FROM INDUSTRIAL TO HYBRID
ADAPTIVE REUSE
OF TWO BUILDINGS
IN VALLILA

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VALLILA INTERIOR & PÄLKÄNE 19
From Industrial to Hybrid

Adaptive Reuse of Two Buildings in Vallila

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TIIVISTELMÄ

Tämä diplomityö käsittelee kahden vanhan teollisuusrakennuksen muuttamista nykyisten ja tulevien tarpeiden mukaiseen käyttöön Vallilan vanhalla teollisuusalueella. Diplomityö sai alkunsa Vallilan teollisuusalueen kehitystä käsittelevästä projektista, jossa kootti Helsingin kaupunkisuunnittelulaitos sekä alueen kiinteistöomistajat muodostamaan yhteistä visiota alueen tulevaisuudessa. Vielä hiljaisella Vallilan teollisuusalueella on paljon potentiaalia kehittyä ainutlaatuisiksi helsinkiläiseksi kaupunginosaksi, joka on aktiivinen ja elävä, sekä vahvistuu brändiltään taiteilijoiden, suunnittelujen ja pienyrittäjien alueena.


AVAINSANAT: Vallila, Vallilan teollisuusalue, uudelleenkäyttösuunnitelma, teollisuusrakennus, hybridirakennus, rakennussohjelma

TIIVISTELMÄ

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Anni Laurila
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TYÖN OHJAAJAT
Jyrki Laiho, Timo Metsälä
TYÖN TILAAJAT
Vallila Interior (Oy Nilsiänkatu 15) & Oy Pälkäne 19
VUOSI
8/2016-1/2017
SIVUMÄÄRÄ
163
KUVAPLANSSIT (KPL)
10
KIeli
englanti
ABSTRACT

This thesis researches and redesigns the adaptive reuse of two old industrial buildings within Vallila's industrial area, to adapt them to current and future needs. The subject originated from a project that brought together urban planners and property owners in Vallila, to form a common vision for the future of Vallila's industrial area. This currently rather dormant industrial area has plenty of potential to develop into a unique area in Helsinki that is active and lively, and has a strong brand as a place for artists, designers and entrepreneurs.

The clients of this thesis are the owners of two buildings within the same block: Nilsiänkatu 15, which has served the family company Vallila Interior since its beginning, and Pälkäneentie 19, which has several users from architects to photographers, body builders, film directors and musicians. Pälkäneentie 19 is located on a grand wall, which makes it a landmark when approaching Vallila's industrial area from the northwest. Nilsiänkatu 15 has supported the brand of industrial Vallila for decades as the nationally well known interior design company Vallila Interior's headquarters. Both buildings have also changed over the years, with added wings and floors. Both of the redesigns in this thesis are presented in such way that changes can be made in parts, stages or as a whole.

The design of Pälkäneentie 19 emphasizes the character of the building as a place for living, working, and as a meeting point for entrepreneurs and designers. The impressive location of the building above the wall is also accentuated. The street level is activated and the view above the wall is utilized through the restaurant and its terrace, which is intended to be a central feature for the recognition of Vallila's industrial area. The north-west facade of the building is a significant beacon towards Vallila's industrial area. Therefore, this thesis proposes an additional floor with a sculptural character to be built above the existing building.

This thesis proposes that on the highest floors of Vallila Interior's headquarter building Nilsiänkatu 15 there will be housing and temporary businesses or a hotel. In the courtyard facing facilities there will be workspaces and a café and on the street level the flagship store of Vallila Interior. All functions are linked to the brand of Vallila Interior: the spaces are decorated with the company’s fabrics and the names of the functions are Vallila Loft, Vallila Penthouse, Vallila Visit, Vallila Flagship Store and Vallila Workshop+Café. The architectural changes include an added penthouse floor, which creates a new view to Helsinki but is not visible from the street. There is also a new access from the street to the courtyard through the flagship store.

One of the biggest obstacles to the development of Vallila are the contradictory goals of the City of Helsinki to maintain Vallila as an industrial and business area, and the real estate owners’ wish to convert their buildings for residential use. This thesis presents hybrid buildings in a manner that seeks to support both objectives. Housing is suggested largely to the new additional floors which create new views, and to justify the adding of shops, services and architecture that strengthen the uniqueness and recognizability of the industrial area of Vallila. The purpose of this thesis is to provide guidelines also to the development of other old industrial sites and properties in Vallila and elsewhere. It is important that such properties are developed in a way that they reinforce one another. Therefore, this thesis also shows how buildings can enliven the street level, bring new connections within attractive blocks, bring services to the area and increase housing in a controlled manner that supports the development of the entire area of Vallila and the City of Helsinki.

KEYWORDS Vallila, Vallila's industrial area, adaptive reuse, industrial building, hybrid building, mixed use building, building design
This thesis includes analyses and redesigns of two existing buildings in Vallila, as well as an analysis and reflections on the whole Vallila industrial area. The premise and structure of this thesis is described here. A more personal description of the process from the author’s perspective is included in the Author’s Reflections on page 143, which can be read either in the beginning or in the end.

The subject of this thesis originated from Vallilan visio (Vallila’s vision), a project conducted by WSP Finland that brought building owners and urban planners together to form a common vision of the future of Vallila. Two participants were interested in continuing the process for their buildings in the form of a master’s thesis, and thus became the clients. The two buildings redesigned in this thesis are Pälkäne 19 (Pälkäneentie 19, owned by Oy Pälkäne 19) and Nilsänkatu 15 (owned by Vallila Interior / Oy Nilsänkatu 15). Pälkäne 19 has 8 stakeholders with tenants within its premises: two gyms, an interior and architecture design firm, musicians’, photographers’, filmographers’ and artists’ spaces. Nilsänkatu 15 has Vallila Interior’s headquarters, a company that it was also originally built for.

Vallila’s industrial area is currently rather dormant when viewed from the streets, but with fascinating activities and ventures taking place behind the facades, from artists’ studios and night clubs to a new beer brewery and several company headquarters. The area is brimming with potential. Part I - Vallila’s Industrial Quarters analyses and presents the history, the current qualities and the potential of Vallila’s industrial area. Part II - Analysis of the Buildings depicts the history, the current use and qualities of the buildings addressed in this thesis, Pälkäne 19 and Nilsänkatu 15 (Vallila Interior).

Building owners generally have a desire to convert offices and industrial spaces to apartments due to their profitability. Helsinki’s City Planning Department (KSV) sees this as a risk to reasonably priced business spaces within the inner city. KSV has wanted to preserve industrial activity within Vallila’s industrial area as long as possible, but slowly, industrial activity has moved further from the inner city. This can be seen in both of the buildings: manufacturing has moved from Vallila’s headquarters a long time ago and Pälkäne 19 mostly has offices, studios and gyms. One aspect is generally agreed upon by all stakeholders: the area should be activated, services and businesses opened to the streets, and adding residents could bring needed activity to times outside the office hours.

With all these different aspirations within the area, and with the area’s valuable history, it is advantageous to plan mixed use, hybrid buildings, which exclude no needed uses and also strengthen the others. Buildings redesigned for hybrid use with a strong brand and sense of community can be rather rare, and together with Vallila’s strong brand of a place for artists, entrepreneurs and designers, hybrid buildings could make Vallila’s industrial area a unique district that takes part in outlining Helsinki’s future.

Therefore, this thesis shows how two key buildings in the area can make this transition. Part III - Redesigns of Oy Pälkäne 19 and Part IV - Redesigns of Vallila Interior Headquarters dive into these changes through building design drawings and visualizations. The redesigns can be implemented, stage-by-stage, and as combinations, which is demonstrated in Part V - Strategic Redesign Combinations and Their Effect on Vallila. The redesign sections and combinations are presented as separate chapters in order to both show the potential of making the full-scale changes to the buildings, and enable partial, progressive changes if needed.

It is utmost important that the City of Helsinki, the building owners, the current and potential residents and workers, keep an active and inclusive discussion open, and take concrete steps forward towards the common vision of Vallila’s future. Part VI - Final Notes & Key Learnings has general guidelines for converting industrial buildings intended for all those who are taking part in developing Vallila’s industrial area or an industrial building outside of Vallila. Vallila Interior and Pälkäne 19 can pioneer the way towards the future of Vallila, but more properties should take action and make changes, which benefit not only the building itself but the whole area’s vision of a prosperous Vallila.
LOCATION OF THE THESIS SUBJECT

The two properties are located at Vallila's old urban industrial area, which is in the Vallila neighborhood in the inner city of Helsinki. The buildings are beside each other forming the western side of block 700. The focus is on these properties but this master’s thesis also addresses Vallila's past industrial area as a whole. It provides development guidelines to other properties, to encourage the whole area to evolve.

Maps: City of Helsinki map service, kartta.hel.fi
PART I

VALLILA’S INDUSTRIAL QUARTERS
Vallila Interior (Nilsiänkatu 15) and Pälkäne 19 within Vallila’s industrial area.
Aerial image from the west. (source: Bing Maps)
TOPOGRAPHY
The properties are located almost at the highest point of the Vallila industrial area, Nilsänkatu 15 at 36.0 meters and Päälkäneentie 19 at 33.2 meters above sea level. The ground drops significantly to the north and west of the lots - at the base of the stone wall the ground is at 23.3 meters, making the stone wall 10 meters high in its western corner.

GROUND TYPE
The hill in the Vallila industrial area is a typical geological formation in the southern Finnish coastal areas - it consists of granite and has a 0.5-5 meter layer of moraine. In some places like in the yard of Heteka Oy's property beside Nilsänkatu 15 the rock is exposed. The ground beneath and close to the properties does not consist of filled ground.

STREET PARKING & MAIN BUILDING USES
Building use has been defined by its main usage - some mix different uses i.e. offices and education. Uses have clearly divided into separate areas. The buildings near Päälkäne 19 and Nilsänkatu 15 are almost solely used by small businesses, larger companies, and for industrial use. Educational buildings are mostly for vocational training. Building use's connection to the depth of the building is also very prominent in this map: apartment buildings are narrower. Parking in the area is mostly street parking. In the middle is a parking area managed by QPark. The pedestrian access to the underground parking space is also located there. Distance to the parking area is 150 meters from Päälkäne 19 and 100 meters from Nilsänkatu 15. More parking spaces exist within the building courtyards and are mainly private. In Päälkäne 19, there is a parking area within the building’s courtyard. In Nilsänkatu 15, the building’s 1st floor (street floor) has a parking garage. Utilization rate is very high during the day on workdays and low at night, because the area is so heavily used for work.

NOISE
Map: Street traffic noise, day and night
(Source: City of Helsinki Noise Report, 2012) Vallila’s industrial is surrounded by roads with heavy traffic and public transportation. However, Vallila’s industrial area itself, particularly around Päälkäne 19 and Nilsänkatu 15, is very quiet due to buildings and terrain blocking noise. The 10-meter wall below Päälkäne 19 will block noise even if traffic were to increase nearby.
AGE OF BUILDINGS

The oldest buildings in Vallila’s industrial area are: an industrial building in the southwest (1927) and an L-shaped school in the southeast (1932). Most streets were made before buildings were built. Pääkäne 19 and Nilsänkatu 15 are among the oldest buildings. See the following pages for aerial images and historical photographs that show how Vallila’s industrial area was formed.

GREENERY

Valliila’s industrial area is very urban and currently has little greenery: it is in yards, three small parks and an empty lot beside Nokiantie. There are no protected ecologically or culturally significant green areas. Some more greenery and trees could be added in the area, particularly in the courtyards.

UNDERGROUND SPACES & PARKING

Valliila’s industrial area has one commercial underground parking area. The two-level underground parking area operated by Q-Park was built in the early 2000s. The entrance and exit is on Elimäenkatu (black arrow). It has a capacity for 700 cars. It is beneath Nilsänkatu 15 and reaches the lot of Pääkäne 19 by a mere 3.5 meters. The parking lot is also accessible for pedestrians through an entrance building at the crossing of Nokiantie and Lemunkuja (grey arrow) - distance to this entrance from both Pääkäne 15 and Nilsänkatu 15 is 150 meters. There have been plans to extend the underground parking area towards Mäkelänkatu. Main tenant OP Pohjola has recently moved from the underground parking space, so there currently is plenty of capacity for rental parking spaces.

To build a connection underground and/or new parking spots, the estimated cost is 50-60k euros and investors will be looking for a 6-7% return - if the space is extended to Mäkelänkatu’s swimming pool, there may be enough usage in this direction to add a new connection. Although difficult to give an estimate for the price of a connection without an extension to the space, it is technically possible to build a connection close to Pääkäneentie 19 and Nilsänkatu 15. (Sources: calls with Juha Sirelius, CEO of QPark, and Timo Sotavaalta, Head of Real Estate of Etera 13.12.2016)

BUILDING RESTRICTIONS

Map: Building restriction
(Source: City of Helsinki, 2015)
Areas marked in blue are under a building restriction required by law since August 2015, including Pääkäne 19 and Nilsänkatu 15. The restriction will expire 1st September 2017. This is a restriction that has been renewed in the past, so there is a possibility that it will again be renewed after the expiration, until a new town plan has been approved (see Vallila’s Current Town Plan on page 21).
DEVELOPMENT OF THE AREA
1932

Pälkäne 19 and Nilsänkatu 15 haven’t been built yet and the whole Vallila Industrial Quarters is almost void of buildings. However, the main roads through the area that still exist today have been outlined. The 10-meter wall descending from Pälkäne 19 that so distinctively characterizes the site today also precedes the built environment.

This photograph shows one of the first buildings in Vallila’s industrial area, a school built in 1932.
(Source: Finna, Helsinki City Museum)

1964

14 YEARS LATER

Photograph from 1965, which also shows Pälkäne 19 from the north, without its eastern and western wing.
(Source: Skyfoto Möller, finna.fi)

1969

5 YEARS LATER

Pälkäne 19 has been completely built (1965), and the block and interior courtyard have thus been closed from the street. The building’s facade is still darker than it is today.
(Source: finna.fi, photographed by Simo Rista)

2001

13 YEARS LATER

A photograph of Vallilan konepaja (Vallila’s machine shop), which was in operation from 1903-2001 and is owned by Finland’s national rail service VR. The use of the building is still under debate - recently, VR unsuccessfully prepared to rent it to the large retail company Bauhaus, while there have also been plans to use it for small businesses, communal spaces and services.
(Image source: Wikipedia)

2005

4 YEARS LATER

Photograph of Vallila Interior’s and Aarikka’s buildings beside each other, two nationally well-known design brands.
(Source: asuntomesut.fi, photographed by Päivi Leinonen)
1943
11 YEARS LATER
Nilsiänkatu 15 has been built with 3 floors as well as the smaller building preceding Pälkäne 19. The inner courtyards are very large and open to the streets and have a very rugged terrain. Below is an image of Nilsiänkatu 15.
(Source: Finna, Helsinki City Museum)

1950
7 YEARS LATER
A man with his horse preventing slips on the icy road with gravel.
(Source: Finna, Helsinki City Museum; photographed by Eino Heinonen)

1976
7 YEARS LATER
Photograph from 1975 shows worn down industrial buildings. The photograph has been taken from Teollisuuskatu towards Elimäenkatu in the southeast. A glimpse of Nilsiänkatu 15 is visible in the middle, above the white building.
(Source: finna.fi; photographed by Simo Rista)

1988
12 YEARS LATER
1988 photograph from the crossing of Teollisuuskatu, Jämsänkatu and Kuortaneenkatu. The low tennis court building nearby Pälkäne 19 that has later been replaced by a large office building, is visible on the right.
(Source: Scanfoto; finna.fi)

2008
3 YEARS LATER
Photograph from the courtyard of Nilsiänkatu 15 towards Vallila Interior’s headquarters’ main entrance.
(Source: vallilainterior.fi)

2017
9 YEARS LATER
OP Pohjola’s headquarters “OP’s Vallila block” on Teollisuuskatu was finished in year 2015. It is a massive construction, costing 250 million euros and making the property’s total area 132 000 m².
(Source: op.fi)
HELSINKI CITY PLAN 2050

The Helsinki City Council approved a new city plan 26th October 2016. The guidelines and regulations that apply to the Vallila industrial area are explained in this chapter. Vallila’s location is marked in yellow above.

Theme Maps of the Helsinki City Plan (KSV, 2016):

CULTURAL ENVIRONMENTS & THE INNER CITY

Vallila’s industrial area is marked as a “Significant area within Helsinki in culture, history, architecture and landscape.” “Service and business spaces, opening either to the street or to the courtyard, are typical within the whole area.”

GUIDELINES TO BUSINESS PREMISE AREAS

Vallila’s industrial area is defined as a “Business Premise Area” (Toimitila-alue). “These areas enable business premises that cannot be in close proximity to housing. The areas can also develop into higher-profile business premise areas, which benefit from the closeness of other similar businesses. It is encouraged to place education and commercial activities in the area that are mutually beneficial with the area’s businesses. Within Vallila, housing can be placed in the business premise buildings, if it is justified with industrial policies that are based on a regional analysis. Planning enough business properties increases competition between businesses. Business premise areas can also have spaces for technical maintenance as well as technical and transportation services. Large grocery stores cannot be built in the area.”

EXPLANATION OF THE CITY PLAN, CONCERNING VALLILA

City of Helsinki has a strong aim to keep Vallila as an industrial area, to sustain a balanced structure of business premises versus dwellings in the capital. However, in the interpretation guide, dwellings can be included specifically in the Vallila industrial quarters, if they are justified with industrial policies (“elinkeinopoliittisin perustein”) that are based on a regional analysis (“perustuen alueelliseen tarkasteluun”).

ROLE IN THE URBAN PLANNING OF HELSINKI

Toimitila-alue

Kantakaupunki C2

Liike- ja palvelukeskus C1
VALLILA'S CURRENT TOWN PLAN

The current town plan has been effective since 23.1.1984. Regulations affecting Pälkäne 19 and Nilsäntakatu 15 are marked in orange. Both Pälkäne 19 and Nilsäntakatu 15 are for storage and industrial use. The buildings' height beside the street must be less than 47 meters, which does not allow an added floor above, with the buildings' current height. Pälkäne 19 has used all of its building permit square meters, and Nilsäntakatu has 558 m² left - the street floor is seen as an underground floor as it is mainly used for parking and storage. Several buildings, including Pälkäne 19 and Nilsäntakatu 15, are currently under a building restriction, effective until 1.9.2017 (see map Building Restrictions on page 15). As the town plan affecting the whole industrial area is over thirty years old, it can be stated that the area's town planning needs revision.
CURRENT BUSINESS STRUCTURE OF THE AREA
The area has a large amount of lunch restaurants to workers, although they often are rather hard to find. In contrast, the number of grocery stores is very low.

The industries that employ the most in the Vallila industrial area are information and communications (mainly telecommunications), administrative and support services (mainly security services), and the manufacturing of computers and electronics. Many of the oldest factory buildings have turned into working spaces for artists and designers, as the area provides inexpensive work and exhibition spaces for creative businesses. (Lausunto, KSV, 2016, p. 5)

PREDICTIONS FOR THE FUTURE COMMERCIAL BUSINESS STRUCTURE
Vallilan konepaja, VR’s machine workshop closed in 2011, is located to the south of Teollisuuskatu, beside Vallila’s industrial area. Within it, to the northwest, is the Friedriksberg business area that is being planned and constructed. The redesign of the area aims to attract pedestrians and bikers, and the new routes created within the area will give the possibility to continue the routes into Vallila’s industrial area. Large retail and grocery stores are planned within the area, which are currently missing within Vallila’s industrial area.

A comparison made between different districts in Helsinki (see News Articles on page 24) shows that particularly Vallila has become significantly wealthier in this century. Both residents’ income and education level has risen. (Helsingin Sanomat, 2.1.2016) This also has an effect on the business structure - for instance, the wealthiest areas in Helsinki, such as Eira and Ullanlinna, have several private grocery stores focusing on high quality.

CONCLUSIONS TO WHAT BUSINESSES COULD THRIVE IN PÄLKÄNE 19 AND NILSIÄNKATU 15
The future business structure of Vallila’s industrial area is strongly affected by how many residents will be allowed into the area. As Friedriksberg nearby will provide larger retail and grocery stores, the need for such amenities is decreased. However, if the number of residents strongly increases, small grocery stores and kiosks beside the streets would thrive within Pälkäne 19 and Nilsiänkatu 15.

The need for hotels and hostels in Helsinki has increased year by year as tourism increases, which has created an unprecedented increase in hotels that are planned or being constructed (Helsingin Sanomat, 25.11.2016). With Vallila’s location within the inner city and near good public transportation towards the center, a hotel business might strive within the buildings.

During the Vallilan Visio publication event (30.9.2016) held within Vallila Interior’s headquarters, several urban planners and building owners agreed that creating a restaurant or a bar with a strong, well-known brand would draw visitors and residents to Vallila’s industrial area. Nearly all stakeholders and tenants at Pälkäne 19 mentioned that they would like a pleasant gathering and working space, such as a café, nearby (stakeholder and tenant interviews are written in Floor Plans & Stakeholders on page 34). Vallila’s brand as an area for artists and designers also gives the opportunity for businesses that attract these types of professions (Helsingin Sanomat, 7.9.2014). It must also be emphasized that viable stores beside the streets and within the courtyards is strongly dependent on activating other buildings nearby - having several different stores, and building Vallila’s brand as a place to go shopping, will draw a larger amount of visitors.
Locations of commercial businesses, 2016. (Source: Tuomas Santasalo, WSP Finland)

Locations of commercial businesses in the Vallila industrial quarters, 2016, combined with plans for Fredriksberg’s commercial businesses. (Source: Tuomas Santasalo, WSP Finland)
VALLILAN VISIO
From fall 2015 to spring 2016, a project called Vallilan Visio (Vallila’s Vision) was organized by WSP Finland. It gathered together 18 property owners in the Vallila industrial area, as well as urban planners of Helsinki, to create a shared vision for how the area should be developed.

The main shared objectives were:
• Housing should be allowed within the area to a) enliven it outside of working hours b) from the urban planner’s perspective, to lower rent prices within inner Helsinki, and c) from the building owners’ perspective, to make the buildings more profitable
• The town plan should be more flexible, to allow building uses that will thrive in the area now and in the future. Hybrid buildings (combining housing and business spaces) were seen as viable.
• A valuable coherent brand to the area, because it also affects each building’s value.
• Improving pedestrian access both towards and inside the area, mainly due to blocking private properties, large level changes and the stone wall below Pälkäne 19.
• Boulevardizing Mäkelänkatu and making the northeastern residential area more accessible was seen as important in improving businesses in the Vallila industrial area
• A faster town plan and building permit process, for the owners to be able to respond to housing and business demands
• Livening up the area also in afternoons in evenings.
• Themes “Colorful Vallila” and “Modern Work Vallila” were more desirable by owners, instead of “Stable Vallila”

City of Helsinki Protection Aim and Development Aim for Vallila
Vallila industrial area’s projection aim report (Vallilan teollisuusalueen suojelutoivotusmääräys, Minerva Ahokanto, 2000) defines both Nilsänkatu 15 and Pälkäneentie 19, as well as the large stone wall below it, as protected. More details on what make these buildings historically valuable are in Building Phases & Current State on page 51 (Pälkäne 19) and Building Phases & Current State on page 58 (Vallila Interior). A new protection aim report will be written in 2017-2018 by Sakari Mentu.

One of the first to highlight the potential of lofts in Vallila was the report of ‘Prerequisites of Loft-Apartments in Helsinki’ by Rikhard Manninen (Loft-asumisen edellytykset Helsingissä -selvitys, KSV, 2008) The report states that “Vallila would have the best potential to develop into a culturally intensive neighborhood, which also includes loft-apartments.”

Rikhard Manninen, Head of the Strategic Planning Division in the Helsinki City Planning Department, was interviewed for this thesis on 6.12.2016. A key takeaway from the interview was that there were documents within the Helsinki City Plan 2050 that we found to be conflicting, concerning the making of apartments in Vallila’s industrial area. A day and a week after the interview, these conflicts were written about in Helsingin Sanomat: “Offices shouldn’t be allowed to be changed to apartments, Helsinki’s officials propose, in fear of workplaces disappearing.” (Helsingin Sanomat 7.12.2016) and then “Offices must be allowed to be changed into apartments - the politicians of Helsinki rejected the proposition.” (Helsingin Sanomat, 14.12.2016) City of Helsinki’s 20-year development aim for Vallila’s industrial area, which Rikhard Manninen has taken part in leading, is described in detail in Helsinki City Plan 2050 on page 20.

NEWS ARTICLES
“Vallila and other Helsinki’s eastern inner city districts have become significantly wealthier in this century, reveals a district comparison by Helsingin Sanomat. Simultaneously, parts of eastern Helsinki have fallen from the development of the rest of the city.” Particularly Vallila has risen, in both residents’ income and education level. The growth happens largely because the popularity of living in an urban environment has risen.
Helsingin Sanomat 2.1.2017

“Artists found Vallila. New urban culture is being created in Vallila’s old industrial area. Forgotten blocks are reclaimed by designers, architects, artists and music clubs.” Architects living in the area estimate that within 10-20 years the industrial Vallila will be active, particularly when the Pasila center and Kalasatama are completed around it.
Helsingin Sanomat 7.9.2014
A) CHANGES WITHIN TOWN PLAN PARAMETERS
The town plan effective since 1984 is shown in Vallila’s Current Town Plan on page 21, as well as its effect on the redesign of Päikäneentie 19 and Nilsänkatu 15.

Timespan for changes in structures / in use of spaces / facade renovations / small fixtures i.e. fences and sheds: 1.4 - 2 months

B) PERMIT OF EXCEPTION (POIKKEUSLUPA)
A building in the Vallila industrial quarters has already gotten a permit of exception to include housing, Mäkelänkatu 58-60. The permit was given very recently, in the beginning of 2016. However, this process took four years. The street level remained in its original usage. The building was part of a pilot in Yritysvaikutusten arviointi (Business Impact Assessment), which is part of a program by the City of Helsinki that’s aim is to make the capital more attractive to businesses.

The owner justified the changes with:
1) The current economic situation that has lead to lower demand of office spaces
2) The building’s housing will be for young residents (ages 18-29). Closeby, there are students who could need the residency and in Mäkelänkatu 50-52, there is also housing, for the long-term homeless
3) This calm location has great transportation and recreation facilities and parks nearby
4) Changing the use to housing is a prerequisite for the improvement of the building (perusparannus)

The Helsinki City Planning Department set these prerequisites:
1) The building’s use must remain as requested for the permit: no residency in the ground level.
2) The apartments must be protected from noise, so that it does not weaken the prerequisites for operation to businesses nearby, and from low air quality, that is due to the heavy traffic on Mäkelänkatu.
3) And other prerequisites regarding the quality of building, courtyard, car and bicycle parking.

The Helsinki City Planning Department did not agree that the demand of office spaces has decreased or that changing the building’s use is a prerequisite for the improvement of the building.

The main reasons for giving the permit were: 1) The building will improve the housing situation of the youth, and 2) Developing and testing the mixed-use building typology in an industrial quarter, before Vallila’s new town plan is made.


It should be noted that generally, building owners here believe that converting spaces to apartments will be more profitable than existing offices. As seen above, the building’s owner needed to justify the conversion with other aspects that concern the City of Helsinki. The description of the Helsinki City Plan 2050 on page 20, the Conclusions to What Businesses Could Thrive in Päikäne 19 and Nilsänkatu 15 on page 22, as well as the redesign plans in Part III, IV and V outline how a permit of exception could be allowed in Päikäne 19 and Nilsänkatu 15.

Timespan for permit of exception: 4 - 48 months (depending on scale and substance)

C) CHANGING THE TOWN PLAN
As the new Helsinki City Plan has been approved, Vallila’s industrial area could have a new town plan: some aspects are currently in conflict, such as that the City Plan allows housing in the area, if it is beneficial to the viability of businesses (Helsinki City Plan 2050 on page 20). Currently, the City Planning Department of Helsinki acknowledges the need to create a new town plan to the area, but has not yet worked a detailed solution to how they would bring residents to the area without weakening the businesses with i.e. increasing rent (interview with City Planning Dep. Head of Strategic Planning Division Rikhard Manninen, 6.12.2016).

Time span for a new town plan: 18 - 24 months
PART II

ANALYSIS OF THE BUILDINGS AND THEIR CURRENT USE
From the west east

north south.

(Source: Bing Maps)
2.1 BLOCK 700: QUALITIES, HISTORY & DAYLIGHT ANALYSIS

DAYLIGHT ANALYSIS

The area has been modeled for the light analysis in this thesis. It is based on time as well as the latitude and longitude of the location.

In the summer, particularly the northern parts of the courtyard get plenty of direct sunlight at daytime (images 1-4).

Mid-summer, the northwestern corner of Pälkäne 19 gets direct sunlight until 7.30pm (5).

In the winter, the courtyards do not get direct sunlight. Pälkäneentie and western facades of the buildings do still get sunlight around midday. (6, 7)
Block 700 is in a rather significant location within the urban structure, because it has been built on top of a high stone wall. This level change reaches far in history - it is already visible in the 1932 aerial image even before the block was built. Because of this, Lemuntie and Pälkäneentie divide onto two levels. The level below rises as a slope to the second level both on the northeastern and on the southwestern side of the block. The block is compact and has delightful courtyards within that also have plenty of potential for further development. The coherence of street facades is lessened by renovations of facades and Kisällitalo (completed in 1960), which is in the crossing of Lemuntie and Nokiantie. The modest green spaces nearby are important to conserve and improve to maintain vegetation around the area, although they are not historically valuable parks.

The first building within the block was Pälkäneentie 19 (Pälkäne 19). It was first built as a single floor foundry and workshop building, in 1939, barely before the Winter War. The building has been changed drastically from its original form, with extensions and additions of new floors. The buildings that are best conserved in the block are Nilsänkatu 15 (Vallila Interior, former Vallilan Silkkitehdas Oy) and Lemuntie 6.

Other buildings within the block are Taiteilijatalo (Lemuntie 6) and Kisällitalo (Lemuntie 4/Nilsänkatu 11-13/Nokiantie 2-4). Taiteilijatalo (2200 k-m²) is owned by the Finnish Artists’ Studio Foundation, providing 2200 k-m² of studio spaces to nearly 50 artists. Although separated by a wall and a 4,1 meter difference in elevation, the courtyard is visible towards Pälkäne 19. Kisällitalo also has Finnish Artists’ Studio Foundation’s artist spaces, headquarters of Aarikka, and spaces currently used by i.e. music bands.

The history of Vallila’s industrial area was examined by Vallilan teollisuusalueen suojeluselvyys (Ahokanto Minerva, 2000, eng. “Conservation report on Vallila’s industrial area”). It aimed to define conservation needs when this industrial area began turning into an office and business area and started to have pressure for architectural changes. The report particularly emphasizes the grand location of Pälkäne 19 on top of the stone wall and the valuable cityscape created by the red brick facades of Nilsänkatu 15 and Heteka Oy. Both Pälkäne 19 and Nilsänkatu 15 are defined as important to protect, in the report and in the current town plan. More on building-specific history on pages Building Phases & Current State on page 51 (Pälkäne 19) and Building Phases & Current State on page 58 (Vallila Interior).
BUILDING ANALYSIS: OY PÄLKÄNE 19

PÄLKÄNEENTIE 19
BASIC INFORMATION

ADDRESS
Pälkäneentie 19 (Lemuntie 8)

LOT NUMBER
91-22-700-19

OWNER
Oy Pälkäne 19

BUILT IN

ORIGINAL DESIGNER
architect Antti Rantanen

CURRENT USE
Offices, industry, services

LOT AREA (TONTIN PINTA-ALA)
1615,15 m²

FLOOR AREA (KERROSALA)
Total: 3 771 m²
Office: 3 361,90 m²
Storage: 338,00 m²
Other: 72 m²

Underground: 554 m²
1st floor: 653 m²
2nd floor: 921 m²
3rd floor: 931 m²
4th floor: 929 m²

ALLOWED FLOOR AREA IN TOWN PLAN
3 730 m² + 810 m² underground

AVAILABLE FLOOR AREA
0 m² + 256 m² underground

ELEVATORS AND STAIRCASES
3 elevators, 3 staircases

STRUCTURAL MATERIAL
Concrete

ROOF TYPE
Saddle roof

ROOF MATERIAL
Unpainted sheet metal + brick

WARMING
District heating (kaukolämmitys)

VENTILATION
Mechanical

BEAMS
Width: 200mm
Depth: 400mm
Distance: 1600mm

STRUCTURE
Concrete, column-beam-slab structure.

BUILDING DEPTH
Northwestern section: 15,1 meters
Eastern section: 15,0 meters
Northeastern section: 12,4 meters
On these pages are the current floor plans of Pälkäne 19. The next few pages show Pälkäne 19's spaces through photographs, and also all the stakeholders and tenants, and their views and opinions, through interviews that were conducted during the making of this thesis. The redesigns of Pälkäne 19 take these findings from the interviews into consideration.
4TH FLOOR

JAN MAUNULA

AREA 472 m²
CURRENT OWNER Jans Maunula
PREVIOUS OWNER Terax
CURRENT USE Empty - will be made into a co-working space

Panorama location and direction is marked in white.

3RD FLOOR

KOHINA OY

AREA 146 m²
CURRENT OWNER Kohina Oy
PREVIOUS OWNER Anna Brunow
CURRENT USE Kohina Oy's office spaces - currently low usage

2ND FLOOR

JUHANI MAUNULA / INTERAVANTI (KOHINA OY)

AREA Juhani Maunula 146 m², Interavanti 85 m²
CURRENT OWNER Juhani Maunula & Interavanti
CURRENT USE Kohina Oy's office spaces. Kohina Oy specializes in spatial & concept design.
CURRENT TENANTS (Sept 2016 - Jan 2017)
Kohina Oy
HISTORY, USE & DEVELOPMENT

These spaces used to be architecture firm Brunow & Maunula’s office, founded by Anna Brunow and Juhani Maunula in 1980, until the firm merged with Sweco in 2012.

Jan Maunula’s spaces on the 4th floor are currently empty, with an impressive amount of white and grey open space and natural light distributed throughout the building structure.

INTERVIEW; WHAT CHANGES ARE DESIRED

Anna Brunow, founder, Brunow & Maunula
architect SAFA

Susanna Kallio, CEO, Creative Director, Kohina Oy
architect SAFA, interior designer SIO
22.8.2016

THE SPACES

Susanna Kallio and Anna Brunow were eager to present how Jan Maunula’s spaces on the 4th floor will be used in the future: made into a hub, that has rentable pop up spaces for small companies, freelancers and artists. There is noise from Body Building Club from the 3rd floor, since the floor slabs are rather thin.

January 2017, the 4th floor was opened for small companies and designers to reserve a space ranging from 14 - 45 m²: vallilanatolli.com

PÄLKÄNE 19

Anna Brunow challenges the assumption that converting the spaces into apartments is more profitable. She brings up factors such as the price of the conversion within existing industrial buildings.

VALLILA

Susanna and Anna find that the “hill of Vallila” (referring to the stone wall below Pälkäne 19) could have a separate identity and brand from the rest of the industrial Vallila.
2ND FLOOR
PARVEST

AREA 117 m²
CURRENT OWNER Parvest (Paavo Martinmaa)
CURRENT USE Musician & producer studios
CURRENT TENANT (Sept 2016 / Jan 2017)
Janne Vakkilainen (artist name: Super Janne), Rap & R&B musician and producer

HISTORY, USE & DEVELOPMENT

The spaces at the edge of the wing are two homely studios and small bathrooms. However, the spaces beside Interavanti’s are being renovated with very high quality, designed by John H. Brandt Acoustic Designs. The room’s walls have been intricately designed and built for best audio quality. The space has a door to Interavanti’s spaces, but these are currently used separately.

INTERVIEW; WHAT CHANGES ARE DESIRED
Janne Vakkilainen, 1.11.2016

THE SPACES
Janne wants to keep the music studio in its current place, for at least five years. He could consider living close to his studio, possibly in the same building.

PÄLKÄNE 19
Making the courtyard livelier with cafes and events is desirable. He is slightly worried, if having a large portion of the building reserved for residents would create conflicts between the residents and noise-making music studios.

VALLILA
Janne also sees a need for more spaces for artists to meet and gather - there is a nationally important music and movie scene in Vallila, but the spaces where they work are quite secluded from each other.

Pictures from left to right: Relaxed interiors of the older studio. Recently installed soundproof double doors for the new studio. Panorama of the new studio with high quality acoustics.
HISTORY, USE & DEVELOPMENT

This section was part of the original single floor building, which was built in 1939 and used as a foundry and a workshop. A troublesome reminder of the history was gotten when a brick wall begun to leak condensed oil and thus was sealed with an additional internal wall.

The space was previously owned by Vettenranta Oy after it moved back into the ownership of the real estate company (kiinteistösääketöö) Oy Pälkäne 19. Currently the space is solely used by photographers, who’ve also i.e. lent the space for the filming of a tv show. The dramatic ceiling height and large windows are great for setups of filming and photography.

The space is currently completely white, and used to have a bright red floor - walls have been moved over time as well.
INTERVIEW; WHAT CHANGES ARE DESIRED
Martti Järvi, photographer, 10.8.2016

THE SPACES & PÄLKÄNE 19
Martti finds the option of both living and working in the same building as a positive alternative that he would consider.

The space is not well ventilated, although large pipes cover the ceiling. Bringing large objects to his studio with a vehicle is also currently difficult.

VALLILA
Martti Järvi thinks that the area isn’t too quiet, with many people working late in the night was well. He find that too much transformation and livening could mean the area could lose it’s hidden calm atmosphere.
HISTORY, USE & DEVELOPMENT

The space has been largely renovated with new, light walls and claddings, concealing the original industrial feel of the building. Air conditioning has been added into the space, which has lowered the ceiling and added a small new room beside the northwestern wall. The size of the office is not large for the current number of employees.
INTERVIEW; WHAT CHANGES ARE DESIRED
Paul Charpentier, PubliCo Oy, product manager & HR communications
Petri Charpentier, PubliCo Oy, publisher
23.8.2016

THE SPACES & PÄLKÄNE 19
Paul and Petri are open to changes in PubliCo’s spaces and also see adding apartments as a viable option.

Paul is in favor of a hybrid building, that could include many services within it: restaurant, business spaces, gym, green spaces - open to both to those who’d live in the same building and others.

Paul sees that different housing forms should be openly explored: temporary housing, housing combined with working spaces and communal living. He thinks that the building could have a club, as clubs like Ääniwalli are strongly tied to Vallila’s brand.

He also sees that the interior courtyard ought to be given a green, active design, which doesn’t only serve parking.

Paul is interested in bringing the properties together (Vallila Interior’s building and Taiteilijatalo) within the block, by creating routes to their courtyards, either through openings or new building additions within the block.

VALLILA
Paul mentioned that employees can feel unsafe in the Vallila industrial area, and sees it as one of the reasons to add housing in the Vallila industrial area.

He emphasizes that housing, more visiting customers and improving the branding of the area would increase the viability of businesses, which is necessary for the area’s development.
BODY BUILDING CLUB

HISTORY, USE & DEVELOPMENT

Body Building Club has a strong place in history. With its long history, “BBC” was a pioneer of bodybuilding in Finland. Even Arnold Schwarzenegger has paid a visit to this club.

The club is used by very different types of male members - from young bodybuilders to elderly men.

Currently the space is overflowing with different workout machines, needing more space and a renaissance in design.

The walls are plastered with an array of medals and trophies, nude photographs and famous bodybuilders.

Body Building Club ry in the early 70s.
A member of Body Building Club since 1975 told that the space was even smaller before, but due to more equipment, is in need of more space.

Paul and Petri Charpentier, who work beside on the same floor (PubliCo Oy), see that the club may move in the future, as the space is and will be rather valuable for its current use. It could move either away from the building to a more spacious warehouse, or take the northern part of the first floor as well as the basement, which are connected. These spaces that are currently owned by Oy Pälkäne 19.
4TH FLOOR
KARRI LEHTOVUORI

AREA 404 m²
CURRENT OWNER Karri Lehtovuori, engineer (M.Sc.)
CURRENT USE Artist’s and designers working spaces, offices, temporary/partial residences
CURRENT TENANTS (Sept 2016 / Jan 2017)
1. Saara Lepokorpi, Lepokorpi Studio Oy, clothing designer
2. Himmee, lighting design
3. ARKTIS, furniture company
4. Jenni Häyrinen, food blogger
5. Mikko Kuorinki, artist

HISTORY, USE & DEVELOPMENT

Before Karri Lehtovuori acquired the spaces, they were used as a model workshop for Mallimestarit Oy. The large corner space was divided with walls and surfaces were heavily worn-down. Plenty of work was put into improving the surfaces while retaining an industrial, worn impression. Lehtovuori painted the ceiling and interior walls white, and also polished the grey concrete floor while retaining it’s varied tones. The kitchen and the bathroom are completely new - the previous toilet was in a tiny one square meter space beside the main staircase.

The large bathroom, which includes a toilet, shower and a bathtub, has a very unconventional design. It is concealed with opalescent glass, but open above to the large space to keep natural ventilation, unconcerned with soundproofing. The bathroom is covered with a concrete floor, but lifted 300 mm to fit plumbing below, which also creates a stronger spatial transition.

Source of photographs: DEKO magazine.
INTERVIEW; WHAT CHANGES ARE DESIRED
Karri Lehtovuori, 1.8.2016

SPACES
Karri Lehtovuori finds it very important that the spaces will retain their industrial character, even if they are converted into apartments. Air conditioning and soundproofing should not conceal the industrial surfaces and ceilings.

He is interested in the possibility to open a direct passage to an added floor or rooftop terrace above, if the current look of ceiling structures is retained. With large windows this could also bring light below in the middle of the space.

Lehtovuori believes that particularly in the Vallila industrial area tenants are looking for connected living and working spaces - particularly because currently there is a low availability of them. Residence is highly sought in the area, it would not be difficult to find residents even in the current state.

PÄLKÄNE 19
Parking mostly functions, but he finds it necessary to have private parking spaces and the freight elevator (tavarahissi) in the courtyard because the parking on the street is currently free. However, adding trees and green space to the interior courtyard is desirable.

He finds that a café would be a suitable and positive service in the building.

VALLILA
The club Ääniwalli’s profile could evolve to closer resemble Kaapelitehdas. Pälkäne 19 should be more easily accessible from Mäkelänkatu than it currently is.
2RD FLOOR
INTERAVANTI (MOSHFISH OY)

AREA 341 m² + 315 m² = 656 m²
CURRENT USE

CURRENT TENANTS (Sept 2016 - Jan 2017)
Left: Moshfish & other film companies & directors
Right: No tenants

1ST FLOOR
INTERAVANTI (MOVEMENT FACTORY)

AREA 324 m²
CURRENT USE Movement Factory’s gym spaces and masseur

CURRENT TENANTS (Sept 2016 - Jan 2017)
Movement Factory (CompactFit)

BASEMENT
INTERAVANTI (MOVEMENT FACTORY)

AREA 263 m²
CURRENT USE Movement Factory’s gym & storage spaces

CURRENT TENANTS (Sept 2016 - Jan 2017)
Movement Factory (CompactFit)
The gym is rather pleasantly arranged on the street floor. Veikko Vuorinen mentioned that this space could also be converted into apartments, as the floor is higher than the street level and therefore the visibility inside from the street is not high. Locations of non-load bearing walls have changed in the past few years. Like in several other spaces within Päikäne 19, these walls are even in the middle of windows, as the windows of this industrial building are large and sparse. A small, currently unused elevator is in the middle of the space. A small section of the floor has been opened to add circular stairs down to the basement, which is used by the gym but rather empty. Small windows provide some natural light to the basement.

The western side of the 2nd floor (on the right on the floor plans) is currently not in any use, as a fabric product company recently ended its tenancy. Vuorinen thinks these spaces are good for apartments. However, the eastern side of the 2nd floor (on the left on the floorplans) is very actively used: Moshfish and other film production companies and directors have their offices there. The space is divided in an interesting way: there is a comfortable common room in the middle, and the individual offices are in separate rooms beside the windows. Large windows with blinds have been added to bring plenty of natural light even to the common room in the middle. This setup gives an easy opportunity for collaboration and feedback to small companies working in similar fields, while also letting them have individual rooms.

Interavanti’s space on the 4th floor currently has offices, but Veikko Vuorinen is particularly interested in converting this into an apartment, and the floor plan indeed is very functional for an apartment with two rooms, with 53 m² and two large windows.
Basement; circular stairs and natural light.

First floor; small elevator on the left.

2nd floor, western side; view towards Kuortaneenkatu.

2nd floor, eastern side; common room in the middle.

2.3 BUILDING PHASES & CURRENT STATE
ARCHITECTURE AND HISTORY
The building is in a very significant location in the cityscape: it rises upon its surroundings on a robust stone wall, making it a landmark to the end of Kuortaneenkatu.


PRESERVATION AIM
The ‘preservation aim report’ of Vallila’s industrial area Vallilan teollisuusalueen suojelutavoiteselvitys (Ahokanto Minerva, 2000) defines Palkaneentie 19 as a protected building, like Nilsiänkatu 15. The stone wall and its fence is also defined as protected. The building prohibition valid until September 2017 around Vallila’s industrial area also applies to Palkaneentie 19.
BUILDING PHASES

1939
FOUNDARY AND WORKSHOP, ONE FLOOR (1) architect Antti Rantanen
Brick facade.

1964
RAISED TO FOUR FLOORS, MANSARD ROOF (2) architect Matti Lieto
Mortar facade. Windows and outside doors redone.

1965
WING TO THE SIDE OF PÄLKÄNE 19, CONCRETE PILAR STRUCTURE (3) architect Matti Lieto
Building extended to seal the block from the building's southwestern side.

1972
WING TO THE SIDE OF LEMUNTIE, GABLED ROOF & CONCRETE PILAR STRUCTURE (4) architect Matti Lieto
Building extended to seal the block from the building's southeastern side.

1981, 1983
MINOR CHANGES architect Mikko Terho (-81), Kari Lohman (-83)

2009  RENOVATION OF STREET FACADES

2010  RENOVATION OF INTERIOR FACADES AND WINDOWS

2014  RENOVATION OF THE ROOF

Current use of the interior courtyard.
Parking plan, drawn by architecture firm Brunow & Maunula, 2011.
Elevation to northeast.

Elevation to west.

Elevation to northwest.
Details of 2nd floor and 4th floor. Drawn by architecture firm Brunow & Maunula, 2011.
LOAD BEARING STRUCTURES

The northeastern floors (2nd-4th) of the building are lifted on pillars. It is important to note that buildings have been built for industrial use have stronger structures to withstand the weight of manufacturing, and therefore needs less reinforcement if new additions are made. Below are the load-bearing structures on ground floor plan:
BUILDING ANALYSIS: VALLILA INTERIOR (OY NILSIÄNKATU 15)

NILSIÄNKATU 15
BASIC INFORMATION

ADDRESS
Nilsiänkatu 15 (Pälkäneentie 15-17)

LOT NUMBER
91-22-700-1-6

OWNER
Anne Berner, Mikael Berner, Mathias Berner

BUILT IN
1939, 1947, 1957

ORIGINAL DESIGNER
architect Matti Finell

CURRENT USE
Office, industry

FLOOR AREA (KERROSALA)
Total: 4 342 m²
+ 1 209 m² underground

Business: 2 922 m²
Office: 1 391 m²
Production: 937 m²
Service: 556 m²
Residence: 115 m²

Underground: 1 065 m²
1st floor: 1 508 m²
2st floor: 1 576 m²
3rd floor: 1 258 m²
Underground: 1 065 m²

ALLOWED FLOOR AREA IN TOWN PLAN
4 900 m² + 1 065 m² underground

AVAILABLE FLOOR AREA
558 m²

VOLUME
24 670 m³

ELEVATORS AND STAIRCASES
2 elevators, 2 staircases

ROOF TYPE
Saddle roof

ROOF MATERIAL
Sheet metal / brick

WARMING
District heating (kaukolämmitys)

VENTILATION
Mechanical

BUILDING DEPTH
Main section, beside Pälkäneentie: 17,2 m
Main section, beside Nilsiänkatu: 15,0 m
Courtyard wing: 12,3 m (beside main section), 8,3 m (middle) 8,7 m (furthest)
ARCHITECTURE AND HISTORY

Vallila Interior’s headquarters, Nilsiänkatu 15, is an architecturally significant building, which creates a coherent red brick facade with the opposite Heteka Oy’s historical industrial building. The building’s architectural genre is functionalism, though the facade has moderate classical features. Later changes and level rises have adhered to the original building design.

PRESERVATION AIM

The “preservation aim report” of Vallila’s industrial area Vallila teollisuusalueen suojelutavoiteselvitys (Ahokanto Miner-va, 2000) defines Nilsiänkatu 15 as a protected building, like Pälkäneentie 19. The building prohibition valid until September 2017 around Vallila’s industrial area also applies to Vallila Interior’s headquarters.
HISTORY OF VALLILA INTERIOR AND THE BUILDING'S USE

Despite changes in the architecture and usage of the building, Nilsiänkatu 15 has remained in the hands of the same family business, working within the textile industry.

Swiss Otto Berner founded Suomen Silkkiytote Oy in 1935. He had learned to sow in his home country and discovered that there was a clear market in Finland for lining and undergarment textiles. Four years later Nilsiänkatu 15 was built. The building had room for the growth of the company, so some of the building’s spaces were initially rented out.

In year 1944 the name of the company changed to Vallilan Sillikitehdas Oy. After the war, production within the building began to increase with the economic growth, as silk lining textiles had a good market in Finland.

In year 1950 the company shifted to interior textiles and in 1957 the building was expanded with the wing and the fourth floor.

1962, Otto’s son Rudolf “Rudi” Berner began his career within the company and it began to also produce woven interior textiles. In year 1967 the design of textile prints began: successful foreign textile artists Edward Terzibasiyan and Howard Smith developed collections that are still well known. Wholesale began in 1971.

Anne Berner, Rudolf’s daughter, began working in the company in 1986 and started developing interior designs for public spaces and project work. After a year, the name of the company changed to Vallila Interior, because it reflected the company’s current operations better. And a year later, the company expanded by buying Verhoshopi Ky and by founding the subsidiary Decorama Oy, under which project planning expertise was allocated.

In the 90s, Vallila Interior successfully directed its operations to the new markets in the Baltics and Russia, as the export company Interia International.

During the 2000s, Vallila grew substantially to a nationally recognized interior design brand. At the end of the decade, Vallila Interior’s revenue rose to 35-40 million euros and the company had 130 employees.

In 2010s, Vallila Interior’s product export to foreign countries has grown significantly. The brand has expanded through new product families. In year 2012, Anne’s youngest brother Mathias Berner became the CEO. Currently, Vallila Interior’s warehouse operations have concentrated in a new logistics center in Tuusula. Vallila Interior’s headquarters are still in Nilsiänkatu 15.
BUILDING PHASES

1939
BUILDING COMPLETED, 3 FLOORS
architect Matti Finell
Vallilan Silkkitehdas Oy headquarters and manufacturing facilities

Facade towards Pälkäneentie.

Facade towards Nilsiänkatu.

Street facade from the corner of Pälkäneentie and Nilsiänkatu.

Manufacturing facilities on the 2nd floor.

1947
CARETAKER’S APARTMENT AND GARAGE ADDED
architect Matti Finell

2nd floor.
1956
RISEN TO 4 FLOORS,
PATH OPENED FROM NILSIÄNKATU,
CHANGES IN COURTYARD WING
architect Matti Finell

4th floor.
2nd floor.
1975
CHANGES TO THE FORMER GARAGE
architect Reino Roth

1979, 1980
MINOR CHANGES
architect Alpo Paalanen

2002
SHOWROOMS, CHANGES IN THE INTERIORS
Arkitehdit Pervin Imaditdin Oy (changed to Arkval Oy)
Photographs from the 2nd floor.
2008
CHANGES IN COURTYARD WING & ENTRANCE
Valvomo Oy

LEIKKAUS A-A

VP1
ETOKINNASSA 2-3mm
TASOITUS
VANHA BETONINEN VALTUPONIA

VP2
KEVAANVIRREN LASTA
KEVENOiSIO
TASOITUS
VANHA BETONINEN VALTUPONIA
2.6 FUNCTIONAL ANALYSIS & WANTED CHANGES

2ND FLOOR (COURTYARD FLOOR) 1:500
- Designer's Guild showroom
- Garage
- Reception, lobby
- Offices, showrooms
- Caretakers' apartment
- Storage & manufacturing

1ST FLOOR (STREET FLOOR - CURRENTLY CLASSIFIED AS AN UNDERGROUND FLOOR)
- Photo studio, shelter
- Photo studio
- Heat distribution room
- Electrical room
- Parking
- Storage, manufacturing
INTERVIEW; WHAT CHANGES ARE WANTED

The whole building is owned by Vallila Interior, but the company currently has plenty of excess space within it. Parts of it could be given to other uses, and particularly apartments as they would increase the building's value. He estimates that the company could use two floors in the building for offices, stores and showrooms.

The building has great potential for high-quality loft apartments. Bringing one floor or a roof terrace above the main section would give views above the building opposite, which currently is the same height as Nilsiäinkatu 15.

Lifting the courtyard wing to 3 floors has already gotten a positive response from the Helsinki City Planning Department and the Building Control Department (Rakennusvalvontavirasto), in year 2004. However, Vallila Interior did not apply for a building permit.
TRANSFORMING HISTORICAL COAL DROP BUILDINGS INTO NEW KING’S CROSS SHOPPING AREA

By 2018, London-based Heatherwick Studio will transform the city’s 1850 historic Coal Drops Yard buildings into 65 boutique and destination shops and restaurants.

The architects describe and justify the principles of the re-design: “These two historic structures were never originally designed for people to circulate through and by themselves would have never made a successful retail destination if we did nothing more than clean them and fill them with shops; the distance between them being too great to have any social chemistry with each other and only two stories of activity would not create enough busy-ness and vitality. So rather than adding an entirely foreign new structure to connect the old buildings, we chose simply to bend and stitch the two roofs together, forming another level of activity underneath, and framing and weather-protecting a dynamic new public space for the city.”

Visualizations by Heatherwick Studio.
This project in Poland, with a visually similar pair of buildings as Pälkäne 19 and Nilsänkatu 15, involved the restoration and extension of three former farm buildings, and the construction of a new building, to make a converted healthcare and residential building dedicated to the elderly.

The redesigns include a rehabilitation center, which provides care and medical services, a hotel and catering facilities, a rooftop terrace and an underground parking area. The whole building complex has been adapted to the needs of people with disabilities and the complex has a total net area of 8,928 m².

The building underwent major changes, from necessary structural changes to adding a completely new underground floor. As the buildings had a different composition, height and materials, a new element was added to visually tie the buildings together. Initially, the material was meant to be perforated Cor-Ten, but it was replaced with colored lacquered metal sheets to bring costs down.

Below are photographs before (left) and after the redesign (right) for comparison. (Image source: archdaily.com)
FROM A SHIP FACTORY TO LOFT APARTMENTS BESIDE AURAJOKI IN TURKU

This ship factory building was built in 1939. As the manufacturing moved further from the city and the need to build more apartments grew, this building was thoroughly redesigned in order to preserve the historical building. The construction work began in 2014 and the work will be finished in early 2017.

Facades were preserved, but since the interior was originally entirely open (image, below), seven floors were added within. The building has covered interior courtyards within the facades. Apartment balconies open towards the courtyards (visualization, above). The penthouse floor has uncovered balconies (visualization, middle).

Apartments range from 42 m² (217 000 euros excl. tax) to 120 m² (743 000 euros excl. tax), and some of the apartments have two floors.

(Source, visualizations and photographs: loft-tehdas.fi)
FROM A FACTORY TO LOFT APARTMENTS IN HELSINKI

Architect Else Aropalo designed the building, which was completed in 1948. Else Aropalo is a female architect who is known for developing the whole Lauttasaari district. Before being turned into a loft apartment building, the building has been used as a weaving mill, a police car depot and as offices.

The building was redesigned by Haroma & Partners and construction was completed in April 2015. New glazed, delicately hung balconies have been added to the facades. The plastering has been redone. Stone paving, cor-ten steel, wood panels and dark metal frames characterize the building. The courtyard previously preserved for parking has been turned into a green courtyard. Parking spaces, sold as stocks, are underneath the building. The parking garage is directly connected to the building with an elevator.

A new recessed floor has been added on the roof, onto which only the 2nd floor of six apartments reach.

Apartments range from 28 m² to 213 m² (895 000 euros excl. tax), and some of the apartments have two floors. All apartments have been sold.

(Source of photographs: lauttasaarenmetalli.fi)
PART III

REDESIGN OF
PÄLKÄNE 19
3.1

CONCEPT & ROOM USE PLAN
**CONCEPT & DESIGN CHOICES**

In order to allow flexibility in timing and cost, the redesigns have been divided into different sections, although they can all be made at once as well.

*Floor Plans & Stakeholders* on page 34 and onwards show the spaces’ state as well as the current stakeholders and tenants through photographs and interviews. Based on these interviews, here are explanations for why the design choices in this thesis have been made:

**JAN MAUNULA, 4TH FLOOR**
The interviewees, Anna Brunow and Susanna Kallio, were eager to explain the plans they have to convert this space into a hub of pop up spaces for small businesses, freelancers and artists. Because both of the interviewees have years of experience in design and architecture, and because their plans support the development of both Pälkäne 19 and whole Vallila industrial area, this thesis does not propose new plans to this space.

**KOHINA OY, JUHANI MAUNULA, INTERAVANTI, 2ND & 3RD FLOOR**
The spatial and concept design firm Kohina Oy’s spaces have been preserved, and new plans haven’t been proposed due to the tenants’ and stakeholders’ background in design and architecture. It’s advisable, though, that the third floor would be more actively used. Body Building Club has been moved to the first floor and the basement particularly because there was a high noise level in Kohina Oy’s meeting and work spaces.

**PARVEST, 2ND FLOOR**
The music studio is preserved. If a section is added that has an elevator and a new stair case (see the redesign plans), the southern section can be converted into an apartment, and either be used by separate people or by the person working in the music studio right next to it.

**INTERAVANTI, 4TH FLOOR**
This space has been converted into an apartment, both because the owner of this space expressed a clear wish to make such changes, and because the floor plan is very functional as an apartment.

**INTERAVANTI, 2ND FLOOR**
The western part of Interavanti’s spaces have been converted into apartments, as the space is currently not in any use. The eastern part is marvelously used as a space for several film companies to both have a private office and a central space to convene and work together, and therefore no changes have been proposed. However, if there comes an ideal time to convert these spaces into apartments, there is a proposition of a floor plan for PubliCo’s spaces above that could be used.

**INTERAVANTI, 1ST FLOOR FLOOR & BASEMENT**
The owner suggested that apartments could be added on the first floor as well, but with the building's visibility and view from the stone wall and the possibility of a terrace with a great view and good natural evening lighting, this is an ideal location for the main restaurant/bar for the whole Vallila industrial area. The existing elevator allows the basement and 2nd floor to be used as well: the basement for louder music, to not disturb residents, workers and neighbors, and the 2nd floor for a rentable, more private meeting and event space.

**OY PÄLKÄNE 19, 1ST FLOOR & BASEMENT**
Body Building Club has been moved to these spaces, as in its current location, it creates quite a lot of noise around the clock. Few services are as suitable for the basement as membership gyms, as they don't need visibility to and from the street. The photographers’ space on the street side is preserved as a business space, because it is quite attractive and functional as it is, and because City of Helsinki’s ambition is that businesses should be kept viable in Vallila’s industrial area.

**PUBLICO, 3RD FLOOR**
These spaces have been converted into apartments, both because the owner of the space expressed a wish to do such changes, and because extensive renovations have already been made which aren’t particularly valuable to preserve.

**BODY BUILDING CLUB, 3RD FLOOR**
Body Building Club’s spaces have been converted into apartments. The space has great views, apartments are likely to be more profitable and the Body Building Club is currently causing a lot of noise within the buildings. The gym has been moved to the 1st floor and basement, and has slightly more floor area (5m²) than the previous space. There the gym is more accessible and puts the underground spaces into use.

**KARRI LEHTOVUORI, 4TH FLOOR**
As Karri Lehtovuori’s spaces are currently attractive enough to be showcased in an interior design magazine with a full article, no changes have been proposed to the existing spaces. However, as discussed with Karri Lehtovuori, a staircase leading up to a 2nd floor on the new penthouse level (5th floor) of Pälkäne has been proposed, and positioned so that it brings natural light to the existing spaces.
Apartments & lofts: 30%
Apartment & lofts with workspace studios: 15%
Offices & shared workspaces: 25%
Open services: Restaurants, cafés: 15%
Communal spaces / membership services: 10%
Technical + passages: 10%

Pälkäne communal space
Fifth floor (penthouse floor, new floor)
Sixth floor (2nd penthouse floor)

Loft apartment
Rented artist's & designer's studios

Work studios & lofts

Flexible, rentable office spaces

Fourth floor

Kohtina Oy's office

Apartments, lofts

Third floor
VIEWS ABOVE THE HILL & A BEACON ABOVE THE STONE WALL

REDESIGN OF PÄLKÄNE 19
Kari Lehtovuori’s spaces have been connected to this floor with a bedroom, balcony, bathroom and sauna, and the staircase is positioned so that it brings natural light downstairs. Furthest distance from an apartment to the exit stairway is 28 meters. Fire escape regulations require a maximum distance of 30 meters. The northwestern facades have been directed so that summer evening light reaches the whole terraces and the walls don’t cast shadows - also providing a better view to the west.
The northwestern corner of Päikäne 19 is highly visible across Kuortaneenkatu. Architecturally, the aim of this section of the penthouse floor is to make Päikäne 19 a compelling landmark when approaching Vallila’s industrial area.
Evening view. Light from penthouse apartments, the ground floor restaurant and the new stone wall stairs invite pedestrians towards Vallila's industrial area.
Current state.

new floor, penthouses

Vallila Penthouses

Vallila Courtyard Penthouses

Vallila Interior offices

Lobby of Vallila

loft

lofts

office, film companies

body building club

studio, i.e. photographer

(elevator)

body building club (office, PubliCo)

Vallila Lofts (offices)

Vallila Visit (offices)

janitor / apartments

technical spaces

Section B-B, 1:400

Section A-A, 1:400
OPTION 2: Without southern addition or a new elevator.

Furthest distance from an apartment to the exit stairway is 29.7 meters:
14.3 + 12.6 + 2.8 meters.
3.3

LOFTS WITHIN PÄLKÄNE 19

REDESIGN OF PÄLKÄNE 19
INTERAVANTI

(no current tenants) Apartments & restaurant’s rentable customers offices

Floorplan 1:200
Small apartments with walls aligning with both structure directions, creating playful apartment floorplans. These small apartments are primarily intended for students, which is more likely to get a permit of exception in this area. (see Paths to Development on page 25)
Heavy equipment is used around the clock in the Body Building Club - moving the facilities to the first floor and the basement would strongly decrease noise within the building.
3.4

TRANSITIONS IN A GREEN COURTYARD

REDESIGN OF PÄLKÄNE 19
The objectives of the design were: 1) adding greenery to the courtyard 2) strengthening the creation of a "street" going through Pälkäne 19's courtyard 3) creating an accessible yet attractive ramp to the elevator

See Redesign Combinations for a description of connecting Pälkäne 19 and Vallila through Taiteilijatalo.

Interior courtyard of Pälkäne 19
1:200
CONTINUITY OF THE CLUB

REDESIGN OF PÄLKÄNE 19
Floor plans 1:200
1st floor
Underground floor
THE MAIN MEETING PLACE IN VALLILA’S INDUSTRIAL AREA: THE RESTAURANT & THE STONE WALL TERRACE

REDESIGN OF PÄLKÄNE 19
During the Vallilan Visio publication event (30.9.2016), it was a common agreement that to make Vallila’s industrial area more lively and attractive, the area needs a great restaurant and bar that both attracts outside visitors and provides a great place to meet and work to the tenants within Pälkäne 19 and the nearby buildings. With the view towards and from Kuortaneenkatu, this is an ideal location. The restaurant/bar extends to three floors. There is already an existing elevator making this connection. On the street floor is the restaurant, in the basement concerts take place and on the 2nd floor are quieter meeting/working spaces for reservations.

The outdoor terrace has a view down from the 10-meter wall and is also visible from Kuortaneenkatu. It also has direct evening sunlight in the summer until 7 pm (see the daylight analysis on page 1).

A staircase has been added up the stone wall to make the restaurant more accessible. The terrace extends to the edge of the wall. Parking and traffic is thus redirected to the lower level and the underground parking area. However, enough space is left for maintenance traffic.
facade from the north
1:250
Ambiance of rising to the second floor of the Pälkäne 19 penthouse communal room with a view over Helsinki.
Ambiance of when both the addition and the stairs from Taitelijatalo are made. This view is visible from the street, inviting towards the courtyard.
PART IV

REDESIGN OF VALLILA INTERIOR
4.1

CONCEPT & ROOM USE PLAN
CONCEPT

In order to allow flexibility in timing and cost, the redesign has been divided in different sections. Redesigns can be implemented partially according to the chapter division. Certain combinations in both Pälkäne 19 and Nilsiäntaku 15 are beneficial to implement simultaneously. These are described in Part V.

Changes in uses and functions on each existing floor have been made according to requests from Mathias Berner, CEO of Vallila Interior. The flagship store, the glass box, the courtyard connection and the form of the penthouses were suggested by the author of this thesis.

All changes are built into the Vallila brand: Vallila Flagship Store, Vallila Café + Workshop, Vallila Lofts, Vallila Visit and Vallila Penthouses. Interior designs within all spaces are made by Vallila Interior. Building the different uses within the same brand brings coherence to the mixed use. This, as well as shared entrances and courtyard, encourage encounters and collaboration between different users. It also encourages people to combine different uses: for example, short-term renters may live and work in Vallila Visit, shop at Vallila Flagship Store and use the Vallila Café + Workshop.

This image is of the current state of Vallila Interior’s courtyard. (Source: vallilainterior.fi)
Vallila Penthouses

(2nd floor, no elevator)

Penthouse floor (5th, new floor)

Vallila Penthouses

(new floor)

Vallila Visit (short-term rent)

Fourth floor (wing, new floor)
VALLILA PENTHOUSES
A VIEW ABOVE VALLILA

REDESIGN OF VALLILA INTERIOR / NILSIÄNKATU 15
Above is a visualization of a Vallila Penthouse - the new floor above Vallila Interior creates panoramic terrace views above Helsinki that are currently not visible from the highest floor, due to the height of the building facing Vallila Interior. The view in the visualization has been captured from Google Earth at the eye level within the penthouse floor.

The objective of Vallila Penthouses is to open spectacular views to Helsinki, without making the apartments visible. This is likely to make it easier to get a building permit. (Ulkkorakentaminen -guidelines, 2015)

Some apartments have two floors. The second floor does not have an elevator connection, making it more cost-effective. The section that has the second penthouse floor is located in the northernmost part, to limit the shading that the interior courtyard gets.
elevation from west
1:250
VALLILA COURTYARD PENTHOUSES & VALLILA VISIT: SHORT-TERM RENT / HOTEL LOFT APARTMENTS FOR VISITS & WORK

REDESIGN OF VALLILA INTERIOR / NILSIÄNKATU 15
4th floor (courtyard wing: new floor)
VALLILA HOTEL

The visualization above shows a hotel room facing the courtyard. The hotel rooms are divided according to the building’s beams and therefore are rather narrow (4.5 meters on average). However, the high ceiling (4.4 meters) allows plenty of space for an indoor balcony that provides additional usable floor area. In most of the hotel rooms, there is an embedded bed on the balcony, with a slight raise to also provide a higher ceiling to the bathroom.
Apartment division. There are eleven apartments on the Vallila Lofts floor: two smaller apartments and three larger apartments facing both sides of the building. Some apartments have small interior balconies & balconies towards the courtyard.
VALLILA FLAGSHIP STORE
ACTIVATING THE STREET WITH VALLILA INTERIOR’S BRAND

VALLILA INTERIOR
VISUALIZATION OF OPENING TO THE STREET & THE INTERIOR

2nd floor (courtyard), 1:250
Elevation of the flagship store
1:200

Split section showing the added connection from the street level to the courtyard (E-E), 1:250
1st floor (street, left)
2nd floor (courtyard, right)
VALLILA CAFÉ + WORKSHOP
& ENTRANCE TO UNDERGROUND PARKING

VALLILA INTERIOR
VISUALIZATION OF THE "GLASS BOX".
The addition contains:
- Entrance to the underground parking area, to free up needed space for Vallila Interior’s parking, and also Pälkäne 19 parking, if the courtyard connection is made, described in Part V
- Vallila Café + Workshop
- Courtyard Penthouse (largest apartment) yard on top
- Meeting / office room for Vallila Interior
PART V

PURPOSEFUL COMBINATIONS & THEIR IMPACT ON VALLILA
HIGHLIGHTED COMBINATIONS
underground parking
new stairs
courtyard path made through V
Allila Interior, Pälkäne 19 and Taiteilijatalo
Site plan 1:500
ACTIVATING THE STREET

PÄLKÄNE 19 STONE WALL RESTAURANT / EVENTS
+
NILSIÄNKATU 15: ACTIVATING THE STREET WITH VALLILA INTERIOR’S BRAND
It is important to note in this combination that when both changes are made, they strengthen each other: people will pass by the other service when using one if they are on the same street. This street could become a rich variety of services. Other buildings within Vallila's industrial area should activate their streets as well to draw more pedestrians to the area and to create a new活力点.
COURTYARD PATHS

PÄLKÄNE 19: COURTYARD CAFE & EVENTS
+ UNITING PÄLKÄNE 19 & NILSIÄNKATU 15
+ NILSIÄNKATU 15: LIVENING THE COURTYARD
Making connections through the courtyards is encouraged in the new Helsinki City Plan 2050. The route is half-private, half-public and likely to mostly be used by people working and living in the area. Sheltered events are possible. Creating such connections encourages a sense of discovery, but since the connection and the services aren’t all visible to the street, it needs branding and publicity. A good example is Torkkeli in the center of Helsinki. The services are likely to evolve in time: first, pop-up type of services and stores, until it becomes more well known.
Current floor plans (1st floor)

Section of courtyard path 1:200.

Current section 1:200.
Facade of stairs down from Taiteilijatalo to Pälkäne 19, 1:200.
PENTHOUSES: COMPLEMENTARY BUILDING

PÄLKÄNE 19: VIEWS ABOVE VALLILA
+
NILSIÄNKATU 15: VIEWS ABOVE VALLILA
+
PÄLKÄNE 19: RISING THE COURTYARD BUILDING
Complementary building – täydennysrakentaminen.

This process does not make existing spaces in Vallila into apartments, but is based on adding more floor area to existing properties. Complementary building, in other words making central properties in Helsinki more effectively used, is generally a positive change from the perspective of urban planning. Housing would bring more liveliness to the area in evenings and at night, and would also make services more diverse, and penthouses will not compromise the amount of space for businesses.
6.

FINAL NOTES
This chapter includes the final notes, through 6.1 Author’s Reflections (a process diary) and 6.2 General Guidelines for Converting Industrial Buildings in Vallila and Beyond, found during the making of this thesis. Appendix 1. contains the posters showed in the final thesis review. Posters show all plans in 1:200, with Pälkäne 19 and Nilsänkatu 15 together. On these pages the posters’ size is reduced to 1/4 of their actual size 594x841 mm / 700x841 mm, and therefore the drawings are in scale 1:800. Appendix 2. shows the presentation slides in the Vallilan visio publication event four months before finishing this thesis.

6.1 AUTHOR’S REFLECTIONS

Summer 2016, I was presented with the opportunity to research and redesign these two buildings as my final thesis. Although I had already lived in Helsinki for eight years, visiting the planning site was, quite astonishingly, my very first time in Vallila’s industrial area. When I walked through the empty but sunny streets and arrived to these two buildings, I could sense so much untapped potential that I immediately knew I would be excited to work on this subject.

Week after week, it surprised me that I thoroughly enjoyed the whole process of making this thesis. There wasn’t a moment in this half year that I hoped the work was over. Although complicated and multi-faceted, the goals for this thesis were clear. It was wonderful to get an opportunity to thoroughly dive into a very tangible but still rather unconstrained thesis subject for such a long time. The two buildings and Vallila’s industrial area provided an inspiring canvas.

I needed to balance very different goals of many parties: Two clients - or to be more accurate, nine clients, when all stakeholders of Pälkäne 19 are counted. Aalto University’s Department of Architecture. To an extent, other building owners and tenants of Vallila’s industrial area, and the City of Helsinki. And of course, my own. The conflicting objectives of different parties, all wanting to develop the area, has generally been the reason why Vallila’s industrial area has remained rather still. The meetings I had with the clients or tenants consistently ended with them stating that this is a challenging thesis subject to have. It was also the first time I was directly responsible to clients as the only “project manager” and designer, which was a learning experience I was glad to get. I am also thankful to my advisors and supervisor, both for encouragement and for giving diverse feedback that complemented the different goals of this thesis.

I knew Vallila Interior well as a brand and in the beginning Mathias Berner considerably showed the entire building of Nilsänkatu 15 to me at once. The building already had very beautiful spaces designed with high quality. Vallila Interior’s colorful fabrics also provided a visually inspiring base for the design process. Every time I saw the familiar prints in stores around Finland, I smiled and felt eager to get back to work.

One of my favorite parts of the making of this thesis was visiting the stakeholders and tenants of Pälkäne 19. The starting point for Pälkäne 19 was very different compared to Vallila Interior: Pälkäne 19 was rather unassuming from the outside, very private and divided, and didn’t represent a nationally recognizable brand. Therefore, every visit to a stakeholder was a fraction mapped of the floor plan. It was a very human way to get to know the building, visiting the private spaces of people, and being offered several cups of coffee, as we discussed what Pälkäne 19 and Vallila could be. Slowly the building grew into a vibrant, rich, colorful whole. Who knew it would hide with it a 50-year-old gym worthy of a visit from Arnold Schwarzenegger? Or a Finnish rapper who was making an improbably impressive music studio? Or several great film companies and design firms? Or spaces worthy of a full article in a design magazine?

The building design process after the research is never entirely straightforward, but in this case it felt like a surprisingly natural process. The key concepts emerged vividly in the process of doing the research and not forcibly after it. I wasn’t only requested to do certain changes, but also the existing floor plans gave a puzzle to be solved, and often the physical spaces that I visited nearly felt like they were silently asking for certain transformations to awaken them. I wanted to do my best to satisfy the different parties and make mutually beneficial changes. I actually enjoyed the balancing act of this, and the occasional lightbulb moments when something wasn’t only a compromise but a mutual gain.

As this thesis originated from the Vallilan visio project, which brought building owners and urban planners together to form a common vision for Vallila’s industrial area, I was asked to present my thesis in the Vallilan visio publication event on 30th September 2016. At this point, I still had four months left until I would be finished with my thesis. The stage that the thesis was at during that time can be seen from the presentation slides in Appendix 2. Initially, it was slightly daunting to present a work in process to the clients, different building owners, urban planners and even the vice mayor of Helsinki Anne Sinnemäki. But it was an excellent way to make the key ideas and objectives of this thesis clear and concrete to both the audience and to myself so early in the process. And just as importantly, it was, is, and will be very important to keep the conversation active and open with the different parties wanting to develop Vallila.

I am looking forward to following how these buildings and Vallila’s industrial area develop in the coming years, and hope to do my part in encouraging positive and tangible development - development, which is genuinely built together and pioneers the future of this ambivalent central district in our capital and fulfils its potential.
GUIDELINES FOR CONVERTING INDUSTRIAL BUILDINGS IN VALLILA AND BEYOND (1/2)

This section has general guidelines that were discovered through researching and redesigning Nilsänkatu 15 and Pälkäne 19. Building Vallila into a unique, valuable and prominent district in Helsinki is a joint effort between all building owners, the City of Helsinki, all those who reside and work in this area, and all those who wish to in the future. Hopefully, these guidelines provide valuable insights to all stakeholders developing Vallila and other old industrial areas.

CHALLENGES AND OPPORTUNITIES OF CONVERTING OLD INDUSTRIAL BUILDINGS TO HYBRID BUILDINGS THAT INCLUDE APARTMENTS

1. THE COMPROMISE OF RETAINING THE OLD INDUSTRIAL LOOK WHILE ADDING MODERN UTILITIES. For example, adding a modern HVAC system while retaining the beam structure visible and keeping the lowering of the ceiling to a minimum is a challenge. This requires very thoughtful design and often a choice between which aspect is most valuable. Leaving structural beams, old cladding and unfinished walls visible, and contrasting these qualities with newer materials, can give an attractive look to the space if designed well.

2. THE DEPTH OF THE BUILDING AFFECTING THE FLOOR PLANS. (runkosyvyys) Bedrooms and living rooms should have a window, while pathways, bathrooms and saunas can be windowless, if necessary. Pathways, bathrooms and saunas often need to be in the middle of the structure in industrial buildings to make the floor plans functional and effective.

3. THE SIZE AND AMOUNT OF WINDOWS LIMITS THE NUMBER OF ROOMS. The existing windows tend to be wide and rather sparse, because the industrial spaces have also been spacious. Depending on the type of manufacturing that the building was built for, there also may be very few windows. A bedroom and a living room needs a window, so if changes aren’t made to the facades, the amount of windows limits the amount of rooms and apartments that can be added.

4. HIGH CEILINGS GIVING AN OPPORTUNITY FOR LOFTS AND INDOOR BALCONIES. Due to manufacturing, old industrial buildings often have high ceilings: this gives a natural opportunity for unique architecture through the adding of indoor balconies, and vertically spacious rooms, also keeping in mind that balconies provide additional usable space.

5. CONDITION AND CLEANLINESS OF SPACES AND STRUCTURES NEED EVALUATION. Manufacturing has usually happened within the spaces, often several different types of manufacturing and during decades that did not have similar safety and cleanliness standards than today. For example, on the first floor of Pälkäne 19 in the oldest section, a brick wall begun to leak condensed oil and was sealed with an additional internal wall. It should be noted that information is often not passed in time, but is discovered while reconstructing the spaces. Therefore, thorough evaluation should be made and builders should be aware that unexpected qualities may surface and need appropriate action.
6. ACCESSIBILITY WHEN NOT ALL ENTRANCES ARE ACCESSIBLE. Spaces are sometimes reachable only with stairs and for example in Pälkäne 19, both elevators are only reachable by walking up a short flight of stairs. Wheelchair accessibility may need a new ramp, changes in the existing elevator or adding a new elevator - keeping in mind that these changes may require compromises in retaining the historical architecture of the spaces. Individual apartments do not necessarily need to be completely wheelchair accessible if added to an old existing building, but if several are added, it’s they should be accessible.

7. LARGE, SLOW ELEVATORS ORIGINALLY MADE FOR MANUFACTURING. Both Pälkäne 19 and Nilsiänkatu 15 have elevators meant for lifting large and heavy objects, which in both buildings, needed to be used for apartments to make the floor plans effective and functional. They are not only unusually large, but also slower than elevators used primarily for people. The choice should often be made whether this is a quality that will be embraced or if the elevator should be changed, which can be costly.

8. THE QUESTION OF WHETHER ALL TRAFFIC USES THE SAME ENTRANCE OR IF THEY ARE SEPARATED. In Pälkäne 19 and Nilsiänkatu 15 (Vallila Interior), services like cafés, shops and restaurants use their own entrance, but offices and apartments and rentable spaces use the same entrance, elevator and staircase. This is justified with the purpose to make mixed use of services more natural (i.e. working and living in the same building), as well as letting people meet. Also in Nilsiänkatu 15, all of the different uses are branded with Vallila Interior’s brand. Naturally, private and public staircases should not be the same, unless apartment corridors are closed to the public. If possible, it may be better to have a completely separate staircase and elevator for apartments.

9. STRONG STRUCTURES PROVIDE THE OPPORTUNITY TO ADD ELEMENTS AND WALLS WITH LESS ADDITIONAL REINFORCEMENT. The buildings were often built to withstand heavy manufacturing equipment. Therefore, new elements, walls and even new floors above the existing building can be added without a large amount of reinforcement to the building.

10. CHANGES MAY BE COSTLY AND EVEN UNPROFITABLE. The assumption that apartments will be more profitable than existing office spaces can be challenged, because often making heavy changes to the existing buildings, like adding modern apartments, will be costly. Careful evaluation should therefore be made, and the qualities of retaining an old building should be embraced, such as preserving and showcasing historical architecture both within the interiors and on the exterior.

11. PARADOXICALLY, CHANGES MAY BE NEEDED TO RETAIN THE HISTORICAL ARCHITECTURE. Because the building’s original use is no longer needed or no longer fits the building’s location, changes may even be a way to preserve the building. After all, if the building is not used and is unprofitable, it is unlikely that a renovation will be made, and this can even lead to the need to demolish the building. Adding uses that are needed and fit the building’s location gives an incentive to keep the building in good condition for its current and future tenants and owners. It should also be noted that often, and in the case of both Pälkäne
19 and Nilsänkatu 15, the buildings have undergone drastic changes through their history, which can justify further changes.

**EXCEPTION PERMIT FOR CONVERTING ATTICS TO APARTMENTS**

The City of Helsinki encourages existing buildings to add apartments in the attics, to increase the amount of apartments without constructing entirely new buildings (*Ullakkorakentaminen* - guideline, 2015). Generally, if the attic floor is not visible to the street and if it is justified with energy efficiency, technical function or with preserving old structures, it is easier to get a permit to moderately lift the roof level.

An attic can be added to the existing structure if the existing roof is high enough - generally, the needed ceiling height of the majority of the space is 2500 mm. Both in Pälkäne 19 and Nilsänkatu 15, the attic is low or does not exist, and therefore raising the roof is needed. Naturally, adding a staircase and an elevator is needed, unless the spaces are a second level from the existing spaces below. But for instance in Pälkäne 19, there already is an existing staircase leading to the roof level.

**THE LEGISLATIVE PATHS TO DEVELOPMENT**

Adding housing within buildings in Vallila generally has a higher chance to get a permit if a) the housing is for a user groups in high need of housing b) the housing increases the business potential in the area c) the addition is moderate d) it is a way to pilot a new town plan approach in Vallila’s industrial area.

See *Paths to Development* on page 25 for a more detailed description of a such case in Vallila where a permit of exception was successful, as well as the other ways of making changes in buildings’ use and architecture from a legislative perspective.
THE PARTICULAR QUALITIES OF TRANSFORMING OLD INDUSTRIAL BUILDINGS IN VALLILA

1. To active the streets, not one or two, but several buildings need to begin converting their buildings. Adding apartments within the buildings and services close to the street will liven the area, but only doing this in sporadic properties won’t result in clear changes in activity and also won’t attract pedestrians to the area.

2. The area has a strong brand as an artists’, designers’ and musicians’ district. This provides a great opportunity to create distinct apartment and office types. As small business owners and workers, private entrepreneurs and artists, people are more likely to want to work within their home in studios or in small, even rentable offices close to their home. It should also be noted that with the development of technology, distance work either from your home or a smaller rentable space closer than your actual office is becoming a more sensible way of working. Apartments with work spaces with a high ceiling may be a particularly useful apartment type in Vallila, as well as offices and cafés used for work by the very same people living in the building.

3. To make the land use more effective in the inner city, the city of Helsinki tends to prefer additions to existing buildings. Either on top of the buildings or within the block’s courtyard, additions tend to be positive, as this means that old buildings can be preserved while still making the capital’s land use more effective, as an increasing amount of people are moving and working within Helsinki.

4. Hybrid buildings are particularly reasonable in Vallila. Hybrid buildings in Vallila make sense because of the different objectives of different stakeholders: the people working in the area, the building owners and the city. The compromise between these stakeholders is that businesses and industry should be viable, while apartments should be added. There are two different approaches to doing this: either hybrid buildings, or a mixture of buildings that have different uses. To give the best prerequisite for businesses and industries in Vallila without giving an uneven benefit to building owners, it may be best to demand all buildings to have a certain amount of space reserved for businesses and industry when adding apartments - making the buildings in Vallila hybrid buildings.
FROM INDUSTRIAL TO HYBRID
ADAPTIVE REUSE OF TWO BUILDINGS IN VALLILA

ANNI LAURILA

This thesis researches and addresses the adaptive reuse of two old industrial buildings within a revitalized area, to adapt them to current and future needs. The chosen intervention method is adapted from the hybrid projects in the area. The project results build upon the uniqueness of the Vallila industrial area. The current research is based on the existing data and interviews with the real estate owners and the Vallila Interior company.

The thesis studies the current state of the buildings within the area from their historical and urban planning point of view. The research is based on interviews with the real estate owners and Vallila Interior. The research results show that the buildings can be adapted for residential use. The current state of the buildings is not suitable for residential use. The research results also show that the buildings can be adapted for residential use.

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This thesis proposes that on the highest floors of Vallila Interior’s head-quarter building Nilsiänkatu 15 there will be housing and temporary businesses or a hotel. In the courtyard facing facilities there will be workspaces and a café and on the street level the flagship store of Vallila Interior. All functions are linked to the brand of Vallila Interior: the spaces are decorated with the company’s fabrics and the names of the functions are Vallila Loft, Vallila Penthouse, Vallila Visit, Vallila Flagship Store and Vallila Workshop+Café. The architectural changes include an added penthouse floor, which creates a new view to Helsinki but is not visible from the street. There is also a new access from the street to the courtyard through the flagship store.

The room use plans of Vallila Interior are based on requests from Vallila Interior CEO Mathias Berner and own analyses.

The design of Pälkäne 19 emphasizes the character of the building as a place for living, working, and as a meeting point for entrepreneurs and designers. To make it an interesting and the most desirable project, a sculptural element is to be created between the entrance of Vallila Interior and the courtyard. The third floor is activated and the view above the wall is utilized through the restaurant and its terrace, which is intended to be a central feature for the recognition of Vallila’s industrial area. The north-west facade of the building is a significant beacon towards Vallila’s industrial area. Therefore, this thesis proposes an additional floor with a sculptural character to be built above the existing building.

The room use plans of Pälkäne 19 are based on own analyses and interviews with the stakeholders (eight) and their tenants.
SITE PLAN

CREATING COURTYARD CONNECTIONS

Site Plan 1:200

Visualization of the courtyard connections.
I) LIVELY STREETS

PÄLKÄNE 19 MAIN MEETING PLACE IN INDUSTRIAL VALLILA:
THE RESTAURANT & THE STONE WALL TERRACE
VALLILA INTERIOR THE FLAGSHIP STORE

1st floors (Vallila Interior's street floor)
1:200
Underground floor of Pälkäne 19
1:200
Elevation front view
1:200
II) THE GLASS BOX & BUSINESSES

PÄLKÄNE19 APARTMENTS, RESTAURANT'S PRIVATE SPACES

VALLILA INTERIOR VALLILA CAFÉ + WORKSHOP, UNDERGROUND

PARKING ENTRANCE, FLAGSHIP STORE

2nd floor (Vallila Interior's courtyard floor)

Visualization of Vallila Interior's flagship store entrance

Elevation from west

Section C-C

Showing the new connection from the street to the courtyard level, through the flagship store

Vallila Interior's flagship store entrance on the street level. This opens a new connection to the second floor.
3RD FLOOR

III) INDUSTRIAL LOFTS

PÄLKÄNE 19 PÄLKÄNE LOFTS
VALLILA INTERIOR VALLILA LOFTS

2nd Floors

3rd Floors

Visualization of the Glass Box
(includes underground parking entrance, cafe + workshop and Vallila Interior office spaces)

Section B-B

This view is from the street of Pälkäneentie, from which you can see the courtyard. There are two separate apartment
floor plans presented in the thesis in addition, as it adds a new elevator connection.
IV) COURTYARD LOFTS & VALLILA VISIT

Visualization of Vallila Visit.

Section A-A
1:200

Visualization of a typical hotel room facing the courtyard, with Vallila Interior's designs.
Visualization from a Vallila Penthouse - The new floor above Vallila creates panoramic views that are currently not visible from the highest floor, due to the height of the building facing Vallila.

Elevation to north
1:200
V-VI) PENTHOUSES: VIEWS ABOVE
VALLILA & BEACON OF VALLILA

5TH AND 6TH FLOORS

VALLILA & BEACON OF VALLILA

6th floor, 1:200
5th floor, 1:200

The communal space & views for Pälkäne 19
Evening. Light from penthouse apartments, the ground floor restaurant and the new stone wall invite visitors to Vallila's industrial area.
Vallilassa (rakennussuunnittelu)

PÄLKÄNEENTIE 19 & NILSIÄNKATU 15

• Valmistunut 1939. Alun perin yksikerroksinen pajarakennus.
• Rakennuksessa monia toimijoita valokuvaajista arkkitehteihin, bodybuildereihin ja vaatesuunnittelijoihin

PÄLKÄNEENTIE 19

• Valmistunut 1939. Perheyritys Vallila Interiorin hallussa alusta alkaen, tilankäyttö kehittynyt yrityksen kehittymisen rinnalla

TYÖN RAKENNE

I Kohde-kiinteistöjen analyysi

II Vallilan tehdasalueen analyysi

III Suunnitelma ehdotukseni

IV Rakennuspiirrokset

V Suunnitelmien kombinaatiot

VI Rinnastus Vallilan kehitykseen

VAIHTOEHTOJA: MUUTOKSIA & NIIDEN YHDISTELMIÄ
VALLILAN KORTTELI
diplomityö, Anni Laurila

KOHTEET

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TYÖN RAKENNE
SUUNNITELMIA

1. KATUTILAN ELÄVÖITYS

Pälkäneen ravintola & terassi
Vallila Interiorin liiketila
Portaat ylös

MERKITYS VALLILALLE

Vallilan katutilan elävöittäminen
Palveluiden monipuolistuminen
Muut kiinteistöt mukaan aktivoimaan katutilaansa!

2. SISÄPIHOJEN REITTI

Yleiskaavassa 2050 rohkaistu
Kiehtovat reitit, joista kulkija tekee löytöjä - Vallilan brändiin?
Vaiheittaisuus: pop up -tyypistä pysyviin palveluihin

3. ASUKKAITA JA NÄKÖALOJA

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4. SISÄPIHOJEN REITTI

2. SISÄPIHOJEN REITTI

VALLILALLA

Hybridirakennus

NYKYTILA

(täysin liiketilaa)

HYBRIDIRAKENNUS

(liiketilaa + laadukkaita loft-asuntoja)

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Korotus

HYBRIDIRAKENNUS
(läiskitilaa + laadukkaita loft-asuntoja)

MERKITYS VALLILALLE

Hybridirakentaminen tukemaan
Vallilan yritysten elinvoimaisuutta
24/7h Vallila & iltajen elävyys
Työnteen luotteen kehitys, esim.
koristelijoita ja pop up -työtilat

MITÄ SEURAAVAKSI?

4 kuukautta diplomaatin
valmistumiseen

Kaupunki ja muut kiinteistön-
omistajat kehittämään
seuraavia konkreettisia
askeleita koko Vallilan
elävöittämiseksi!
INTRODUCING THE DISTRICT

This report provides an overview of the Vallila neighbourhood in Helsinki, Finland. Vallila is a suburban area which has been undergoing significant transformation in recent years. The report includes insights from various sources, interviews, and meetings, providing a comprehensive understanding of the area.

PRINTED SOURCES

WSP Finland, 2016
Vaillilan Visio-report
Helsingin kaupunkisuunnitteluvirasto, 2016
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Lauttasaaren Metalli (http://www.lauttasaarenmetalli.fi)

INTERNET SOURCES

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Helsinki Map Service (http://www.kartta.hel.fi)
Electrical service of archives, architecture (http://www.asionti.hel.fi/arska)
Finnish digital archives (http://www.finna.fi)
Vaillian Interior (http://www.valliantehdaskorttelit.fi/yhtio/historia)
Helsinki’s noise report 2012 (http://www.hel.fi/hel2/ymk/meluselvitys/kartta.htm)
Loft-tehdas (http://www.loft-tehdas.fi)
OP (https://www.op.fi/op/op-ryhma/op-ryhma/vaillilainen-korttelikirja?c=80138&arcp=8)
Vaillia Taiteliijitalo (http://www.ateljeesaatio.fi/ateljeet.html)

INTERVIEWS, PHONE CALLS

Call with Juha Sirelius, CEO, QPark, 13.12.2016
Call with Timo Sotavalta, Head of Real Estate, Etera 13.12.2016

INTERVIEWS, MEETINGS

Meetings with Mathias Berner, CEO of Vallila Interior, Sep 2016 - Jan 2017
Meeting with Rikhard Manninen, City Planning Dep. Head of Strategic Planning Division, 6.12.2016
Meeting with Tuomas Santasalo, Business Analyst at WSP Finland, 13.7.2016
Meetings with stakeholders and tenants at Oy Pälkäne:
Veikko Vuorinen, CEO of Interavanti, 7.7.2016, 5.10.2016
Paul Charpentier, Product Manager & HR, PubliCo
Petri Charpentier, Publisher, PubliCo 7.7.2016, 23.8.2016
Jukka Backlund, Product Director, ISS, 7.7.2016
Kari Lehtovuori, Manager, Bain & Company, 1.8.2016
Martti Järvi, Photographer, 10.8.2016
Anna Brunow, Architect & Founder, Brunow & Maunula Susanna Kallio, CEO & Creative Director, Kohina Oy 22.8.2016
Janne Vakkilainen a.k.a Super Janne, Musician, 1.11.2016
Photographs, maps and drawings have sources marked on them, unless it has been taken or made by myself.