



ærth

SAUNA OASIS - CONCEPT PLAN



Cover Letter - Development Permit Application
Aerth Sauna Corp. 2024

Dear City of Victoria,

I am Viktoria Csanicz, founder of Ærth Saunas along with Jay Stanley, my managing partner are writing to submit a development permit application for Ærth Saunas, a visionary wellness sanctuary located at 309 Belleville Street, nestled behind the Pendray Tea House and Huntingdon Manor Hotels. Our proposal seeks to transform an underutilized space into a vibrant hub of rejuvenation and community connection, offering an unparalleled sensory experience right in the heart of Victoria's downtown core.

Ærth Saunas represents more than just a place to relax; it is a beacon of affordability and accessibility in an increasingly bustling urban landscape. With our unique blend of outdoor tranquility and ancient healing practices, we aim to provide locals and visitors alike with a sanctuary to escape the hectic pace of city life.

Moreover, our commitment to the James Bay and surrounding communities is unwavering. As the neighborhood continues to grow, we recognize the need for more affordable, accessible and enriching experiences. That's why we are proud to offer memberships specifically tailored to locals, ensuring that residents have access to a wellness oasis right on their doorstep

One of our distinctive features is the incorporation of an edible forest, with 70% of the plants being edible, providing both an educational and nourishing experience for visitors. Additionally, our revitalization of an underutilized alleyway not only beautifies the space but also adds value to the surrounding area, supporting the hotels and enriching the experience for both staying clients and locals alike.

By revitalizing this alleyway into a vibrant and inviting space, we not only enhance the downtown core's aesthetic appeal but also create a haven where individuals can immerse themselves in nature's beauty while enjoying the therapeutic benefits of sauna rituals. We believe that Ærth Saunas will serve as a catalyst for community well-being, fostering a sense of belonging and revitalizing the spirit of downtown Victoria.

Thank you for considering our application. We are excited about the opportunity to contribute to the vibrancy and vitality of Victoria's downtown core, and look forward to working collaboratively with the City of Victoria to make it a reality.

Sincerely,

Viktoria Csanicz & Jay Stanley

viktoria@aerthsaunas.com & jay@aerthsaunas.com

LOCATION

VICTORIA, B.C.







ARCHITECTURAL CONCEPT

SITE LAYOUT - DEVELOPMENT OF MASTER PLAN

Our task is to create a Sauna World and Complex that provides a human-natural architectural environment for sauna enthusiasts, based on the Finnish sauna heritage. The characteristics of the site (narrow, elongated area surrounded by buildings) significantly influenced our architectural and spatial design approach. The architectural program of the complex was developed to cater to functional needs, resulting in a combination of saunas and auxiliary buildings. The saunas vary in size, accommodating from 5-6 individuals up to 10-12 people. The auxiliary buildings include restrooms, outdoor and indoor showers, storage areas, and the complex's reception building.

Visual concept is based on three important pillars:

Masterplan layout inspired by the sight of fallen **leaves in the forest**. It resembles the image when a breeze blows them together, and they lie next to each other. **The leaf** as a motif represents a beautifully arranged **system of curved lines**. We applied this in the layout of the floor plans, transforming them into spatial boundaries. The use of curves gives the feeling of being led through spaces rather than moving among

masses, creating a sense of mystery and directing our gaze into hidden spaces. We also integrated the **yin-yang form**, as the interlocking forms also speak to the play of curves. The open spaces embraced by clusters of smaller and larger buildings - the entrances and exits during certain phases of sauna bathing - are essential in creating the illusion of being in a forest. Here, we encounter elements typically found in a forest, such as trees, large boulders, tree barks, tree trunks, shrubs, bushes, palm leaves, moss, etc.

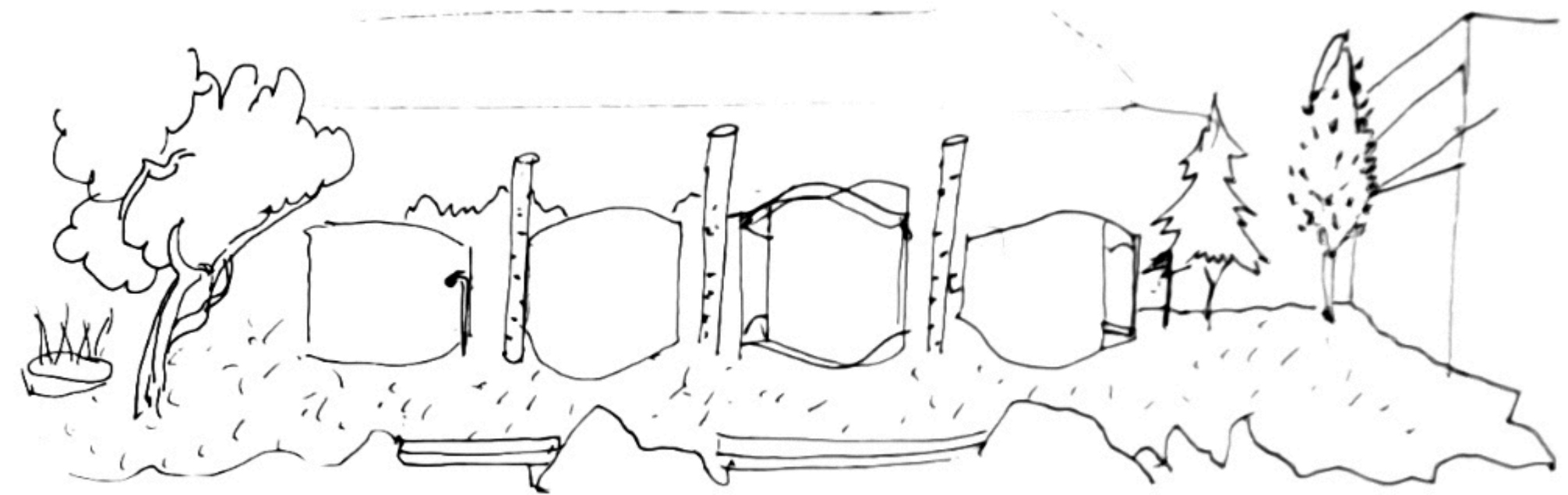
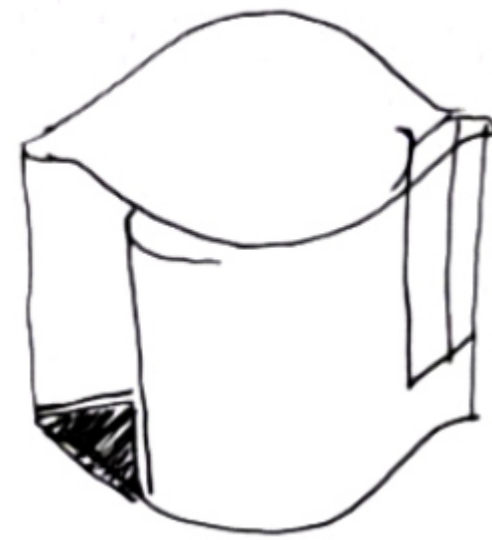
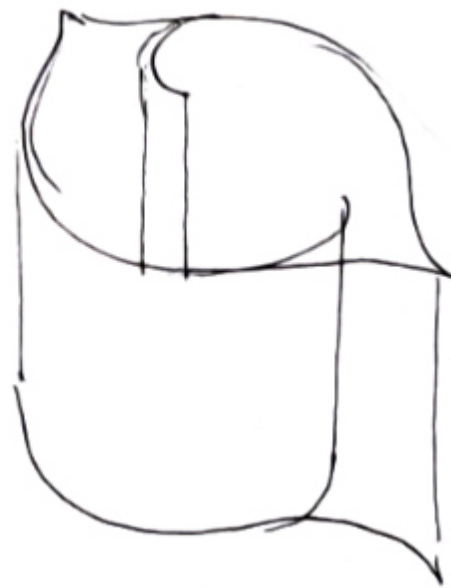
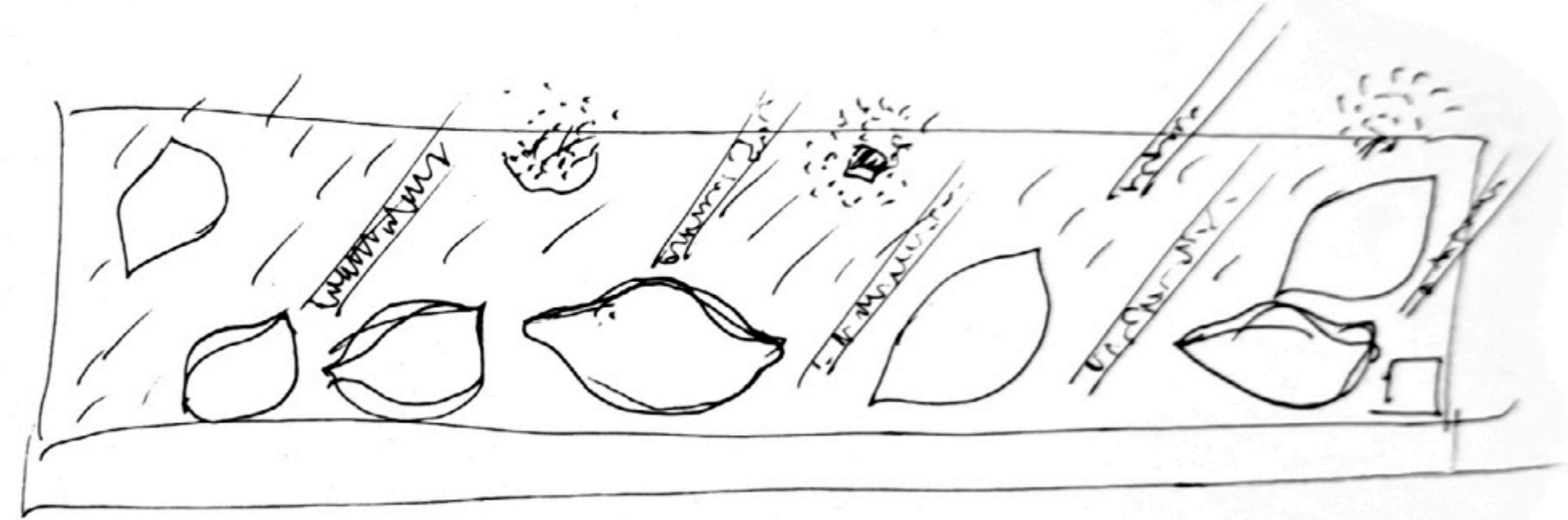
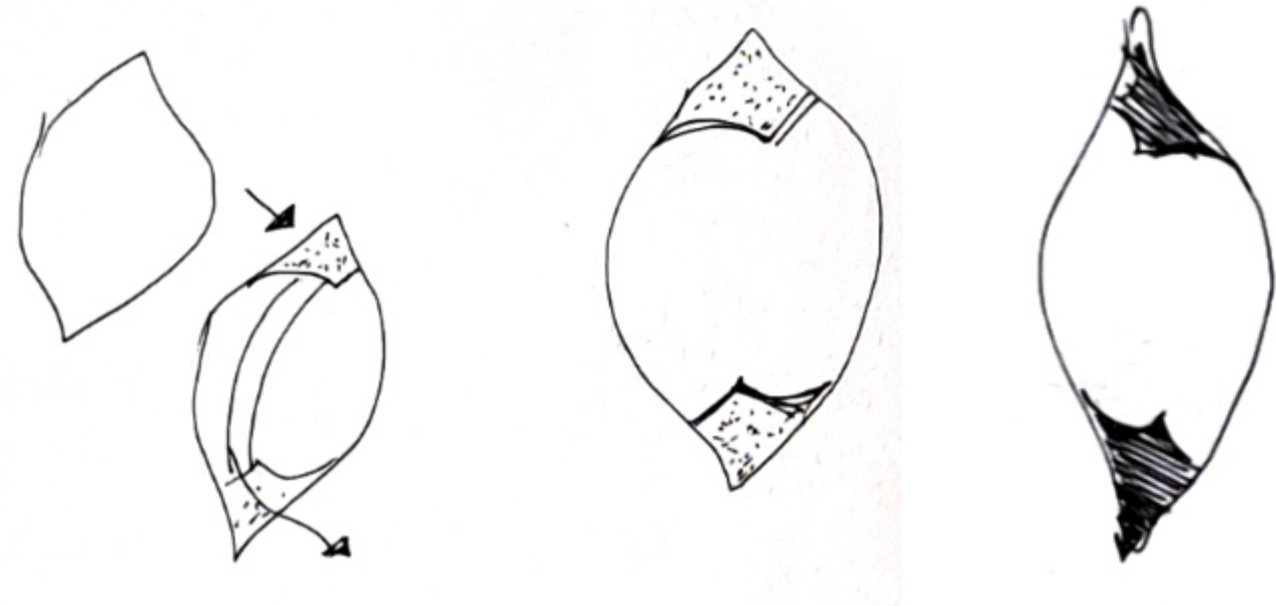
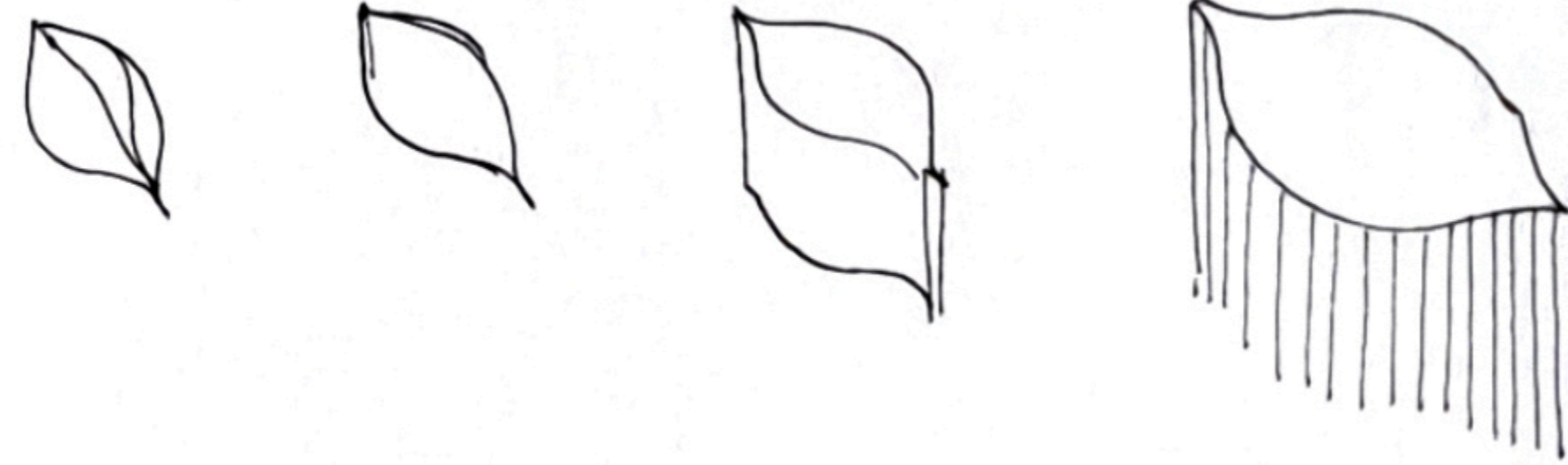
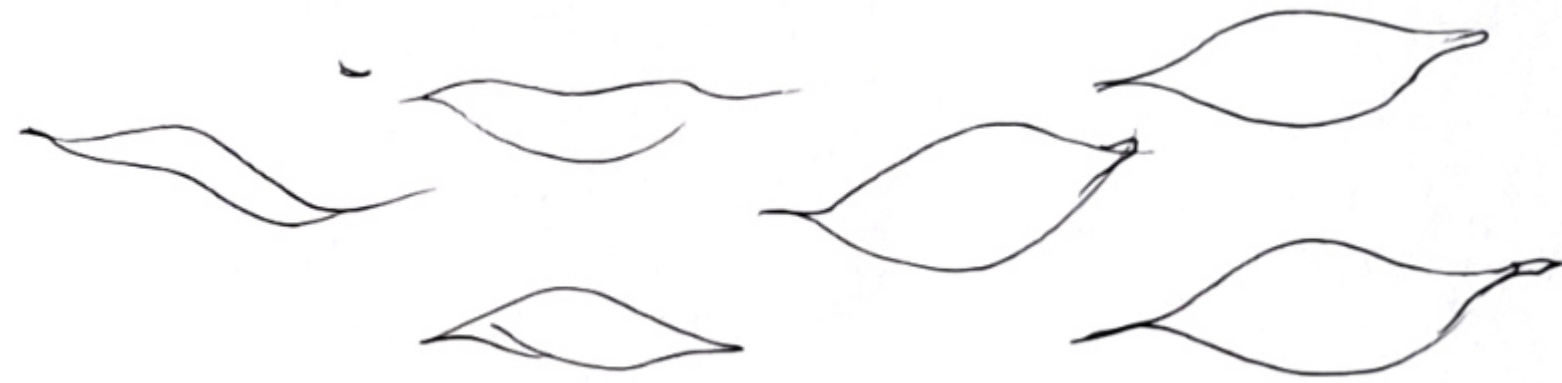
The merging of the specific design area and the functional program from the Client has led to the demand for a strong visual and systematic architectural structure. Nevertheless, practicality and transportability are also essential features. Regarding the relationship between curved building masses, we aimed for a design that emulates the sight of fallen leaves **in the forest**. The sauna groups are complemented by functional zones, such as showers and storage spaces. For the functioning of the entire sauna world, we strive to design complementary building blocks (restrooms, reception building, storage areas, dressing cabins, lockers, etc.) that not only serve their purpose but also fit in and have an exciting appearance.

SPACESHAPING, FLOOR PLAN EDITING

In our architectural mass and form creation, we align with the ideas of our Client, aiming to create a sauna world that impresses and enriches the visual, emotional, and intellectual perception of the visiting Guests with its stunning environment and appearance. Curves play a central role in shaping the forms, drawing inspiration from nature. We utilized the leaf's form, lines, and gentle curves in the creation of the floor plans. The use of rounded corners in the editing process makes the spaces friendly and flowing. Walking among these curves in the context of space and mass evokes a soothing, inviting, and exciting sensation. The interiors of the small buildings/cabins are developed based on their functions, but our main aim was to create 'modular objects' to ensure cost-effective manufacturing. The outdoor showers are consistently placed near the entrances. These objects are more akin to furniture-like object with a very organic character.



CONCEPT



Editing principles of the cabin's floor plan: When we envision a square, it has four corner points in its top view. In two opposite corner points, instead of creating angular connections, we form smaller or larger radius curves geometrically. The remaining sharp corner points are used to establish the entrance to the cabins by breaking the connection and bending one plane enough to create a comfortable entrance.

BUILT FLOORING SYSTEM

The area has a slope of slightly less than 5%. Both the sauna and auxiliary units must be placed on a raised floor. The seating areas in the smaller and larger garden sections/islands also require a horizontal floor.

The entrances of the small buildings are typically located at the starting point of the slope, allowing us to avoid stairs at the entrances.

The structural part of the flooring system are made of steel and wood. The walking surface is covered with a spaced pattern wooden floor. This allows water to behave in the same way as before, flowing towards the deepest drainage channels. We can also achieve accessibility by utilizing the slope for an obstacle-free design.

OPENINGS:

One of the very important points of architecture is the space, the spatial plane that separates the outdoor spaces from the indoor spaces. It is a moment, a parting, an arrival, a space, a gate: a door. With the curved form editing, we do not arrive at a door, but a space runs beside us and leads us into the cabins. The sauna door is tempered glass with wooden handles. The openings are made of aluminum frame structure, which are covered with wood from inside the sauna.

FACADES

The cladding on the façade of the enclosed cabins is made of non-combustible steel planks. It resembles an antique finish sauna cottage's fire burnt wood facades.

LIGHTING CONCEPT

We would like to create a unified lighting concept. The atmosphere and ambiance of a place are typically in harmony with the quality, quantity, colour temperature, and character of the lights. We aim to achieve an intimate atmosphere, as during sauna sessions, a sense of inward

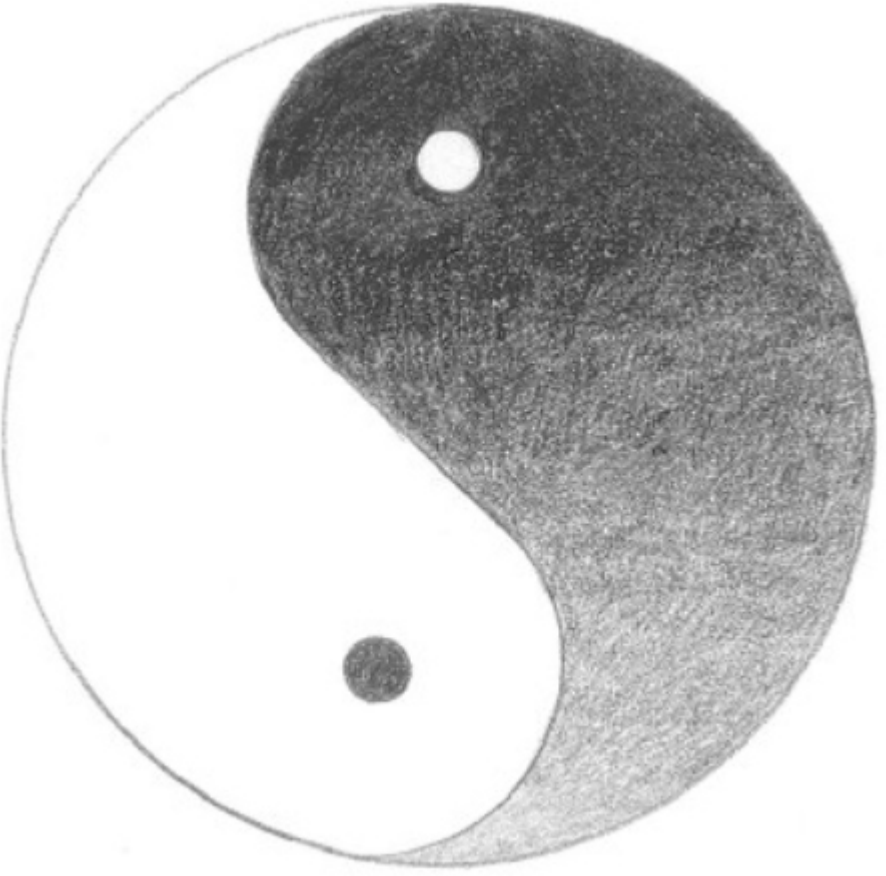
reflection is needed. Warm, yellowish light and low light intensity are preferred.

EXTERIOR AREAS - Lighting Concept:

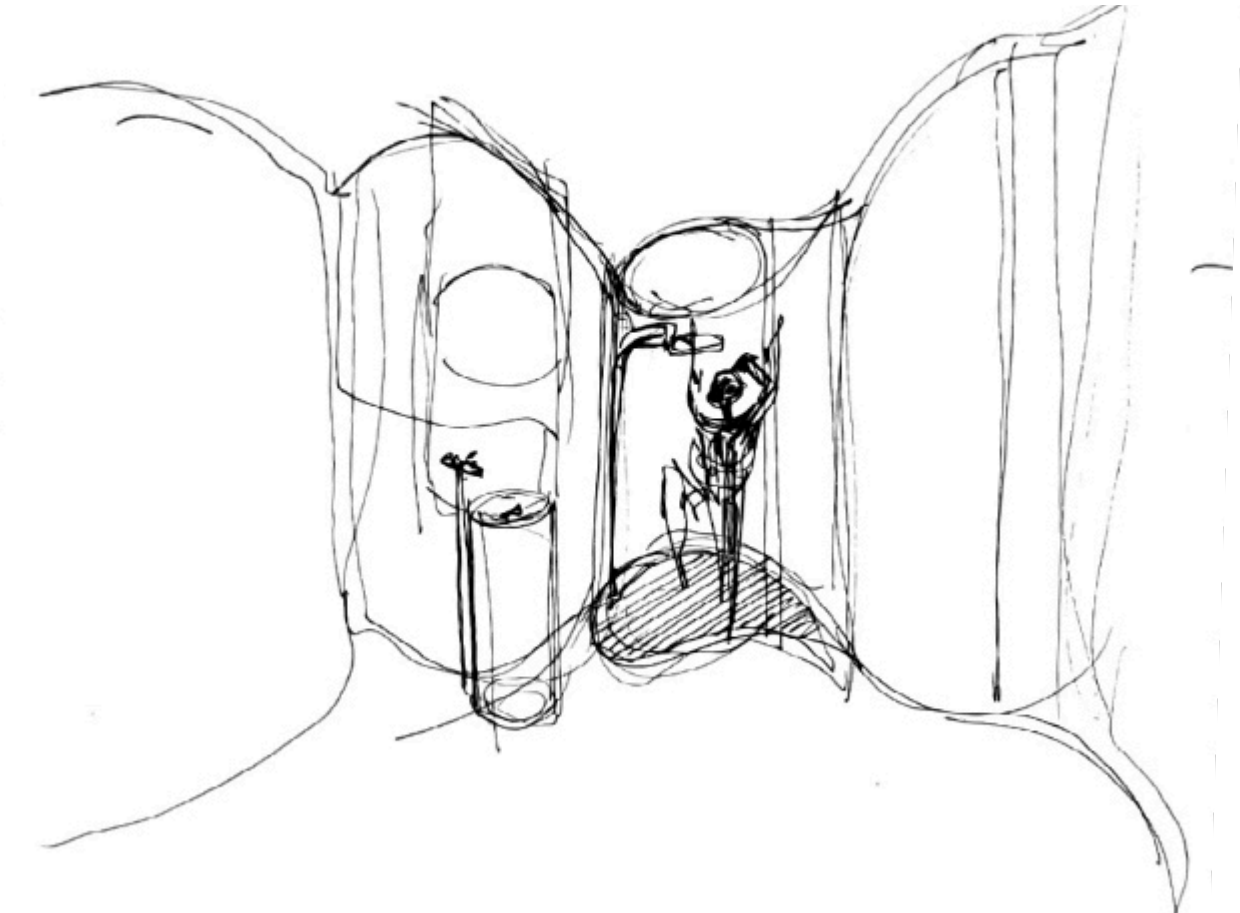
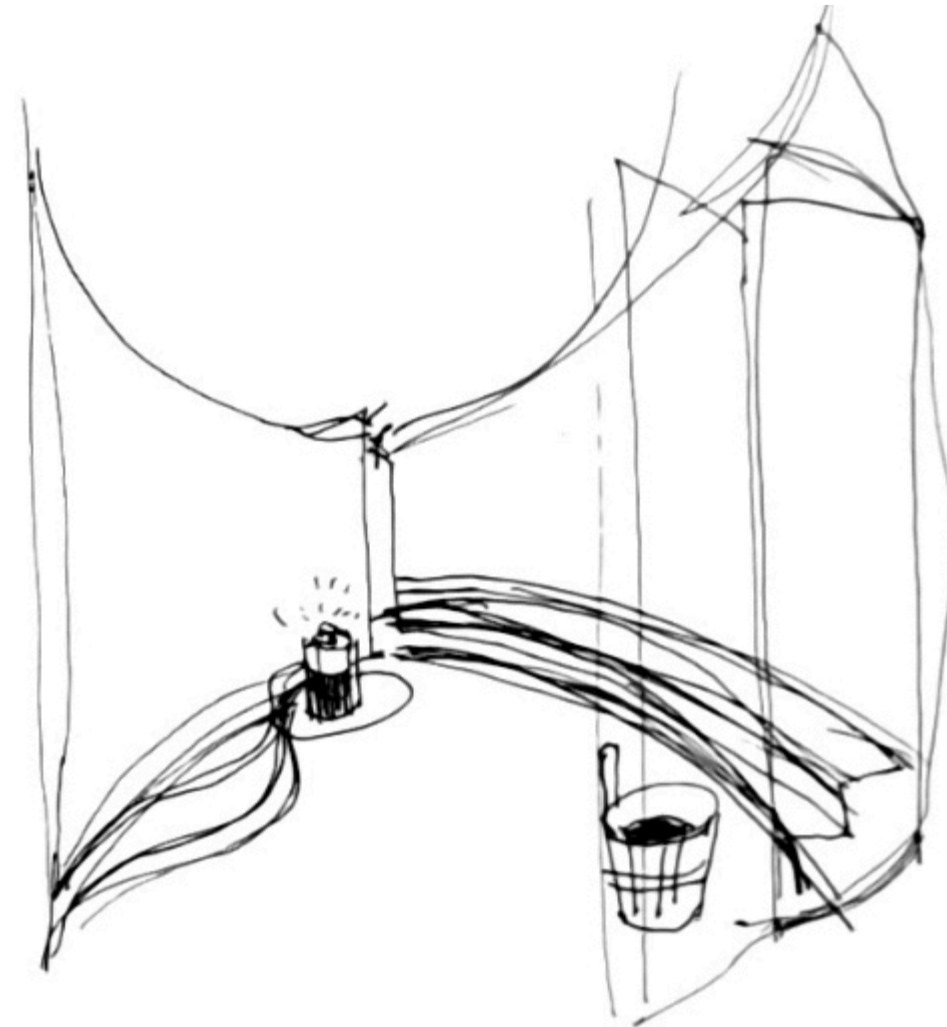
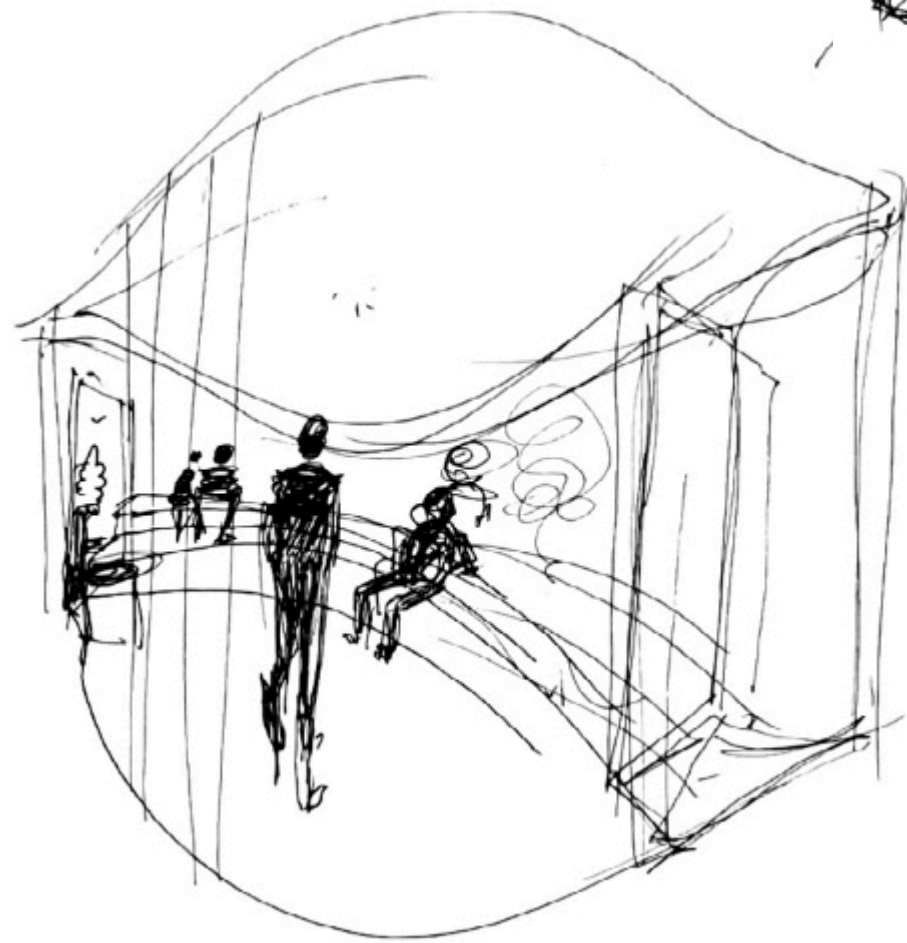
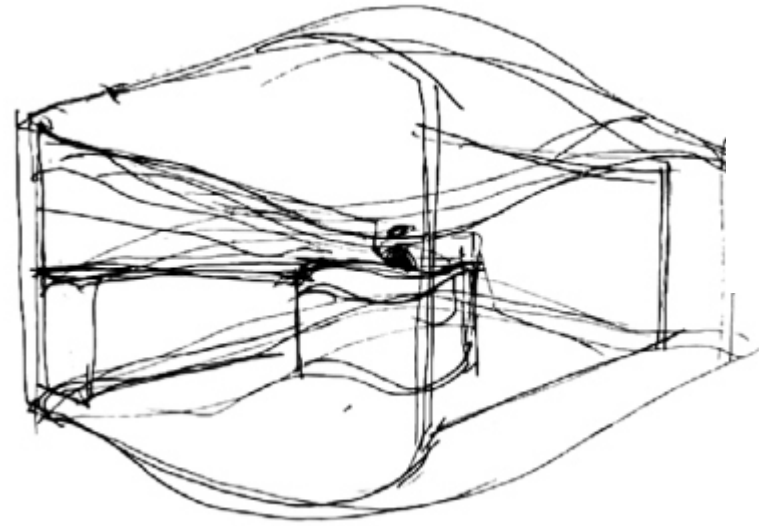
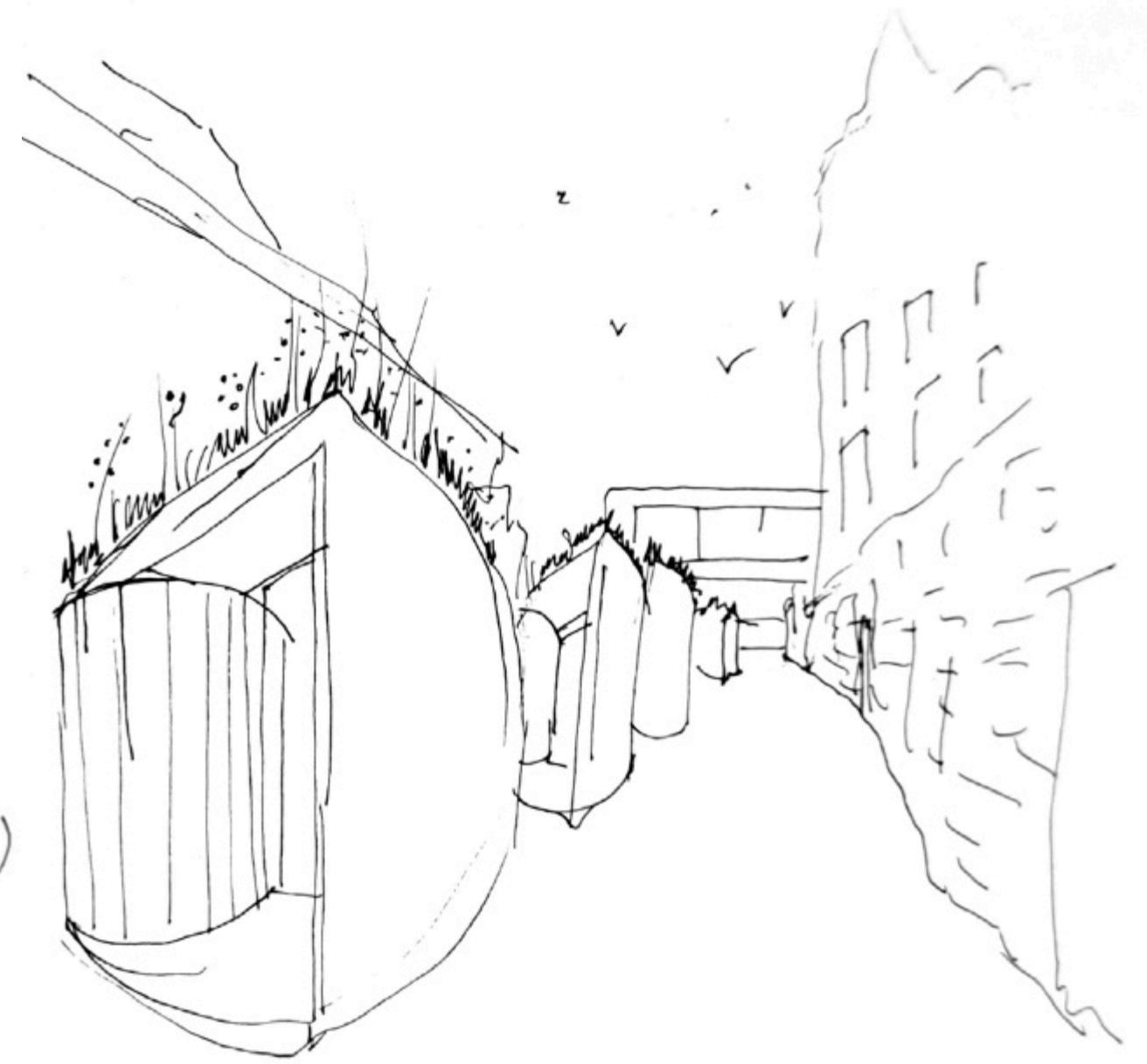
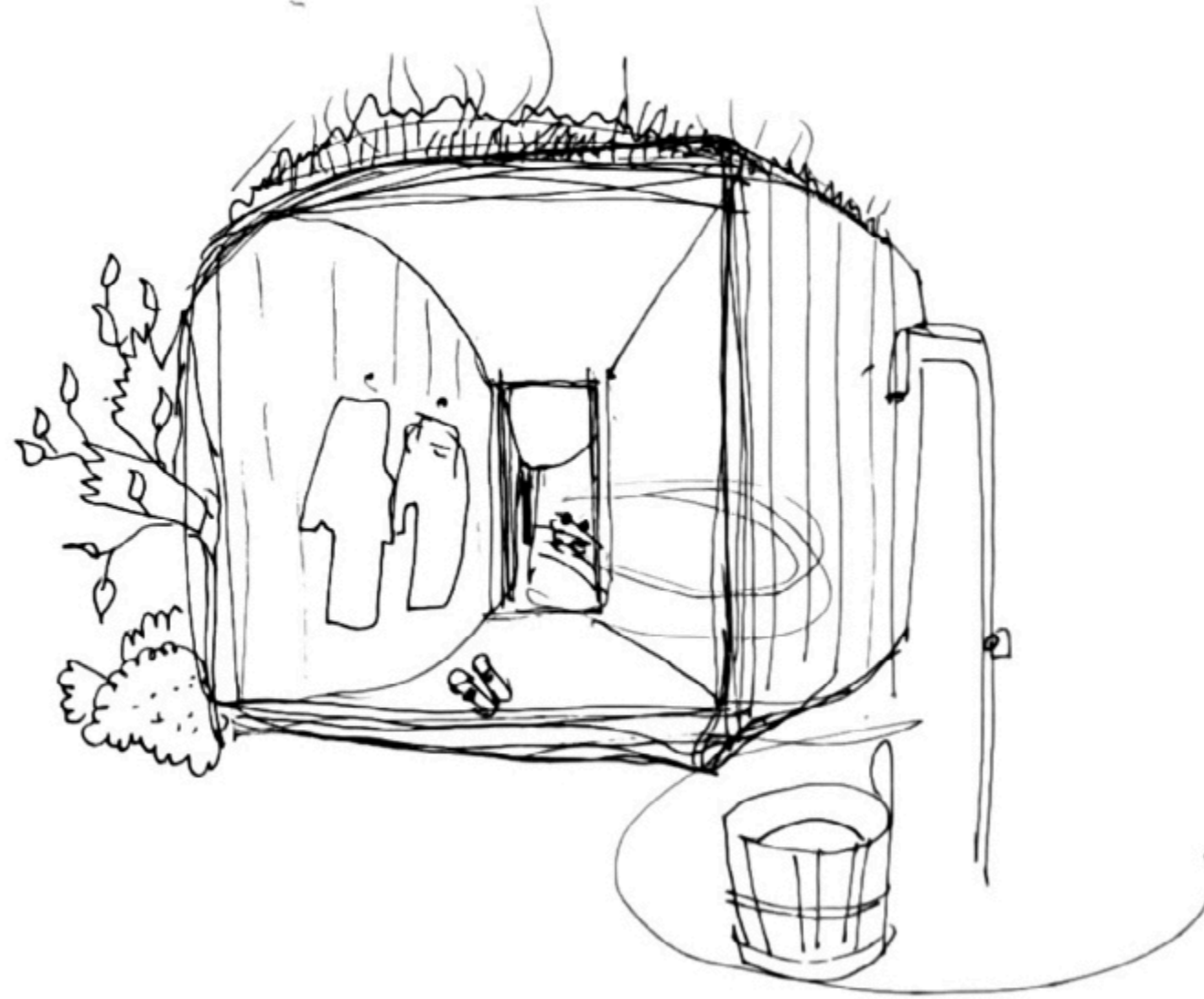
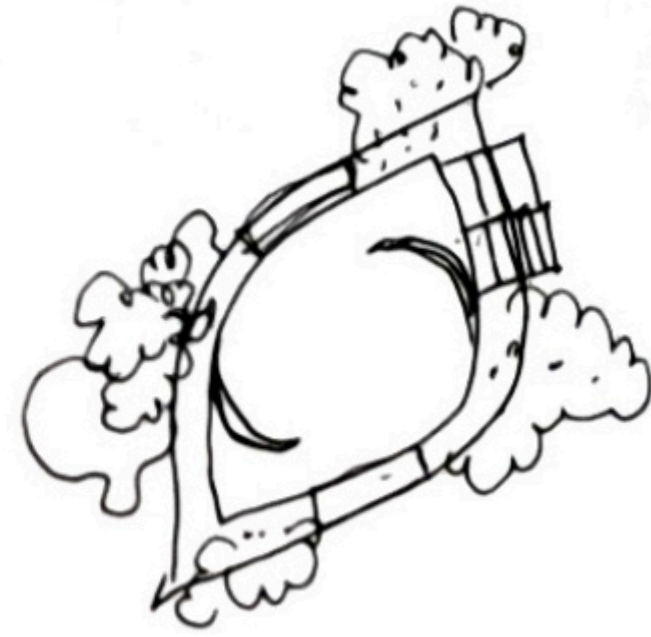
The daytime image of the forest is characterized by light filtered through the leaves. The light fixtures would be physically attached to the floor. The illumination of the plants would be designed to be in close proximity. The walking surface in traffic areas would be evenly illuminated according to standards from the surrounding walls. For exterior lighting we use a neutral white colour.

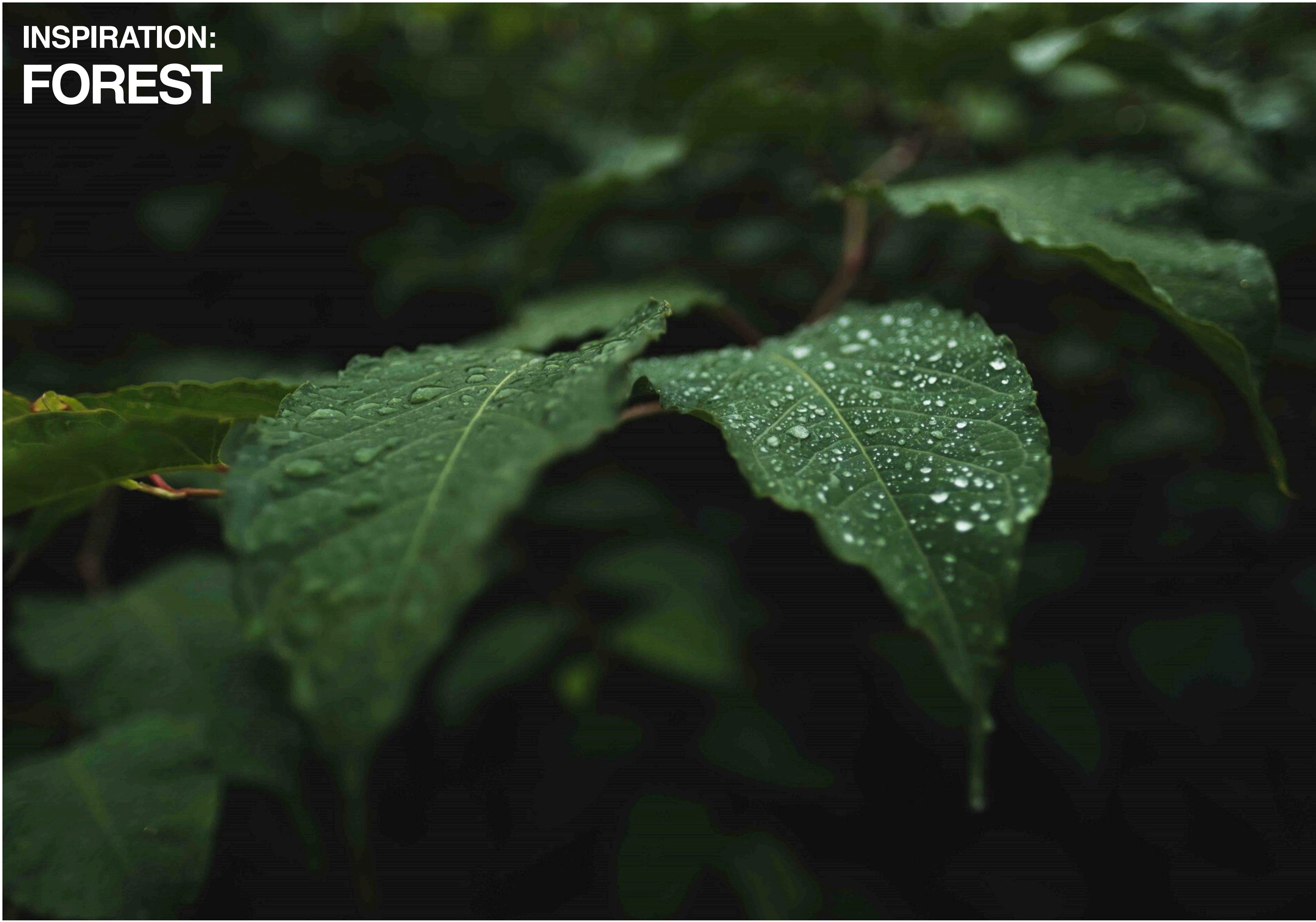
INTERIOR AREAS - Lighting Concept:

Saunas: The process of inward reflection and the intimacy of sauna sessions call for warm lighting. We would use circular-shaped lamps that follow the contours of the spaces, adapting to the functions of the areas. Floor illumination is important and emphasized. In zones below 70 cm, linear lighting would be implemented under the benches in the saunas. On the ceiling, light sources would be discreetly placed in circular-shaped recesses of various sizes. colour temperature: 2700 K.

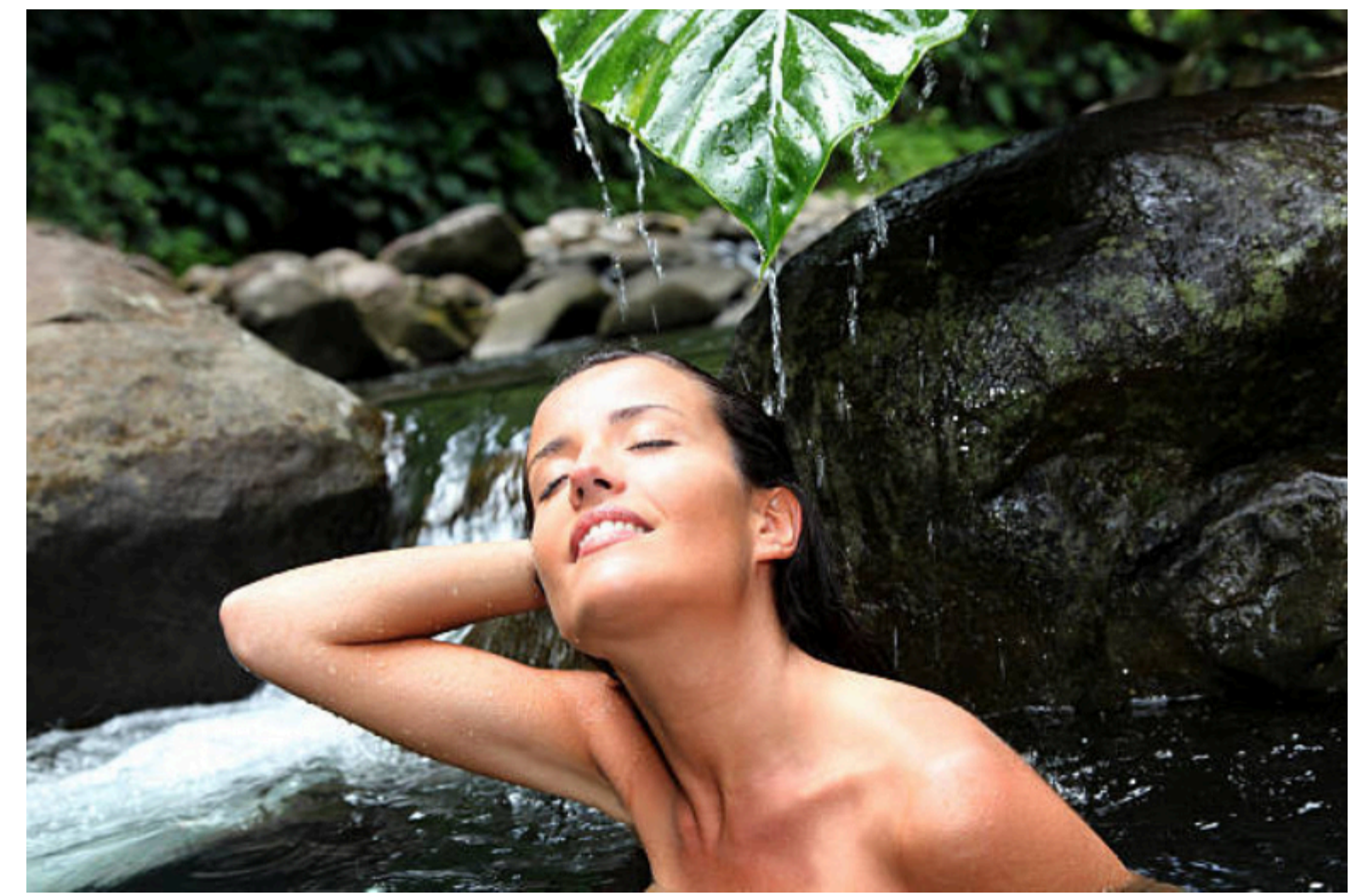


CONCEPT





**INSPIRATION:
FOREST**



Service Cabins: We aim to create a circular and linear lighting characteristics.

Colour temperature: 2700 K - 3000 K.

FAÇADE Lighting Concept:

We want to highlight the curved surfaces of the façade, as well as the areas near the doors of the cabins.

LANDSCAPE DESIGN

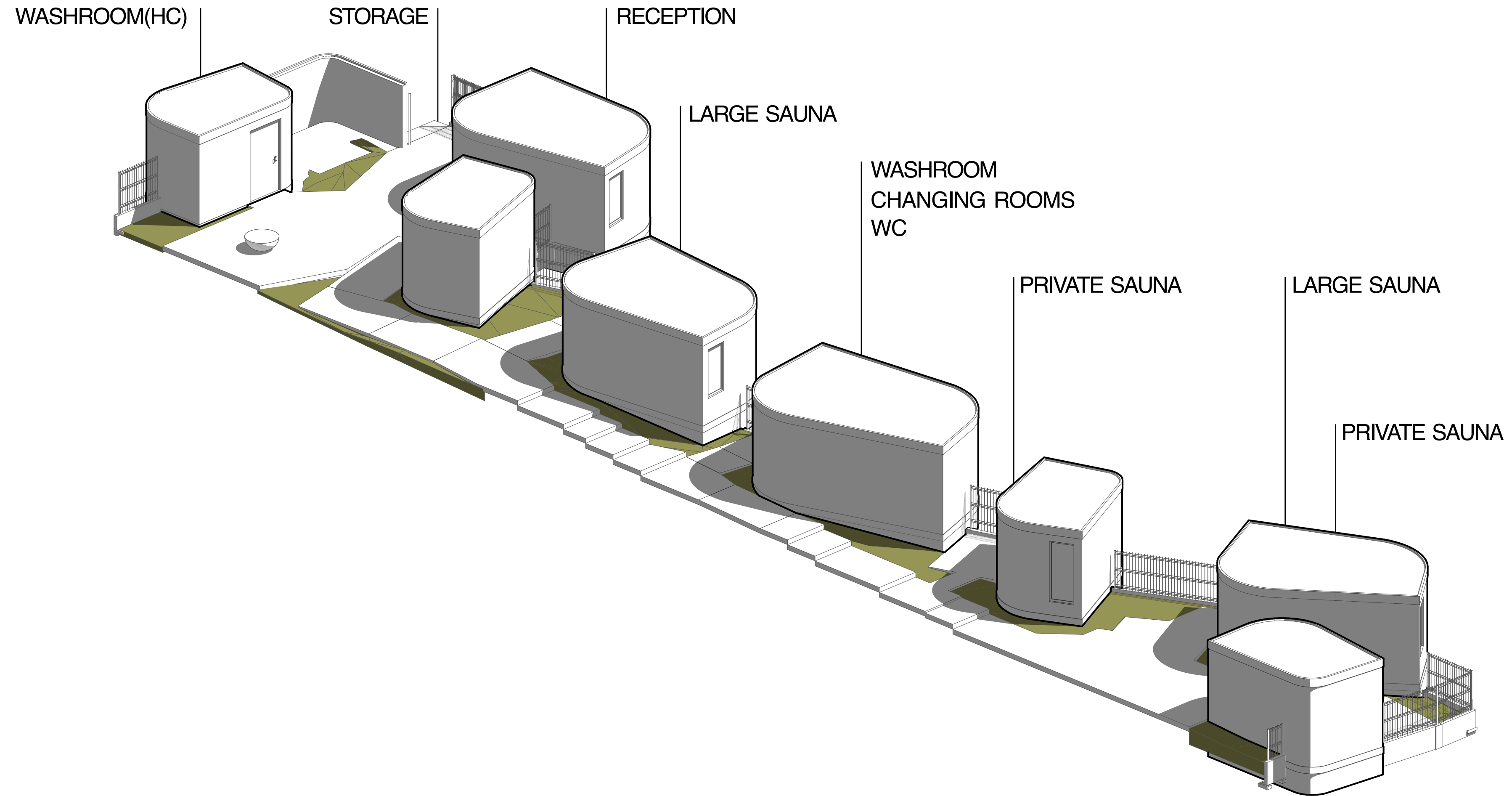
The environment is a crucial element of our design. The foundation of our concept is to create the illusion of being in a Canadian or Finnish forest. Planting ground covers, shrubs, ferns, bushes, and trees is our goal.

Additionally, we aim to position elements such as boulders and tree trunks that enhance the richness of the spaces and facilitate the natural perception of the saunaworld's surroundings.

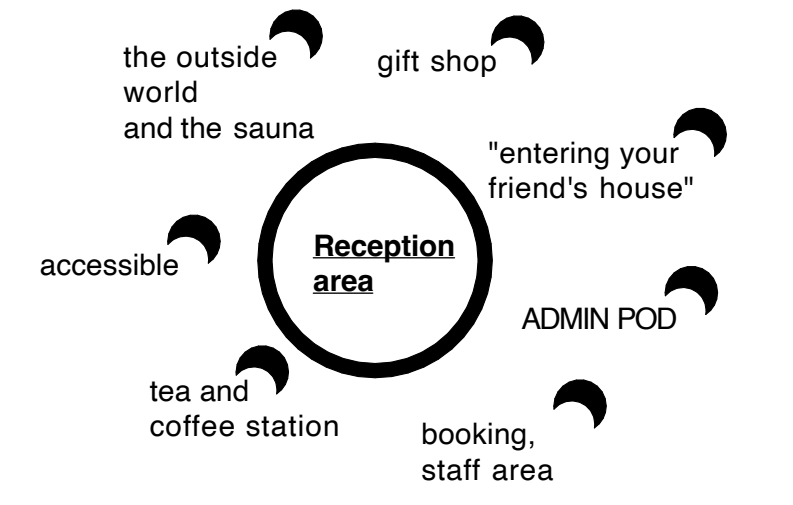
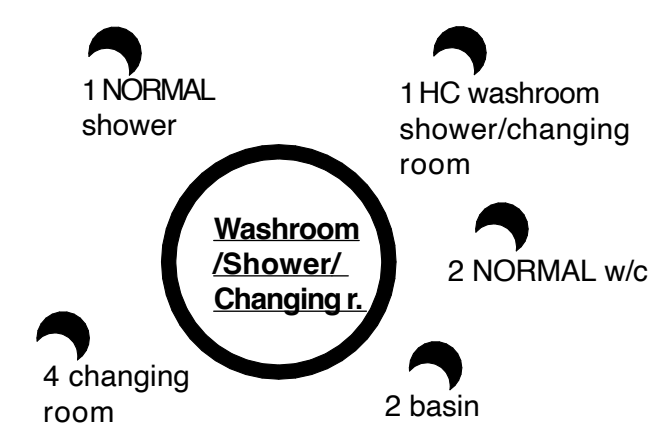
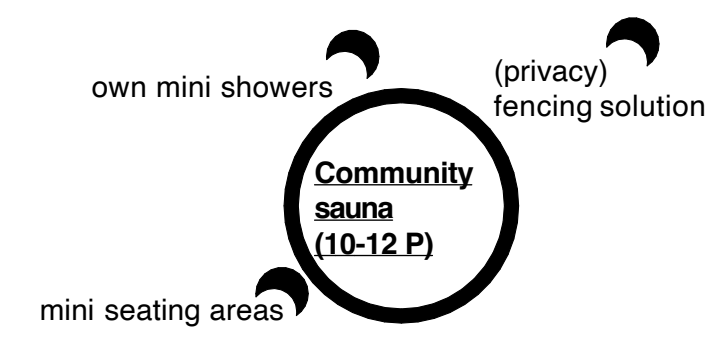
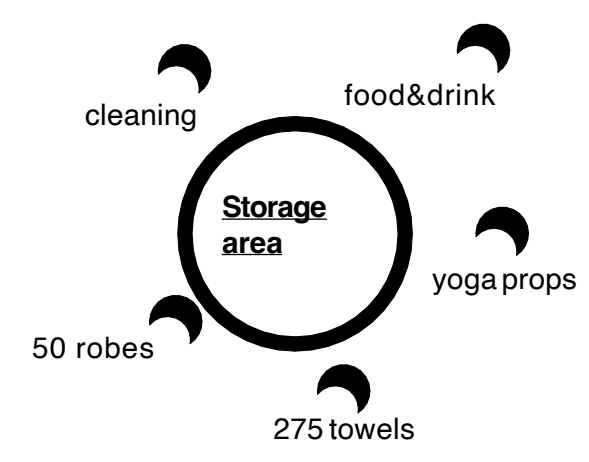
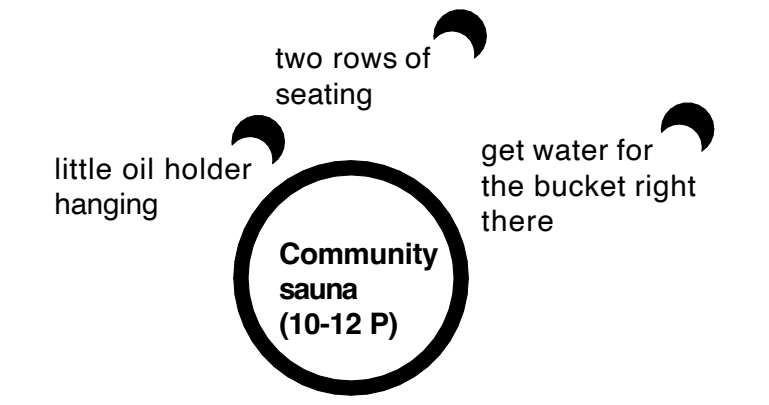
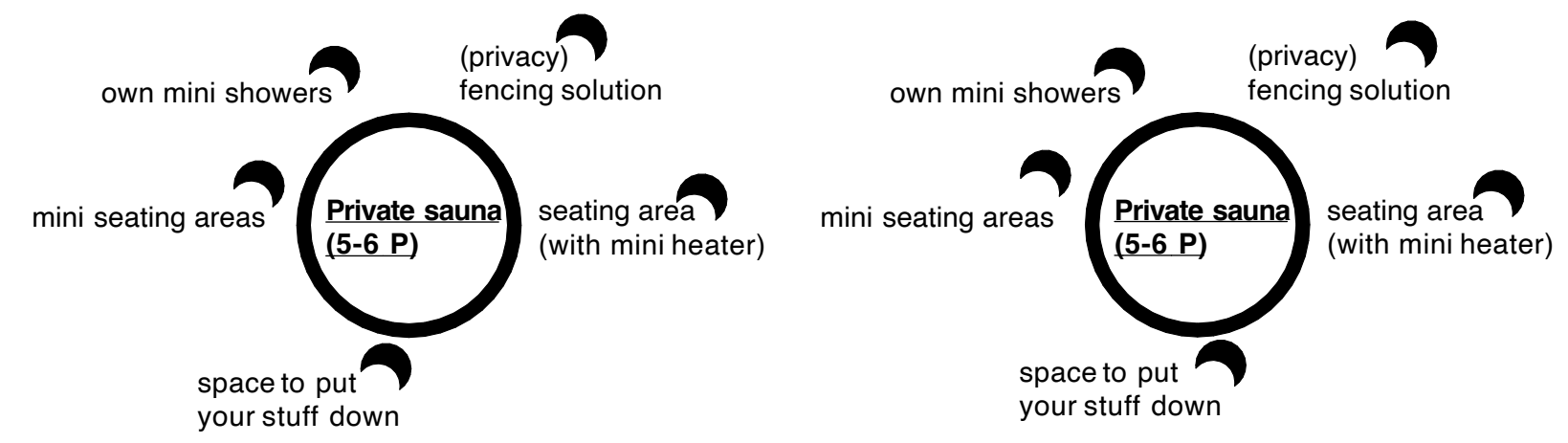
Due to the characteristics of the area, our primary focus is on planting lower shrubs and bushes.

INTERIOR CONCEPT

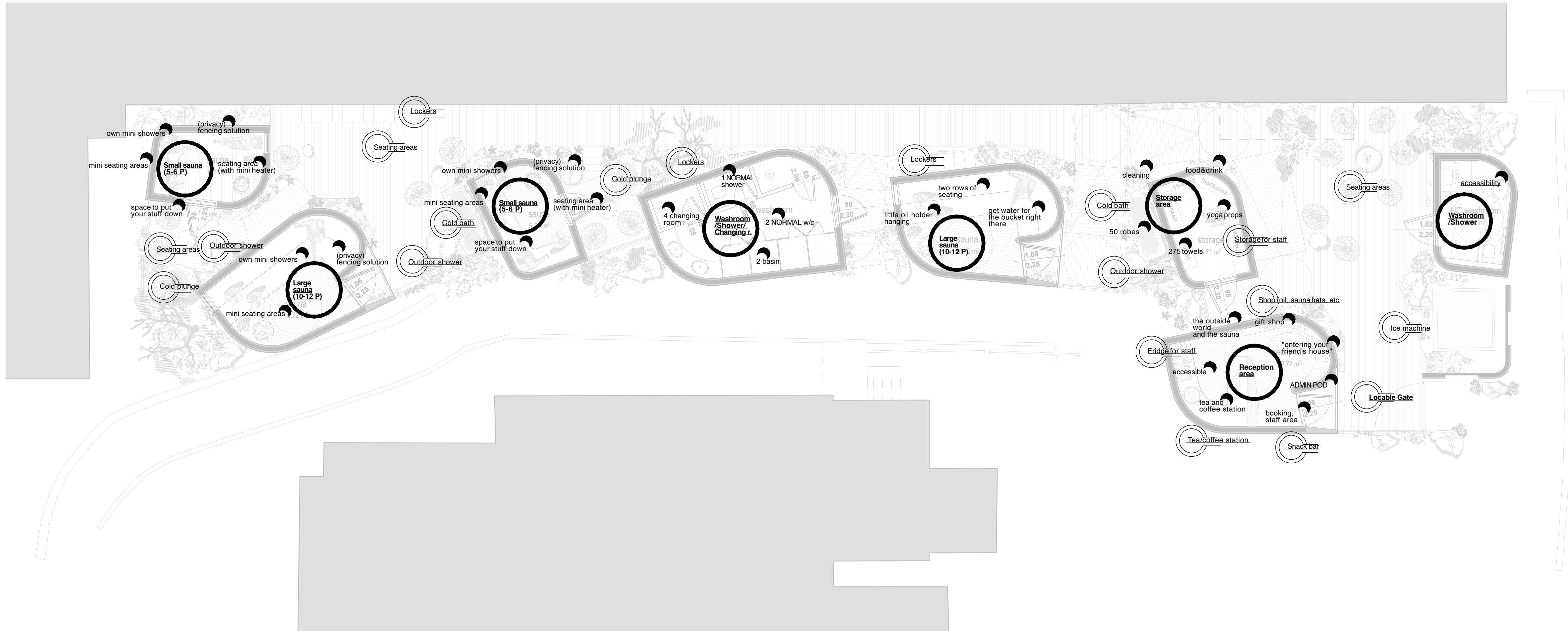
The interior design concept follows the design along curved lines. In a free plan like the architectural plans of the saunas, a grid-based interior layout wouldn't work. The goal is to achieve a natural and warm ambiance. The characteristic feature of saunasessions is the aroma, so we don't even consider using artificial materials for selecting the coverings. Alongside the harmony of materials, lighting also plays a key role, as it is one of the most important elements in creating atmospheres. The incoming lights into the space are organized in point, circular, and linear compositions. We want to maintain a close connection between the external and internal spaces in the sauna world, while moving back and forth between the garden and the cabins. The material selection for the interior design is not only about harmonizing the materials but also considering that the cabins should not suffer any physical damage during transportation. Therefore, lightweight, thinner, and more flexible materials are considered suitable. The colours are inspired by the tones of wood and earth, combined with white, black, and gray shades.



ARCHITECTURAL PROGRAM DIAGRAM



ARCHITECTURAL PROGRAM







PROJECT DATA

LEGAL DESCRIPTION: PID:000-238-007, LOT A, OF LOTS 549-551, 556-561, 1272 AND 1273, VICTORIA, PLAN 33406

ZONING: BPT - BELLEVILLE PARK TOURIST DISTRICT

BUILDING CLASSIFICATION: BCBC2018 9.10.2.1 GROUP D

SUB-LEASE AREA: 258.8 m²

POD QUANTITY: 8

AREA PER POD:	AREA	OCCUPANCY:	PEOPLE
HC WASHROOM A:	5.71m ²	-	-
RECEPTION:	10.72m ²	/ 9.3	= 1.2 PEOPLE
STORAGE:	5.71m ²	/ 4.6	= 0.1 PERSON
SAUNA A:	10.72m ²	/ 4.6	= 2.3 PEOPLE
WASHROOM B:	14.53m ²	-	-
SAUNA B:	5.71m ²	/ 4.6	= 1.2 PEOPLE
SAUNA C:	10.72m ²	/ 4.6	= 2.3 PEOPLE
SAUNA D:	5.71m ²	/ 4.6	= 1.2 PEOPLE

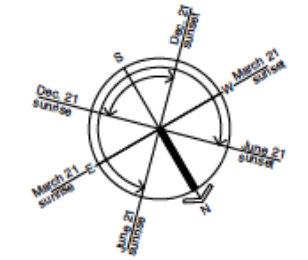
TOTAL POD AREA: 69.53m² TOTAL OCCUPANCY: 9 PEOPLE

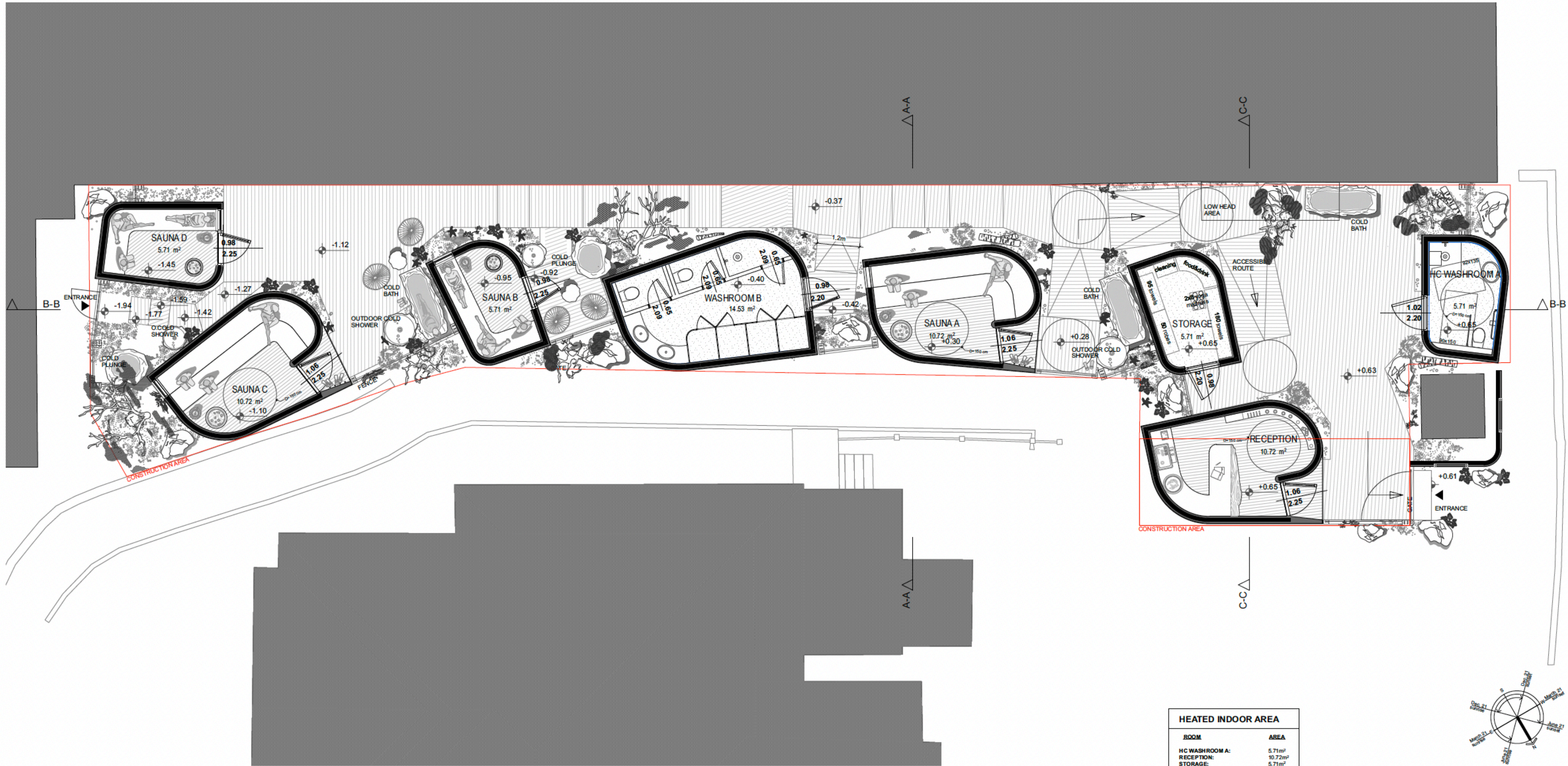
FLOOR SPACE RATIO: 0.26:1

SUB-LEASE AREA SITE COVERAGE: 26.9%

SUB-LEASE AREA OPEN SPACE: 73.1%

BUILDING HEIGHT: 2.85m





HEATED INDOOR AREA	
ROOM	AREA
H/C WASHROOM A:	5.71m ²
RECEPTION:	10.72m ²
STORAGE:	5.71m ²
SAUNA A:	10.72m ²
WASHROOM B:	14.53m ²
SAUNA B:	5.71m ²
SAUNA C:	10.72m ²
SAUNA D:	5.71m ²
TOTAL AREA:	69.53m²



MATERIAL LIST

				
FLAT METAL CLADDING - LOUVRES (COLOR: CHARCOAL)	FLAT METAL CLADDING (COLOR: CHARCOAL)	WOOD LATH CEILING (COLOR: NEUTRAL BROWN)	FULLY GLAZED THERMAL-INSULATED DOOR (COLOR: NEUTRAL BROWN)	1.83m HIGH PREFABRICATED METAL FENCE (COLOR: BLACK) WITH RUNNER PLANT VEGETATION



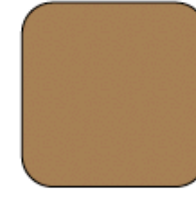
MATERIAL LIST



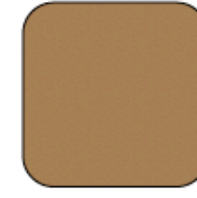
FLAT METAL CLADDING - LOUVRES
(COLOR: CHARCOAL)



FLAT METAL CLADDING
(COLOR: CHARCOAL)



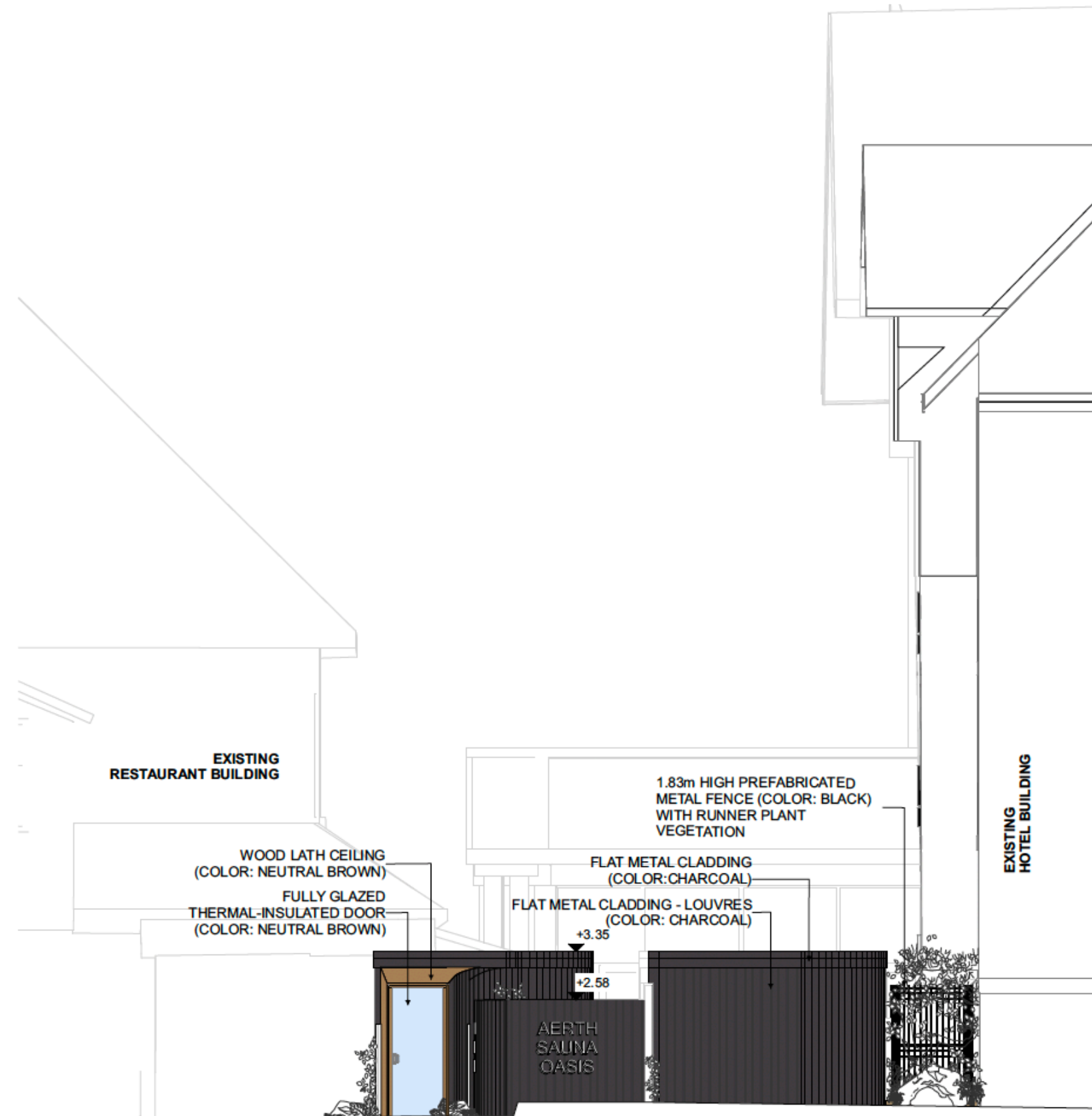
WOOD LATH CEILING
(COLOR: NEUTRAL BROWN)



FULLY GLAZED
THERMAL-INSULATED DOOR
(COLOR: NEUTRAL BROWN)



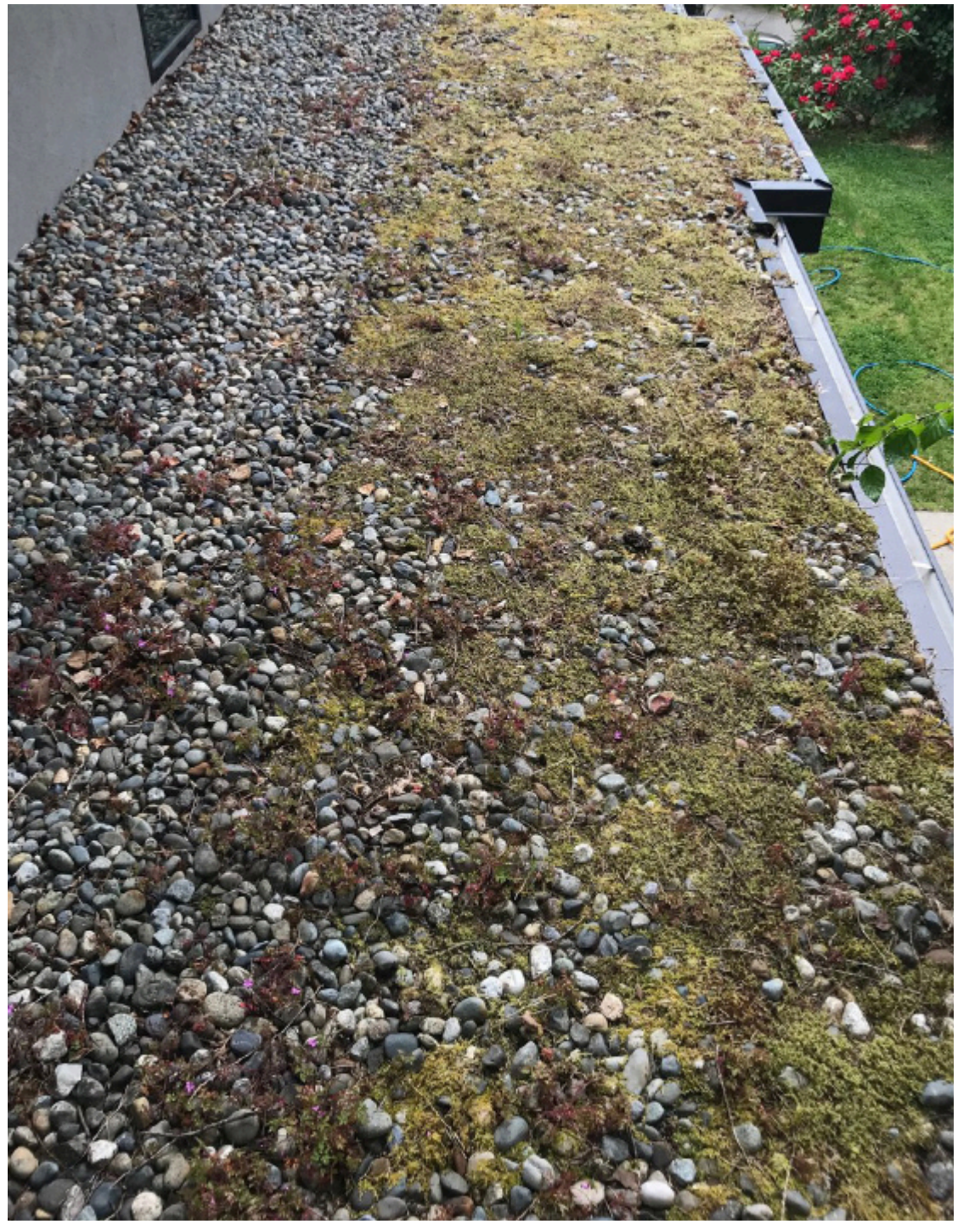
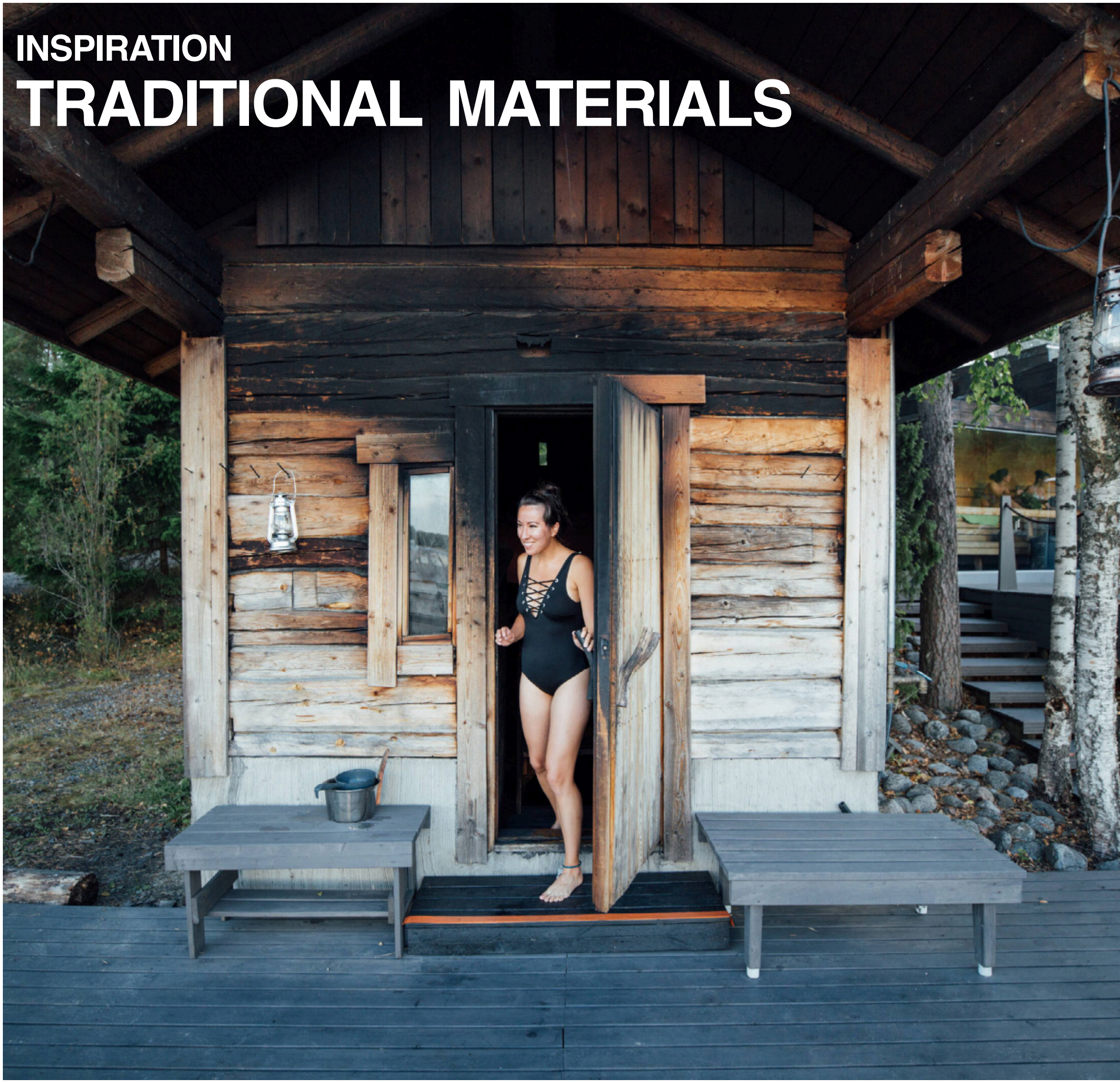
1.83m HIGH PREFABRICATED METAL
FENCE (COLOR: BLACK) WITH
RUNNER PLANT VEGETATION

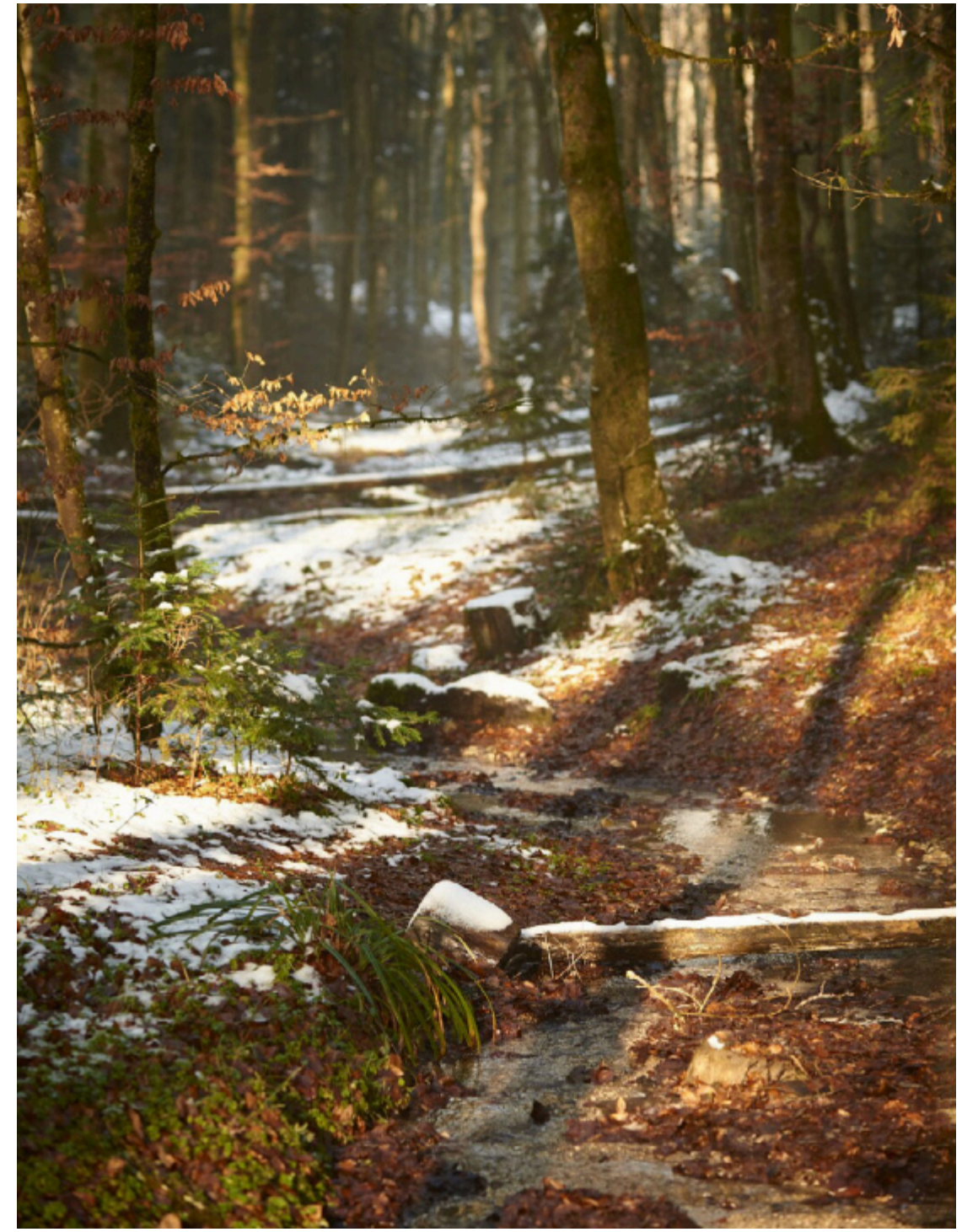


INSPIRATION
THE FINNISH SAUNA HERITAGE



INSPIRATION TRADITIONAL MATERIALS



















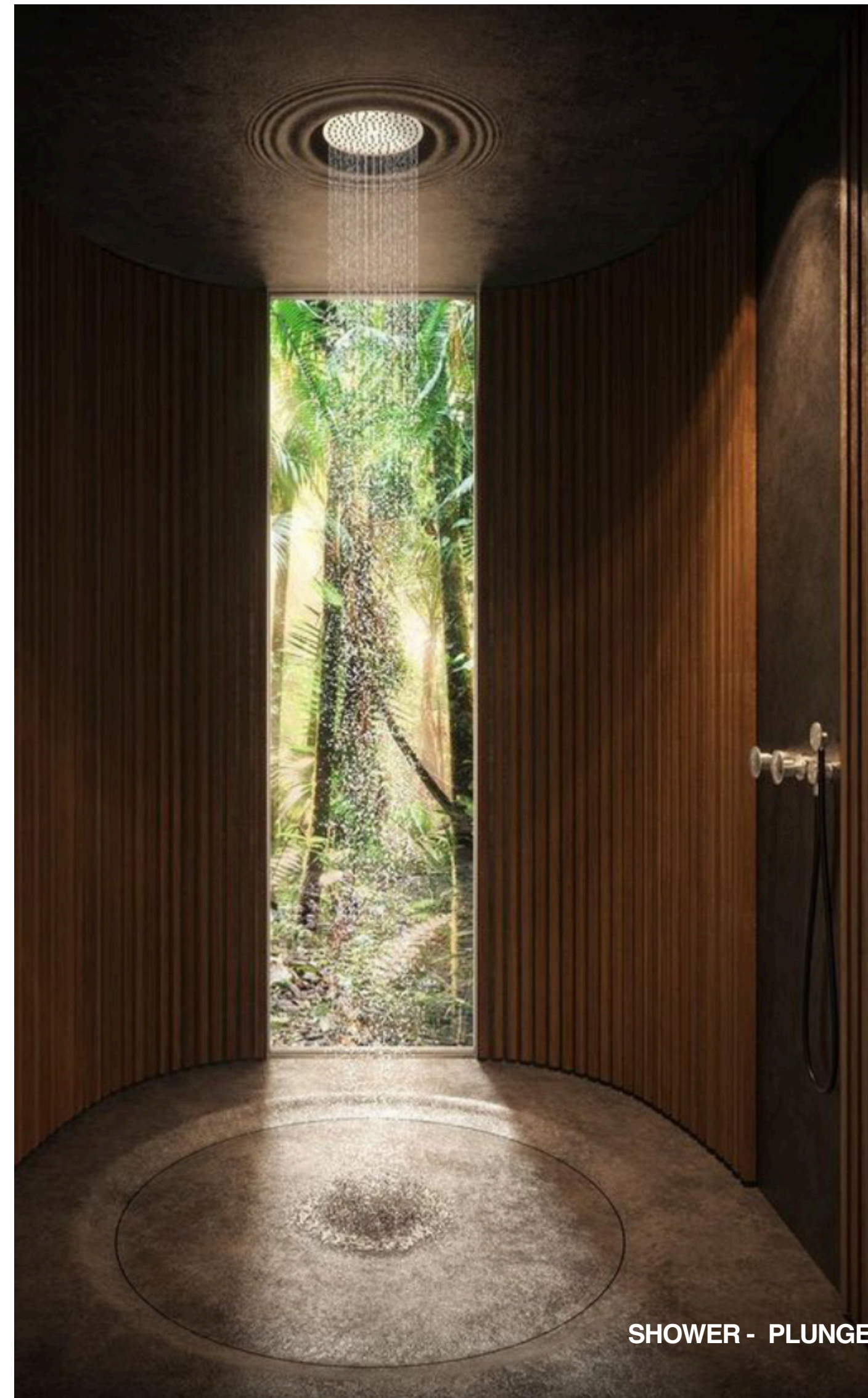




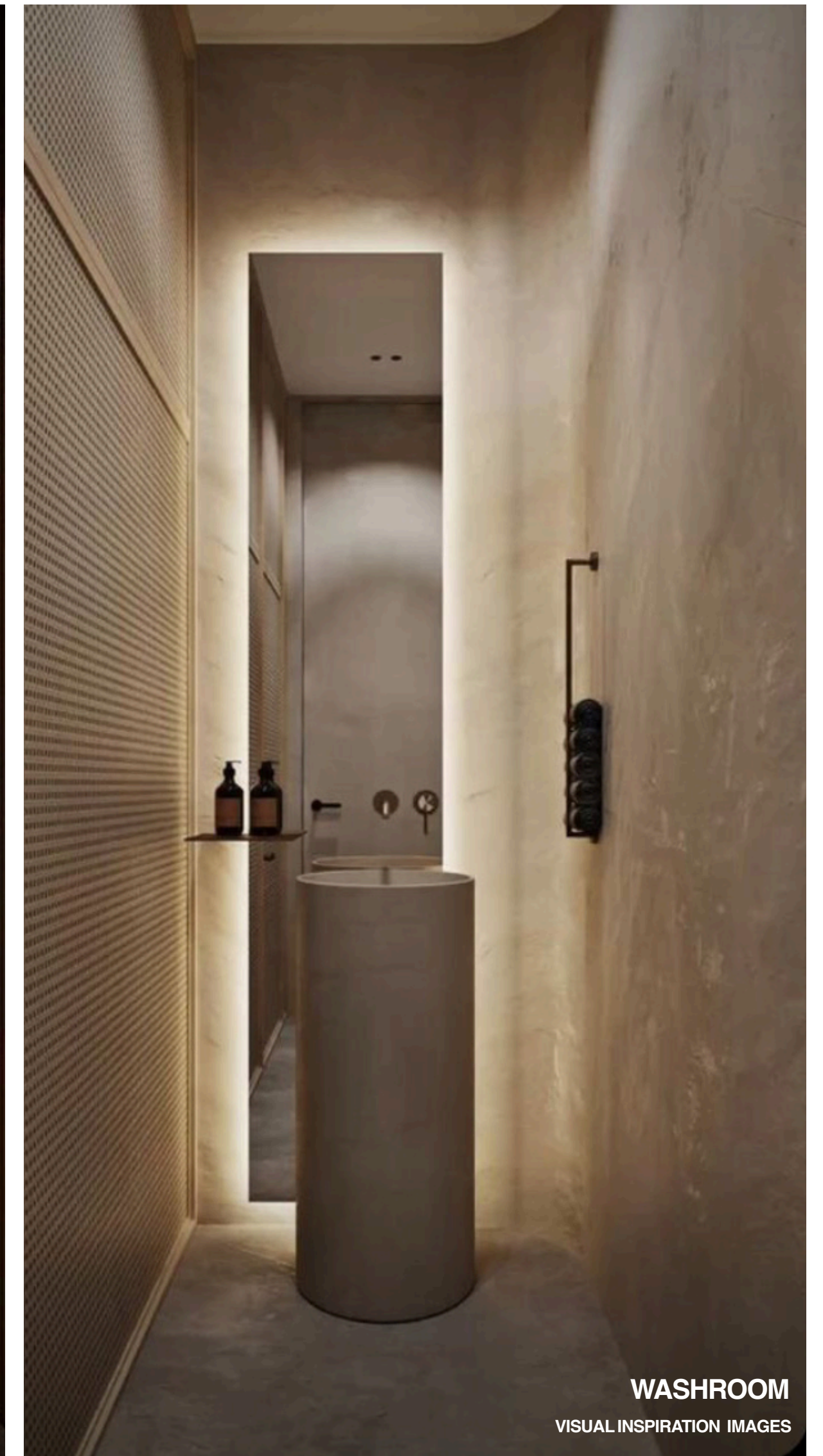




INTERIOR DESIGN



SHOWER - PLUNGE



WASHROOM

VISUAL INSPIRATION IMAGES

SAUNA INTERIOR

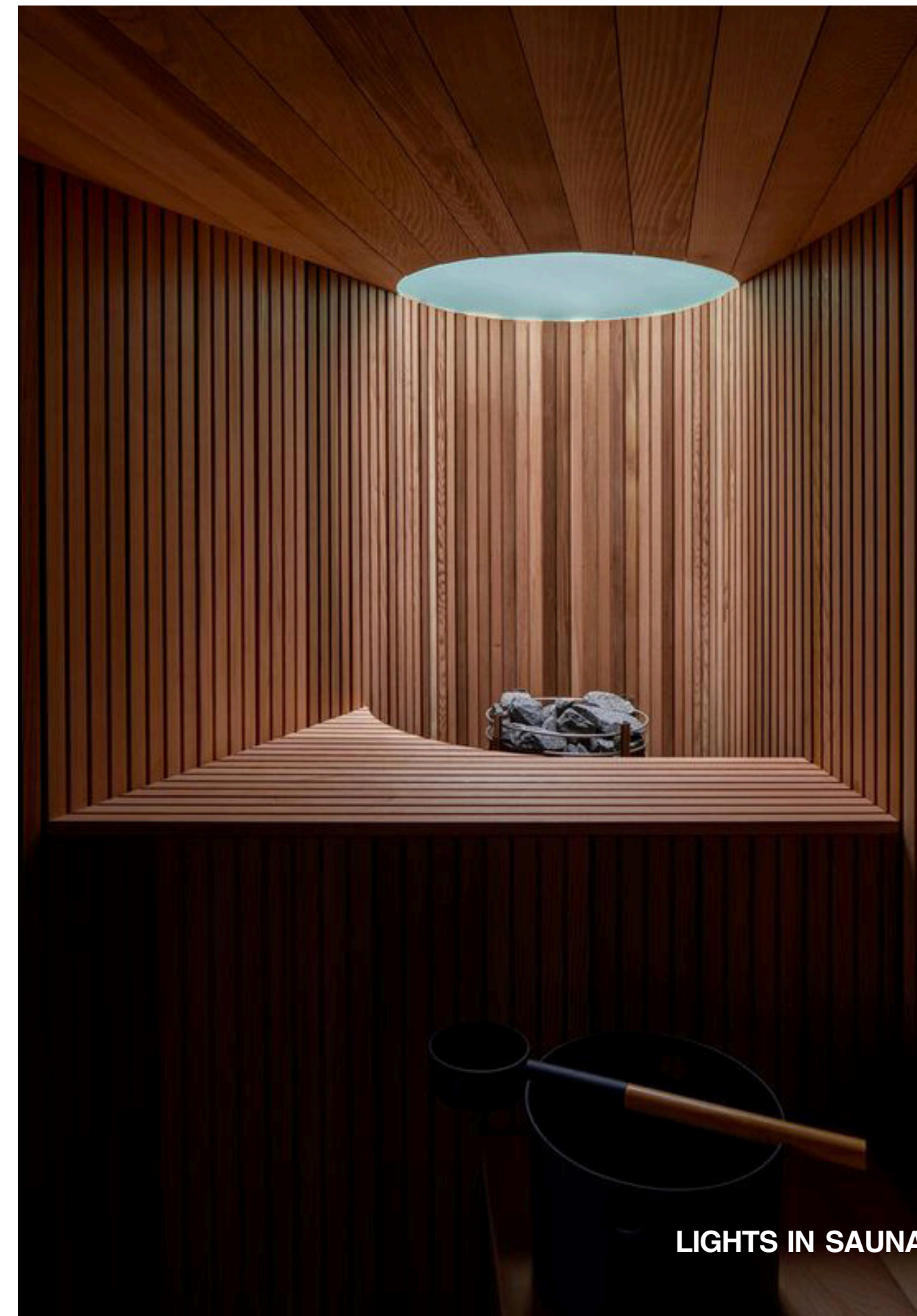
SAUNABOARD

High temperatures and moisture, as well as the subsequent dryness, that develops in a sauna, stress the material enormously. With the newly developed SAUNABOARD we unite the highest technical standard, elegant design and advanced format in one board. At sauna temperatures this special plywood board emits neither formaldehyde (apart from the natural contents of the wood), nor biocides or isocyanates. The SAUNABOARD from J. Grabner conforms to the strict ÖNORM M6219-1. Therefore all types of wood (except smoked or treated wood types) are suitable for sauna construction and can be used.

2800 x 1250 mm and 2500 x 1250 mm - 16 mm

Panels are supplied rough-sized and should be clean-cut. Edge-defects 1 cm are also possible (sanded through veneer top layer, scratches, delamination). In this connection panels are supplied in oversize 2820x1250 or 2520x1250. We also recommend to trim a factory edge before start processing.

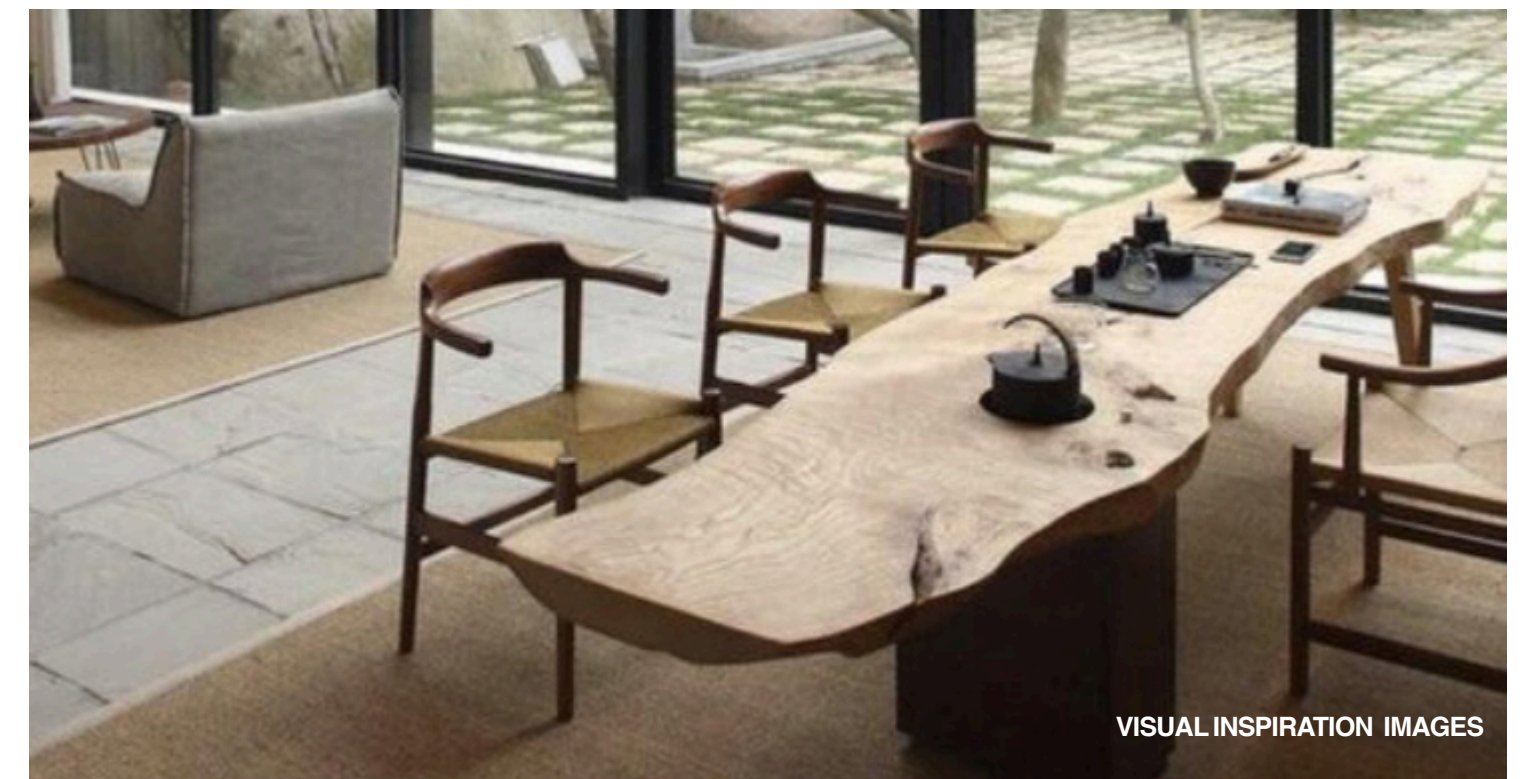
OPTION 1



OPTION 2



FURNITURES



FURNITURE SELECTION

We suggest furniture pieces that:

- fit well and complement the architectural character of the saunas
- comfortable
- cost-effective
- clean and refined design
- foldable and stackable for efficient storage.
- practical vagy functional: easy portability, cleaning and usage



ACCESSORIES



INSIDE

OUTSIDE

BUCKET

LADLE

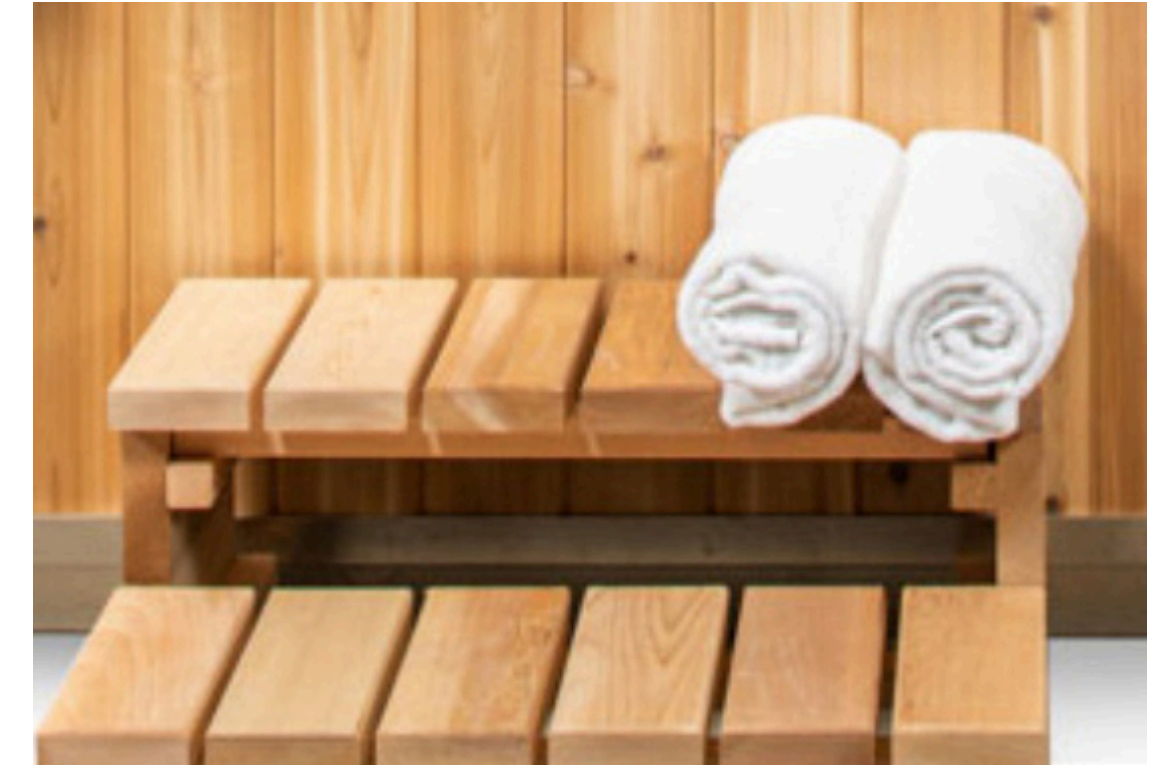
THERMOMETER

SAND TIMER

DIFFERENT ESSENTIALS

SAUNA HANGER

WHISK

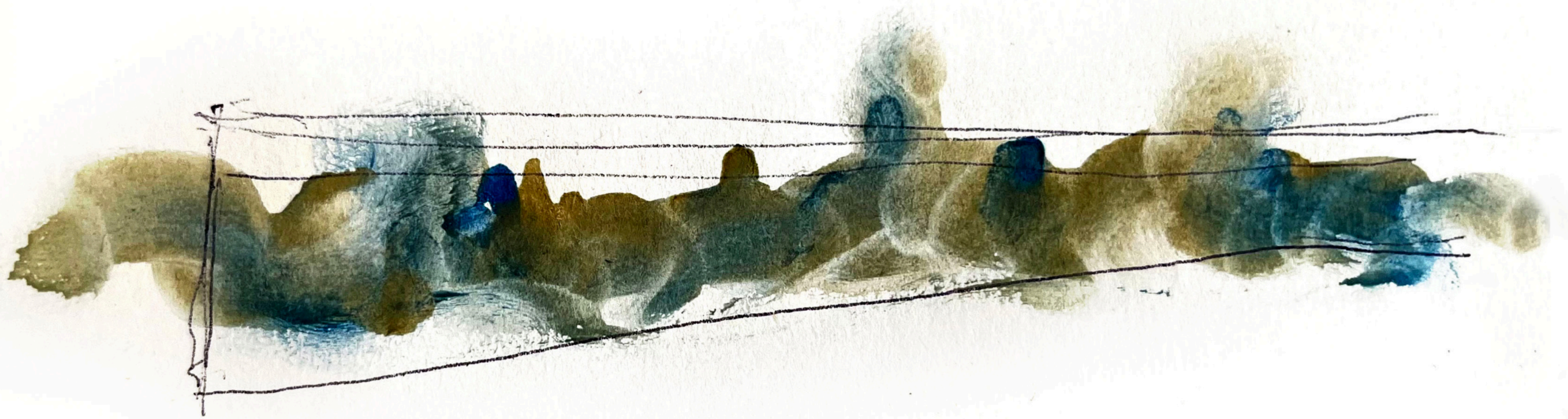


- STORAGE - ROBES
- STORAGE - SLIPPERS
- SHOWER BEFORE SAUNA
- TOWELS
- SAUNA HUT
- SITTING AREA NEAR THE SAUNA
- COLD COOLING



VISUAL INSPIRATION IMAGES

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SAUNA OASIS IN VICTORIA BC - CONCEPT PLAN

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AERTH

2023.

**HELLO
WOOD**

Design | Build | Develop

H-1033 Budapest, Fő tér 1.

hellowood@hellowood.eu

www.hellowood.eu