

DIAMONDS 1/8000



**plan structure**  
The closeness of the old Porvoo town centre to the south-east gives a natural starting point to put the focus of the new area and its centre functions to the southern part of the planning area. Towards the northern parts of the planning area, and the single family house area on the other side of the river, the new design gradually changes less dense and more housing-based.

**diamonds**  
The design is based on diamond-like shapes. Diamond shaped sub-areas allow close contact with the river and at the same time most of the new structure is situated further of the flooding river, to the "higher" parts of the landscape.

By shaping the built areas this way, there is also a longer façade surface that orientates towards the river.

*The goal was to offer waterfront-like living inland without actual canals.* The diamond shape also allows the cultivation landscape to mix with the new built area from the north-east side.

**green routes**  
Old rail tracks form the base of the pedestrian traffic net in the area.

The traverse pedestrian connections located between the sub-areas or so-called diamonds are an essential part of the design. These green areas are aimed towards the Linnamäki view. Small retention basins are built to prevent erosion and improve water quality. The vegetation of the green areas is mostly low-growing seashore meadow vegetation to keep the view open.

**functions**  
The diamonds are mixed in functions. The southern part of the plan mixes commercial and public services, small businesses such as cafes or arts and crafts workshops together with housing and shared functions. The northern diamonds after the art centre include housing and shared functions and small-scale commercial services such as restaurants or repair shops.

**existing buildings**  
The protected buildings and most of the other existing buildings are included in the plan.

**sub-areas, functions**  
A joint area of the new train station, commercial services and an office hotel is found shortly after the turn to the area from south. The place is the primary traffic nodal point of the whole area. The pedestrian way to the area is arranged through the railway station courtyard. The scale of the area is ideal for pedestrians.

The sub-areas further north are housing-based. There is a public functions building in every diamond for some shared functions.

The neighbouring area of the motorway is left unbuilt because of the noise. The southern edge of the motorway is covered with a soil noise wall, which is landscaped with meadow vegetation and wild flowers. There is a skating ramp against the soil wall, which is turned into a sledge hill in the winter.

The waterfront zone varies throughout the planning area. In the dense southern area it is influenced by Old Porvoo. It is strongly built and urban. The immediate waterfront is terraced so that the river is more present.

diamonds

PORVOO



NEW URBAN AND MIXED STRUCTURE:

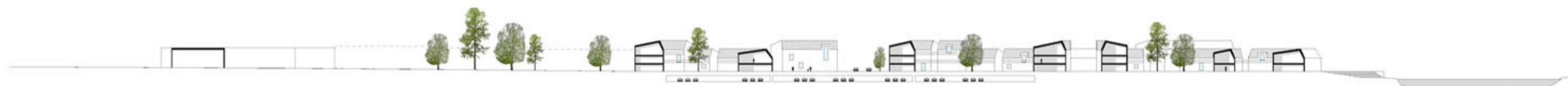
Urban structure in Old Porvoo is dense, but built in human scale. The buildings are mostly two floors high. Blocks are closed, but provide views inside the lush inner gardens. Views to the river are limited. Waterfront is built, but there is a narrow public zone between the buildings and the river. There are cantilevered docks, which reach far above the river.

With a modern touch, the qualities of Old Porvoo are some of the starting points for the new design as well.

The size of the blocks is roughly the same as in the Old Porvoo and street space is pleasantly narrow.

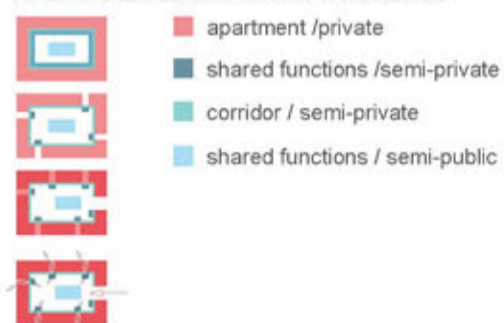
In the outer sides of the diamonds, facing to the green areas, apartments have elegant cantilevered docks similar to Old Porvoo, hanging above the meadow. There is parking space also below the courtyard deck.

PLAN OF A DIAMOND/ SOME TYPICAL BLOCKS 1:1000



SECTION FROM ONE OF THE DIAMONDS 1:1000

SCHEMATIC DRAWING OF THE SHARED FUNCTIONS AND THE LEVEL OF PRIVACY IN A BLOCK



SECTION FROM THE SOUTHERN RAILWAY STATION AREA 1:1000

SCHEMATIC DRAWING OF THE SHARED FUNCTIONS AND SPATIAL EFFICIENCY IN A BLOCK



AXONOMETRIC VIEW TO THE APARTMENT BLOCKS



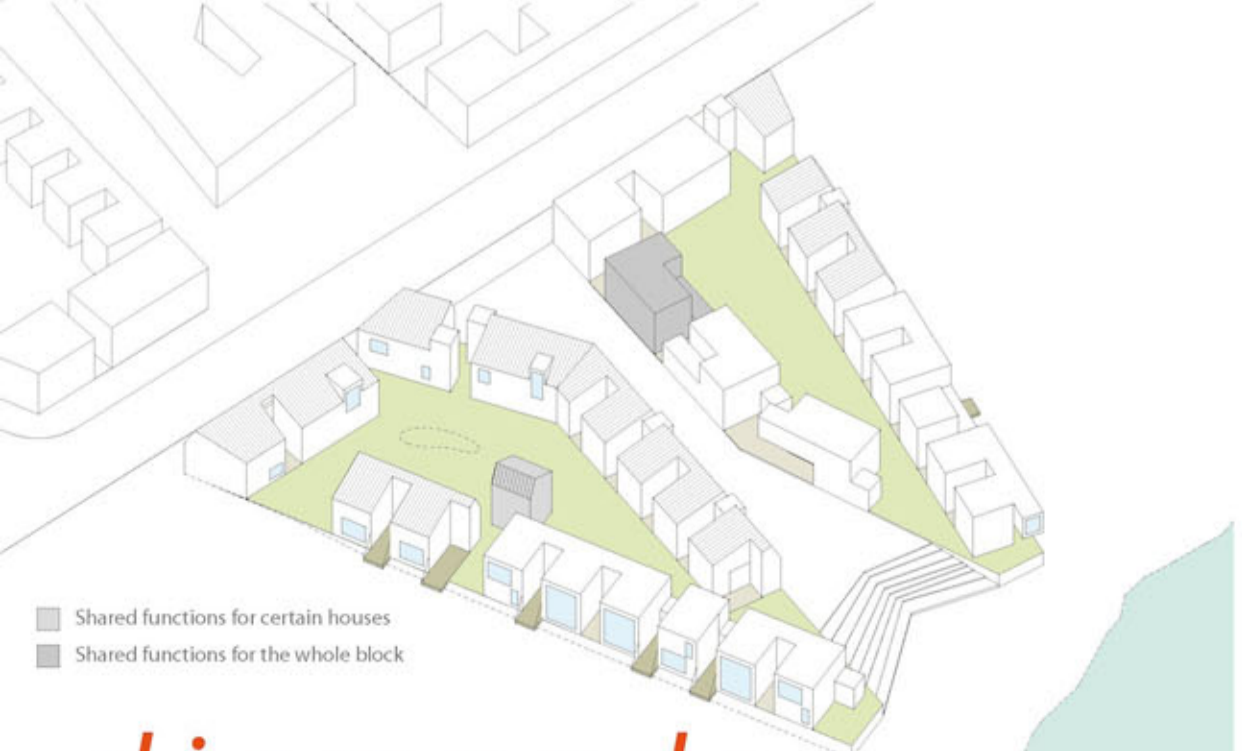
**Housing typology:** Apartment blocks and courtyards of the new design take inspiration from the idea of the old Porvoo courtyards and wooden small-scale apartment buildings.

The main housing types in the area are apartment buildings with entrances through side corridors, terraced houses, townhouses and back-to-back houses.

The floor number varies from four (in the southern focus area) to one (in the northern diamonds), two to three floors being the most common.

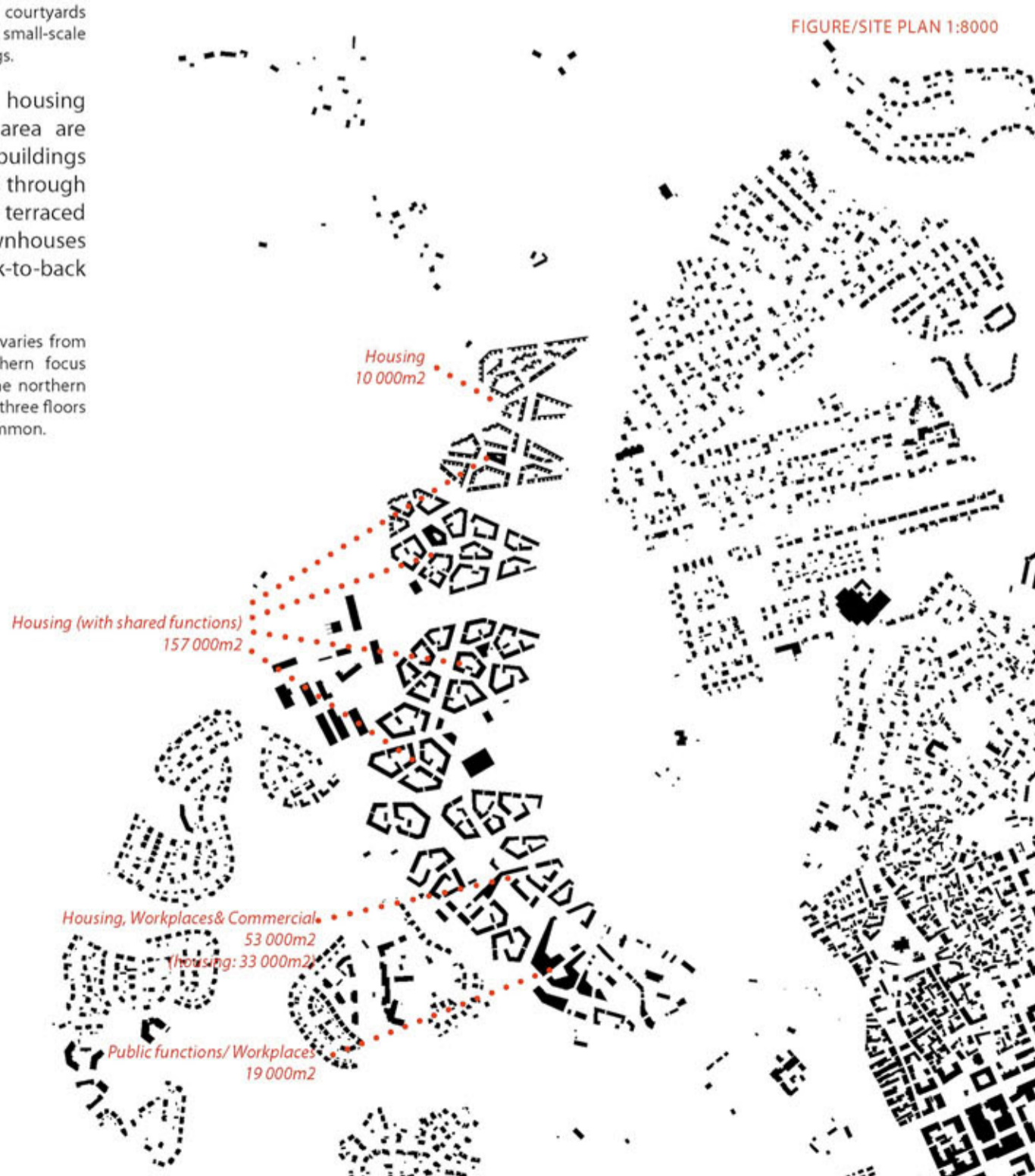
- Shared functions for a couple of apartments
- Vertical connections & shared functions for certain apartments
- Shared functions for block of flats
- Shared functions for the whole block

AXONOMETRIC VIEW TO THE TOWNHOUSES NEXT TO RIVER



- Shared functions for certain houses
- Shared functions for the whole block

diamonds



# AH732 PORVOO

**on housing**  
Private outdoor spaces give a strong character to the new architecture of the apartment buildings. But essential is that through these private outdoor spaces one can have own façade area and/or porch-like area even in apartment blocks and views both to the courtyard and urban street side. The outdoor spaces refine the architecture of the terraced, townhouses and back-to-back houses as well.

**shared functions**  
Some of the apartments' functions can be shared within the courtyard block of flats or together with some apartments. Depending from the diamond, the block and the typology of the building, an apartment can have different kind of shared functions based on the location of the apartment.

Shared functions are an easy and low-key way to get to know the neighbourhood. Private and public space mix effortlessly.



**View from the new green connection:** - - - - -  
The old rails connect the railway station courtyard and the sawmill factory art centre.  
  
The rails are the base of the urban pedestrian route of the planning area.  
  
The buildings bordering it offer space for small businesses and cafes.



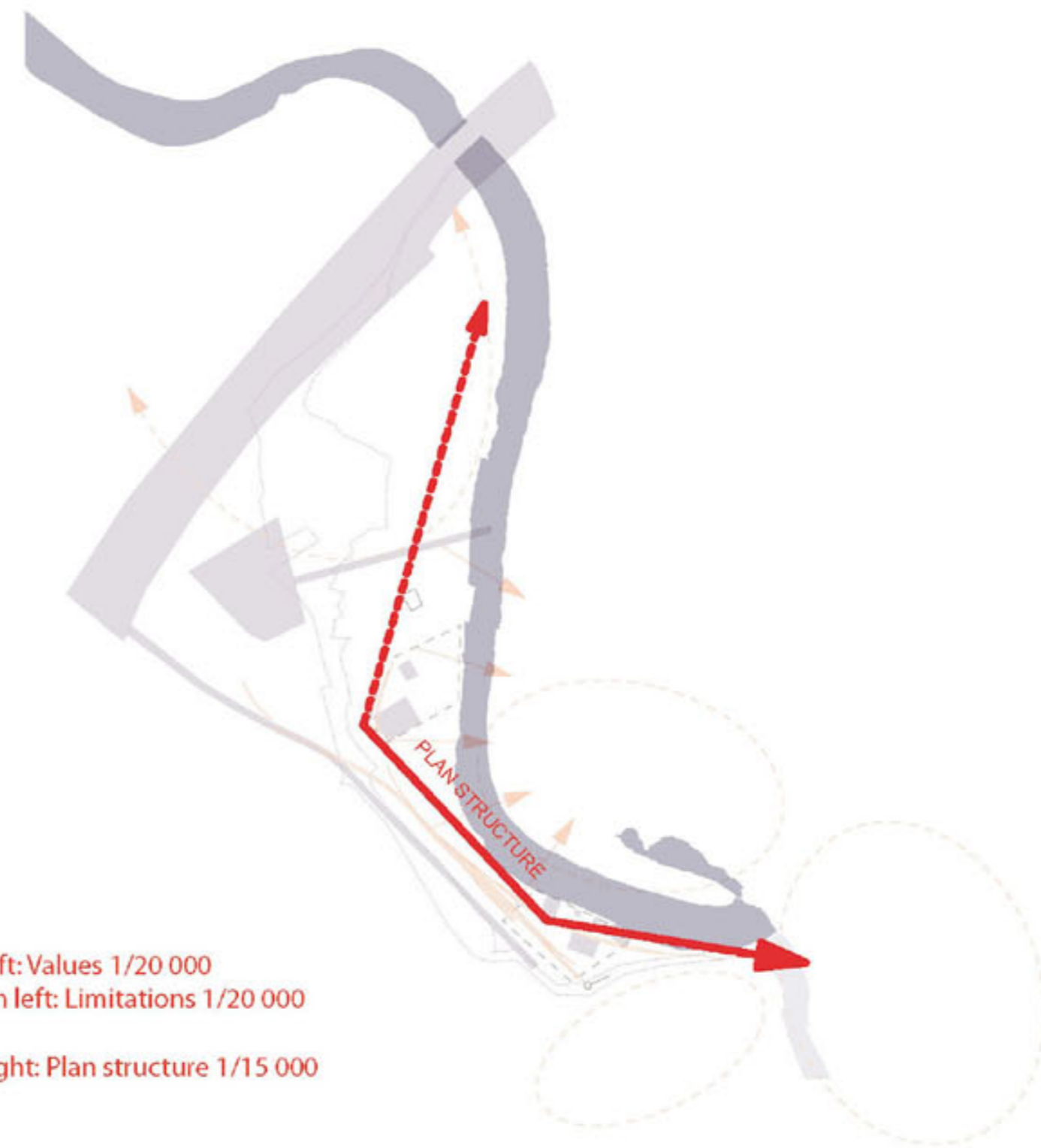
*diamonds*



View from the new art centre.



Up left: Values 1/20 000  
Down left: Limitations 1/20 000  
Up right: Plan structure 1/15 000



#### PLAN STRUCTURE

The existing values, such as cultural-historical remnants and buildings and the values of nature, together with infrastructure, give clear guidelines to the design. The area opens up to Porvoonjoki river. Being on top of the hill, Linnamäki ruins are the natural end of the view.

The planning area is significantly limited by existing infrastructure. The landscape and scale of the northern planning area is impaired by the transmission station and the highway. The closeness of the old Porvoo town centre to the south-east gives a natural starting point to put the focus of the new area and its centre functions to the southern part of the planning area. Towards the northern parts of the planning area, and the single family house area on the other side of the river, the new design gradually changes less dense and more housing-based. Existing structure, such as historical buildings, is respected and taken to be essential part of the new design. The axial turn of the new structure is placed to emphasise the sawmill building.



Sub-areas or diamonds 1/15 000

PLAN: DIAMONDS

By thorough evaluation of the planning area, the design is based on diamond-like shapes. Diamond shaped sub-areas allow close contact with the river and at the same time most of the new structure is situated further of the flooding river, to the "higher" parts of the landscape. By shaping the built areas this way, there is also a longer façade surface that orientates towards the river. The goal was to offer waterfront-like living inland without actual canals. The diamond shape also allows the cultivation landscape to mix with the new built area from the north-east side.

The possible flooding of the river is taken into consideration by leaving wide green areas between the diamonds and raising the ground level of the buildings. The built environment inside the diamonds is urban in contrast to the natural environment. Dividing the built areas strictly from the unbuilt areas is also sustainable as less infrastructure is needed. The unbuilt area is kept as unrefined as possible.

The diamonds are mixed in functions. The southern part of the plan mixes commercial and public services, small businesses such as cafes or arts and crafts workshops together with housing and shared functions. The northern diamonds after the art centre include housing and shared functions and small-scale commercial services such as restaurants or repair shops.



Green areas 1/15 000

PLAN: GREEN

Old rail tracks form the base of the pedestrian traffic net in the area. The tracks can be used for draisines and mobile platforms for performing stages or cafes, thus creating a pleasant urban park.

The traverse pedestrian connections located between the sub-areas or so-called diamonds are an essential part of the design. These green areas are aimed towards the Linnamäki view. These green areas also serve as an unraveling passage for urban runoff and as a flooding zone. Small retention basins are built to prevent erosion and improve water quality. The vegetation of the green areas is mostly low-growing seashore meadow vegetation to keep the view open. Those plants are also less prone to occasional flooding.



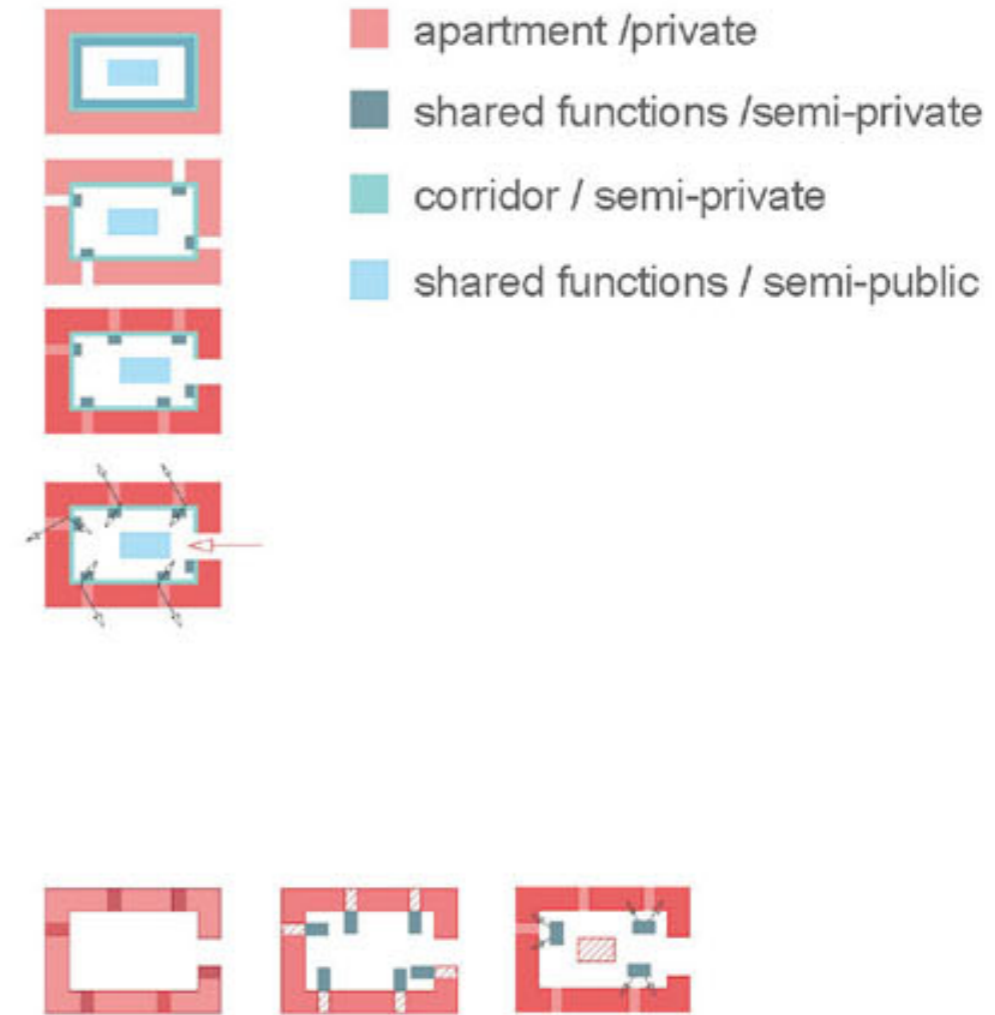
Shared functions of different levels 1/15 000

PLAN: SHARED FUNCTIONS IN HOUSING

Some of the apartments' functions can be shared within the courtyard block of flats or together with some apartments. Depending from the diamond, the block and the typology of the building, an apartment can have different kind of shared functions based on the location of the apartment.

One reason for some shared functions is efficiency. Not all functions are needed every day and one can save money and have more value for ones money by shared functions. Also if some of the housing functions are shared, the floor area in question can be used for another apartment or the planning area can be built more efficiently.

Shared functions are an easy and low-key way to get to know the neighbourhood. Although easy, the shared functions are only extra and do not force anyone to be socially active. Private and public space mix effortlessly. The design gives an opportunity to separate work and leisure time physically, yet connecting them smoothly by offering work space in the shared functions' spaces. This might encourage to start a home office.



Up: Shared functions and the level of privacy in a block  
Down: Shared functions and spatial efficiency in a block

- The functions two apartments can share: a sauna and bathing unit, a utility room, a hobby room, an office.
- The functions a block or a diamond can share: a meeting room, a daycare centre, a laundry room, a garden sauna, workshops: car fixing, bike fixing, knitting club, an office hostel, a restaurant, a gym, a newspaper reading room, urban farming, a car rental service, a cleaning-up service, a rowing boat dock.
- The functions the whole area can share: a culture centre, arts and crafts workshops, a youth centre, an activities centre for elderly people, a church or a worldview centre, a boat haven, a vehicle changing point, a bike parking facility, a kiosk, a grocery shop, a post office, a swimming dock, a well-being centre (a massager, a gym, a cosmetologist).



Blocks 1/15 000

#### PLAN: AREAL FUNCTIONS

Entering the area from the south by car is emphasised by the old train station building. A joint area of the new train station, commercial services and an office hotel is found shortly after the turn. The place is the primary traffic nodal point of the whole area. Vehicle changing point, including a large bicycle parking facility and a new pedestrian bridge across the river, is located on the plaza on the other side of the new station. The goal is to make pedestrian or bicycle traffic attractive and well connected to public transport.

The pedestrian way to the area is arranged through the railway station courtyard. The scale of the area is ideal for pedestrians. Arts and crafts businesses and housing is mixed throughout the pedestrian main route.

The old rails connect the railway station courtyard and the sawmill factory art centre. The rails are the base of the urban pedestrian route of the planning area. The buildings bordering it offer space for small businesses and cafes. The route takes a dramatic turn just before the art centre to reveal the surrounding park and the view to the river.

The sub-areas further north are housing-based. There is a public functions building in every diamond for some shared functions. There can also be small commercial services the locals need, such as a restaurant or a car rental service. The residents are encouraged to use public transport or a bicycle.

The planning area can also be accessed from the north, in the end of Hornhattulankatu. There is a bridge to the eastern side of the river at the end of the connection street. The neighbouring area of the motorway is left unbuilt because of the noise. The southern edge of the motorway is covered with a soil noise wall, which is landscaped with meadow vegetation and wild flowers. There is a skating ramp against the soil wall, which is turned into a sledge hill in the winter.

#### WATERFRONT

The waterfront zone varies throughout the planning area. In the dense southern area it is influenced by Old Porvoo. It is strongly built and urban. The immediate waterfront is terraced so that the river is more present. There are stairs on which to sit back and enjoy the view. There are rowing boat docks in the waterfront of each diamond.

#### EXISTING BUILDINGS

The protected buildings and most of the other existing buildings are included in the plan. The old railway station courtyard buildings form a distinct entity. They have been preserved as an individual, but important part of the plan. The atmosphere of the railway station courtyard is kept as original as possible. The old buildings are an important link between Old Porvoo and the modern planning area. The sawmill factory building is turned into an art centre.





Granulation 1/15 000

PLAN: HOUSING BLOCKS

OLD PORVOO

Urban structure in Old Porvoo is dense, but built in human scale. The buildings are mostly two floors high. Blocks are closed, but provide views inside the lush inner gardens. Views to the river are limited. Waterfront is built, but there is a narrow public zone between the buildings and the river. There are cantilevered docks, which reach far above the river. With a modern touch, these are some of the starting points for the new design as well.



Floor numbers by block 1/15 000

NEW STRUCTURE

The structure of the new plan takes its inspiration from Old Porvoo. The size of the blocks is roughly the same and street space is pleasantly narrow. The width of the main street is planned for one-lane motor traffic both ways with pedestrian and bike lanes and parking on both sides of the street. The streets between the blocks are narrow and allow only one-way traffic and parking on one side of the street. Outside In the outer sides of the diamonds, facing to the green areas, apartments have elegant cantilevered docks similar to Old Porvoo, hanging above the meadow. There is parking space also below the courtyard deck. The floor number varies from four (in the southern focus area) to one (in the northern diamonds), two to three floors being the most common.

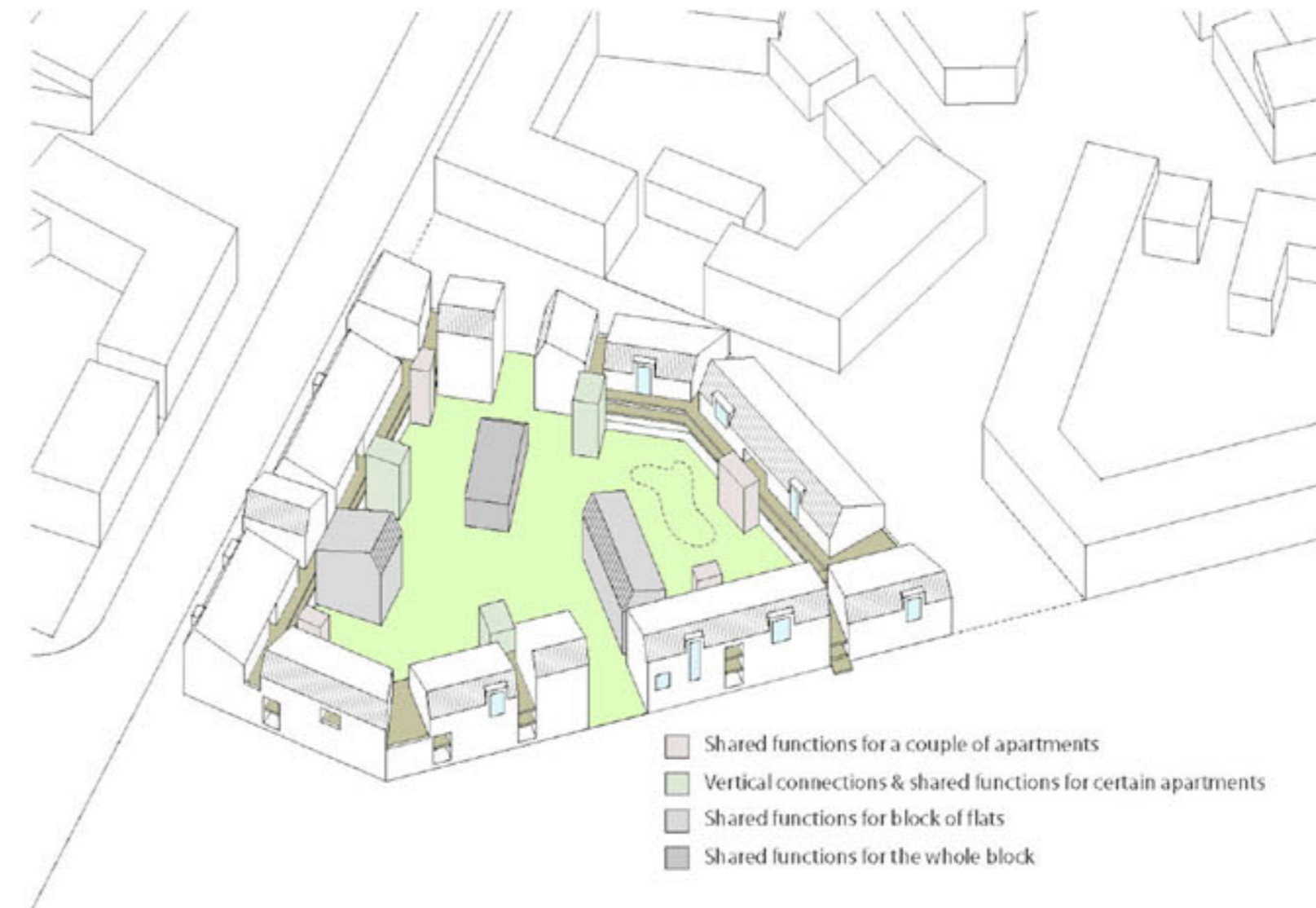


Townhouses and back-to-back-houses

PLAN: HOUSING TYPOLOGY

Apartment blocks and courtyards of the new design take inspiration from the idea of the old Porvoo courtyards and wooden small-scale apartment buildings. The main housing types in the area are apartment buildings with entrances through side corridors, terraced houses, townhouses and back-to-back houses. The floor number varies from four (in the southern focus area) to one (in the northern diamonds), two to three floors being the most common.

In the apartment buildings, houses have neighbours only on one or two sides. In all of the blocks the transition from the public space to private space is gradual and fluent. Courtyard of the block is a semi-public space between apartments and street life, for example a safe place for kids to play and apartments to have private or semi-private outdoor spaces next to. These private outdoor spaces give a strong character to the new architecture of the apartment buildings. But essential is that through these private outdoor spaces one can have own façade area and/or porch-like area even in apartment blocks and views both to the courtyard and urban street side. The outdoor spaces refine the architecture of the terraced, townhouses and back-to-back houses as well.



Apartment buildings

NET FLOOR AREA BY TYPE:

HOUSING all together 200 000m<sup>2</sup>,  
of which HOUSING WITH SHARED FUNCTIONS: 157 000m<sup>2</sup>  
of which shared functions are 15 000m<sup>2</sup>

WORK/ COMMERCIAL/ PUBLIC: 39 000m<sup>2</sup>

TOTAL NET FLOOR AREA: 239 000m<sup>2</sup>