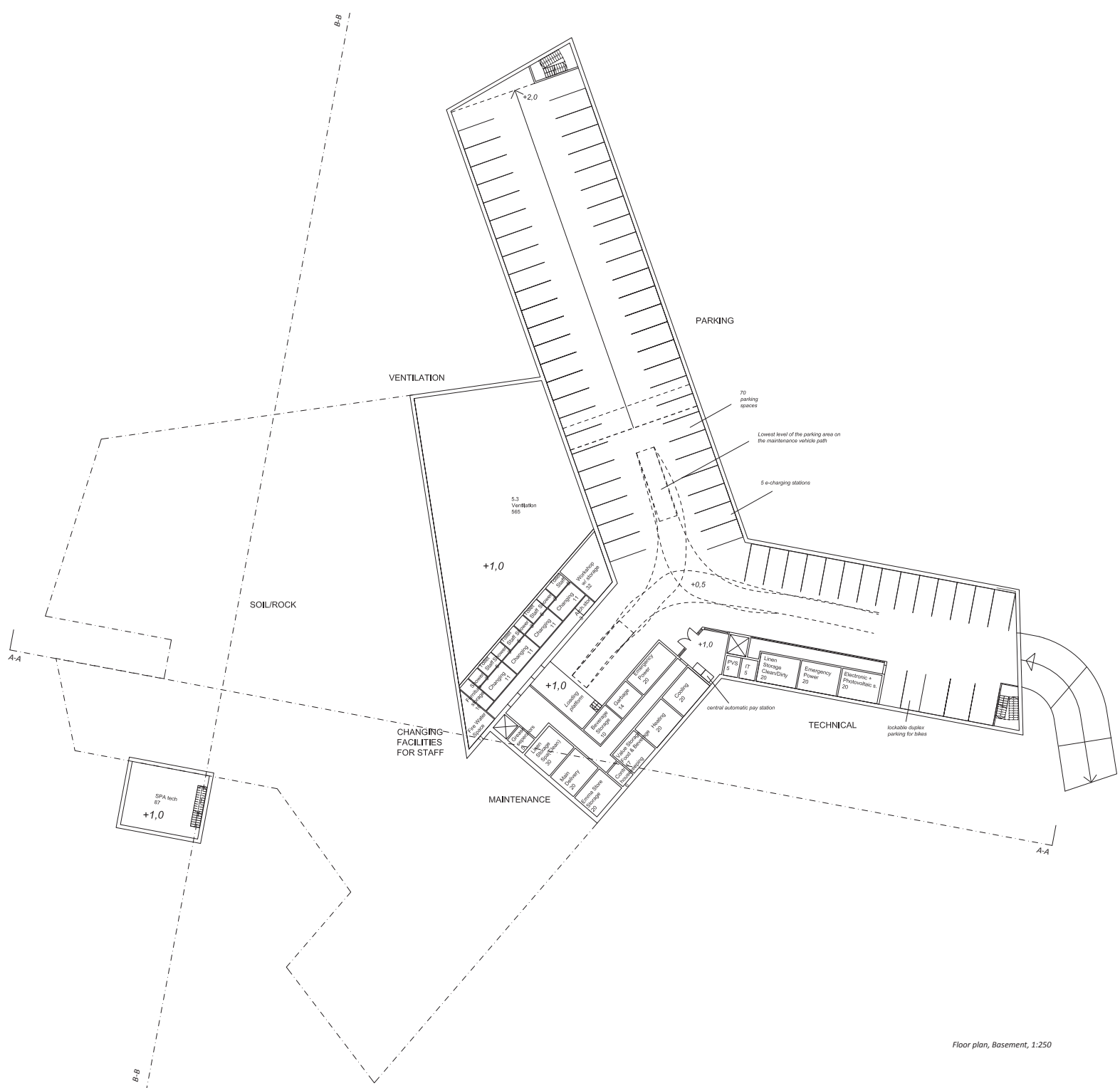
Gross floor area 15 780m²

Detailed plan floor area 12 177m²

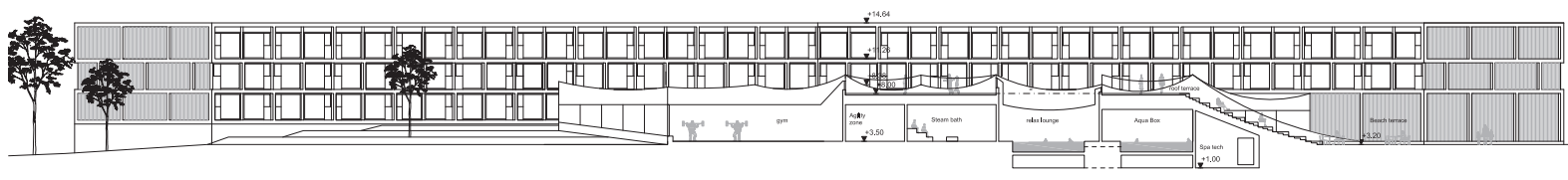
Volume/Cubature 52 192m³

Surface-area-to-volume ratio

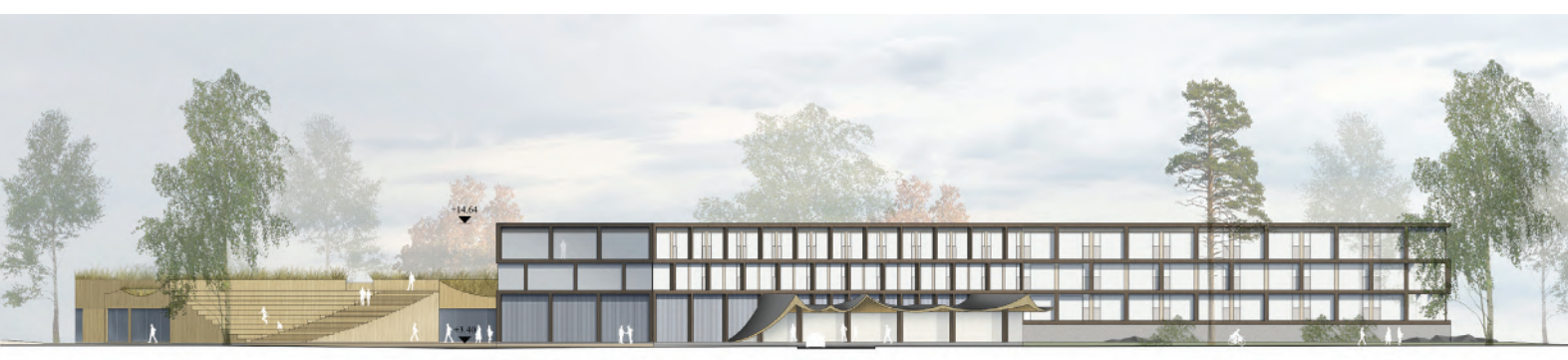
SA:V= 18 978m²/52 192m³=0,36...m⁻¹



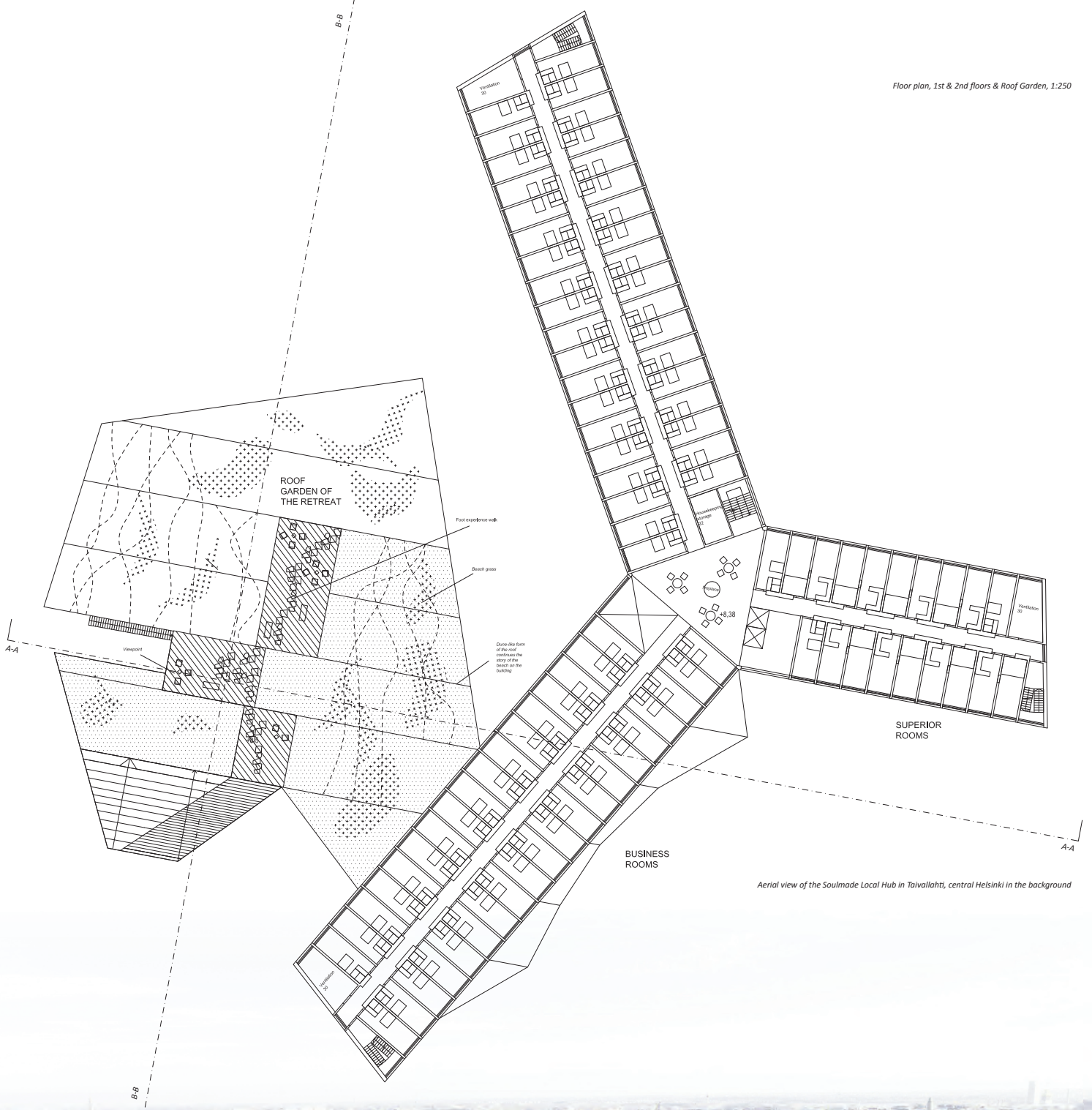
Floor plan, Basement, 1:250



Section A-A, 1:250



Elevation to the South west, Hietaniemi Beach direction 1:250



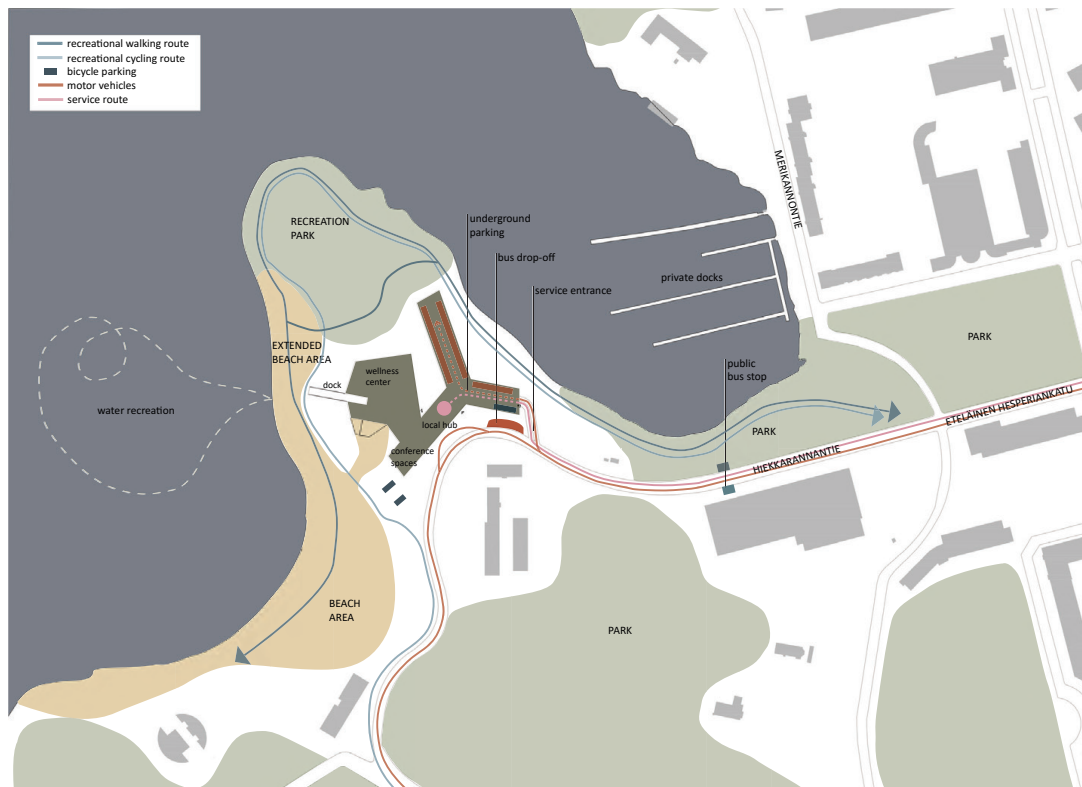
Aerial view of the Soulmade Local Hub in Taivallahti, central Helsinki in the background





West elevation, sea direction, 1:250

Traffic diagram



Landscaping concept

The seashore path recreates, in the first hand, the physical connection between the historic park in Hietaniemi and Töölölahti. On the other hand, it enhances the visual character of traditional Helsinki parks with large lawns, pine, alder and birch trees. However, the very specific geophysical situation of the historic island today, the peninsula allows the creation of a large panorama over the bay along with playful and relaxing areas linked to contemporary activities.

Circulation in the Sigurd Frosterus park

To create continuity with the historic parks, and to keep the path accessible for all, a large 5m belt is designed all around and through the 'peninsula'. To give coherence to the path with its neighbor it will be mainly implemented with gravels except when it gives access to the beach, where large concrete slabs will make the access and maintenance easier as well as marking visually the beach entrance. On top of the hill poured concrete can be used to differentiate this smaller path with the larger historical path. The few necessary stairs are made from granite slabs in coherence with the gravel path.

The landscaping for the Roof Garden

The roof offers sizeable sealed surfaces. To absorb some of the rainwater, a large portion of the roof is transformed with a green membrane. It is bordered by 500mm of gravel to retain and evacuate excess of water and the green layer is composed of 150mm of sand substrate and covered with extensive vegetation following dune biotopes such as *Argentina anserina*, *Allium schoenoprasum*, *Crambe maritima*, *Sedum acre*, *Sedum telephium*, *Isatis tinctorial*, *Festuca ovina*, *Festuca rubra*, *Leymus arenarius* and few larger bushes such as *Salix repens* ssp. *repens* and *Hippophaë rhamnoides* 'Hikui'.

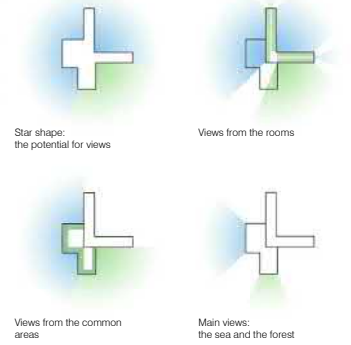
Large paths (1500mm) made of 500x500x80mm concrete slabs are proposed every ten meters in order to maintain the vegetation and the solar panels. The actual dynamic vegetation will diminish under the solar panels and flourish around them. This green roof on top of enhancing biodiversity in a micro-scale has an effect on the macro scale enabling specific regulating ecosystem services such as pollination and water retention.

A view through the Spa, the Relax Lounge with its shallow relaxing pool in the foreground, the Spa Garden in the Background, with a sea view to Seuraosaarenselkä

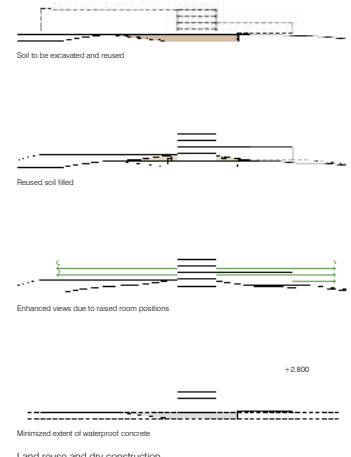


COMPETITION ENTRIES

MELLOW



The concept of views into the natural landscape



Site plan 1: 1000

URBAN CONCEPT

Even though the site is not in the immediate connection with the city urban fabric, the design recognizes the presence of the city in terms of massing, the taller volume taking reference to the urban structure and the lower volume being more subdued towards the sea. Overall the volumes and presence are kept very low and horizontal, in order not to raise attention on the shoreline and to enhance the presence of nature instead.

The massing concept takes advantage of the unique qualities of the site, which is surrounded by sea and forest landscapes. Due to the star shape massing, the four wings of the building infiltrate into the green like fingers, and the views can be enjoyed unprevented all around the building. At the same time very different natural landscape situations are created between these fingers, which correspond in their character to the desired atmosphere in the interiors.

The North East side of the Taivassalo cape is seen as more private and intimate in general character, with the taller building volume consisting of the client rooms located on that side, complemented by more lush landscape and views towards the harbor. The lower building volume on the South West side consists of shared and social functions enjoying the lower meadow landscape, and it connects the building with the social activities on and around Hietaniemi beach area.

ARCHITECTURAL CONCEPT

In order to fully enjoy the natural landscapes and abundance of daylight, all main activities and social functions are arranged along the perimeter of the building volumes. These areas are accessed centrally and served both functionally and technically from the center, making services easy to reach. Clients are free to choose areas of their choice, the desired landscape view and sunlight conditions.

The shared spaces intertwine seamlessly with each other in both spa and living room areas. Multiple activities can be performed simultaneously, as the perimeter is free from confining walls and structure. Boundaries between different atmospheres are created using spatial and furnishing arrangements, textiles, plants and acoustic features rather than walls.

While all activities enjoy the immediate presence of the unique landscapes, two main views open to the users, each corresponding to the interior character of the spaces: panorama view to the sea from the spa, and a view to the pine and meadow landscape from the living room. The surrounding landscape gardens can be accessed at ease and they perform as an outdoor extension to the internal functions.

The connection to the landscape is enhanced by the extensive use of natural local materials – wood and stone – in interiors and exterior. Exposed wood enhances the pleasant and calming atmosphere, and solid wood construction improves the indoor climate in addition to the environmental benefits.

SPATIAL DISTRIBUTION

All main client areas can be accessed directly from the entrance: the spa, the living room, the kid's area and the lifts to the rooms.

The spa consists of various zones, focusing on different dimensions of wellbeing. Following the freedom of choice in the living room, also in the spa the client can choose whether to exercise, focus on mind and mental wellness, relax by the water and saunas or enjoy a drink by the sofas.

The ground floor is the Piano Nobile for spending ones' time, in abundance of light and nature, while some supporting functions of more private character and with modest height requirements are located in the basement.

By car the building is accessed via ramp imbedded into the greenery on the North East courtyard, in order to allow central access and freeing up the otherwise congested entrance situation. Sufficient height is provided for the delivery, while parking is raised above the dry construction level for environmental and economic reasons, avoiding excess room height. Spaces available on the side of the ramps are used for services with substantial height requirements.

The land removed for basement is reused on site to raise the ground level around the parking areas, and while doing so, more rooms can enjoy the western sea view, and all rooms enjoy undisturbed views to the landscape.

Flexibility of shared spaces

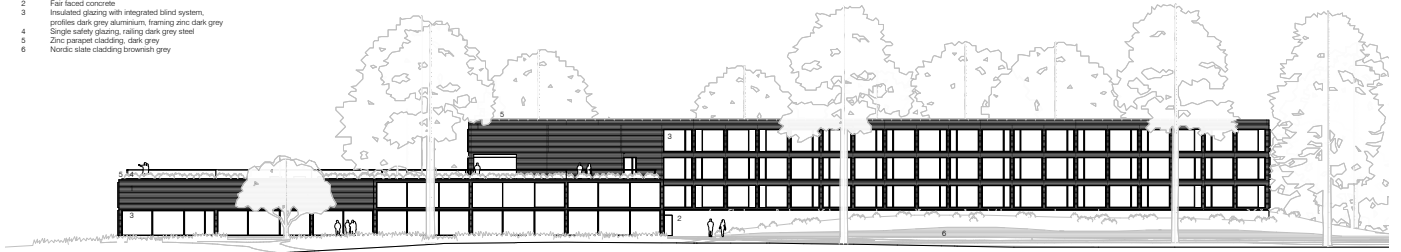
- Wellness and socialising
- Wellness and senses
- Wellness and water
- Wellness and body
- Wellness and performance (basement)
- Living room and socialising
- Living room and privacy
- Living room and dining



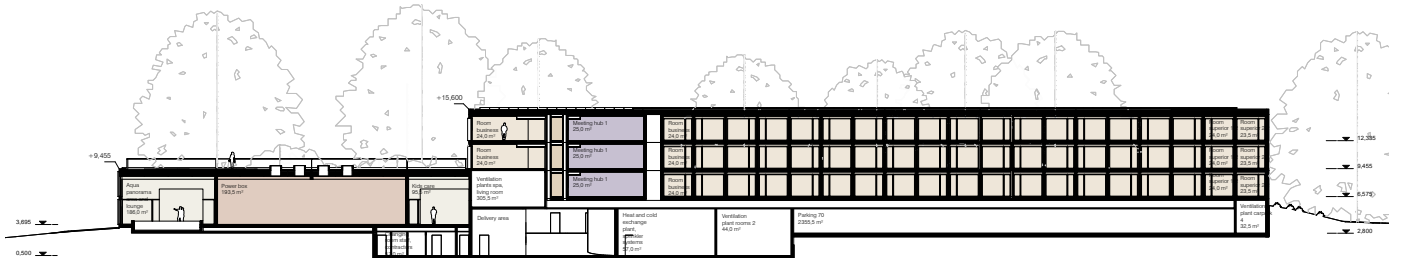
View from Taivassalo



- 1 Nordic radiata pine, alcohol treated (ebony), warm grey
- 2 Flat faced concrete
- 3 Insulated glazing with integrated blind system, profiles dark grey aluminium, framing zinc dark grey
- 4 Single safety glazing, railing dark grey steel
- 5 Zinc parapet cladding, dark grey
- 6 Nordic slate cladding, brownish grey



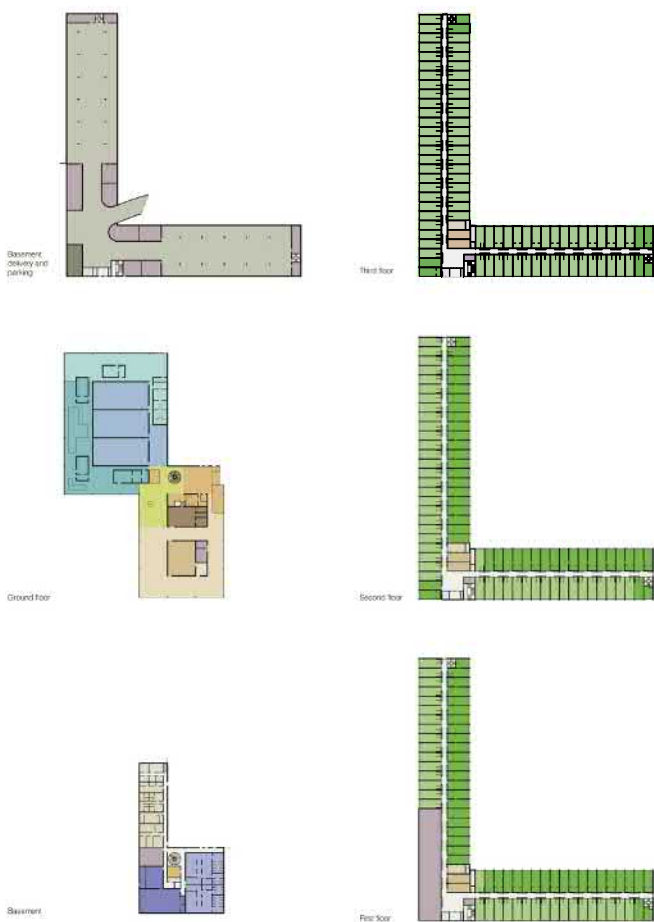
South elevation 1:250



West East section 1:250

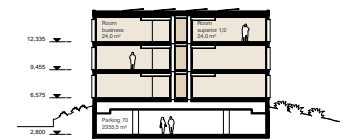


North elevation 1:250



MEASUREMENTS AND CALCULATIONS

Category	Item	Unit	Value	Percentage
TOTAL	Volume	m ³	1000	100%
	Area	m ²	1000	100%
	Weight	kg	1000	100%
CONCRETE	Structural concrete	m ³	100	10%
	Formwork	m ²	200	20%
	Reinforcement	kg	100	10%
	Paint	kg	50	5%
	Insulation	m ³	50	5%
	Glazing	m ²	100	10%
	Roofing	m ²	100	10%
	Cladding	m ²	100	10%
	Other	m ³	50	5%
	MEASUREMENTS AND CALCULATIONS			

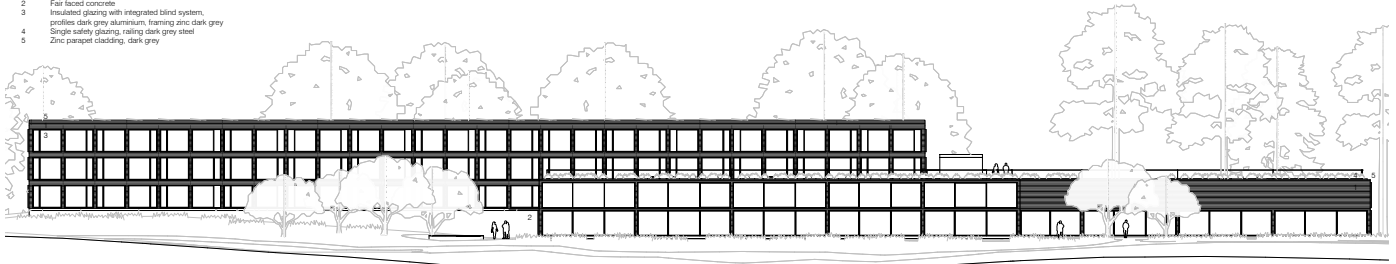


North South section 2 1:250

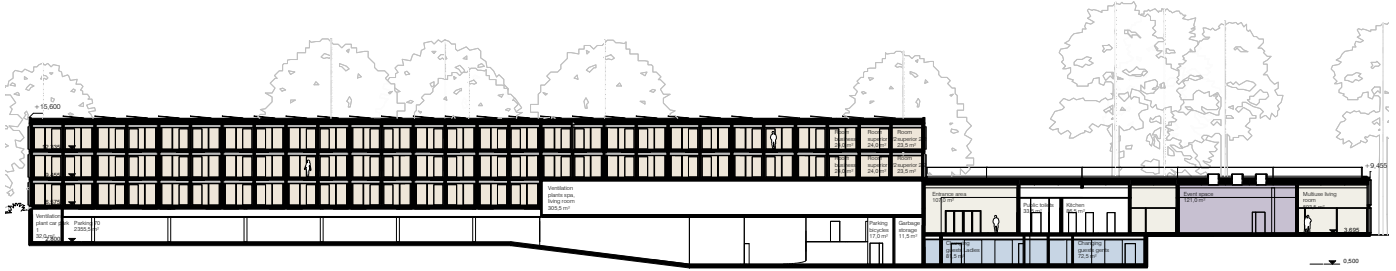
MEASUREMENTS AND CALCULATIONS

Category	Item	Unit	Value	Percentage
TOTAL	Volume	m ³	1000	100%
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	Weight	kg	1000	100%
CONCRETE	Structural concrete	m ³	100	10%
	Formwork	m ²	200	20%
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	Paint	kg	50	5%
	Insulation	m ³	50	5%
	Glazing	m ²	100	10%
	Roofing	m ²	100	10%
	Cladding	m ²	100	10%
	Other	m ³	50	5%
	MEASUREMENTS AND CALCULATIONS			

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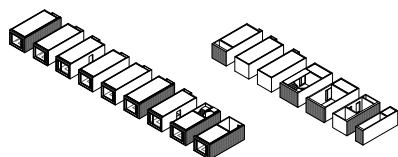
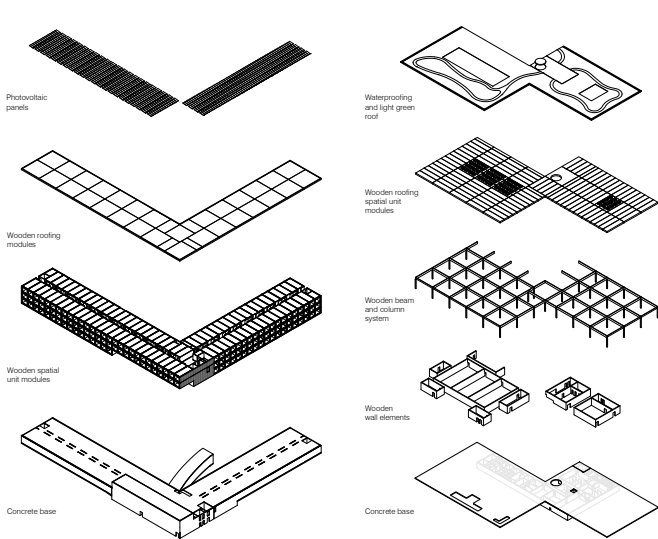
West elevation 1:250



North South section 1:250



East elevation 1:250



Most common CLT spatial unit modules used

STRUCTURE

The use of concrete is limited to the basement and the service ventilation room of the shared spaces. The amount of watertight concrete is minimized for environmental and economic reasons by concise spatial allocation in the basement and by raising the parking level above 2.800. Construction below floor level 0.500 is avoided by allocating the service plants to areas where height requirements are met without a need for deeper construction.

All super terranean construction is wooden, modular and prefabricated for both environmental reasons and economic efficiency. The building has two clearly different, interconnected parts for conceptual clarity.

Lower volume with shared spaces follows the grid compatible with the grid of the taller hotel construction. The load bearing function is taken by modular glulam column and beam system, with solid CLT walls providing additional support in central areas. Modular system is completed by wooden roofing LVL spatial units. Using this structural system all areas along the perimeter remain open for flexible spatial arrangements and unprevented landscape views. Nordic conditions in addition to other benefits.

The construction concept for the hotel rooms situated in the taller building volume is based on the use of CLT spatial units, placed on top of the concrete base. Due to modest overall height, also lift and shaft cores can be constructed using the same concept, as well as spaces for all other ancillary functions, including stair units. Roofing for the modules is created by assembled wooden spatial units, which are first used for weather protection during the construction process, and later as final roofing construction.

Due to low weight and high level of prefabrication indoors, the installation can be performed fast giving advantage in Nordic seasonal conditions in addition to other prefabrication benefits.

View from Hiekkarannantie



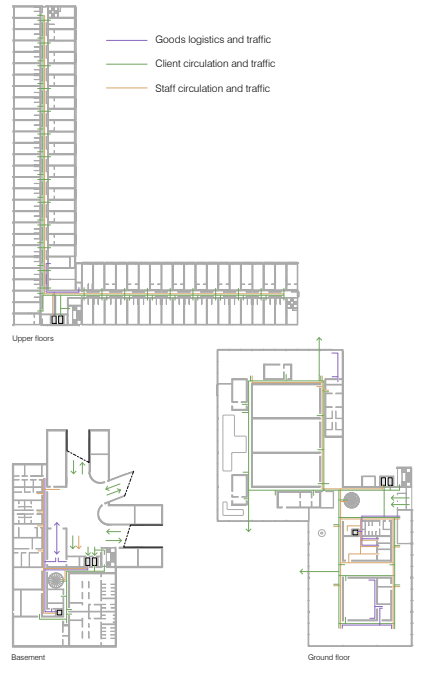
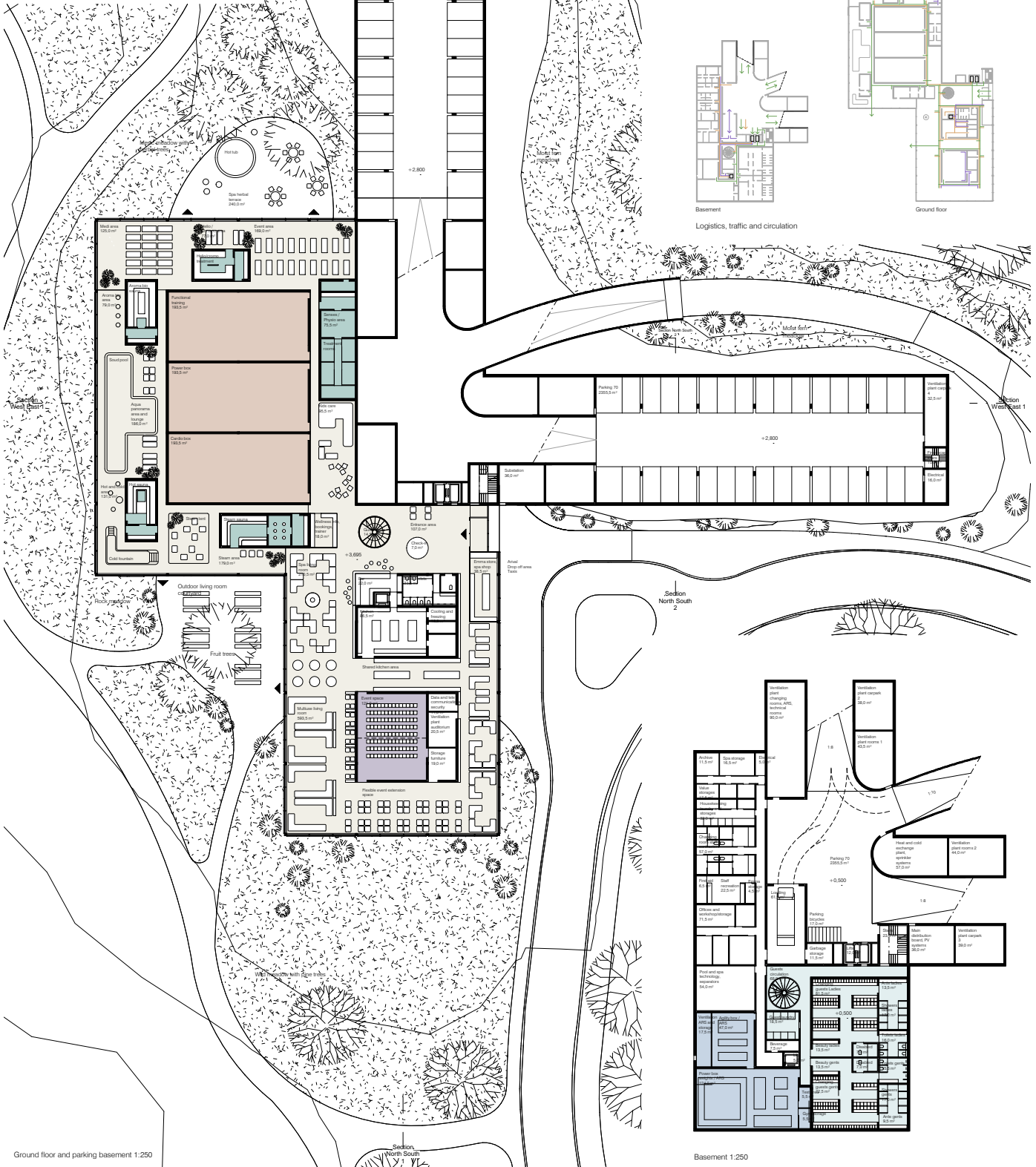
LOGISTICS AND CIRCULATION

Due to central arrival point the distribution of goods, traffic and circulation can perform logically in their own sections and without long distances. From the logistical loading point own distribution routes and storages are provided for goods in the basement, in close connection to the staff premises. A small cargo lift is provided to connect the kitchen and the bar with the basement storages.

Car parking takes place in the basement on higher parking level with disabled park places and recharge points in the closest proximity to the lifts, while bicycles are parked next to the lifts.

Lifts to the rooms are centrally located both for the clients and the staff. Due to modest floor heights, self-catering opportunities in the rooms and generous staircases two shared lifts are seen sufficient for the rooms.

An additional generous and inviting staircase connects the client changing rooms and gym with the spa area and the living room areas. The same staircase invites clients to take advantage of the roof terrace and can easily be reached from both living room and the spa facilities.



Logistics, traffic and circulation

Ground floor and parking basement 1:250

Basement 1:250

SERVICES AND ENERGY

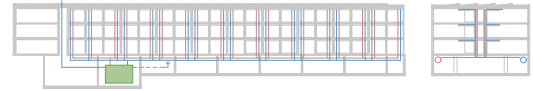
For excellent insulation of the building envelope, highest standard of insulated windows is used, with U_{win} value 0.8-0.9 W/m²K, g-value 0.3-0.4 and q50 value 1,5-2 m³/h.m². The spaces are arranged so that they receive abundance of indirect daylight reducing the need for artificial lighting. With effective solar protection in form of insulating glass façade solutions and integrated blind systems the amount of direct sunlight to the building envelope and need for mechanical cooling is reduced.

Efficient heat recovery from exhaust air into supply air is used in order to reduce the amount of heating energy needed for ventilation. The heat from spa wastewater is recovered and reused for pre-heating hot water and pool water.

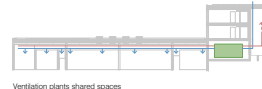
An intelligent building automation system is used for measuring and optimizing energy consumption, even by individual users. Demand based control of ventilation, heating, cooling and lighting reduces energy use when the spaces are not occupied. Automation is user friendly and individual adjustments are made simple and easy to perform.

Solar panels produce part of electricity needed in the building. Use of daylight is maximized inside the building and LED technology is used in lighting throughout the building, saving electricity demand. All lighting and appliances are selected not to waste energy and have intelligent demand-based control. Air handling units have low specific fan power and the air flows are controlled based on demand. No electrical space heating is used.

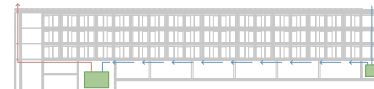
Water use can be reduced by using low flow water fixtures, double flush toilet seats and waterless urinals.



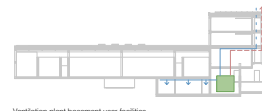
Ventilation plants rooms



Ventilation plants shared spaces

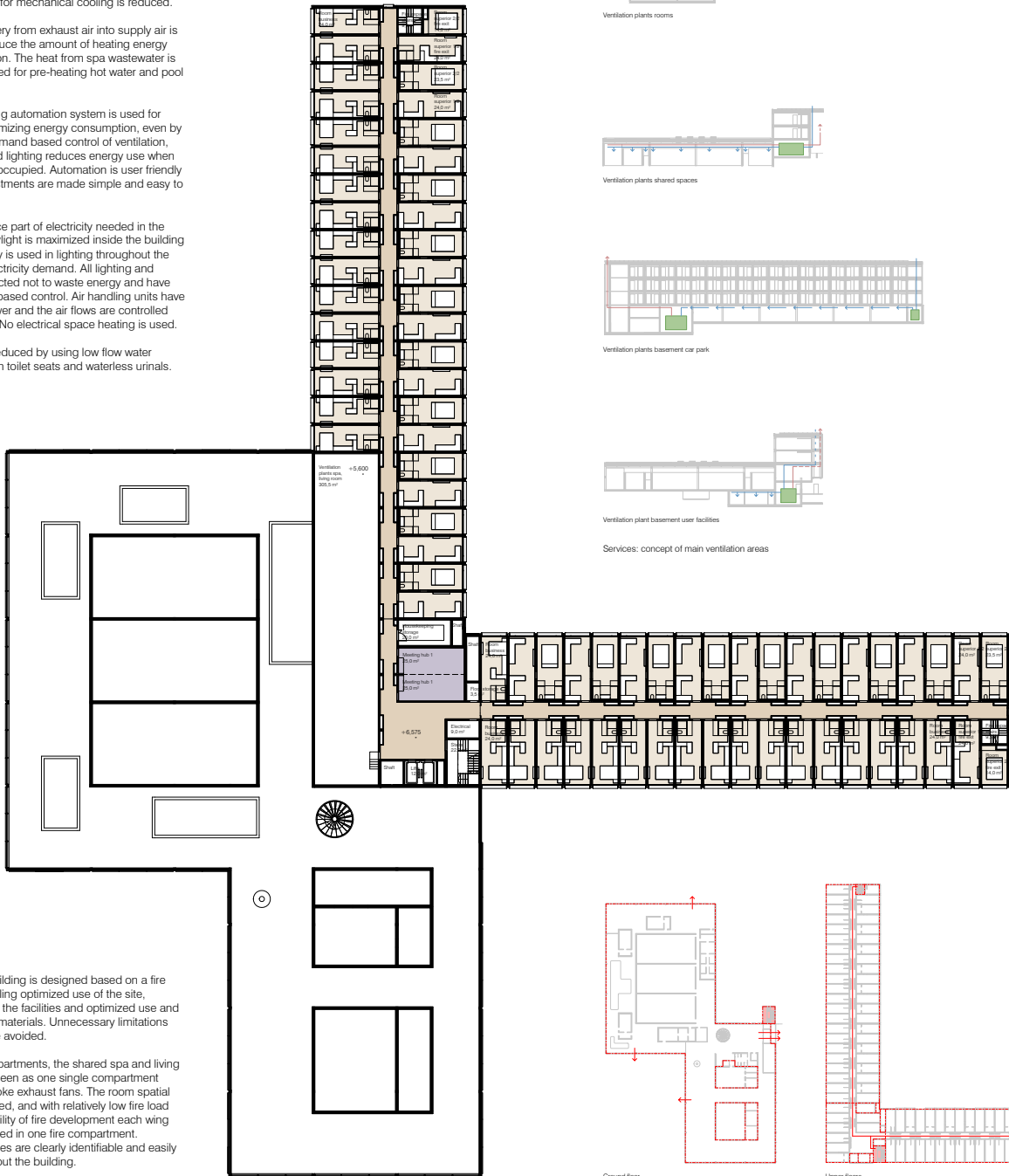


Ventilation plants basement car park



Ventilation plant basement user facilities

Services: concept of main ventilation areas



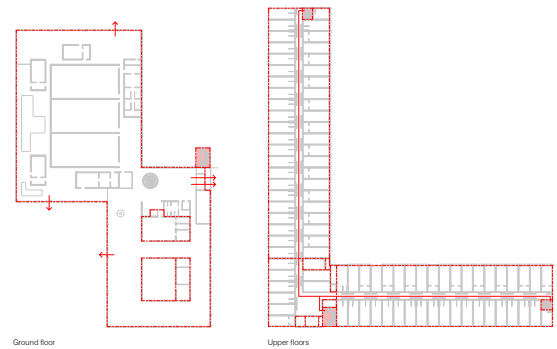
First floor 1:250

FIRE SAFETY

Fire safety of the building is designed based on a fire scenario, thus enabling optimized use of the site, optimized design of the facilities and optimized use and visibility of wooden materials. Unnecessary limitations and features can be avoided.

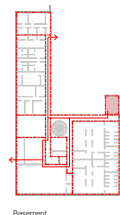
In terms of fire compartments, the shared spa and living room spaces area seen as one single compartment with automated smoke exhaust fans. The room spatial units are standardized, and with relatively low fire load and good predictability of fire development each wing floor can be contained in one fire compartment. The fire escape routes are clearly identifiable and easily accessible throughout the building.

Extensive use of visible wooden surfaces is enabled mainly by increasing the resistance of the load bearing structures to R90 in the room areas, and treating wooden surfaces to class B where necessary, such as in the internal routes and in the shared areas. In fire escape routes and in other spaces where class A is required, gypsum board coverings are used.

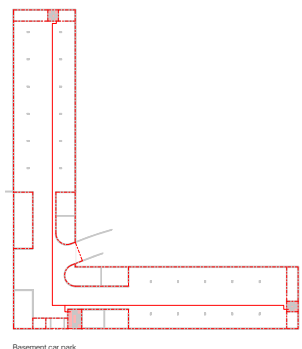


Ground floor

Upper floors



Basement



Basement car park

Fire safety: main compartments and escape routes



LANDSCAPE

Visual landscape of Taivallahti is sensitive and unique as part of the dignified cultural landscape. The concept for the landscape is based on introducing a series of archipelago biotopes with their own species and distinctive character. These biotopes create a dialog between open and closed landscape spaces and together with the site design form sensitive silhouette in front of the city structure, respecting the overall landscape situation of Hietaniemi.

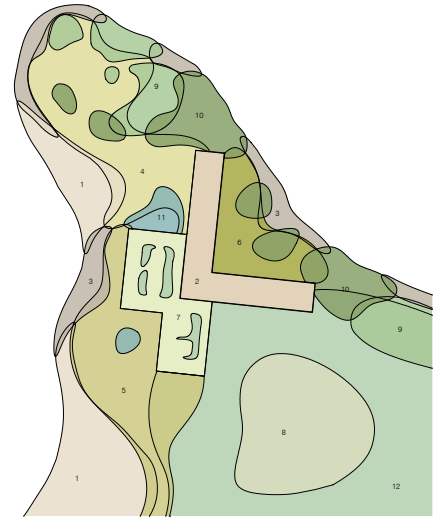
The Hub landscape design and the Park create together a seamless composition. The functions of both relate to the characters and nature of defined biotopes, and together these biotopes form rich natural environment, which promotes wellbeing, invites visitors to exercise, socialize, explore the rich variety of local nature, or to recover in peace and relax.

The current materials on site can be reused for the concept, and ecology is one of fundamental features of the design. Large green areas and penetrable surfaces ease the control of storm water. The concept of landscape construction by the shoreline is based on partially using or reusing the existing solutions, slightly reforming the current shoreline, and allowing free water fluctuations on the lower areas.

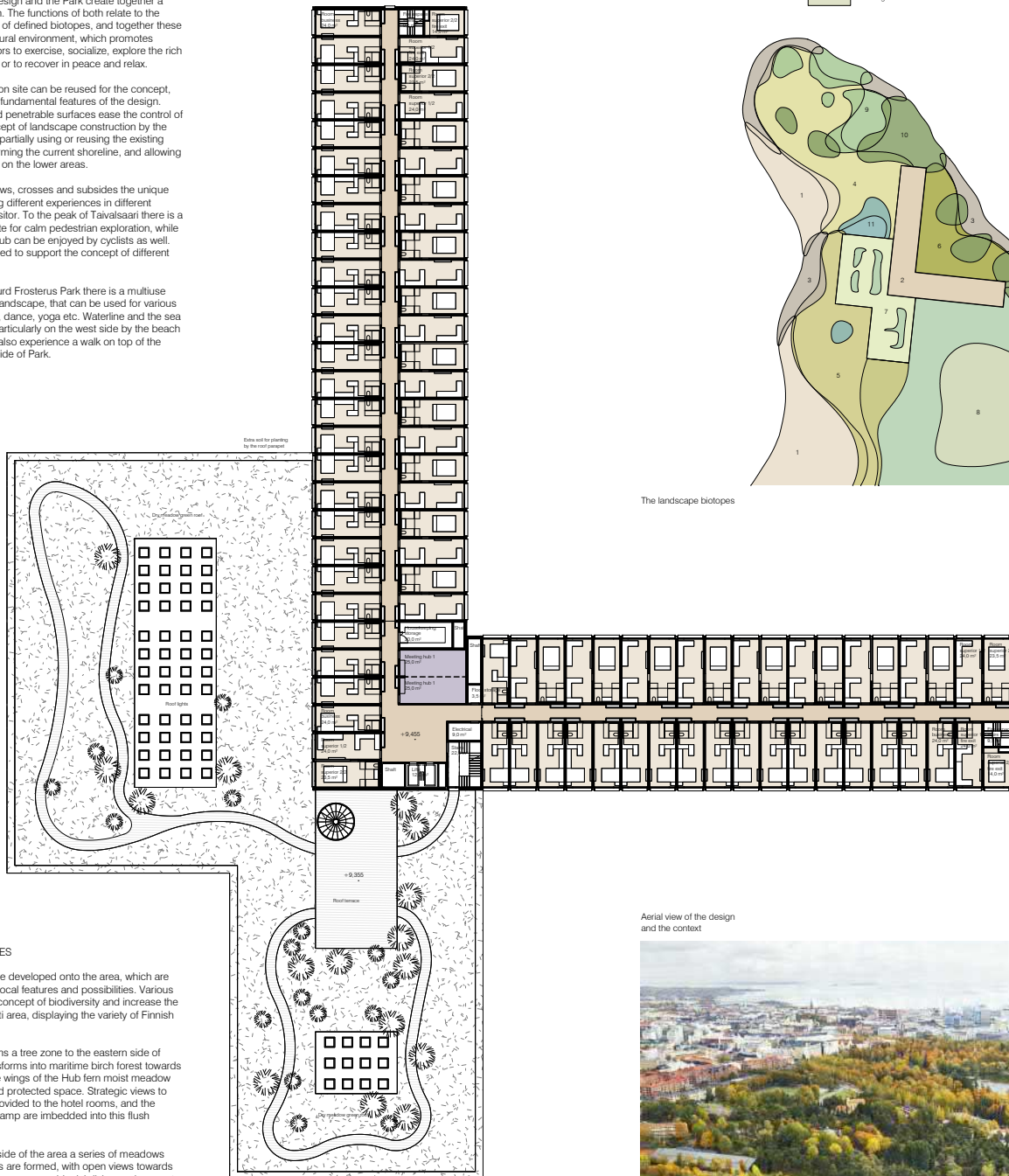
The path network follows, crosses and subsidizes the unique biotopes, thus creating different experiences in different atmospheres to the visitor. To the peak of Taivalsaari there is a nature experience route for calm pedestrian exploration, while the path around the Hub can be enjoyed by cyclists as well. Lighting will be designed to support the concept of different biotope moods.

In the heart of the Sigurd Frosterus Park there is a multiuse space formed by the landscape, that can be used for various events, performances, dance, yoga etc. Waterline and the sea can be experienced particularly on the west side by the beach extension. Visitor can also experience a walk on top of the water on the eastern side of Park.

1	sandy beach	4	mesic meadow	9	maritime birch forest
2	gravel	5	rock meadow	10	alder shore forest
3	stone shore	6	fern moist meadow	11	herb-rich forest
		7	dry meadow	12	open pine forest
		8	health grass field		



The landscape biotopes



Second floor 1:250

LANDSCAPE BIOTOPES

Unique biotopes will be developed onto the area, which are based on the special local features and possibilities. Various biotopes support the concept of biodiversity and increase the attractiveness of Taivallahti area, displaying the variety of Finnish nature to the visitors.

Alder shore forest forms a tree zone to the eastern side of Taivallahti, which transforms into maritime birch forest towards the peak. Between the wings of the Hub fern moist meadow creates more flush and protected space. Strategic views to the harbor area are provided to the hotel rooms, and the access road with the ramp are imbedded into this flush landscape.

Towards the western side of the area a series of meadows and shoreline biotopes are formed, with open views towards the sea. Meadow landscapes provide rich living environment for a variety of local insects, birds and mammals and offer opportunities for various social outdoor functions such as picnics and kite flying.

The spa garden creates a grove like green and protected space for relaxation for the spa users. Herbal trees complement the atmosphere and can be used by the spa. Outdoor living room on the other hand is more public and social in character, with dramatic panorama views towards the sea.

The roof terrace vegetation takes reference of barer green environment in rocky archipelago landscape. The terrace is closely connected to the living room and spa facilities below. It enables multiple forms of individual and social activities from quiet private moments to social meals and meetings, while enjoying the fresh sea air and sunlight.

Aerial view of the design and the context



COMPETITION ENTRIES

X ON THE BEACH

X ON THE BEACH_01



VIEW - AERIAL

X ON THE BEACH

Natural Ground

The new building has been carefully placed on the site, where the natural and organic landscape of the shore originating from the Ice Age flows through the site and the ground floor of the building, with open views to the surroundings. The indoor-outdoor connected ground creates the small-scale human experience, which switches between intimate places and the presence of the sea. Gunnar Taucher's beautiful, 1930's formal landscape plan of Hietaranta has been extended towards the peaceful park in the north and framed by the extended pine vegetation.

Crossing

The local hub is a crossing of paths and people – creating encounters for neighborhood locals, travelers, beachgoers, boaters, spa-goers, fitness-junkies, laptop workers, etc. The building mass is a coherent, recognizable form: an X. The cross marks the spot to the map, but the crossing is also manifested in the spatial organization of the building. The horizontal and vertical crossing in the middle is a stage for mixing people and gathering them to a bar for all ages before sending them into different directions again.

Wings

The Public Livingroom wing reaches out to the beach, with the event space/beach bar/summer theater at its southern tip, far away from the hotel rooms. The Spa locates on the soothing seaside, Hotel Wing towards the quiet park and Fitness Heaven is on the city side close to the existing sports facilities.

Courtyards

The embracing spaces between wings have different characteristics responding to their context. There is the green Entry courtyard. The Park courtyard is peaceful and natural. The north side connects to the Marina Bay promenade and the boat pier. The Living room terrace is easily accessible from the Hietu beach enjoying views of the sea and to the sunset.

Stepped building

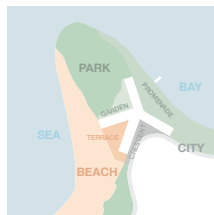
The wings of the building have different heights to break the volume into smaller parts. The dynamic, horizontal bands of the facade tie the composition together. The result of the alternating heights of the building parts is that all hotel rooms have a view of the sea. There are also hotel rooms on the ground floor by the park, allowing residents to step out into nature.

Functioning

The courtyards between building wings create optimal microclimates. The service traffic takes place outdoors on the ground, freeing spatial planning within the building. The service traffic has been visually hidden. Roofs are vegetated, increasing insulation and biodiversity. The Park is multifunctional and contributes to both social and biological sustainability. Natural light has been maximized indoors, without losing the character and atmosphere.

Atmosphere

The timeless architecture fits into the row of functional buildings in the area: nearby bathouses, the rowing stadium, and the restaurant pavilions. At a closer look, the horizontal bands of wooden lamellas create an elegant veil for the building. The relaxed atmosphere of the semi-public indoor spaces is warm and tangible, where wooden ceilings, lighting and monumental fitted interior elements create a solid experience, surrounded by open landscape and contrasting nature.



X ON THE BEACH_02



VIEW - HIEKKARANNANTIE

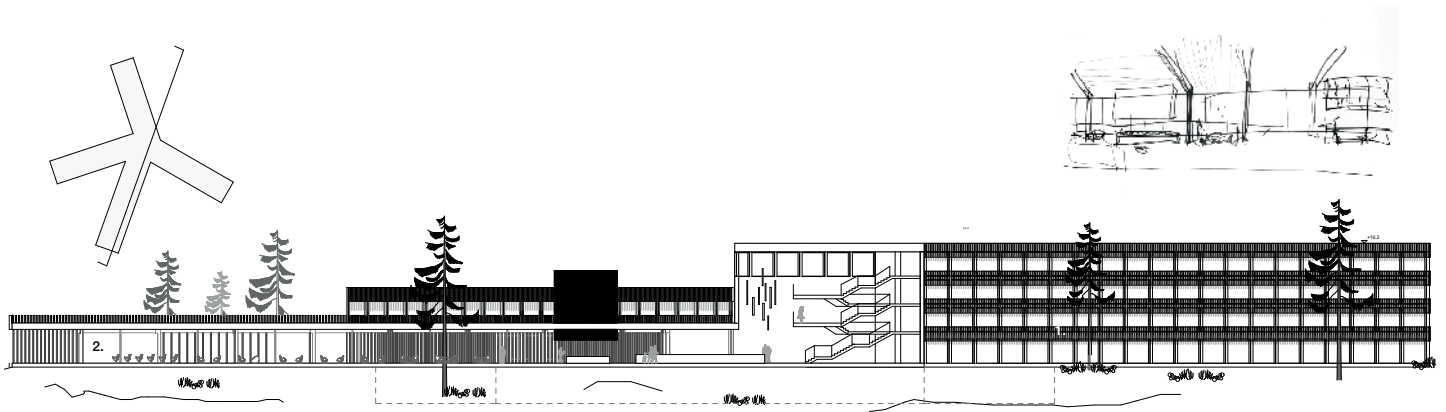


SITE PLAN 1:1000

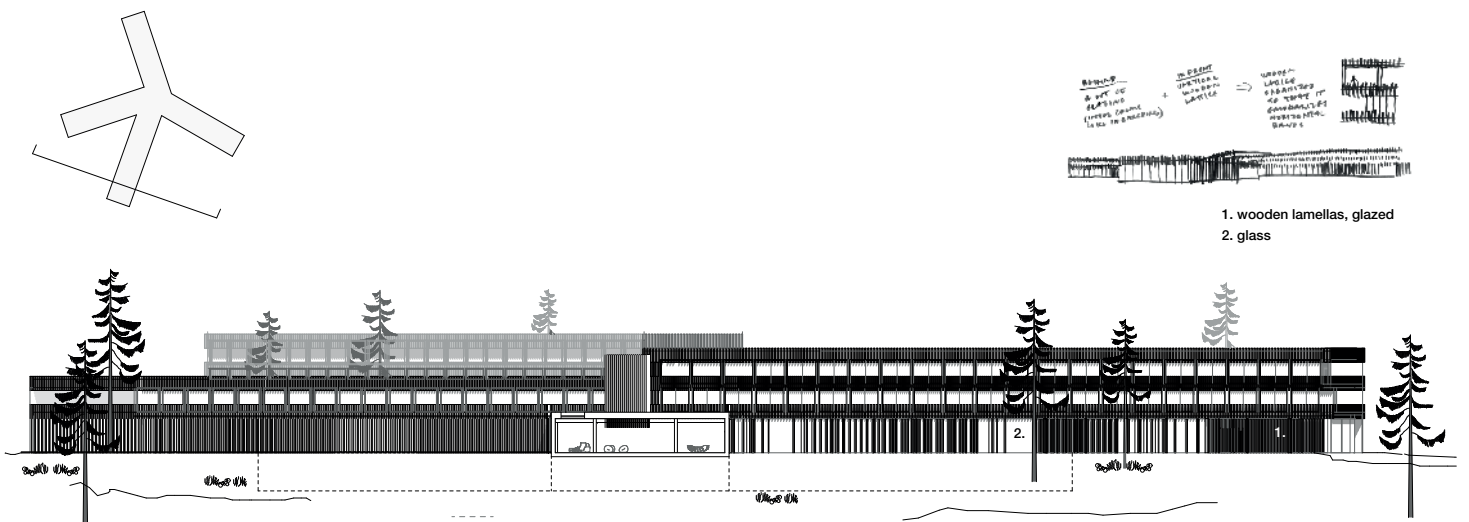
X ON THE BEACH_03



VIEW - NORDIC URBAN



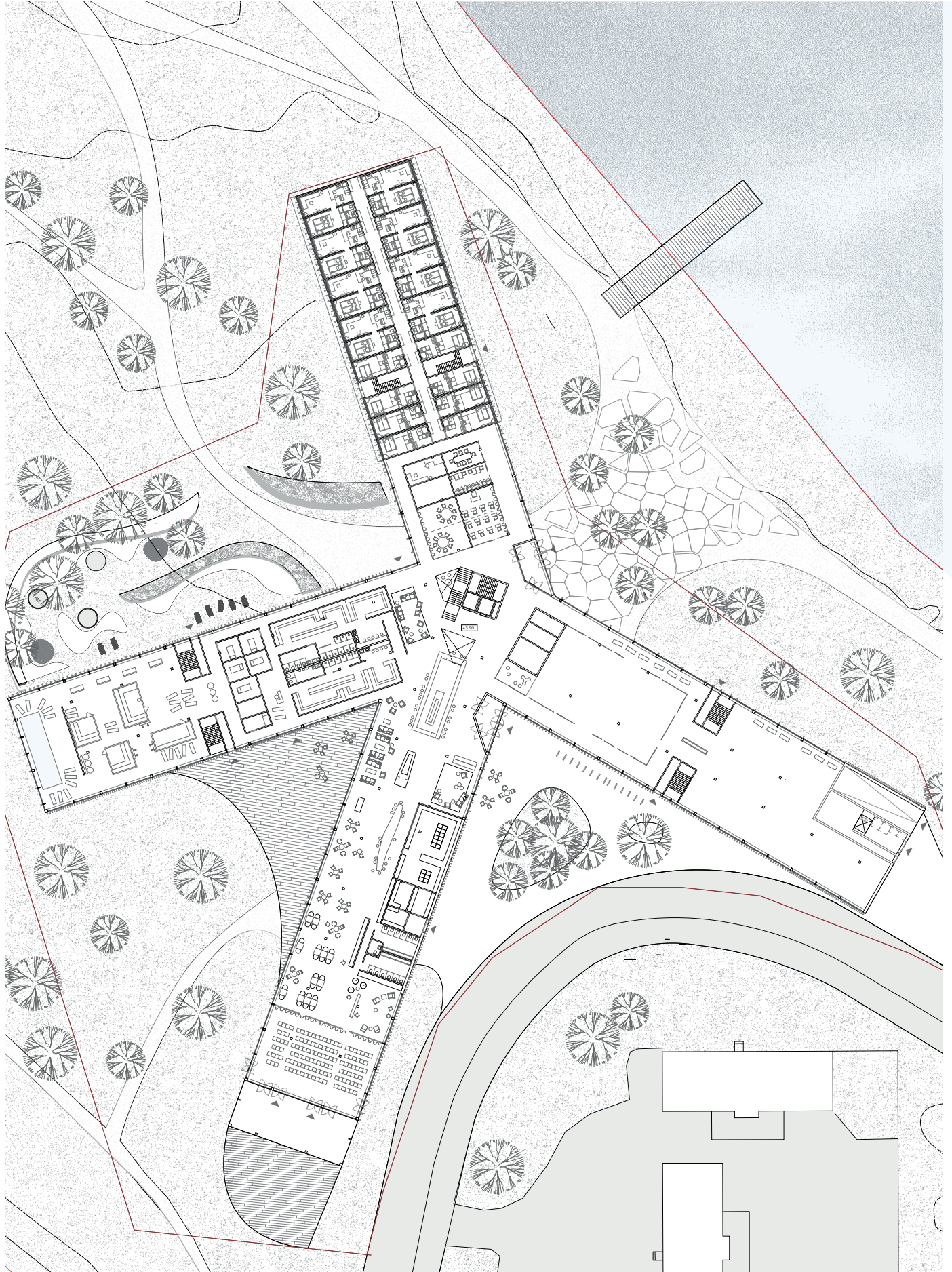
SECTION / ELEVATION 1 - 1 1:250

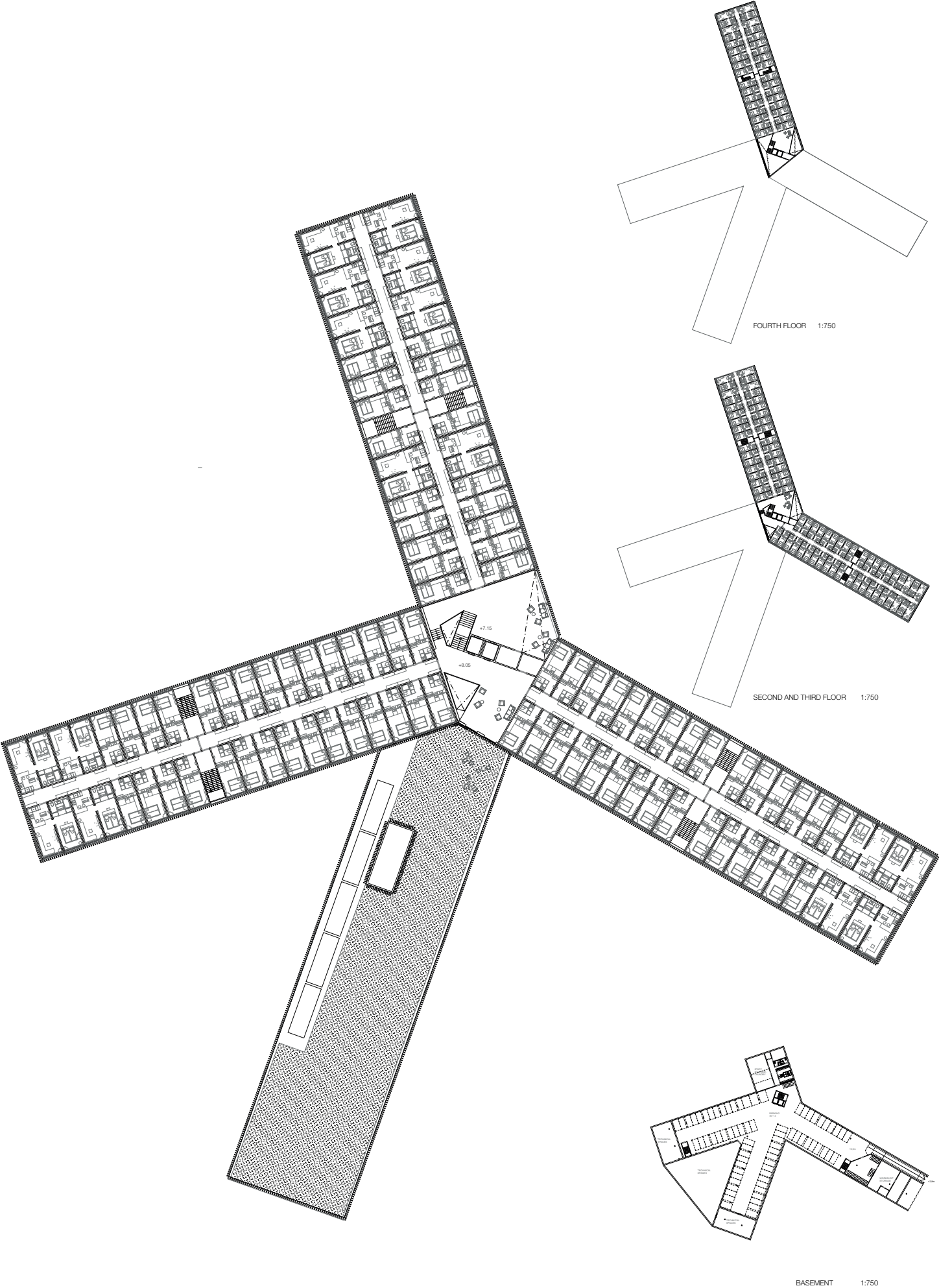


SECTION / ELEVATION 2 - 2 1:250

- 1. wooden lamellas, glazed
- 2. glass

X ON THE BEACH_04





FIRST FLOOR 1:250

FOURTH FLOOR 1:750

SECOND AND THIRD FLOOR 1:750

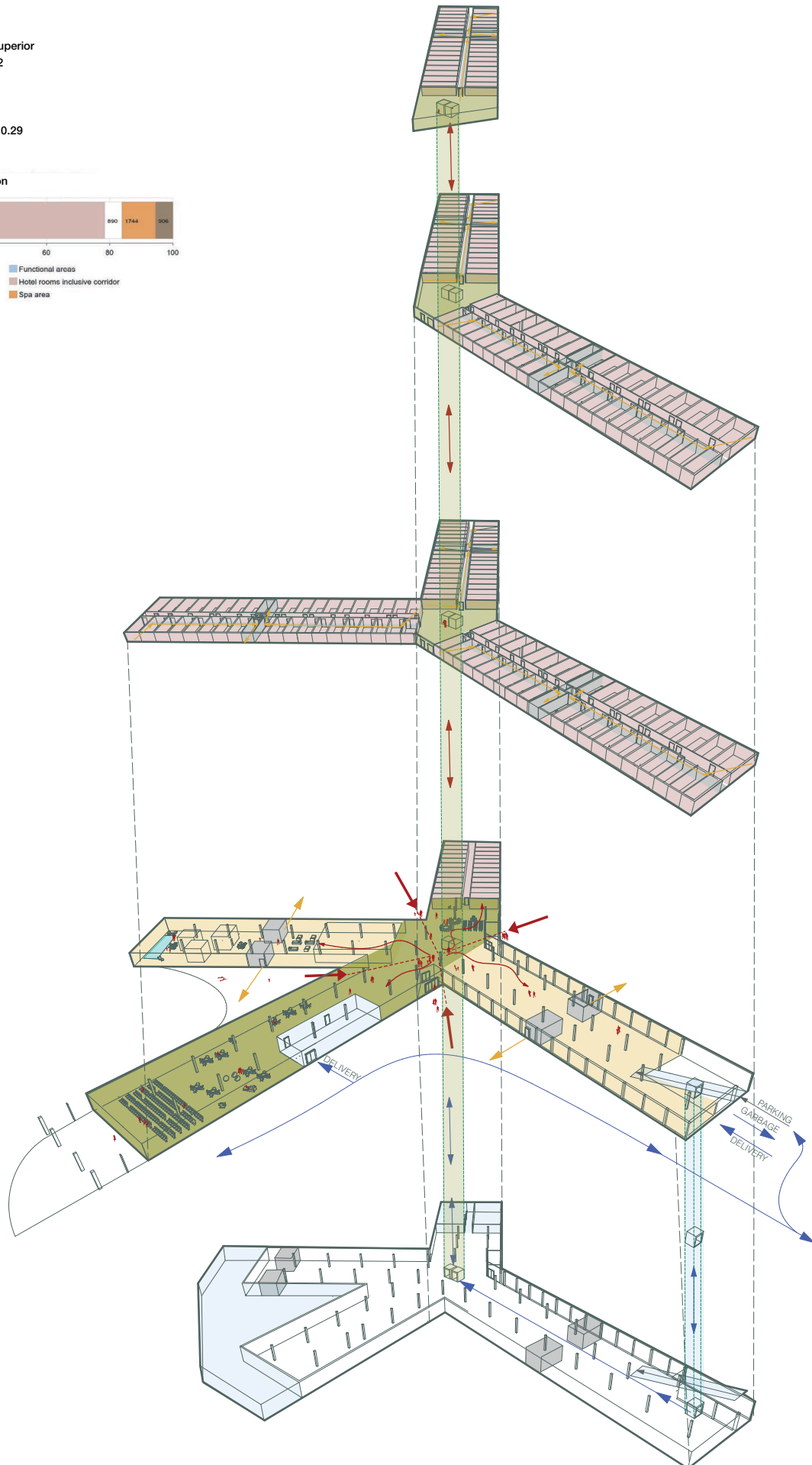
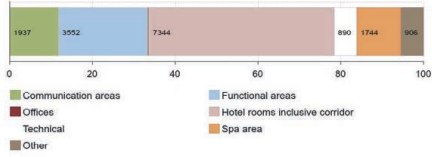
BASEMENT 1:750

X ON THE BEACH_06

Calculations

Rooms: 160 Business, 40 Superior
 Gross Floor Area: 16'408 m²
 Floor Area: 12'150 m²
 Gross Volume: 59'932 m³
 Surface Area: 17'457 m²
 Ratio of Surface to Volume: 0.29

Gross Floor Area by Function

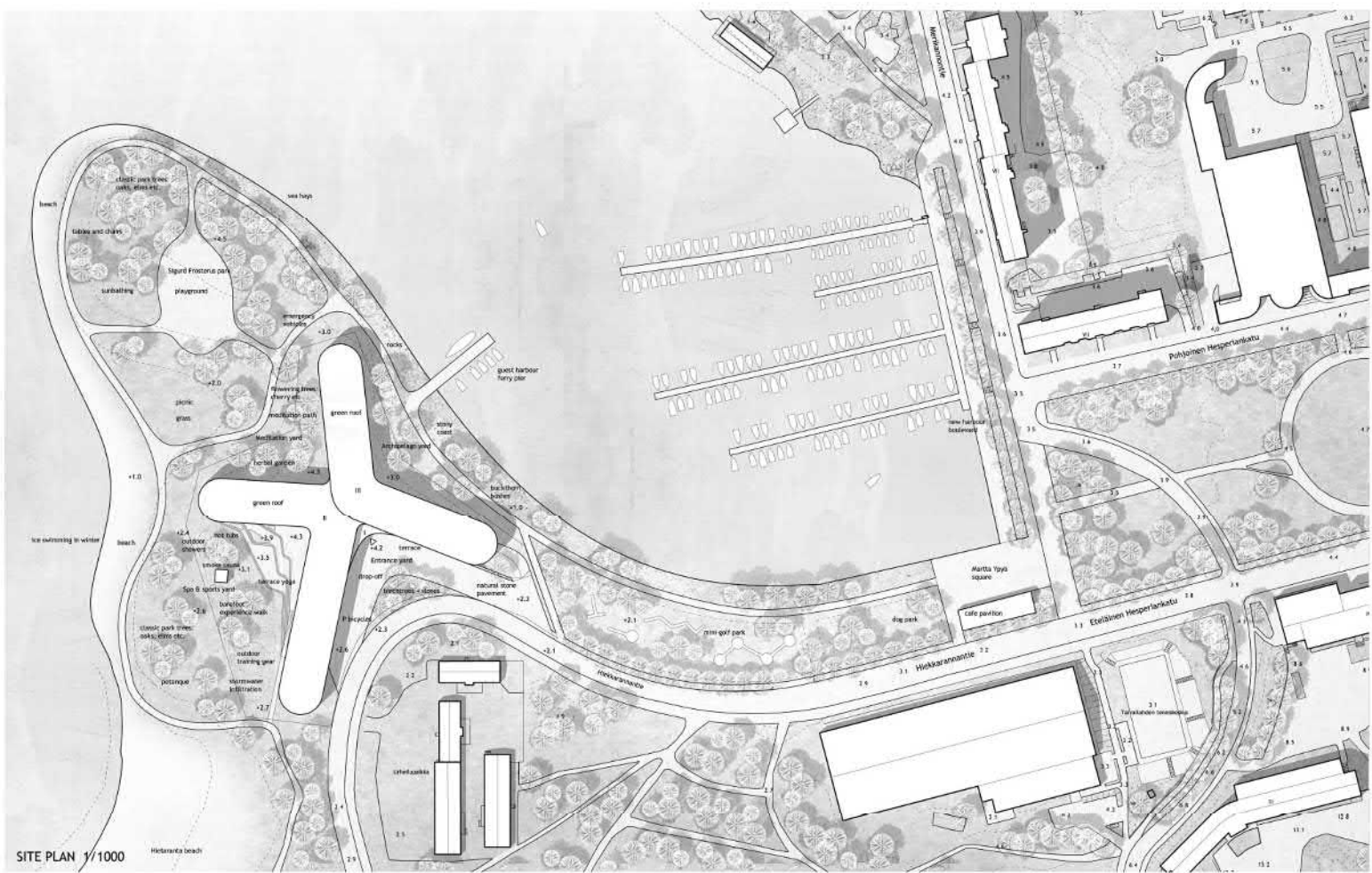


COMPETITION ENTRIES

STARFISH



AERIAL VIEW



SITE PLAN 1/1000

Cityscape

The star like volume of Soumade local hub is placed freely in the park like setting to complement the nearby existing sports and bathing functions. The building is surrounded by high quality green areas and the coastal pedestrian route runs around the built area uninterrupted. The low mass doesn't block views as there is three level mass only to the North-East. The wings define four courtyards with different character that seamlessly blur to surrounding park. The entrance yard with natural materials and forest like landscape create bridge of sustainable Soumade local hub. To the North-East, next to pier with guest harbor and ferry stop, there is an archipelago yard with rocks and vegetation typical for coastal areas like buckthorn and sea hays. To the North-West with calming sea views there is a quiet Mediterranean Yard with sensory lavender, walking paths, herb gardens and flowering fruit trees. The South Western Spa & Sports yard opens to the sun and is active with several functions like smoke sauna, outdoor bathing and training gear. The drop off traffic is safe as it doesn't cross pedestrian walkway. Service traffic as well as access to underground parking are discreet as the ramp is cut shorter using the site height differences.

Architectural

The rounded ends soften the long facades and refer to 1920s functionalist architecture heritage. The form becomes more sympathetic and interesting without creating too many exceptions in the modular hotel floors. The facades are extensively glazed and show the indoor functions to the surroundings. This tells that the local hub is open for everyone and makes the new 1000 living room easy to approach. The horizontality is emphasized by parking the two adjacent windows together. The alternating rhythm of floors on top of each other gives programs for the modular and repetitive structure. The prefabricated facade elements with additional depth shade the interior spaces and protect them from overheating. Acacia planks are given fifty year guarantee and the material doesn't need any maintenance or surface treatment which makes the material also financially sustainable.

Functional

When you enter, you have an interesting view through the building. The central check in space serves also Emma store and Twisted bar so that some staff can serve effectively several functions. In ground floor, there are no hard boundaries between the functions. The space flows freely and the layout is easy to modify for future needs as well. The big open spaces are located at the ends of the wings so that they benefit from the fantastic 180 degree sea views. The northern wing housing modular hotel rooms and needing less floor height is elevated from GFL level. This is how the hotel rooms have privacy and in the basement level there is enough room for technical spaces and you get natural light to offices and personnel spaces. The spa is conceived with space in space concept. The closed functions are placed inside varying concrete and wooden boxes that form interesting spaces also between the volumes. You can choose your degree of privacy in the fluid and flowing space.

Materials, atmosphere

The cellar as well as ground floor structures (except Northern wing with hotel rooms) are made of concrete which is safe for underground and wet spaces. Everything else is built with effective and easy to build wooden elements. The genuine materials like concrete and wood are left uncoated without coatings which makes them long-lasting and easy to maintain. The robust surfaces create a calm but relaxed atmosphere encouraging people to interact.

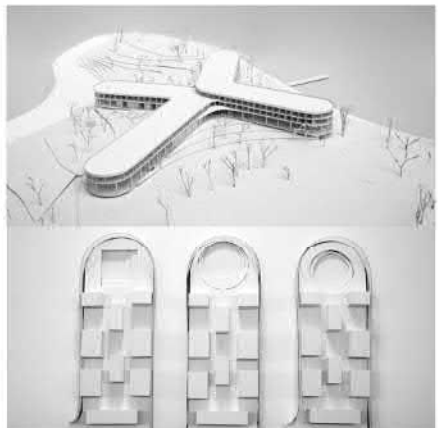
Sustainability

Hard surfaces are avoided in the exterior areas and the building has green roofs. The storm water is infiltrated on own plot. Plenty of bicycle parking spaces encourage to see bike instead of car. The narrow building mass lets natural light in to all spaces without risky roof light structures and enables natural ventilation opening the windows. The ground floor spaces are flexible enabling future alterations. The depth of facade protects interior spaces from overheating when the sun strikes from steep angle in the summer whereas dark concrete floor absorbs solar radiation in the winter. Wood that stores carbon in the building is used extensively but only where it is suitable. Wet spaces on ground level are made of concrete that tolerates moisture. The materials are healthy, long lasting and easy to maintain.

Calculations

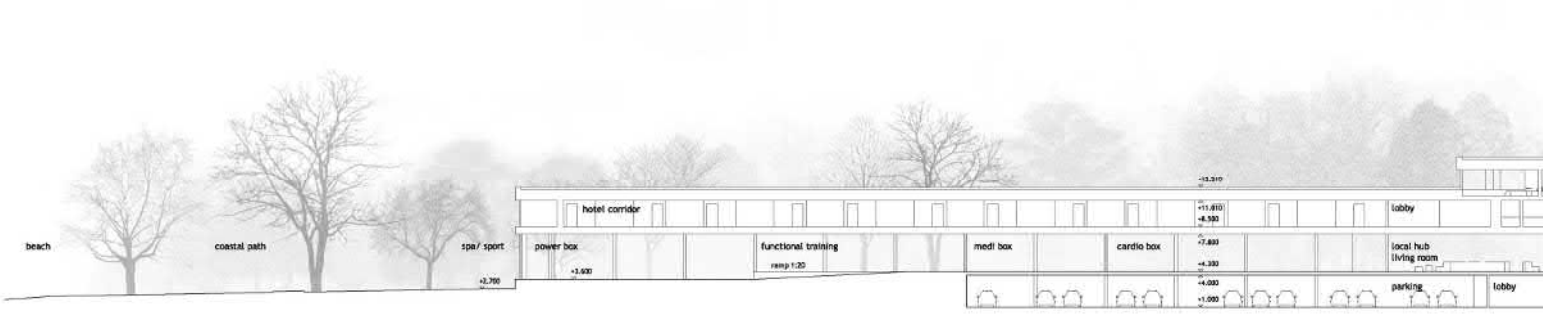
	BP area k-m ²	Gr-fl area brm ²	Gross volume m ³
UG	414	3 903	12 918
GF	4 621	4 633	19 459
1st FL	4 516	4 640	13 277
2nd FL	2 138	2 187	7 676
total	11 689	15 035	53 330
Master plan	12 300		
Ratio of volume to surface	3,55		
Hotel room count:	165 business, 40 Superior		

Room program diagram (brm²)





FLOOR PLAN BASEMENT 1/250

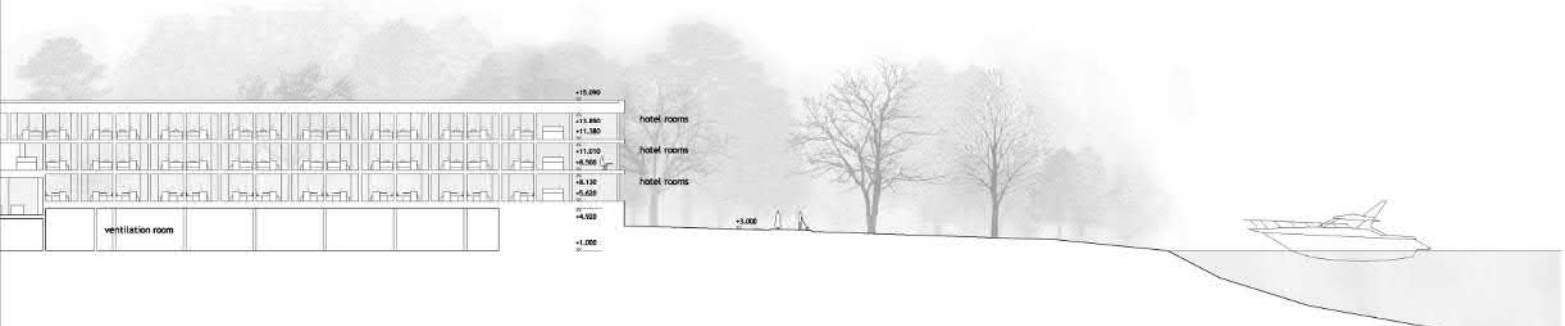


SECTION A-A 1/250

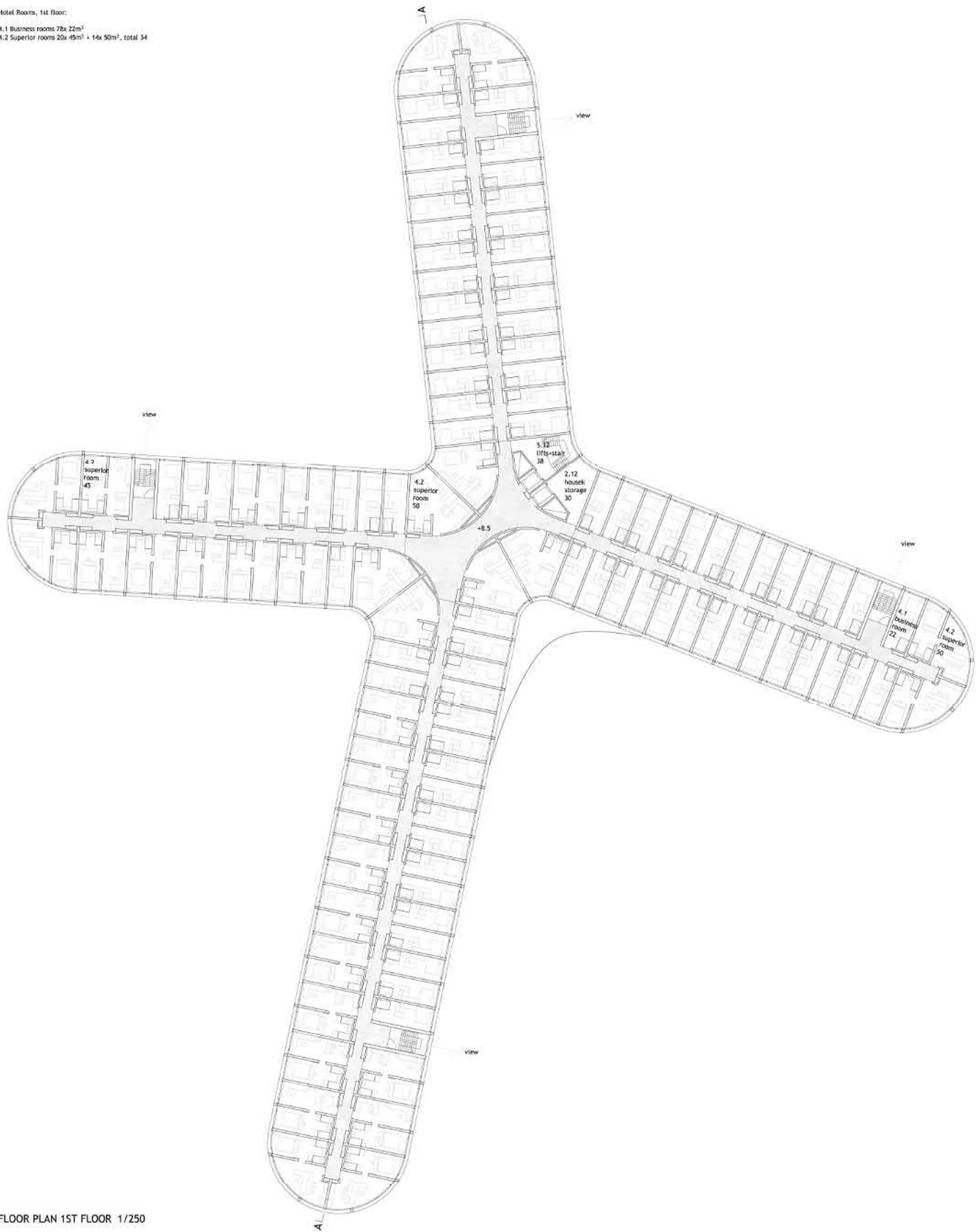
Hotel Rooms, groundfloor:
 4.1 Business rooms 273, 22m²
 4.2 Superior rooms 2x 50m²



FLOOR PLAN GROUND FLOOR 1/250



Hotel Rooms, 1st floor:
 4.1 Business rooms 78x 22m²
 4.2 Superior rooms 20x 45m² + 14x 50m², total 34



FLOOR PLAN 1ST FLOOR 1/250

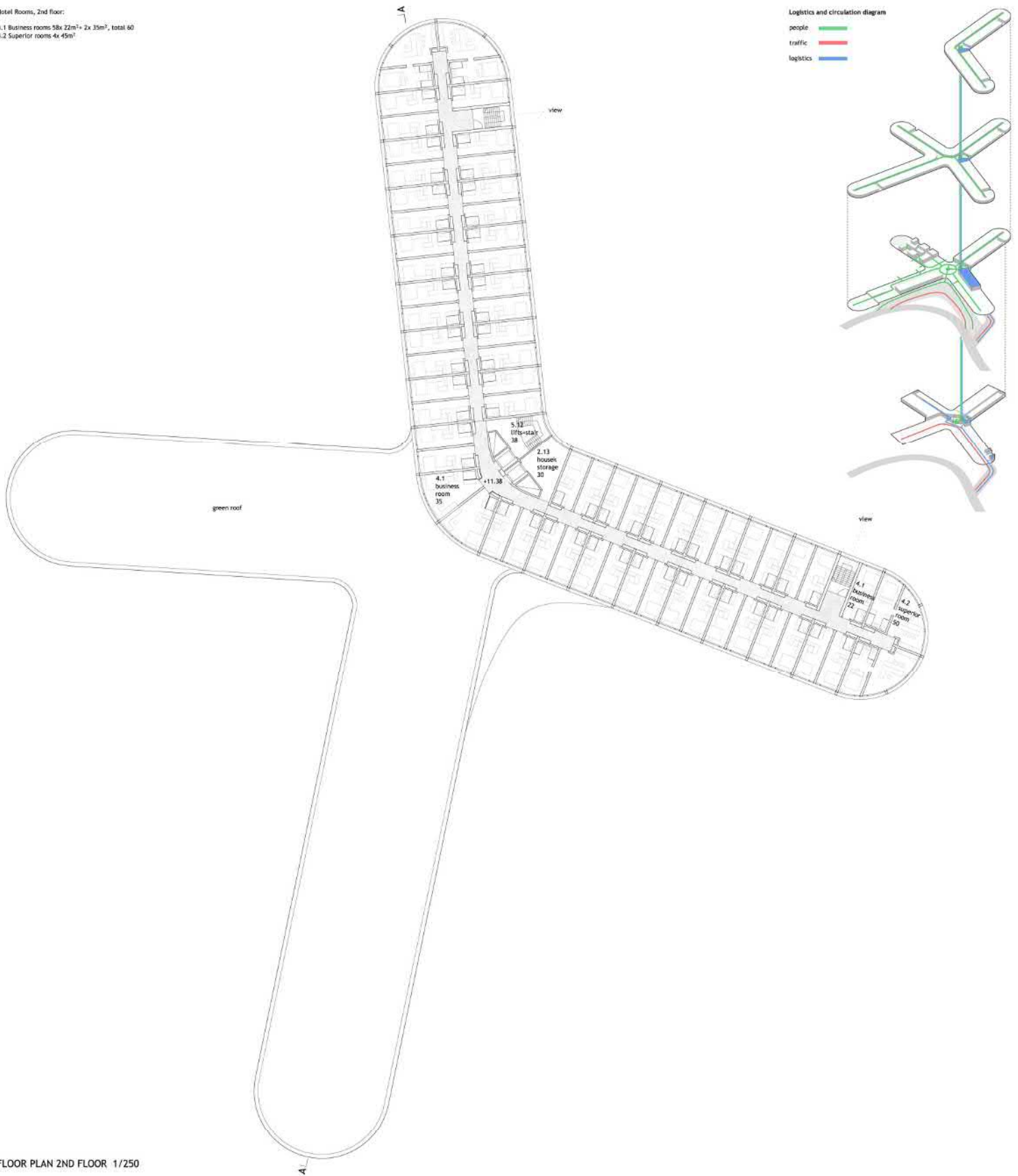
- 1. wood, Acocya with clear varnish
- 2. glass
- 3. metal, painted dark grey
- 4. untreated massive logs
- 5. stone wall



ELEVATION SOUTH-WEST 1/250

Hotel Rooms, 2nd floor:
 4.1 Business rooms 58x 22m² = 2x 35m², total 40
 4.2 Superior rooms 4x 45m²

Logistics and circulation diagram
 people —
 traffic —
 logistics —



FLOOR PLAN 2ND FLOOR 1/250

1. wood, Acaya with clear varnish
 2. glass
 3. metal, painted dark grey
 4. untreated massive logs
 5. stone wall



ELEVATION NORTH 1/250



STREET VIEW FROM HIEKKARANNANTIE



VIEW FROM CHECK IN TOWARDS SPA



VIEW FROM SPA