

KS | KIVIMÄE
| SÜDA



Construction information

 **NORDECON**

General concept

We are giving an historical building a new lease on life. Kivimäe 27, which was constructed in 1937-38 to the designs of architect Alfred Kehva, first served as a military sanatorium before being repurposed as a telephone exchange and later as an office building. In the course of its reconstruction, we are transforming it into an apartment building. Classed as a building of architectural value, the structure will retain its outward appearance to ensure that it looks authentic. It features two above-ground levels, a low attic and a partial basement level.

The existing ceilings, stairwells and internal load-bearing walls are to be demolished and the uninsulated external walls reconstructed wherever possible. The foundations and external contours of the structure are to be retained. The roof and facade will be reconstructed and restored to their original appearance, or as close to it as can be achieved.

There are plans for 12 apartments, of which four will be two-storey homes in the arched wings of the building, with a further four apartments on the two floors in the central section of the building. The apartments have been divided up between four entrances in such a way that on no floor of any stairwell or entry is there access to more than two of the homes. Technical and storage rooms are planned for the basement level, which will also feature a communal space for all residents with a terrace opening out onto the southern courtyard.



Structures

The building was erected on limestone foundations which are to be further insulated in the course of reconstruction. The load-bearing structures in the building are the existing brick walls and new walls made from concrete blocks. The ceilings will be made from hollow panels and monolithic reinforced concrete.

The floors between the storeys will feature floating concrete flooring on sound-insulating materials and have been designed to enable underfloor heating. The walls between the apartments will be made from fully concreted blocks. The staircases will be constructed using prefabricated concrete and monolithic reinforced concrete.

The balconies have been designed as prefabricated reinforced concrete elements with metal railings.



Exterior finish

Light-coloured mineral plaster is to be used to finish the exterior of the building, adorned with portals around the doors and cornices in lighter and darker tones. The facade will be insulated and plastered with differentiated cornices and decorative bezels. The dominant tones were chosen on the basis of original photos of the building and examples of similar buildings constructed in the 1930s.



Roof

Rolled tin is to be used on the roof, in line with the era in which the building was constructed. The panes on the southern side of the roof are planned to feature integrated solar panels.



Energy rating

The building will have a 'B' energy rating.



Doors and windows

The building will have triple-glazed timber-frame windows. The sizes and locations of the existing windows are to be retained in the course of reconstruction. As befits an historical building, the doors will be wood-panelled.



Interior solutions

The internal walls in the apartments will be plasterboard on metal frames with sound insulation. Lightweight block walls will be used where shafts are required for communications. Surfaces will be finished according to the interior finish package selected. The floors and walls in wet rooms will be partly tiled and partly painted. The floors in the living areas will be finished according to the interior finish package selected. The walls in the living areas will be plastered/levelled and painted. The ceilings will feature plasterboard panels which are plastered and painted.



Heating, cooling and ventilation

All heating, cooling and water needs in the building will be met using central air heat pumps. Water-based underfloor heating will feature in the apartments. To cover the peak heating period in winter, a gas boiler will also be installed in the building for added capacity. Every apartment will have its own heat-recovery ventilation system.