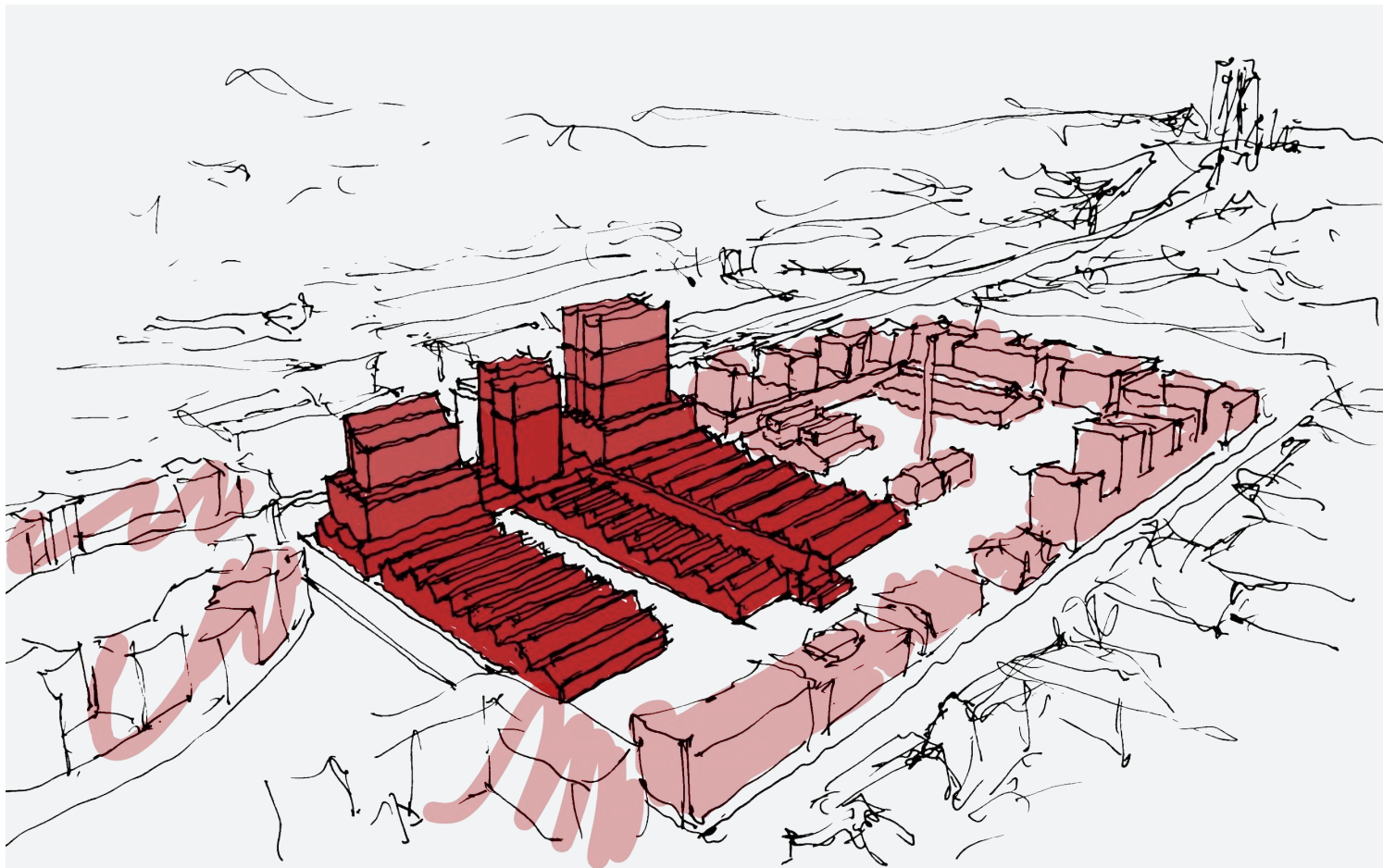


# The Train Factory

## Following the tracks of history



Visualization, seen from Bruno Granholm's aukio.



Vision sketch

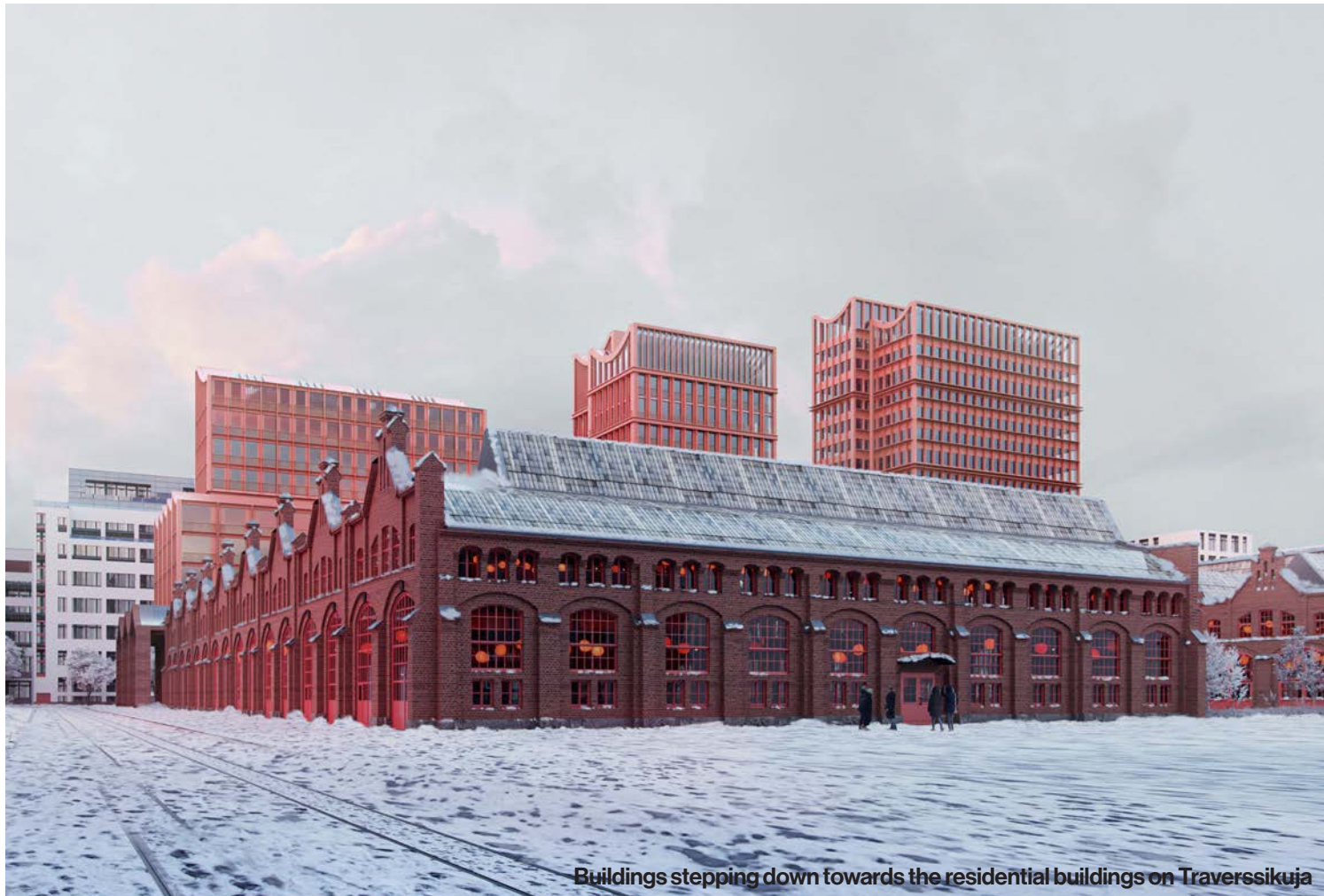
### Following the tracks of history

Konepaja train factory introduces a clear vision and flexible architecture that attracts a diverse audience with high demands in their work- and everyday environment. An environment fitting in but at the same time standing out as a destination for culture, experiences, and work. Konepaja train factory builds on what is already there, the qualities and functions of the historic Pasila Machine Shop area. Konepaja's history where the train factory was more than just a business is a value emphasized throughout the project. The train factory, a city within the city, a community where everyday life flourishes and the historic workshop spirit are infused into after-work socializing and lifelong friendships. The values are underlined in this modern business and culture environment giving back to the city with generous, inviting, and accessible ground floors and roof tops.

The two centres of gravity on Teollisuuskatu; Pasila and Kalasatama are characterized by their density and their transport links. Konepaja train factory offers something different, a melting pot of culture, business, recreation, events, and tourism. Typical of the axis between Pasila and Kalasatama is the presence of several urban pockets, of which the Pasila Konepaja train factory is the most significant one. Some examples are Dallapenpuisto flea markets and Teurastamos with urban culture, restaurants, and events. Teollisuuskatu is transformed from intense traffic to human scale experiences with attractive edge zones. The qualities of Konepaja's backyard along the

Konepajantien are brought out towards Teollisuuskatu with flourishing street life. Konepaja train factory becomes an inviting working- and meeting place for businesses, bottom-up culture, and experiences in the northern part of Helsinki's city centre.

The diversity in functions offers an inviting destination for tourists and desirable workplaces where there is always something attractive going on. Spatially this is achieved by breaking down the scale of the buildings by using the proportions and character of the existing train factory halls to enhance coherency as well as diversity. The buildings are organized in three main layers, the halls and arcades in the podium, the neighbourhood blocks and the towers defining the city scale. The historic industrial architecture is reinterpreted and echoed in the different layers of the buildings. Public life in street level floats in from Teollisuuskatu via two gates, one interior through the Assembly Hall and one exterior, the Konepajanpasasi. The podium layer relates in scale and appearance to the train factory halls and the surrounding neighbourhood structures. The towers are subdivided and diversified in expression to scale down the project. Bruno Granholm's original vision that the area should be held together in character, scale, and material is emphasized in all three layers. This red, significant tone of the brick is interpreted in the three different layers of the podium, neighbourhood block and the towers.



Buildings stepping down towards the residential buildings on Traversesikuja

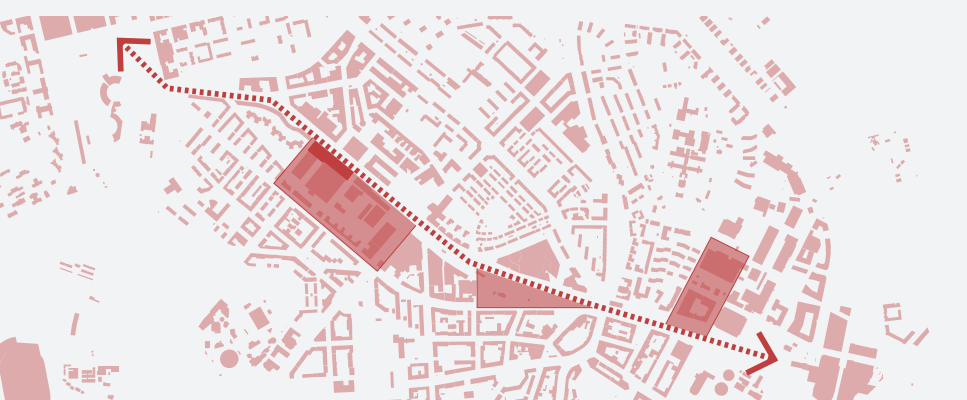


Aerial view of the Pasila Machine Shop Area

**Green connection:** A recreative connection is established from Vallilaanlaakso to Alppipuisto leading people through the neighborhood inviting them to take part of the vibrant activities in the area.



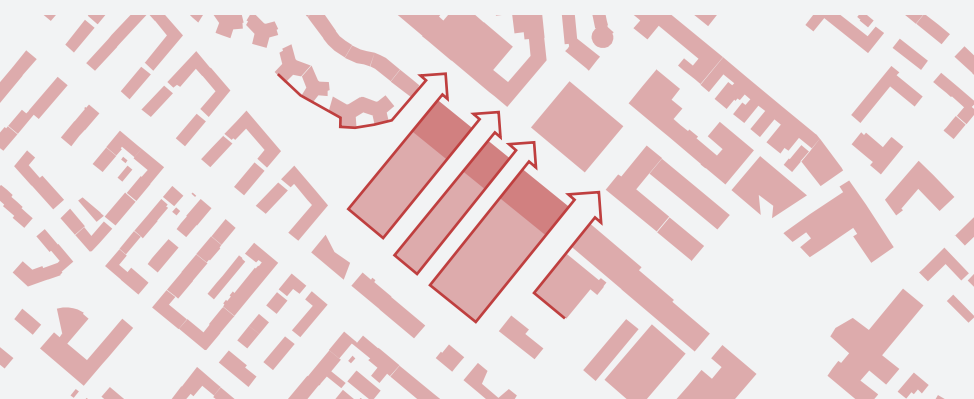
**A string of industrial pockets:** The train factory is located between the two areas Pasila and Kalasatama. Along the connecting Teollisuuskatu axis there is a series of urban pockets characterized by diverse public life as well as unique architectural characters.



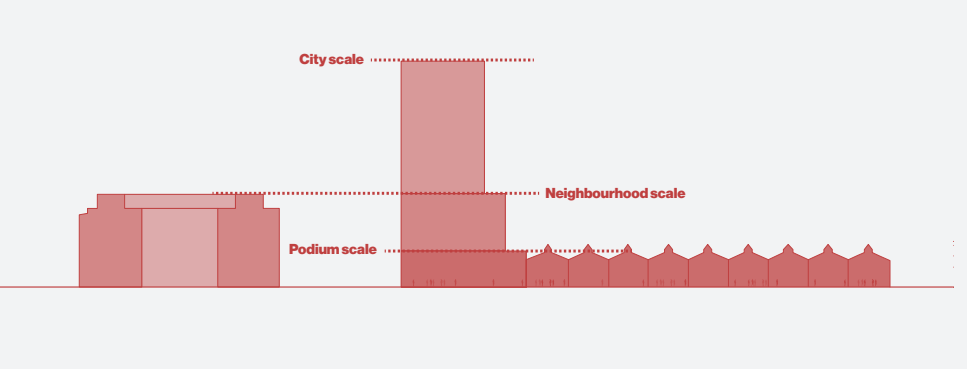
**Finishing the urban block:** The site is the last brick in the development of the immediate area and finalizes Bruno Granholm's original vision of material and architectural coherency.



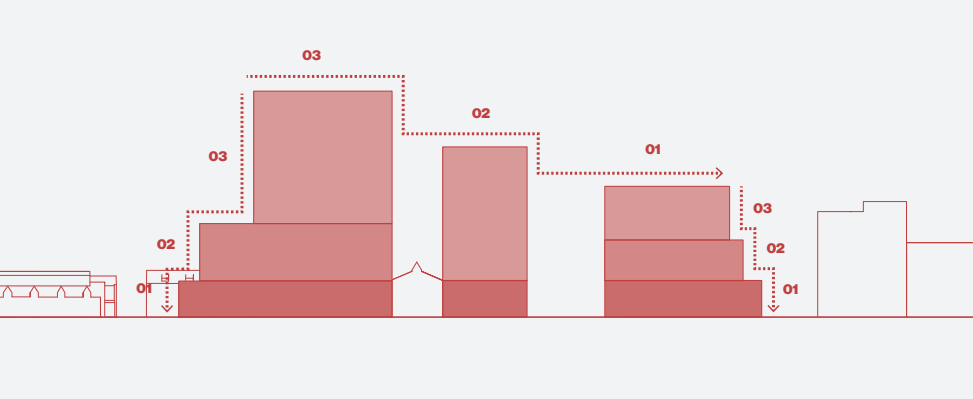
**Openness and permeability:** The long site is opened up by creating passages across. This allows people from Teollisuuskatu to access the heart of the area, but also to let the urban life from the area spill out to add urban quality to the streets edge zone.



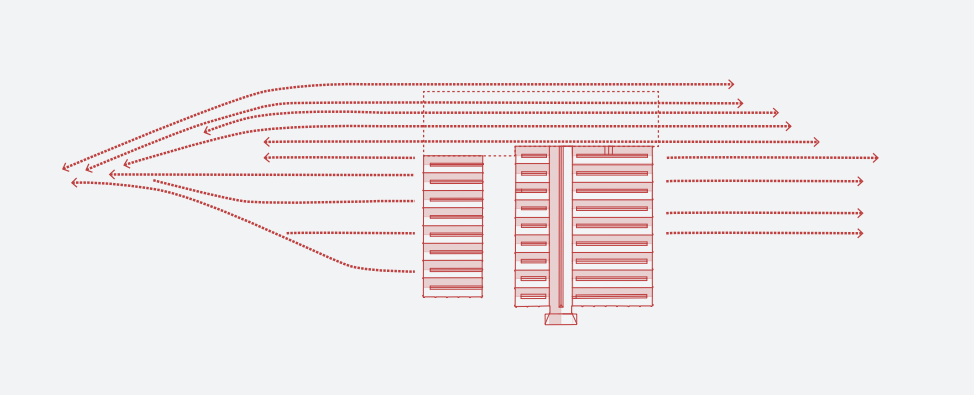
**Fitting in:** The site has several scales represented and the project should relate to these scales. Therefore, the project is divided into 3 distinct layers: podium scale being the continuing of the existing halls, neighbourhood scale which is the general scale of the immediate area and the city scale that introduces a dialogue with the wider city of Helsinki.



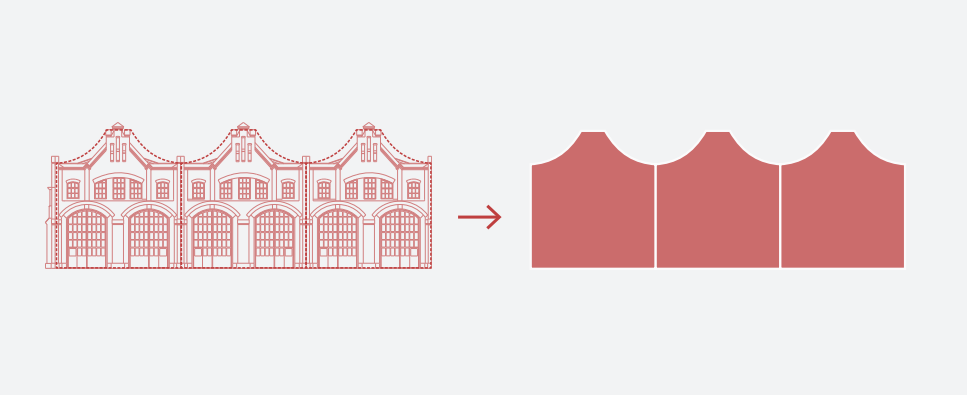
**A good neighbor:** To be as gentle to the neighbors as possible the volume has setbacks on the sides to make the volume seem smaller from eyelevel. Furthermore, the overall composition of the highest buildings is placed to have the least impact on the neighbors.



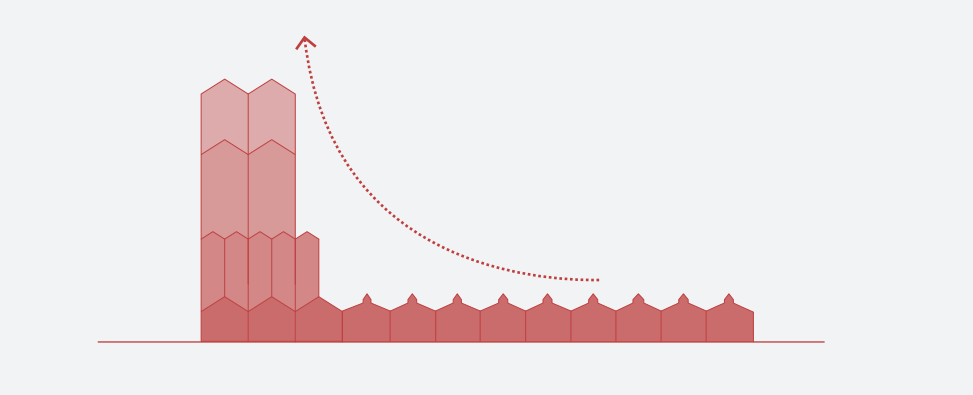
**Traces from the past and present:** Both the former train tracks on the site and the existing halls have a very clear direction. Therefore, the project tags on to this direction in its disposition of volumes, roof profiles and architectural language.



**Architectural uniqueness and industrial repetition:** The existing buildings in the area offer several specific architectural motifs and repetitive rhythms. The project interprets this and creates a strong relation to the existing, both in its expression and its flexible use.



**A miniature city:** The area is described as a miniature city, the vision for the new project should support this analogy by perceiving the large-scale volumes as smaller individual houses.



Siteplan, 1:1000



# From a place for production To a place for people



Urban life between the former paint shop and assembly hall



Kaupahalli between the old assembly hall and the new podium



View over Helsinki from the public accessible skybar

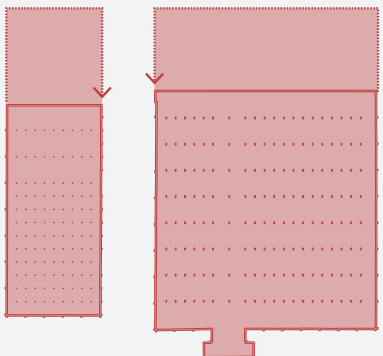


Office lobby towards Teollisuuskatu

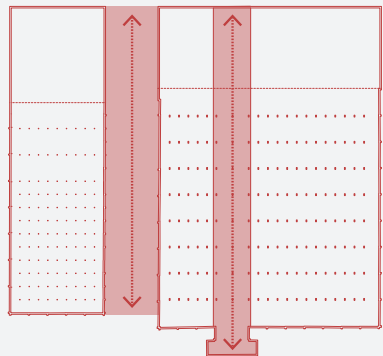


Colonnade along Teollisuuskatu

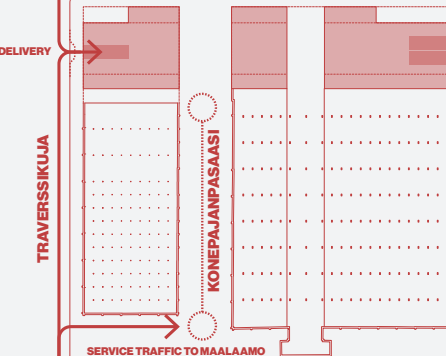
**Continuation of the existing hall:** The typology of the existing halls has proven to be highly flexible and contains versatile spaces that can be used for many different purposes. The podium level refers both in function, scale and typology to the existing halls.



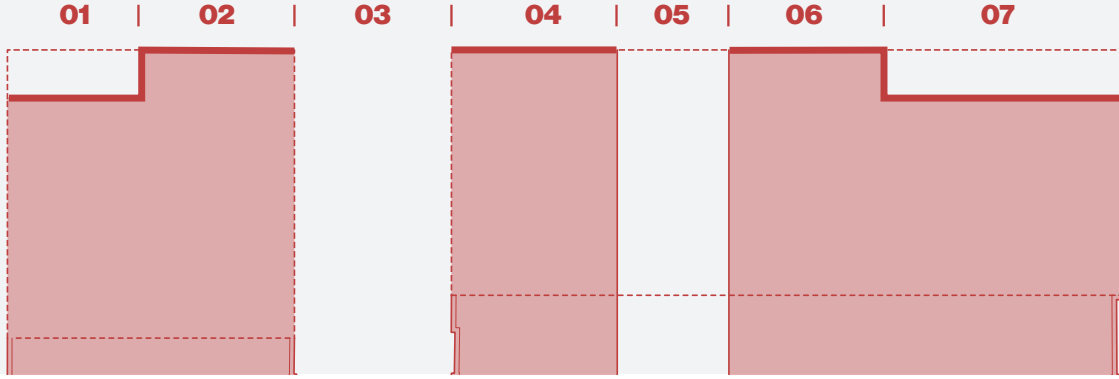
**Connections to the city:** Besides the green passage the existing paint shop already has an indoor and outdoor passage, which is continued in the new podium. This allows for good connectivity across the site – indoor and outdoor.



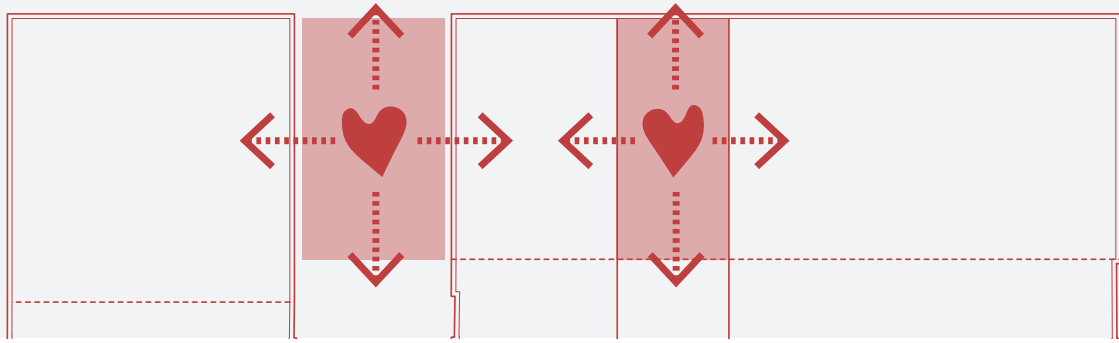
**Logistics:** Two drop-off areas for taxis and other services is placed on Teollisuuskatu right in front of the hotel and office lobbies, the service to the hotel will be from Traversskuja while service to the office will be from Bruno Granholminkuja. Access to the parking will also be from this side.



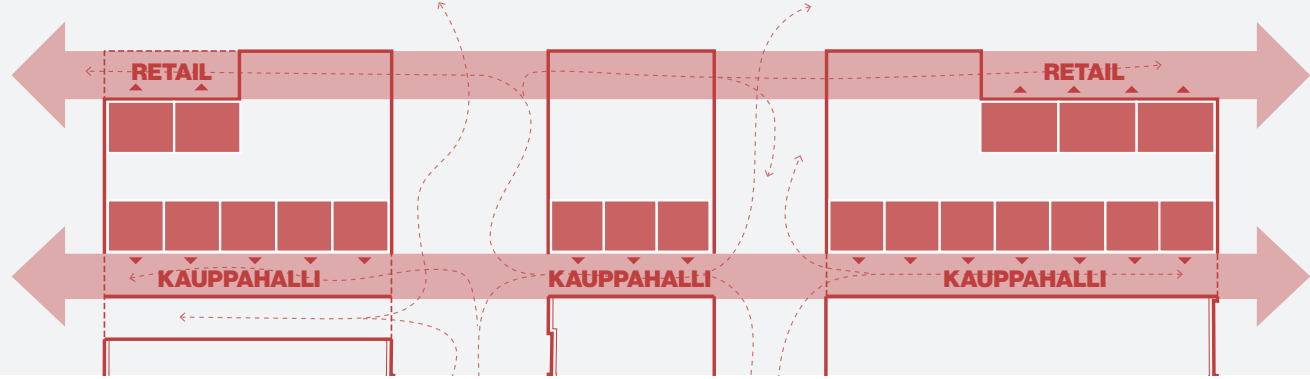
**A façade for pedestrians:** The almost 180m long façade along Teollisuuskatu is scaled down to smaller segments by introducing indoor and outdoor colonnades, which also create an extended and covered edge zone making the street more diverse & pedestrian friendly.



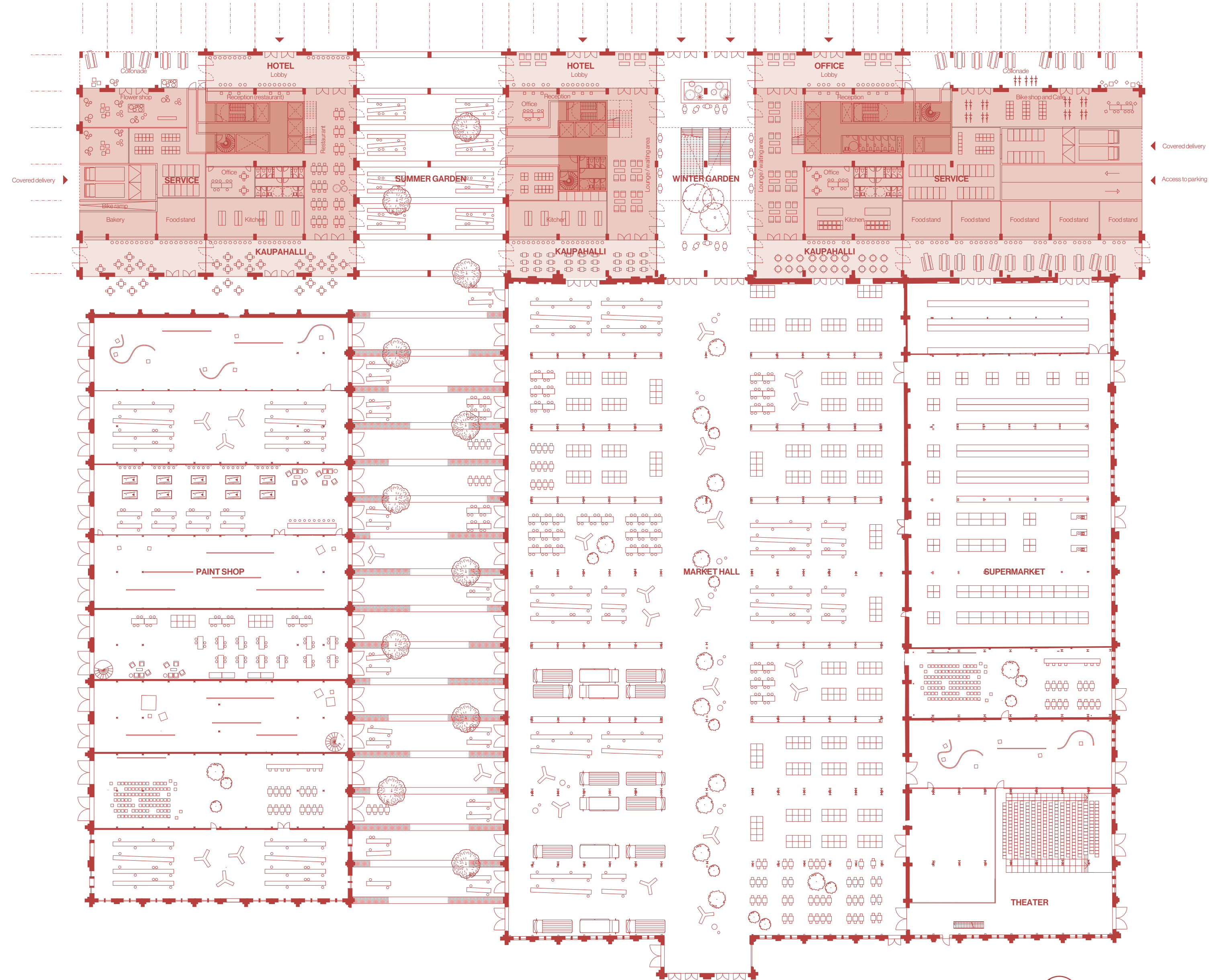
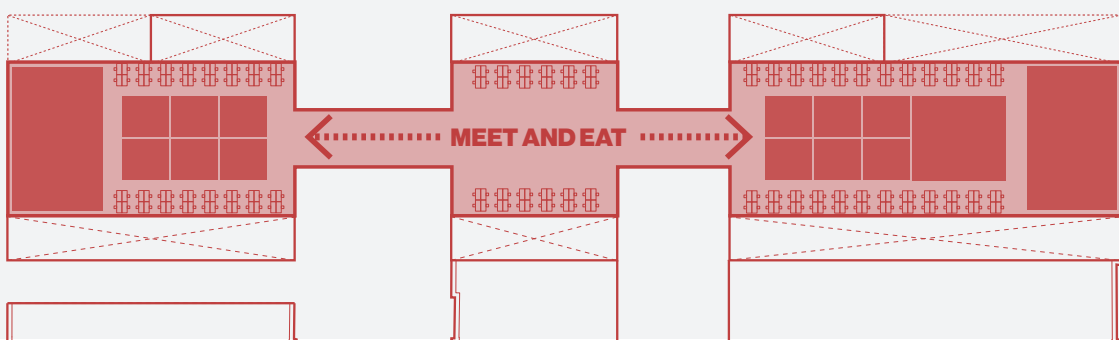
**Wintergarden and Summergarden:** Two urban spaces are marking the entrances to the area. One as an indoor wintergarden and one as a covered outdoor space followed by the Konepajansaasi. Wedged in between different functions the gardens connect lobbies of both the hotel and office while also giving access to the existing halls, the basement below and the conference above.



**Extension of the market hall:** In the meeting between old and new, the character of the market hall spaces continue as open and fluid public spaces. Serviced by small food stalls or shops the retail could have the character of a market hall.



**Amenities in synergy:** Conference spaces are taken off the street level and placed on the podium's mezzanine level. In combination with cantina and restaurant this level could be a highly flexible "meet and eat" floor, possibly shared by hotel and office.



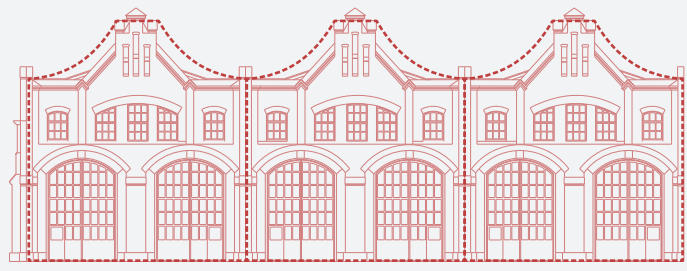


# A lively livingroom for the entire city

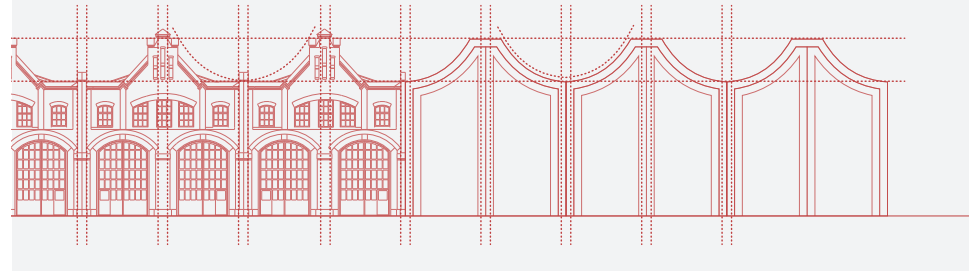


The wintergarden is a new living room that connects office, hotel, assembly hall, conference above and basement below

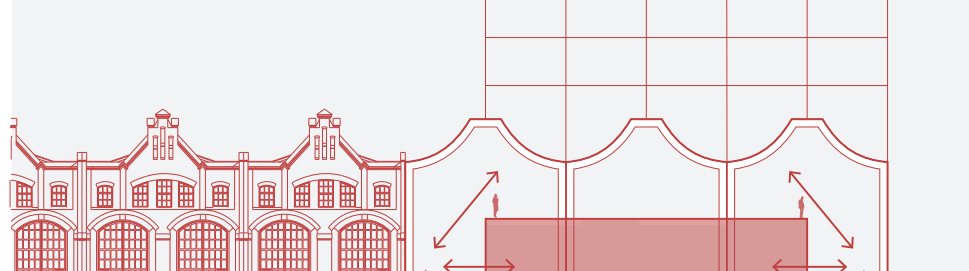
**Building the future with respect for the past:** The starting point and main inspiration for the new architecture is found in what is already there in the rational and robust industrial architecture.



**Drawn by the context:** Rhythm, hierarchy, and proportions of the existing architecture on the site are carefully analyzed and set clear guidelines for the composition of the new architecture introduced on site.



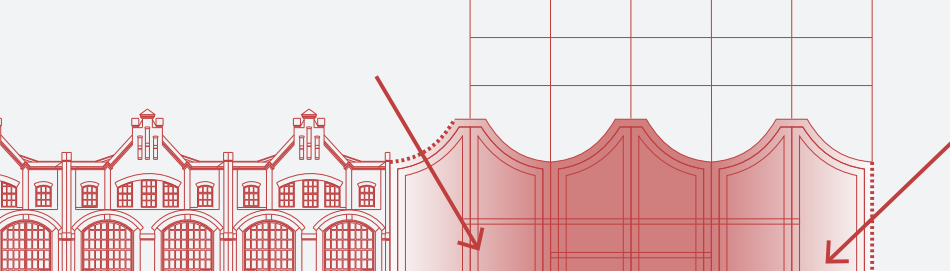
**A house in a house:** The generous space in the podium has a ceiling height large enough to fit in several levels, which offers interesting and unexpected spatial experiences and a clear easy division of public and private parts of the podium.



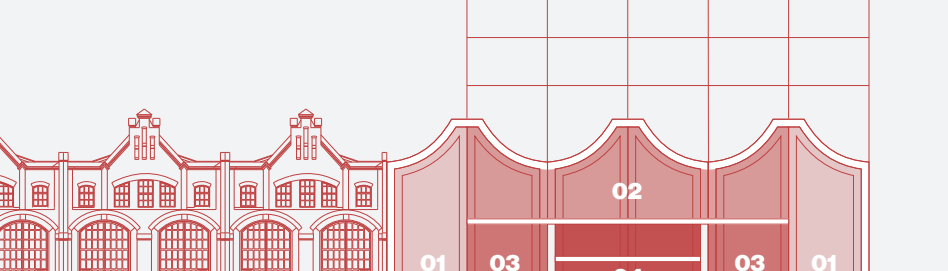
**A family of architectural motifs:** The architecture of the train factory offers great amount of different classic architectural motifs from the time it was built. To bind it all together and create synergy between old and new, these motifs create the basis for the overall expression, used in various ways and scales. The roof profiles of the high points on the buildings becomes landmarks for the train factory's architecture. A modern interpretation to both fit in but at the same time stand out as something significant.



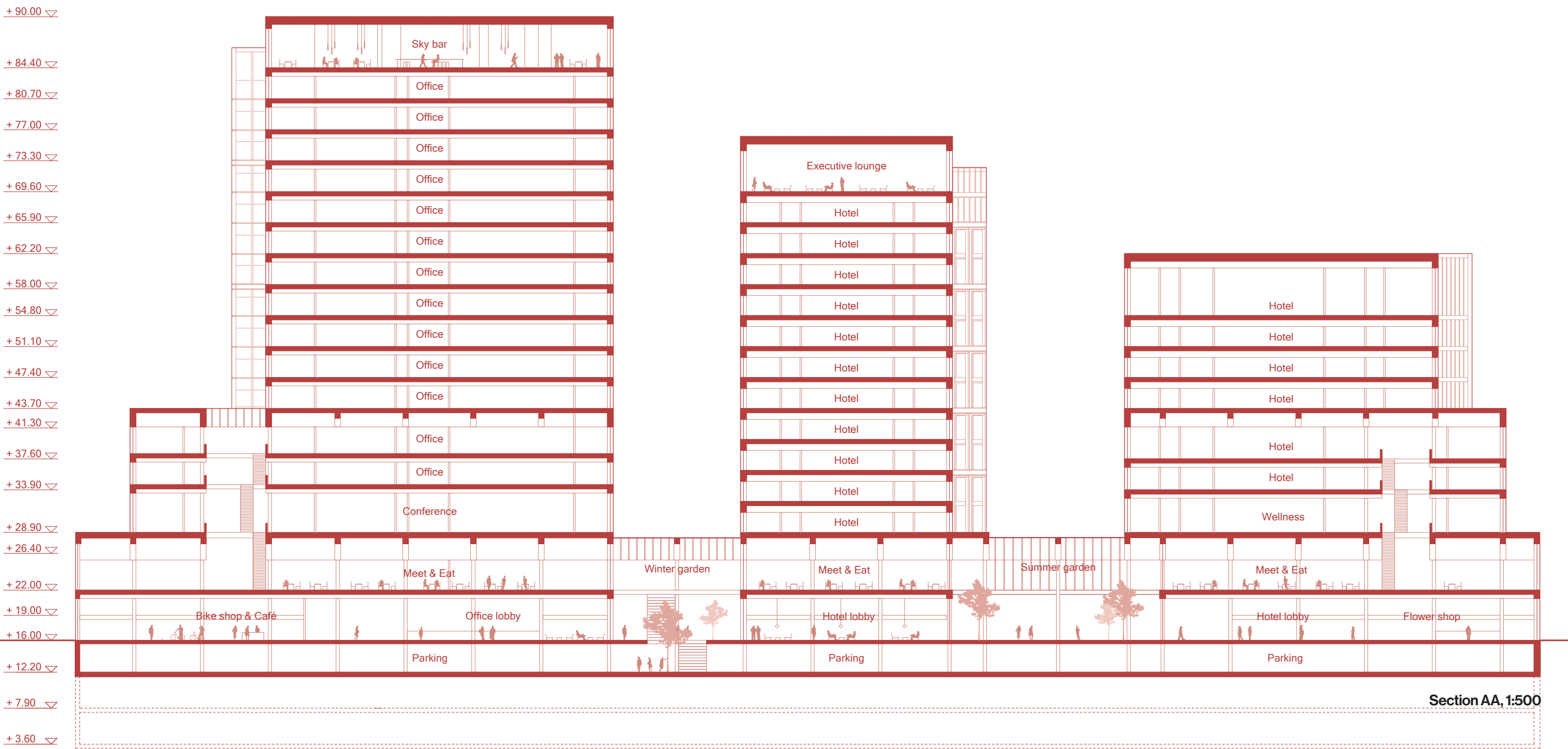
**Daylight:** By leaving the edges of the podium spaces full height, light is drawn far into the building. A setback of the volumes above the podium allows space for large skylight that provides light for the most critical point between the old and new building.



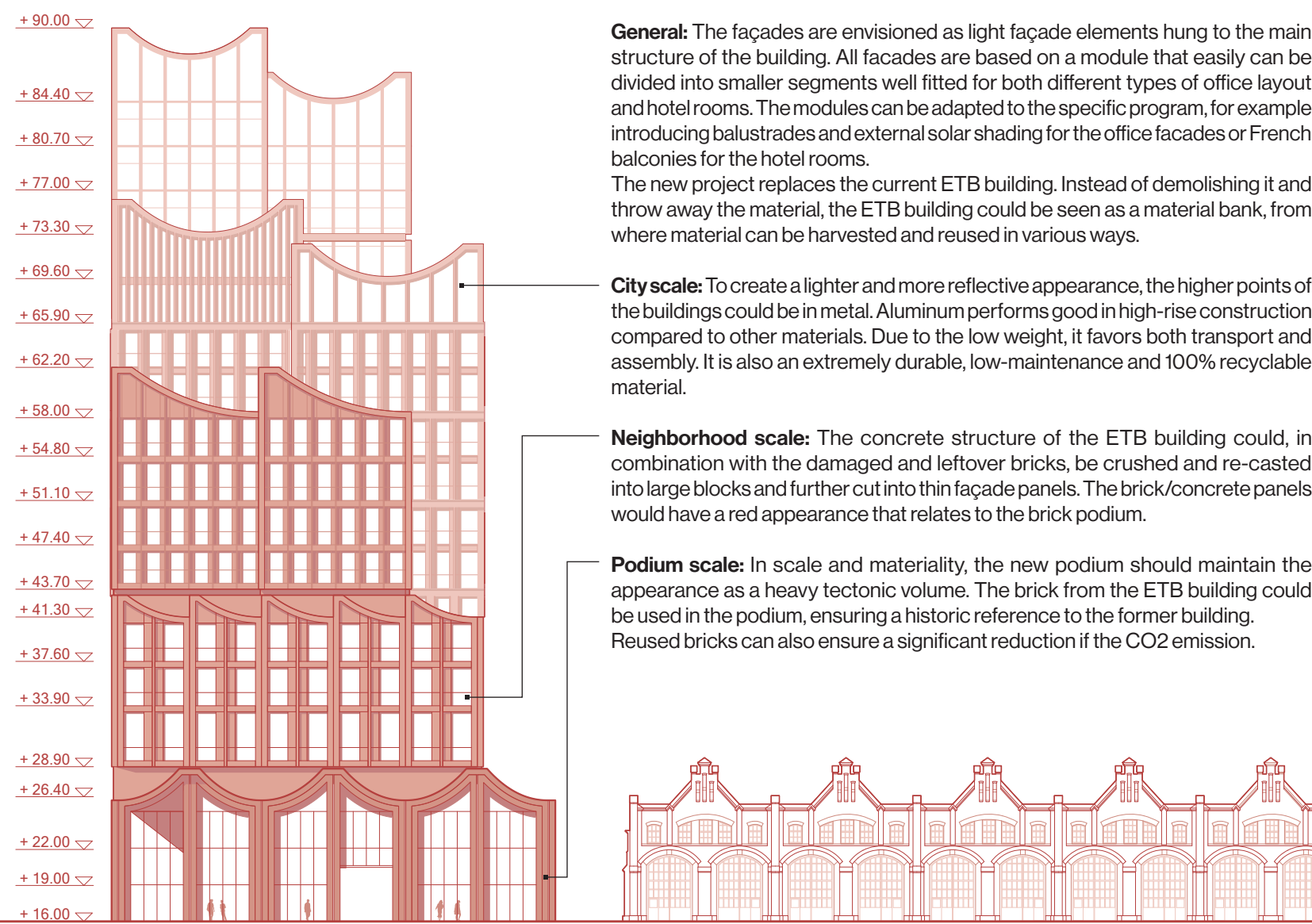
**A variation of spaces:** The mezzanine levels are organized after the light conditions, having large generous spaces towards the sides and more compact back of house spaces in the middle.



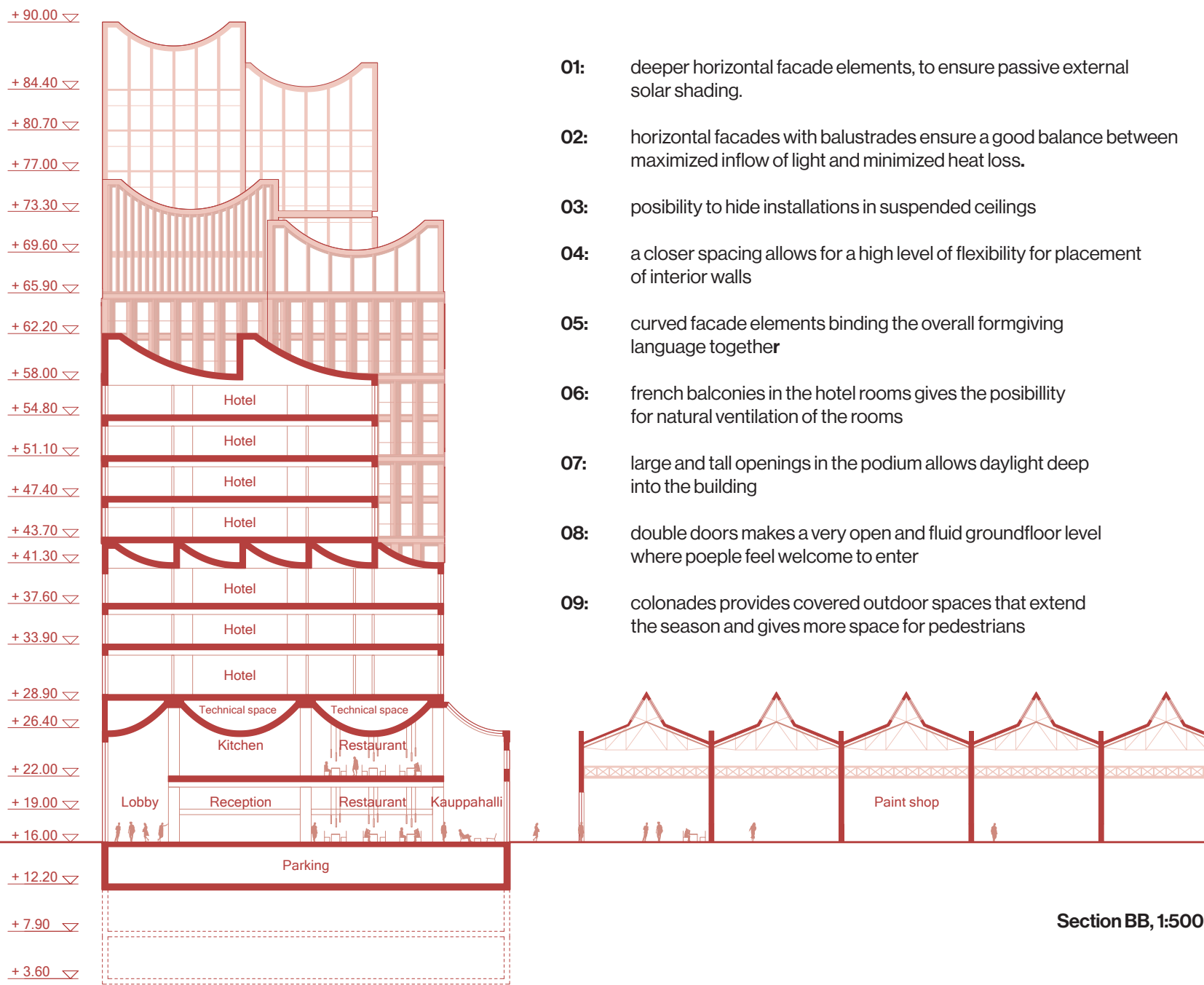
Elevation northeast, 1:500



Section AA, 1:500



Elevation northwest, 1:500



Section BB, 1:500

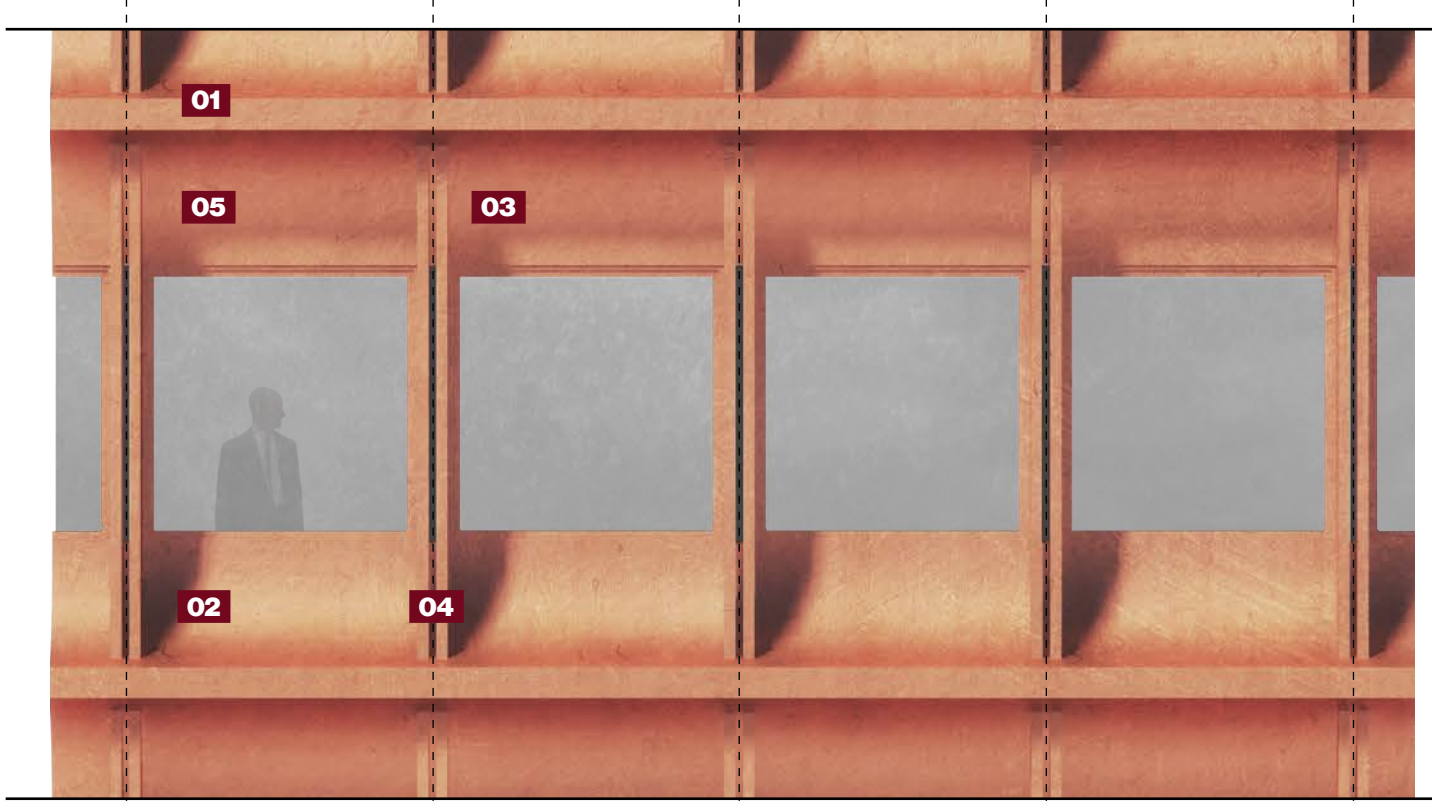
**General:** The façades are envisioned as light façade elements hung to the main structure of the building. All façades are based on a module that easily can be divided into smaller segments well fitted for both different types of office layout and hotel rooms. The modules can be adapted to the specific program, for example introducing balustrades and external solar shading for the office façades or French balconies for the hotel rooms.

The new project replaces the current ETB building. Instead of demolishing it and throw away the material, the ETB building could be seen as a material bank, from where material can be harvested and reused in various ways.

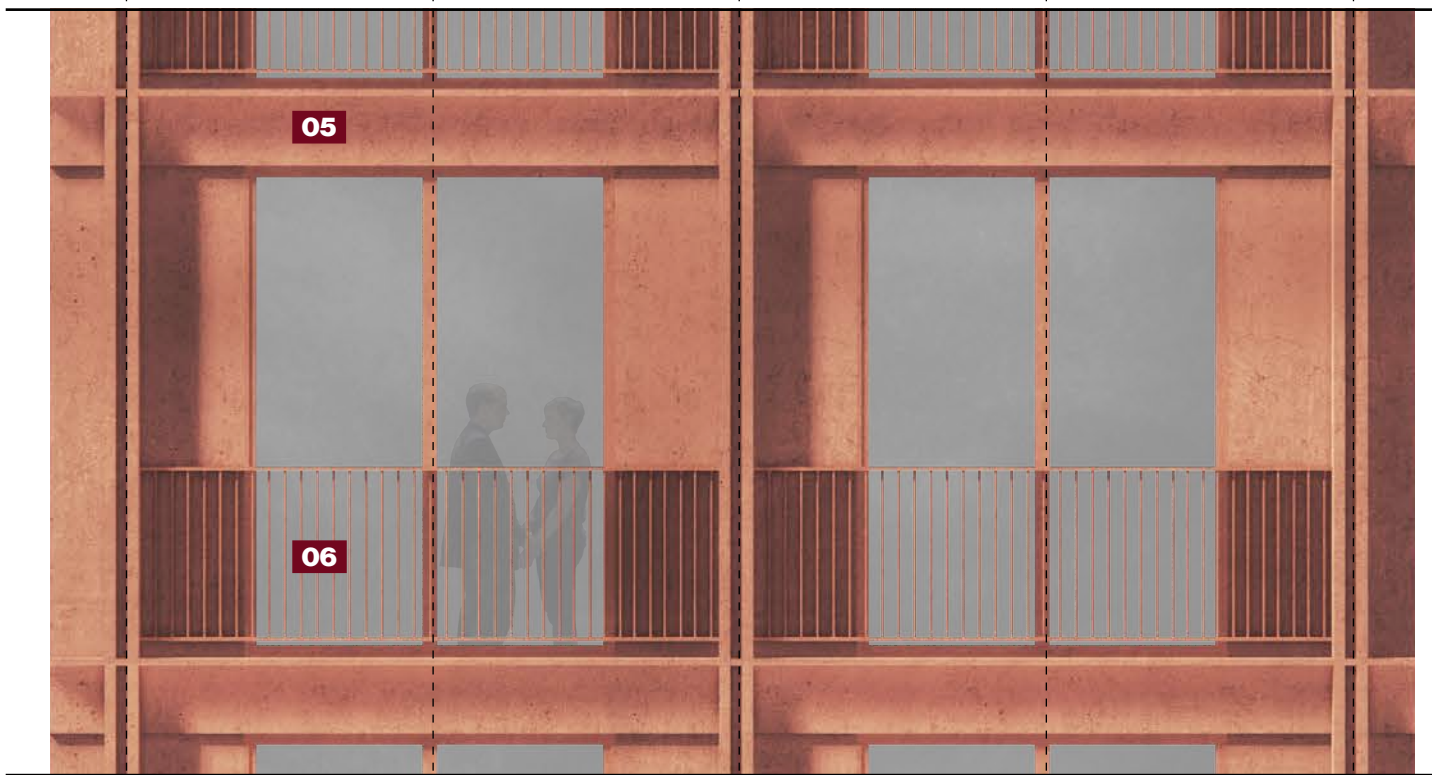
**City scale:** To create a lighter and more reflective appearance, the higher points of the buildings could be in metal. Aluminum performs good in high-rise construction compared to other materials. Due to the low weight, it favors both transport and assembly. It is also an extremely durable, low-maintenance and 100% recyclable material.

**Neighborhood scale:** The concrete structure of the ETB building could, in combination with the damaged and leftover bricks, be crushed and re-casted into large blocks and further cut into thin façade panels. The brick/concrete panels would have a red appearance that relates to the brick podium.

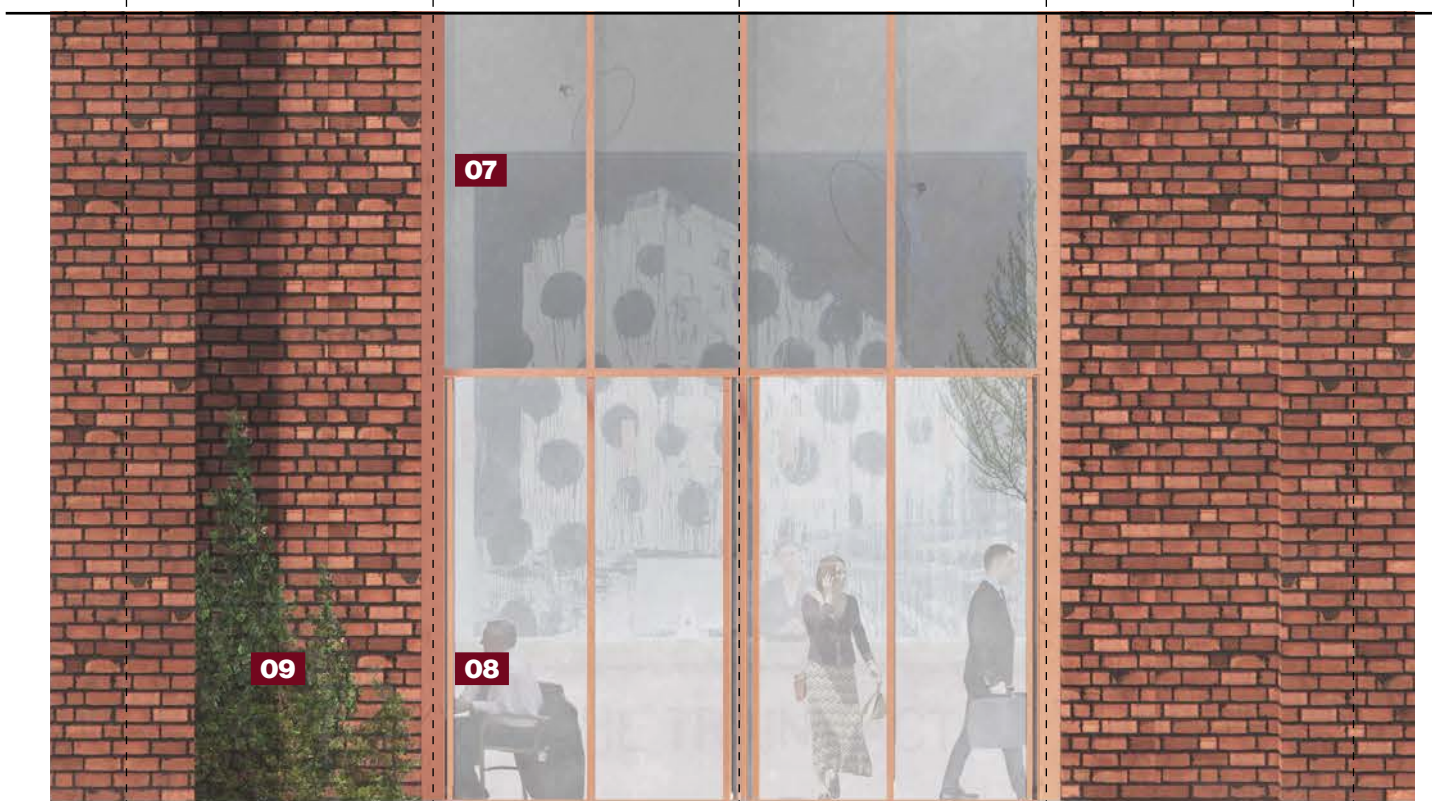
**Podium scale:** In scale and materiality, the new podium should maintain the appearance as a heavy tectonic volume. The brick from the ETB building could be used in the podium, ensuring a historic reference to the former building. Reused bricks can also ensure a significant reduction if the CO2 emission.



City scale, example of office, facade studies, 1:50



Neighborhood scale, example of hotel, facade studies, 1:50



Podium scale, example of retail, facade studies, 1:50



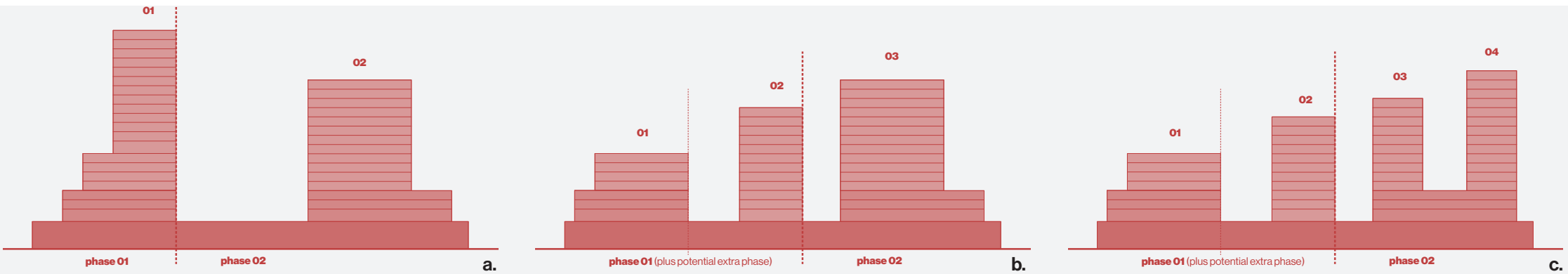
# Building the future with respect for the past



The roof profiles are inspired by the beautiful Train Factory Halls and contributes to downscaling together

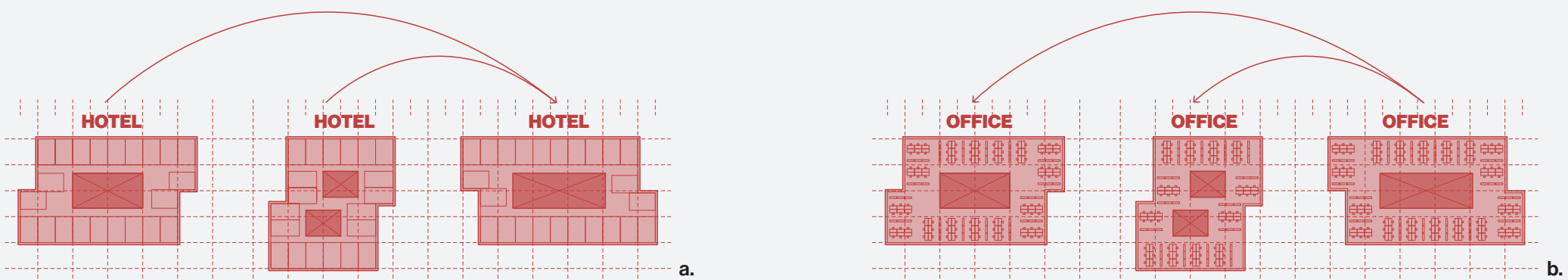
## Volume

The current volume is divided up into three higher points, two for the hotel and one for the office. The motivation for doing that, is to be able to scale down the volume in the best possible way towards the housing buildings in northwest. The project can easily be divided into two phases as described in the brief. If beneficial the first phase could even be divided into two clearly divided phases as well. If desired the overall composition of higher points could be reduced to two or even divided into four.



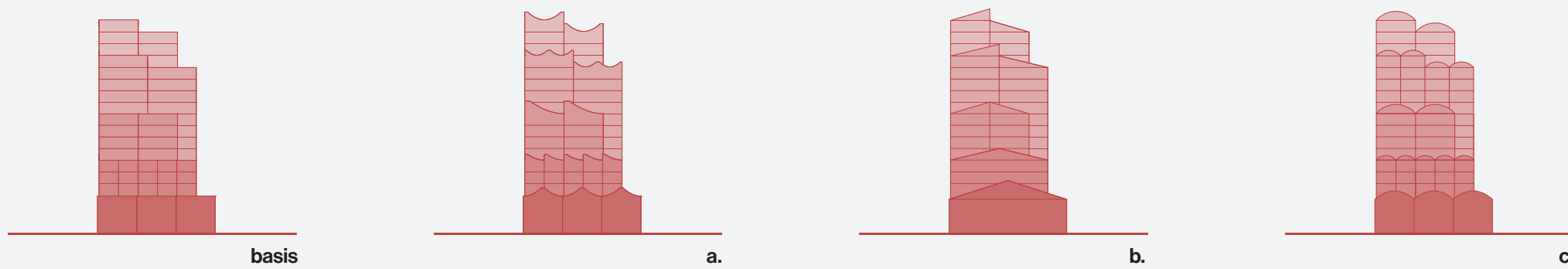
## Layout

Flexibility is one of the key aspects to create a robust and sustainable building that will be able to maintain useful and relevant in the future. Therefore, the volumes are all based on the same modules that works well for both for dividing into hotel rooms and for different office layouts, which will ensure a high level of flexibility both before the building process start and in the future.



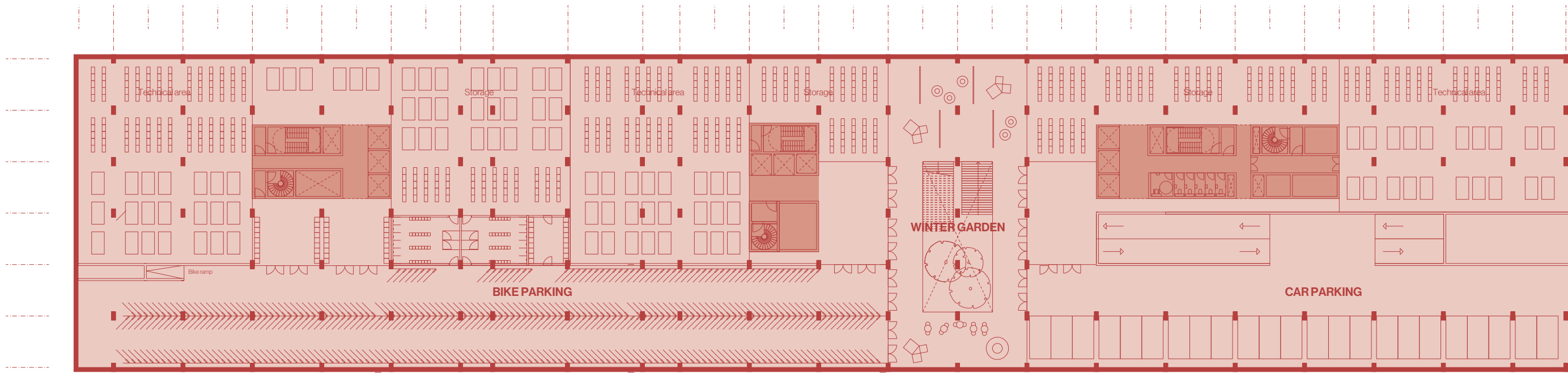
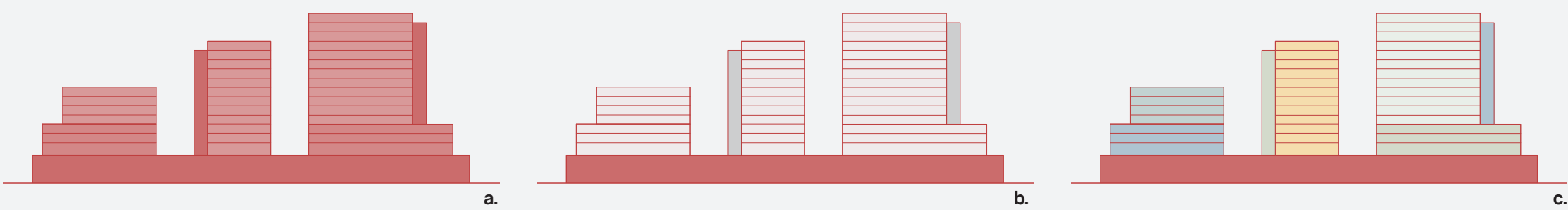
## Roof profile

The profiles of the roofs are an important element to bring new and old together as one unity – a miniature city of individual houses. The current roof profiles are a modern interpretation of the roofs from the existing halls. The shape could refer to the existing in more direct or more abstract way – a balance that can be investigated in the further development of the project.

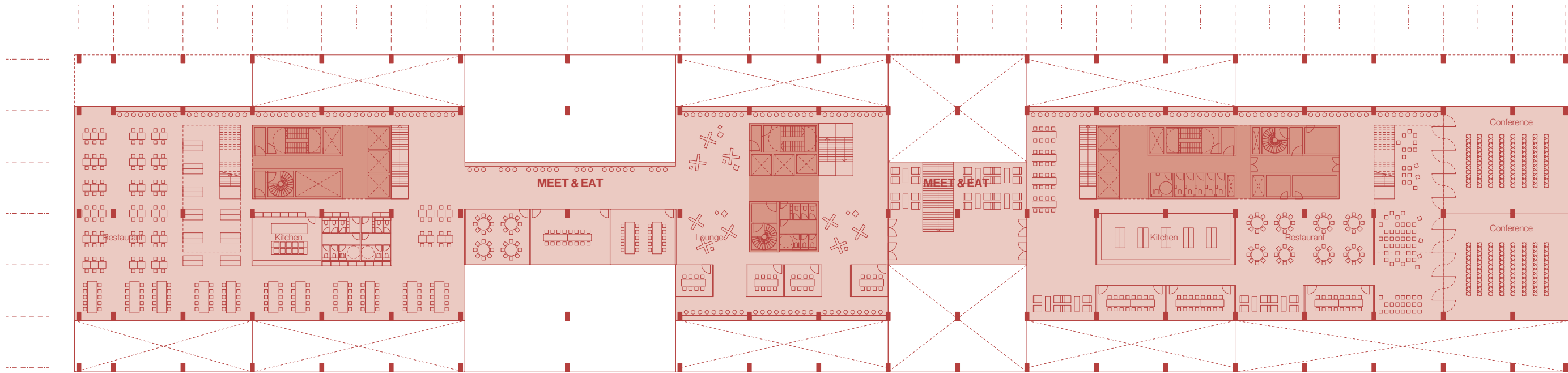


## Material

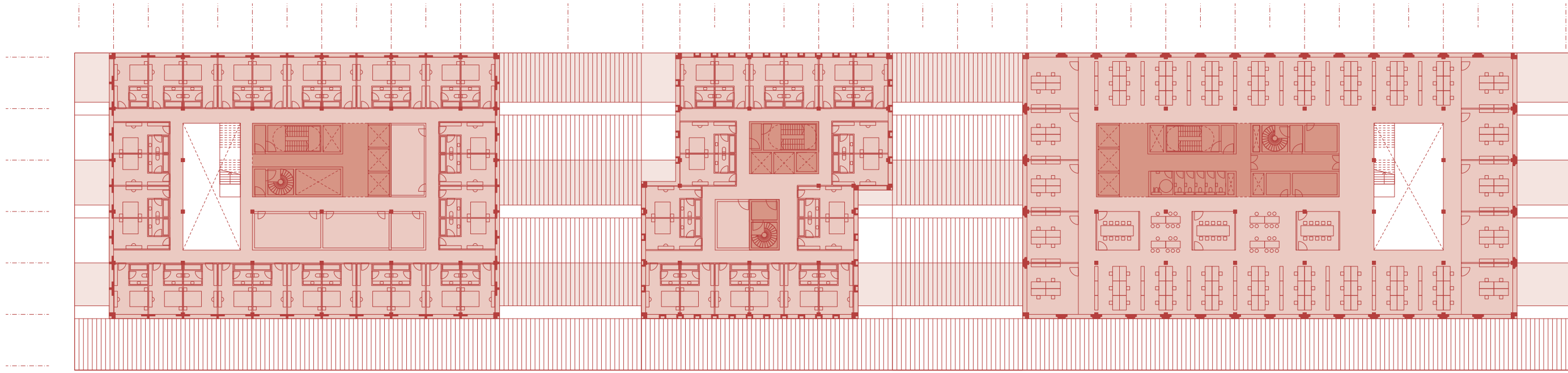
The red, dark, heavy bricks set the tone for the area and gives a unique character. The project is envisioned with a heavy brick podium, a concrete panel mid-level and a metallic top. All in red tones to create a strong unity between old and new. Other materiality schemes could also work, for example light tops as the general area or at more mixed material palette.



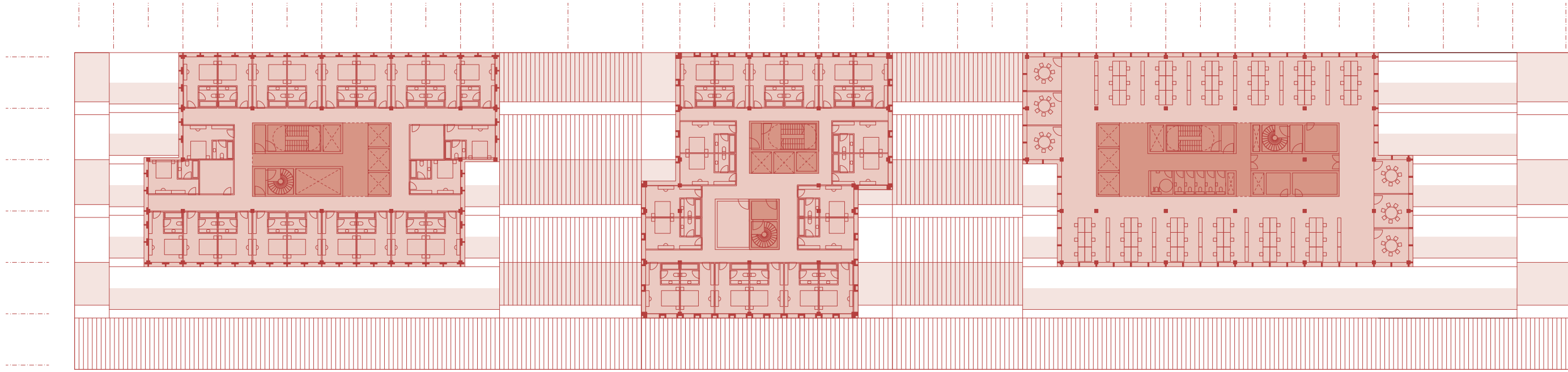
Level -01, 1:500



Level 02, 1:500



Typical floor, Level 03-05, 1:500



Typical floor, Level 06-09, 1:500

## Area calculation

FLOOR	GROSS AREA	HOTEL	OFFICE	NET AREA	HOTEL	OFFICE	HOTEL ROOMS
F-03	6475	-	-	-	-	-	0
F-02	6475	-	-	-	-	-	0
F-01	6475	-	-	-	-	-	0
F01	5202	2778	2424	4001	2071	1930	0
F01mez	2241	1229	1012	2855	1575	1280	0
F02	3833	2151	1682	3369	1814	1555	0
F03	3815	2119	1696	3064	1520	1544	20
F04	3815	2119	1696	3064	1520	1544	50
F05	3815	2119	1696	3064	1520	1544	50
F06	2781	1723	1038	2090	1187	903	42
F07	2781	1723	1038	2090	1187	903	42
F08	2781	1723	1038	2090	1187	903	42
F09	2781	1723	1038	2090	1187	903	42
F10	1822	784	1038	1460	557	903	20
F11	1822	784	1038	1460	557	903	20
F12	1822	784	1038	1460	557	903	20
F13	1822	784	1038	1460	557	903	20
F14	1430	392	1038	1258	355	903	0
F15	1038	0	1038	903	0	903	0
F16	1038	0	1038	903	0	903	0
F17	519	0	519	397	0	397	0
TOTAL:	45078	22935	22143	37078	17351	19727	368

