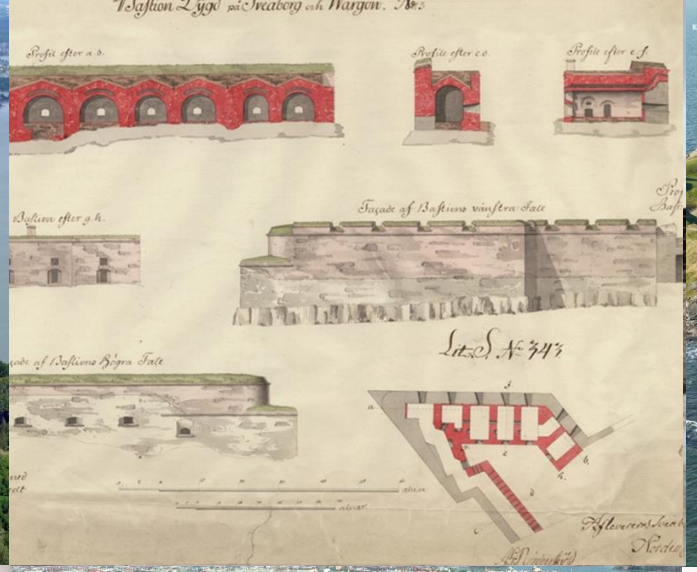
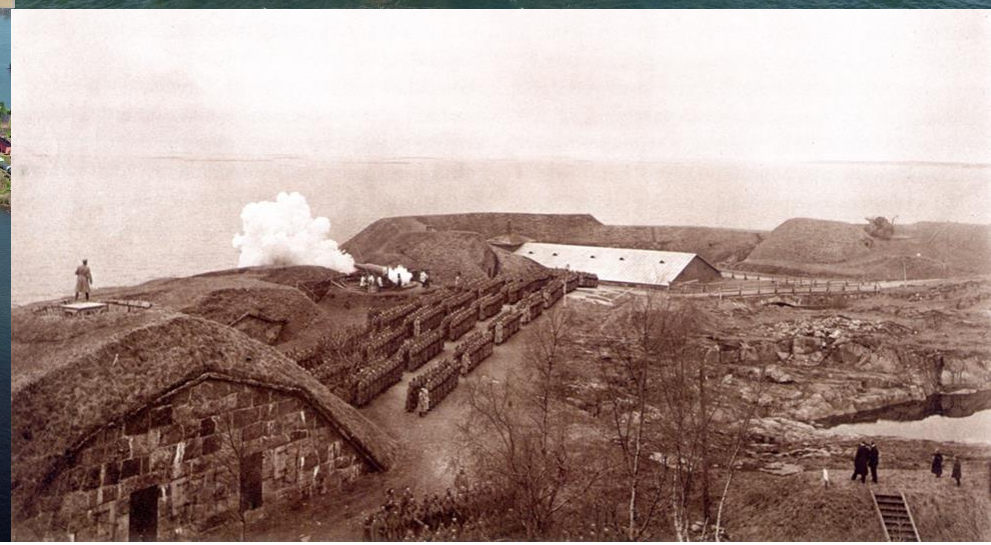
Helsinki

18.9.2017

Sakari Mentu, Janne Prokkola
Urban Environment Division / Land Use and City Structure





S u o m e n l i n n a / S v e a b o r g

A Word Heritage site since 1991

Eight islands: Kustaanmiekka, Susisaari, Iso Mustasaari, Pikku Mustasaari, Länsi-Mustasaari, Särkkä, Pormestarinluodot and Lonna.

Land areal: 2,21 square kilometres, six kilometres of masonry wall

200 buildings, approximately 800 inhabitants

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Conservation status

The National Board of Antiquities has supervised the restoration of Suomenlinna fortifications since 1919, A committee, founded by the Helsinki municipality, ordered a land use and conservation plan from the National Board of Antiquities in 1966. The plan, completed in 1974, contained the operational guidelines for several decades to come.

Suomenlinna is protected under national legislation. The Governing Body of Suomenlinna works closely with the National Board of Antiquities, the Suomenlinna Prison (responsible for the construction sites) and the City of Helsinki. No changes to the surrounding area that could threaten the values of the property are planned for the near future.

World Heritage

Criterion (iv)

In the history of military architecture, Suomenlinna is an outstanding example of general fortification principles of the 17th and 18th centuries, notably the bastion system, and also showcases individual characteristics.

Integrity

Suomenlinna consists of several defensive and utilitarian buildings that blend the architecture and functionality of the fortress within the surrounding landscape. The property includes the islands upon which the fortress was built. This forms a consistent ensemble extensive enough to preserve and present the values of the property. The fortress has only a few buildings dating from the Finnish era, but they retain their own distinctive identity.

Cultural tourism is an increasingly important part of the daily life in Suomenlinna. Both the total amount of visitors (502 000 in 1997, 858 000 in 2013) and the percentage of visitors primarily interested in heritage (25% in 1997, 61% in 2014) are rising.

The estimated income brought to Helsinki area by tourists visiting Suomenlinna is 35 M€ (2016).

The increase in visitors has also caused sandbanks to become eroded during the summer. The erosion is managed by restricting visitors' access to vulnerable areas during the summer months and regular reports are produced. The threats are recognized in the Suomenlinna Visitor Management Strategy from 2007 and the revised Management Plan from 2013.

Town planning: the master plan

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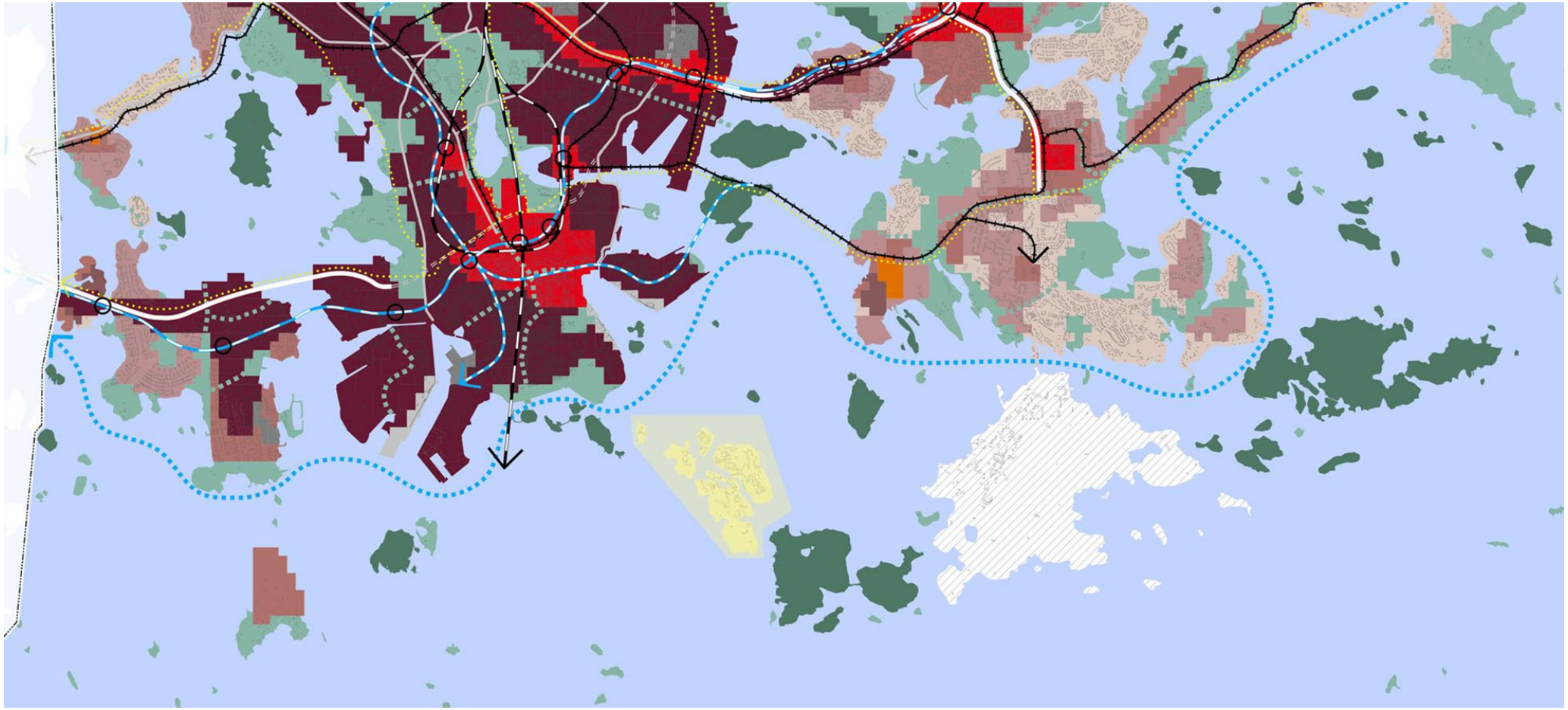
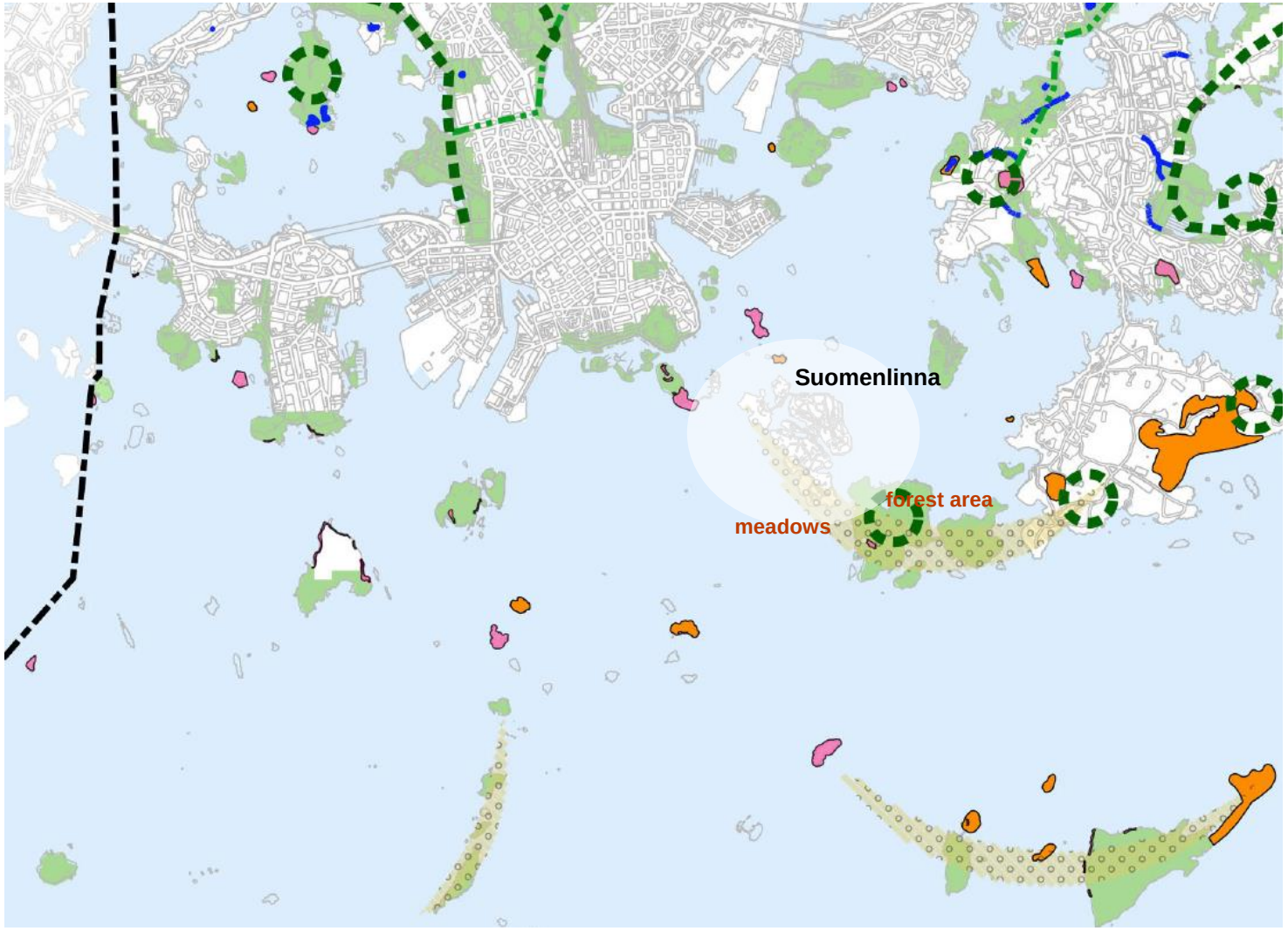
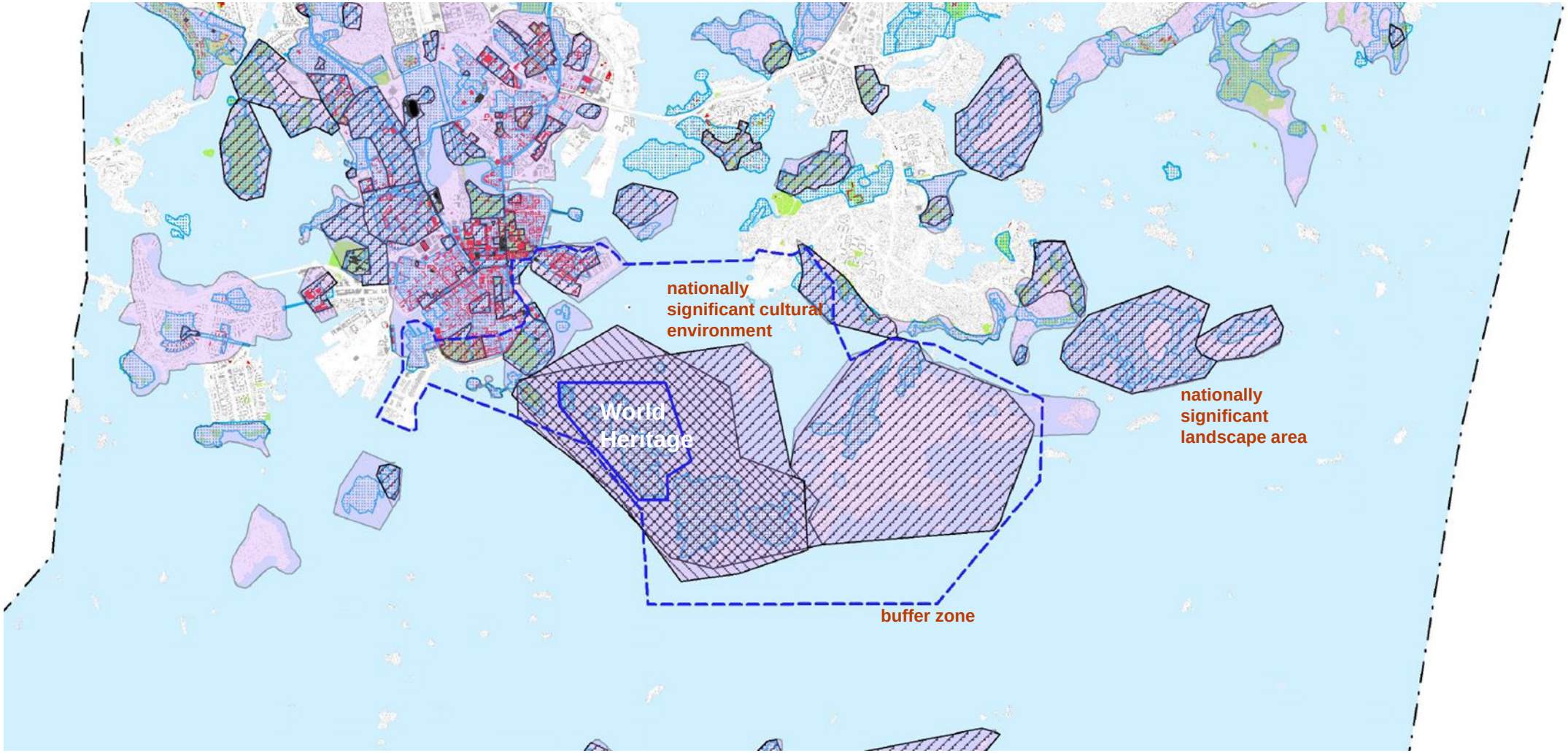
The master plan: vision 2050



The Vision 2050 is a long-term land use target condition extending to 2050. The Vision is based on the idea of Helsinki as a network city of rail traffic with an expanding strong main centre – the city centre. The vision also examines Helsinki as part of the region and the network of European big cities.

According to the master plan, the landscape parks and recreational areas will form a network; the “green fingers”. Suomenlinna is designated as a separate entity, which shall be maintained and developed in a way that does not endanger its World Heritage status.


Suomenlinna
forest area
meadows


nationally
significant cultural
environment
World
Heritage
nationally
significant
landscape area
buffer zone

Detail planning

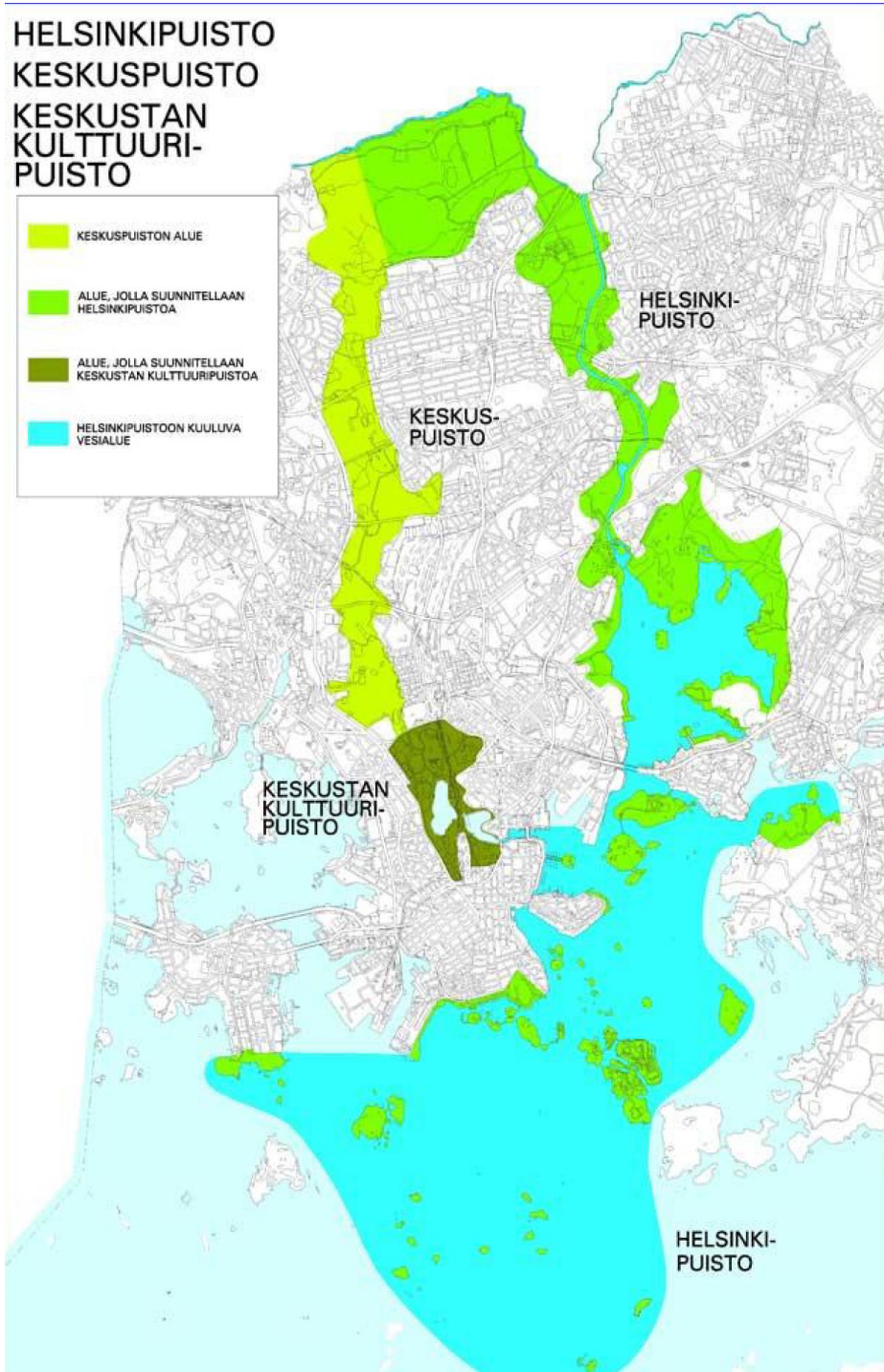
The starting point

Act on The Government Body of Suomenlinna in 1976

The master plan, 2002: a Wold Heritage site, annexed to the so-called ”Helsinki Park”

No detail plan, renovation works are based on permits of exception.

Detail planning started in 2004, interaction between authorities, organizations and general public.



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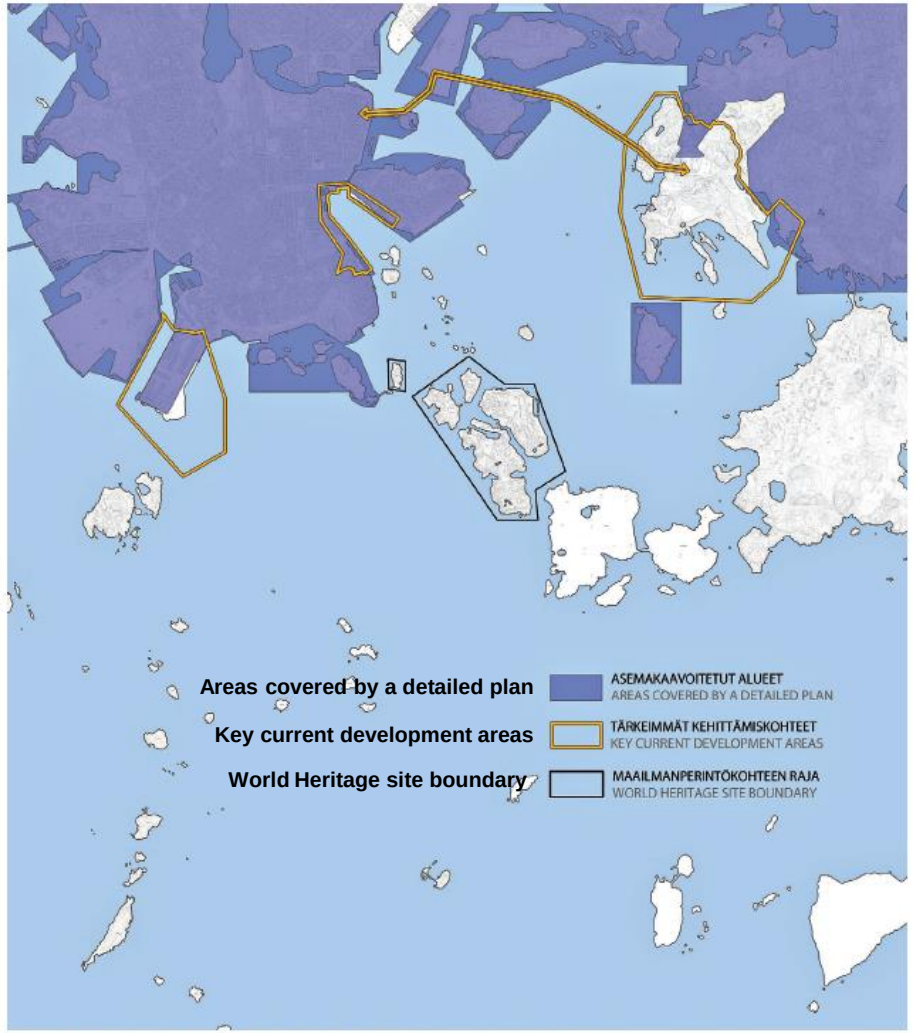
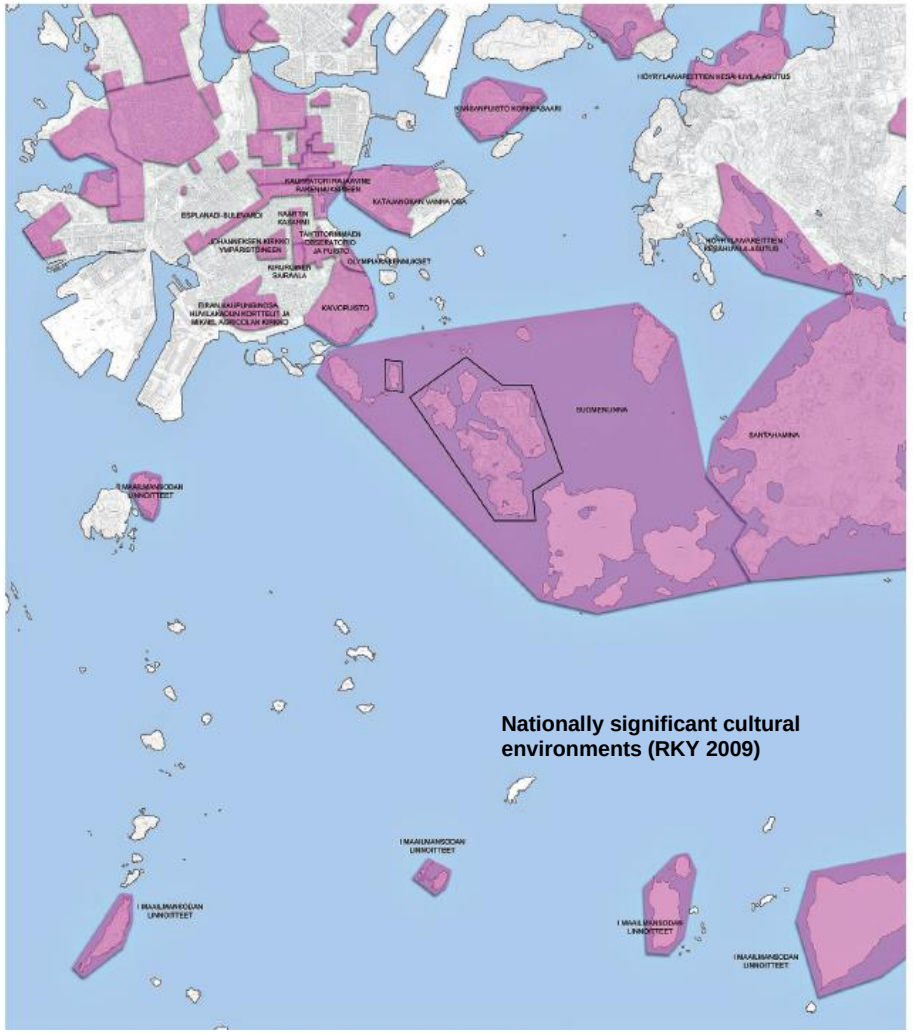

Areas covered by a detailed plan
ASEMAKAAVOITETUT ALUEET
AREAS COVERED BY A DETAILED PLAN
Key current development areas
TÄRKEIMMÄT KEHITTÄMISKOHTEET
KEY CURRENT DEVELOPMENT AREAS
World Heritage site boundary
MAAILMANPERINTÖKOHTEEN RAJA
WORLD HERITAGE SITE BOUNDARY


Nationally significant cultural environments (RKY 2009)

Reference material

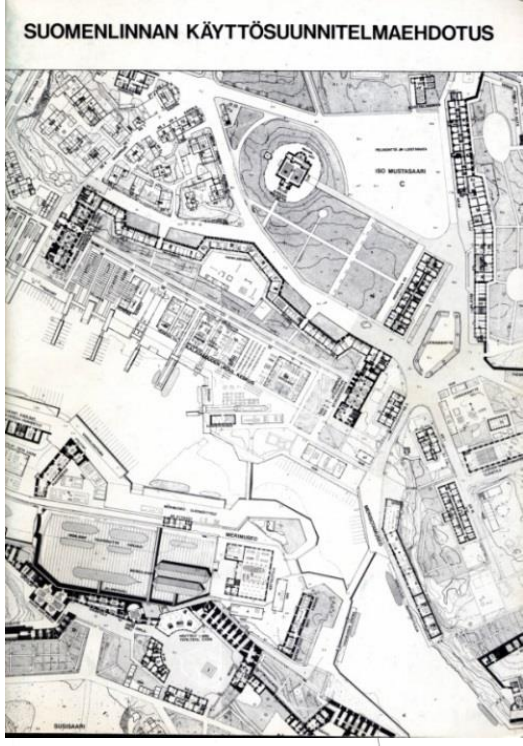
Proposal for land use and restoration of Suomenlinna, 1974
A general plan for single-family housinf areas, 1983
The landscape plan for Suomenlinna, 1987

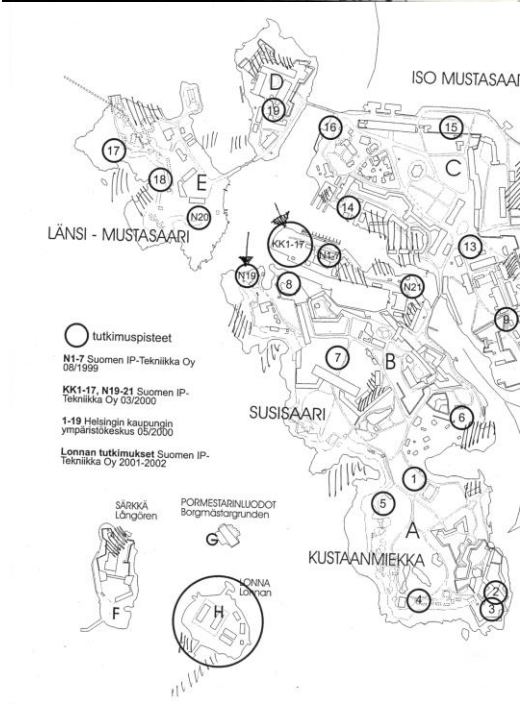
Landscape and nature:
- The Piper Park 2001 / 2005
- Lonna 2003
- Bat species in Helsinki, 2004
- Rock base and ground in Helsinki, 2004

Tourism reports:
- 2000, 2002, 2002, 2003

Suomenlinna as a residential area
- 2003

Pollution studies
- The dockyard 1999, 2000
- The main islands 2000
- Lonna 2003





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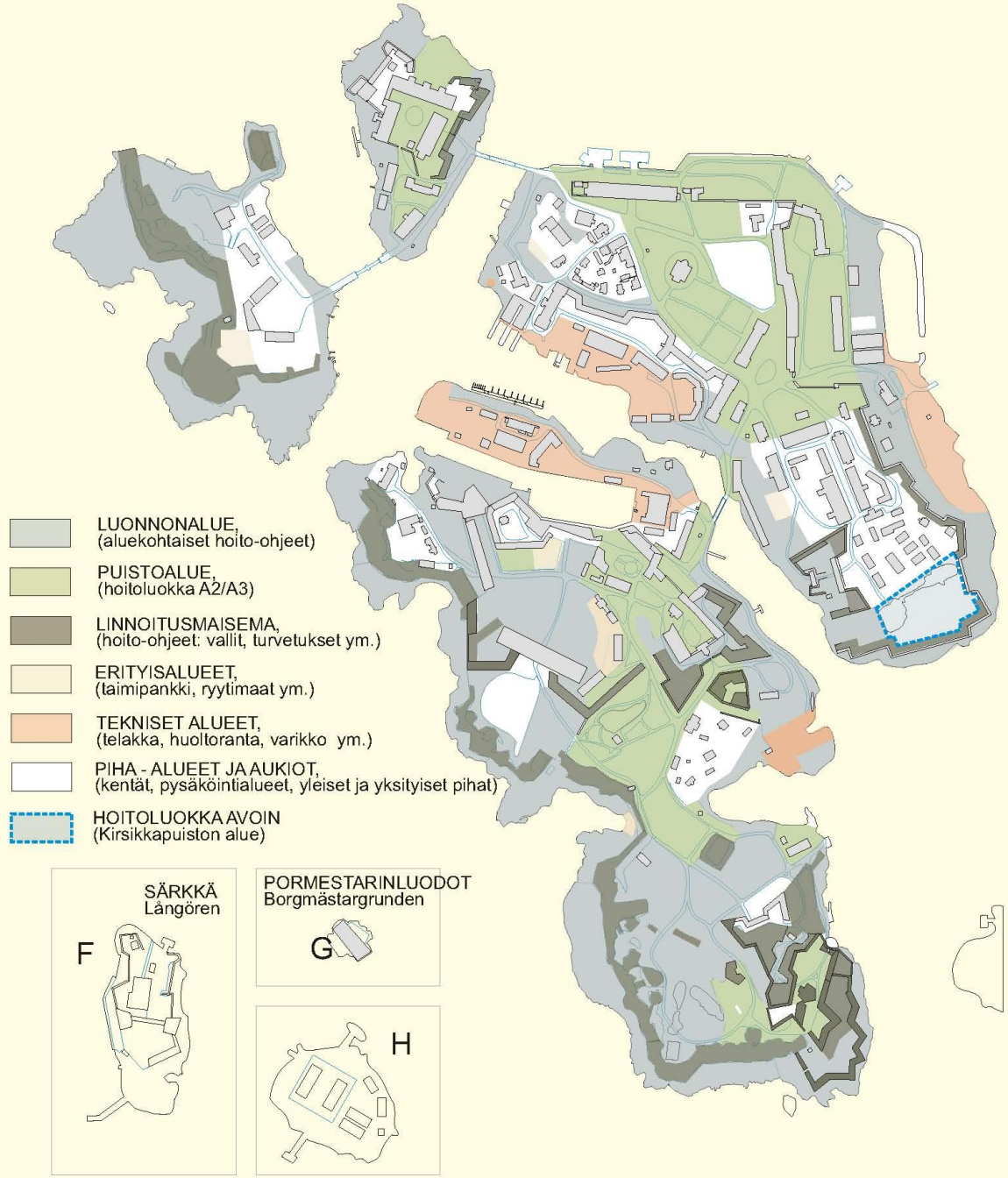
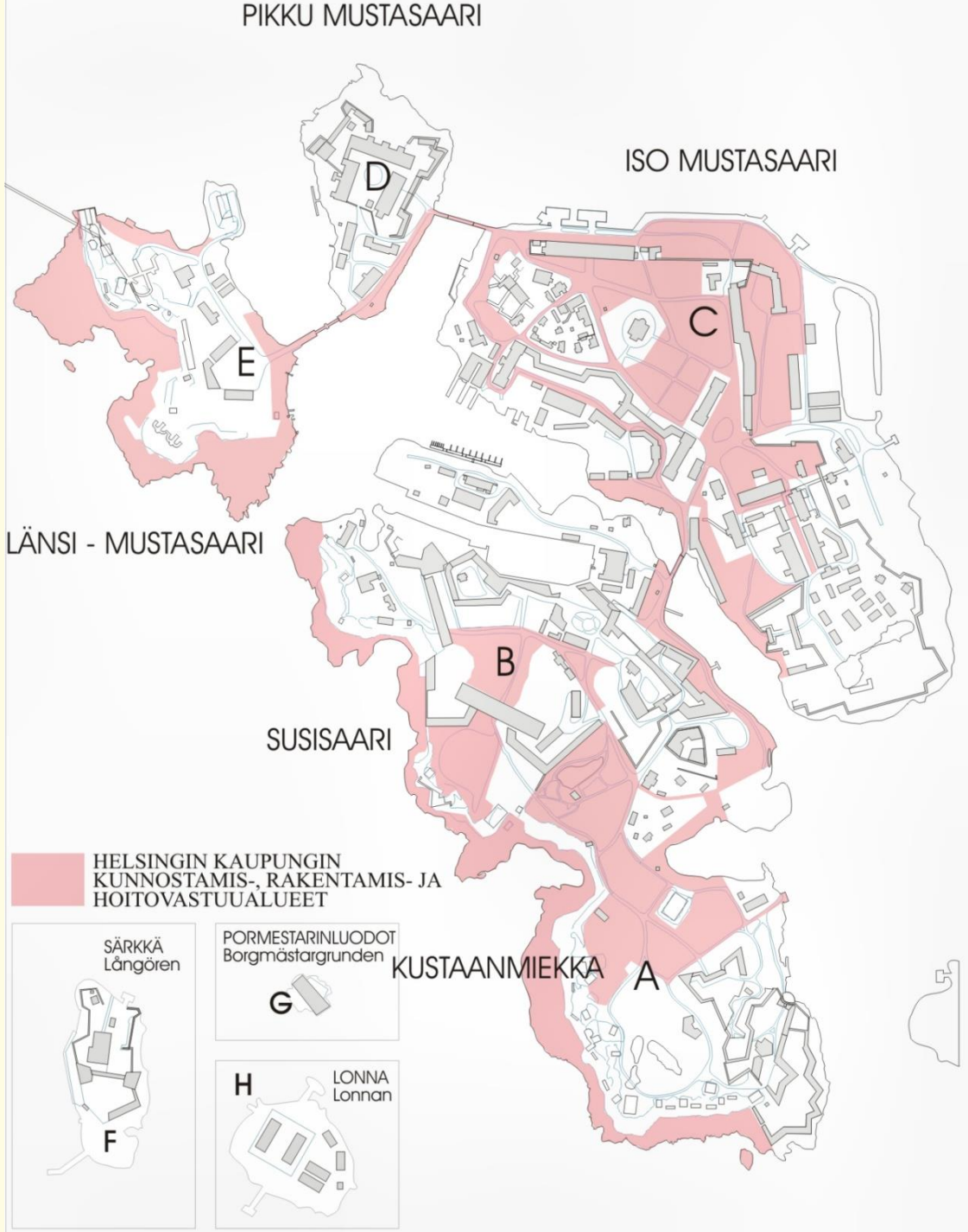
An agreement on cost sharing





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The planning principles

A historical monument:

- awareness of the conservation status

An active part of town:

- housing, public sector, businesses
- kindergarten, school, recreational activities, transport (ferry), library
- museums, church, dockyard, marinas, harbour
- a car free zone

A tourist attraction:

- sustainable tourism

The detail plan should define:

Heritage protection according to the Building Protection Act

The structure of the community by defining buildings and areas with essential functions for the inhabitants

The responsibilities of the municipality: social sector, health services, schools, sports and leisure, traffic (incl. ferries), fire protection

Other important functions: public buildings (e.g. museums), the church, military areas, dockyards, boat harbors, piers etc.

Toponyms

The detail plan should **not** define:

Streets and parks

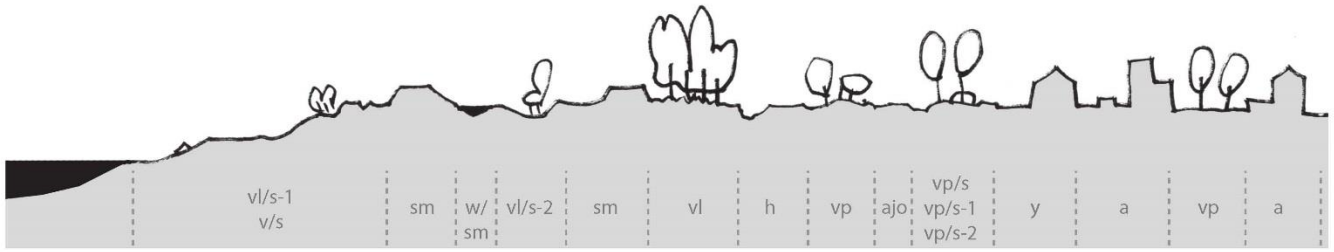
Functions defined by blocks, with the expection of the church area

The cost sharing principles; responibility for the maintenance of public places shall be agreed upon in other contexts

The Landscape Plan for Suomenlinna

Zoning principles according to the Landscape Plan

UNESCO maailmanperintö | valtakunnallisesti merkittävä rakennettu kulttuuriympäristö | valtakunnallisesti arvokas maisema-alue



LUONNONVYÖHYKKEET
- vallien ulkopuolinen ranta-maisema, Kustaanmiekan sisäosat

- ASEMAKAAVA SUOJELEE
  kokonaisuus, suojelu-merkintä
- RAKENNUSSUOJELULAKI SUOJELEE
- LUONNONSUOJELULAKI SUOJELEE
  kasvit ja lintualueet

LINNOITUSVYÖHYKE
- vallit ja muurit

- ASEMAKAAVA SUOJELEE
  kokonaisuus, väylästöalueet
- RAKENNUSSUOJELULAKI SUOJELEE
  tarkat suojelumääräykset rakennussuojelupäätöksessä
- MUINAISMUISTOLAKI SUOJELEE
  kiinteät muinaisjäännökset, kulttuurikerrokset

KAUPUNKIVYÖHYKE
- rakennukset ja rakennelmat lähiympäristöineen
- pihat, kaupunkiympäristön puistot ja aukiot

- ASEMAKAAVA SUOJELEE
  kokonaisuus, väylästöalueet, historialliset puistot
- RAKENNUSSUOJELULAKI SUOJELEE
  tarkat suojelumääräykset rakennussuojelupäätöksessä
- MUINAISMUISTOLAKI SUOJELEE
  kiinteät muinaisjäännökset, kulttuurikerrokset

asemakaavamerkintä

W/s S

SUOMENLINNAN ASEMAKAAVA | VYÖHYKKEET, SUOJELUN PERIAATTEET

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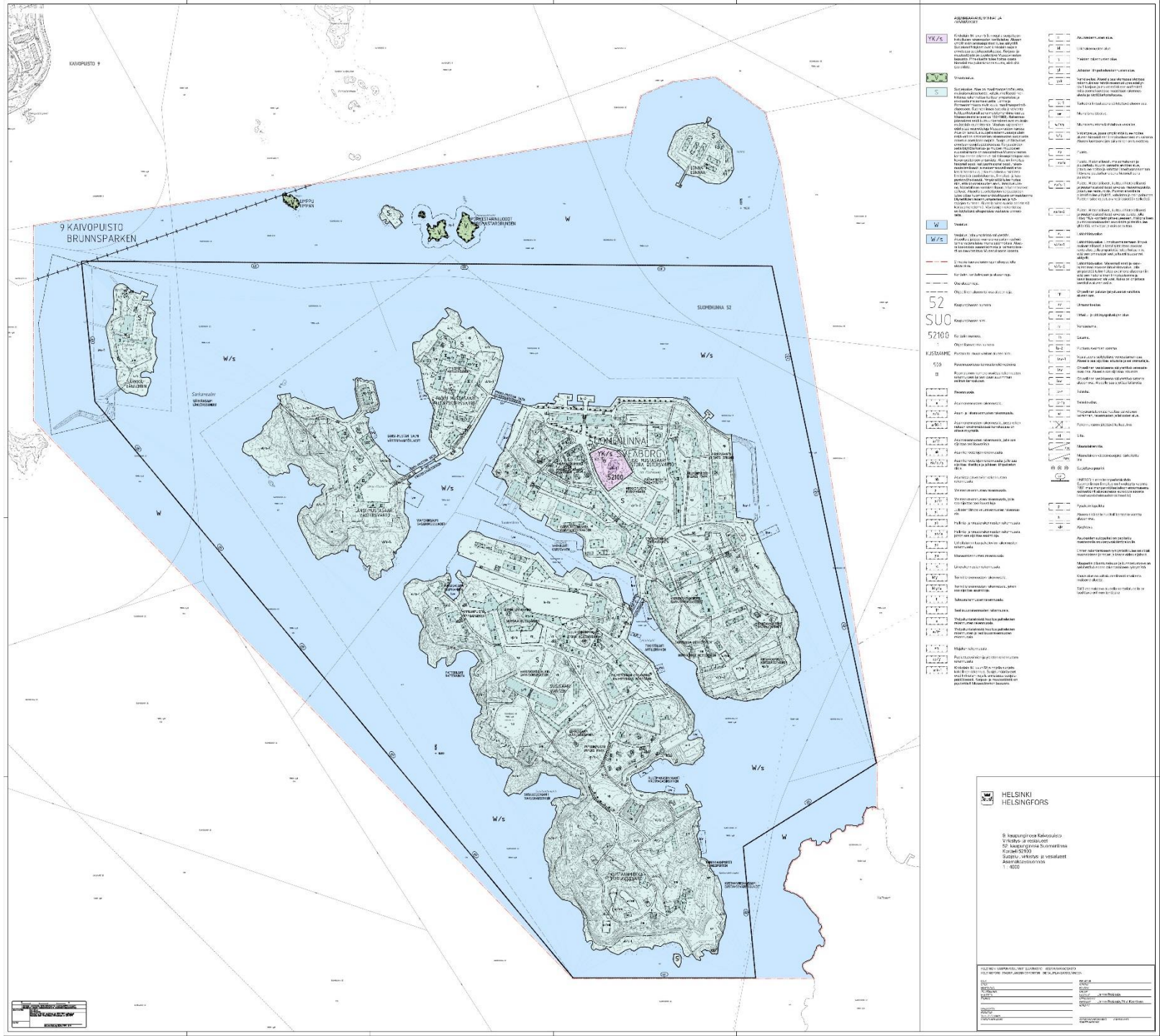
109. Kunnostussuunnitelman kokoava asiakirja on maiseman vyöhykkeiden suunnitelma. Se on eräänlainen Suomenlinnan maiseman kehittämisen yleiskaava, joka antaa puitteet yksityiskohtaisemmille suunnitelmille, korjaustöille ja osaltaan myös Suomenlinnaan sopivien toimintojen arvioinnille. Maiseman eri osille, jotka perustuvat historiallisen linnoitusmaiseman eri vyöhykkeisiin, on annettu kehittämissuositukset. Vyöhykkeet ovat samalla hoitoalueita, joita varten on esitetty omat hoitosuosituksensa. Sama 1:4000 mittakaavassa takakannen liitetaskussa.

A draft for the detail plan, 2009



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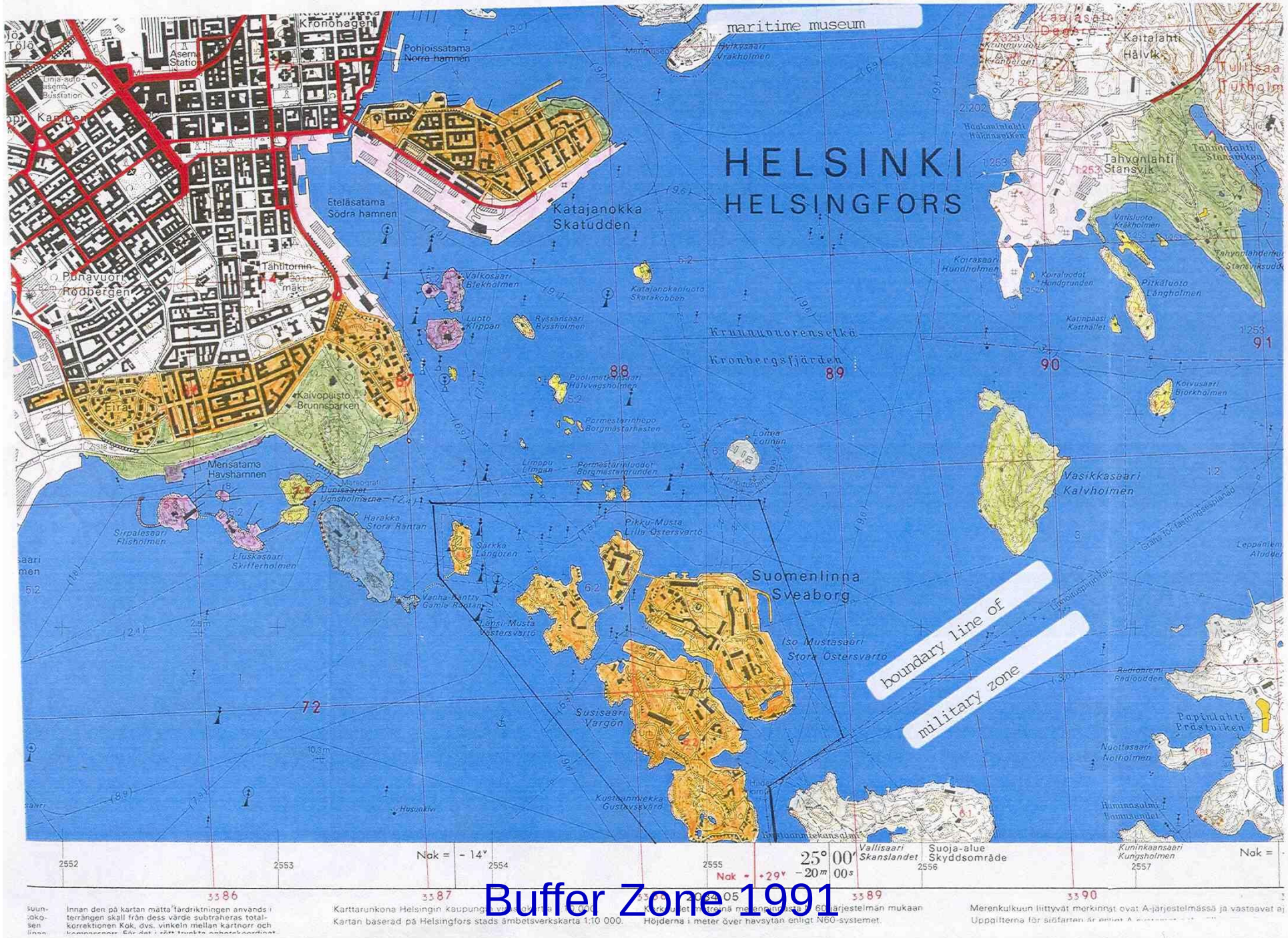
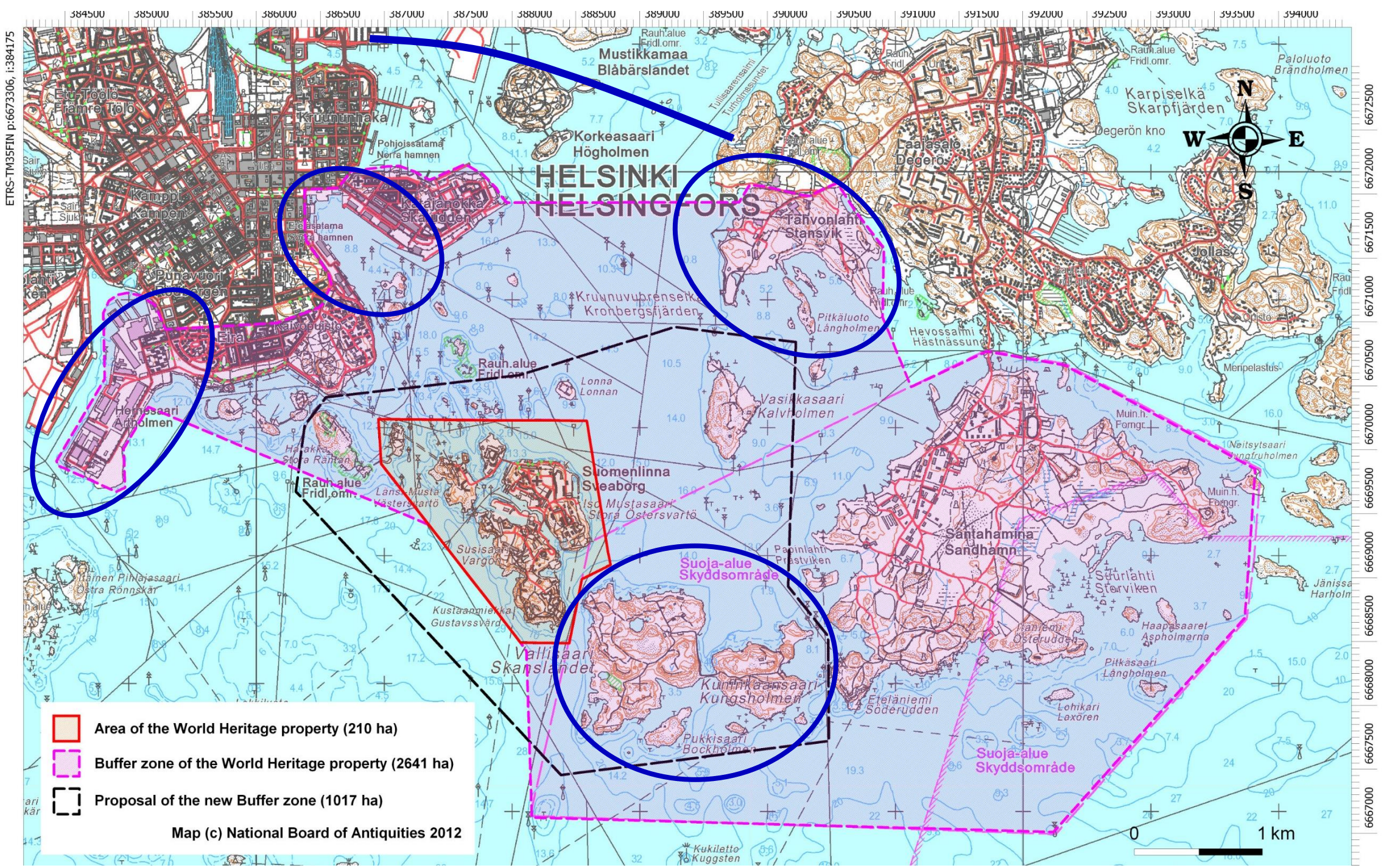
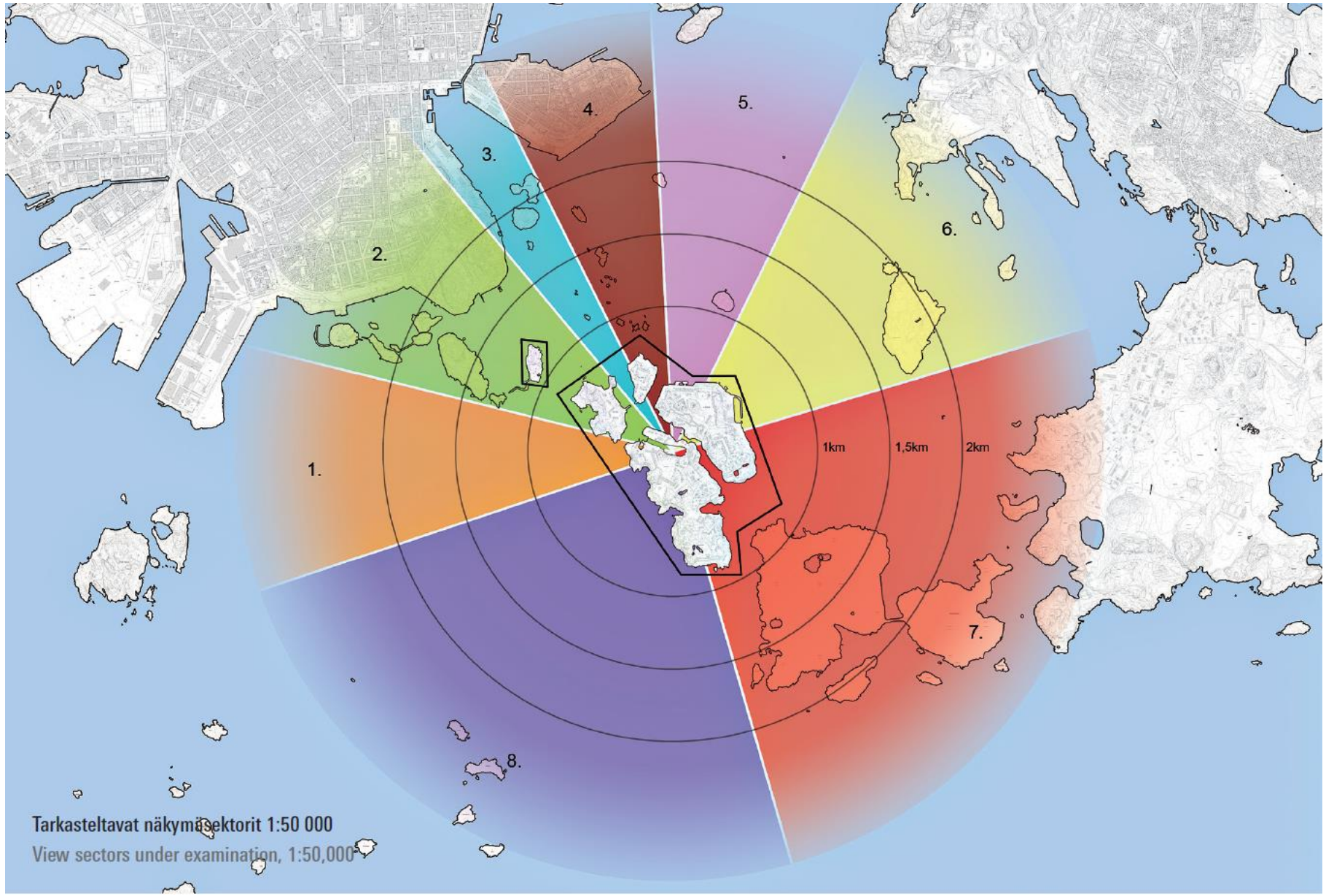
The Buffer Zone

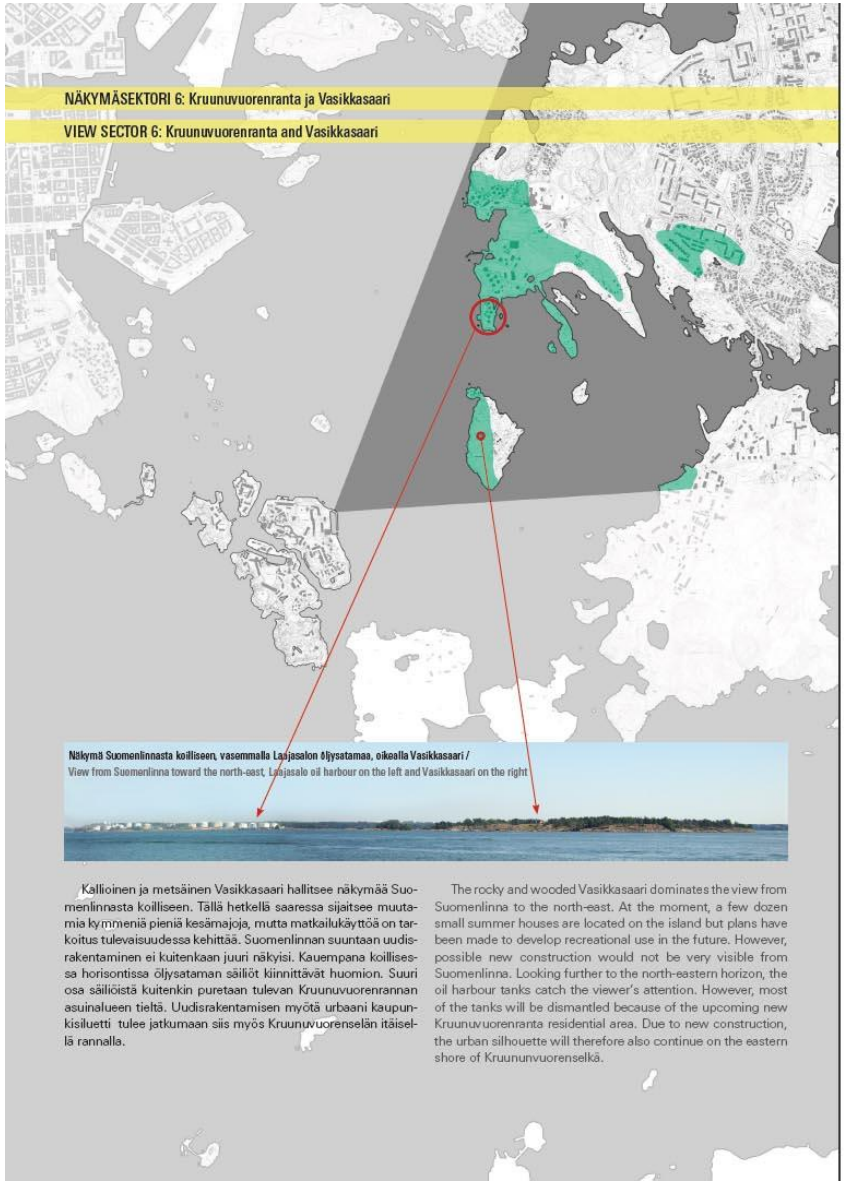


Buffer Zone 1991



ETRS-TM35FIN p:6673306, i:384175
HELSINKI
HELSINGFORS
Mustikkamaa
Blåbärslandet
Korkeasaari
Högholmen
Kruununhaka
Pohjoissatama
Norra hamnen
Kamppi
Kampen
Punavuori
Rödbergen
Eira
Kalvopuisto
Kalvoholmen
Katajanokka
Skatudden
Etelasatama
Södra hamnen
Tahvonlahti
Stansvik
Laajasalo
Degerö
Karpiselkä
Skarpfjärden
Degerön kno
Paloluoto
Brändholmen
Jollas
Kruunuvuorenselkä
Kronbergsfjärden
Pitkäluoto
Långholmen
Hevossaimi
Hästnässund
Meripelastus
Rauh.alue
Fridl.omr.
Lonna
Lonnan
Vasikkasaari
Kalvholmen
Hernesaari
Ärtholmen
Suomenlinna
Sveaborg
Iso Mustasaari
Stora Östersvartö
Länsi-Musta
Västersvartö
Susisaari
Vargön
Kustaanmiekka
Gustavssvärd
Vallisaari
Skanslandet
Suoja-alue
Skyddsområde
Kuninkaansaari
Kungsholmen
Pukkisaari
Bockholmen
Papinlahti
Prästviken
Santahamina
Sandhamn
Suurlahti
Storviken
Haapasaaret
Aspholmarna
Pitkäsaari
Långholmen
Lohikari
Laxören
Eteläniemi
Söderudden
Neitsytsaari
Jungfruholmen
Muin.h.
Forngr.
Jänissa
Harholm
Kukiletto
Kuggsten
N
S
E
W
0
1 km
Area of the World Heritage property (210 ha)
Buffer zone of the World Heritage property (2641 ha)
Proposal of the new Buffer zone (1017 ha)
Map (c) National Board of Antiquities 2012


1.
2.
3.
4.
5.
6.
7.
8.
1km
1,5km
2km
Tarkasteltavat näkymäsektorit 1:50 000
View sectors under examination, 1:50,000



Näkymäsektori 6 Suomenlinnan suunnasta /
View sector 6 from Suomenlinna

Koirasaaren öljysatama-aluetta, ilmakuva (2006) /
Koirasaari oil harbour area, aerial image (2006)

Vasikkasaari, ilmakuva (1993) /
Vasikkasaari, aerial image (1993)

A draft proposal for reshaping the Suomenlinna buffer zone was made by the municipality, the National Board of Antiquities and the Governing Body of Suomenlinna in 2011. Areas with no connection to the history of Suomenlinna were excluded from the reduced zone.

In March 2012 ICOMOS recommended that the proposed reduction of the buffer zone for Suomenlinna should not be approved.

There could be a possibility to divide the buffer zone into a “close proximity area” with minimal allowance for changes, and a “peripheral area”, mostly protected by national legislation.

Consequences?

Benefits
Economical value adding from tourism

Risks
Impact for developing of the growing city

Helsinki, Kruunusillat

Dresden, Waldschlösschen Bridge

Helsinki