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I LETTER OF EXPLANATION

1 DESCRIPTION OF LOCATION OF THE PLANNED AREA

The planned area with the area of 3.71 ha is located in Põhja-Tallinn district, between Kalaranna Street, Vesilennuki Street and the Bay of Tallinn.

2 OBJECTIVES OF SPATIAL DEVELOPMENT OF THE PLANNED AREA

Objective of the detailed plan is development of integral and sustainable urban environment in the area.

The buildings located on the registered immovable Kalaranna 28 are mainly under national protection or classified as valuable buildings. As the building complex is large, it is difficult to find an optimal usage option.

Objective of the detailed plan is to provide a possibility for more flexible use of the existing buildings. As it is not completely clear, which usage option could be more suitable for the future owner of the buildings, the plan intends to provide as flexible list and proportion of purposes of use as possible.

An objective is to provide a solution for attractive and human-friendly urban space between historical and new buildings, especially on the sides of the sea fortress facing the land. Also, solutions are proposed for expanding the buildings subject to reconstruction, including for covering the courtyard between connection building and lunette wings and the courtyard between connection building and gorge building with glass roof or any other type of roof enabling transparent solution.

Objective of specification of the purpose of buildings was to ensure round-the-clock stay of people in the area.

An objective is to plan multi-purpose buildings instead the parking building planned in the valid detailed plan, where also business and residential spaces could be constructed in addition to parking spaces.

Proceeding from the building concept of the area, an objective is also correction of plot boundaries, if necessary.

An original feature of the quarter is historical limestone buildings, which provide dignified atmosphere and identity to the area. During preparation of the plan solution, an objective was to make use of this originality as much as possible, and to retain views to historical buildings.

3 CONTENT OF THE PLAN

3.1 Site layout of the planned area

In the detailed plan it is planned to form 4 plots through reallocation of the registered immovables Kalaranna 28, Vesilennuki 4 and Vesilennuki T2. Pos 1 plot is formed for Patarei sea fortress and the buildings of mortar battery. The permitted purposes of use are business and/or residential buildings and/or non-residential purpose. Business and residential purpose is planned for pos 2 plot. Also, most parking spaces needed for the plots of the planned area will be planned on the plot. Pos 3 plot with intended purpose of business land and/or non-residential building is planned for music building. Pos 4 plot is formed for possible prison museum.

3.2 Location of buildings, their purposes, built-up areas and principles of size planning

Conditions for renovation and reconstruction of the existing architectural monuments and valuable historical buildings and construction of new buildings have been specified, taking account of special conditions for heritage conservation.

In order to find contemporary purpose of use for the building complex of Patarei sea fortress, a permitted option is covering the courtyard between connection building and lunette wings and the courtyard between connection building and gorge building with glass roof or any other type of roof enabling transparent solution.

It is permitted to construct single-storey gallery-type spaces facing to the moat into the external wall of the moat to the music building and buildings of mortar battery, which would enable to offer activities for the people in the pedestrians area.

Buildings on a same plot and the added gallery-type buildings can be connected with a gallery, the location of which shall be specified in the building design documentation.

A multi-purpose building is planned instead the parking building planned in the valid detailed plan. Business and residential spaces can be constructed above the parking floors.

Upon specification of the purposes of buildings account shall be taken of the purposes suitable for the area in the comprehensive plan of shore area between Paljassaare and Russalka: buildings fulfilling public function should form at least 50% of the area: governmental and official institutions, research, educational and media institutions, sport and cultural institutions, and institutions related to spending leisure time. In the comprehensive plan, land of public buildings is not differentiated based on ownership. Ground floor of the buildings shall remain usable for the public as business spaces (cafes, galleries etc) or social spaces, where activity options are offered for the people. No residential function has been planned for ground floors of the buildings.

No barrier fences have been planned. Except wall parts, which are planned to be preserved at the possible prison museum, and short barrier section at the corner of the building of single cells, which would enable to delimit the territory of the prison museum.

Planned building density of the area is 1.2.

Pos 1**Kalaranna 28 // Vesilennuki 4**

The plot has been formed for the building complex of former Patarei prison, including the building of mortar battery. Defence barrack and mortar battery located on the plot are under national protection as architectural monuments.

Intended purpose of the plot:	R \leq 30%, B and/or NR \geq 70%, if no apartments are built and 2 purposes will remain for the building, their proportion shall be specified during preparation of building design documentation.
The largest permitted number of buildings on the plot:	4
The largest permitted area occupied by a building:	11800 m ² (above ground)
The highest permitted height of a building from the ground:	abs 19.10

Planned building density of the plot is 1.25.

Ground floor of the buildings shall remain open for the public: as business spaces or social spaces. In order to find contemporary purpose of use for the building complex, a permitted option is covering the courtyard between connection building and lunette wings and the courtyard between connection building and gorge building with glass roof or any other type of roof enabling transparent solution.

A single-storey gallery-type building is permitted to be constructed at the side of mortar battery building facing the sea fortress. As the new part of building is planned into the external wall of former moat with front side opening into the moat, it will not disturb the view to the mortar battery building. Roof of the gallery-type building should not be higher than ± 0 of the existing building. The mortar battery building and the new building can be connected with a gallery, the location of which shall be specified in the building design documentation.

Access to the plot is from Vesilennuki Street and Kalaranna Street. For access to the parking spaces planned at the mortar battery building from Kalaranna Street, an access servitude shall be established through pos 4.

Up to 10 parking spaces (including for disabled) are planned on the plot in the part near Vesilennuki Street, and 6 parking spaces are planned at the mortar battery building. Other necessary parking spaces are planned in the parking building to be constructed on pos 2 plot.

The actual need for parking spaces, for which parking servitude shall be established, shall be specified by the term of architectural competition organised for the buildings on pos 2 plot.

Pos 2**Vesilennuki 2**

Intended purpose of the plot:	B \geq 50%, R \leq 50%
The largest permitted number of buildings on the plot:	4
The largest permitted area occupied by a building:	5300 m ² (above ground)

The highest permitted height of a building from the ground: 5300 m² (underground) abs 16.00

Planned building density of the plot is 1.56. Planned number of apartments is up to 52. Area occupied by construction works on the third floor may be up to 50% of the area occupied by the building. Ground floor of the buildings shall remain open for the public: as business spaces or social spaces.

Access to the plot is from Vesilennuki Street. Access for servicing business spaces of the gallery opening towards the former moat is from pos 1 plot on the area, which shall be public.

Parking spaces are planned into the parking lot inside the building on underground floors and, if necessary, floors above the ground. The actual need for parking spaces shall be specified in the building design documentation, based on which it shall be determined, if a single underground floor is sufficient, or maximum 2 parking floors would be necessary.

More parking spaces than normative are planned for the plot, which will enable to resolve also the need for parking spaces of other plots planned on the area. First and foremost, the need for parking spaces of pos 1 plot will be resolved. The need for parking spaces of pos 1 plot shall be specified before the start of architectural competition organised for the buildings on the plot.

Pos 3

Kalaranna 36

The plot has been formed for the former music commando building.

The plot may be left unestablished, if the development concept of Patarei prison specified otherwise. In such case the building rights shall be added to the building rights of the plot, in which the area remains.

Intended purpose of the plot:	Business land and/or land of non-residential buildings If 2 intended purposes are planned for the building, their proportion shall be specified during preparation of building design documentation.
The largest permitted number of buildings on the plot:	2
The largest permitted area occupied by a building:	1200 m ² (above ground)
The highest permitted height of a building from the ground:	abs 16.10

It is permitted to construct a single-storey gallery-type building on the side of the music building facing the sea fortress. As the new part of building is planned into the external wall of former moat with front side opening into the moat, it will not disturb the view to the mortar battery building. Roof of the gallery-type building should not be higher than ± 0 of the existing building. Music building and the new building part can be connected with a gallery, the precise location of which shall be specified in the building design documentation.

Ground floor of the buildings shall remain open for the public: as business spaces or social spaces.

Planned building density of the plot is 0.52.

Access to the plot is from Kalaranna Street. Access for the transport servicing the gallery is from pos 1 plot, the area to be assigned into public use.

12 parking spaces are planned on the plot.

Pos 4

Kalaranna 26

The plot has been formed for the possible Prison Museum. Plot boundary runs along load-bearing wall. The location of load-bearing wall shall be specified upon establishment of the plot, which may cause also specification of the area of the plot. If the Prison Museum is not established in this location, there is no need to establish a separate plot, and the part of building will remain on the same plot with the entire Patarei complex, with the same purpose of use as the entire plot.

Intended purpose of the plot:	B and/or NR
The largest permitted number of buildings on the plot:	2
The largest permitted area occupied by a building:	1500 m ² (above ground)
The highest permitted height of a building from the ground:	abs 19.10

Planned building density of the plot is 1.50.

Access to the plot is from Kalaranna Street and through the public area of pos 1 plot.

Parking spaces are planned in a parking building to be constructed on pos 2 plot.

3.3 Vertical planning principles

With vertical planning, rain water is drained from the buildings and neighbouring plots into the rain water sewerage system.

Rain water reaching the green areas of the plot is partially seeped into the soil.

In the plot part with hard pavement, rain water is collected into gulleys.

Vertical planning and rain water drainage solutions shall be specified in the building design documentation.

3.4 Principles of establishing green zones and ensuring maintenance

3.4.1 Green areas and maintenance

The area of detailed plan, territory of the former Patarei prison, has no significant high trees, probably mainly for security purposes. Any existing greenery (plants and trees) have grown there after the end of the use of the building complex as a prison, and no special attention has been paid to the maintenance of the surroundings. In the valid detailed plan, no significant new greenery has been planned around Patarei building complex.

The solution of detailed plan is based on the idea to restore and open the old moat around the former complex of sea fortress. Greenery of the moat area will be resolved with a separate project. Illustrative solution being the basis for initiation has been used on the main drawing of the plan. Unlike valid detailed plan, green zone has been planned between Patarei sea fortress and the promenade. Design of the green zone will be resolved in the renovation project of the building of Patarei sea fortress and it shall form visual integrity with the promenade. If any apertures are made towards the promenade, also accesses to the promenade will be provided. A condition has been set to Pos 2 plot (c 6.3.3) for planning a green zone with trees on the plot part outside the underground construction area. When planning the green zone with trees, account shall be taken of the condition that the trees may not disturb views to the buildings of Patarei.

In the valid detailed plan, the proportion of planned green zone is 14.6% of the current planned area.

Now the proportion of planned green zone is 18%, including 20.8% in total on the plots formed through reallocation of the registered immovable Kalaranna 28. On Pos 2 plot it is possible to plan green zones in extent of approximately 8% of the plot area. Most of the parking spaces needed for the plots located on the planned area shall be established on the plot, therefore major underground building rights are assigned. However, green zones can be established above the parking lot, which would make a visual integrity with green zones with trees.

For the buildings of music commando (pos 4) and mortar battery (pos 1) an option has been planned to construct single-storey galleries inside the external wall of the moat, with front side opening towards the moat. The condition is that the galleries shall have green roof. Maximum permitted height of the galleries may not exceed ± 0 of the existing building.

Part of the building facing the lunette of the planned buildings of Pos 2 may be, similarly to the galleries to be constructed inside the external wall of the moat, single-storey and with green roof. Specified width of the single-storey part of the building is 10 m.

No trees of I or II value class should be cut for realisation of the planned building rights. In total, 12 trees or tree groups of III value class, 9 trees or tree groups and one shrub group of IV value class, and 12 trees or tree groups of V value class will be cut. Trees will be cut, which remain in the area of parking lots and buildings, as well as single trees hindering the construction of utility networks.

As the detailed plan includes an option to cover the courtyard between connection building of defence barrack and lunette wings and the courtyard between connection building and gorge building with glass roof or any other type of roof enabling transparent solution, all trees remaining in the courtyards shall be cut, which make majority of the volume of trees to be cut. If apartments are planned in the building, the triangular courtyard will be probably used as recreation zone and the amount of trees to be cut will decrease essentially.

Habitats of *Dactylorhiza baltica*, a plant species belonging into III protection category, have been identified on the registered immovable. As their amount is not large, the plants can be replanted.

The principles of green zones and maintenance are indicated on the main drawing of the plan (see drawing DP-2). Conditions for replanting protected plants are added into clause 6.3.3 of the letter of explanation.

3.4.2 Preliminary calculation of replacement of single trees to be cut

The number of greenery units needed for determination of the number of trees to be planted for replacing the trees to be cut has been calculated according to Regulation No 17 of Tallinn City Council from 19.05.2011 „Conditions and procedure for issuing a permit for cutting and maintenance cutting of trees“.

Calculations of replacement planting are based on the following formula:

$$D * \frac{k1 + k2 + k3}{3} = \text{greenery unit}$$

where D – diameter at breast height of the tree to be cut, in case of several trees the sum of diameters, in cm;

k1 – coefficient of the tree species to be cut;

k2 – condition coefficient of the tree to be cut;

k3 – coefficient of the cause of cutting (in calculation 0.7).

Pos no	Seq no	Tree no	Tree species	Species coefficient	D (cm)	Value class	k 2	Greenery unit	Cause of cutting
1	1	12	Swedish whitebeam	Not replaced		V		-	Roads
	2	129	Orchard apple	Not replaced		III		-	Roads
	3	130	Horse chestnut	2	77	IV	0,3	77	Roads
	4	131	Common ash	1	46	III	1	41	Roads
	5	132	Common ash	1	54	III	1	49	Roads
	6	133	Common ash	1	47	III	1	42	Roads
	7	134	Common ash	1	54	III	1	49	Roads
	8	135	Common ash	1	73	III	1	66	Roads
	9	136	Common ash	1	18	IV	0,3	12	Roads
	10	137	Common ash	1	46	IV	0,3	31	Roads
	11	138	Common ash	1	28	III	1	25	Roads
	12	139	Horse chestnut	2	18	IV	0,3	18	Roads
	13	140	Common ash	1	44	IV	0,3	29	Roads
	14	141	Larch	Not replaced		V		-	Roads
	15	142	Scotch elm	Not replaced		V		-	Roads
	16	143	Horse chestnut	Not replaced		V		-	Roads
	17	144	White birch	0,5	26	IV	0,3	13	Roads
	18	145	White birch	0,5	37	IV	0,3	19	Roads
	19	146	Rowan	0,5	21	III	1	15	Roads
	20	147	Bird cherry	0,5	115	III	1	84	Roads
	21	148	Scotch elm	Not replaced		V		-	Roads
	22	149	Scotch elm	Not replaced		V		-	Roads

	23	150	Common lilac	Not replaced		III		-	Roads
	24	151	Orchard apple	Not replaced		IV		-	Roads
	25	152	Common ash	Not replaced		V		-	Roads
	26	153	Common ash	Not replaced		V		-	Roads
	27	154	White birch	Not replaced		V		-	Roads
	28	155	Bird cherry	Not replaced		V		-	Roads
	29	156*	Norway spruce	2	58	III	1	72	Roads, 2 trees
	30	157	Common lilac	Not replaced		IV		-	Roads
	Pos 1 total							642	
2	31	22	Silver birch	1	66	III	1	59	Buildings
	32	23	Berlin poplar	0,5	160	IV	0,3	80	Buildings
	33		Common aspen	0,5	36	IV	0,3	18	Buildings
	34	24	Common ash	Not replaced		V		-	Buildings
	35	126	Rowan	Not replaced		V		-	Buildings
	36		Norway maple	Not replaced		V		-	Buildings
	Pos 2 total							157	
4	37	13	Swedish whitebeam	1	34	III	1	31	Roads
	38	160	Silver birch	1	28	III	1	25	Buildings
	39	161	Common ash	Not replaced		V		-	Buildings
	Pos 4 total							56	

TOTAL: 855

Note:

* In case of single trees, the diameter of which has not been specified in greenery assessment, the basis is optimum diameter of trunk (blue).

** Cutting need of trees no 127 and 128 and the number of trees to be planted for replacing the trees to be cut will be specified in the building design documentation.

In total, 35 trees or tree groups, 2 thickets and 2 shrub groups shall be cut for constructing the planned buildings, roads and utility networks.

The number of replacement planting will be specified in the building design documentation for the specific plots. Greenery units shall be recalculated into the number of trees or shrubs to be replanted according to the table provided in Appendix 3 to the Regulation No 17 of Tallinn City Council from 19.05.2011 „Conditions and procedure for issuing a permit for cutting and maintenance cutting of trees“ before starting replacement planting.

Replacement planting can be partially performed on the planned area.

Conditions for establishing new green zones and creating conditions for preserving the existing greenery are provided in clause 6.3.3 of the letter of explanation.

3.4.3 Waste handling principles

The procedure of waste handling on the administrative territory of Tallinn is specified in the waste handling regulation of Tallinn. The procedure is obligatory for all legal and natural persons.

The main waste types are demolition waste during construction activities and waste generated during liquidation of contamination, for the handling of which requirements have been provided in clause 6.3.3 of the letter of explanation.

Later domestic waste will be generated and handled according to the waste handling regulation.

Upon reconstruction of the existing buildings, points for collecting waste by classes are planned in the buildings. If this is not possible, waste collection will be resolved in a waste shelter, which is recommended for several plots in common.

3.5 Principles of traffic management and parking

The planned area is located near Kalaranna Street and the prospective Vesilennuki Street.

Access to the plots is planned from Vesilennuki Street and Kalaranna Street.

Public transport is organised on Kalaranna Street: buses of line 73 Veerenni-Tööstuse. Bus stop is located in the immediate vicinity of the planned area at Kalaranna Street.

In addition to the road, also light traffic roads have been constructed and street greenery has been established on the territory of Kalaranna Street completed in 2015. If the development of the area will cause the need for widening the light traffic roads, sufficient space is available on street land. However, if Patarei building complex is taken into use and a light traffic area open for pedestrians is established according to the plan, the widening of sidewalks beside the street is not necessary, because majority of the potential users will probably choose more interesting route through Patarei building complex, or use the seaside promenade.

Personal right of use for the benefit of the City of Tallinn has been established for the section T2 of Vesilennuki Street, in order to ensure public access to the planned area.

Also personal right of use for the benefit of the City of Tallinn has been established for public use of seaside promenade belonging to Riigi Kinnisvara AS, remaining outside the planned area. Areas have been specified in the detailed plan, for which contracts for personal right of use for the benefit of the City of Tallinn will be concluded in order to ensure public use. As no boundary fences will be constructed, the pedestrians will have no obstructions for movement on the light traffic area to be established at the perimeter of Patarei building complex.

Calculation of the need for parking spaces

Pos nr	Purpose of building	Norm. calculation at the area where the standard is applied	Need for parking spaces upon application of standard	Number of parking spaces on the plot specified in the plan
1	Total: Non-residential building Business building Apartments	<u>Max 315</u> $21100:180=118$ $9600:80=120$ }216 $11500:120=96$ $90 \times 1,1=99$	Max 315	16 Normative parking spaces can be ensured on parking floors planned for pos 2. For this purpose, parking servitude is required.
2	Total: Apartments Business spaces	96 52 $5320:120=44$	96	360
3	Total: Business building Non-residential building	<u>Max 15</u> $1800:120=15$ $1800:180=10$	Max 15 15 10	12
4	Museum	$4300:180=24$	24	-
Total on the planned area:		Maximum:	450	388

According to clause 4.1.10 of the „Development plan for parking management of Tallinn for 2006-2014” certified with resolution no 329 of Tallinn City Council from 16 November 2006, parking normative is not applied in case of planning and design of parking spaces on an area taken under national protection or its protection zone, as well as in a protection zone of a monument under national protection.

According to clause 4.2.8 of the development plan, upon planning of parking spaces for dwellings in the intermediate zone at least one parking space per apartment shall be ensured.

As the planned area is located at a former settlement site from 13th-16th cc, and several architectural monuments are located on the planned area, the standard specified in the development plan will not be applied.

As due to the future purpose of use of the buildings there can be major public interest in visiting the buildings, and if apartments will be built in the mortar barrack building, which causes the need to ensure parking spaces for vehicles of the inhabitants, an option for constructing a larger parking building has been planned on pos 2 plot.

Normative parking spaces for the Maritime Museum are ensured on the plot Vesilennuki 12, enabling to park vehicles immediately at the entrance of the Maritime Museum. Upon long-run construction of buildings on the plot, parking spaces can also be ensured in the underground parking lot of the building to be constructed (letter no 900409/706 of Riigi Kinnisvara AS from 13.10.2014, see procedural documents in the appendices).

The number of planned parking spaces is in conformity with the development plan.

3.6 Planning principles of public spaces

A main idea of the plan is to open the former moat and design it into a light traffic area passing through the entire area, where no restrictions are set to pedestrians and cyclists. Car traffic on the area is restricted.

Public use shall be planned on the ground floor in all existing and new buildings.

As no boundary fences are planned, access to the territory of Patarei complex is ensured also from the seaside promenade.

Pos 1 includes also the plot parts intended for public use, which are specified on the main drawing (DP-2). In the specified extent a contract for personal right of use for the benefit of the City of Tallinn will be concluded in order to ensure public use.

The extent of public use of courtyards will be clear after the specification of their purpose of use.

4 PLANNING PRINCIPLES OF UTILITY NETWORKS

The solution of utility networks is fundamental and will be specified in the building design documentation based on the technical conditions requested from the owner of the utility networks.

4.1 Water supply and sewerage

In this job, water supply and sewerage of registered immovables Kalaranna 28 and Vesilennuki 4 in the area of Patarei and Seaplane Harbour has been resolved in the volume of the detailed plan. The solution has been prepared according to the technical requirements no PR/1373211-1 of AS TALLINNA VESI from 06.01.2014.

The following standards and requirements have been taken into account in the plan:

- EVS 921:2014 Water supply systems outside buildings
- EVS 848:2013 Sewer systems outside buildings
- EVS 812-6:2012 Fire safety constructions. Part 6. Firefighting water supply.
- EVS 843:2003 Town streets
- Technical requirements of AS TALLINNA VESI
- Regulation no 55 of the Republic of Estonia, 28.09.1999, „Road planning standards“.

4.1.1 Water supply

Daily calculated flow rate of consumption water of the planned area is $Q = 372 \text{ m}^3/\text{d}$.

According to the technical conditions of the owner of network, the plan solution shall take account of formerly prepared detailed plan (K-Projekt AS, job no 08058) and main project of Kalaranna Street (ETP Grupp, job no 1321).

Water supply of the registered immovables of the planned area will be resolved based on the planned OD225 water pipeline of Kalaranna Street.

Precondition for ensuring water supply is completion of the formerly planned water pipes:

- Formerly planned water pipe of Kalaranna Street from existing OD315 water pipeline of Tööstuse Street to the planned area;
- Connections with formerly planned OD225 water pipeline of Kalaranna Street and the existing OD225 water pipeline of Küti Street and DN150 water pipeline of Vana-Kalamaja Street.

Water supply solution of formerly planned job no 08058 has been corrected with this job:

- The location of formerly planned water connections to the formed plot pos 3 has been changed, connection point is planned based on the OD225 water pipeline of Kalaranna Street.
- Common connection point and water metering well has been planned for the formed plots pos 1 and pos 4 based on the OD225 water pipeline of Kalaranna Street.
- Water connection has been planned for the building of mortar battery (pos 1) from the OD225 water pipeline of Kalaranna Street.

4.1.2 Fire water supply

Required flow rate of external fire water 30 l/sec during three hours is ensured after completion of the water pipeline of Kalaranna Street and connection with water pipelines of Küti and Vana-Kalamaja streets.

3 hydrants have been formerly planned to Kalaranna Street, 1 hydrant has been formerly planned to Vesilennuki Street.

Flow rate of internal fire water, max 40 l/s, will be resolved as necessary inside the registered immovable, based on a tank. Fire water need up to 2x2.5 l/s is ensured from public water supply.

In normal situation, free pressure 0.3 MPa is ensured in the area.

4.1.3 Waste water sewerage

Recipient of waste water sewerage of the planned area has been resolved with former detailed plan of the area of Patarei and Seaplane Harbour (K-Projekt AS, job no 08058).

Recipient of waste water sewerage of the area is receiving pit of the tunnel sewer no 1 in Salme Street. Waste water is drained downstream from the planned area to the planned pumping station and further with pressure pipeline to the existing OD315 pipeline flowing into the tunnel sewer.

Reserve capacity of the planned pumping station is 125 m³ (maximum total flow rate of three hours), of which 35 m³ in pipelines and pits. Additional tank shall be installed at the pumping station with reserve capacity 90 m³.

Correction to the job no 08058 has been made in this job:

- One waste water connection point and servitude area inside the registered immovable has been planned for the established plots pos 1, pos 3 and pos 4. Recipient is formerly planned DN300 waste water sewerage pipeline of Kalaranna Street.
- Waste water sewerage connection with the existing OD315 sewerage pipeline of Kalaranna Street has been planned for the building of mortar battery (pos 1).

Waste water flow rate of the planned area is 372 m³/d.

Calculation of the receiving waste water sewerage pipeline is provided in job no 08058 of K-Projekt AS:

- Data of the existing pipeline: OD315 $i=0.003$
- Full filling flow rate $Q_t=45$ l/s (filling 1.0)
- Maximum flow rate $Q_{max}=51$ l/s (filling 0.87)
- Existing filling in the pipeline is 0.5.

According to the schedule of dependence from flow rate and fill level:

$$Q_{0,5}=0.4Q_t=0.4*45=18 \text{ l/s}$$

Addition possibility into the existing pipeline:

$$Q=Q_{max}-Q_{0,5}=51-18=33 \text{ l/s}$$

Calculated flow rate of the planned waste water pumping station is 15 l/s.

The planned external sewerage network will be installed with plastic SN8 sewer pipes. Line pits will be installed with plastic pits and covered under asphalted surfaces with „floating“ cast iron covers.

4.1.4 Rain water and soil water drainage

Recipient of rain water sewerage of the planned area has been resolved with former detailed plan of the area of Patarei and Seaplane Harbour (K-Projekt AS, job no 08058). Rain and drainage water is led into the Bay of Tallinn, taking account of the formerly planned discharge volumes into the sea.

Rain water sewerage connection with formerly planned OD250 sewerage pipelines of Kalaranna Street is planned for the pos 3 plot and pos 1 plot part facing the building of mortar battery. The existing three rain water discharges into the sea shall be retained at plots pos 1 and pos 4 (existing building).

Calculated flow rate of rain water from the planned area is 170 l/s.

4.2 Power supply and street lighting

The power supply solution part of the detailed plan is based on the technical conditions no 216275 of Tallinn-Harju region of Elektrilevi OÜ from 07.01.2014.

Table of power loads

Pos. no	Name	Calculated power load, Pa/Ia (kW/A)		Connection
		Planned based on substation no 1	Planned based on substation no 2	
1	Planned apartment building-business building	1650/2750		Low voltage equipment of the

2	Planned apartment building-business building		1000/1600	substation
				Connection board
3	Planned business building	150/250		
Consumers of planned area by substations, in total (with time differences)		1700/2800	1000/1600	
Consumers of planned area in total (with time differences)		2500/4000		

0,4kV power supply of the objects is designed based on two planned 10/0.4kV transformer substations (internal, transformers up to 2x1000kVA and up to 2x1600kVA).

The planned substations will be supplied with 10 kV cable line from a substation of the power plant 110/35/10/6 kV.

During preparation of operation drawings of the internal substation account shall be taken of the standard document VJ63 30.06.2010 of the quality manual of Elektrilevi OÜ "Requirements to a substation room in a construction work (new building)".

Transformer and switchgear rooms of internal substation shall open to the street and no residential spaces may be located on the floor above the substation rooms.

Medium and low voltage supply networks will be constructed as cable lines. Substations no 439 and no 977 remaining under new objects and 6kV cable lines no 3207, no 3405 and no 6911 between substations will be liquidated.

6kV cables no 3405 and no 3207 will be connected with a coupling.

Pursuant to the technical conditions of Elektrilevi OÜ, the owner of the registered immovable/entitled person shall conclude a contract for land use and subscription in order to enable the construction of an electrical installation. After conclusion of the subscription contract and payment of additional service fee (with subscription fee) Elektrilevi OÜ will construct new substation and cable lines based on the subscription contract.

Outdoor lighting equipment with high pressure sodium or LED lamps are intended for lighting the street section. Lamps will be installed on conical steel masts. Supply lines of street lighting will be constructed as cable lines.

This solution has been prepared with necessary precision in the volume of the detailed plan. Locations of input-connection boards of the planned buildings will be specified in the building design documentation (taking account of the architecture of the objects). Power supply project of specific objects (including planning of 10/0,4 kV substations) will be prepared based on the technical conditions requested from the owner of the network.

4.3 Communication supply

Planning of communication supply of the object is based on the technical conditions of telecommunication no 22086752 of Elion Ettevõtte AS (valid business name Telia Eesti AS) from 21.12.2013.

Communication supply of the planned buildings will be based on the communication channel network located at Kalaranna Street. Communication channels remaining under new objects will be liquidated and replaced by the sections of planned communication channels.

Standard installation depth of cable ducts under the road is min 1.0 m, outside the road 0.7 m.

The volume of communication cables and installation of communication cables in the part of access network will be resolved in the work project.

Work project of communication supply will be prepared based on the technical conditions requested from the owner of the network.

4.4 Heat supply

Pursuant to the Regulation no 19 of Tallinn City Council from 27.05.2004, the planned area remains in district heating area. Pursuant to clause 2.2 of the condition for district heating areas established with the Regulation no 19, the persons, who do not use district heating at the moment of determination of a district heating area, are not obliged to subscribe to the network.

If any building remaining in the planned area used any other heating method than district heating in May 2004, the building may continue to use the same heating method in the same volume. New or reconstructed building must use district heating in the future, and for that purpose a perspective option for subscription to district heating has been planned for the reconstructed buildings.

Pursuant to clause 2.3 of the regulation, as an exception, also other heating methods than district heating may be used for heat supply of buildings to be constructed or reconstructed in a district heating area, if:

- The building is temporary construction work;
- Heat load of the construction works per running meter of the line to be installed is lower than 2 KW;
- Maximum heat load of planned construction works is lower than 40 kW;
- Connection of the construction works is not possible due to technical capabilities of the network, or their connection into the network would have negative impact on the supply security of former subscribers;
- **Environment-friendly heating methods (geothermal heating, solar energy, hydropower, wind energy etc) or electric energy are used for heat supply of construction works.**

Heat supply of the planned area will be resolved based on district heating.

For connecting with district heating network, technical conditions for subscription shall be requested from the regional district heating network company (AS Tallinna Küte) before starting the design activities.

Heat load of the planned area is 4.5 MW (shall be specified in the technical project).

4.4.1 District heating

District heating solution is based on the technical conditions no 21300-01-14/2 of AS Tallinna Küte from 21.01.2014.

Kalaranna Street was completed and district heating pipeline was constructed in 2015.

Branching with shut-off valves and end caps is planned in the connection point.

External heat network pipeline inside the registered immovable or district heating supply pipeline is planned as underground installation of steel pipes DN150/280 mm, diameter of the pipeline will be specified in the technical project.

4.4.2 Gas supply

Gas supply solution is based on the technical conditions no 5-1/3 of AS Eesti Gaas from 09.01.2014.

Category B natural gas pipeline with diameter Ø159 mm is located on the perimeter of the planned area (in front of the registered immovable Suur-Patarei 29, on the road). Gas supply of pos 4 can be resolved with connection with this pipeline. Connection point is planned on the plot perimeter (at the side of the registered immovable Suur-Patarei 29). New shut-off valve is planned to be installed in the connection point.

Gas supply of pos 1 and pos 2 plots can be resolved after completion of the category B gas pipeline (Ø315 mm) planned to Kalaranna Street by SWECO Projekt AS. Connection point is planned on the plot perimeter at the side of the registered immovable Vesilennuki 1. Underground shut-off valve (gate valve) is planned to be installed in the connection point.

Internal gas pipelines of plots are planned to be installed underground.

5 VALID AND PLANNED RESTRICTIONS

5.1 Valid restrictions

5.1.1 Protected zones and viewing corridors of national monuments

- The planned area is located at a settlement site dating from 13th-16th century designated as an archaeological monument with Regulation no 10 of the minister of culture from 30 August 1996 “Designation as cultural monument”.
- Defence barrack from 1829-1840 and mortar battery of defence barrack from 1838 are located on the registered immovable Kalaranna 28, which have both been designated as architectural monuments with Regulation no 21 of the minister of culture from 13 May 1997 “Designation as cultural monument”. Plot was specified as the extent of the protected zone. At that time, addresses of the plots were Kalaranna 2 and Kalaranna 2a. Now the area has been reallocated. The entire plot of Kalaranna 28 remains in the protected zone, with defence barrack and mortar battery, while the plots Vesilennuki 4 and Vesilennuki T2 are partially located in the protected zone.
- The planned area lies within the protected zone of the heritage conservation area of the Old Town of Tallinn specified in the „Statutes of the Heritage Conservation Area of the Old Town of Tallinn” certified with the Regulation no 155 of the Government of the Republic from 20 May 2003, where view to the old town shall be ensured in case of construction of buildings.

- The planned area lies in the view sector from Katariina quay to the old town specified in the comprehensive plan of shore area between Paljassaare and Russalka.
- The planned area lies within the 200 m restricted zone of the shore of the Baltic Sea specified in the Nature Conservation Act.

5.1.2 Restrictions valid in the protected zone of the heritage conservation area

- When constructing buildings in the protected zone of the heritage conservation area, sharp contrasts shall be avoided in the scale of buildings in the heritage conservation area and its immediate vicinity, ensuring view to the Old Town from major viewing points in the city and the streets running towards the Old Town.
- Without a permission of the National Heritage Board the following activities are prohibited in the protected zone of the heritage conservation area:
 - Erection of construction works, which due to their external dimensions disturb the silhouette of the heritage conservation area or conceal distant view to the heritage conservation area, in the viewing sectors or view corridors of the protected zone;
 - Erection of construction works with unsuitable scale of external dimensions or construction volume compared to the buildings in the heritage conservation area or its immediate vicinity on the external perimeter of the heritage conservation area;
 - Pursuant to the Heritage Conservation Act, before any earthworks preliminary archaeological survey shall be conducted in the area on expense of the client, and excavation activities shall be coordinated with the Heritage Conservation Department of the Urban Planning Department of Tallinn.

5.1.3 Restrictions valid on the shore of the Baltic Sea

- The planned area lies within the 200 m restricted zone of the shore of the Baltic Sea specified in the Nature Conservation Act.
- Water protection zone 20 m from the boundary of water extends to the planned area, Water Act § 29 (2).

5.1.4 Other valid restrictions

- Protected zone of bore well no 13, 50 m.
- For the registered immovable Vesilennuki T2 a preliminary note has been entered in the land register for establishing personal right of use for the benefit of the City of Tallinn. Personal right of use is established to ensure public use of the road to be constructed.
- For the registered immovable Kalaranna 28 free personal right of use for the benefit of the City of Tallinn has been established for unspecified term for the establishment and public use of a memorial. The restriction has been set for the establishment and use of the memorial „Convoy 73“. The memorial was opened in 2010 in cooperation with the Government of Põhja-Tallinn District, the only living survivor Henri Zadjenwergier, the French association „Relatives and friends of the people deported with convoy no 73“ and the French Embassy.
- For Vesilennuki Street personal right of use has been established for the benefit of the City of Tallinn.

5.2 Planned restrictions

5.2.1 Need for access and parking servitudes

The need for servitudes is graphically shown on the main drawing (DP-2).

Pos 1

Area of personal right of use for the benefit of the City of Tallinn, in order to ensure public access to Patarei building complex, pos 5 plot, for servicing parts of pos 2 and pos 3 buildings facing the moat, to the seaside promenade and the monument located at pos 3.

Pos 2

Parking servitude to ensure normative parking spaces for pos 1 plot;
Parking servitude to ensure normative parking spaces for pos 4 plot;
Area of personal right of use for the benefit of the City of Tallinn.

Pos 3

Need for access servitud for access to parking spaces planned at the mortar battery at pos 1.

5.2.2 Planned restrictions for constructing and using utility networks

Proposals have been submitted in the detailed plan for establishing the following servitudes restricting the use of plots: servitudes shall be established for ensuring use and maintenance of the existing utility networks and installation and use of the planned utility networks.

The extent of restrictions is graphically shown on the main drawing (DP-2).

List of existing and planned utility networks and civil engineering works, for construction, maintenance and use servitudes shall be established, by positions.

Pos 1

- Existing and planned communication channel system, for the benefit of the owner of the network;
- Planned waste water sewer system, for the benefit of pos 5;
- Planned water pipeline, for the benefit of pos 5;
- Planned gas pipeline, for the benefit of pos 5;
- Planned heat pipeline, for the benefit of the owner of the network;
- Planned low voltage cable corridor, for the benefit of the owner of the network;
- Planned switchboards/connection boards, for the benefit of the owner of the network;
- After tamping the bore well no 13 the remaining protected zone of the bore well will be 1 m.
- Planned communication channel system, for the benefit of the owner of the network;

Pos 2

- Planned communication channel system, for the benefit of the owner of the network;
- Rooms of planned internal transformer substation, for the benefit of the owner of the network;

- Planned medium voltage cable corridor, for the benefit of the owner of the network;
- Planned heat pipeline, for the benefit of the owner of the network;
- Planned gas pipeline, for the benefit of the owner of the network.

Pos 3

- Existing communication channel system, for the benefit of the owner of the network;
- Planned switchboard/connection board, for the benefit of the owner of the network;
- Planned low and medium voltage cable corridor, for the benefit of the owner of the network;
- Planned heat pipeline, for the benefit of the owner of the network;
- Planned gas pipeline, for the benefit of the owner of the network;
- Planned low voltage cable corridor, for the benefit of pos 1;

Pos 4

- Planned switchboard/connection board, for the benefit of the owner of the network.

6 REQUIREMENTS TO PREPARATION OF BUILDING DESIGN DOCUMENTATION AND CONSTRUCTION

6.1 Need for additional surveys

6.1.1 Need for additional surveys

- Insolation analysis shall be appended to building design documentation of each building including residential spaces.
- Samples shall be taken to determine the location of the support wall of old moat at the eastern and western side of the defence barrack; if walls have preserved, new buildings shall be constructed behind the construction line of the support walls.

6.2 Need for additional approvals and cooperation

- Before applying for the building permit, building design and demolition documentation shall be approved by the Environmental Department of Tallinn.
- When preparing the project for access road to Pos 3, cooperation shall be conducted with the Municipal Engineering Services Department of Tallinn and the documentation shall be approved by Municipal Engineering Services Department of Tallinn.

6.3 Requirements to preparation of building design documentation and construction

6.3.1 General architectural requirements

- For planning new buildings, public architectural competition shall be organised in every specific case.
- Architectural competition shall be organised for the reconstruction of Patarei defence barrack.
- Preparation of the conditions and organisation of architectural competition shall be coordinated with the Urban Planning Department of Tallinn.

- During planning of new buildings as well as repair and restoration of the existing buildings and their adaptation to the new purpose of use, account shall be taken of the conditions specified in the special conditions of heritage conservation.
- Building style shall be based on the results of the architectural competition and architectural-historical special conditions.
- Building design documentation shall resolve also the design of public spaces, including accesses to the sea fortress from the promenade and lighting of public spaces.
- If establishment of a memorial area is considered necessary, its location shall be resolved in a project prepared for outdoor areas.
- Design of green zone facing the sea shall be resolved in the renovation project of the building of Patarei sea fortress, and it shall form visual integrity with the future promenade. Planning shall be based on the „Proposal for urban space development of the seaside promenade of Tallinn“.
- Spaces with business or public use shall be planned on the street level floor of new buildings.
- Buildings on the same plot and new gallery-type buildings may be connected with a gallery, the location of which will be specified in the building design documentation.
- Height of roof of the gallery-type buildings planned to pos 1 and pos 3 may not exceed the height of existing building ± 0 .
- No new boundary fences are planned, except the boundary part needed for delimiting the territory of the prison museum between the existing prison wall and the building of single cells. Design of the fence will be specified in a separate project.
- Pos 2 plot shall include also a bicycle parking lot.

6.3.2 Requirements arising from special conditions of heritage conservation

- Patarei defence barrack and mortar battery shall be preserved in the historical volume.
- For repair and restoration of Patarei defence barrack and mortar battery and their adaptation to the new function, it is necessary to prepare separate special conditions of heritage conservation or to renew the validity of the existing special conditions.
- In order to ensure better use of the complex, it is permitted to demolish the construction works constructed after 1940 as extensions to the defence barrack, including cooling chambers located in the courtyard, as well as separate silicate brick construction works located at the western side of the registered immovable.
- It is permitted to demolish the prison wall at northern, western as well as southern side of the registered immovable, as well as civil engineering works (watchtowers) belonging to the wall.
- If the prison museum is established at pos 4, the prison wall around the registered immovable at pos 4 together with wire fence and watchtower shall be preserved according to the marking on the main drawing. Also the old prison gate shall be preserved. Upon approval of the heritage conservation department of the Urban Planning Department of Tallinn, the watchtower may be transferred to a new location. If the prison museum is not established in this location, the need for preserving the wall will be considered separately.
- If the prison museum is established at pos 4, the kennels from the Soviet period at the eastern side of the defence barrack between the gate and the gorge building shall be preserved.
- If necessary, the courtyard between connection building and lunette wings and the courtyard between connection building and gorge building of the defence barrack may be covered with glass roof or any other type of roof enabling transparent solution.

- The so-called Red Barrack (music building) shall be preserved in the existing volume. Special conditions of heritage conservation shall be prepared for repair and restoration and adaptation of the building to the new function.
- The former building of single cells located at the eastern side of the defence barrack shall be preserved in the existing volume.
- New extension and masonry at the western end of the gorge building of the barrack shall be preserved.
- The existing cobblestone pavement at the extension of Suur-Patarei Street, in the section in front of the buildings Suur-Patarei 29 and Suur-Patarei 24, shall be preserved and reconditioned.
- Samples shall be taken to determine the location of the support wall of old moat at the eastern and western side of the defence barrack; if walls have preserved, new buildings shall be constructed behind the construction line of the support walls.
- When planning new buildings in the vicinity of Patarei barrack and mortar battery, views shall be ensured from Kalamaja roundabout constructed in place of the former railway embankment towards Patarei barrack on both sides of the mortar battery. It is important to preserve spatial domination of Patarei barrack and mortar battery in the area.
- Height of new buildings in the vicinity of Patarei barrack may not exceed the ridge height of Patarei defence barrack.
- Landscape design shall take account of the configuration and location of earth fortifications of the former defence fortress, which shall be exposed in some section, if possible.
- Due to the status of archaeological monument of the planned area, an archaeologist shall participate in earthworks, and archaeological excavations shall be ordered, if necessary.
- Relocation of small construction works located on the territory shall be approved by the heritage conservation department of the Urban Planning Department of Tallinn.

6.3.3 Environmental requirements

- The plan shall include regular dry cleaning of paved areas and discharge of floor water of parking floors into waste water sewer system.
- As the bore well no 13 located in the planned area is not part of the emergency water supply system of the City of Tallinn, it may be closed. The bore well shall be duly closed by a company possessing relevant licence. Closure report shall be submitted to the Environmental Department of Tallinn. The location of the closed bore well shall be marked and accessible. During reconstruction of the courtyard, preservation of bore well constructions without damages shall be ensured.
- Design of constructional and technical solutions of new buildings shall be based on the concept of energy efficient buildings.

Greenery:

- The number of trees to be planted for replacing the trees to be cut shall be calculated according to Regulation No 17 of Tallinn City Council from 19.05.2011 „Conditions and procedure for issuing a permit for cutting and maintenance cutting of trees“.
- Separate project of green zones shall be prepared and appended to the building design documentation (including design project).

- Design of planting areas and selection of planting material shall be based on the Regulation no 112 of Tallinn City Government from 28 September 2011 „The procedure for planting trees in a public area“;
- Planning of street greenery shall be based on the requirements of the Estonian standard EVS 843:2016 „Town streets“.
- For the trees of II value class (no 21 and no 159) conditions shall be established for preserving the tree: in the building design documentation (for demolition of building part and wall) measures shall be specified for protecting the trees against treading and damages. The measures shall be based on the Excavation Regulations of Tallinn.
- When constructing parking lot at pos 3 and 4, conditions shall be specified for ensuring growth conditions of tree no 21. E.g.: to cover the parking lot area with water permeable stone parquet in extent of the tree crown.
- Landscape design shall take account of the configuration and location of earth fortifications of the former defence fortress, which shall be exposed in some section, if possible.
- Planting of trees shall be planned in the building design documentation of pos 2 in the part remaining outside the underground construction area (in the area min 725 m²),
- The planned green zones may not hide views or dominate over the historical buildings.
- For the buildings planned to pos 2 as well as the buildings of the music commando (pos 3) and mortar battery (pos 1) an option has been planned to construct single-storey galleries opening to the moat into the external wall of the moat, while account shall be taken of the requirements that the galleries shall have a green roof on the same level with the surrounding ground.
- *Dactylorhiza baltica* growing in the planned area can tolerate replanting. When reconditioning of historical buildings and courtyards commences, the plants may be replanted to a more suitable location.
- The best time for replanting the protected plants is growth period of the plants. Planting shall take place with large soil ball.
- Replanting (application for a permit as well as organisation) shall be based on the Regulation no 248 of the Government of the Republic from 15.07.2004 “Procedure of relocation of an individual of protected species” <https://www.riigiteataja.ee/akt/13132208>.

Contamination of soil:

- If major earthworks are planned near the contaminated point Vp-3-3a, the extent of contamination shall be determined. Liquidation plan of contamination shall be prepared for removing the contaminated soil, and survey report together with the liquidation plan of contamination shall be submitted for revision to the waste management department of the Environmental Department of Tallinn.

Requirements to vertical planning:

- Vertical planning may not deteriorate the condition of neighbouring registered immovables.

Waste handling:

- The procedure of waste handling on the administrative territory of Tallinn is specified in the waste handling regulation of Tallinn. The procedure is obligatory for all legal and natural persons.
- The main waste types are demolition waste during construction activities and waste generated during liquidation of contamination, handling of which shall be based on the requirements of § 38 (3) of the waste handling regulation of Tallinn.

- Requirements of §16 of the waste handling regulation shall be taken into account when selecting location for the containers of regular waste.

Requirements for applying measures for decreasing traffic noise:

- Depending on the function of use of the existing buildings, measures shall be taken for ensuring good acoustic conditions in the interior of the buildings during daytime.
- When planning buildings to pos 2, account shall be taken of the estimated noise, and relevant noise mitigation measures shall be planned:
 - In order to ensure standard noise level in silent rooms, the requirements of EVS 842:2003 „Sound insulation requirements in buildings. Protection against noise“ shall be followed during planning, as the estimated noise level near Kalaranna Street on the facades of buildings facing the street is on limit level, or in pos 3 also on critical level at places.
 - During assessment of sound insulation of the outer envelope of buildings and selection of individual elements, approximation coefficient of transport noise spectrum shall be applied according to the Estonian standard EVS-EN ISO 717.
 - Upon selection of windows attention shall be paid to sound insulation of windows against transport noise. If a window forms $\geq 50\%$ of the surface of outer envelope, the required sound insulation of the window shall be based on the air noise insulation index of the outer envelope.
 - When ensuring the required sound insulation of the outer envelope, account shall be taken that ventilation elements (ventilation equipment in the window construction or fresh air flaps in external wall) may not decrease sound insulation of the outer envelope to the extent causing higher noise level than permitted in the room.

General requirements for organisation of construction activities:

- If no roof is constructed to the courtyard, the trees of II value class (no 21 and no 159) shall be preserved and conditions shall be established for preserving the trees: in the building design documentation (for demolition of building part and wall) measures shall be specified for protecting the trees against treading and damages. The measures shall be based on the Excavation Regulations of Tallinn.

6.3.4 Fire safety requirements

- In order to prevent spread of fire, the new building at pos 2 shall be designed with TP-1 fire resistance class. Lower fire resistance class is permissible, if maximum building right is not realised during implementation of the detailed plan, or if constructive solution and clearances enable to use lower fire resistance class.
- For rescue operations the rescue team shall have sufficient access to the construction works for extinguishing the fire with specified rescue equipment („Fire safety requirements set to a construction work and its part“ § 28).
- Design of buildings shall be based on the Estonian standards EVS 812-4:2011 Fire safety of industrial buildings, storages and garages, EVS 812-6:2012 Firefighting water supply, EVS 812-7:2008 The fulfilment of essential requirement, safety of construction works in case of fire in the course of design and building process.
- The required external firefighting water need is 30 l/sec for three hours, obtained from fire hydrants to be established at the surrounding streets.
- Internal firefighting water will be resolved as necessary based on a tank inside the registered immovable.

- Design of buildings shall take account of the conditions specified in the Regulation no 54 of the minister of economic affairs and infrastructure from 02.06.2015 „Fire safety requirements set to a construction work“.

6.3.5 Requirements to preparation of building design documentation and construction of utility networks

Requirements to design:

Communication supply:

- Additional technical conditions shall be requested from the owner of the network for continuing the activities.
- Work shall be based on the regulations for operations in the protected zone of line facilities.
- For performing work in the planned area, work drawings shall be additionally submitted to the owner of the network.
- The planned line facilities can be connected with public communication network of AS Eesti Telekom (valid business name Telia Eesti AS).

Power supply:

- Specified application for issuing design task or further design shall be submitted based on the approved and certified detailed plan.
- Work drawings shall be additionally coordinated with the owner of the network.
- Technical conditions shall be specified by the stage of work drawings.

Water supply and sewerage:

- Technical conditions shall be requested from the owner of the network for preparing water supply and sewerage projects of buildings.
- Work drawings shall be additionally coordinated with the owner of the network.
- Fire water can be ensured for the planned area after completion of water pipeline according to the water supply scheme no VK-1.
- Notarised servitude shall be established to planned public water supply and sewerage pipelines on other registered immovables.
- The solution of spillway of Salme collector and sea recipient of rain water shall be coordinated with the Environmental Department of Tallinn. Discharge into the sea shall be reconstructed and permit for special use of water shall be obtained.
- If necessary, local treatment plants shall be planned for rain water drains on registered immovables with contaminated areas.
- Buildings can be constructed in the quarter, registered immovables can be joined after planning and construction of common water supply and sewerage pipelines for the quarter.

Heat supply:

- Specific technical conditions shall be requested from the owner of the network for planning heat supply of individual objects.
- Connection point shall be coordinated with the owner of the pipeline.

Gas supply:

- The owner of the network will issue technical conditions needed for preparation of work projects for the construction of gas pipelines, based on the adopted detailed plan, application of the client and concluded subscription contract.
- Work drawings shall be coordinated with the owner of the network.

Street lighting:

- Work project shall be additionally coordinated with the owner of the network.

Requirements for performing construction activities:**Requirements proceeding from the special conditions of heritage conservation:**

- For construction and repair activities, heritage conservation supervision shall be ordered from a company or person possessing relevant licence.
- Due to the status of archaeological monument of the planned area, an archaeologist shall participate in earthworks, and archaeological excavations shall be ordered, if necessary.

Communication supply:

- Work shall be based on the regulations for operations in the protected zone of line facilities.
- Work may be performed in the protected zone of line facilities AS Eesti Telekom (valid business name Telia Eesti AS) upon approval of the cable supervision subunit of AS Eesti Telekom (valid business name Telia Eesti AS).

7 CONFORMITY OF THE PLAN TO THE OBJECTIVES OF SPATIAL DEVELOPMENT OF THE PLANNED AREA AND SOURCE DOCUMENTS

7.1 Conformity to the objectives of spatial development

Business spaces as well as apartments have been planned to the planned area, ensuring round-the-clock stay of people in the area. Possibility for varying the proportion of one or another purpose of use provides more flexible choice of use.

The area has been divided into plots, specifying plots for separate building, which enables to assign them into use to different companies.

Additional purposes have been assigned to the plot of parking building planned in the valid detailed plan, to enable design of more attractive buildings on the plot.

The plan solution provides options for making use of the peculiarity of the quarter: views have been preserved and created to historical buildings, which will be reconditioned and renovated.

Safe conditions have been created for pedestrians: parking of vehicles has been resolved mainly in parking building, while the area between buildings will be used by pedestrians.

7.2 Conformity to the comprehensive plan of shore area between Paljassaare and Russalka

Pursuant to the “Comprehensive plan of shore area between Paljassaare and Russalka” established with Regulation no 54 of Tallinn City Council from 9 December 2004, the planned area is located in area 14 of the conditions for use, the main function of which is land of public construction works/residential and business land. Maximum building footprint up to 80 %, minimum required proportion of green zones in the area is 10 %. Buildings may not be higher than the cornice of the defence barrack. Building style will be selected based on the results of architectural competition and architectural-historical special conditions.

Pursuant to the letter of explanation of the comprehensive plan, the main functions indicate generalised main intended purposes of the territory, which determine the main trends of further use of land. Main function of the use of land may include also other functions of the use of land suitable for the area in extent of up to 50% of the area.

According to the comprehensive plan, the buildings with public function may be constructed on a public land (A): government and official authorities, research, educational and media institutions, sport and cultural institutions, and institutions related to spending leisure time. In the comprehensive plan, land of public buildings is not differentiated based on ownership. In the detailed plan a conditions has been set to all plots that ground floor of the buildings shall remain usable for the public as business spaces (cafes, galleries etc) or social spaces, where activity options are offered for the people. No residential function has been planned for ground floors of the buildings. The space between buildings is also public and movement of people will not be restricted. Thus, the entire area, including buildings as well as the part without buildings, is public on the level of ground floor, related to the functions of spending leisure time, and can be considered land of public construction works.

Detailed plan is in conformity with the valid comprehensive plan of shore area between Paljassaare and Russalka.

7.3 Comparison with the future comprehensive plan of Põhja-Tallinn district

Pursuant to the comprehensive plan of Põhja-Tallinn district, yet to be prepared, the main purpose of the planned area is mixed building area. The intended detailed plan is in conformity with the requirements proceeding from the „Comprehensive plan of Põhja-Tallinn district” initiated with the resolution no 8 of Tallinn City Council from 26 January 2006.

7.4 Conformity to special conditions of heritage conservation

Pursuant to the special conditions of heritage conservation prepared by Triin Ojari, the buildings shall be preserved, which are architecturally valuable and create atmosphere of the complex.

Extensions and/or additional storeys are planned according to the special conditions of heritage conservation.

7.5 Comparison with valid detailed plan

„Detailed plan of the area of Patarei and Seaplane Harbour in Põhja-Tallinn district” established with resolution no 135 of Tallinn City Council from 25 August 2011 is valid in the planned area. The valid plan permits to construct a parking building with 395 parking spaces and two floors above ground beside the sea fortress, and a parking area to the area between the sea fortress and the parking building. Pedestrians have convenient access to the building of Patarei sea fortress mainly from the seaside promenade.

The prepared plan offers a new solution for constructing buildings on Kalaranna 28 and Vesilennuki 4 registered immovables. A small part of Vesilennuki Street (section T2) is included in the planned area, through which an access road to the buildings can be completed. The objective of the new detailed plan is to provide solution for attractive and human-friendly urban space between historical and new buildings, especially at the sides of the sea fortress facing the land. Also, solutions have been offered for extension of the buildings to be reconstructed, including for covering the courtyard between connection building and lunette wings and the courtyard between connection building and gorge building with glass roof or any other type of roof enabling transparent solution.

Parking has been resolved underground, on a single level, and on parking floors above the ground in the volume of the building.

7.6 Conformity to additional requirements specified in the initiation order

In the initiation order of the detailed plan, the following additional requirements and conditions were set:

- 1 To prepare special conditions of heritage conservation for preparing the detailed plan;
Completed. Architecture historian Triin Ojari prepared in November 2013 the special conditions of heritage conservation for preparing the detailed plan for the registered immovables Kalaranna 28 and Vesilennuki 4. The conditions are provided in Appendix 5 to the detailed plan.
- 2 When planning new buildings to the area between monuments, architectural competition shall be organised after the establishment of the plan, providing general requirements of the detailed plan;
The condition has been specified in clause 6.3.1 of the letter of explanation.
- 3 To ensure parking spaces for Vesilennuki 6 registered immovable (seaplane hangars of Tallinn) specified in the detailed plan of the area of Patarei and Seaplane Harbour established for the planned area;
As the solution of the detailed plan changes the principles of the former detailed plan, RKAS issued a warranty letter that normative parking spaces for the Maritime Museum will be ensured on Vesilennuki 12 plot, enabling to park vehicles immediately at the entrance of the Maritime Museum. Upon long-run construction of buildings on the plot, parking spaces can also be ensured in the underground parking lot of the building to be constructed (letter no 900409/706 of Riigi Kinnisvara AS from 13.10.2014, see procedural documents in the appendices).
- 4 To request environmental review of the planned area and determine the possibility of residual contamination of soil and upper groundwater layers, to conduct contamination survey, if necessary. To enter the contaminated areas to the support plan and specify any sanitary works before the start of construction activities; to enter the obligation of sanitary works into the consolidated table of building right and restrictions of plots;

Thorough contamination survey was conducted in the area of Kalaranna 2 and Küiti 15a registered immovables during preparation of the detailed plan of the area of Patarei and Seaplane Harbour. The survey was prepared by specialists of the department of geophysics, marine and environmental geology of the Geological Survey of Estonia. As seven of the ten bore wells made for the survey are located in the planned area, the survey provides adequate assessment of the environmental status. The survey has been provided in Appendix 5 to the detailed plan. The obligation of sanitary works has been added into clause 6.3.3 of the letter of explanation.

- 5 As habitat of a protected plant species (*Dactylorhiza baltica*) is located in the planned area, inventory of vegetation in vegetation period (June and July) shall be prepared by a botanist; *Completed. Survey results are provided in Appendix 5.*
- 6 Comprehensive plan of Põhja-Tallinn district includes establishment of green zones with alley structures to Kalaranna Street. In the areas with mixed buildings, the proportion of green zones on a plot shall be at least 20%, not including roof and container plants not permanently connected with the ground;
*Kalaranna Street was planned by SWECO Projekt AS (job no 12420-0059). The design documentation included also street greenery. Planned proportion of green zones in the planned area is 18%.
The condition of at least 20% proportion of green zones was based on the comprehensive plan of Põhja-Tallinn district. In case of a good solution from the standpoint of urban space, an integral green zone may be planned, with common 20% proportion of green zone for the planned registered immovables (per quarter/planned area), with the condition that the green zone is in public use. If the proportion of green zones above the ground is somewhat lower than specified, also roof greenery is allowed, but a plot shall have twice as much roof greenery as the shortage of greenery on the ground. In the detailed plan, the proportion of green zones is 18%. The proportion has been calculated according to the draft solution being the basis for the plan solution. More specific solution and proportion of green zones will be specified during further planning. Areas with buildings have been indicated as large as possible in the detailed plan, to enable flexible building; additional green zones can be later planned to the area within the area with buildings. Roof greenery is planned for the roof of gallery buildings and underground parts of buildings. Outdoor areas are largely public, movement of light traffic is not restricted and no boundary fences are planned. In the detailed plan the proportion of green zones has been increased, compared to the existing situation and the valid detailed plan of the area of Patarei and Seaplane Harbour. In the valid comprehensive plan of shore area between Paljassaare and Russalka the minimum required proportion of green zones is 10%, which is ensured in the detailed plan.*
- 7 Design of constructional and technical solutions of new buildings shall be based on the concept of energy efficient buildings;
The condition has been added into clause 6.3.3 of the letter of explanation.
- 8 Cooperation is required with the persons specified in § 14 (2) of the Building Regulation of the City of Tallinn, Culture Department, Heritage Conservation Department and Environmental Department of Tallinn, and other persons, whose rights or obligations may be related to the plan solution;
See the folder of appendices.

7.7 Conformity to fire safety requirements

Fire safety requirements and measures are specified in the Regulation no 54 of the minister of economic affairs and infrastructure from 02.06.2015 „Fire safety requirements set to a construction work“.

Conditions for the design of buildings are specified in clause 6.3.2 of the letter of explanation. The need for constructing firewall due to the distance between the buildings has been specified with relevant conventional sign on the main drawing.

7.8 Taking account of proposals submitted during public discussion of the draft plan.

Public discussion of the draft solution took place on 5 November 2013 in the Government of Põhja-Tallinn. No objections or proposals were submitted during the public discussion.

7.9 Taking account of proposals submitted during public display of the plan

Public display of the plan took place 18.04.-02.05.2016. For taking account of proposals submitted during public display, the detailed plan has been amended as follows:

- *Allotment plan was changed: the plot planned for the building of mortar battery as an integral part of Patarei building complex was merged with pos 1 plot.*
- *Ridge height of the gorge building of Patarei sea fortress was measured and possible absolute height of new buildings was specified.*
- *References to possible location of apartments in the buildings have been removed from the detailed plan. As a restriction the requirement remains in the plan that spaces on the ground floor shall have purpose of use directed to the public.*
- *The option for constructing a gallery-type building in place of walking cabins was removed from the detailed plan. An option was added for covering the courtyard between connection building and gorge building with glass roof or any other type of roof enabling transparent solution similar to the courtyard between connection building and lunette wings.*
- *The conditions for constructing a fence of the possible prison museum have been specified.*
- *Conventional signs of high greenery planned to the territory of Patarei complex have been removed from the drawings of the detailed plan. High greenery shall be established at Vesilennuki Street. A requirement has been added for planning green zones to the planned plots that the planned green zones may not block views or dominate over the historical buildings.*
- *A requirement has been added into the plan that the design of seaside green zone shall form a visual integrity with the promenade. Planning shall be based on the „Proposal for urban space development of the seaside promenade of Tallinn“.*
- *A requirement has been specified to organise public architectural competitions for the buildings in the area.*
- *Public access from the building of mortar battery has been added.*

7.10 Amendments after public discussion

In result of discussions after the public display of the plan, the plan has been amended as follows:

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Töö nr 13161

Tallinn, Põhja-Tallinn

Kalaranna tn 28 ja Vesilennuki tn 4 kinnistu detailplaneering

- Allotment plan has been changed: the building of mortar battery as an integral part of Patarei building complex has been merged with pos 1 plot. In total, 4 plots have been formed.
- The position of boundary between the plots pos 1 and pos 5 was specified.
- A condition has been added that architectural competition shall be organised for reconstructing Patarei defence barrack.
- For the purpose of more flexible use of courtyards, an option has been added into the plan for covering the courtyard between connection building and gorge building with roof under the same conditions as for covering the courtyard between connection building and lunette wings.
- The option for constructing gallery-type buildings in place of walking cabins has been removed from the detailed plan.
- Due to the mentioned changes also the planned ground level closed gross area changed: while the former planned ground level gross area was 26500 m², including 2610 m² covered courtyard, then after the changes the total closed gross area is 29830 m², including 4960 m² covered courtyard area. In the former plan, also the gross area of possible gallery-type building to be constructed in place of walking cabins had been included in the ground level closed gross area, therefore the increase of total gross area is not equal to the increase of gross area on account of the covered courtyards.
- In addition to the ridge height of the gorge building also ridge heights of other buildings belonging into Patarei building complex have been measured, and respectively the height of existing as well as planned new building has been specified.
- Upon proposal of the Heritage Conservation Department the text of the letter of explanation describing the location of galleries opening towards the former moat has been specified.
- Also, upon proposal of the Heritage Conservation Department the area requested in the special conditions of heritage conservation has been specified, where view to the defence barrack from Kalaranna Street would be ensured. Extent of the area is specified on the main drawing.
- Drawings were specified: underground part of partially undemolished barrack was entered to the plan. By now (September 2017) the entire building has been demolished during the construction activities of Vesilennuki Street.

7.11 Impact of the plan on urban environment of close surroundings and its development possibilities

The planned quarter is located in Põhja Tallinn district. Major changes have already taken place in the area. After renovation of the Seaplane Harbour and completion of Kalaranna Street, people have started to visit the area more frequently. If the buildings of Patarei prison will be renovated and adapted to the purpose of use directed to the public, the area will become even more attractive. The plan intends to provide as flexible usage options for buildings as possible. Potential purposes of use of the existing buildings may include residential, business as well as social purpose with various proportions. After reconditioning and commissioning of the existing buildings, the area will become more attractive and safe. Another aspect of interesting historical urban space of Tallinn will be opened to the people. As a public architectural competition will be organised for the design of new buildings, it is reasonable to assume that also the new buildings will be attractive and fit into the environment.

7.12 Conformity of the plan to public interests and values

- Architectural monuments shall be reconditioned and exposed.
- Public accesses have been specified to the seaside promenade and around Patarei building complex.
- After realisation of the plans, the area, which is currently mainly unused and abandoned, will become lively, increasing essentially the safety in the area.
- Concentration of the city complies with the principles of sustainable development.
- An option to plan also residential and business spaces in addition to a parking building will make the area more attractive for potential developers.

Consultant

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