Härmälänranta
Masterplan

SKANSKA TENGBOM

MASTERPLAN – SEPTEMBER 2012

Contents

Project team

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1 Introduction

Introduction

"In 2020, Härmälänranta will be, in the opinion of its residents, Finland's best residential area. Enjoyment, comfort, peace, self-motivated activities and a healthy lifestyle are continuously present in the area. The area maximises the aesthetics of the water and environmental values. Härmälänranta is not, however, a rural suburb but strongly a part of the urban fabric. The residents see themselves as city dwellers."
- Skanska Quality Programme, Härmälänranta 2012-2020

In March 2011, Tengbom began preparing a masterplan for the final phase of the development of the area of Härmälänranta, in Tampere, Finland. The multi-disciplinary design team addressed the task by pursuing an ambitious three-stage design process, working with both plans and principles, analysis and visioning exercises, openness and specificity, in order to provide a robust plan based on a long-term perspective.

THE APPROACH

The urban fabric of cities supports urban life – it is the everyday life that takes place within the built environment that makes cities diverse and interesting places to be, work, visit and live. Daily life animates built form and, in turn, built form (the streets, the spaces, the architecture) make possible certain ways of living. It is this link which we are interested in, as urban planners and designers.

In the case of Härmälänranta, we imagine an area characterised by diverse housing options; a lively street environment; variation and creativity in architecture; plentiful private open spaces for personal life; well-defined and serviced public spaces; appropriate community infrastructure; and a tangible sense of being close to both "blue" and "green" spaces, ecology and nature. We conceive of a definitively urban area, which is well-connected both within the neighborhood, to its immediate surroundings, to its past, and to the broader context of the city of Tampere and Pirkala of which it is an emerging part.

Finally, we acknowledge the importance of a long term vision – of creating a structure able to support evolving needs and choices, and provide for the energy requirements of today without compromising those of the future.

THE PROCESS

1 Härmälänranta Urban Analysis

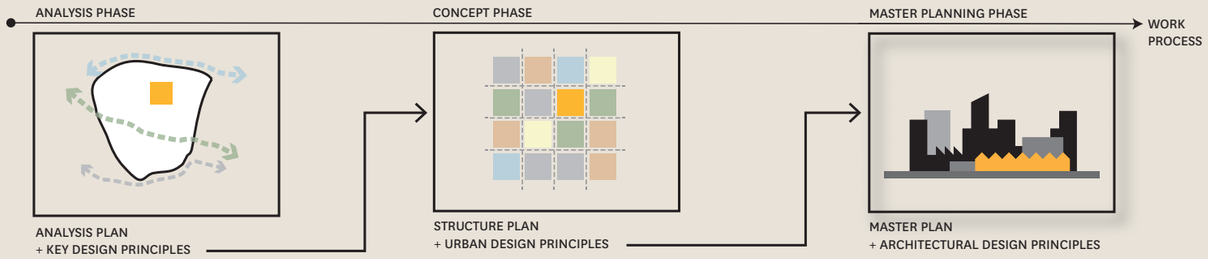
Through careful consideration of the urban structure and form of the area, visual and physical connections to and from the site, and the role of Härmälänranta's postindustrial heritage and prominent waterfront location, eight site-specific Key Design Principles were generated (presented overleaf).

2 Härmälänranta Concept

Building upon the analysis, an ambitious concept was put forward which proposed: (i) a grid structure based on the 'mega-block'; (ii) a series of Urban Design Principles to guide the disposition of built form across the site; and (iii) broad programmes for the design of three Key Landscapes, based on principles of flexible use and visible ecological processes in the landscape.

3 Härmälänranta Masterplan

This report details the final stage of the process, the **HÄRMÄLÄNRANTA MASTERPLAN**.



THE MASTERPLAN

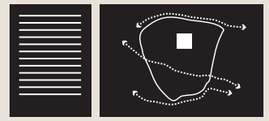
The Härmälänranta Masterplan is made up of two distinct components.

The first part, the Design Codes, sets out our vision for the development of the site in words and diagrams, strategically addressing the planning and design of Härmälänranta through a framework of principles, concepts and rules which might be applied by designers working with future phases of the project.

The second part, the Masterplan, illustrates the application of the Design Codes through plans detailing our proposal for the site as a whole, and for several "zoom-in" areas. The Masterplan expresses our ambitions and visions for the site.

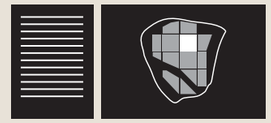
OUTPUTS

ANALYSIS PHASE



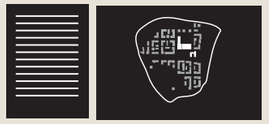
ANALYSIS PLAN
+ KEY DESIGN PRINCIPLES

CONCEPT PHASE



STRUCTURE PLAN
+ URBAN DESIGN PRINCIPLES

MASTERPLANNING PHASE



MASTERPLAN
DESIGN CODES

Inputs to the Design Process

Masterplans express and represent visions, and Design Codes concretize them by describing in detail desired outcomes. The Härmälänranta Masterplan and Design Codes express and concretize a vision which was established by Skanska's Core Values and developed further during the Analysis phase through the Key Design Principles. A focus on the importance of complexity and variation in the environment within the Masterplan has its origins in the Urban Design Principles developed within the Concept phase.

SKANSKA'S CORE VALUES

A Genuine Person

Härmälänranta will fulfill the demands of "genuine people" - those who are interested in living a healthy lifestyle, and appreciate and demand both (i) a broad range of opportunities to engage in outdoor recreation activities, and (ii) a functional and high quality built environment.

Comfortable

The design and planning of Härmälänranta will emphasise a sense of familiarity and build a sense of belonging, a place with visible links to its history, an intimate scale and character, and seasonally appropriate meeting places and activities. It is a long-term home.

Peace and Quiet

Härmälänranta will be a place where residents have a choice about publicness and privacy - where the option to relax in seclusion is always present.

On the Jetty

The shoreline of Härmälänranta is open to all, and its jetties provide a place and a reason to go outside, in all seasons. The jetties play a critical role in defining the character and social life of the place.

THE KEY DESIGN PRINCIPLES

Based on the conclusions drawn within the urban analysis, as well as Skanska's vision and values, Tengbom put forward eight Key Design Principles, intended to both provide overarching guidance for the future development of the area, and specific guidance in developing the concept and producing the final masterplan.

* LINKS TO THE KEY DESIGN PRINCIPLES ARE HIGHLIGHTED THROUGHOUT THIS REPORT

Waterfront location

Identity and character

Public and private

Old and new

Integration

Green connections

A legible built form

Sustainable development

URBAN DESIGN PRINCIPLES

The practice of *urban design* deals with the relation between the design of the urban environment and how it is percieved by the people who use it. Taking four "perspectives" from which Härmälänranta will be experienced, a series of urban design principles were developed during the concept phase. They describe how built form might be distributed in the blocks, how public and private spaces might be treated, and how variation might be "designed in".

At Home

Variation in typologies and uses within blocks can signal a strong move from an industrial character to an urban character. It can also provide greater and more varied opportunities for private open spaces for housing (a space of one's own), and allow for a variety of housing options (appropriate to a range of lifestyle choices and household structures).

From Afar

Variation at the urban design scale (through mixed building heights and typologies) can result in a varied skyline which signals dynamic change and an urban character; it can also encourage more inviting and varied interfaces to the surrounding areas.

From the Street

Variation at street level provides for visual interest, strengthens perceived safety and triggers the sense of a "city-like" place identity.

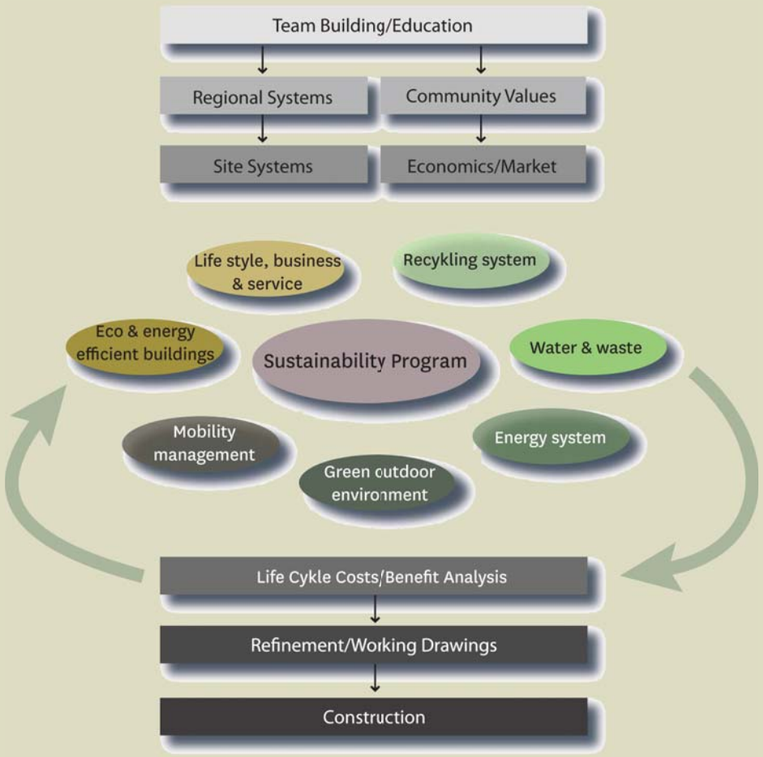
Through Ecology

Variation allows the permeation of sunlight and ground water, and can ameliorate wind effects.

Sustainability - Overall Focus Areas And Sectors

VISION

In 2020 Härmälänranta will be, in the opinion of its residents, Finland's best residential area. Enjoyment, comfort, peace, self-motivated activities and a healthy lifestyle are continuously present in the area. The area utilises maximally the aesthetics of the water and environmental values. Härmälänranta is not, however, a rural suburb but strongly a part of the urban fabric. The residents see themselves as city dwellers.



GOALS FOR CLIMATE OBJECTIVES

- Härmälänranta is a climate positive urban district
- By 2020 the amount of greenhouse gas emissions is reduced to 1,5 ton per person
- Härmälänranta is adapted to the coming climate changes

GOALS FOR ECOLOGICAL SUSTAINABILITY

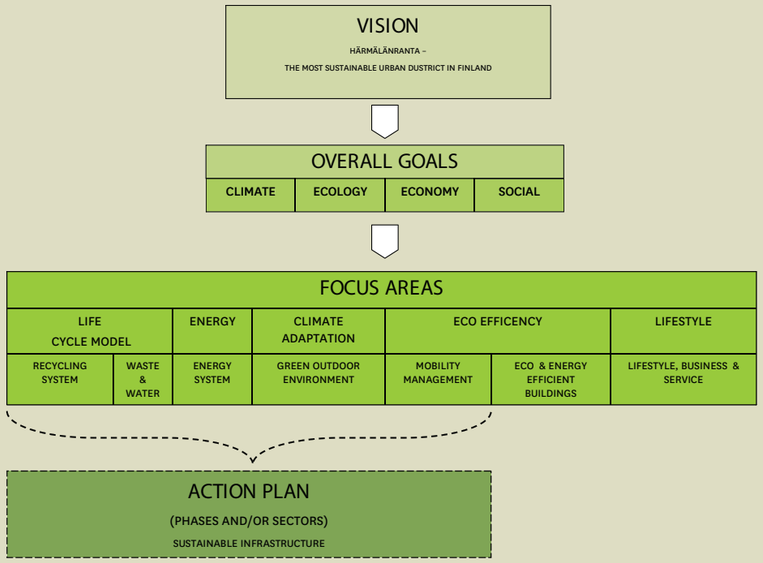
- Härmälänranta has a low consumption of energy, material, water and other natural resources
- Härmälänranta has a limited impact on the environment and health
- Härmälänranta has focus on energy efficiency, life cycle perspective, sustainable transport solutions, eco-efficient buildings and sustainable production and consumerism
- Härmälänranta is an urban district with a green infrastructure wich supports and evolves the eco system and the biodiversity as well as maintains important eco system services

GOALS FOR SOCIAL SUSTAINABILITY

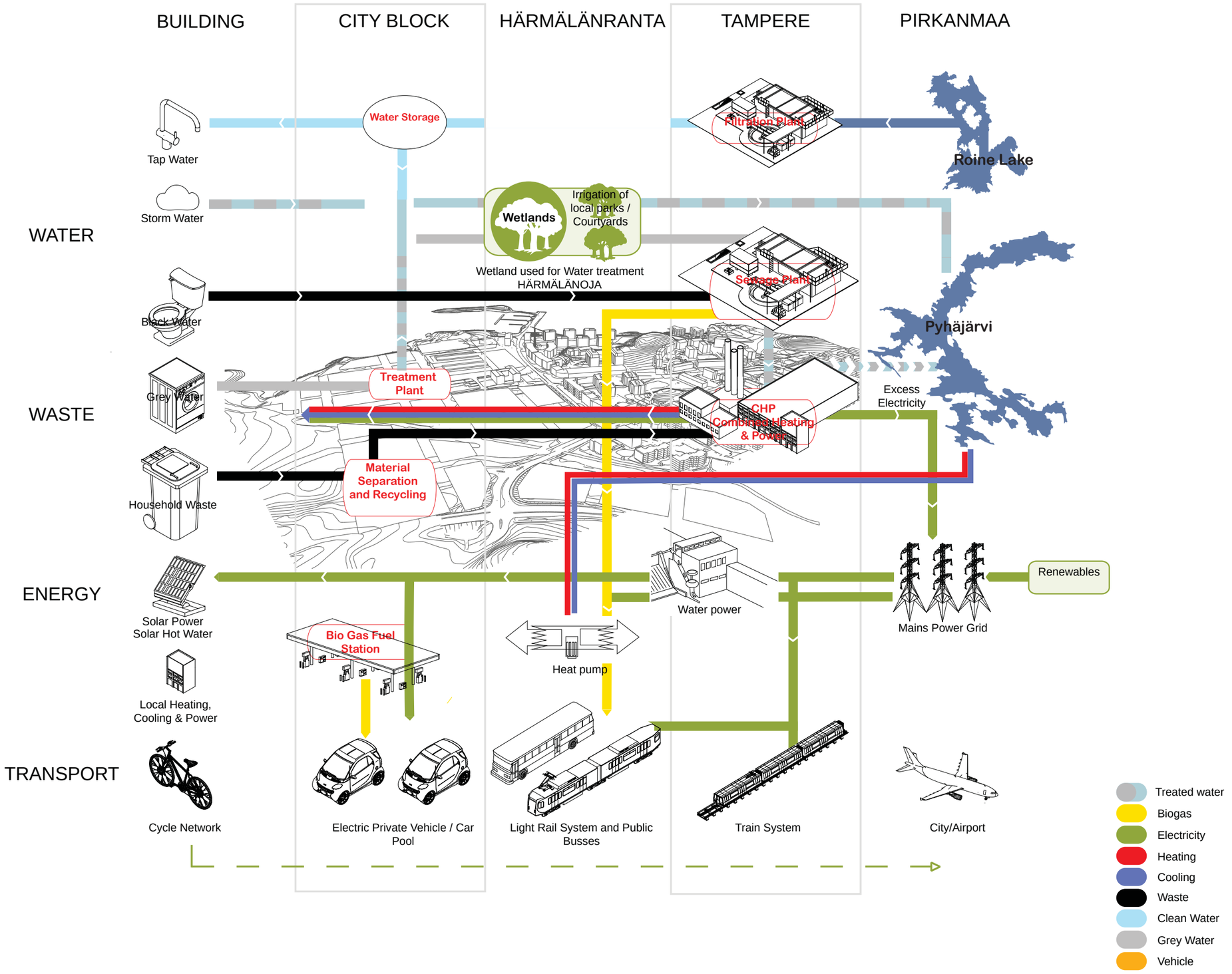
- Härmälänranta is an urban district with supporting sustainable lifestyles were it is easy to make the right choices and where the residents and other users gain knowledge and experience to live and act sustainable
- Härmälänranta invites residents and people working in the area to take initiatives creating a community of high living quality for good health, social relations and low environmental impact - a feeling of belonging
- Härmälänranta promotes social interaction and community spirit by offering a variety of housing types and the integration with existing buildings and surroundings
- Härmälänranta is a mixed use and safe urban district with public services, residentials and work places integrated and with variety of public spaces which are living and accessible for everybody all day and year
- Härmälänranta offers good opportunities for recreation and culture with its closeness both to nature and the city centre

GOALS FOR ECONOMIC SUSTAINABILITY

- In Härmälänranta the land is reused in an efficent way with a good mixture of old and new and where the cultural heritage has been preserved and put in to use
- Härmälänranta is a economically dynamic urban district with a mix of residentials and work places as well as public and commercial services offering the people in the area a local supply of ecological products as well as advanced ICT service accessible for all
- Härmälänranta contributes to innovation and marketing of environmental technologies and knowledge about sustainable urban design, building, products and services
- During the construction of Härmälänranta the principles of Life Cycle Cost (LCC) are applied to consider not only costs of investment but the costs for the whole life of the built area



Sustainability - Action plan for eco-cycle model



2

The Härmälänranta Design Codes

Introduction to the Design Codes

WHAT ARE DESIGN CODES?

Design codes are a form of strategic planning which clearly describe aspirations in a project, setting out methodically the parameters of a vision in precise terms that can be understood and achieved by the designers working with a given development project.

Design codes work by defining the range of acceptable response a designer/architect/planner might make with regard to a partiucular design parameter.

In defining which solutions are "acceptable" and which parameters are important, design codes make tangible the level of ambition in a project, "setting the bar" for the level of quality expected, in terms of both the design outcome and the design process.

The Härmälänranta Design Codes group parameters into six themes which respond specifically to the project, the vision and the site.

WHY DESIGN CODES?

The development of Härmälänranta is a high profile, complex project, which is accompanied by high expectations on the behalf of the developer: Härmälänranta is to become Finland's best residential area.

The project will take many years of planning, design and construction following the initial Masterplan set out within this (and the previous Analysis and Concept) reports.

A flexible, long-term, strategic planning tool is therefore required, which is able to retain its integrity despite the complexity of the project and across the different phases of design, construction and even habitation.

The use of design codes is a current area of experimentation in both practice and theory in Europe. Following the success of a two-year trial of design codes in the United Kingdom betwen 2004-2006, the European Union project *UrbAct* released the report *Housing for Europe: Strategies for a Quality Urban Space, Excellence in Design, Performance in Building*. Under the authorship of Professor Michael Carmona (Bartlett School of Planning, UCL), the report advocates the benefits of design codes, particularly for large-scale residential development projects.

The report lists a number of advantages of working with design codes, in contrast to traditional masterplanning techniques. In particular, it notes that codes:

1. Establish high quality design aspirations in a manner that allows their consistent application across successive design phases of large development projects.

2. Provide a robust form of design guidance that, because of its relative prescription, is difficult to challenge at appeal.

3. Test, develop and deliver site-specific visions (usually contained in a masterplan) by designing and fixing the 'must-have' design parameters of a scheme.

4. Create a level playing field for development interests, based on their willingness and ability to deliver high quality design.

Design codes therefore offer, in many cases, a progressive move away from the more restrictive form of the traditional masterplan towards a more flexible guide to future action.

In the context of the present project, Design Codes allow consideration of urban complexity, sustainability and change to occur early on in the process. The Härmälänranta Design Codes concretize a highly ambitious vision.

CODE 1
FLEXIBILITY IN THE PLAN

CODE 2
VARIATION IN BUILT FORM

CODE 3
COMPACTNESS

CODE 4
PERSISTENCE OVER TIME

CODE 5
VISIBLE PROCESSES

CODE 6
DEFINED SPACES

Design Code 1: Flexibility in the plan

Flexibility refers to the ability to accommodate change.

Urban environments evolve over time, gradually changing and developing the complexity and diversity that we associate with good neighbourhoods and great cities.

As explored in the concept phase of the project, two key challenges for the design of Härmälänranta are (i) to "design in" a level of diversity from the outset through a flexible plan and process; and (ii) to equip the urban environment for more gradual changes which occur over time, both in response to cyclical (seasonal), short-term and long-term shifts in conditions.

SUSTAINABLE DEVELOPMENT

LEGIBLE BUILT FORM

PLAN AND PROCESS AS ORDERLY FRAMES

Both the plan (which establishes an urban structure based on a regular grid of streets and blocks) and the process (which, expressed through these Design Codes, clearly sets out aspirations and design measures to be taken) form "orderly frames" for diversity. They constitute clearly defined frameworks, within which a range of different design options can be explored.

The term "orderly frames" is borrowed from landscape architectural theory* where it is used to describe the need to neatly "frame" seemingly messy ecological processes in a way that makes them intelligible and familiar to the people that use and experience them. The urban structure of the base grid and the procedural structure of the Design Codes act in the same way, making the plan legible for architects working in later stages of the design, and setting a frame around the range of possible design responses.

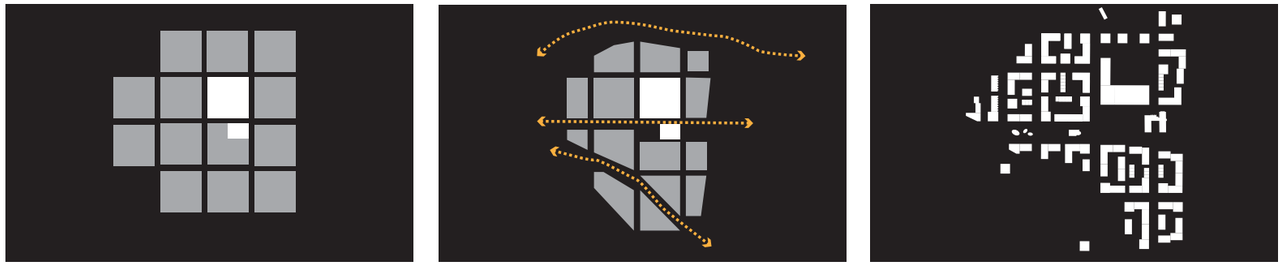
The base grid

Grids constitute flexible structures, providing a strong overarching order whilst allowing for the individual elements which form them to develop independently of one another**. In a city, each block within the street grid can develop differently (generating diversity), whilst the broad street pattern remains consistent (forming an "orderly frame").

Reflecting the large floor plates of Härmälänranta's factories, the historical fabric of Tampere, and a desire to introduce a walkable scale, a grid formed by regular 100 x 100 metre blocks will establish the long-term structure for the area.

Existing conditions on the site, such as the waterfront, the Härmälänoja Stream, the Apple Orchard and English Park, as well as a strip of 50 x 100 metre blocks, have been allowed to transform the grid, introducing shifts in the fabric as one moves across the site.

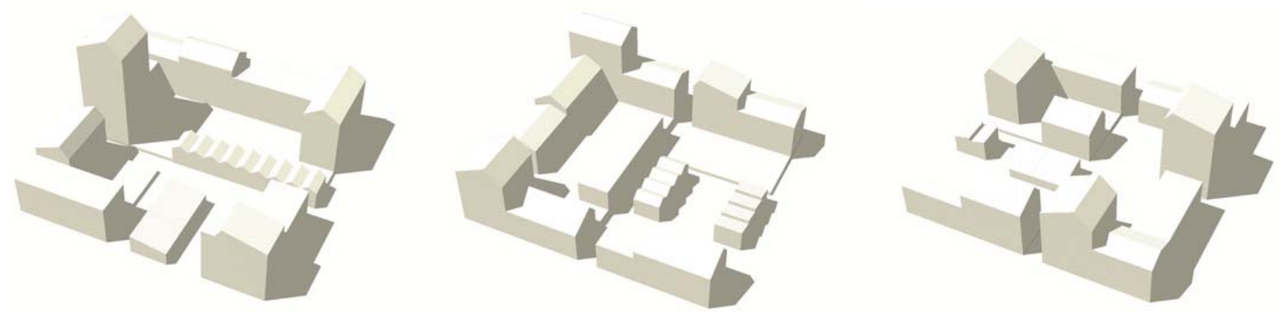
100x100m BLOCKS



The evolution of the grid structure, from the initial base grid to the transformations resulting from existing conditions, to the consideration of built form.

A flexible process

Much like the base grid, the intent of the Design Codes is to encourage diversity in built form while retaining a strong overarching order. The codes invite a range of architectural responses, while at the same time describing in detail the desired outcomes to be achieved across the site as a whole.



The Masterplan makes possible any number of solutions for a given block (shown: three sketch scenarios for a block).

* See Nassauer, JI 2002 (1995), 'Messy Ecosystems, Orderly Frames', in Swaffield, S. (ed.) *Theory in Landscape Architecture: A reader*, University of Pennsylvania Press.

** See, for instance, Corner, J 2006 'Terra Fluxus', in Waldheim, Charles (ed.) *The Landscape urbanism reader*, New York: Princeton Arch. Press.

SUSTAINABLE DEVELOPMENT | OLD & NEW | IDENTITY & CHARACTER

FLEXIBILITY IN LAND USE

Härmälänranta is to be equipped to respond to changes in land use in both the short term (for instance, the programmatic demands of the climate, through seasonal change) and the long term (for instance, by allowing for the eventual development of commercial uses at the ground floor in key locations as the local market establishes itself).

Eventual uses

Some land uses may not be viable from the offset in Härmälänranta, particularly while the urban fabric is still under construction and the local market establishing. Allowances are to be made for this, by providing spaces for land uses that will be viable at a future time. In particular, provision is to be made for commercial uses at the ground floor on the Central Boulevard and along the Activity Link. In addition, a proposed tram line and stop is to be factored into the detailed design of the southern part of the Creek Park.

Higher ceilings at the ground floor allow for eventual use of the space for commercial premises (even if those spaces are used for apartments in the beginning). These higher spaces can be linked to sub-basement carparking, as above, to allow for an apartment to the rear of the premises which faces the courtyard.

Meanwhile uses

Unused spaces in Härmälänranta can be appropriated by viable short-term/temporary uses ("meanwhile uses"). In this way, land is used efficiently and it is possible to "test" certain land uses for success in the long term. Meanwhile uses might include art/design studios, galleries, a cinema, a market, workshop spaces, or even winter boat storage.

A sketch exploring the meanwhile use of the retained factory building in Härmälänranta.

Seasonal uses

The public realm (streets, spaces and parks) of Härmälänranta is to accommodate a range of programmes which operate during both the day and the night, and during the summer and the winter. Spaces are to be able to be easily converted to seasonally appropriate uses - for instance, a skate park during the day can become an open air cinema at night, and a place for sledding in the winter.

Winter and summer use of the same space is particularly important in the public realm.

Indeterminate uses

In the tradition of many great European cities, the public realm of Härmälänranta (the area's streets, squares and parks) forms a continuous surface which is to be (for the most part) left open for indeterminate uses - unforeseen events, occasional social gatherings, for walking, and for moments of reflection.

Barcelona, Helsinki, Sienna: streets, parks and squares which are left "open" with regard to programme.

Design Code 2: Variation in built form

The development of a complex and distinctive urban environment relies on a high level of variation in the buildings, streets, landscapes, and spaces which constitute it.

Each of the blocks in Härmälänranta is to have a distinct character, acting as a micro-neighbourhood where different building and apartment types relate so as to produce a well-defined and interesting exterior (to the street), interior (to private and shared open space), and social life. In addition, the public realm is to offer a range of contrasting landscapes, movement paths and experiences to residents and visitors alike.

LEGIBLE BUILT FORM

IDENTITY & CHARACTER

VARIATION IN BUILDING TYPES

Variation in building types creates diversity in the scale and character of streets, courtyards and the public realm. The scale and type of dwellings also affect the social qualities of the neighbourhood or city through the size of apartments. As a result of these relations, each block in Härmälänranta is to be unique: that is, characterised by a unique distribution of different building types and apartment sizes.

Mix of apartment & household sizes

A mix of building types generates a mix of dwelling (apartment) types and sizes, subsequently attracting a mix of households and accommodating changes in household size which occur over time. Rather than segregating different building types (and therefore different households), each block in Härmälänranta is to support a mix.

A sketch of variation in built form, whereby each block supports a unique mix of building types and courtyard forms.

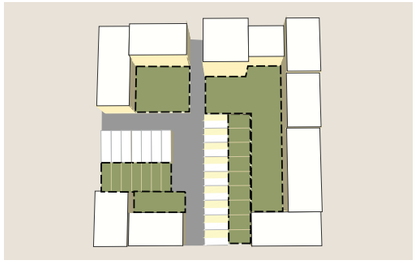
Varied streetscapes

Buildings which vary in scale, fenestration (size and placement of windows), materials, scale, and articulation are to define unique streetscapes in Härmälänranta. Each street is to be easily differentiated from its counterparts - no two streets are to repeat the same mix.

A dynamic relation between apartments and terrace houses defines a lively space.

The interior of the block

Varied building types define varied courtyard spaces within the blocks, giving each courtyard a sense of being unique in scale and volume. No two courtyards are to be the same in Härmälänranta and each block is to support a mix of shared courtyards and private open space.



Variation in building volumes creates shifts in the form and character of courtyards.

IDENTITY & CHARACTER

LEGIBLE BUILT FORM

VARIATION IN BUILDING HEIGHTS

Given the flat topography of Härmälänranta, variation in building heights and roof forms are to establish the strong visual presence of the area in the local and regional landscape. Variation in building heights are to accent and complement spatial focal points at ground level.

Topographic shifts in height

Härmälänranta's skyline will be recognisable from afar, including from the centre of Tampere. Compensating for the flatness of the site, the undulating profile of the area is to represent a contemporary "land form", a roofline topography that reflects a subtle variation in heights across the site.

Whilst a smooth transition from higher to lower points is to be achieved across the site as a whole, variation in heights is also to be visible within each block.

Key spaces and landscapes at ground level are to inform the choice of heights across the site. A careful balance is achieved between maximising valuable views over the waterfront and the Härmälänoja Stream, and providing good sunlight access to apartments across the site.

A monumental expression is to be avoided. Therefore, the high rise buildings are symmetrical placed. Within the blocks, the higher volumes are attached to the neighbouring buildings, forming a unity. It is only facing the apple orchard and the vast green space that the high rise buildings are placed solitary.

In general, the building heights within Hälmälänranta vary from 2 to 6 floors. Higher volumes varying from 7 to 16 stories have purposefully been located to create an interesting dynamic and add to the variation of the area.

The highest buildings, 14 to 16 stories, are strategically placed; facing the apple orchard and the waterfront establishing a visual connection to central Tampere, along the central boulevard to create a interesting view along the street and in contrast to the old factory, and a marker for the centre of the area - the junction between the activity link and the central boulevard. The placement is delicate due to the complexity of the environment. Being the absolute centre of the area, this is where the old part of the area is complemented with contemporary architecture, where the English style garden meets the activity link and where the old road once again is allowed to pass. The building will be clearly visible from the south and the future tram station.

Primarily, the placement of the high rise buildings focus on the following:

- To highlight the important axis/main links in the area
- To minimize shadow casts in nearby residential courtyards. However, in the further planning process the exact placement of these buildings should be studied in relation to shade and wind conditions.
- To announce the area towards the waterfront and to the adjacent areas.
- To put focus on the key spaces and landscapes of the area; the waterfront, the activity link, the central boulevard and the Härmälänoja stream.

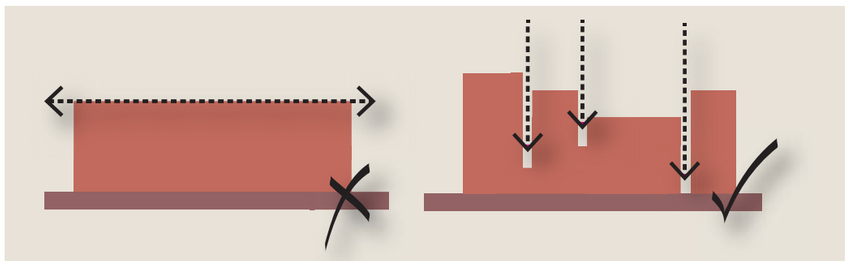
Placement om higher volumes within the area.

High rise buildings, 14 to 16 stories.

Sympathetic interfaces

Härmälänranta is to maintain a permeable (rather than wall-like) presentation to surrounding areas through a range of building heights along Valmetinkatu to the east, to the new street facing the boat harbour to the west, and fronting the realigned Pereentie to the south.

Breaks in height can be achieved both by gaps between buildings but also by the placement of lower pavilions between taller forms.



Breaks in the street wall, as well as shifts in height, lead to a more permeable interface.

A sketch detailing a possible massing solution for the Valmetinkatu interface.

Design Code 3: Compactness

LEGIBLE BUILT FORM · IDENTITY & CHARACTER · SUSTAINABLE DEVELOPMENT · INTEGRATION

The 'compact city' as a contemporary planning ideal can take any number of forms, but generally the model aims to achieve higher population densities in order to maximise the use value of social goods like mobility and public open space. The model is linked to sustainability approaches through its focus on resource efficiency.

The term 'spatially compact' specifically points to urban structures which tightly link buildings and high quality public open spaces via integrated street networks. The term describes "interior and exterior space closely and neatly packed together".*

Härmälänranta is to be spatially compact, coupling higher density development to high quality local public spaces via an integrated network of green spaces, streets, squares and blocks.

HIGHER DENSITY DEVELOPMENT

The reason to aspire to a higher density urban environment in Härmälänranta is simple: through higher residential densities in the area, more people will have better access to a higher quality urban environment. A denser area will support a larger market for commercial services (supporting local shops, for instance), better social infrastructure (supporting, for instance, plans for a tram line through the area), and justifies investments in a higher quality public realm. It also leads to a more inhabited area, both during the day and night, enhancing the social qualities of the area.

Appropriate density levels (which can be considered in terms of population density, floor area ratio (FAR), or even targeted measures like Spatial Compactness Ration (SCR), the product of accessible open space and accessible floor area) are relative and must be considered on a site-by-site basis. As such, a detailed study should be undertaken in order to determine a contextually appropriate and effectively sustainable density target for Härmälänranta.**

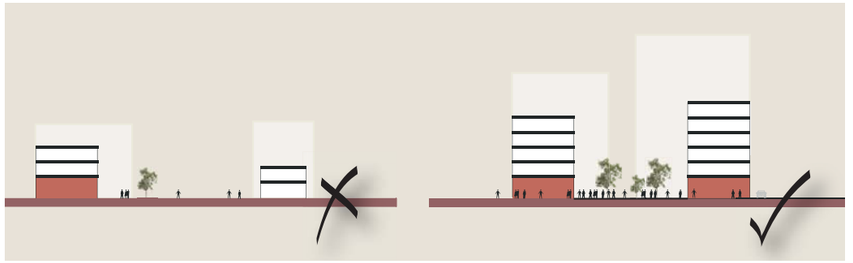
More dense than surroundings

In order to determine appropriate densities, the first point of comparison lies in the areas surrounding Härmälänranta. At present, these maintain relatively low residential densities and exhibit a relatively coarse grain in terms of their urban fabric.

Härmälänranta is to be built at a density which is higher than surrounding areas in Pirkkala to the west and the stage 1 development of Härmälänranta to the east.

Best practice comparisons

A second point of comparison which is to be taken into consideration of appropriate densities can be found in contemporary Nordic examples of residential development.



Higher densities support higher quality public spaces.

Comparative cases

Arabianranta, Helnsinki.

apr 73
PEOPLE PER HEKTARE

Herttoniemenranta, Helsinki.

apr 91
PEOPLE PER HEKTARE

Hammarby sjöstad, Stockholm.

apr 133
PEOPLE PER HEKTARE

Royal Seaport (Norra djurgårdststaden), Stockholm.

apr 127
PEOPLE PER HEKTARE

* See, for instance, Ståhle, A 2008, *Compact sprawl: Exploring public open space and contradictions in urban density*, PhD dissertation, KTH Architecture and the Built Environment: Stockholm.

** ibid., page 67.

HIGH QUALITY PUBLIC REALM

The social life and urban character of a neighbourhood are qualities that can be described as emergent – meaning that they cannot be "designed in" through the addition of a single element or explained by a single factor, but are the result of the interaction of many elements within a complex system*.

Härmälänranta will be home to many residents who live in proximity to both each other and to the open spaces, streets and squares that form the public realm. The public realm is to provide them with opportunities for interaction, and therefore provider a stimulus for social life to emerge.

In Härmälänranta, an investment in defined high quality spaces – the waterfront, the creek, the activity link and the Main Street – will form the basis for an area that is appreciated by its residents and enjoyed by visitors.

* For a discussion of emergent phenomena and cities, see: Batty, M 2005, Cities and complexity: understanding cities with cellular automatic agent-based models, and fractals, MIT Press: Mass.

Public access to the water

The opportunity to use, experience and enjoy public spaces in Härmälänranta is to be open to all residents and visitors. Open access is particularly emphasised with respect to the waterfront and Creek Park, which constitute key linear public spaces on the site. These spaces are to be easy to traverse, and accessible to those with impaired mobility. In addition, some specific spaces are to be planned to allow access to open space for those with particular needs (for instance, dog owners).



Publically accesible boardwalks transform the waterfront into a social space (shown: Hammarby sjöstad, Stockholm; Norrmälarstrand, Stockholm; proposal for Gustavsberg, Tengbom 2011).

Parks

Open green spaces also provide an important part of the public realm, offering opportunities for social events, sports, contemplation and walking in both the winter and the summer months.

In Härmälänranta, the defined park spaces at the Apple Orchard, the English Park and the Creek Park, as well as the park environments of the Activity Link and the Waterfront all contribute to a landscape which stretches across the whole site. These spaces are to be protected and cared for.

Public spaces can be small and intimate.

Play spaces

Härmälänranta is to accommodate a range of household types and will therefore be home to families of all kinds and sizes, including those with small children. As such, play equipment is to be planned in centrally accessible locations, with at least one play space located at the Waterfront. Play equipment opens up the possibility for parents and children to meet.

Playgrounds can be a site for contemporary design (shown: Carlton Gardens, by Denton Corker Marshall).

Squares

Squares provide a traditional form of public realm that, even in a Nordic climate, can still play an important role as social space. A number of small squares are to be located in Härmälänranta: at the southern tram stop; at the interface with Härmälänranta in the east; and on the waterfront in the north. These are to be appropriately dimensioned, enclosed by buildings where practicable, and provided with appropriate shade, seating and lighting to ensure seasonal comfort. They are to accommodate indeterminate and seasonal uses.

Public spaces can be small and intimate.

Bringing people closer to the water (shown: visualisation for redevelopment of Gustavsberg, Tengbom 2011).

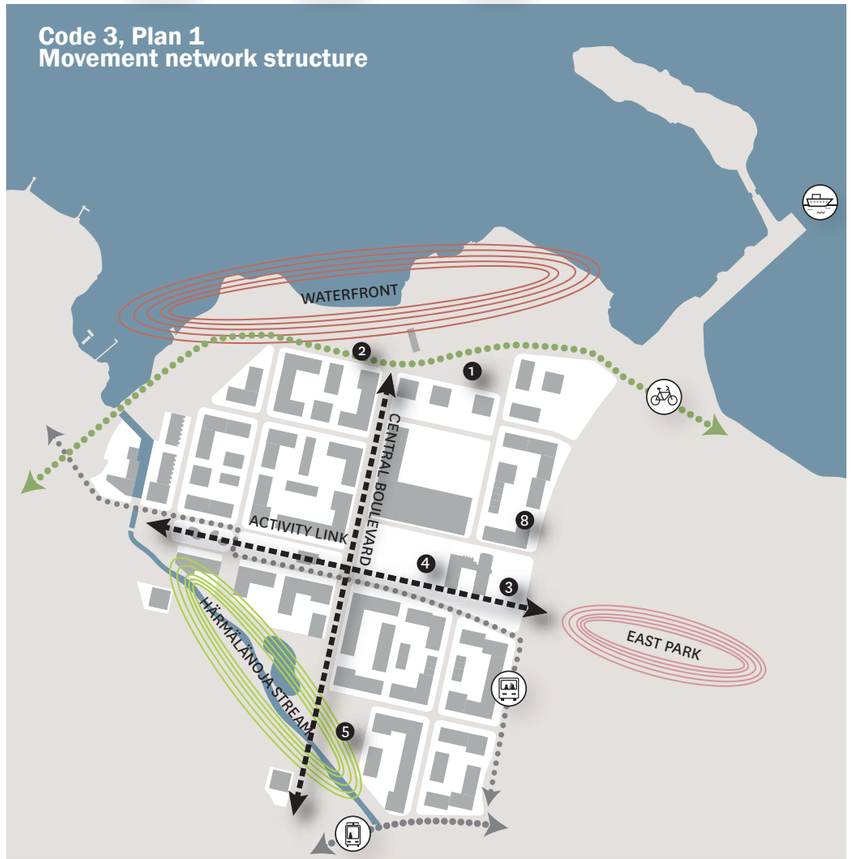

Quality surface treatments can be blended with planting and lighting (shown: Hafen City).

GREEN CONNECTIONS
INTEGRATION
WATERFRONT

INTEGRATED MOVEMENT NETWORK

The third critical factor in achieving compactness is the provision of a movement network which integrates all parts of the area with its key public spaces and public transport connections, as awell as the area with its surroundings.

The movement network – which constitutes a hierarchy of streets that take a grid form, as well as a finer-grained network of pedestrian pathways that run across the blocks and through the open spaces – is to ensure clear and easy movement across the site, establishing Härmälänranta as an integrated neighbourhood for its residents.



Central Boulevard

The site has two key axes which orient visitors to the area and connect it to its surroundings. The north-south axis is formed by Central Boulevard, which is to provide a pedestrian link from the proposed tram stop in the south to the waterfront in the north. The street will also support vehicular traffic via two one-way carriageways separated by a generous median. The median is to accomodate an open channel to handle stormwater runoff and a series of “raingardens”. The street is to be treated as a “shared space”.

The Central Boulevard acts as both a connection and a public space (shown: La Ramblas, Barcelona).

Activity Link

The east-west axis is formed by the Activity Link, which connects Pirkkala and Tampere through a wide, green, esplanade which accommodates recreational uses within its broad central median. While some surfaces are to be left open to indeterminate uses, other are to accomodate specific sport or recreation uses, which are to be adjusted seasonally (for instance, a skate park can be converted to a place to sled). Bus lines are to run through the Activity Link with a bus stop planned in a convenient location.

The Central Boulevard acts as both a connection and a public space.

Public transport connections

Existing and proposed public transport stops form critical points of connection for the area. Bus routes will run through the centre of the site, via the Activity Link. A tram line is proposed to traverses the southern edge of the site. The tram stop is to be sited in a small square which terminates the key axis formed by the Main Street.

A future tram stop to the south is connected to the area via the Central Boulevard (shown: Melbourne).

Clear hierarchy of street types

The streets of Härmälänranta follow a rational grid, but also offer different characters and perspectives to those walking through the area. A range of street types, from narrow “mews streets” to two-way “local streets”, to broader boulevards (the Central Boulevard) and esplanades (the Activity Link) which separate traffic via wide medians. The streets of Härmälänranta are to be treated with quality materials and are to form an important component of the public realm.

PEDESTRIAN/CYCLE PATHS
MEWS STREETS
LOCAL STREETS
BOULEVARD
ESPLANADE (ACTIVITY LINK)
CONNECTIONS TO ARTERIAL ROADS

Shared space

In a move away from the traffic segregation of the modernist planning of the post-War era, the street network in Härmälänranta will, in many places, integrate different transport modes (cycling, walking and cars) in a single “shared space”, rather than segregating modes from one another. Shared spaces are to be identified by their high quality wall-to-wall surface treatments and are to be located at streets crossing the Activity Link and along the length of the Central Boulevard.

Shared space defines use zones via surface treatments.

Fine-grained path network

Emphasis is to be placed on pedestrian modes of travel. A variety of speeds and experiences, from spaces for a slow promenade to longer routes for jogging and dog walking, are to define the pedestrian path network in Härmälänranta. Each path is to have its own character and experiential qualities, reinforced by appropriate street furniture and lighting. Pedestrians are to be able to cross the blocks via open courtyards. Connections to regional bicycle and walking paths are to be via well-lit and signposted.

The pedestrian network is to provide access across blocks and through public spaces.

Design Code 4: Persistence over time

Some elements are open to change and variation in Härmälänranta, while others are held constant. Yet other elements (buildings and landscapes) exist as "remnants" - pieces of the past that persist in the present. The natural features of the site, in particular the creek and waterfront as well as some of the built heritage of the site, persist in this way.

In a similar manner, it is conceived that the proposed built form of Härmälänranta will also "persist", forming the built heritage of the future, through use of robust materials and strategically sound planning.

OLD AND NEW | IDENTITY & CHARACTER | GREEN CONNECTIONS

PAST BUILT HERITAGE

The past of Härmälänranta will enrich the new urban area, imposing particular site-specific requirements on the planning of the area, and offering opportunities for the development of local character through design which rehabilitates and reinterprets the site's heritage.

Retention of the office building

The office building in the centre of the site is to become a focal point in the Activity Link. It is to be refitted to accomodate an appropriate use and possibilities for the establishment of a hotel are to be explored. The building can also be assigned for "meanwhile" uses in the short term..

Redevelopment of the factory

The largest existing factory on the site, a building which itself has been remodelled and added to many times, is to be retained and repurposed for "meanwhile use" during the first phase of construction. Options should be explored for the eventual residential and mixed use of the building in the long term through its restoration and redevelopment.

Reinterpretation of older structures

An important part of the heritage of the site lies in prior land uses. These uses have left traces which are to be re-expressed in the new development: the large floorplates of the factory buildings translate into the basis for the 100 x 100 metre mega-blocks. The old road, Lentovarikonkatu, which traversed the site forms the basis for the Activity Link. The stone bridge is to be retained and restored. Further, the railway line that traversed the waterfront is to be recovered and highlighted in the landscape design.

OLD AND NEW

GREEN CONNECTIONS

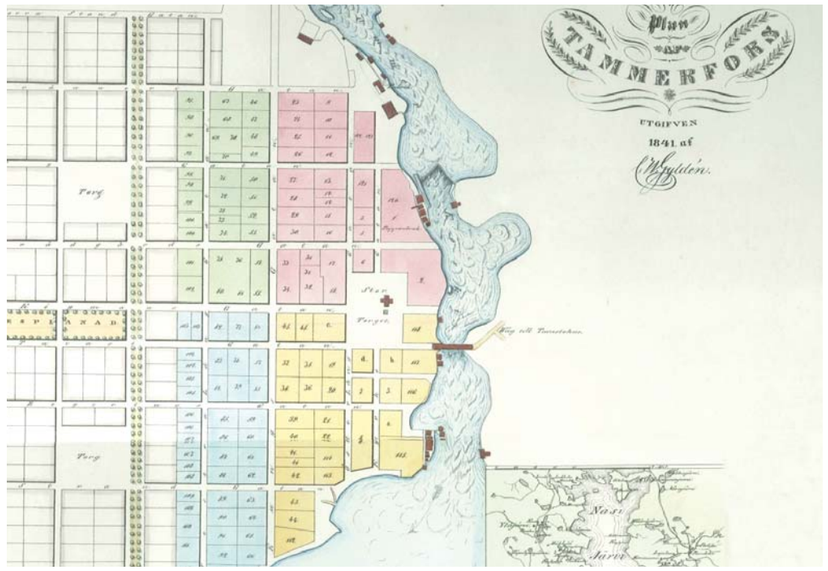
SUSTAINABLE DEVELOPMENT

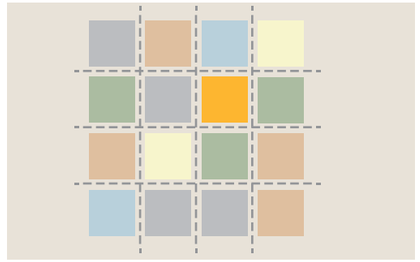
FUTURE HERITAGE

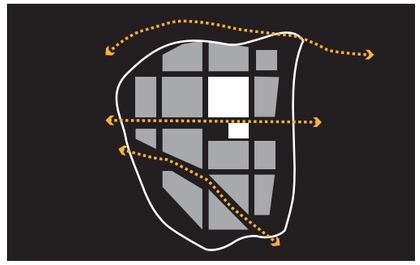
Just as the heritage of Härmälänranta's past persists in the proposed development, so will the architecture of today persist to become tomorrow's heritage. In order that this aspiration be met, high quality materials and sustainable design are required.

A robust structure

The system of streets and blocks which define the area, the flexibility of the plan and the allowance for variation within the form all contribute to a robust structure. Individual buildings are able to added and proposed buildings modified over time, whilst maintaining the structure and character of the area. In this way, Härmäläranta is to age gradually and avoid comprehensive redevelopment in the future.







Gridded urban structures form a historically robust basis for the development of cities.

Durable materials

Härmälänranta is to be built to last; using robust and durable materials which do not require replacement in the near future. Where possible, materials are sourced locally, and all materials are to be selected on the basis that they perform well with regard to specific local climatic demands.

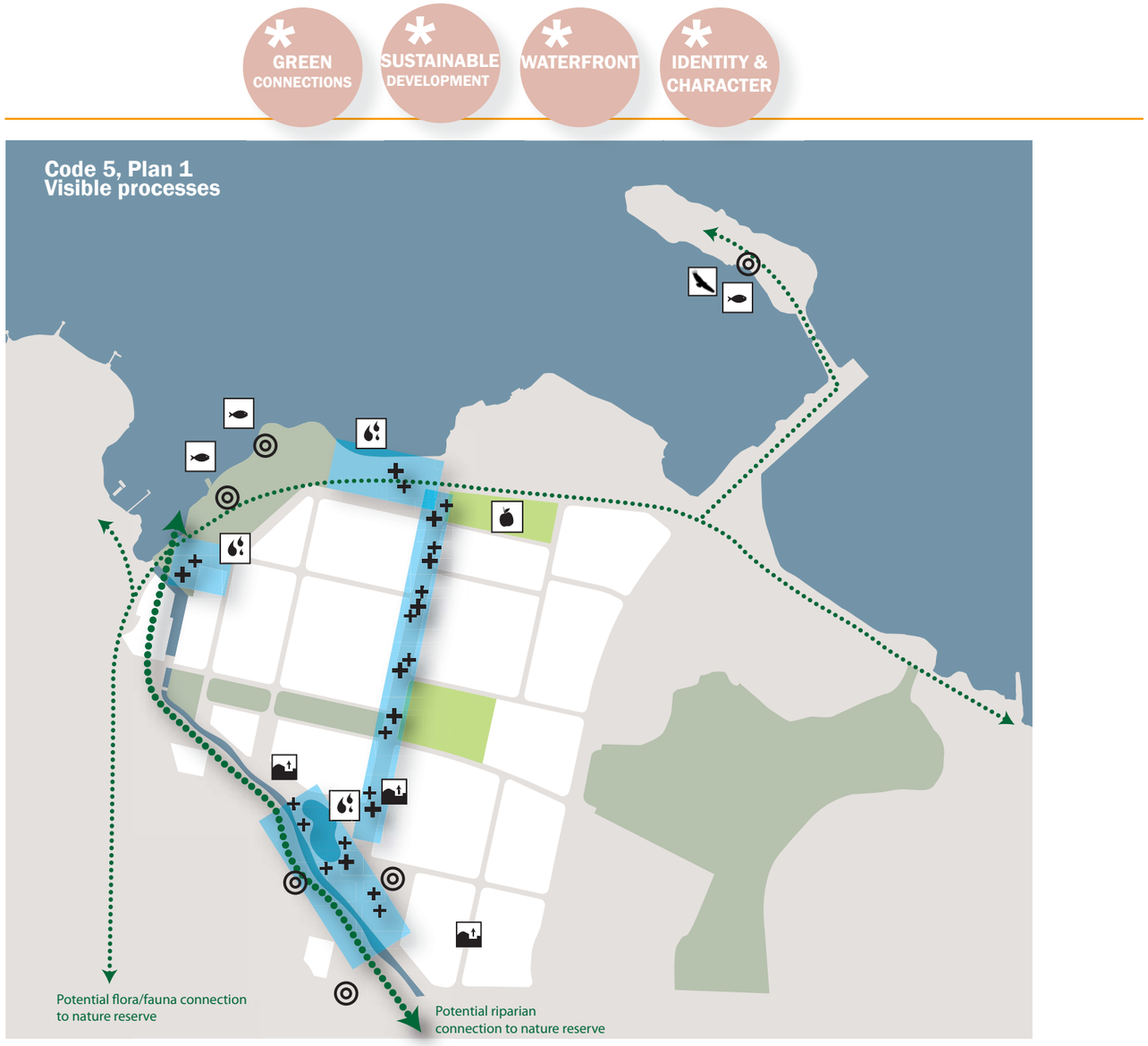
Brick offers an example of a robust material choice.

Design Code 5: Visible processes

The potential of landscape to make us think differently (and think locally) about both ecology and our urban lifestyles has important ramifications for sustainability and urbanity.

In Härmälänranta, the landscape design is to express the ambition to produce a sustainable relationship between urban life and ecology. It is to do this by revealing and interpreting ecological processes like water treatment, the presence of native animals and birds on the site, and the broader ecological connections which link the site to a larger regional ecosystem.

Making visible processes that are usually hidden (a practice which, in landscape architecture, is often referred to as "eco-revelatory design") encourages residents to understand the systems and resources that make urban life in Härmälänranta possible. It also represents a way of generating a distinctive identity for the area, where the landscape permeates the urban environment, enriching the experiential qualities and unique "sense of place" of Härmälänranta.*



* Brown, B, Harkness, T and Johnston, D 1998, 'Eco-Revelatory Design: Nature Constructed/ Nature Revealed: Guest Editor's Introduction', Landscape Journal, xii-xvi.

REVIVING LANDSCAPES

The use of Härmälänranta has changed significantly over the course of the twentieth century, from being an area for summer villas to accommodating large-scale aircraft manufacturing facilities and eventually the production of heavy machinery. Remnants of the pre-industrial landscape are to be retained, and several historical uses of the landscape which had a close relation to the ecology of the area are to be reinstated.

OLD AND NEW

Recreational use of the waterfront

The reinstated recreational use of the waterfront (for fishing, skating, swimming and contemplation) echoes the historical use of the site for summer villas in the early twentieth century, albeit in a moiré public form. The landscape design reflects these uses, providing jetties and platforms to bring people closer to the water.

The island represents a strong potential for recreational use.

Rehabilitation of the stream

The Härmälänoja Stream runs through the southern part of the site. At present, the stream is overgrown and hidden from view. In subsequent design phases, the expert advice of local ecologists is to be sought, and pursuant to their recommendations the stream is to be replanted with appropriate native vegetation, widened in places to allow for its use as a retention basin for stormwater, and highlighted as a defining feature of the site by opening it up to visual and physical access.

The Härmälänoja Stream at present.

Restoration of Orchard & Gardens

The English Garden and Apple Orchard respectively symbolise the picturesque and productive possibilities of landscape. Both are contained, formal spaces that exist in poor condition today. The two areas are to have a central role in future Härmälänranta and as such are to be restored, augmented by new planting, and formalised with new “edges” and clarified path systems. Their use for recreation and cultivation respectively is to be retained and strengthened.

The English Style Garden.

The Orchard.

LINKING TO LOCAL NETWORKS

The landscape design at Härmälänranta will help to situate the area in relation to its surroundings, linking it physically and functionally to a broader ecological system and producing a sense of local specificity through the use of local materials and craftsmanship.

INTEGRATION

Regional ecological networks

When considering the issue of biodiversity, it is important to note that it is not necessarily the size of an area that matters, but rather its ecological diversity and connections to broader ecological networks. Following the expert advice of a local ecologist, opportunities to make realistic and functional connections to areas of high ecological value (for instance, the nature reserve to the south) should be investigated and planned.

Local production networks

Materials and craftsmanship can be sourced locally in the detailed design and construction of the landscape of Härmälänranta. Sourcing locally produced or even recycled materials (such as local woods and stone, as well as street furniture and lighting) reduces transport - and therefore energy - costs and encourages the emergence of a distinctive and “local” character. Design competitions might be considered for smaller pavilions or street furniture, in collaboration with the School of Architecture in Tampere.

Native vegetation

The landscape design of Härmäläntanta is to adopt a palette of both native and locally adapted plants (selected upon the basis of expert advice from local ecologists), which are not only able to withstand the local climate but thrive in such conditions. Local vegetation brings longevity and sustainability to the landscape, which in turn provides habitat for native birds and wildlife, promotes biodiversity, and helps to enrich local ecosystems. The treatment of storm water on site adds to these values.

Climatically appropriate vegetation is critical

GREEN CONNECTIONS | WATERFRONT | SUSTAINABLE DEVELOPMENT | LEGIBLE BUILT FORM

EXPOSING AND SIGNIFYING

Making ecological processes visible also means making them legible: that is, able to be read and understood by a wide range of people, with different backgrounds and levels of experience in interpreting landscapes. As such, the use of ecological markers and graphic signage will explain and clarify the ecological characteristics of the site, whilst landscape treatments like rain gardens will reveal the hydrology of the human (modified) landscape.

Ecological markers

Like architecture, landscape can be classified as a form of non-verbal communication, "showing" meanings and expectations through non-verbal cues[2]. In Härmälänranta, the use of plants which thrive near to water is considered to act as an ecological marker, and a "cue" for the retention basins which line Härmälänoja Stream – showing that water is present, even if surface water is not apparent. This principle is also to inform the design of the channel which traverses the middle of the Central Boulevard.

Exposing infrastructure

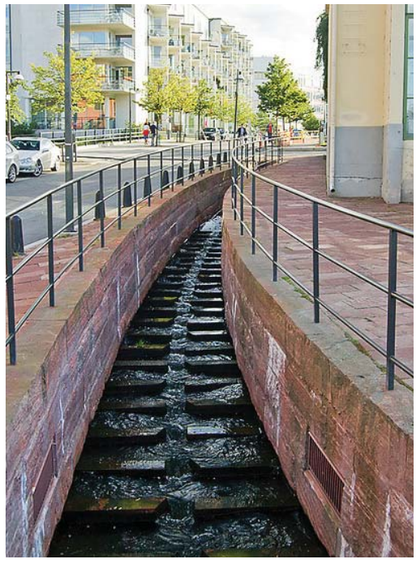
Stormwater treatment is to be made visible, with water brought to the surface in both the Central Boulevard and in the Creek Park, giving the area a consistent coastal character and integrating the blocks by acting as a repeated motif.

An exposed channel is proposed to run down the middle of the Central Boulevard. This channel is to deal with stormwater from the hard paved surfaces of the street. The channel is to be dry in periods of no rain and, after rain periods, water can be diverted into rain gardens which line the boulevard, feeding the trees which are planted in the central median.

Rain gardens are also to be used on the waterfront in the shared space zone.

Stormwater is to be treated within the Creek Park, with a retention basin planned for overflow events. In this way, water infrastructure is exposed and forms a key element of the landscape.

Rain gardens make stormwater visible after periods of rain (shown: Västra Hamnen, Malmö).



Stormwater aeration channels can act as attractive design features (shown: Hammarby sjöstad, Stockholm)

Signage

Signage provides a more direct form of communication about ecology. Following consultation with local ecologists and collaboration with graphic designers, a signage regime can be installed in Härmälänranta which informs residents and strangers of local wildlife (including fish species and birdlife), as well as appropriate management practices (for instance, minimum catch sizes for fish), creating a closer link to natural systems and a better understanding of biodiversity.

Signage can provide direct information about local wildlife.

[2] See for instance, Eisenstein, W 2001, 'Ecological Design, Urban Places, and the Culture of Sustainability' in San Francisco Planning and Urban Research Association Newsletter, SPUR: San Francisco.

Design Code 6: Defined spaces

Härmälänranta is an urban environment that balances activity with quiet. The edges between active and peaceful, public and private, are to be distinct and the area is to provide opportunities for both.

Rather than segregating land uses, Härmälänranta will rather clearly define boundaries in a mixed-use area characterised by strong overall variation. Whilst commercial premises may exist alongside residential, residential exists along the public realm, and carparking alongside courtyards, the edges between these different uses/spaces will be well-considered and clearly defined. Through good design, such uses will be able to comfortably coexist.

INTEGRATION | IDENTITY & CHARACTER | LEGIBLE BUILT FORM

DEFINED STREET SPACES

The space of the street defines an important part of the public realm. The streets of Härmälänranta are to be clearly defined as public, through a clear sense of enclosure by a "street wall"; by unambiguous delineation of the interface between private and public; and, where appropriate, by "active" facades, which use transparent treatments to provide views to communal or commercial spaces.

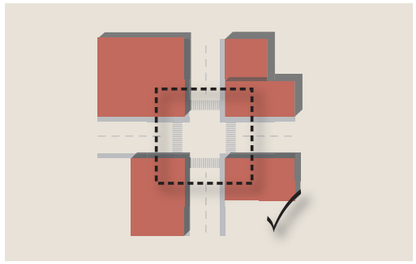
Active streetscapes

The ground floor façades of buildings define the experience of the street by pedestrians. In order to avoid expansive blank walls, the street wall of all streets in Härmälänranta is to be characterised by "active" ground floor facades, which allow the pedestrian a view of activity (for instance, a window to a shop, laundry space or even bike storage) or of a building entry. This is particularly important in the case of the Central Boulevard, which should be met by predominantly active frontages along its entire length.

Active frontages can look very different dependent on the use of buildings (shown left: Grimman, Tengbom)

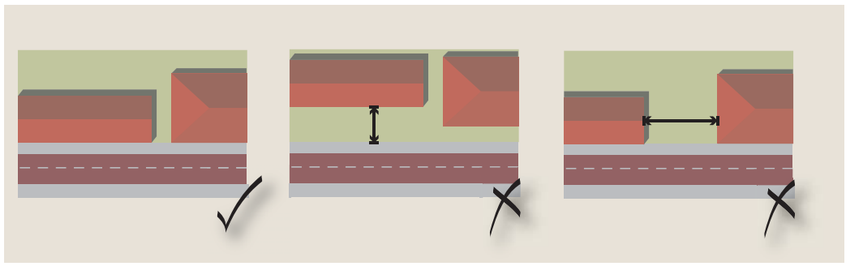
Enclosure of the street space

The streets of Härmälänranta are to be characterised by a consistent "urban" treatment – in general, buildings are to front streets directly (without a setback), defining a clear and unambiguous space which is "the street". Balconies and entrances are to be set behind the property line. Further, buildings are to define the corners of blocks. In this way, they enclose intersections, creating a space which frames views and orients the pedestrian.



Buildings enclose a defined street space at intersections (shown: street corner in Barcelona).

Buildings in direct contact with the street (shown Äppelträdgården, White Architects).



Buildings should neither be set back from the street, nor set so far apart that they break the sense of a consistent street wall.

Buildings in direct contact with the street (shown: Bo01, Malmö).

PUBLIC & PRIVATE

IDENTITY & CHARACTER

DEFINED PRIVATE SECLUDED SPACE

Privacy and publicness are interrelated, with privacy being dependent on a having a choice about who one wishes to spend time with and around. In Härmälänranta, this choice of whether to spend time in public space, amongst a smaller group of friends, or by oneself, will always be present. Just as a high quality public realm is to be built in, the option to be "secluded" (out of the public eye) at home is to be designed in to Härmälänranta too, through careful placement of entrances, windows, and balconies.

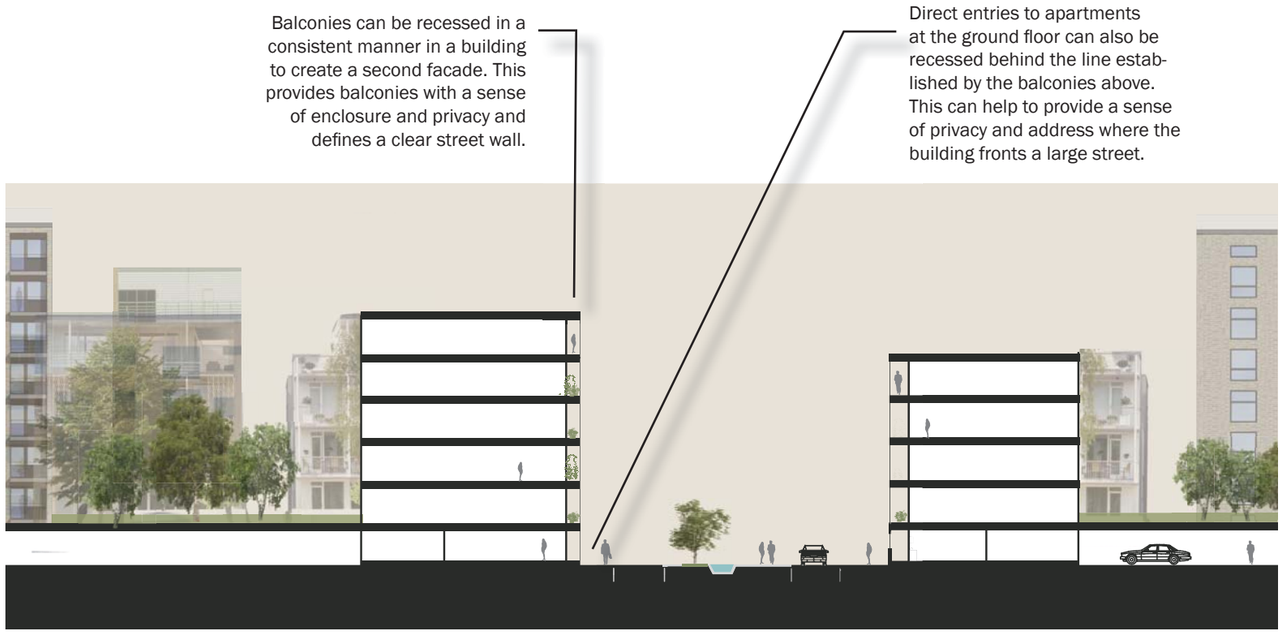
Ground floor entrances & windows

Buildings within Härmälänranta are set close to the property line in order to provide clear definition to the street spaces. Ground floor entrances, as well as ground floor windows, can however be recessed and can be shielded from views from the street by planter beds. Such vegetation can form a part of the stormwater treatment system, simultaneously providing seclusion and fulfilling an ecological function.

Treatment of entrances and windows via hard surfaces, softened by vegetation,

Balconies & terraces

In Härmälänranta, balconies constitute an important source of secluded private open space for residents. Recessing balconies behind the facade to the street achieves two important outcomes: it contributes to the definition of the street space in a consistent manner, and it shields residents from views from the public realm. This approach is to be employed in residential buildings facing the Activity Link, the Central Boulevard, and the Waterfront.



Recessed balconies provide privacy and define a clear edge to the public realm.

DEFINED SPACES FOR PARKING

The form and location of car parking will affect the experience of space at the ground level. Car parking in Härmälänranta is to be well-designed, enclosed by built form and when exposed, treated to an adequate level of detail to support a comfortable pedestrian experience.

Car parking is to be accomodated in at-grade or half-basement garages located to the interior of blocks and generally beneath courtyards. This is to be augmented by basement carparking beneath streets and on-street guest parking.

Appropriate number of spaces

Car parking garages are confined to at-grade or half-basement levels, with the exception of garages located under streets, which can be built at basement level and accessed via abutting half-basement garages. Guest parking is to be provided on streets.

Car parking is to be provided at a ratio of 1 space per 100 square metres of residential floor space, with guest parking to be provided on streets at a rate of 1 park per 10 residential units.

1:100
SPACE PER 100 SQUARE METRES

1:10
GUEST SPACE PER 10 UNITS

Appropriate design of garages

Garages are generally to be enclosed by built form (behind and under buildings). Where the walls of a garage interface with the public realm, high quality treatments are to be used. Lighting design is to be used to increase safety.

Where car parks are located under courtyards, solutions are to be sought to allow adequate greenery to courtyards.

Using planting as a vertical element to define the interface between a half-basement carpar and raised couryard.

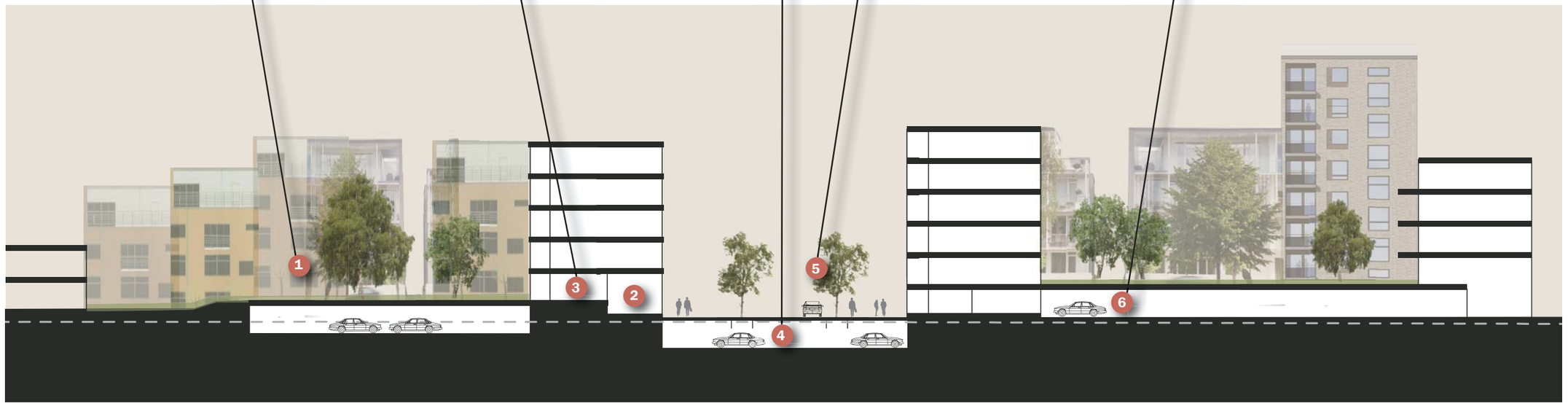
Half-basement parking garages are appropriate solutions for blocks where pedestrian access has been provided across the block (either via a path across a courtyard (**1**) or via a Mews Street). This is to avoid the presentation of high blank walls and to reduce the length of stairs.

Commercial premises (for instance, on both the Activity Link and Central Boulevard) require higher celinings (**2**). Apartment which faces the courtyard gives life within the block (**3**).

Basement level car parking is to be located underneath streets (**4**). Such parking can be accessed via abutting half-basement parking within the blocks.

On-street at grade spaces are to be used for guest parking (**5**).

At grade parking garages are considered appropriate in locations where they are enclosed by built form on all sides - either on the interior of a perimeter block, or the interior of a part of a block (**6**).



Section addressing the relation between different parking types and built form conditions.

Masterplan

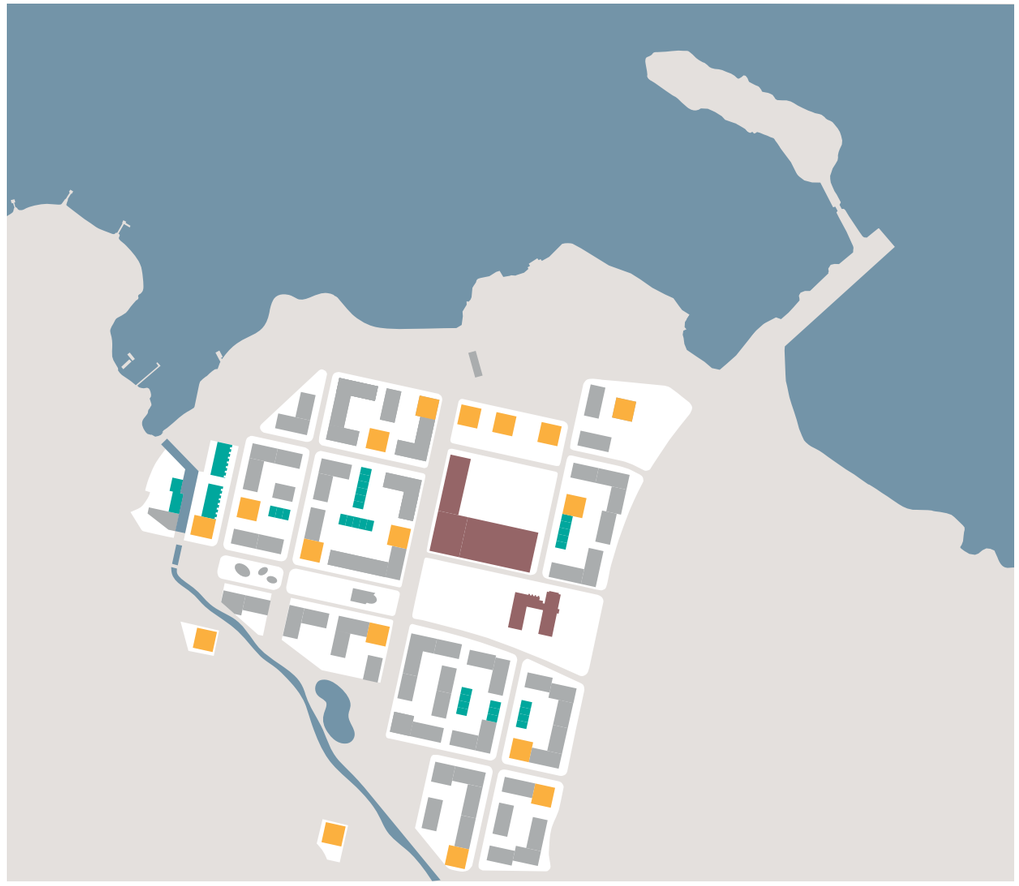
3

MASTERPLAN

- Proposed buildings
- Existing buildings
- Prominent green areas
- Court yards
- Pedestrian zone, footpath
- Car traffic zone, street
- Pedestrian and cycle links
- Lake, harbour and creek
- On street parking
- Activity zone
- Square and mews street
- Beach
- Proposed Playground
- Proposed Daycare
- Old Factory Outline
- Area boundary

MASTERPLAN WITH LABELS

BUILDING TYPOLOGIES



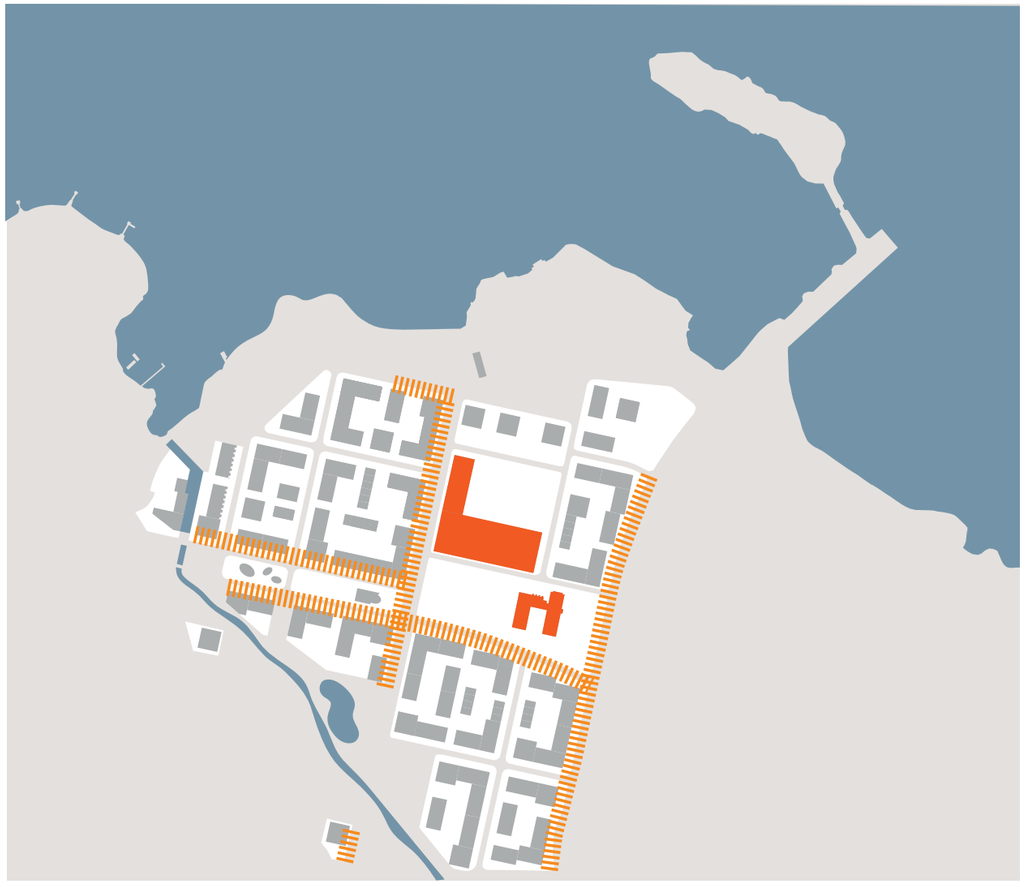
TOWN HOUSE
2-3 STOREYS

APARTMENT BUILDING
4-6 STOREYS

ACCENTS
7-15 STOREYS

EXISTING BUILDINGS

FUNCTIONS

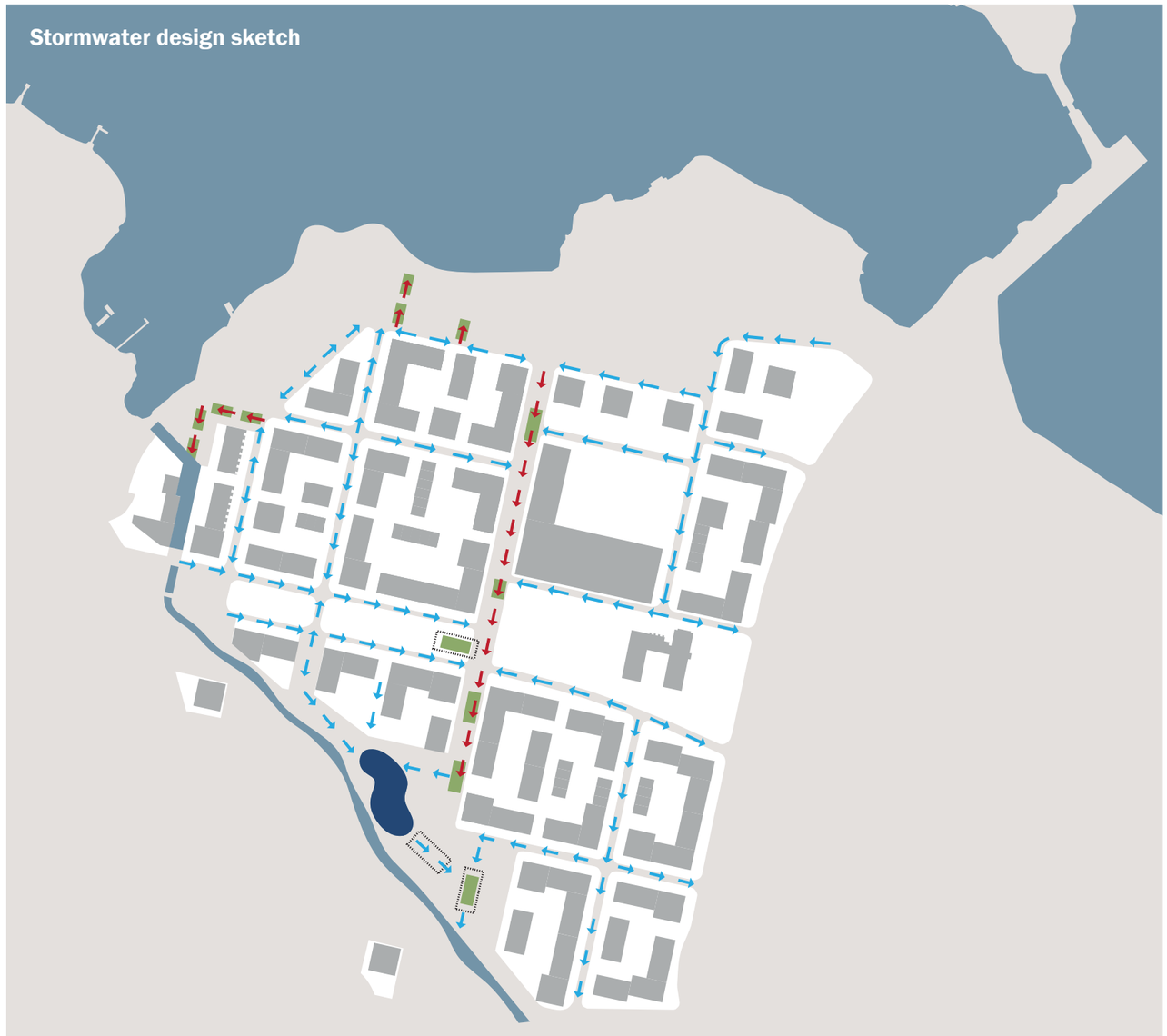


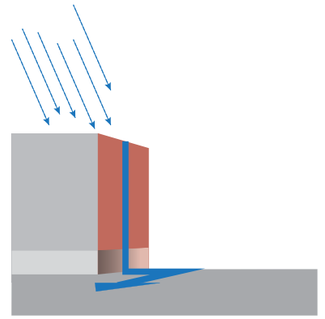
PUBLIC BUILDINGS

MIXED USE

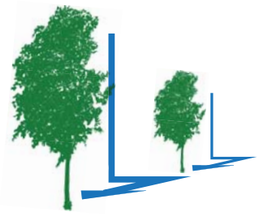

Naistenmatkantie
Pereentie
Valmetinkatu
Nuolialantie
0m 10m 50m 100m 200m

Stormwater concept

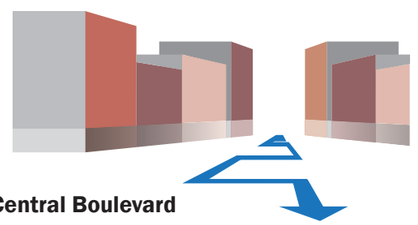




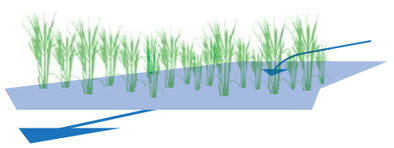
1. Stormwater



2. Street tree network



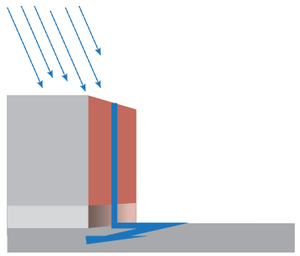
3. Central Boulevard

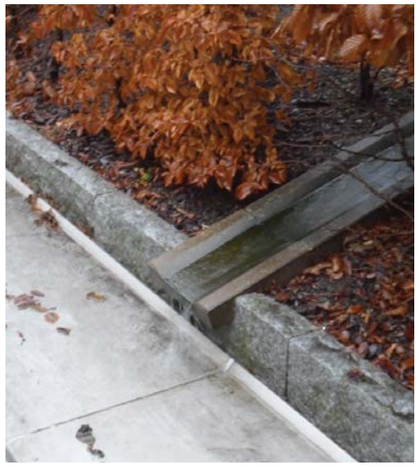


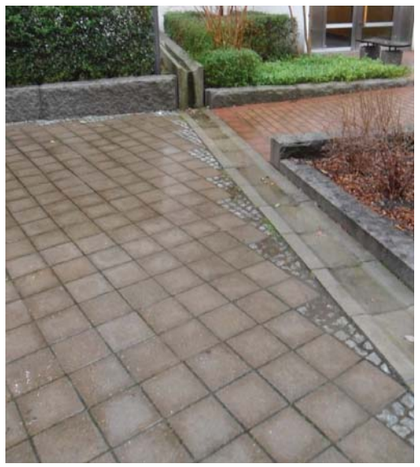
4. Stormwater Retention/Filtration

1. Stormwater

Stormwater from roofs and hard surfaces is lead to street tree planting via water channels which are an integrated part of the hard surface treatments. Additional stormwater is channelled or piped further afield to rain gardens, reed beds and retention ponds.







Hammarby Sjöstad integrated water channels leading stormwater from roof tops to the street network

2. Street tree network

Additional or stormwater not used for street tree irrigation is transported via kerb, channel and pipe systems to rain gardens, reed beds / retention dams

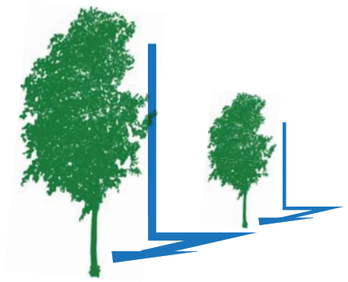
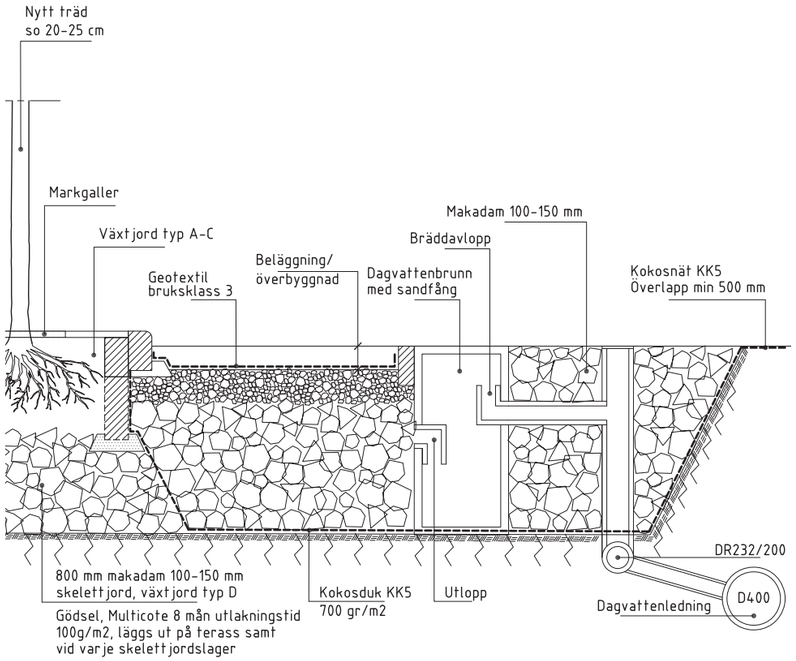
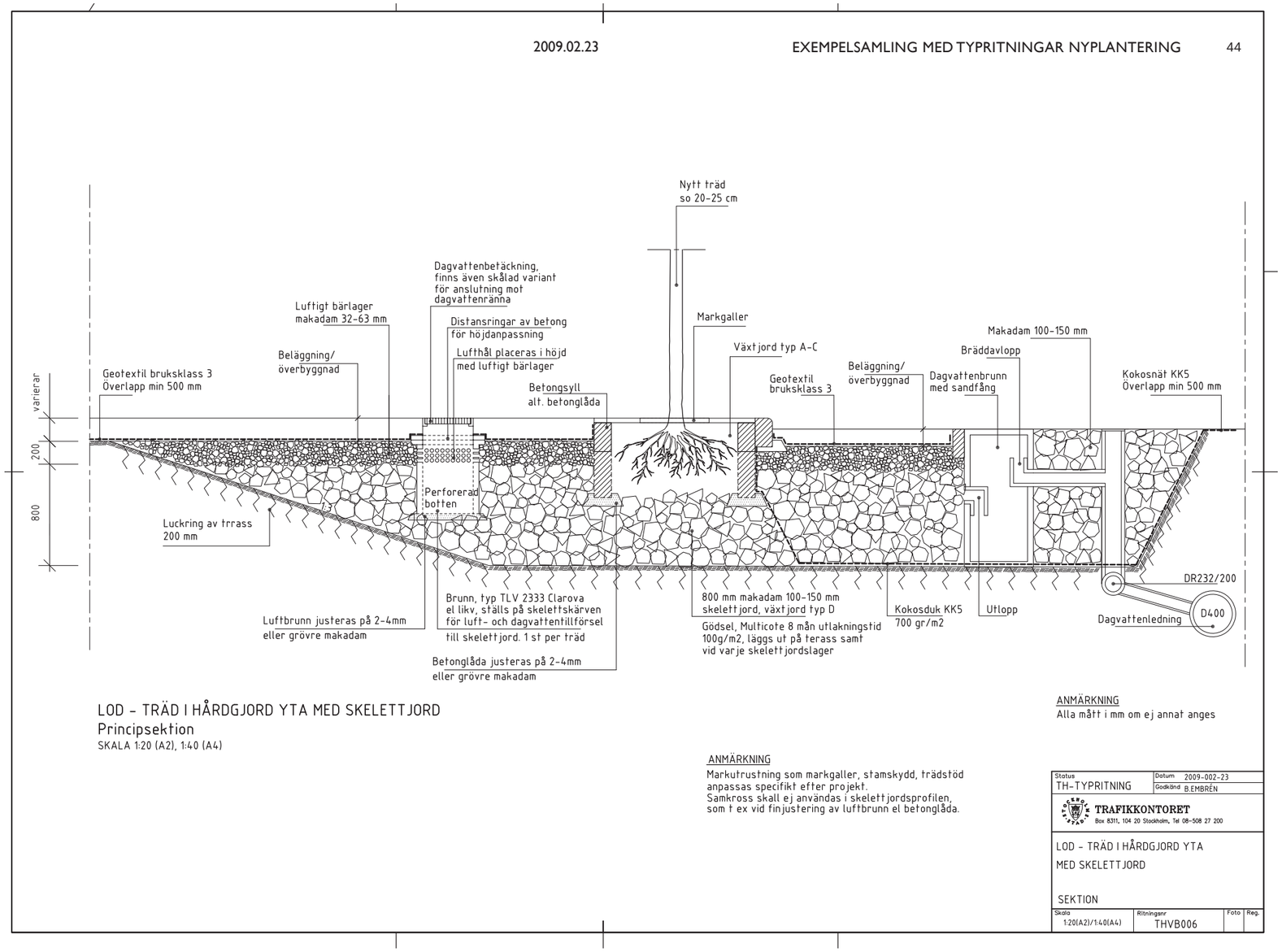


Image from Odense of water being channelled to street trees

Images from Stockholm City of water being channelled to planting beds



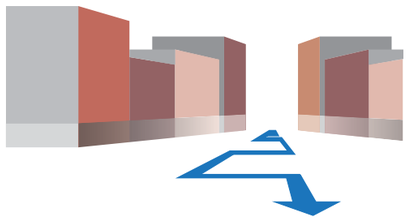
Stockholm City image of street tree planting with overflow connection to pipe system



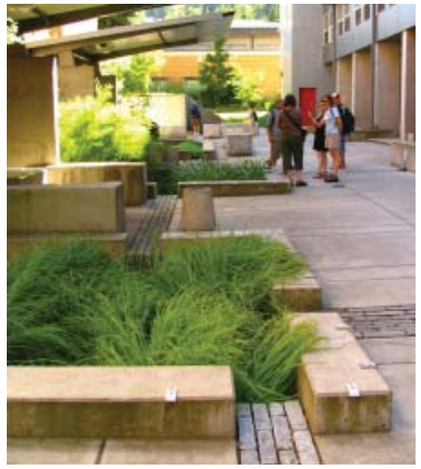
Stockholm City detail drawing for street tree planting in structural soil

3. Central Boulevard

- Visible channels along the 'Central Boulevard' transport stormwater from the hard surfaces that border this area.
- A series of simple oil separators help to remove pollutants prior to stormwater entering the open channels.
- With issues/constraints around infiltration flow-through raingardens with impervious bottoms offer an approach where polluntants can be removed and runoff delayed while restricting stormwater infiltration.



Hammarby Sjöstad integrated water channels leading stormwater further afield.

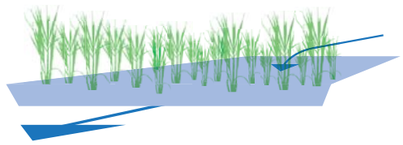


'Flow Through' rain garden which uses plant material to take up pollutants while preventing infiltration into the groundwater.

Västra Hamnen rain garden.

4. Stormwater Retention/Filtration

The site stormwater is collected, held and treated in reservoirs before flowing through reed beds / vegetated stormwater retention ponds for further filtering of pollutants prior to re-entering the stream.



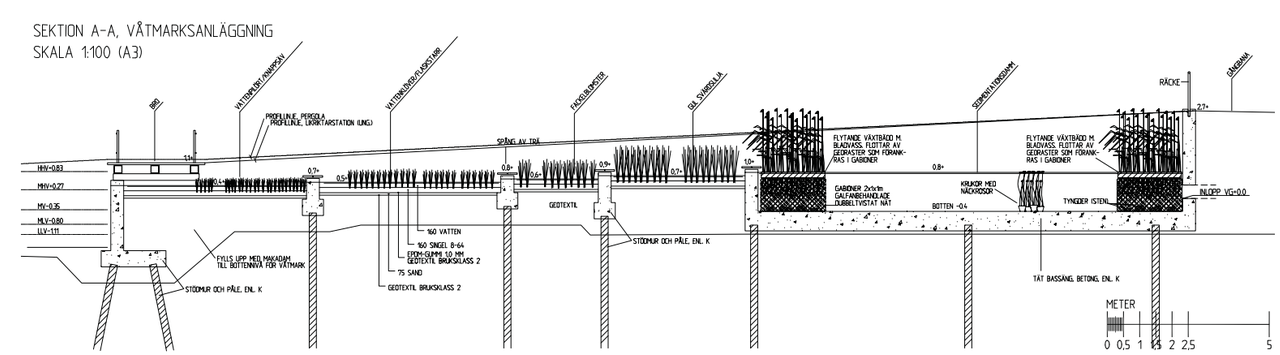


Image Credits: Stockholm Water

Stockholm Vatten section of reed bed filtering stormwater before entering the harbour

Waitangi Park reed bed filtering stormwater before entering the harbour.

Sociotopic mapping

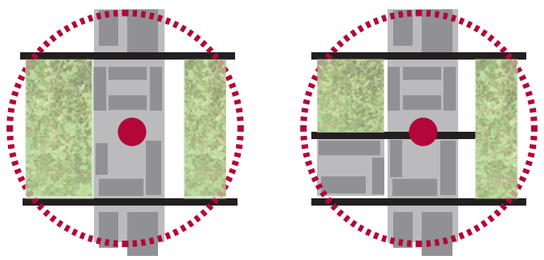
With an ambition to differentiate the discussion on green public space and densification, the city of Stockholm in 2002 developed a mapping system to measure the social value of green spaces of varying size within the urban framework. Surveys were made in order to map how the citizens were using and wish to use green public space. Usage of green space in relation to its qualities were measured and compared within and between areas. The idea was that new parameters needed to be added in order to measure the value of green open space from a user's point of view. The result was the document 'Stockholm Sociotopic Map' (Sociotopkarta för parker och andra friytor i Stockholms innerstad, Sbk 2002:2)

The concept is further developed in a thesis by one of the contributors to the document, Alexander Ståhle. He points out that within the surveys made in 2002, a higher number experienced lack of green space in the less dense, greener suburbs, than in the denser areas of the inner city. The surveys also show that the population of the denser inner city more frequently visited parks and green spaces. Ståhle thus argues that it is the accessibility to and qualities of green public space that should be taken in account in city planning, rather than a simple correlation of m^2/ inhabitant. A good integration of green space within the urban grid, reachable by pedestrians through axial connections with at-grade rather than separated junctions, ameliorates the experienced access to green space, acording to Ståhle (___2004).

Stockholm Park Program contains a set of values that should serve as a point of departure when planning for new urban development. The values listed are: Social values, Cultural values, Ecological values and Economic values. Conditions for these values are accessability, safety, evironment and economy.

The social values of urban space is central in the sociotopic map. A sociotope is seen as a space for human activity, and is defined as 'the usage and significance of a specific place within a specific culture' (our translation: Sociotophandboken 2003).

The sociotopic map recognizes the significance of size to achieve certain qualities and enhance specific activities. A categorization of open space according to size is thus made.



The Image above shows the before and after of a densification scenario. In this scenario, a better access to the green space available compensates for the densification.

Different groups also have different requirements on close access to open space. Qualities with special importance to groups with limited ability to move need to be found in close relation to the home. Large open space can work as urban barriers and make unsafe areas at night.

Stockholm park program gives a suggestion on how close from the home these values need to be found in order to be used. The qualities that need to be found very close at hand (<200m) are those with special importance to children and older people: green oases, play, promenades, peace and quiet and to sit in the sun are such values according to the survey.

At close hand (<500m) qualities that are available in larger parks such as: flower delight, ball games, public life, playgrounds and picnic meadows should be found.

THE SOCIAL VALUES LISTED WITHIN THE DOCUMENT *:

Parks and green open space
0,5 – 5 ha:

Swimming
Flower delight
Ball play
Boat life
Animal farming
Events
Fishing
Public Life
Green oasis
Play (Playgrounds)
Running
Farming and cultivating
Picnic
Promenades
Bob sleigh riding
Riding
Peace and quiet
Skiing
'Sense of Forest'
Ice skating
Sitting in the sun
Local markets
Pavement cafés
View
Water contact
Wild nature

Natural reserves >50ha:

Untouched nature and mysticism
Sence of forest
Freedom and space
Botanical and animal variation, nature as pedagogic asset
Activity and challenge
Service and meeting points

** Sociotopkarta för parker och andra friytor i Stockholms innerstad, Sbk 2002:2, OUR TRANSLATION*

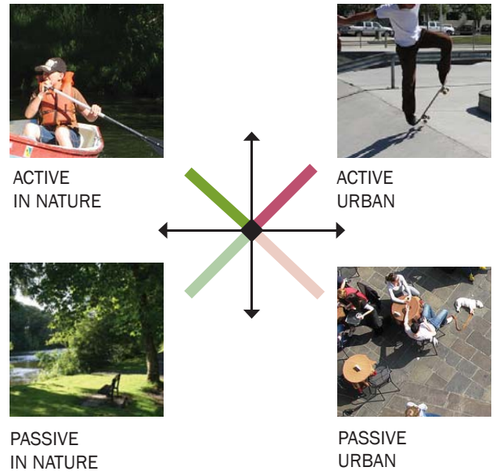
Other values serve rather as the goal of longer excursions and can thus be found further away; swimming, boating, events, fishing, ice skating etc are such activities that can be further than a kilometer away if access is provided for by safe walking paths, roads and public transport.

What the study suggests, and what we would like to emphasize, is that it is not merely the size of open space in relation to the number of inhabitants in that area that holds relevancy to whether or not it is balanced in open space provision. It is the quality of and accessability to the spaces that creates an experience of satisfactory availability of green open areas.

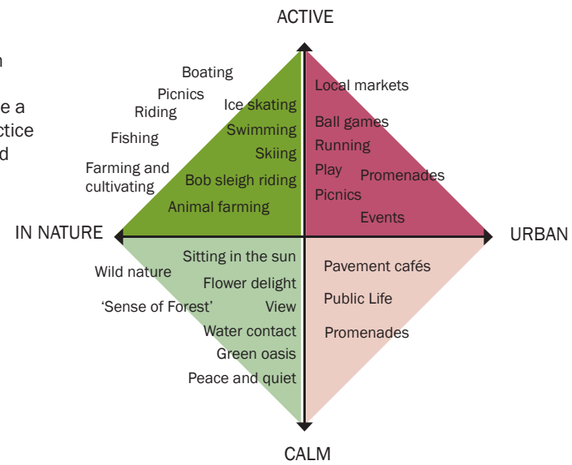
Different qualities are sought after when using these spaces, of which some are important to have very close at hand, while others are enhanced by being away from development but with easy access by public transport.

It is not merely pastoral values that are asked for in the public realm, but also purely urban qualities such as being in a crowd, public events, outdoor food stalls and markets. The main function of Green open space is recreation, this however can take different forms and be active or passive, social or isolated. Different qualities in the public space give opportunities to practice these different forms of recreation, to meet the alternating needs of the inhabitants.

In the Härmälänranta master plan, the qualitative supply of open green space and public space should be more than satisfactory. Rather than programing specific surfaces we have tried to provide a variation of landscape qualities that create opportunities to practice a large variation of activities, and that enhance almost all desired values from the Stockholm sociotopic map within a radie of less than 500m from all over the area.



QUALITIES → **OPPORTUNITIES** → **ACTIVE** / **PASSIVE**



The diagrams above show an attempt to map the character of a place in relation to how active/passive, urban/pastoral it is. Some values listed in the sociotopic map are activities that require specific establishments and are as such more 'urban' or 'cultural' in their character. Others depend on specific natural assets and can thus be categorized as 'natural' or 'pastoral'. Some of the values are mere qualities and do not imply any specific activity, but enhance other recreational functions, important to human life. Those qualities which involve social interaction such as public life we define here as urban qualities, while the ones associated with outdoor sensations are listed as 'in nature'.

Landscape Qualities

Landscape can be both seen as wholes and as parts. Each part which comprises the landscape of Härmälänranta has different qualities which define it. In turn, these qualities form the basis (the conditions) for ecological processes and for human activities. The human experience of the landscape emerges from a complex play between qualities, activities and character.

Rather than programming the landscape (that is, assigning different areas different functions), for the most part the landscape of Härmälänranta has been treated as an open to use for an indefinite range of activities which cannot be decided in advance. In general, the landscape design rather emphasizes or produces certain "Landscape Qualities" (and combinations of qualities) which in turn provide the conditions for a range of different activities. Activities can in turn be defined as existing on a continuum between "passive" (requiring little physical or social interaction) and "active" (requiring physical or social interaction) and the types of activities which might be possible also define the character of the space.

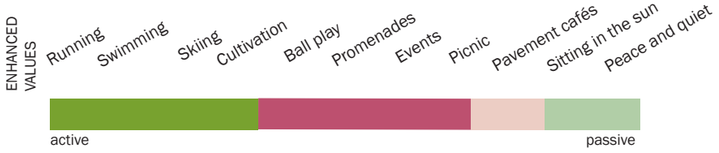
The Landscape Qualities that form the basis of the design are:-

In the sun

Exposure to sun is particularly important in a Nordic climate and forms a condition for many passive activities like sitting and reading. It also improves conditions for most active activities. Areas with sun are generally located on the south side of buildings, and in areas free of large canopy trees.

Necessary for:
Sitting in the sun
Contribute positively to (Passive):
Peace and quiet, Pavement Cafés, Flower delight

Contribute positively to (Active):
Running, Swimming, Ball Play, Skiing, Promenades, Cultivation, Events

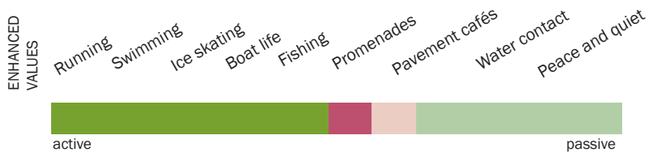


Water's edge

A direct interface with water is a quality which is both rare and strongly affective – it has powerful impact on the character of a space. The "water's edge" applies to linear spaces with physical access to the water. This landscape quality provides the conditions for a range of very specific active activities in all seasonal conditions and also produces unique ecological conditions for vegetation (reeds) and wildlife.

Contribute positively to (Active):
Running, Promenades, View, Ice skating, Boatlife, Promenades, Pavement cafés, Fishing

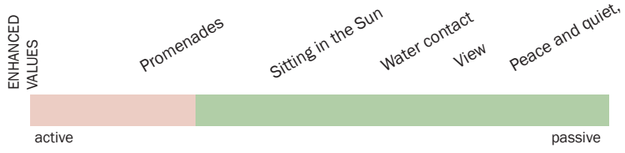
Contribute positively to (Passive):
Picnic, Pavement cafées, Peace and quiet



Views to water

Views to water are a quality which adds to the landscape. Rather than introducing new activities, having views improves the amenity of existing qualities, in particular, supporting passive activities like contemplation, people watching.

Passive (+)
Water contact, View, Peace and quiet, Sitting in the Sun

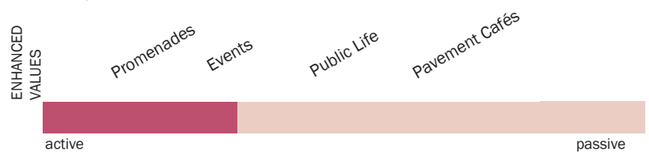


Enclosed space

Enclosed spaces – in the sense of spaces which have buildings on either side of them (not necessarily a roof) – frequently define the public realm of cities, particularly in traditional European morphologies which tend to set buildings tightly to the edges of spaces in order to define them. This is a quality which is not present in the modernist planning of the 1960s. Enclosed spaces have a particularly "urban" quality to them, and in many cultures the sense of enclosure is considered positive and relates strongly to a sense of "human scale".

Contribute positively to (Active):
Promenades, Events

Contribute positively to (Passive):
Public Life, Pavement Cafés

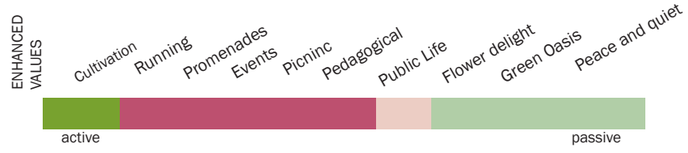


Formal gardens

Formally landscaped public gardens are a traditional form of landscaped space in cities. The design of such spaces has a long history and a formal expression relating to the aesthetic and picturesque value of compositions of elements (patterns in flower beds, framed views, and the quality of surfaces). The use of such spaces vary on the basis of cultural norms, but gardens generally form a valuable landscape condition for passive activities such as contemplation and people-watching, as well as play, informal sports and small-scale events such as picnics.

Contribute positively to (Active):
Running, Promenades, Cultivation, Events, Picninc, Pedagogical activities

Contribute positively to (Passive):
Public Life, Flower delight, Green Oasis, Peace and quiet

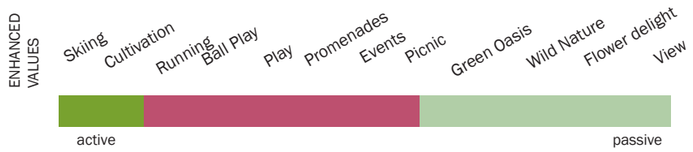


Open fields

Open fields – grassed areas with a continuous surface and little canopy – provide space to undertake activities that involve larger numbers of people, like events and sport. They also support active activities to be undertaken alone like jogging. Open fields are a necessary part of the urban environment, however also can act as barriers that can be difficult to cross at night.

Contribute positively to (Active):
Ball Play, Running, Play, Promenades, Skiing, Events, Picnic, Cultivation

Contribute positively to (Passive): Green Oasis, Flower Delight, View, Wild Nature

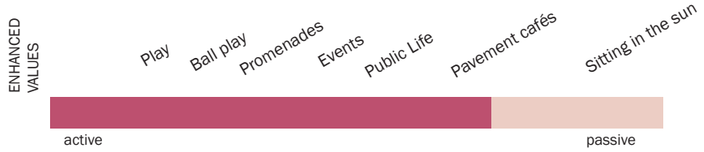


Open hard surface

Open hard surfaces – paved or concreted spaces, often “squares” – are a form of landscape with a long history. The type of space created by treatment, particularly in combination with the quality of enclosure, creates conditions for (in many cultures) meetings, informal commercial activities and people-watching. Traditionally, this quality is associated with representative spaces – spaces for large gatherings of people or spaces with symbolic power.

Contribute positively to (Active):
Events, Play, Ball play, Public Life, Promenades

Contribute positively to (Passive):
Pavement cafés, Sitting in the sun

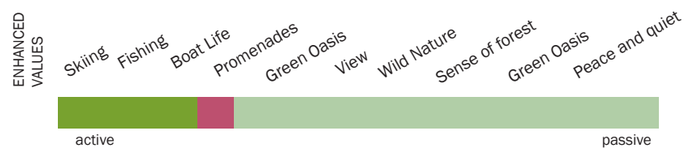


Wild Nature

A sense of wilderness can be experienced even with the urban reality at close hand. To be surrounded by a seemingly untouched landscape with old trees, away from the noise of the city with the chance of coming across wild animals, is important as a recreational and a asset. To see ecological processes and connectivity in nature enhances the validation of natural assets.

Contribute positively to (Active): Promenades, Skiing, Fishing, Boat life

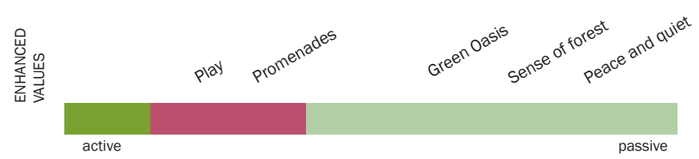
Contribute positively to (Passive):
Sense of forest, Peace and quiet, Promenades, Green oasis, View, Wild nature



Under the trees

The presence of canopy trees changes the character of a landscape significantly in terms of how it is experienced by human occupants. Trees provide shade, enclosure and visual interest to a space, and deciduous species reflect seasonal change through dramatic changes in colour and loss of leaves. The presence of canopy trees positively contributes to almost all passive activities.

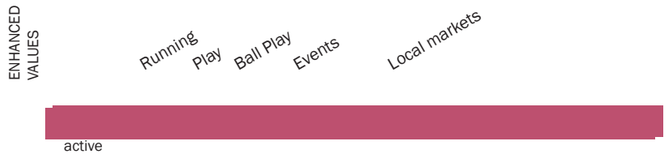
Passive (+)
Green Oasis, Sense of forest, Peace and quiet, Promenades,



Programmed recreational spaces

Some recreational activities require particular infrastructure: such infrastructure includes playground equipment, skateboard ramps, basketball courts, ice-skating rinks and performance spaces such as amphitheatres. These spaces are necessary to a range of defined activities.

Necessary to:
Some types of sports; some types of performance; some types of play; some types of events.

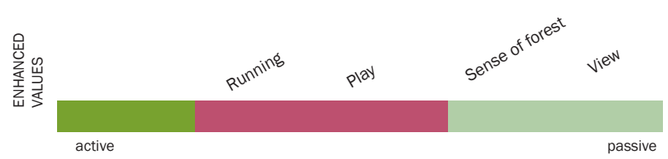


Varied Topography

Topography is essential for the character of a place and the sensation of moving through an alternating landscape. Preservation of natural topographic variations as well as clearly manmade manipulations of heights contribute to an active use of spaces, biological variations, and the distinctive character of a place.

Contribute positively to (Active):
Running, Play, Bob sleigh riding

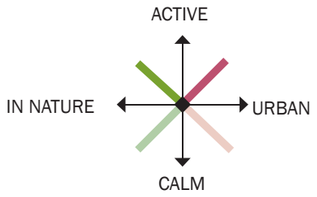
Contribute positively to (Passive):
View, Wild Nature, Sense of forest

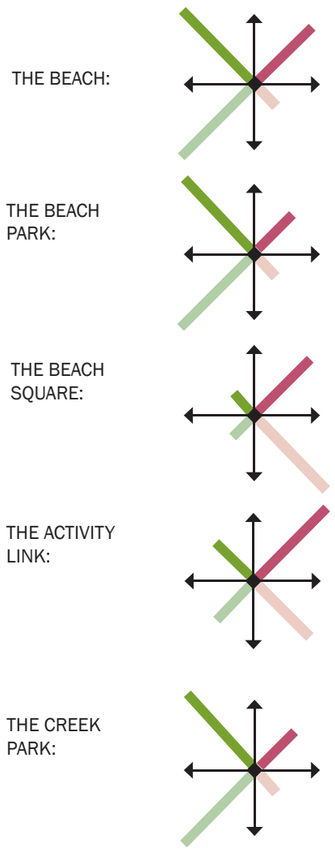


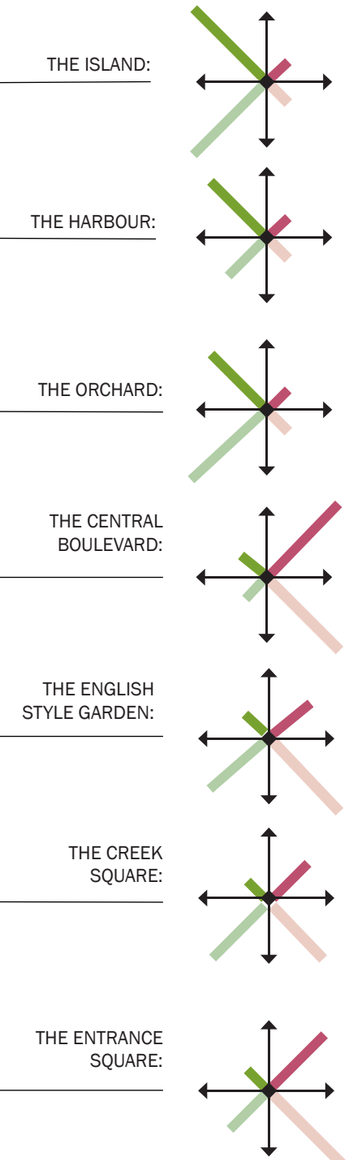
Landscape Character

Specific places within Härmälänranta are mapped to illustrate their particular qualites in relation to the degree of active/passive and urban/pastoral quality within each place.

The multitude of public parks and places within the area, all with their specific character but each with rich qualities, ensures that such varying values as peace and quiet, water, nature, beauty, physical and social activities and places to play, all can be found at close hand.







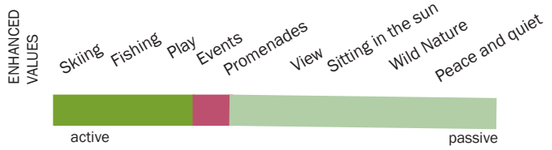
SOCIOTOPE MAPPING

WINTER VALUES:

In winter the landscape transforms and reveals a new set of qualities. When the water freezes, a large open space becomes available for skiing, skating and promenades on the ice. Shortcuts over the water calls for excursions to unfamiliar sites. A new arena for winter sports opens up. The ice is the best place to catch the sparse sunlight.

In the parks the hills fill up with bob sleighs and snowboards, and the joggers put on skis.

In a climate such as Härmälänranta's, these winter values are central aspects of leisure time.



Landscape Qualities

- PROGRAMMED RECREATIONAL SPACES
- WATER'S EDGE
- OPEN FIELDS
- OPEN HARD SURFACE
- VIEWS TO WATER
- UNDER THE TREES
- WILD NATURE
- ENCLOSED SPACE
- FORMAL GARDENS
- IN THE SUN
- VARIED TOPOGRAPHY

SOCIOTOPE MAPPING

CENTRAL BOULEVARD:

The Central Boulevard with it's predominantly urban character and strong sense of a pedestrian space is the natural gathering place for people watchers. With it's canopy of trees, running water and raingardens designed to filtrate stormwater on site there is also a feeling of nature to the landscape character.

Size (sq. metres).....2880m²

Landscape qualities within the central boulevard include

THE SHORELINE:

The shoreline comprises three principal spaces: the Beach, the Beach Park and the Beach Square. The Beach Park with it's panoramic view over the lake provides a very high level of recreational quality, both as a place for contemplation and physical activity. The water's edge also provides opportunity for an enhanced ecological environment through restorative planting. Both the Beach and the Beach Park have a wild landscape character, with open fields and groves of trees. A hint of the old industrial site is found here through the materiality of park furniture which reflects the now redundant railway line.

The Beach Square with its predominantly hard surface treatments and built form has more urban character. The square provides for physical and social activities such as fishing and swimming to skating in winter. The Beach Square also highlights a natural character with its terraced plant beds that filtrate pollutants from stromwater.

The Beach

Size (sq. metres).....1936m²

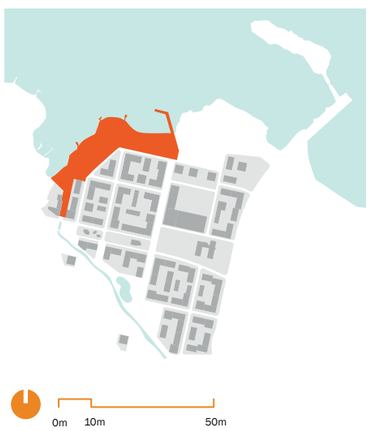
The Beach Park

Size (sq. metres).....21957m²

The Beach Square

Size (sq. metres).....3050m²

Landscape qualities within the shoreline include:



SOCIOTOPE MAPPING

THE ORCHARD:

The Orchard with its shadowy lawn is the perfect place for summertime picnics, tree climbing, informal games and play.
It has the qualities of a villa garden where the whole neighbourhood can find peace and quiet, walk under the trees or spend an afternoon with family and friends.

Size (sq. metres).....4390m²

Landscape qualities within the orchard include:

THE CREEK ROOM:

The Creek Room comprises of three different landscapes: The Park Creek, The Entrance Square and the Creek Square. The Park Creek has a distinct natural landscape with open fields, canopy trees, wild flowers and waters edge reed planting. A distinctive feature of the Creek Park is the stormwater filtration basins which reflect the natural character and make visible natural processes.

Both the Entrance Square and the Creek Square have a more urban character, and work as nodes that connect Härmäläranta to the wider community. The Entrance Square also acts as a gateway to the Central Boulevard and beyond.

The Park Creek

Size (sq. metres).....13309m²

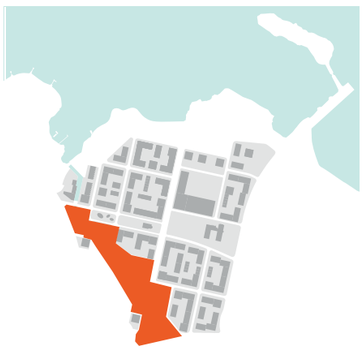
The Entrance Square

Size (sq. metres).....2200m²

The Creek Square

Size (sq. metres).....643m²

Landscape qualities within the creek room include:



SOCIOTOPE MAPPING

THE ACTIVITY LINK:

The Activity link makes the perfect stage for urban social and active life. With it's programmed surfaces for sport and play, it's frame of built structures, and larger public spaces, it enhances a wide number of activities, both formal and informal. From local markets, ball games and gossiping over coffee to hanging out in the skate park, the multitude of activities creates a diverse space with a strong urban character.

Size (sq. metres).....5570m²

Landscape qualities within the activity link include:

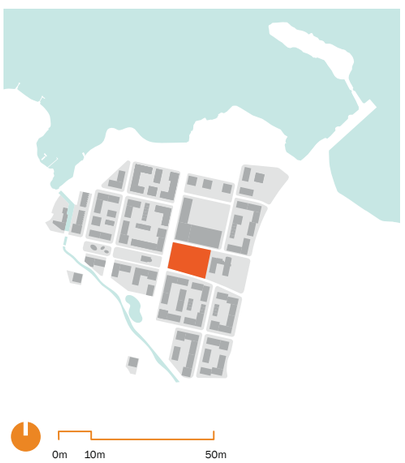
0m 10m 50m

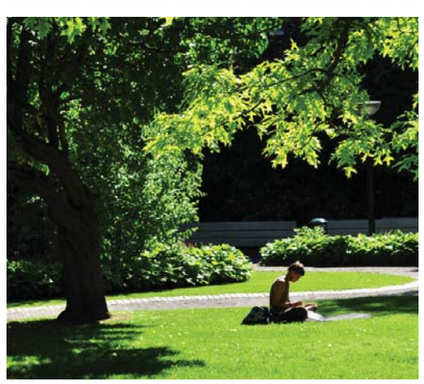
THE ENGLISH PARK:

The English garden today is a green island within the industrial landscape of Härmälänranta. It's traditional formal character reflects the history of the site and juxtaposes the new cityscape. The established trees help to create a sense of permenance within the landscape. These types of parks traditionally form a valuable setting for contemplation and people watching, as well as for play and informal games.

Size (sq. metres).....7205m²

Landscape qualities within the english park include:





SOCIOTOPE MAPPING

AVAILABILITY

THE SHORELINE

THE AVTIVITY LINK

THE CREEK PARK

200M - the range in which functions important to groups with limited ability to move should be found according to the Stockholm Park Program

500M - within this range from the home a larger park should be found according to the Stock-hom park program

SKANSKA TENGBOM