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## **Towards denser city structures: Case Amuri**

### **Starting point**

As the city of Tampere grows housing areas have been left close to the city centre with poorer efficiency, functionality and esthetical standards than are required today.

One of those housing developments is North Western Amur, only about one kilometre from the Tampere Central Square.

This is a typical representative of suburban building of the 1970s. The apartments are in four story blocks of flats incorporating several uniform divisions, with entrances and storage facilities in the enclosed bottom floors. In each building, there are three residential floors. The areas between the buildings are unorganized and used for both parking, playground and park purposes.

The area under review comprises 12 housing blocks, two blocks areas of services and the park area between these. A total of 26.400 floor square metre are in residential use and the total area is 3.2 hectares. The housing stock has come to the age where all buildings will soon require plumbing, pipe, exterior facade and energy efficiency renovations. In some of the buildings these renovations are already ongoing.

In my presentation, I introduce the Tampere Amuri housing area as an example of numerous similar Finnish housing areas. Corresponding housing areas can be found in Vantaa (Korso and Martinlaakso) and in Riihimäki (Peltosaari), for instance.

The starting point of the presented proposal is based on reality but the proposal is a theoretical presentation comprising technical, social and esthetical elements of the city structure. The economic calculations in my presentation are rough generalisations and only indicative. In the calculations, no capital or tax costs, zoning fees or investor profits have been considered.

The presentation materials have been kindly produced by architecture student *Timo Vahter* who will base his master's thesis on this proposal under the supervision of Professor *Markku Hedman*. The project will be sponsored by the Finnish Housing Fair Co-operation Organisation.

## Summary

The design objective is to fully renew the city structure in a clearly restricted area. The current building stock is to be demolished and replaced with a new housing area of a high efficiency factor.

In the proposal, the floor space index is trebled to 88.000 floor square metres ( $e=2,65$ ) roughly to correspond with the efficiencies of Tampere Ranta-Tampella currently under planning or the Helsinki inner city.

To summarize, at least on a theoretical level this type of a total revamping project of city structures seems to be possible. At least the following three benefits arise from it:

1) The current housing companies (inhabitants) would be able to have high quality, modern apartments at the cost of the repairs that are coming and cannot be avoided.

2) As the efficiency of the area increases the city structure becomes more dense and the energy efficiency of the buildings is improved both in compliance with principles of sustainable development. The increased efficiency would also enable better lake views from the apartments, cozy low-speed residential roads, and taking the car parking and waste management currently by the streets down below a deck. Moreover, the architectural image of the area would be improved.

3) This suburb would connect more closely to the surrounding city structures and its neighbourhood services would be improved. With the proposed building efficiency the total value of the area would exceed its present value by EUR 150 million. It will be interesting to see whether this potential economic gain together with the social benefits arising from the project will lead to practical steps to carry out the reorganization of the city structure.

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