KOUTALAKI INVITED COMPETITION, LEVI
17.8. – 24.10.2011

Kassiopeia Finland Oy

29.10.2011

JURY REPORT 29.10.2011

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JURY REPORT

1. COMPETITION ARRANGEMENTS

1.1 Organiser, nature and purpose

Kassiopeia Finland Oy is organising an invited competition for the design of the extension of the Levi ski resort in Kittilä. The objective is to realise a unique leisure and recreation centre in Koutalaki which draws its inspiration from the culture, nature and changing seasons in the area, and which will increase both the international and national appeal of Levi.

The competition area is situated on a slope rising southwards from the village of Sirkka. The fell village, located in the middle of pure and untamed nature, is lively and active. The competition area comprises the blocks numbered 600 and 601, the combined area of which is 8,15 hectares.

Koutalaki has the ambition to become the best accommodation and service node in Lapland, where the genuine Lapland and Saami culture would come together in top quality accommodation and leisure services. Koutalaki should be built in the appropriate resort spirit (a place for relaxation or recreation), where the buildings and services to be built in the area would together form a harmonious totality.

The Koutalaki leisure centre, implemented in accordance with the detailed plan, will become a unique landmark for the Levi area that respects the fell landscape of its surroundings. Even though the ratified plan allows for tall structures, to a height as much as 60 metres from the present entrance level, the competitors should aim to build lower than this within the framework of the available building rights. The starting point for the massing of the new buildings should be their natural adaption in the slope landscape and amongst the existing buildings.

The competition area is entirely owned by the competition organiser.

1.2 Participation rights

The following architect offices were invited to participate in the competition:

BIG - Bjarke Ingels Group

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2200 Copenhagen N,
Denmark.
on@big.dk
tel. + 45 72 21 72 27
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Serum arkkitehdit Oy | Serum Architects Ltd.

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Wingårdh Arkitektkontor Ab

Kungsgatan 10 A,
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www.wingardhs.se

1.3 Jury

The competition jury members appointed by the organisers were:

Tuomo Vähätiitto, managing director (chairman of the jury)
Ilkka Joenperä, managing director TA-Rakennuttaja
Olli Marttinen, managing director, Kassiopeia Finland
Tanja Poutiainen, alpine skier
Frédéric Bonnet, architect (professional appointed by the competition organisers)
Matti Sanaksenaho, architect SAFA (professional appointed by SAFA)
Antti Pirhonen, architect SAFA, Antti Pirhonen Architects (competition secretary)

The jury received the advice of the following expert:

Jaakko Peltonen, architecture student (specialized on this project)

The competition secretary and the invited expert did not participate in the decision-making process.

1.4 Duration of the competition

The competition was held 17.8. – 24.10.2011

1.5 Approval of the competition programme

Before publishing the competition, the organizer, the jury and the Competition Secretary of the Finnish Association of Architects approved the competition programme with its supplements. The competition adhered to the Competition Conditions of the Finnish Association of Architects.

1.6 Competition entries

All received four entries were submitted to the competition.

2. GENERAL EVALUATION OF THE COMPETITION

2.1 Evaluation criteria

In their evaluation, the competition jury gave emphasis to the following criteria:

- the sincerity, representativeness and originality of the proposal.
- the relation of the proposal to the wider landscape as one approaches the area.
- the functionality of the overall solution and its relationship to the sensitive Arctic natural environment and the change in seasons.
- the capacity to be implemented in stages.
- adapting traffic and car-parking to the environment and well-functioning organisation.
- the technical-economic feasibility of the construction.

2.2 General evaluation of the competition

The objective of the competition

The objective of the competition was to realise a unique leisure and recreation centre in Koutalaki that draws its inspiration from the culture, nature and seasonal changes of the area, and which will increase both the international and national appeal of Levi. The competitors have laudably risen to the challenge. The proposals include unique suggestions that open up possibilities to see the area as an attractive new generation fell village intended for sports and holidays. The competition has yielded four high-quality proposals, each of which has its own strengths in regard to the assignment. The standard of the competition results can be seen as high quality.

Sincerity, representativeness and originality

The competition brief asked for sincerity, representativeness and originality. The best proposals achieve a level where the site is seen as a new kind of skiing and leisure centre that offers services to even the most discerning visitors. At best an international fell centre has been created that increases the attraction of the whole Lapland region. Of all the entries, “Koutalaki ski village” has best responded to these questions, creating an original totality, drawing inspiration from down-hill skiing and other winter sports. The bold proposal provides its own unique sphere of experiences. Also the other proposals contain original features, albeit implemented in a calmer manner than the previously mentioned proposal. The proposal “Frost” draws inspiration from a stone boulder-like composition from which grows a small-scale spatial milieu. The proposal “Contour” relies on the idea of a large scale urban block that offers shelter from the winds and creates a strong series of outdoor spaces. The proposal “Gold” is a dynamic composition that has concentrated all its functions in a single complex. The latter does not, however, utilize the uniqueness of the locality but seems like a generally applicable solution that could suit any place.

The representativeness of the centre can be achieved in many ways. Some of the proposals have relied on a more traditional appearance, the use of natural materials and carefully controlled building masses. Others have sought representativeness from new forms which at their best create uniqueness for this specific location.

The location in the wider landscape

The location in the wider landscape was one of the issues emphasised in the jury evaluation. The proposals had responded to this question to a varying degree. “Gold” continues the area with already well tried-and-tested ordinary building types. Even though the impression is controlled, it suffers from a certain ordinariness for such an impressive building location. The complex is visible in the wider landscape as only large apartment blocks on the summit of a fell. The proposal “Contour” is skilfully placed within the wider landscape. The rising and descending undulating building masses follow the contours and structure the landscape, emphasising with their tallest parts the top of the summit. The massing draws its inspiration from the terrain and when descending to its edges it minimises the impact seen from the Levi village. The totality is perceived in the wider landscape as a Lapland village adapted to the landscape, even though it is part of the built environment. The proposal “Frost” has found an interesting approach in regard to the landscape. The totality is split into building masses that resemble boulders which link it to the Lappish nature. Within the wider landscape the scheme looks like a pile of stones gathered on the summit of the fell. In order that the impression would during the implementation stage be credible and connected to nature, particular demands would be set on the treatment of the building masses and the placement of windows in order to avoid being ordinary. Within the wider landscape the proposal “Koutalaki ski village” is a surprising spectacle, but on closer inspection is connected in a unique and interesting way to the Lapland fell landscape. The rising and

arched building masses stand out from the landscape in a manner akin to fell tops or snow drifts blown together by the whirling wind. The sizable building masses meld together to become part of the natural forms. In the wider landscape the complex is a kind of non-building: it is a land artwork or snow artwork on the Koutalaki summit.

The functionality of the overall solution and its relationship to the sensitive Arctic natural environment and changes in seasons

The functionality of the overall solution and its relationship to the sensitive Arctic natural environment and the changes in seasons were factors that the jury emphasised in their evaluation. Functionally the proposals have satisfactorily resolved the task set out in the competition. The functional concept in each proposal has been resolved starting from the overall massing. The required functions have been placed within the masses such that interesting connections have been created between the different spaces. The proposal “Gold” aptly links the different functions with each other by means of an internal connection under a single roof, with the Levi lobby beneath the central piazza. “Frost” likewise links the hotel lobby internally with the spa. Thus the hotel and the spa, together with the upper floor apartments, grow into one cohesive entity. In the proposals “Contour” and “Koutalaki ski village” the functions have been divided into separate building masses accessed via external connections. In these two proposals the exterior spaces are part of the functional ‘spatial world’ and moving about outdoors is part of the experience of the village. The luxury villas are in all proposals placed separately in their own private and spacious areas. The relationship of the proposals to the sensitive Arctic nature is however a quality that is more difficult to measure. All the proposals indeed deal with a large floor area that undeniably changes the natural environment. At their best, the proposals are compactly built and reduce the area of the natural environment as little as possible. In the best proposals a spatial whole, a village milieu, is created between the buildings where people move about and interact with the surrounding nature. Nature has been utilised in several proposals for maximal views from the interiors into the surrounding landscape.

The pleasant and active piazza area

In the competition there was a desire for a pleasant and active piazza as a central point for the whole area, situated next to the existing Levi Summit Congress Centre and Hotel Panorama. On this aspect the competitors were successful in producing good solutions. The best response came from the proposal “Contour” that took the piazza area as a starting point for the design of the whole area and created a spatial series of demarcated exterior spaces that starts at the piazza and which permeates the whole scheme. In this proposal also the relationship between the new buildings and the existing ones is most in balance.

The eco-efficiency of the proposals

The eco-efficiency of the proposals is linked with the shapes, building frame depth, and amount of glazed areas in the building masses. In this regard the proposals are rather similar. In all of them there is relatively a lot of exterior envelope, which, however, is justified when searching for narrow-framed light-filled spaces. Also the use of glass in the facades is justified when searching for the maximal option for opening the interior out into the landscape. The most extravagant proposal in regard to its use of glazing is "Koutalaki ski village". Also the proposal "Frost" has large glazed surfaces. The most balanced proposal with regard to glazing is "Contour", where the relationship of fenestration to solid wall is carefully considered and more economical without, however, compromising on the views into the landscape.

The capacity of the proposals to be implemented in stages

The capacity of the proposals to be implemented in stages is best expressed in the entry "Frost" where the functions and masses have been divided into several smaller parts. Also the overall massing is not disturbed by the overall incompleteness. The design is based on the idea of a cluster of buildings that is slowly complemented over time. The hotel and chalets have in this proposal been divided into distinct pieces that can easily be implemented in stages. The proposal "Contour" has likewise been divided into functional building masses that can be implemented in stages. The building masses, however, are long and implementing the hotel and chalets in stages can give the impression of an incomplete totality. At least when built in stages the idea of a large building block cannot be perceived before the construction of the whole area is complete. In the proposal "Koutalaki ski village" the staggered implementation is also more challenging. The hotel and chalets are uniform long building masses, the staggered implementation of which can give an incomplete impression for several years. On the other hand, in this proposal the realisation of even a couple of fan-like undulating building masses is sufficient to create a strong and completed overall impression.

Traffic and parking

The organisation of a functional traffic and parking layout adapted to the environment has been satisfactorily solved in all the proposals. The parking spaces have been placed in basements under the buildings and piazzas, while the ground level has been reserved for pedestrians, activities and getting about on skis.

Technical-economic feasibility

Comparative cost calculations have not been made of the competition proposals. It has been roughly estimated that all the proposals are technical-economically feasible. The curved and undulating forms add an extra challenge to the implementation but they, too, are implementable at this scale: their construction is logical and the building methods well established. The forms add, however, a memorable touch to the overall complex, something that the competition set out to achieve.

2.3 Evaluation of the entries

2.3.1 ”Frost”

“Frost” is a skilfully executed proposal. The totality grows from small objects – like stone boulders that have been arbitrarily composed into heaps. The overall approach has similarities to the birth of a ‘rakka’ [a field of stones on the fells created by frost erosion] in the landscape, and thus the proposal is symbolically linked with the surrounding landscape. The ‘stone heap’ works well within the wider landscape. It is interesting to view already from a distance, and amassed on the summit of Koutalaki the large building appears small in scale. The buildings are sculptural objects and in an impressive way comparable to boulders. In order that the impression would, when completed, also be credible and connected to nature, particular demands would be placed on the treatment of the building masses and the placement of windows to avoid the ordinary.

The solution is bold also with regard to the treatment of masses. The representativeness and originality grow from the small-scale totality. The spaces between the distinct objects have a human scale. High quality external spaces between the building masses have been created. The small-scale exterior spaces, on the other hand, can also end up being shaded because some of the masses rise up to as much as 10 storeys high.

The piazza area has been successfully resolved. The largest hotel mass is naturally placed at the edge of the piazza, taking the role of the main building. The piazza area continues in the interior of the block as small-scale alleys. The luxury villas settle naturally with their own privacy east of the block.

The capacity to implement the scheme in stages is the best in the competition. As time passes, the individual building units would complement the overall composition in a natural way. The overall impression of the stone heaps works in all stages of the building process. The hotel is divided up into several building units, which would also enable the implementation of the scheme in several parts. The chalets are likewise small units that can be built one piece at a time.

Cost calculations have not been carried out for the competition proposals. The laudable small scale of this proposal could, however, create additional costs in terms of the abundance of facade surfaces.

2.3.2 “Gold”

The scheme is a dynamic composition which opens up as a fan shape from the Koutalaki summit towards the surrounding landscape. The proposal does not, however, very thoroughly utilise the uniqueness of the location but seems a generally applicable solution for any location. The proposal continues the area with already well tried-and-tested ordinary building types. Even though the impression is controlled, it suffers from a certain ordinariness for such an impressive building location. The complex is visible in the wider landscape as only large apartment blocks on the summit of a fell.

This impression of ordinariness is not even countered by the gold-coloured cladding which is the driving principle in the proposal. Due to these factors, the desired boldness and originality is lacking from the proposal.

The solution functionally concentrates almost everything into one. Created in the centre of the circle is the Levi lobby which combines the different functions under a single roof. It is an advantage that the functions have an internal connection to each another, but when solved this way the high-quality alley-like external spaces are missing. The piazza area on top of the lobby is by all means a successful exterior space, but the people have to rise one storey up from the piazza area by ski lift.

The luxury villas are placed naturally with their own privacy on the external perimeter of the circle.

The capacity to implement the scheme in stages is quite good. As individual building units the chalets can be implemented in stages. Implementing the hotel in stages would be more challenging. The technical-economic feasibility of the proposal is fairly favourable. The proposal’s weakness, however, lies in the architecture: the buildings are ordinary, relying too much on a predictable implementation. One is left wanting some of the desired uniqueness in the overall scheme.

2.3.3 “Contour”

The proposal places a large-scale block on the summit of Koutalaki. The existing building masses are naturally complemented with new ones and an interesting series of spaces is created, beginning from the piazza and continuing through the whole block. At the east end the line of the block fragments into luxury villas which are given their own privacy at the end of the block.

The proposal works well within the wider landscape. It is part of the built environment, but the building masses rise and descend with the terrain. In the middle of Koutalaki the building masses rise up to become the top of the summit. The proposal minimises the visual impression of Koutalaki with block edges that descend towards the Levi village. The building masses undulate at obliquely, following the contours of the terrain. The result is a Lappish village fitted into the fell landscape.

The external milieu is skilfully controlled and of a high standard. The piazzas and alleys follow each other in the logical manner. The large courtyard of the chalets crowns the spatial composition.

Functionally, the spaces are linked via external spaces. This is justified because the piazzas and external spaces are part of the circulation in the village. The building masses become narrower towards their tips and change from a central to a side corridor solution. As such this means that the spaces are filled with natural light but the building methods are not particularly ecological and cost- efficient due to the narrow building frames and large areas of façade surfaces.

The capacity to implement the scheme in stages is relatively good. The different functions are placed among the building masses implemented at different times. Implementing the uniform building masses of the hotel and chalets in different stages is challenging when avoiding an unfinished impression. The strong idea of a large-scale block is only evident when it is completely finished.

2.3.4 “Koutalaki ski village”

This is an engaging proposal, brimming with positive energy that best corresponds to the desired sincerity, representativeness and originality. The site has been seen as a new kind of skiing and leisure centre that offers services for even the most discerning visitors. The proposal has successfully outlined an international fell centre that increases the attraction of all of Lapland in a new way. The proposal creates an original totality, drawing inspiration from down-hill skiing and other winter sports. The bold proposal provides its own unique sphere of experiences.

Within the wider landscape the proposal is a surprising spectacle, but on closer inspection is connected in a unique and interesting way to the Lapland fell landscape. The rising and arched building masses stand out from the landscape in a manner akin to fell tops or snow drifts blown together by the whirling wind. The sizable building masses meld together to become part of the natural forms. In the wider landscape the complex is a kind of non-building: it is a land artwork or snow artwork on the Koutalaki summit.

The abundance of glass surfaces in the proposal does not create the impression of particularly eco-efficient construction. On the other hand, the abundance of glazed surfaces is justified in order to maximally connect the interior to the exterior landscape.

Implementing the scheme in stages would be a challenge. The hotel and chalets are uniform long building masses, the realisation of which in parts could give an unfinished impression for years. On the other hand, in this proposal the realisation of even a couple of fan-like undulating building masses is sufficient to create a strong and completed overall impression.

This is an inspiring proposal which when completed would be a positive tourist attraction.

3. THE RESULT OF THE COMPETITION

3.1 The result of the competition

The jury decided unanimously that entry **No. 4 "Koutalaki ski village"** fulfills best the competition task and should be taken as the basis for development work and that the authors of this entry be awarded the design commission. The jury also decided to give a honourable mention for the entry **No. 3 "Contour".**

3.2 Further measures and instructions for development

The jury decided to recommend that No. 4 "Koutalaki ski village" will be taken as the basis for development work and that the authors of this entry be awarded the design commission.

According to the viewpoint of the competition jury, the winning entry should be developed towards a more flexible and cost-efficient implementation, for instance by considering the number of building masses (three instead of four main masses).

Particular attention should be paid to the order of the implementation of the building masses and the speed of the implementation, so that the disturbance from construction work would be as small as possible.

Also the transition route to the lift station southeast of the competition area should be examined.

The most important feature of the proposal, making the roof surfaces part of the recreation world, should be taken further and its technical viability ensured.

3.3 Certification of the jury report

Espoo, October 29, 2011

Tuomo Vähätiitto, managing director, chairman of the jury

Ilkka Joenperä, managing director

Olli Marttinen, managing director

Tanja Poutiainen, alpine skier

Frédéric Bonnet, architect, professor

Matti Sanaksenaho, architect, professor

Antti Pirhonen, architect SAFA, secretary of the jury

3.4 Opening of the envelopes

The envelopes of the entries were judged to be unopened. The chairman of the jury opened the envelopes.

Behind the pseudonyms of the entries were:

Winning entry No. 4 pseudonym "Koutalaki ski village"

BIG- BJARKE INGLES GROUP

Jakob Lange, Partner
Hanna Johansson, Architect

TYRÈNS
Dag Wingstrand, Business area manager

Honourable mention, entry No. 3 pseudonym "Contour".

Serum Architects Ltd (author´s rights)

Authors:
Antti-Markus Lehto, Architect M.Sc. SAFA
Vesa Humalisto, Architect M.Sc. SAFA
Sami Heikkinen, Architect M.Sc. SAFA

Assistant:
Tiia Ruutikainen, Student of architecture

3D Visualisation:
Lumire Oy
Mika Mathlin
Antti Hakala

Entry No 1 pseudonym “Frost”

Eriksson Architects Ltd (copyright)

Design group:
Jari Lonka, Architect SAFA
Joonas Mikkonen, Architect SAFA
Julio Orduna, Landscape architect, visualization
Matias Celayes Industrial designer, visualization
Arja Sippola, Architect SAFA
Antti Saravuo, Architect SAFA

Patric Eriksson, Architect SAFA
Anna Böhling, Landscape architect
Carita Lonka, Student of Architecture

Entry No 2 pseudonym “Gold”

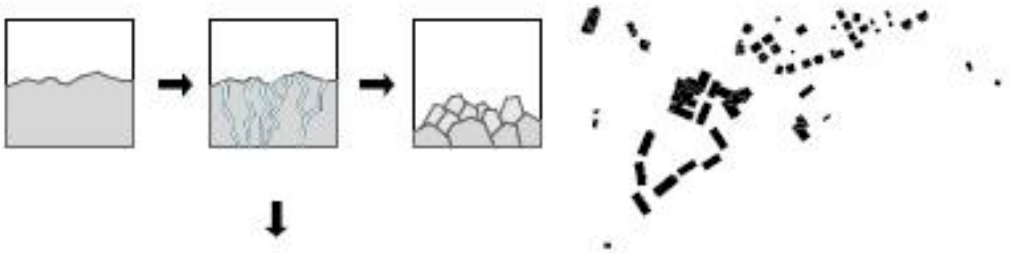
Wingårdh Arkitektkontor ab

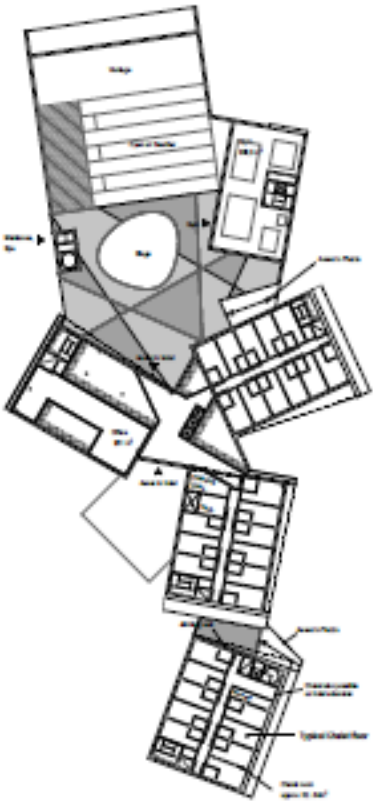
Authors:
Gert Wingårdh, arkitekt SAR / MSA
Jonas Edblad, arkitekt SAR / MSA
Aron Davidsson, arkitekt MSA

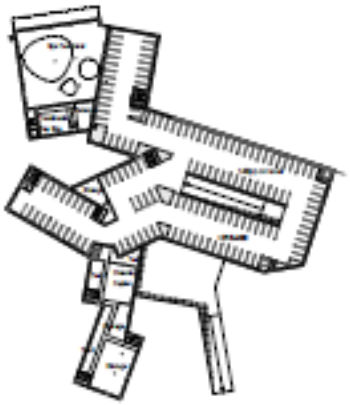
Assistants:

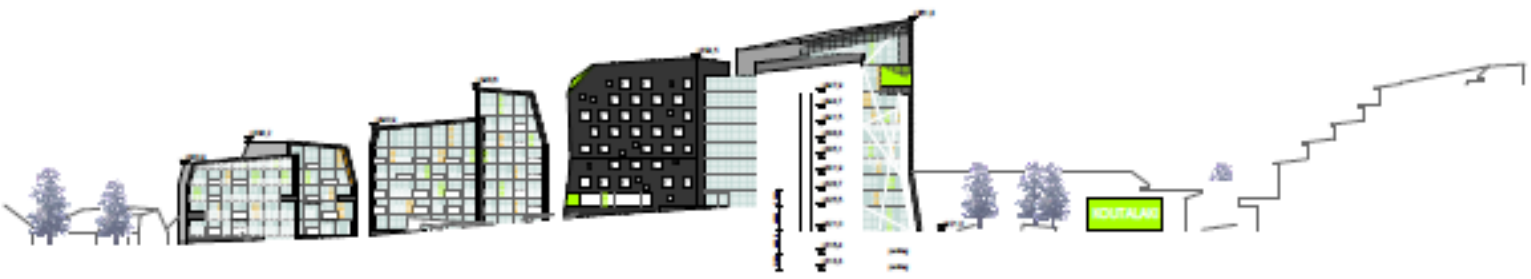
Oskar Strand, arkitekt
Lisa Eriksson, arkitekt
Fredrik Gullberg, 3d grafik
Ola Frödell, 3d grafik

Author landscape:
Paju Arkitektur och Landskap AB
Johan Paju, landskapsarkitekt / MSA
Sofia Fors, landskapsarkitekt / MSA



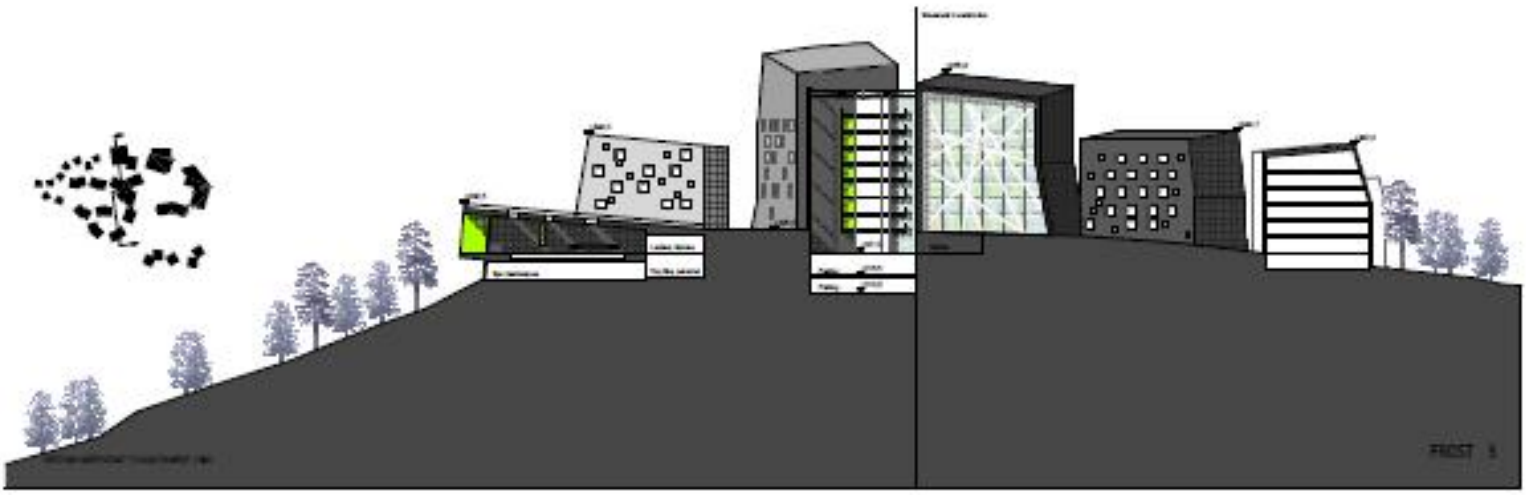


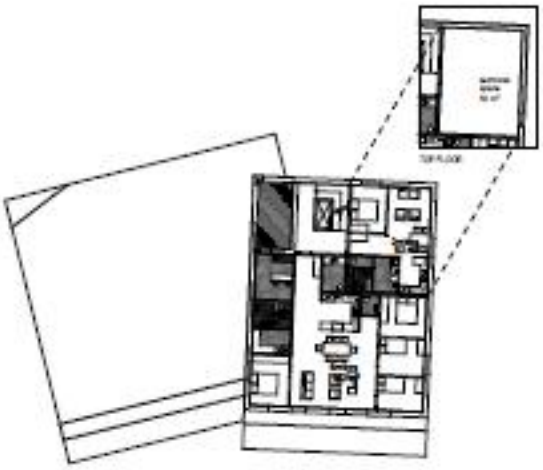


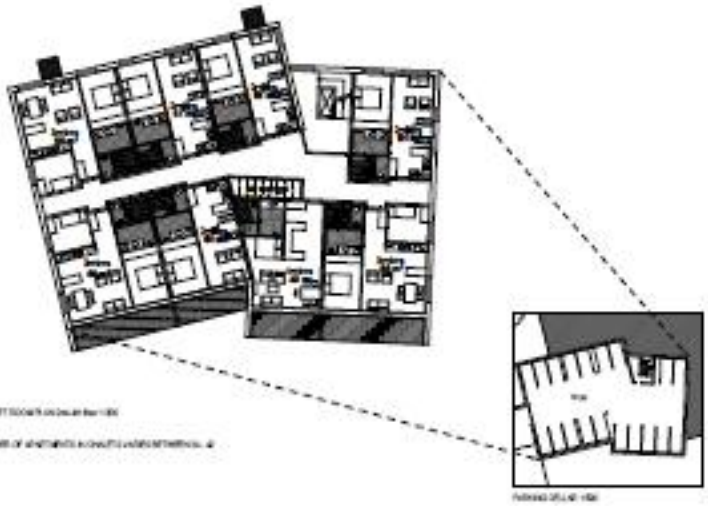

KOUTALAKI


FROST 3


FROST 4








FROST

GOLD

WOW

The first impression is the deepest. The memory of the golden walls on the hillside will remain in every visitor's mind for a long time. A play of shadow and light in the facades will give the protruding gables stand as sculptures against the natural backdrop, in winter as well as in summer. If the emblematic facades are the first impression and a unique feature, it is the internal landscape with its ambiguous play between nature and culture that will set a new standard for ski resorts. These are the core values of the new complex, qualities that makes a difference.
The complex fits on the site as a snowflake. Like the crystallized water, the shiny buildings reflect the fragile light of the sky. It is easy to see the monolithic blocks as gold bars with the precious ore nearby in mind, but the mythical color do also make a remarkable contrast to the moon light of the polar night. The sensation is an omen of the light sensations of the interior.
This is not a rough lodge. A smooth and plain architecture with a flush detailing will create an elegant interior. The homogeneity of the architecture is created by gilded glass, covering transparent as well as non-transparent parts. A stepped-edge glazing seals the building and minimizes the visible construction. The protruding beam on the eastern and western facades of the hotel stand as sculptural contrasts to the flat surfaces of gables facing the plazza and the forest.

MOVIN'

Skiing is all about motion. To find and enjoy the perfect move, whether downhill or cross-country. The new facilities in Levi include the joy of motion already in the setting. As the buildings are set as a star around a core, the architecture articulates the slopes and creates imaginative gorges in between. These gorges will make a suggestive start of the day, as you step in to your skies or your board and begin the ride downhill right outside the hotel. In the summer, the landscape around the hotel will provide an exquisite setting for walking, as the forest will be transformed into a nature-park.
There are three possibilities to ski in. From the hill there will be a track direct to the plazza in front of the entrance. Between the spa wing and chalet II there will be a ski-in lift and from the gondola station a snow path will bring you to the plazza and to the small hill outside the skiers entrance on top of the hill. The slope with its "magic carpet" that connects the building with the plazza will be a nice hangout for rookies of any age.
Indoor, the motion will in contrast be a very rational affair. The star-shaped plan provides short walks within the complex for staff as well as guests. As the complex is partially dug into the hillock, the underground parking of the chalets will be of the same level as the lobby, +221. This is the level where all visitors will meet, and the lobby will be a vivid point of gathering.

LIGHT

North of the polar circle, light is as precious as gold. We have treated the raw daylight with light-catching walls, wells, openings and hidden boosters. The underground lobby is an ideal base for an elaborated lighting, with natural as well as artificial light. The sense of the cave is not to be hidden, but contrasted by a dynamic light that brings some of the endless, and ediphelen, character of the snowcapped mountain landscape into the architecture.
The restaurant on top of the hotel will be a special feature and a contrast to the scheme below. A vast fenestration with a glass roof in the double height space will make it sensitive to the light and weather outside, but yet a comfortable zone where the majestic spectacle of the aurora borealis can be fully appreciated.

PLEASURE

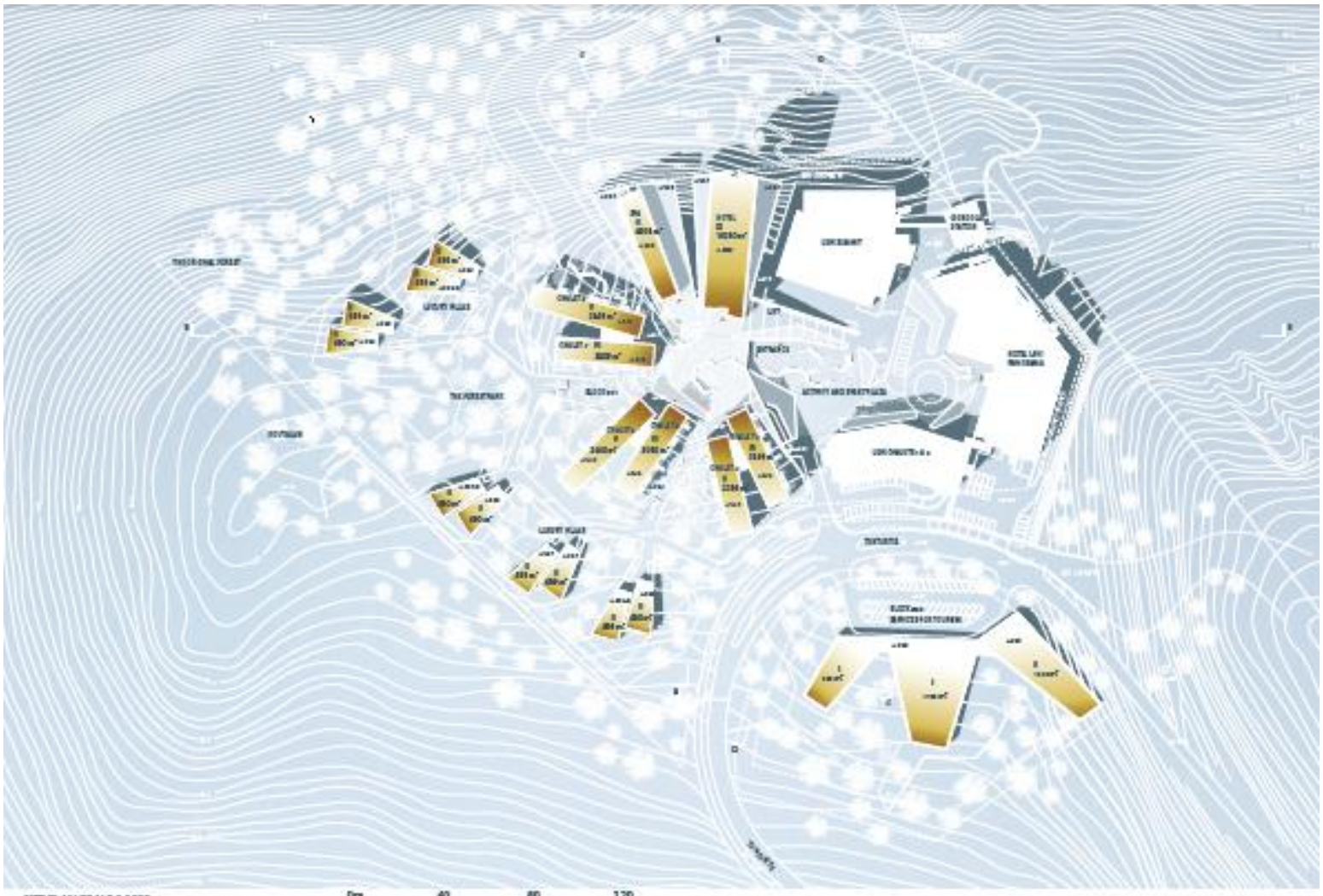
A skiing holiday is more than fun in the snow, and the lodging is to take care of this. The entire compound is designed to avoid bottlenecks and to make the guests feel comfortable all day and night. The entrance for the skiers is wide and sturdy, ready to take care of the crowd when the lifts close for the day. The spa and sauna compartment is detached, but easy accessible for residents in the hotel as well as the chalets.
The entrance zone and the foreground to the existing buildings create a multi-use plazza that all entrances face. The space is reinforced by groups of birches with high trunks densely planted. They will be focus points in the composition. On the plazza a common ground is formed by a concrete paving mixed with local stone. It is a "shared space" which means that drop-of traffic is allowed to drive over the site. "Snow Sails" – elements of recognition are placed on the plazza. They have multiple uses and move depending of the activity. Sometimes they form a "snowcatcher" for a snow playground for children. Other times they will create the structure for an outdoor Christmas market. The "snow sails" can also function as reflectors for light in a lighting composition. Their elements come in different scapes, heights and scales, but together with the birchtrees they form the base identity for the plazza. Depending on the season the use of the plazza and fairyowl park is easy to alter. It is an active landscape formed for many different seasons and uses.

LANDSCAPE

The thick matt of mosses and low dense sprigs gives the forest a special quality. It moves as a carpet down the mountain side. Parts will open for ski-out from the top. A network of paths and roads are arranged on the hillside with a minimal impact. The idea is to keep the site intact and natural all the way up to the new buildings. The original landscape shall meet the built design seamlessly.
The vicinity is transformed into a forest park. "Arctic plant pavilions" are highlighted in the forest biotope. Monochrome fields of birch, of lupine, and hedges of Siberian cornus are some of the "arctic plant pavilions" formed in the forest. They will invite people to see the surroundings and take a stroll.
The ecological approach is fundamental at the entire compound. All buildings are in the forefront of sustainable design. A combination of concrete and steel enables a high level of prefabrication, ergo a compact building time on site. The highly isolated complex functions as a thermos with a self-adapting ventilation system. The flat roof is optimized for photovoltaic cells during the polar summer.

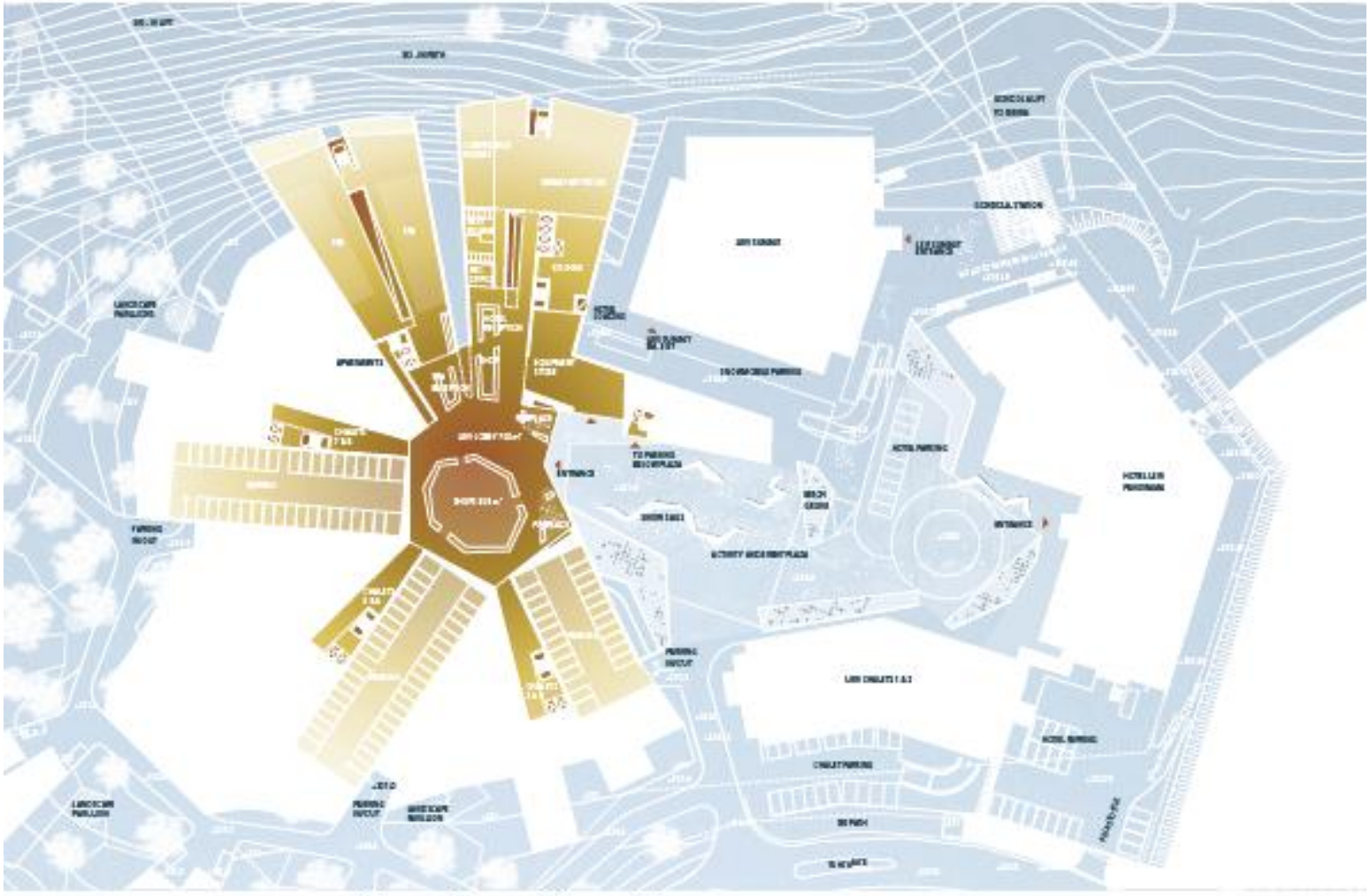
FACTS & FIGURES

Hotel	14350 m²	191 rooms
Spa	4650 m²	18 apartments
Lobby & shops	1100 m²	
Luxury villas	1800 m²	10 villas
Chalet 1	3840 m²	39 apartments
Chalet 4	2280 m²	39 apartments
Chalet 5	3900 m²	39 apartments
Chalet 6	2640 m²	39 apartments
Chalet 7	2900 m²	39 apartments
Chalet 8	2640 m²	39 apartments
Chalets total	18200 m²	229 apartments
BLOCK 601	**44000 m²**	
BLOCK 600	**2400 m²**	



SITE PLAN SCALE 1:1000

0m 40 80 120



GROUND FLOOR PLAN WITH PIAZZA +3.21,0 SCALE 1:500

0m 20 40 60

SECTION A-A

SECTION B-B

SECTION C-C

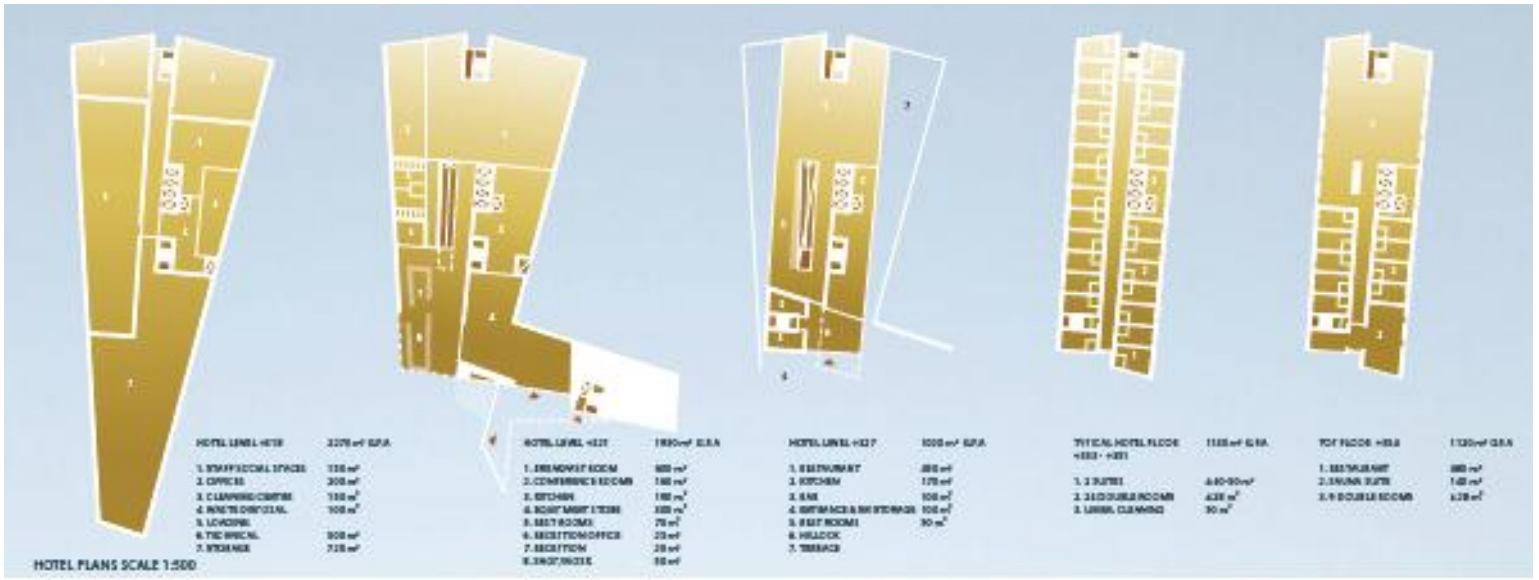
ELEVATION D-D

SECTIONS & ELEVATIONS SCALE 1:500

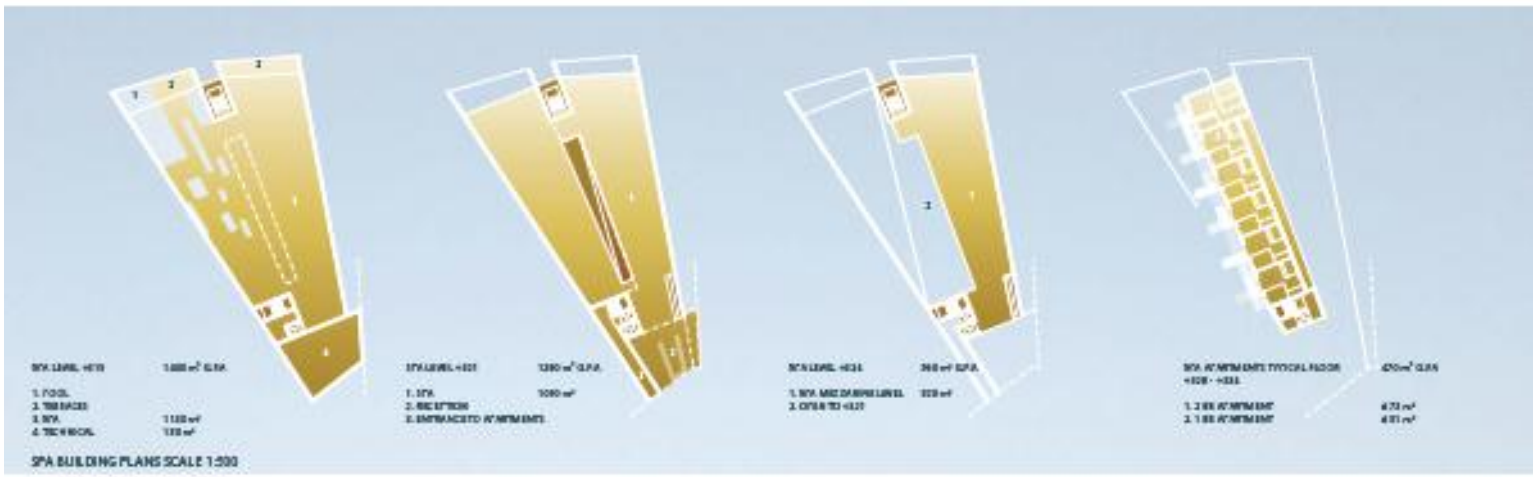
0m 20 40 60

GOLD

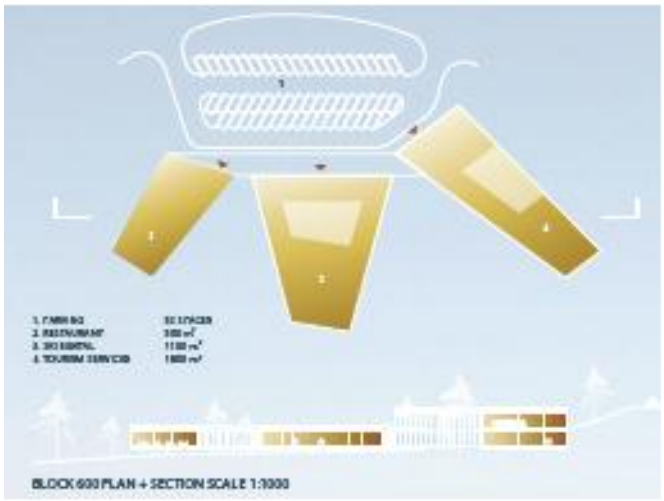
KOUTALAKI INVITED COMPETITION 2011-10-17



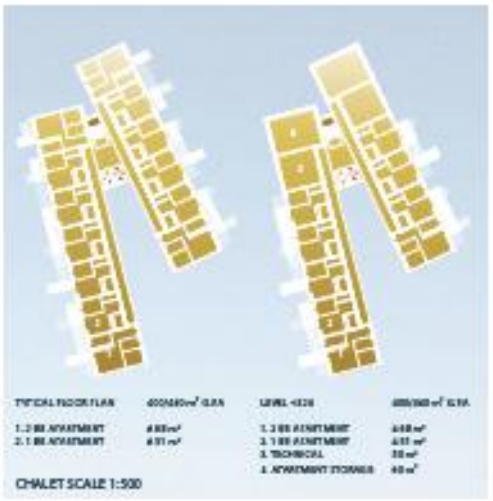
HOTEL PLANS SCALE 1:500



SPA BUILDING PLANS SCALE 1:500

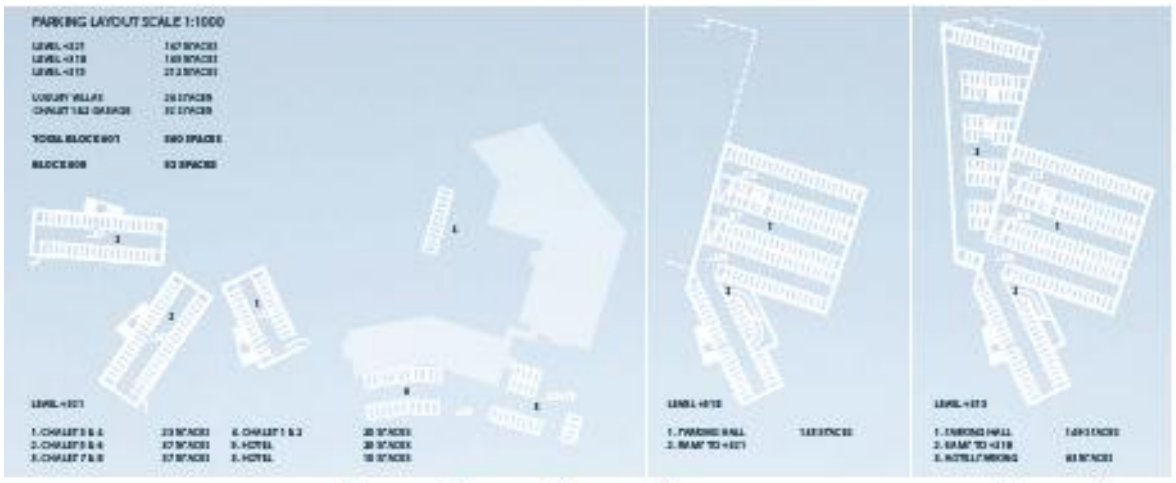


BLOCK 600 PLAN + SECTION SCALE 1:1000



CHALET SCALE 1:500

VILLA SCALE 1:500



PARKING LAYOUT SCALE 1:1000

PHASING PLAN

BLOCK 600 & PARKING LAYOUT SCALE 1:1000

0m 20 40 60

BUILDING TYPES SCALE 1:500

0m 20 40 60

GOLD

VIEW FROM NORTHWEST ▲

RADIAL PLAN WITH THE HILLOCK AS STARTING POINT ▲

AIR PHOTO FROM NORTHEAST ▲

LOBBY SITUATED INSIDE THE HILLOCK ▶

GOLD

KOUTALAKI INVITED COMPETITION 2011-10-17

Site plan 1:1500

The new construction adapts the character of the Levi fell landscape, in addition to the northern and eastern of the scenic landscape beyond. Compact and clearly stalkmarked construction protects the surrounding nature from the effects of consumer consumption. By the same token, services are easily accessible. The buildings combine to form a warm and revitalizing Lakonia Centre, where the scenery and nature of Lapland is uniquely revealed.

The objectives were to connect the current buildings as natural components of the Hotel area and the surrounding scenery. The Tunturi demonstrated by the current buildings functions as the heart of the village. The Tunturi laterally extends to the entrance of the hotel, where courtyard features e.g. an ice rink. An outdoor recreation route around the village, linked with Chalets and Luxury villas, also departs from the Hotel.

Architecture

The new buildings mimic the calma construction culture of Lapland by alternately varying the shape and scale of the pitched roofs. The variance in the heights of the multi-storied buildings opens up the view and ensures that virtually every accommodation has a view of the natural surroundings. The indirect recreational nature of the area maintain a reasonable scale, pertains a few stories high and as a counterweight to the tall structures.

The hotel wraps around the Kesätähti area, its descending slope extend the contours of the slope landscape. Thus the hotel mass is seamlessly and harmoniously integrated into the contours of the natural surroundings and the area, what is also most from the village below. The highest point of the development is located on the southern slope of Kesätähti, providing a fantastic view of the scenery from each of the accommodations. Restaurants and bars have been situated with due consideration of the light conditions and scenic views. The bar located in the entrance lobby opens out to the south towards the skating rink. The breakfast section of the second-storey restaurant benefits from the morning rays of the sun from the east on its open terrace. The restaurant is situated on the top of the second floor in order to take full advantage of the evening light. An unchecked panoramic view to the north is created from the restaurant premises.

A Spa is located adjacent to the Tunturi and the Congress Centre. The Spa is accessible via a ramp descending from the Tunturi to the southern end of Levi Summit. The pools in the Spa are located beside the Levi Summit, providing great scenic views of the fell area. The square outside the Spa entrance contains space for retail shops.

The Chalets feature combinations of solo and varied corridor floor plans, which not only offer access to outdoor storage facilities but also enable economically feasible solutions. Room distribution is flexible and easily extendable. Small-scale Luxury villas have been built along the northern slopes as components of the outdoor recreational route. The location provides both privacy and broad-reaching vistas of the open landscape.

Holiday accommodations have been freely situated in the terrain of Idre Fell as two bands that follow the area's topography. The types of construction vary from attached terrace to separate holiday accommodations. The standard housing type is a two-storey lodging of 110 m2. Functioning as a detached or attached accommodation.

Materials and structure

Each of the buildings has a wooden exterior treated with black felt roof paint. The roofs are dark grey standing seam sheet metal. The construction pattern of the buildings is founded on the load-supporting inner walls of the accommodations. The structure can be built from prefabricated wood elements, creating a cosy and distinctive atmosphere. Construction can be completed in stages.

Traffic and parking

Most of the parking areas are located in underground parking, distributed into two units of implementation. Both parking facilities are directly connected with indoor access to the Hotel and the Chalet buildings. Maintenance arrangements also function inconspicuously via the parking areas. The Chalet buildings (Chalet 8) have a few garages on the ground floor, naturally located underneath the living premises, opposite the halls.

Total floor area (gross)
Site 601

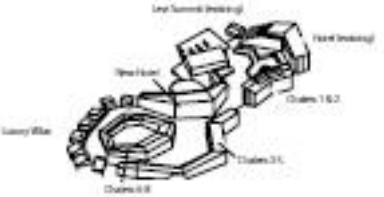
Hotel	11 000m2
Spa	2 600m2
Spa basement	1 500m2
Shops	600m2
Total	4 100m2
Chalet 1, 5–6	2 200m2
Chalet 2	2 700m2
Chalet 3	2 800m2
Chalet 4	3 100m2
Chalet 7	3 100m2
Chalet 8	3 000m2
Total	20 900m2
Luxury villas 1–6	4 100m2
Car parking 1	700 pl.
Car parking 2	850 pl.
Car parking Hotel	50 pl.
Car parking Chalets	80 pl.
Car parking Spa	50 pl.
Total	1250 pl.

Site 600

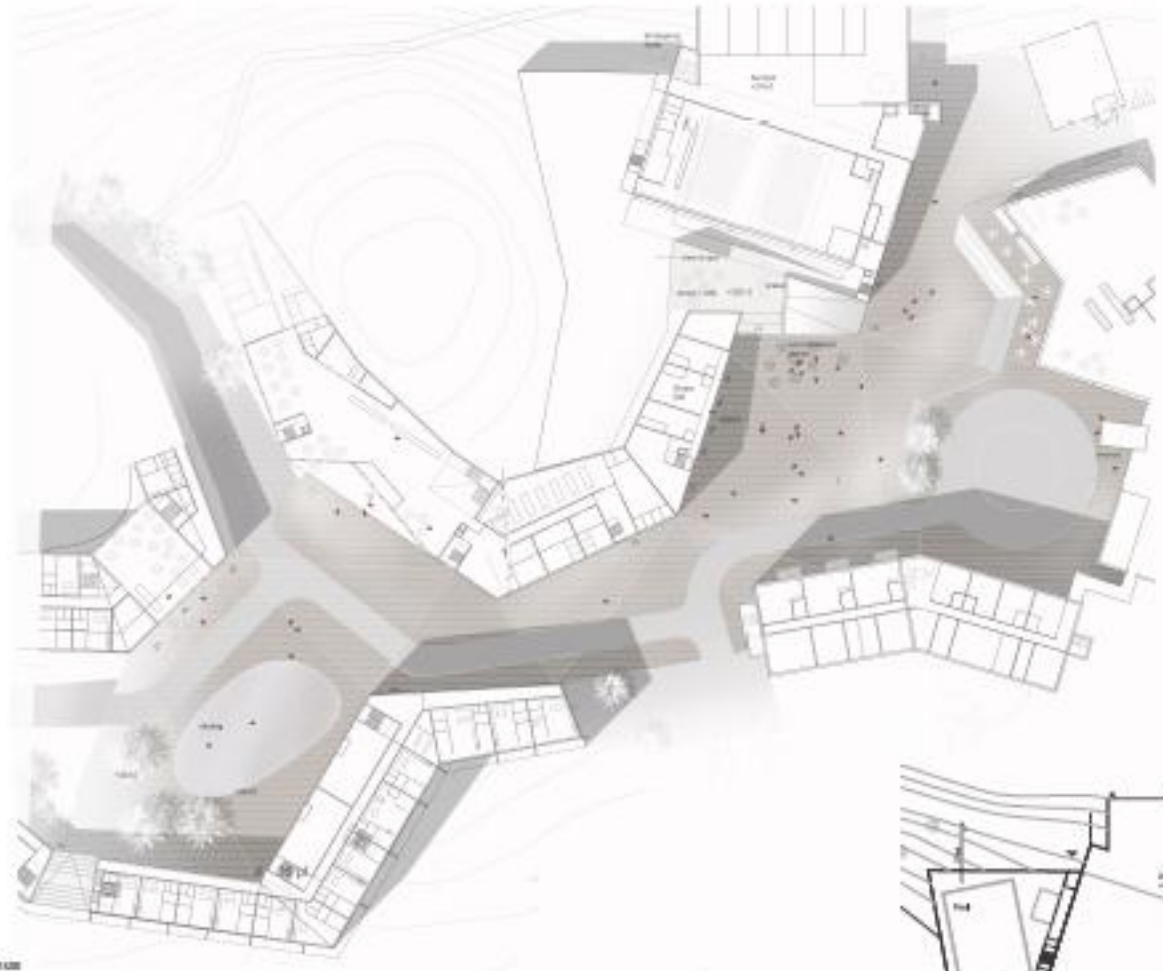
Cabins	3600m2
Car parking	120 pl.

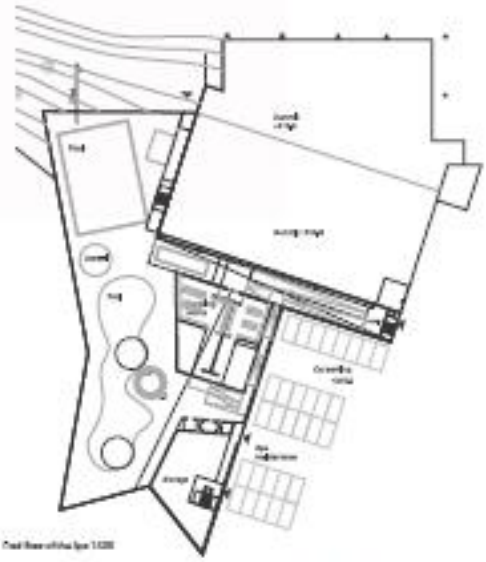
Tilting for Kesätähti development in the landscape

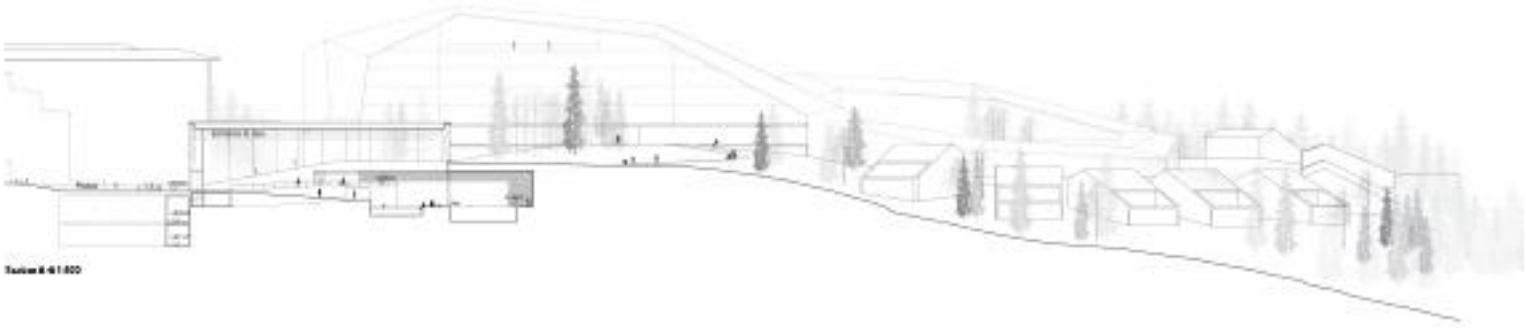
Basic features, main bar.



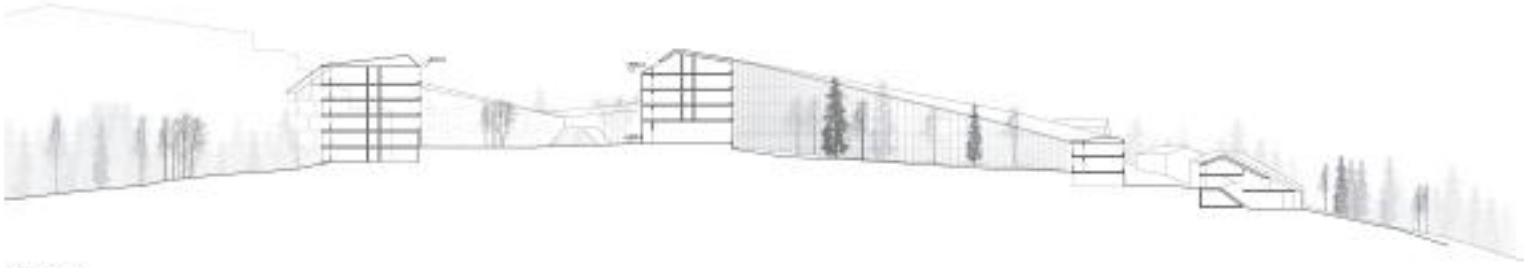
Flexible and compact plan with various building types



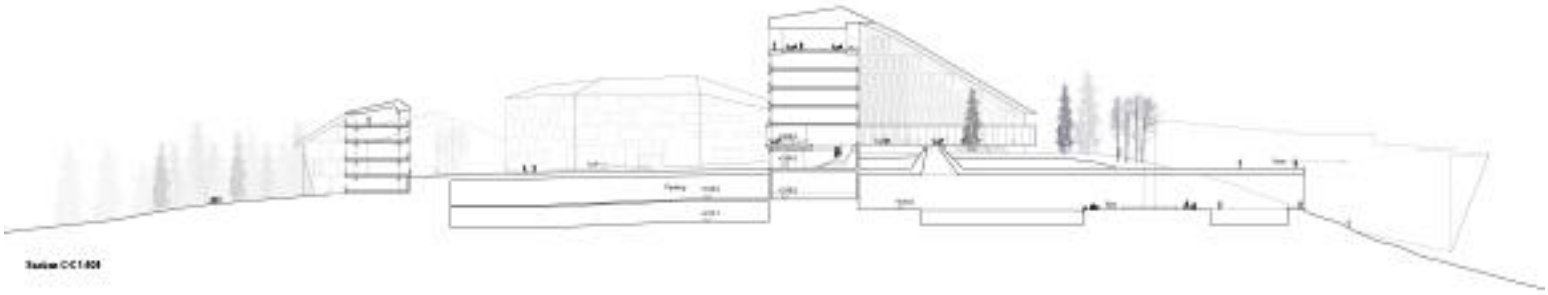




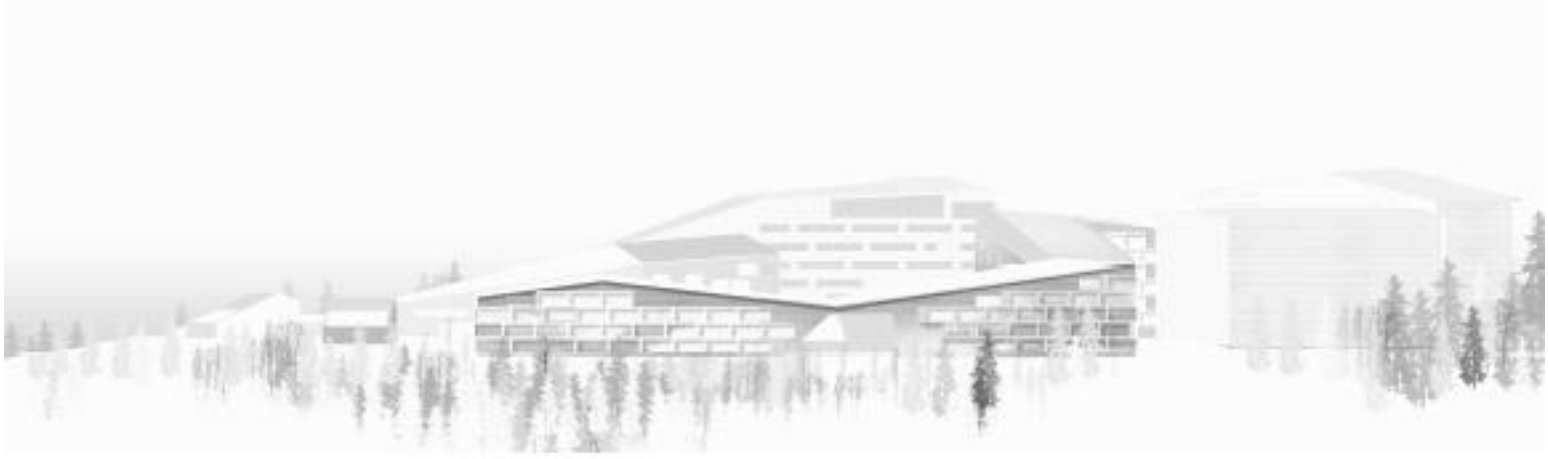
Section A-A 1:400



Section B-B 1:400



Section C-C 1:400



Section D-D 1:400

Route from Hotel diagram

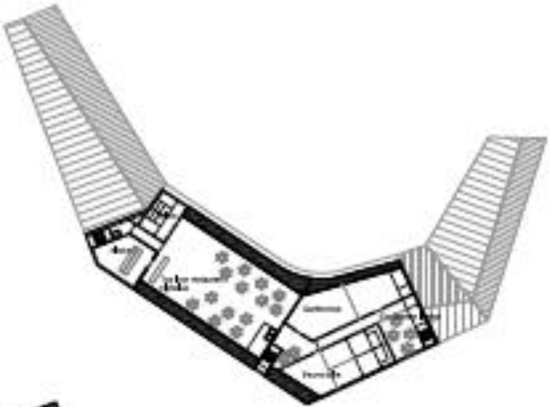
Hotel suite 62.5 m²

Hotel room 30.5 m²

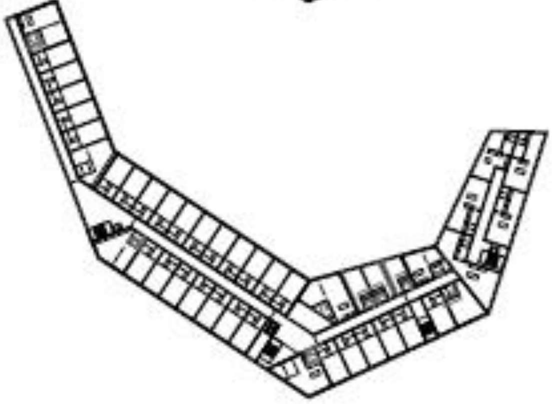
Example of Hotel rooms, plans 1:200

Materials

Hotel facade principle 1:200

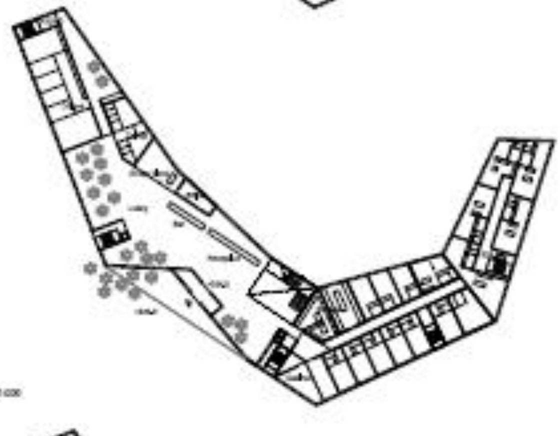


Top floor restaurant level 1:500

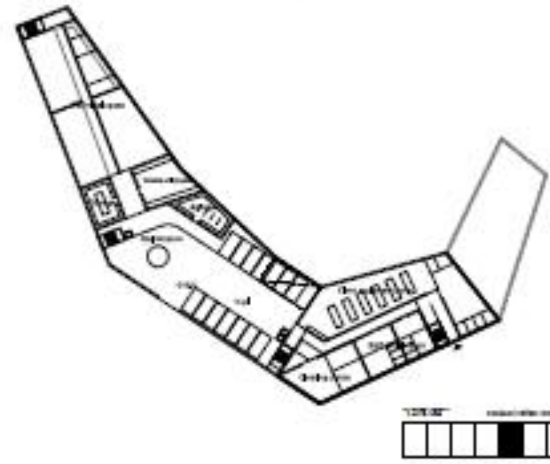


Hotel rooms, plan 1:500

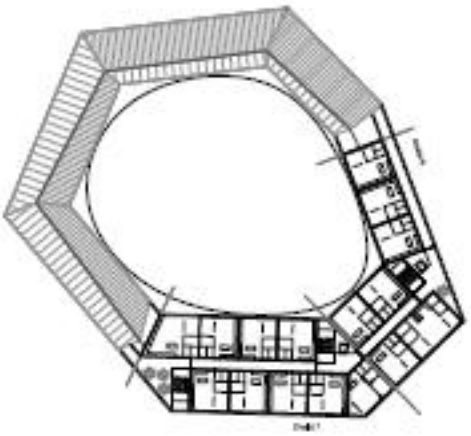
Breakfast room and restaurant, plan 1:500

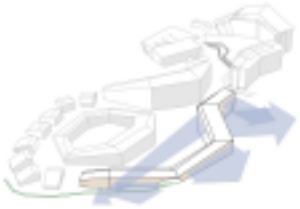


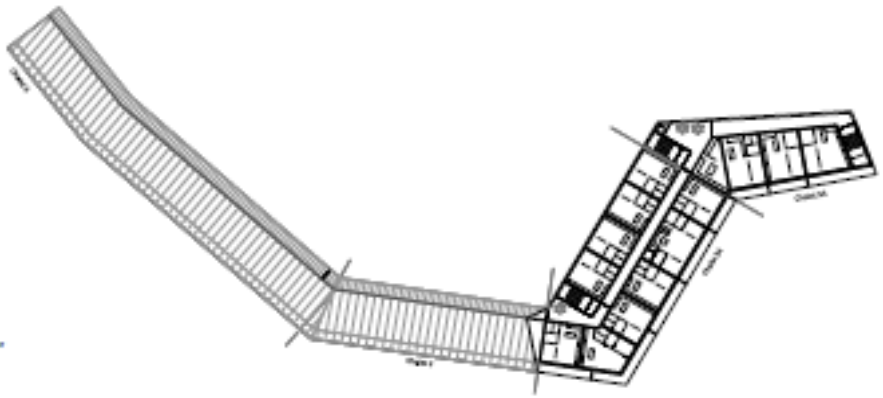
Hotel Entrance and lobby, plan 1:500



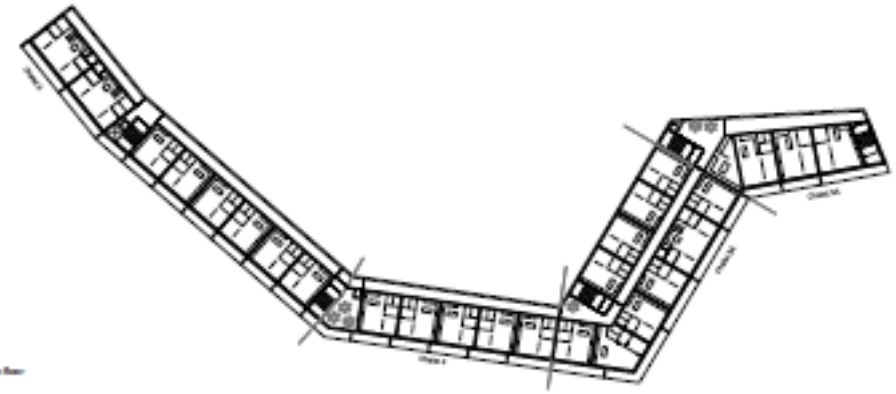
Hotel basement level 1:500







4th floor

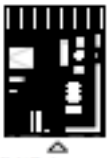


Basic floor

Ground floor

Chalets S4 and S
Plans 1:200

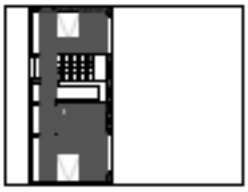
Facades 1:200



Chalet S1, m²

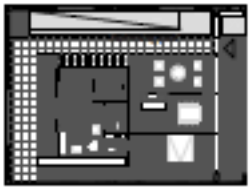
Chalet T1, m²

Apartment types 1:200

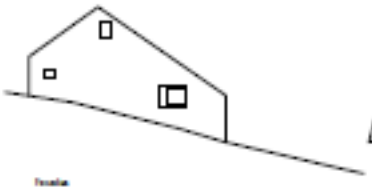


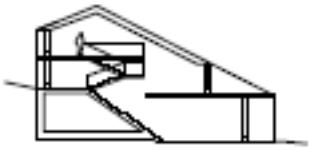
Top floor plan

Entrance floor plan



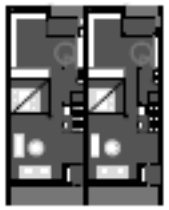
Ground floor





Luxury Villas 1:200

Facades

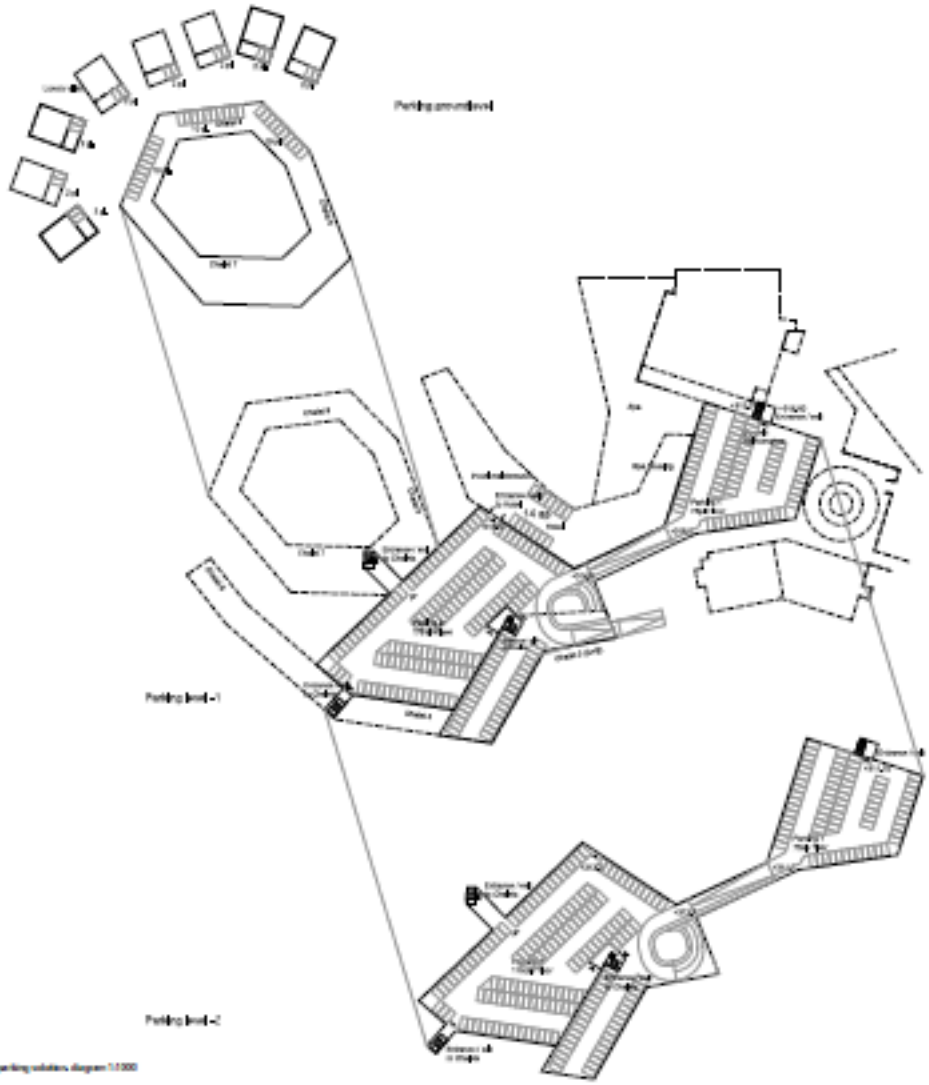


Flat 4BL building types 1:200

Sections

Facades types

Plan types

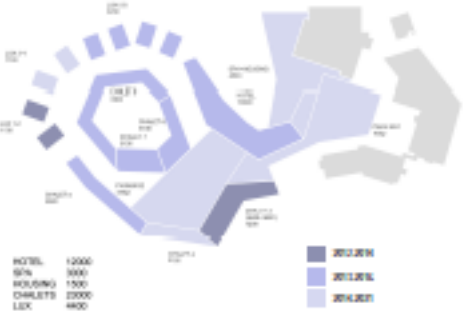


Parking ground level

Parking level -1

Parking level -2

Car parking solutions diagram 1:1000



KOUTALAKI SKI VILLAGE

Our design for the Koutalaki Ski Village seeks to create a new hybrid integrating distinct identities such as village and resort, shelter and openness, cozy intimacy and lavish creativity, unique character and careful continuity – or simply – architecture and landscape.

The Ski Village is conceived as a gentle extension of the current – extending the existing cluster of buildings to create a new village square at the heart of the resort. The four buildings wrap around the central square to form a public pocket cantilever from the west yet open and inviting to the surrounding landscape.
The majestic views from the summit are contrasted by the intimate atmosphere of the spaces between the buildings.
The gentle curves of the undulating roofs create a careful continuity of the natural landscape while breaking the whole village the unique character of an architecture of shelter – an inhabited mountain top.

The Koutalaki ski village is a gentle as well as dramatic extension of both the summit and the resort. Grown from the natural topography rather than elongated from the sky – the architecture extends the organic forms of natural landscape creating an inhabitable as well as visually manmade mountain.

In the municipality of Kittilä, Lapland, the new hotel, chalets and villas will be located on the mountain ridge of the Levi ski center, overlooking surrounding landscape and Sirkka village at the foot of the mountain. With its optimal location only 15 minutes away from the Levi airport, the new village will attract visitors not only from Lapland but has possibilities of reaching out to the entire northern part of Europe and Russia.

When first visiting the future mountain village site you realize the proximity to the ski slopes but at the same time the importance of creating a connection for skiers as well. The gentle slope away from the main ski system wants to offer the solution for a unified proposal that creates maximum accessibility for skiers and pedestrians.

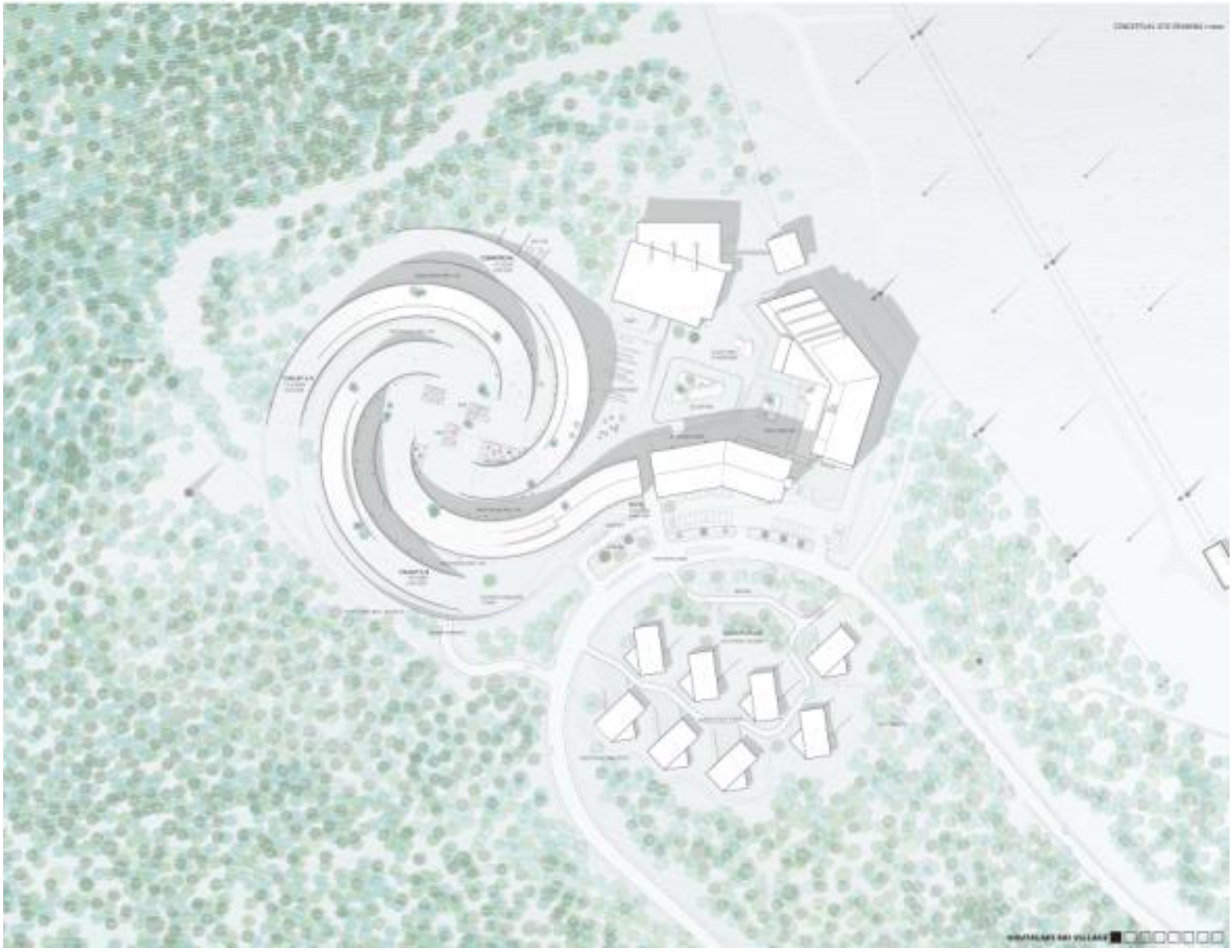
Instead of creating design solutions that aims at dealing with snow by shoveling or moving it, we want to create a village that utilize the full potential of snow. What it is caught on the façade like window frames become a living part of the landscape, adapting to changes in the weather. The light granite façade enhances the intimate interior with the nature.

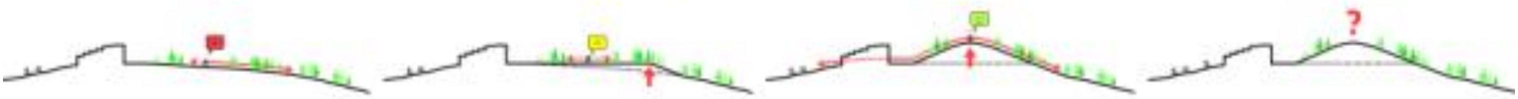
The integration of snow in the building design requires extra attention to structure as well as details in the further design development.

SITE AND CONSTRUCTION BOUNDARIES
The site of the Koutalaki Ski Village includes two plots situated on the northern hill side, overlooking the village of Sirkka.

SKI ACCESS TO THE SITE
The hill-X in the middle of the site is not accessible for skiers, due to the inclination.

SKI ACCESS FROM THE SITE
Only from the higher parts of the two sites it is possible to ski downhill to the plots.



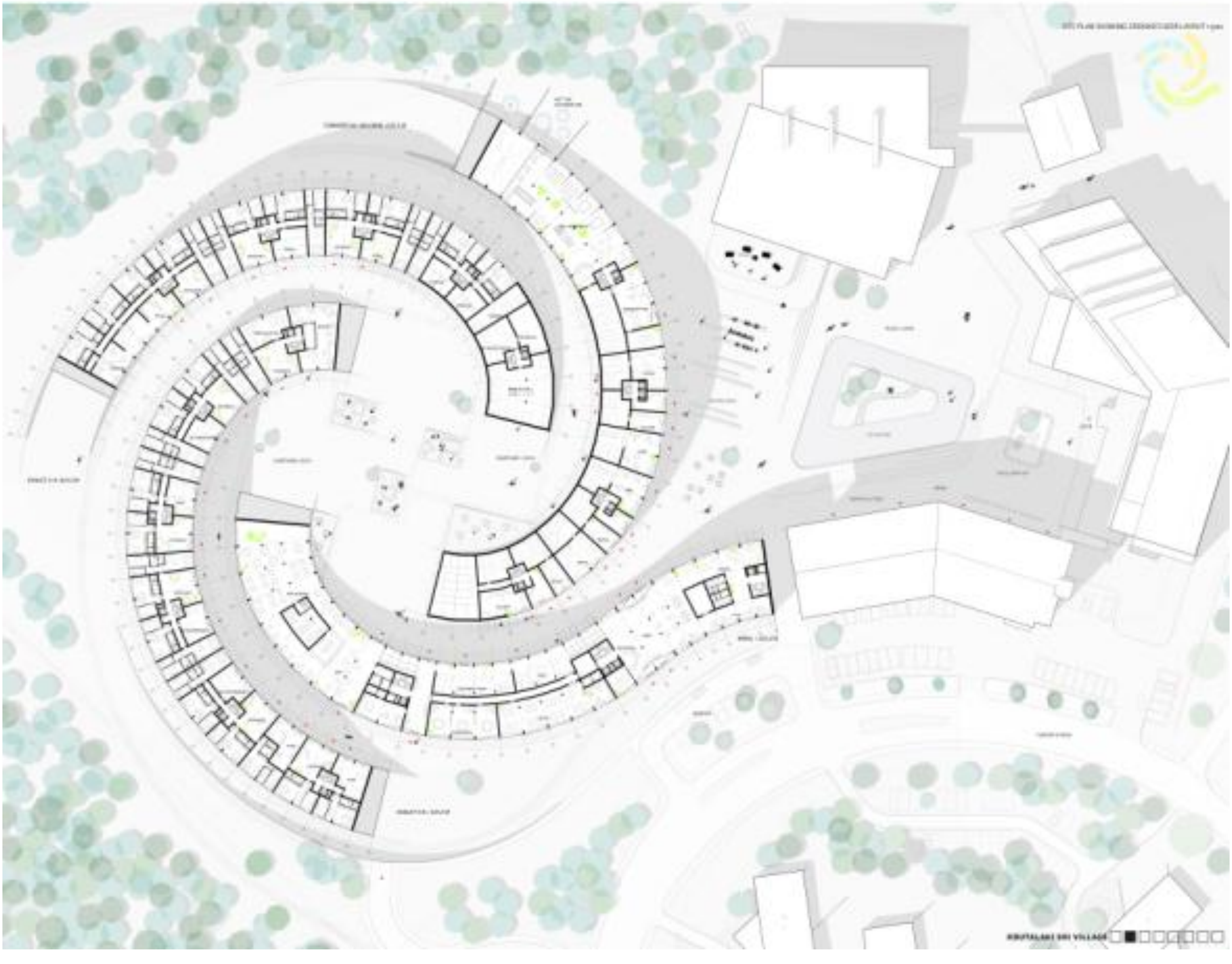


CURRENT SITE INCLINATION

FLAT LANDSCAPE

PEAK

USE



GATE

By opening the roofs the inner courtyard the big profile still has been the outer profile. The lower interior heights can also a lower line part that opens up towards the sky.

ACCESSIBLE ROOFS

Main elevator cores give direct access to the roof through the vaulted openings.

COMMERCIAL BUILDING - PROGRAM

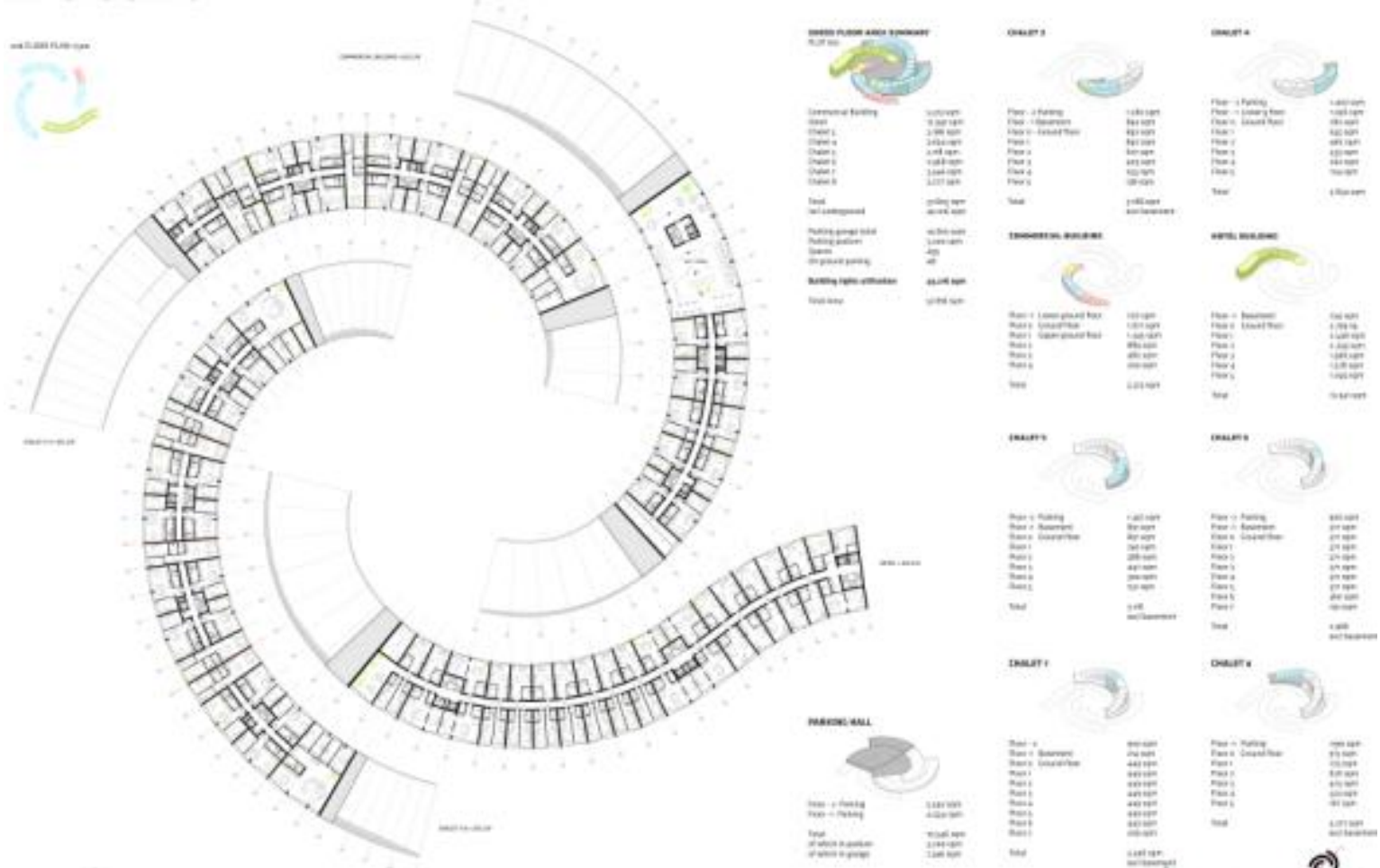
COMMERCIAL BUILDING - SKI CIRCULATION

A central elevator core gives access to the highest point on the roof giving the possibility of skiing down the curved roof either towards the courtyard or the plaza.

CHALETS 1-3 - PROGRAM

CHALETS 3-4 - SKI CIRCULATION

Two elevator cores, one in each Chalet give access to the sloping roofs, below full ski access.



GROSS FLOOR AREA SUMMARY

PLOT 501

Commercial Building	11,572 sqm
Hotel	8 140 sqm
Chalet 1	2,186 sqm
Chalet 2	2,634 sqm
Chalet 3	2,218 sqm
Chalet 4	1,358 sqm
Chalet 5	1,444 sqm
Chalet 6	2,227 sqm
Total	31,804 sqm
incl underground	44,446 sqm
Parking garage total	19,700 sqm
Parking podium	5,000 sqm
Queens	400
On ground parking	48
Building rights utilization	**22,218 sqm**
Total area	31,700 sqm

CHALET 2

Floor - 2 Parking	1,282 sqm
Floor - 1 Basement	844 sqm
Floor 0 - Ground Floor	833 sqm
Floor 1	841 sqm
Floor 2	841 sqm
Floor 3	615 sqm
Floor 4	615 sqm
Floor 5	615 sqm
Floor 6	128 sqm
Total	7,182 sqm
	excl basement

CHALET 4

Floor - 1 Parking	1,282 sqm
Floor 0 - Ground Floor	1,040 sqm
Floor 1	1,040 sqm
Floor 2	615 sqm
Floor 3	615 sqm
Floor 4	615 sqm
Floor 5	615 sqm
Floor 6	154 sqm
Total	6,191 sqm
	excl basement

COMMERCIAL BUILDING

Floor 1 - Lower ground floor	1,121 sqm
Floor 0 - Ground Floor	1,121 sqm
Floor 1 - Upper ground floor	1,146 sqm
Floor 2	896 sqm
Floor 3	896 sqm
Floor 4	896 sqm
Total	7,172 sqm

HOTEL BUILDING

Floor - 1 Basement	1,142 sqm
Floor 0 - Ground Floor	1,156 sq
Floor 1	1,146 sqm
Floor 2	1,146 sqm
Floor 3	1,146 sqm
Floor 4	1,146 sqm
Floor 5	1,146 sqm
Total	11,141 sqm

CHALET 5

Floor - 1 Parking	1,282 sqm
Floor 0 - Basement	844 sqm
Floor 1 - Ground Floor	833 sqm
Floor 1	841 sqm
Floor 2	288 sqm
Floor 3	841 sqm
Floor 4	841 sqm
Floor 5	615 sqm
Total	6,185 sqm
	excl basement

CHALET 6

Floor - 1 Parking	830 sqm
Floor 0 - Basement	911 sqm
Floor 1 - Ground Floor	911 sqm
Floor 1	274 sqm
Floor 2	274 sqm
Floor 3	911 sqm
Floor 4	911 sqm
Floor 5	911 sqm
Floor 6	911 sqm
Floor 7	154 sqm
Total	6,809 sqm
	excl basement

CHALET 1

Floor - 2	844 sqm
Floor - 1 Basement	844 sqm
Floor 0 - Ground Floor	844 sqm
Floor 1	844 sqm
Floor 2	844 sqm
Floor 3	844 sqm
Floor 4	844 sqm
Floor 5	844 sqm
Floor 6	844 sqm
Floor 7	154 sqm
Total	7,307 sqm
	excl basement

CHALET 6

Floor - 1 Parking	1,282 sqm
Floor 0 - Ground Floor	615 sqm
Floor 1	615 sqm
Floor 2	615 sqm
Floor 3	615 sqm
Floor 4	615 sqm
Floor 5	461 sqm
Total	6,177 sqm
	excl basement

PARKING HALL

Floor - 2 Parking	1,282 sqm
Floor - 1 Parking	4,000 sqm
Total	10,146 sqm
of which in podium	2,146 sqm
of which in garage	7,146 sqm

CHALET 5+6 - PROGRAM

CHALET 5+6 - SKI CIRCULATION

Two common elevator cores shared by the Chalets give access to the ski trails.

HOTEL - PROGRAM

HOTEL - SKI CIRCULATION

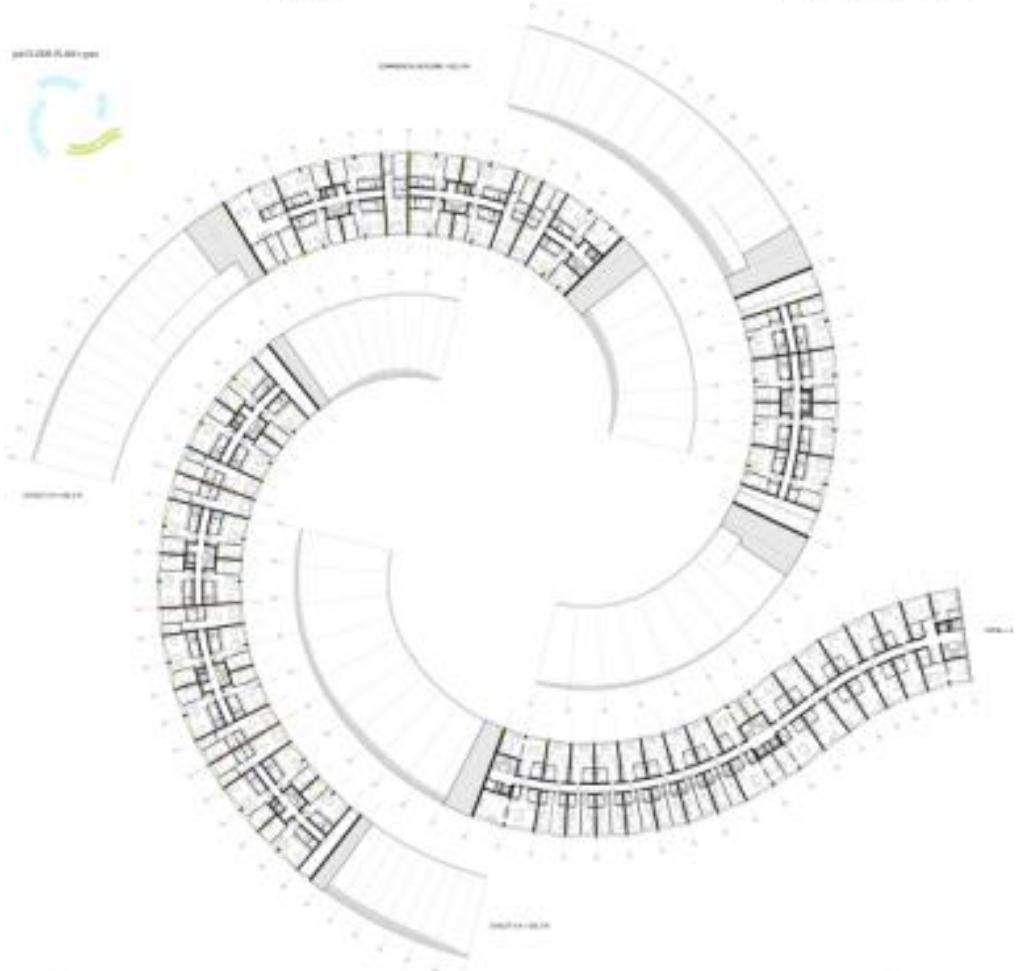
An elevator core placed centrally in the hotel gives access to the roof top restaurant as well as the roof.

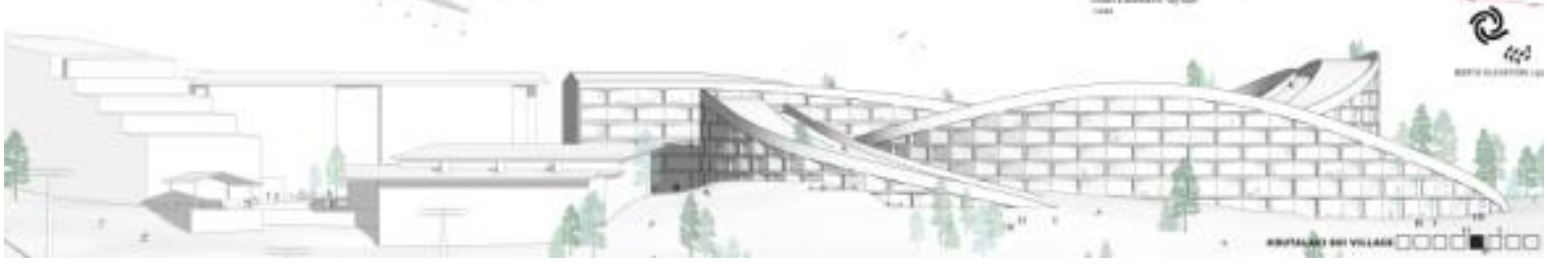
LIFTED LANDSCAPE

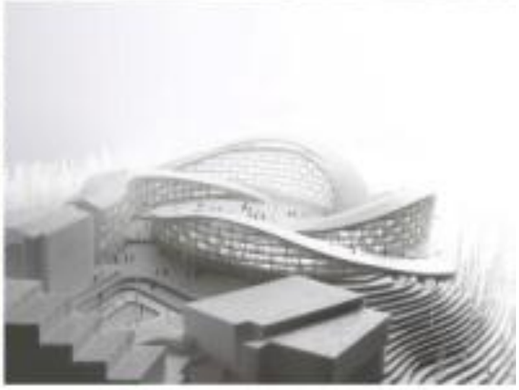
The lifted landscape reconfigures the topography in a way so that skiing downhill from the groundfloor towards the ski pistes is possible.

PARKING ENTRANCE

The entrance to the parking hall and garages is situated under the lifted landscape







RESORT ENTRANCE

The main entrance to the resort area is enhanced by a open way that unifies the new and the existing buildings.

VILLAGE STREETS

Public programs and activities on the groundfloor create a village-like atmosphere.

PLAZA AND COURTYARD

Connected by the village streets are two public spaces of different character. A plaza that allows ice skating and music events adjacent to the existing buildings, and a courtyard with cafés and bars in between the new buildings.

SUMMER

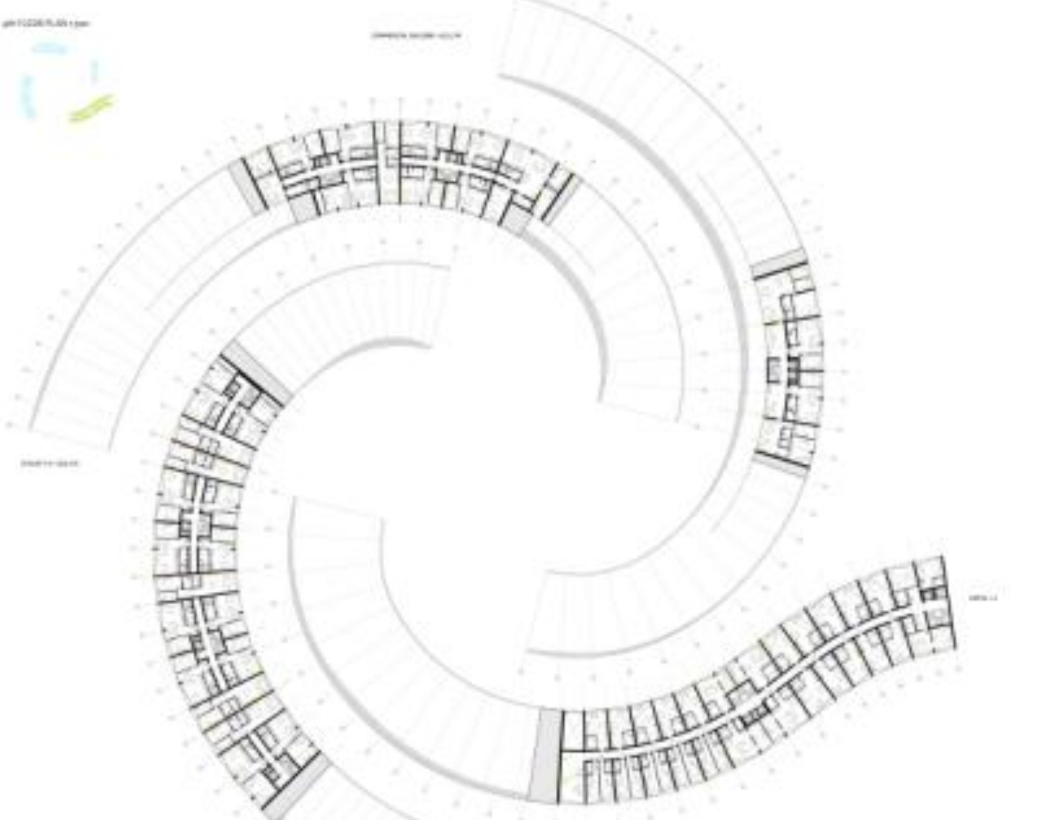
During the summer, the roofscape is a green continuum of the surrounding natural landscape. It is a place for hiking and picnics.

WINTER

In winter time the buildings acquire the properties of ski slopes, combining the essence of a ski resort - skiing, relaxation, recreation and dwelling.

CONSTRUCTING MODULES

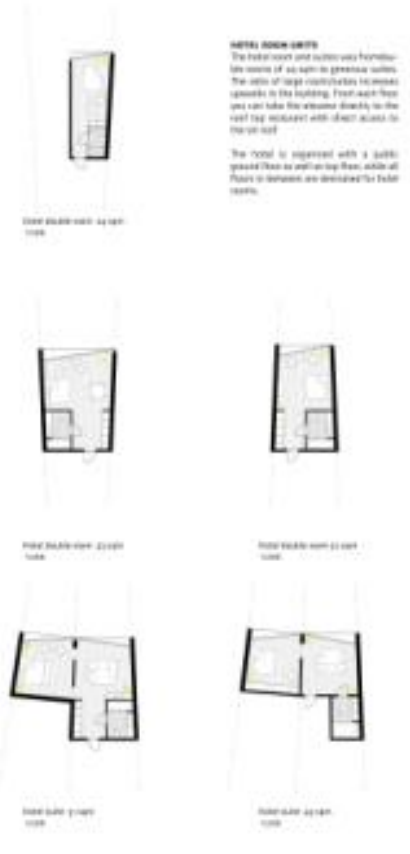
The geometry of the building consists of four different types of modules based on four radii, creating a pragmatic building structure.



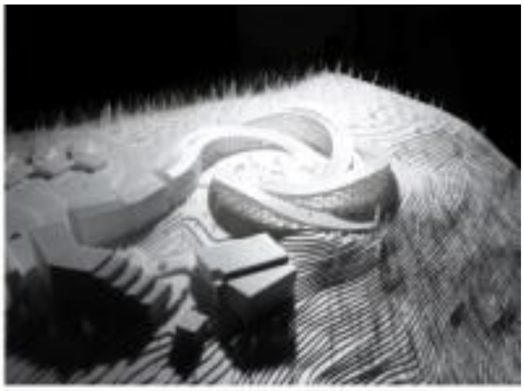
HOTEL ROOM UNITS

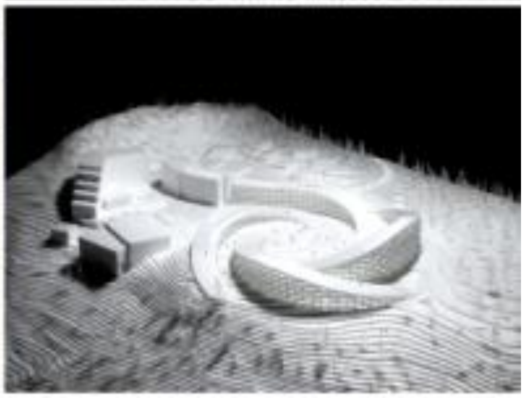
The hotel room and suites vary from double rooms of 24 sqm to generous suites. The ratio of large rooms/suites increases upwards in the building. From each floor you can take the elevator directly to the roof top restaurant with direct access to the ski roof.

The hotel is organized with a public ground floor as well as top floor, while all floors in between are dedicated for hotel rooms.



[illegible] SKI VILLAGE





CONSTRUCTION STAGES

PARKING CONSTRUCTION STAGES

DISTRICT HEATING

The area is connected to the already existing district heating network.

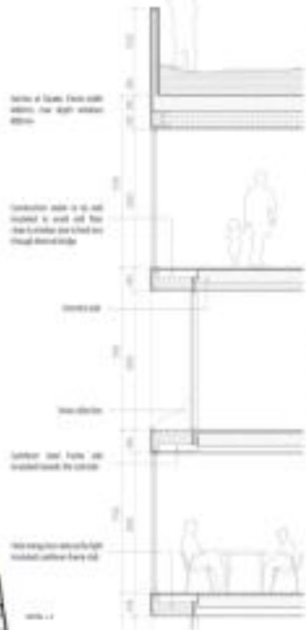
WATER AND SEWER NETWORKS

PEDESTRIAN AND SKIE ROUTES

Within the resort area pedestrians, bikers and skiers are prioritised through a network of paths.

VEHICLE CIRCULATION AND PARKING

Though the area is mainly car free there are specific areas for hotel drop-offs and emergency vehicle access.



FOUNDATIONS

The foundations consist of concrete ground slabs supported by short concrete piles in places where the solid rock is too far to dig down to and additional piles under the shear walls and columns. Insulation under the ground slab will reduce heat loss through the ground slab. Due to the risk of frost heave there will be a drainage layer under the ground slab. As mentioned in the brief there will have to be a specific study of the ground conditions in order to optimise how the foundation works.

CHALETS, COMMERCIAL AND HOTEL BUILDINGS

Lateral stability

Internal concrete shear walls and steel braced steel columns will stabilise the buildings. The buildings curved shapes with a wider base in the short direction are utilised to prevent overturning moments.

Roof

The roof structure will carry substantial loads including snow, people and snow equipment. In addition the roof should not move nor vibrate under these loads and should prevent sound transmission to the units under the roof. We therefore expect the roof structure to be [illegible].

The thickness of the roof depends on the amount of snow needed to make the slopes. [illegible]

Walls

Because of the heavy roof there must be internal loadbearing walls and steel columns. In the façade there will be steel frames in a light wall system in order to minimise heat loss through load bearing elements.

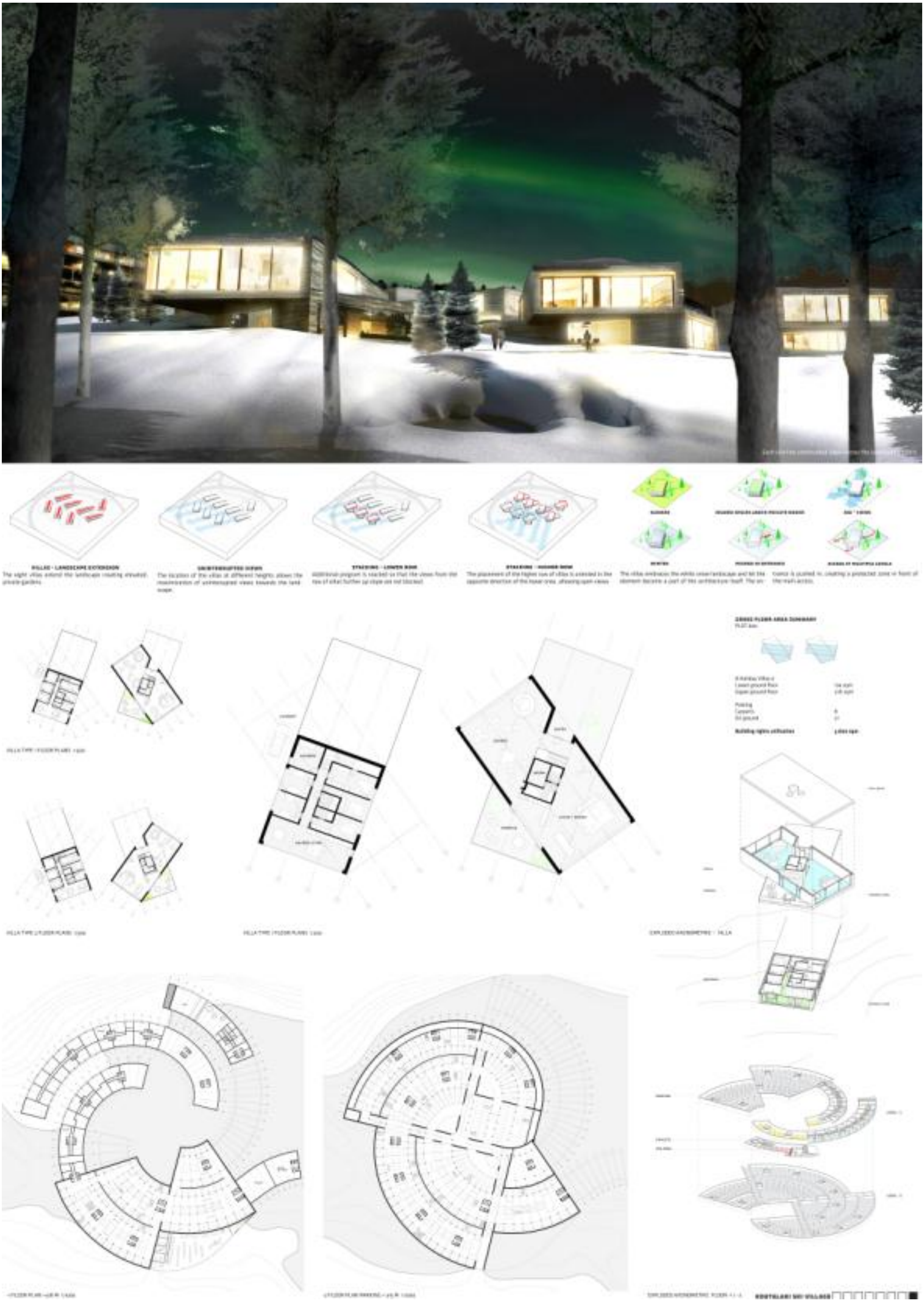
Slabs

Concrete slabs will reduce acoustic [illegible] between hotel rooms. It will also fit easier with the rest of the system.

VILLAS

The villas will be built with a system of concrete slabs and steel columns. To stabilise the building some columns will be braced. The columns and bracing will be fitted in the walls and not seen when the villas are finished. The loadbearing part of the roof will be steel beams made of a light weight floor system in timber, highly insulated and carried by steel beams.

NORTH WEST ELEVATION


VILLAS - LANDSCAPE EXTENSION
STACKING - LOWER ROW
GROSS FLOOR AREA SUMMARY
Building rights utilisation