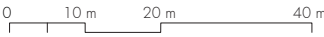
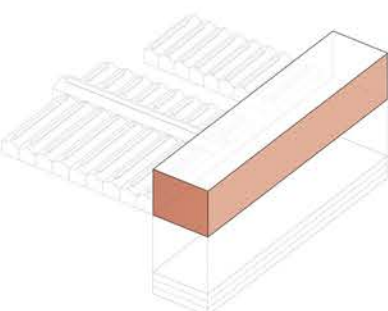


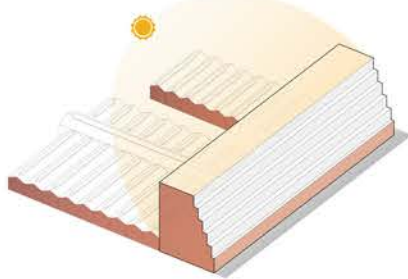
SITEPLAN 1 / 1000



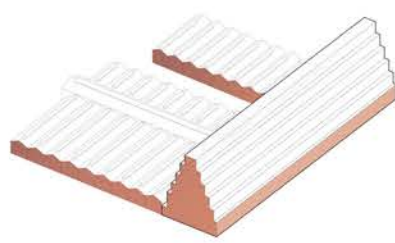
OVERALL PROGRAM VOLUME



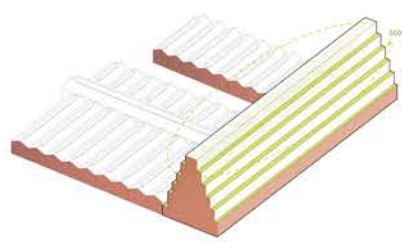
SUN/SHADOW MITIGATION



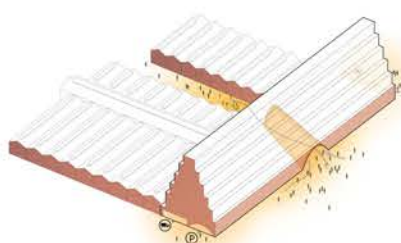
CONTEXT / COHERENCE



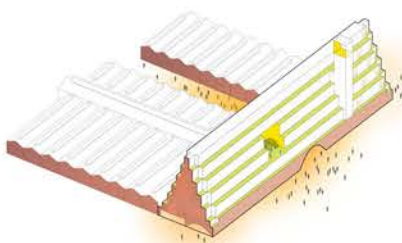
SOFTSCAPE



ACCESSIBILITY



SCALE



ARCHITECTURAL CONCEPT EVOLUTION

Urban landscape, architecture and identity

The idea behind the proposal "Veturii" is to support the identity and significance of the unique industrial site of historic value, in particular the assembly hall and paint shop adjacent to the competition area.

The proposed new building is a recognisable landmark, reinforcing the values of the area, with an external character that emerges from the simple rhythm of industrial factory buildings, based on repetition and rational order. The building forms a single characteristic entity.

"Veturii" is a reinterpretation of the architecture of the machine workshop. The upward tapering shape of the building softens its positioning within the building fabric along Teollisuuskatu: the stepped mass leaves the street space more spacious and also reduces the angle of the sun's shadow towards the neighbouring blocks. The stepped mass also allows for the use of terraces and green roofs. A tower, "the chimney", crowns Teollisuuskatu while also enriching and diversifying the functional and spatial solution of the hotel.

Functional concept

With its new hotel and its commercial and office premises, "Veturii" offers an attractive alternative to the rest of Helsinki's offerings.

The layout of the premises is based on the competition brief, with the hotel and its associated functions being located on the western end of the competition area and the offices on the eastern end. The overall solution also offers the option of stacking commercial, office and hotel spaces on top of each other. Vertical access is provided by two sets of lifts.

Meeting rooms will also be located in the central zones of the lower hotel floors, with direct access from the lifts without disturbing the corridors of the hotel rooms. The hotel rooms are also proposed as more generous solutions, although the whole is feasible with one type of room, too.

Variable building depths allow for different combinations of offices and work environments. The basic principle is to divide the space by floors, but floors can also be spatially connected by an opening in the central zone.

At pedestrian level, along Teollisuuskatu, there are spaces opening onto the street. A light traffic route is routed through the building. The shape of the underpass is structured according to the principle of cross vaults, giving the underpass an open, unexpected character.

Service access is provided at both ends of the building, with a service passage running the length of the building at the first basement level. A separate service yard for the hotel is not necessarily required.

The parking facilities include about 400 parking spaces. The basic building dimensions (width and depth of the hotel rooms, dimensions of the central zone) have been provisionally adapted to the dimensions of the parking space. The car park has direct lift access to both the hotel and office areas. There is also a connection from the car parks to the ground level and to the underpass.

Structures and materials

The frame of the building can be made of concrete or steel. It is proposed that the basement and ground floors will be constructed mainly of low-carbon concrete, known as "green concrete". Optionally, the upper floors could be constructed of wood. The ends and the facades of the podium floors of the "Veturii", which extend to the boundary with Teollisuuskatu, would be made of demolition bricks. The upper parts of the long facades will be mainly glass, but with more brick alongside glass on the south side. The undulating profile of the facade, alternating glass and brick, eliminates the harmful solar heat load. The solid mass of the "Veturii", the highly flexible frame and facade system and recycled materials together with the green terraces create a good basis for an environmentally friendly building.

	function	gross area m2	net area m2	hotel rooms	car parking places	floor area ratio
level -3	car parking				187	
level -2	car parking				187	
level -1	hotel, commercial space, meeting areas	3700	2850		37	0,77
ground floor	hotel, commercial space	1900	1650			0,87
	offices, commercial space	2250	1900			0,84
1st floor	hotel, meeting areas	2400	2100			0,88
	offices, meeting areas	3400	3150			0,93
2nd floor	hotel, meeting areas	2700	2500	42		0,93
	offices, meeting areas	2700	2450			0,91
3rd floor	hotel, meeting areas	2600	2400	54		0,92
	offices, meeting areas	2700	2450			0,91
4th floor	hotel, meeting areas	2550	2350	52		0,92
	offices, meeting areas	2200	2000			0,91
5th floor	hotel, meeting areas	2550	2350	52		0,92
	offices, meeting areas	2200	2000			0,91
6th floor	hotel	2050	1850	44		0,90
	offices, meeting areas	1500	1350			0,90
7th floor	hotel	2050	1850	44		0,90
	offices, meeting areas	1500	1350			0,90
8th floor	hotel	1550	1350	31		0,87
	offices, meeting areas	1100	950			0,86
9th floor	hotel	1550	1350	31		0,87
	offices, meeting areas	1100	950			0,86
10th floor	hotel	600	450	11		0,75
	offices, meeting areas	600	450			0,75
11th floor	hotel	600	450	11		0,75

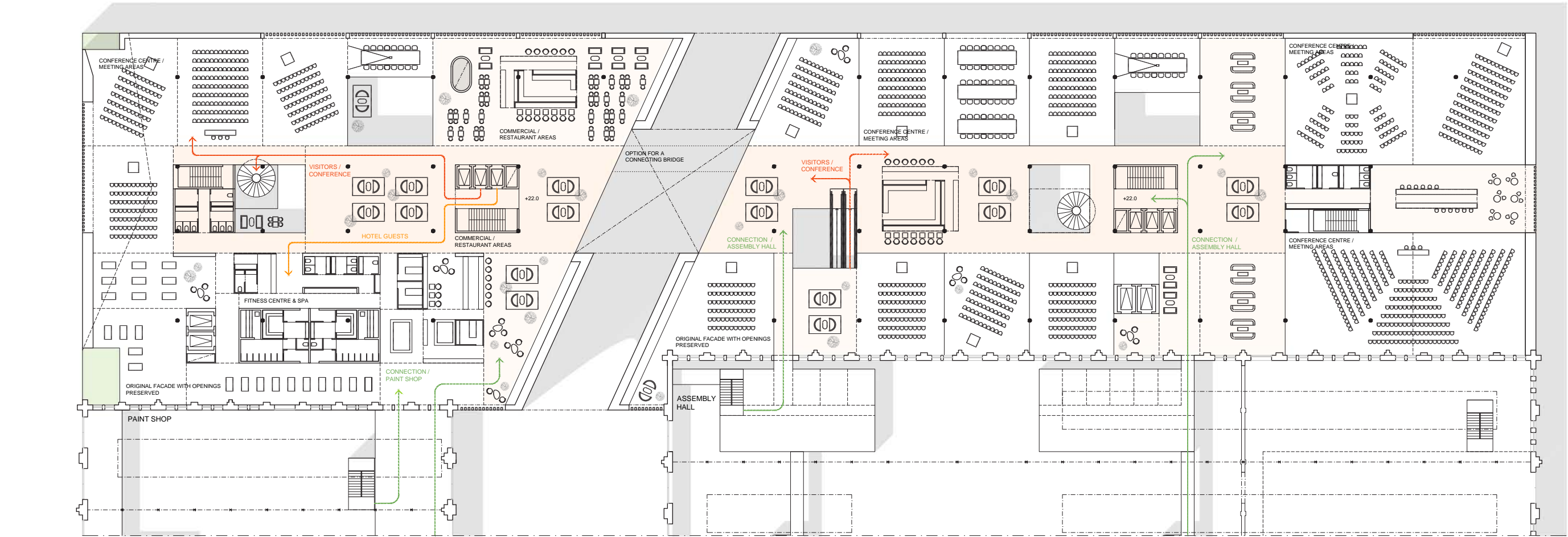
	total gross area m2	total net area m2	total hotel rooms	total car parking places	floor area ratio
hotel	36800	23500	372		0,88
offices	21250	19000			0,89
car parking				411	
	48050	42500	372	411	0,88



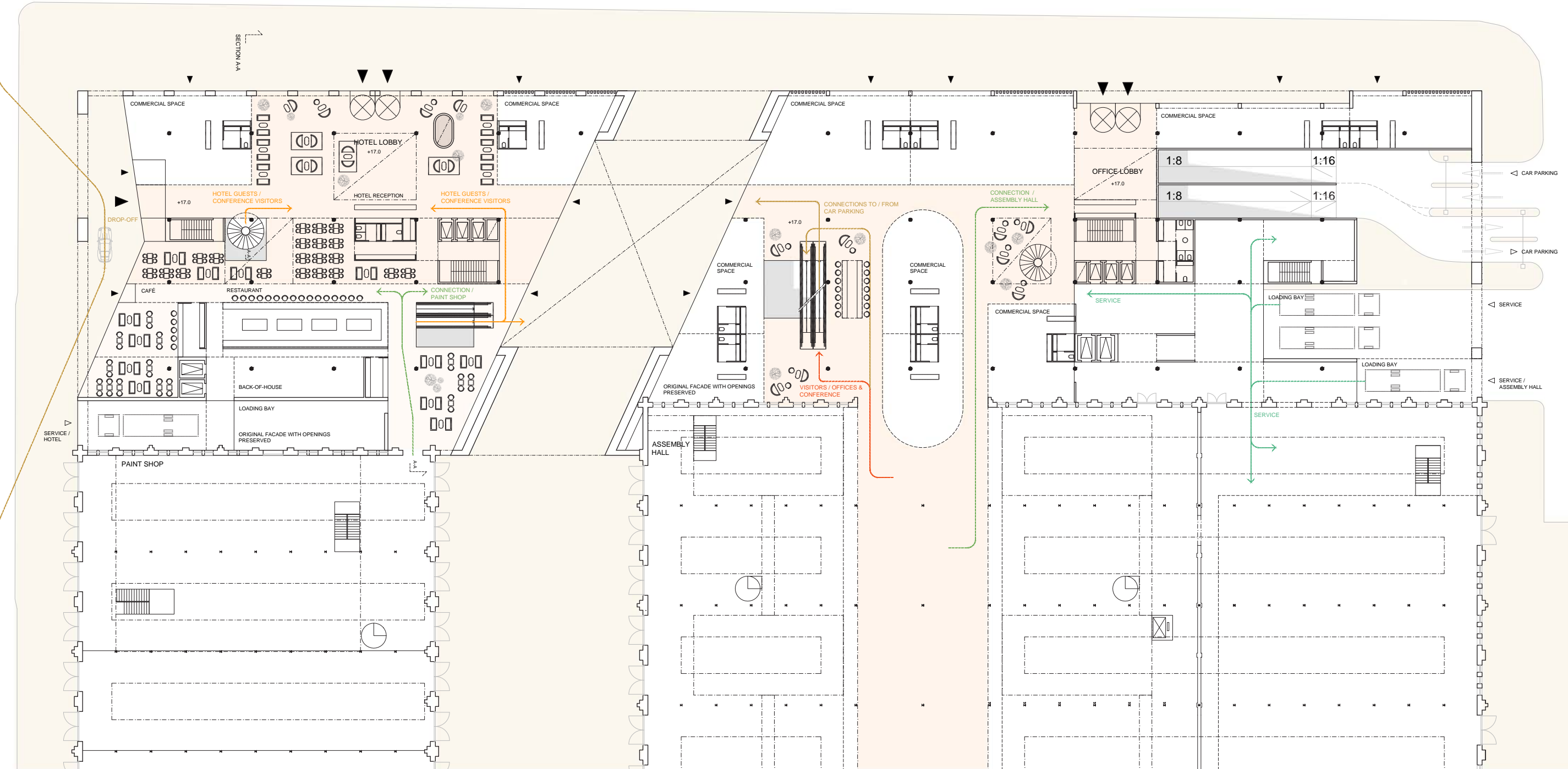
VIEW ALONG TEOLLISUUSKATU



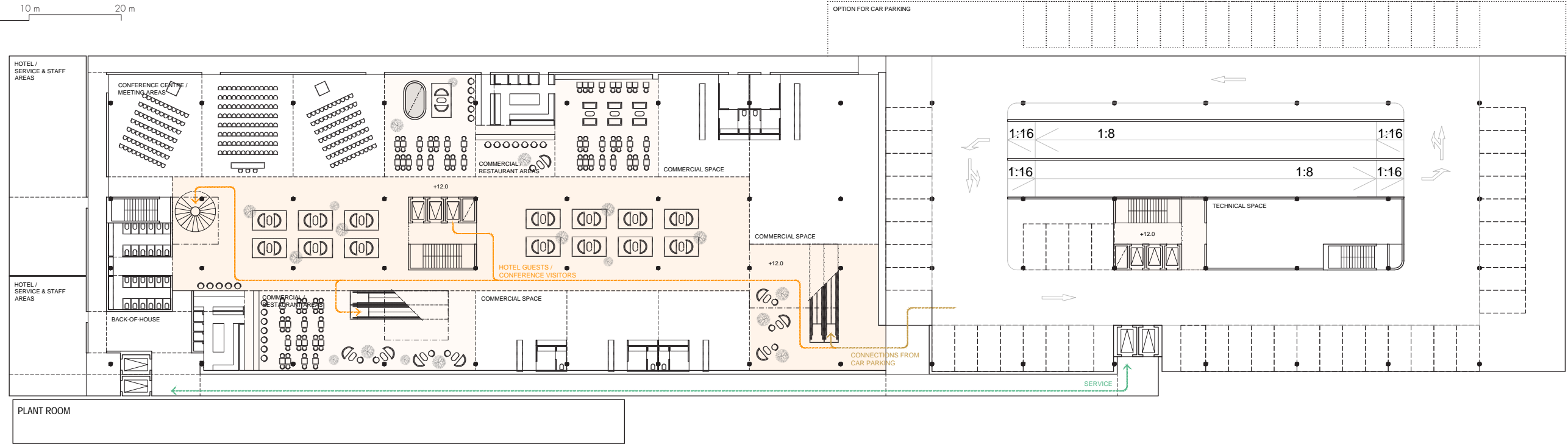
VIEW FROM KONEPAJANPASAASI



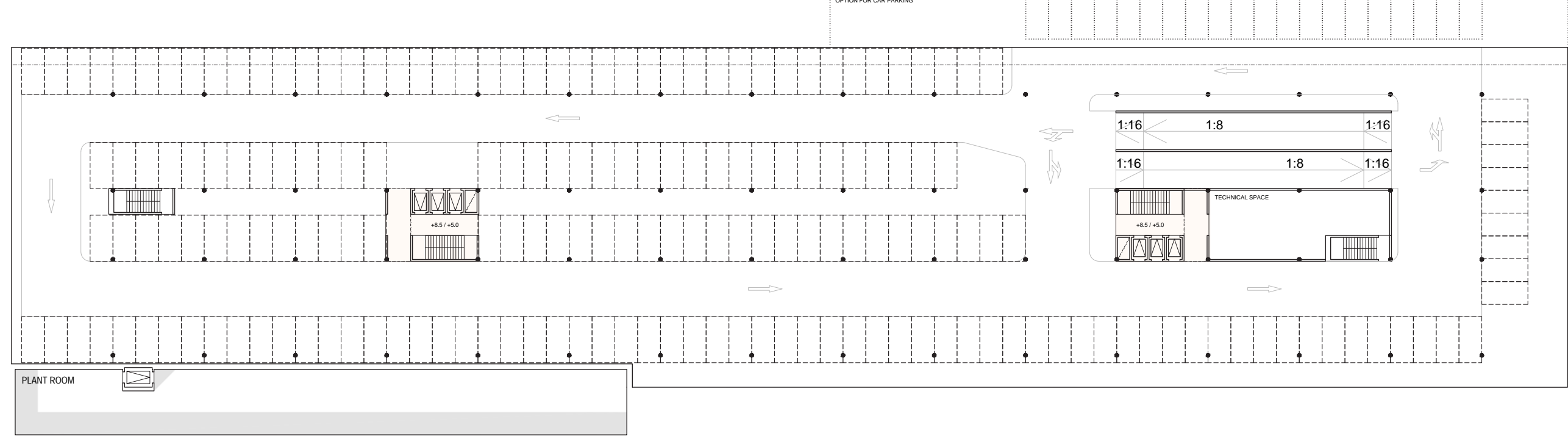
FLOOR PLAN 1 1/500



GROUND FLOOR 1/500



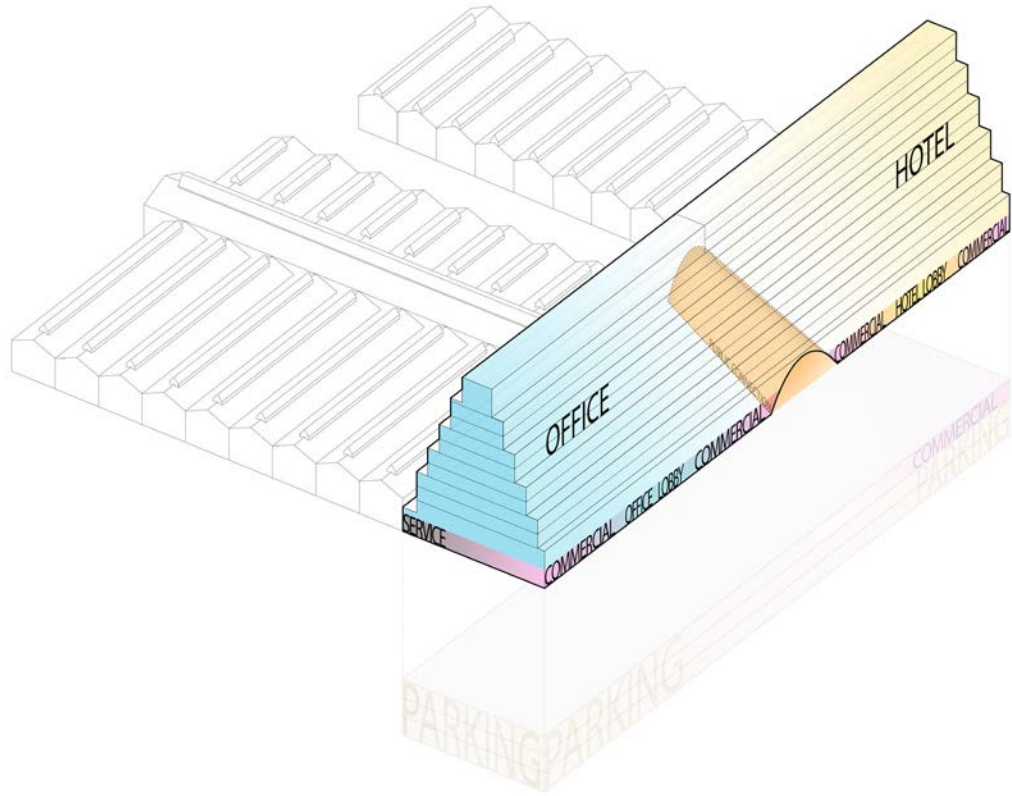
FLOOR PLAN -1 1/500



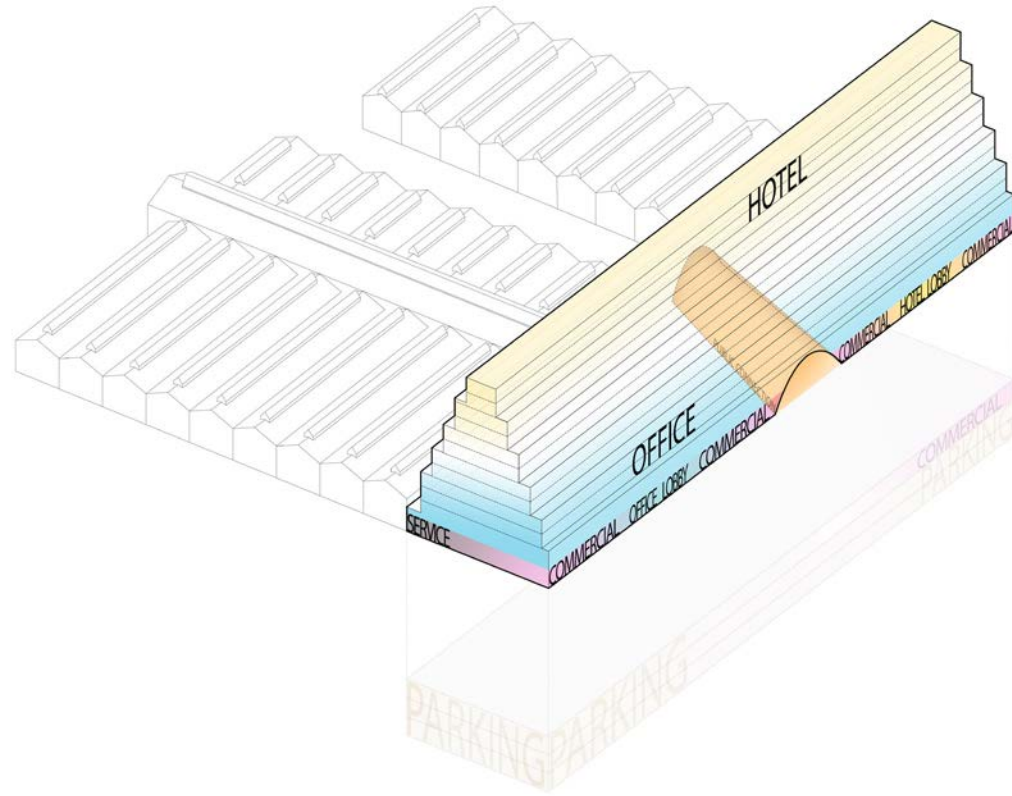
FLOOR PLANS -2/-3 1/500



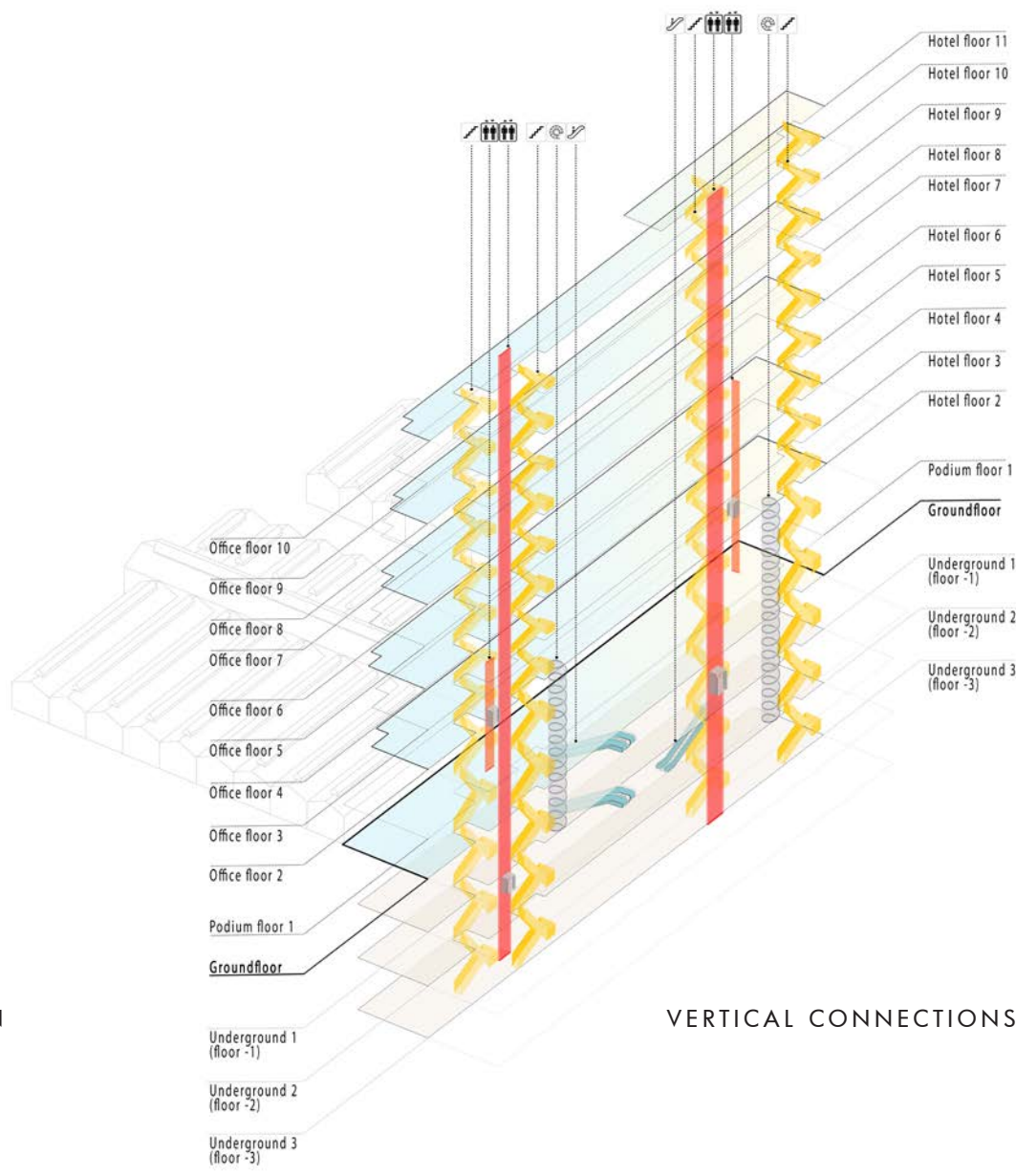
AERIAL VIEW FROM WEST



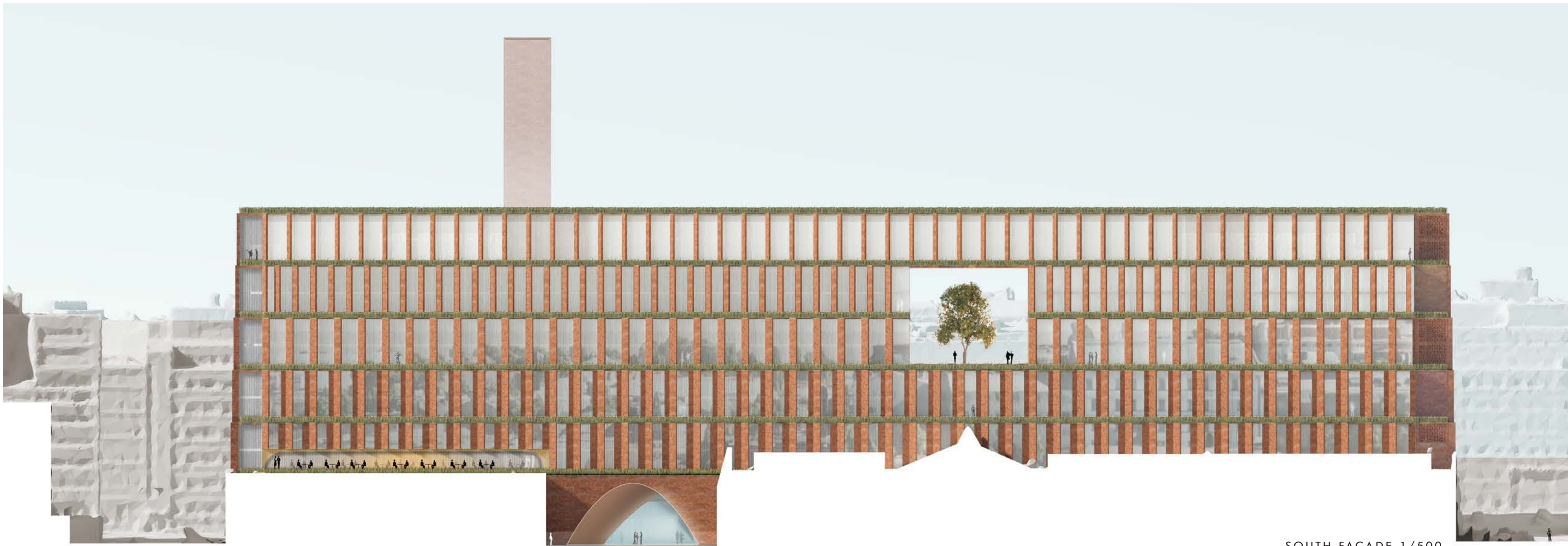
PRIMARY PROGRAM DIVISION



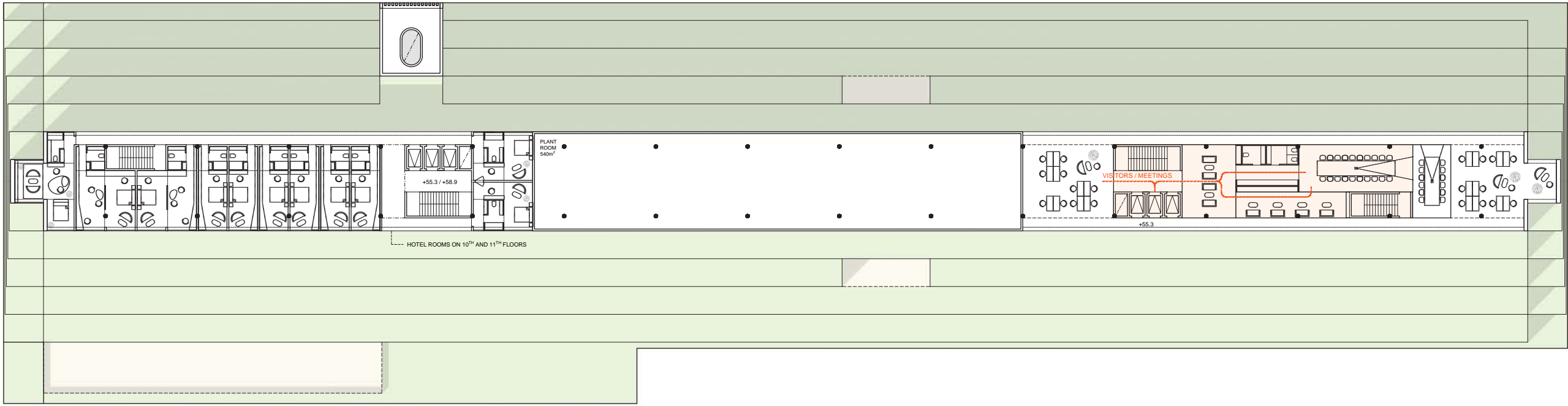
OPTIONAL PROGRAM DIVISION



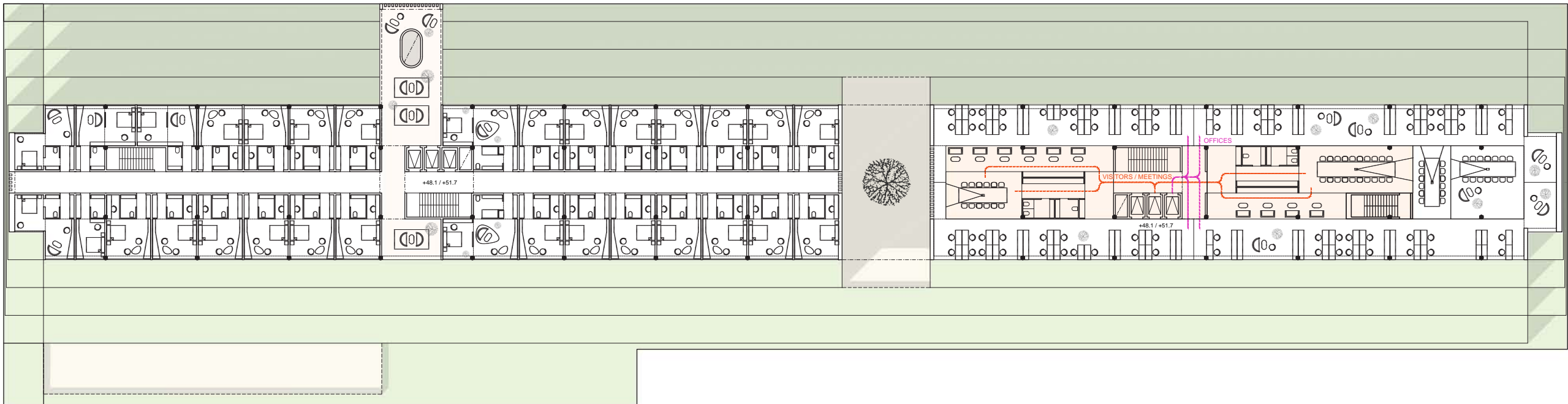
VERTICAL CONNECTIONS



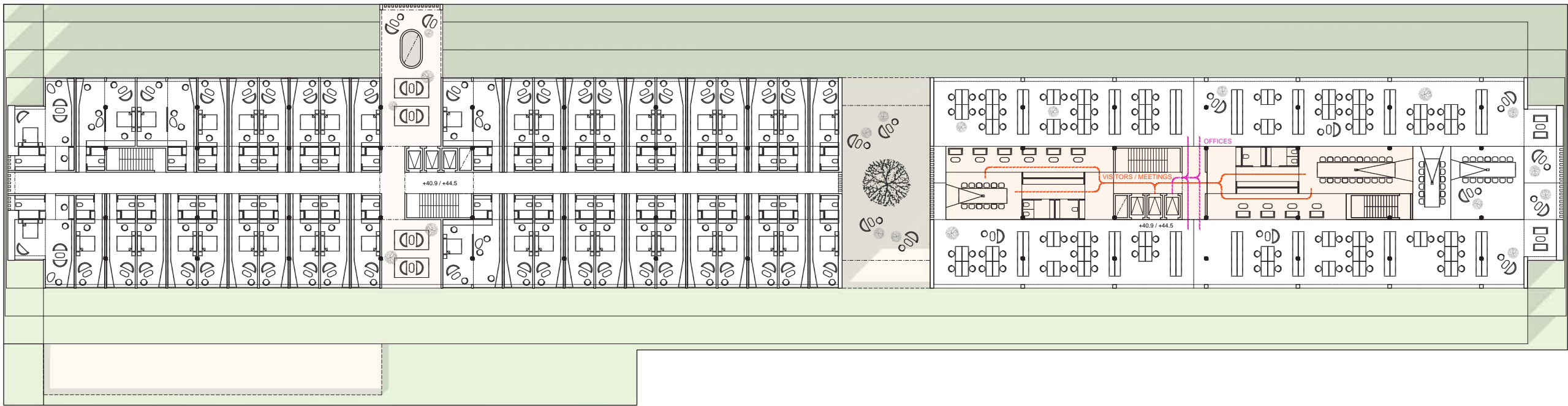
SOUTH FACADE 1/500



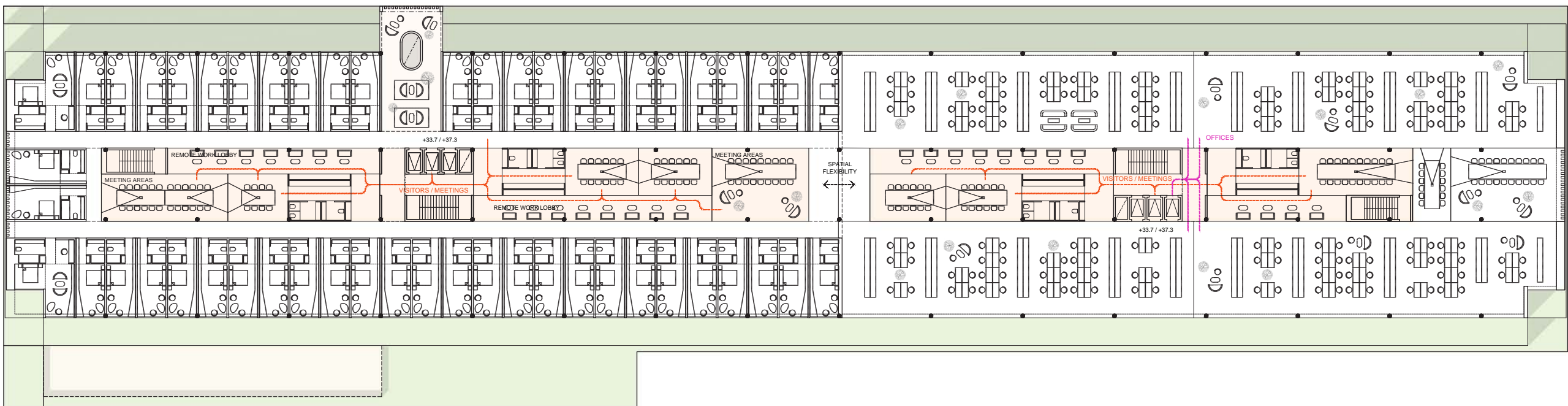
FLOOR PLANS 10-11 1/500



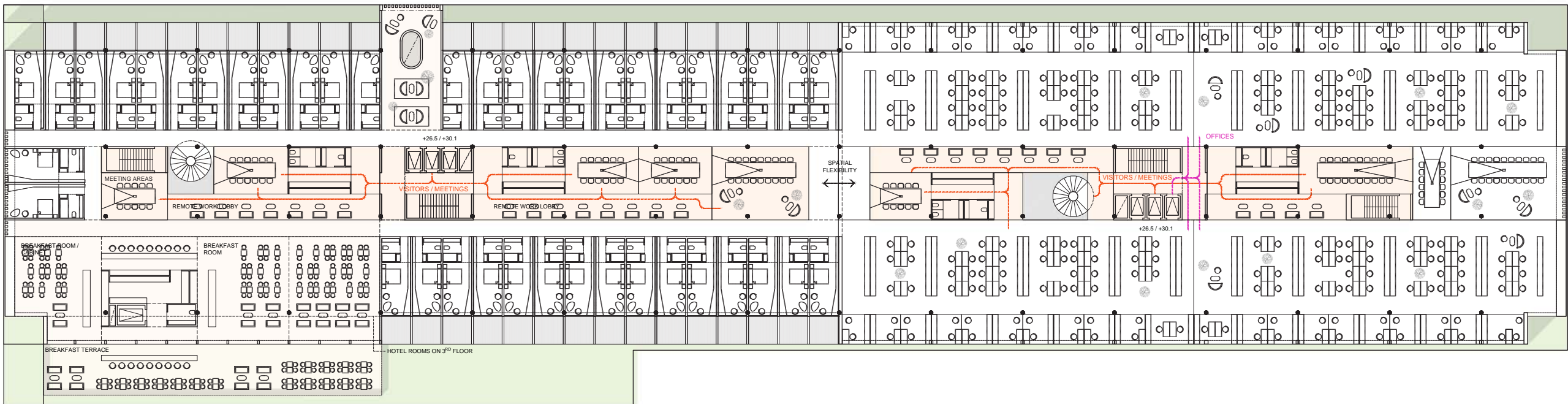
FLOOR PLANS 8-9 1/500



FLOOR PLANS 6-7 1/500



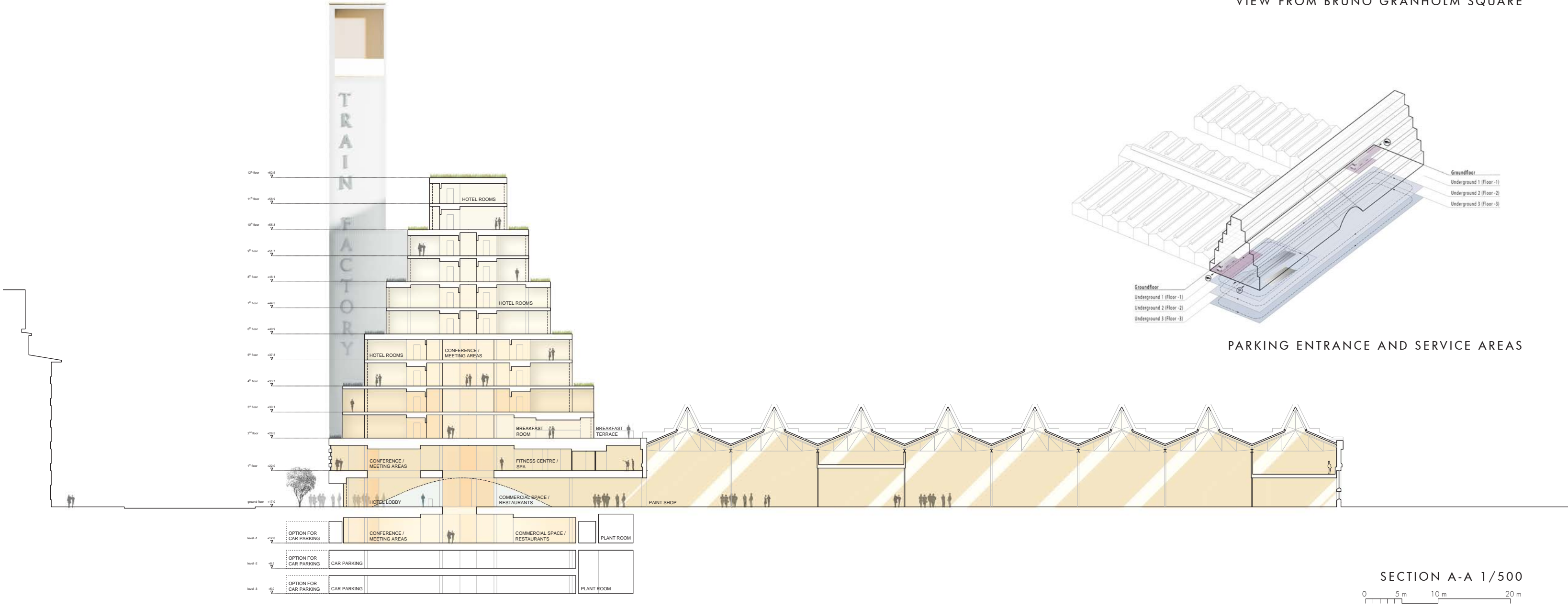
FLOOR PLANS 4-5 1/500



FLOOR PLANS 2-3 1/500



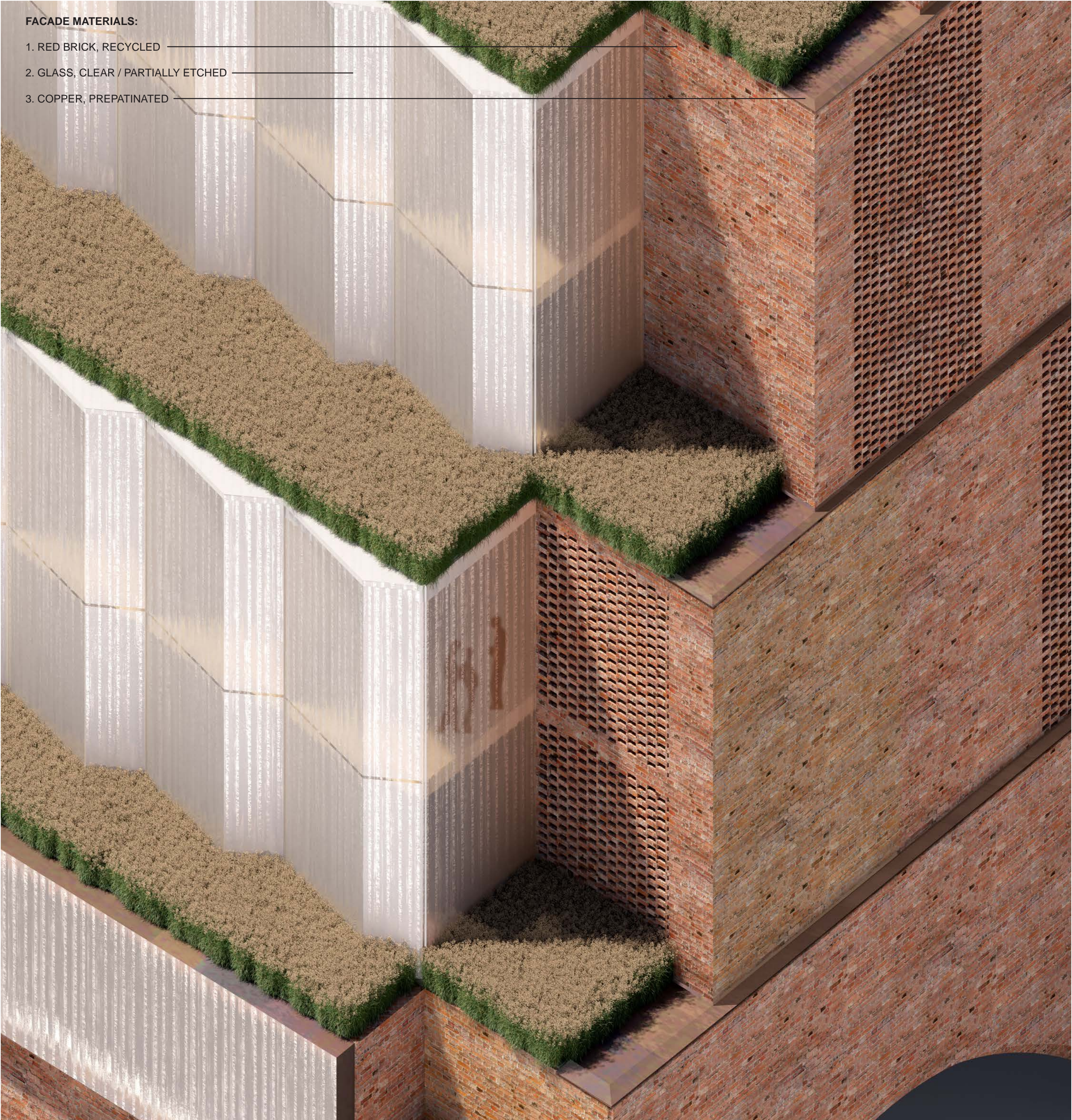
VIEW FROM BRUNO GRANHOLM SQUARE



PARKING ENTRANCE AND SERVICE AREAS



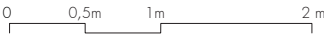
WEST FACADE 1/500



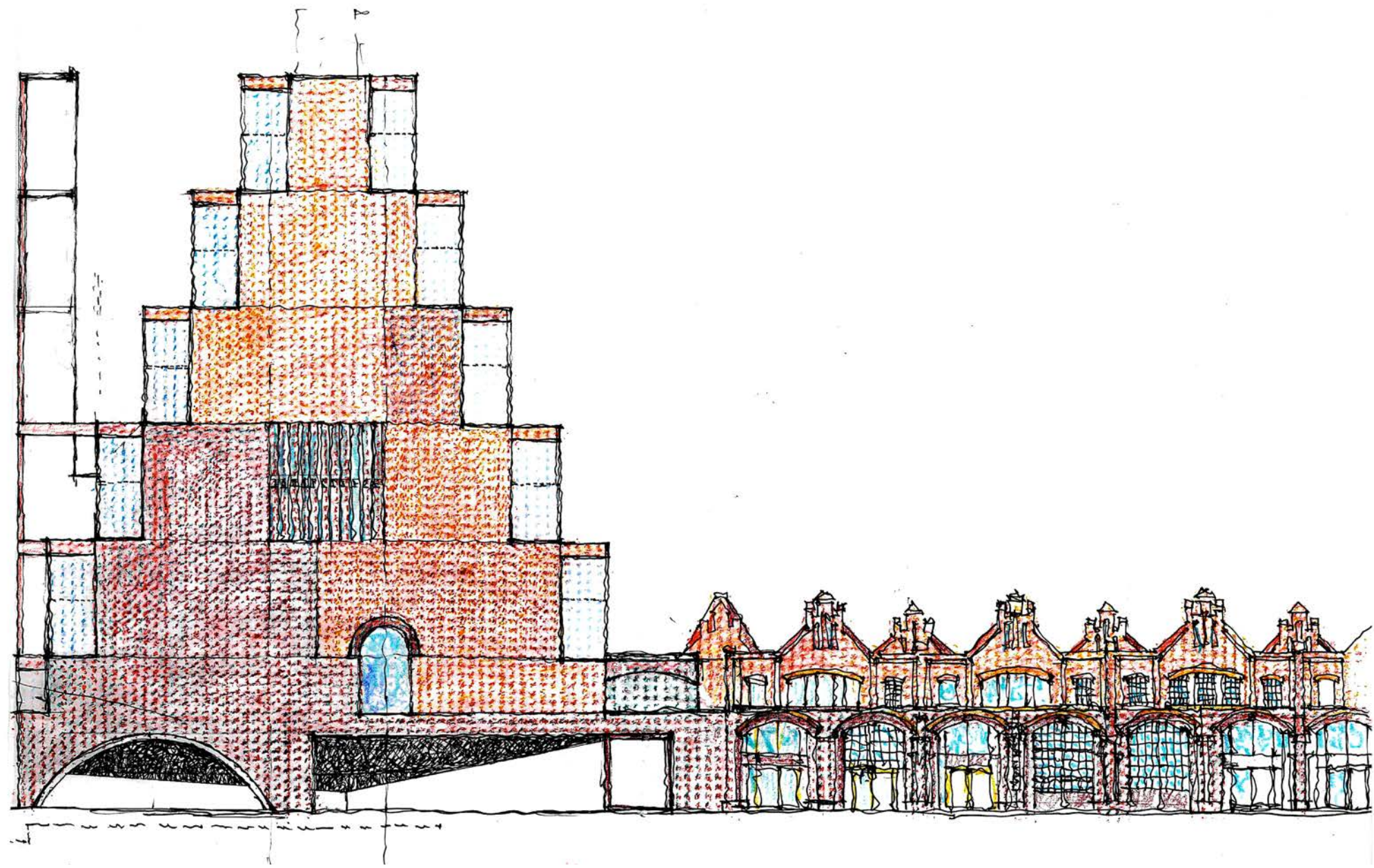
FACADE MATERIALS:

- 1. RED BRICK, RECYCLED
- 2. GLASS, CLEAR / PARTIALLY ETCHED
- 3. COPPER, PREPATINATED

FACADE STUDY 1/50



AERIAL VIEW FROM EAST



FACADE SKETCH

