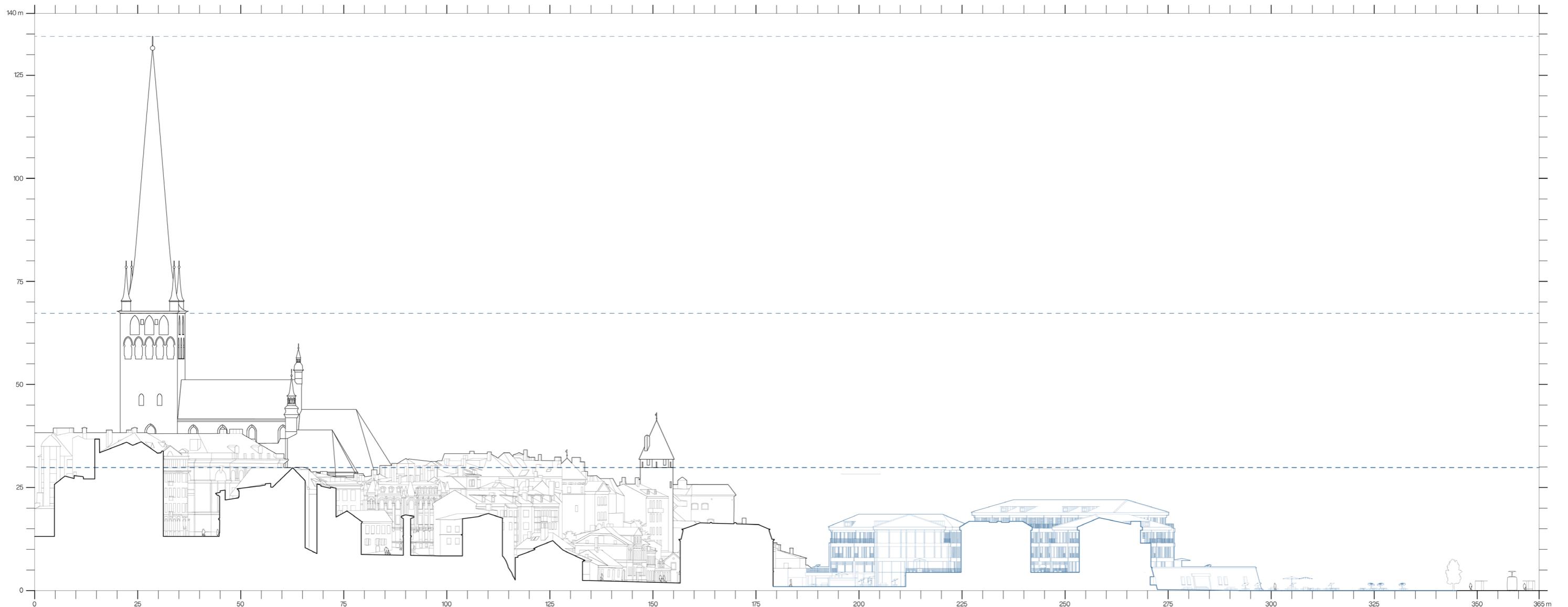


The Dwellers of Väikese Rannavärava

Tallinn, Estonia, 2024-2025
Kushav Dharvish Aubeeluck

P5
A Matter of Scale





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Finding buyer for Old Town property remains difficult

NEWS

Veronika Uibo
14.05.2024 09:29

1 f t p s



Tallinn Old Town. Source: Ken Mürk/ERR

Tallinn's Old Town real estate prices have been stable for a year, but commercial and residential space remains tricky to sell. Entrepreneurs must choose a business with much care, while tenants prefer refurbished, comfortable apartments.

The apartment building on Suur-Karja tänav in Tallinn's Old Town is an exception, renovated completely from the ground up. Modern heating and plumbing systems are rare in Old Town apartments. This adds to the price of apartments, despite the low demand.

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Finding buyer for Old Town property difficult

Real estate analyst Risto Vähi said there is no limit to what is affordable in the Old Town, but in general the area demands higher prices. Attracting new residents is difficult because of the sometimes stubborn protection of historic buildings and poor infrastructure – streets are narrow, parking is difficult and grocery stores are scarce. The need to repair buildings can drive up utility costs.



Tallinn Old Town. Source: Ken Mürk/ERR



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Finding buyer for Old Town property difficult

Real estate analyst Risto Vähi said that kinds of shops are gone. Businesses that are important to the local people are gone. Offices are gone, all kinds of shops are gone. There are a couple of grocery stores, but that may be all that's left. The local feel and touch needs to be brought back," he said. Source: The need to repair buildings can drive up utility costs.

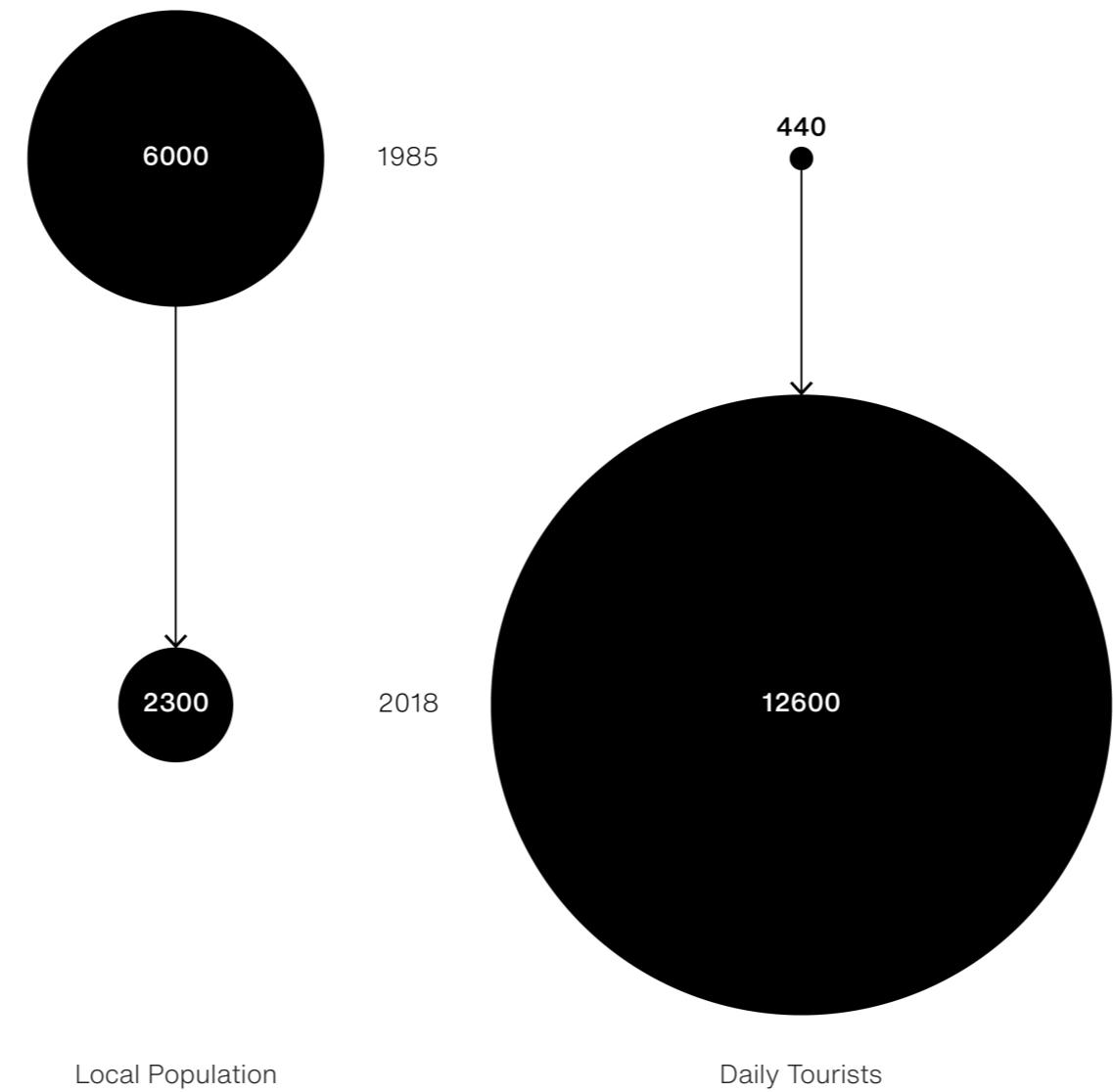
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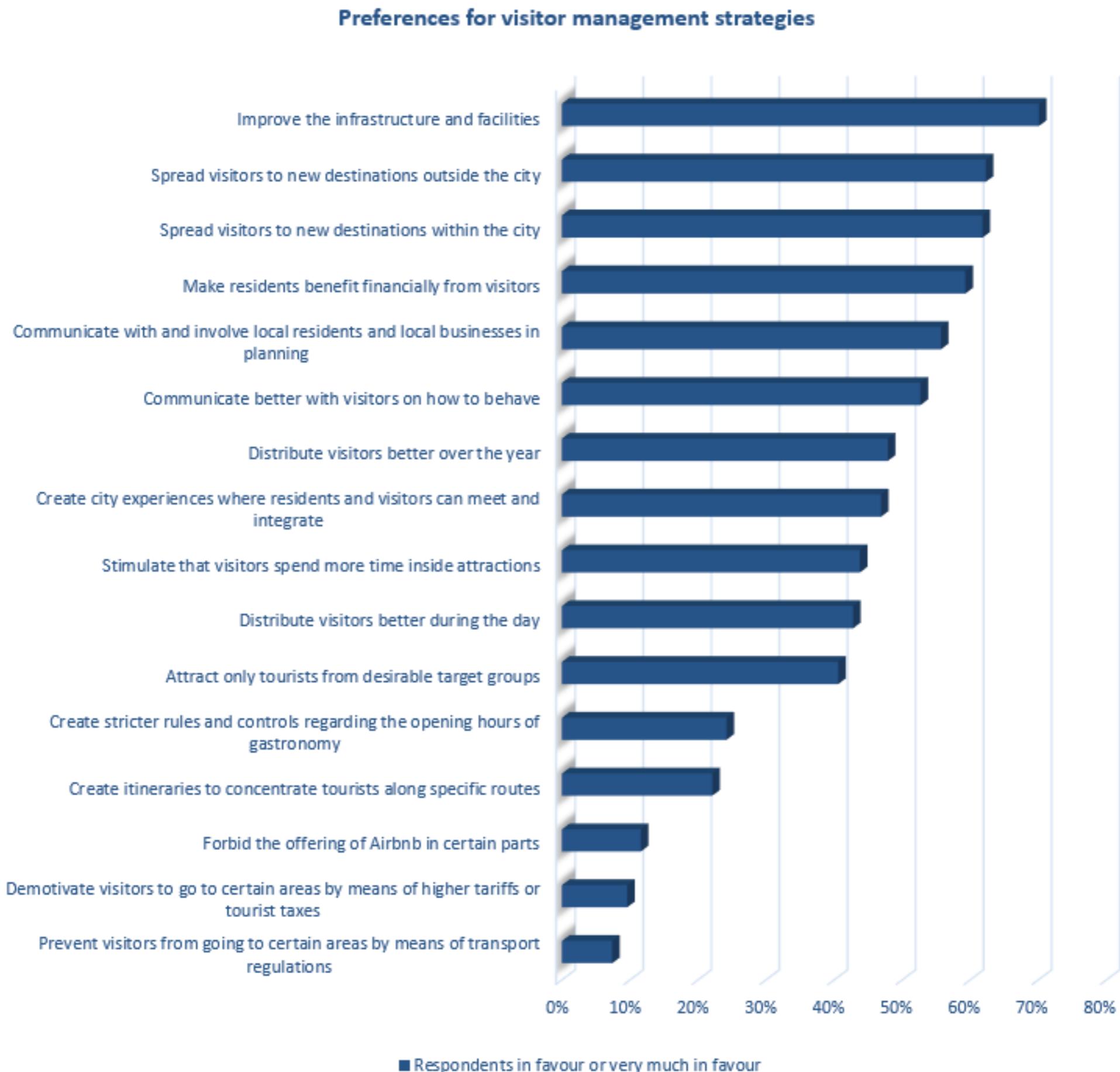


Tallinn Old Town. Source: Ken Mürk/ERR

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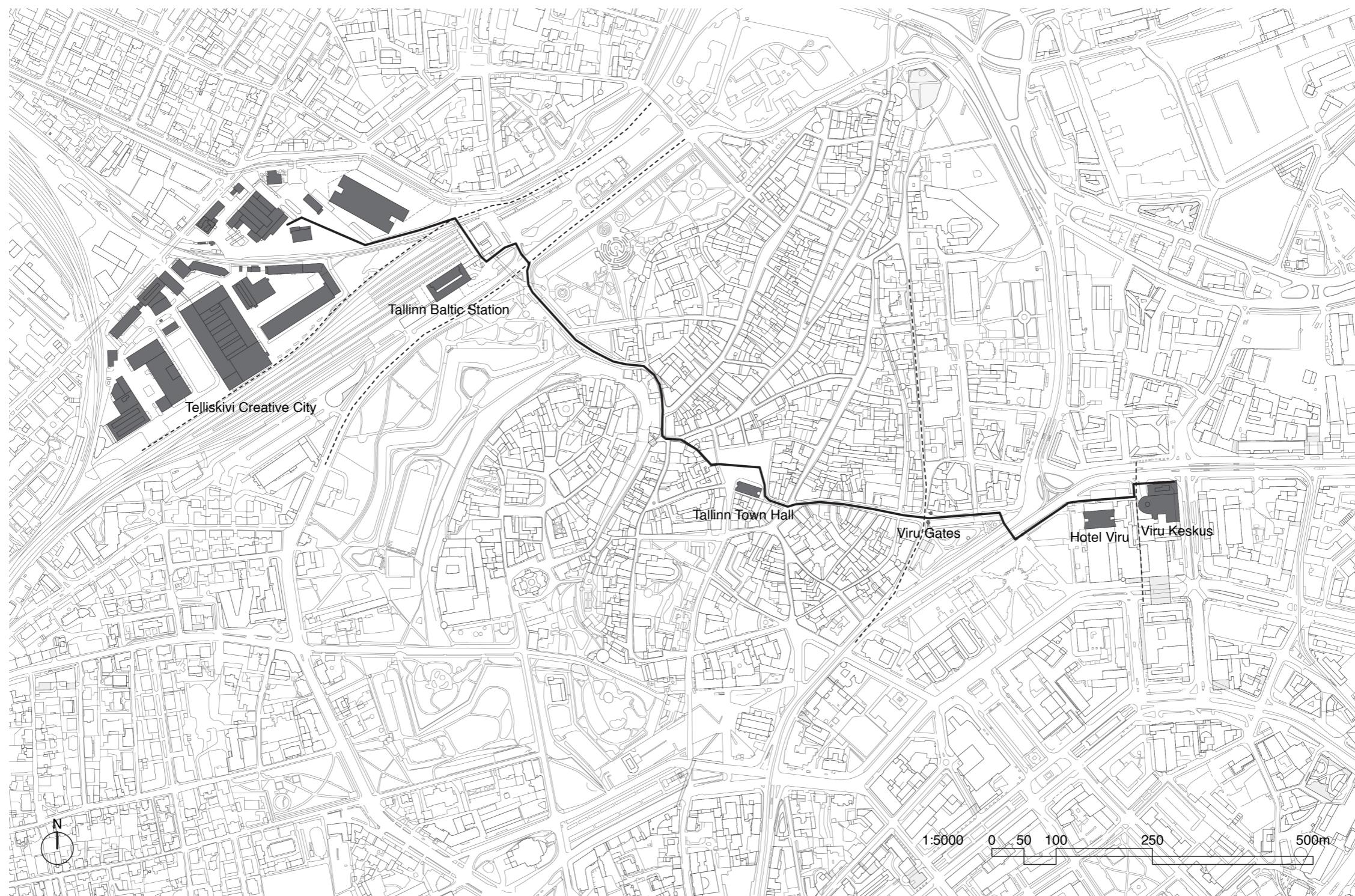


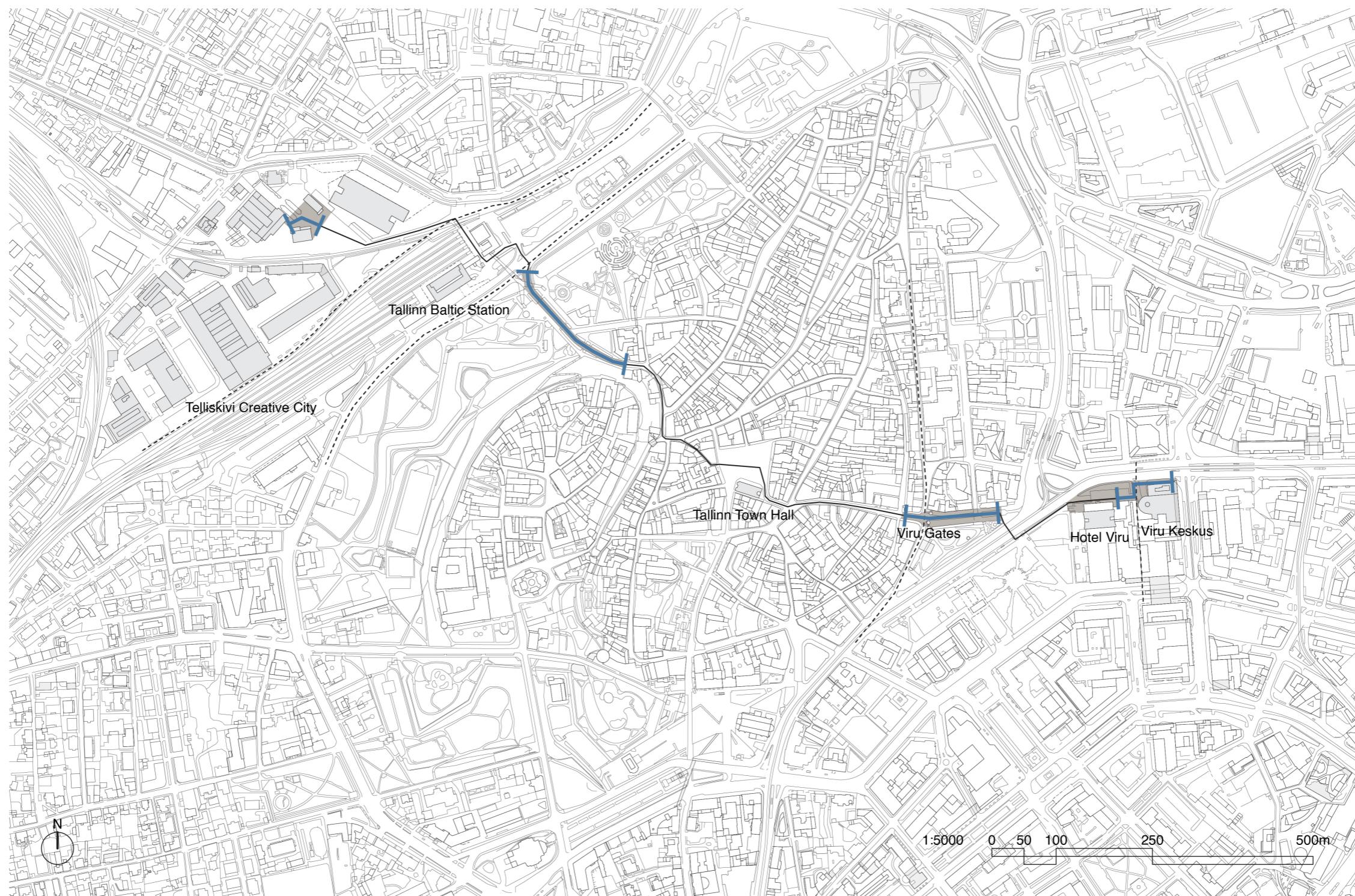
How can Tallinn Old Town's tourism economy be integrated with local uses to create a cohesive social and economic ecosystem that benefits both the temporary and permanent residents?

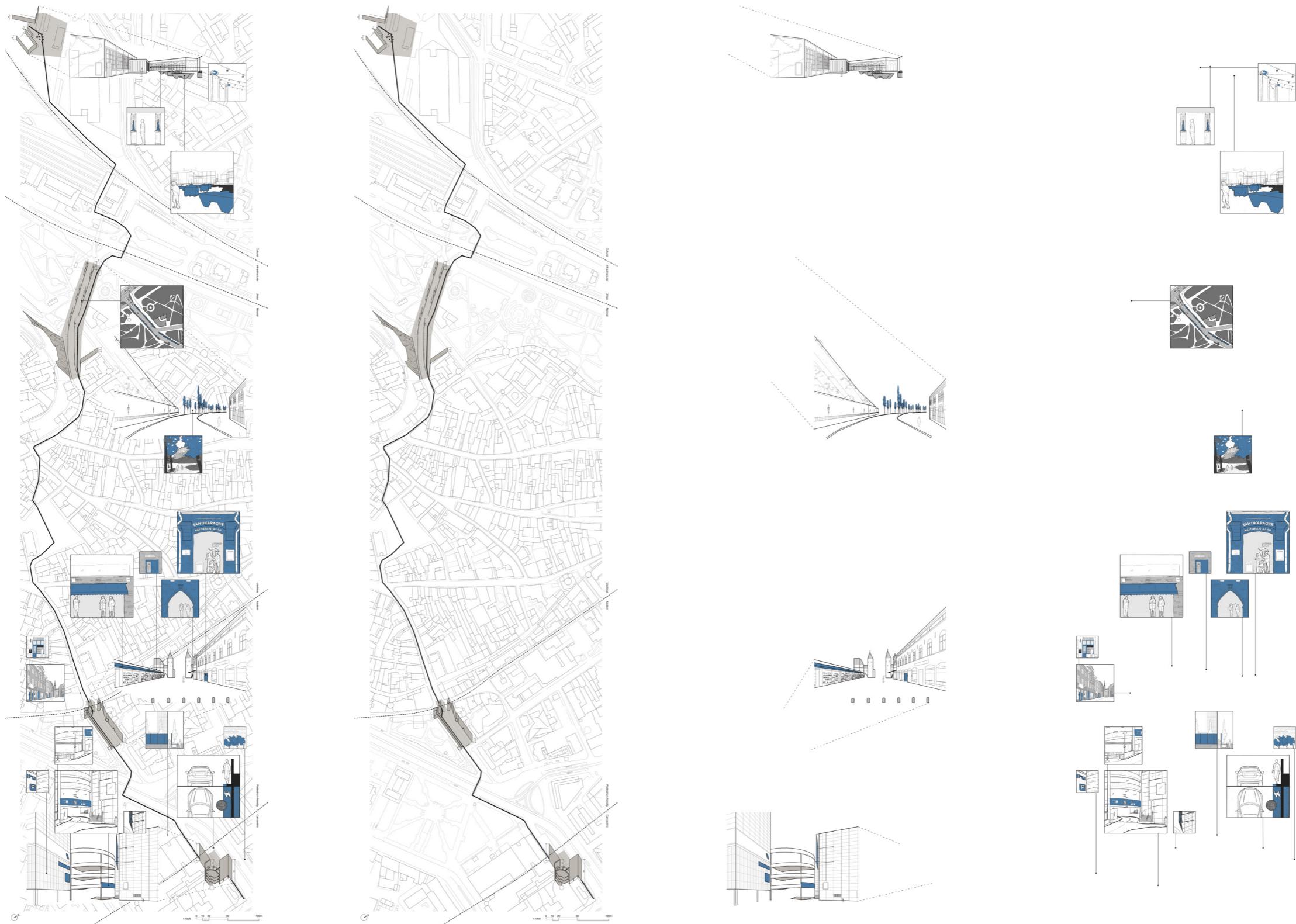
It is important to recognise that space is not merely a background for social activities, but is actually an active product. This spatial concept consists of a spatial triad which includes the conceived, perceived and lived dimensions.

-Henri Lefebvre, 1991, pp. 38, 39

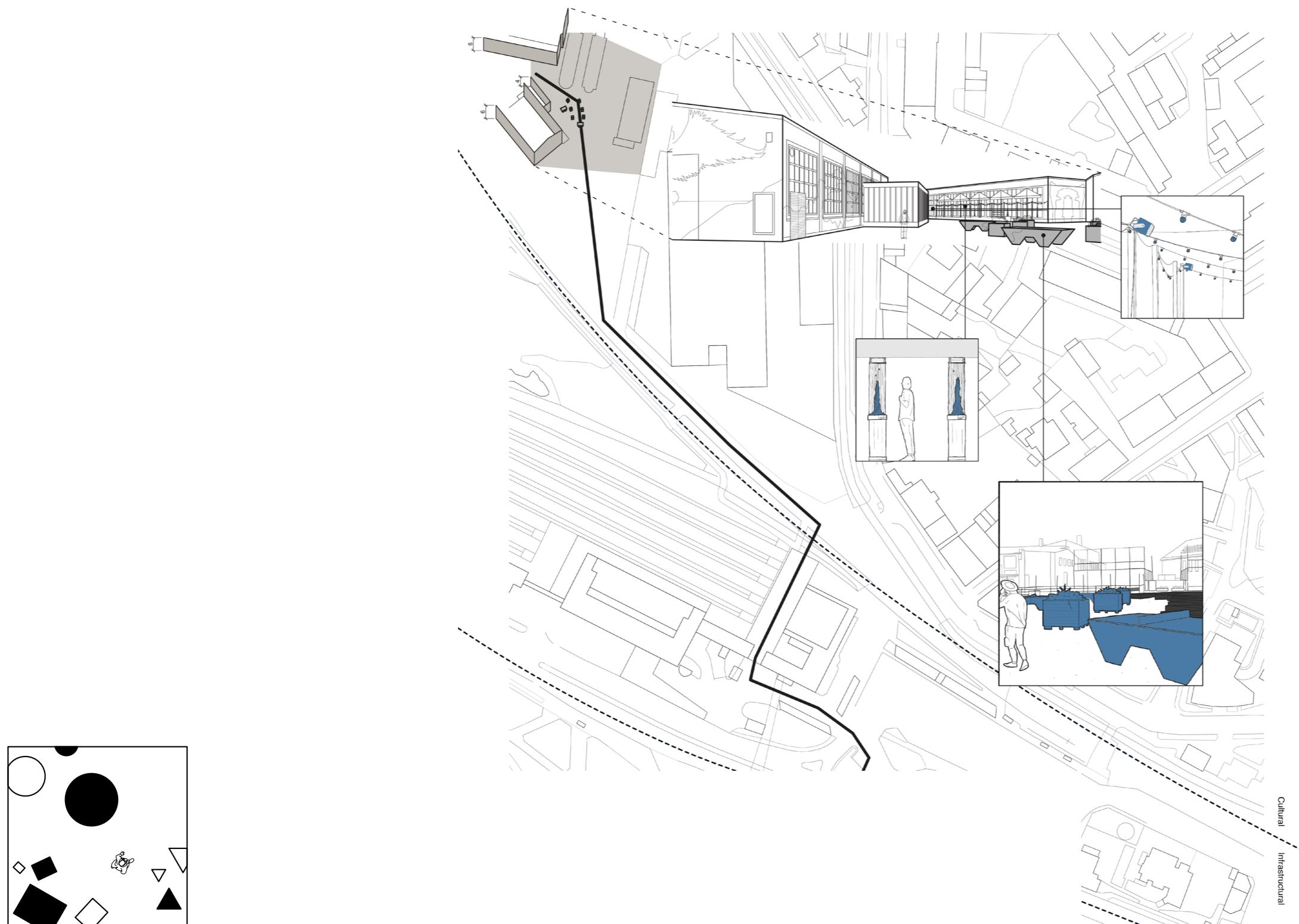
Therefore, to create a cohesive social and economic ecosystem in Tallinn Old Town, I must go beyond its physicality and search into how it is perceived, conceived and lived in.



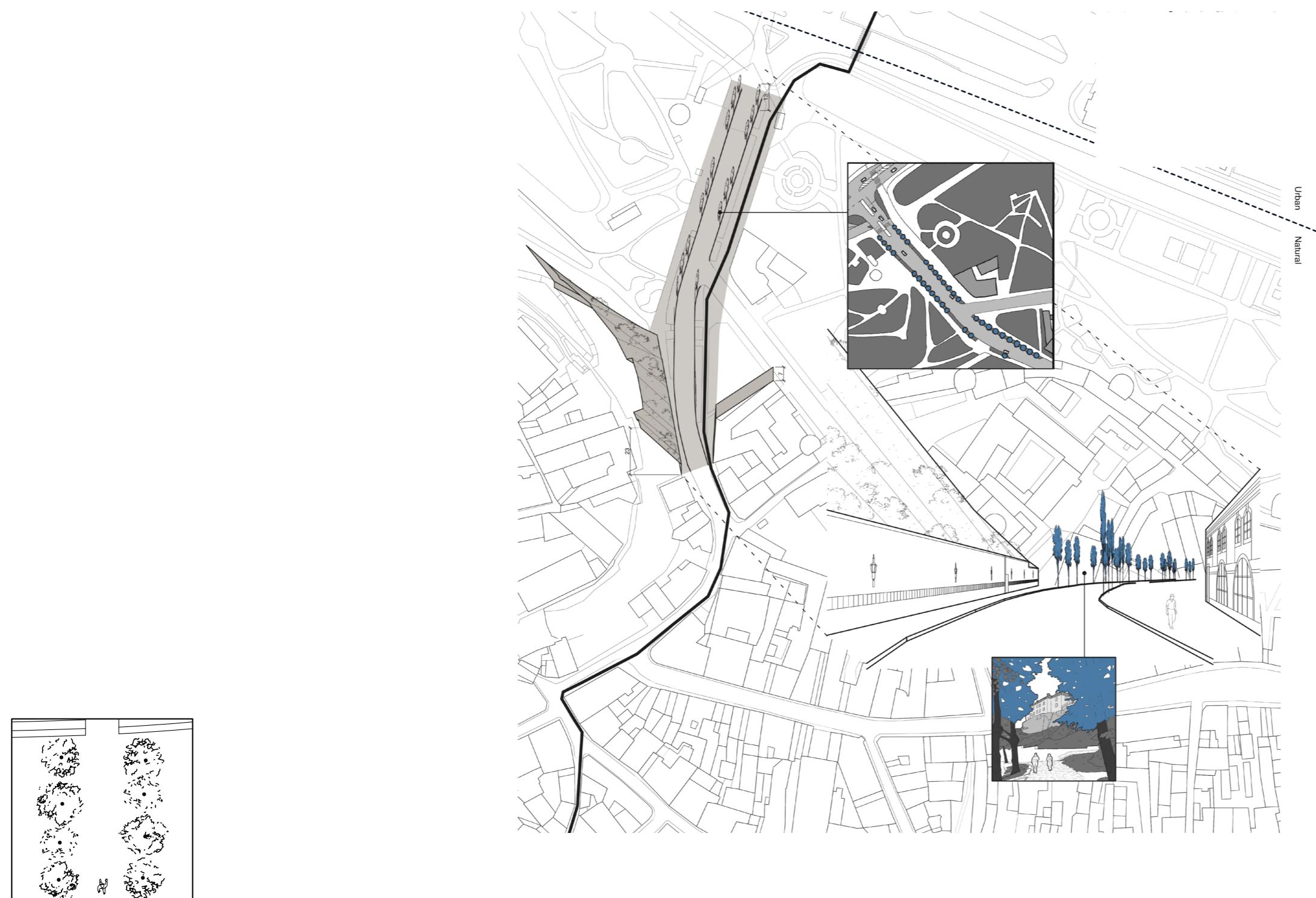




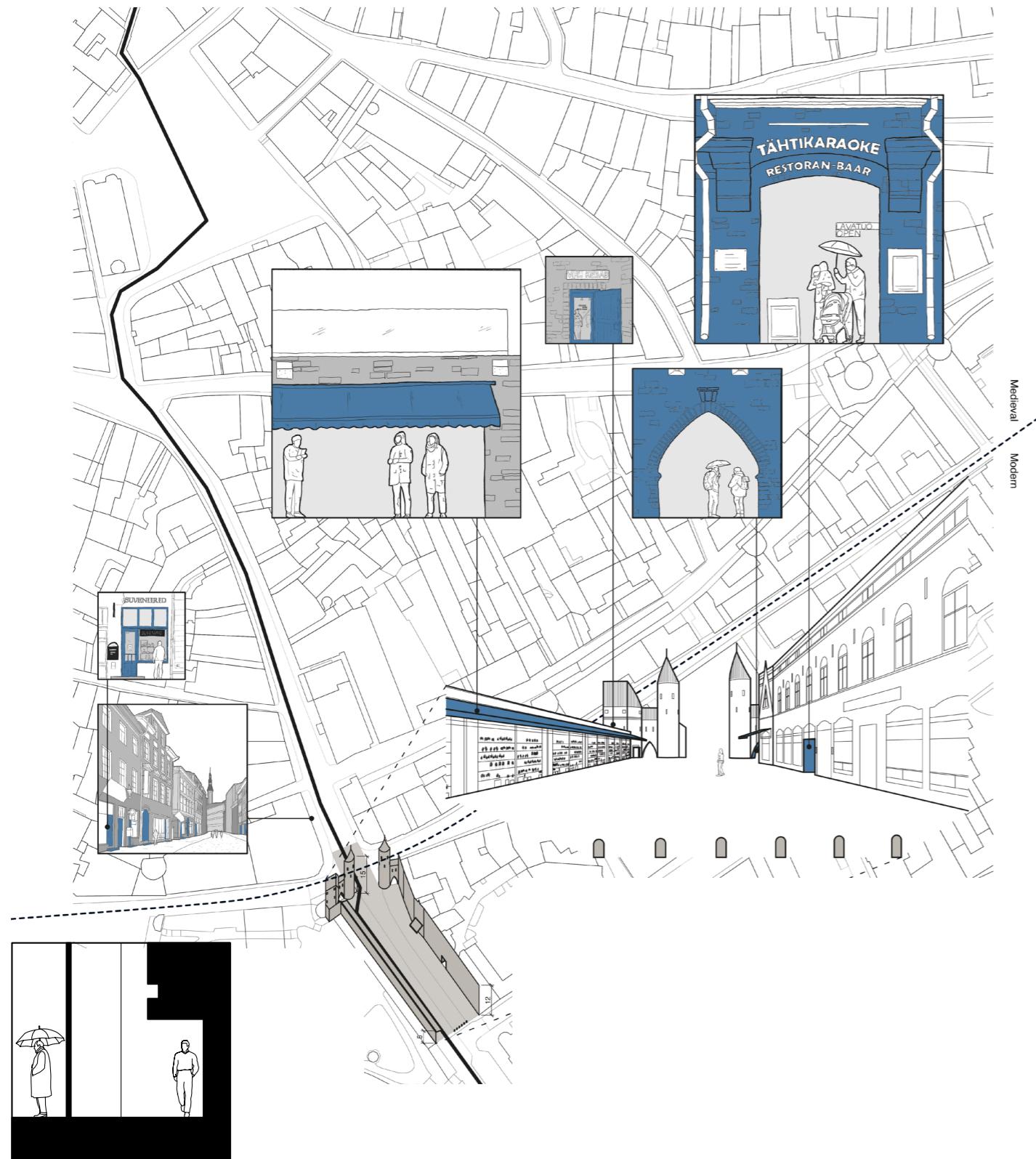




The dissemination of activities with different sensorial abilities makes the space lively.



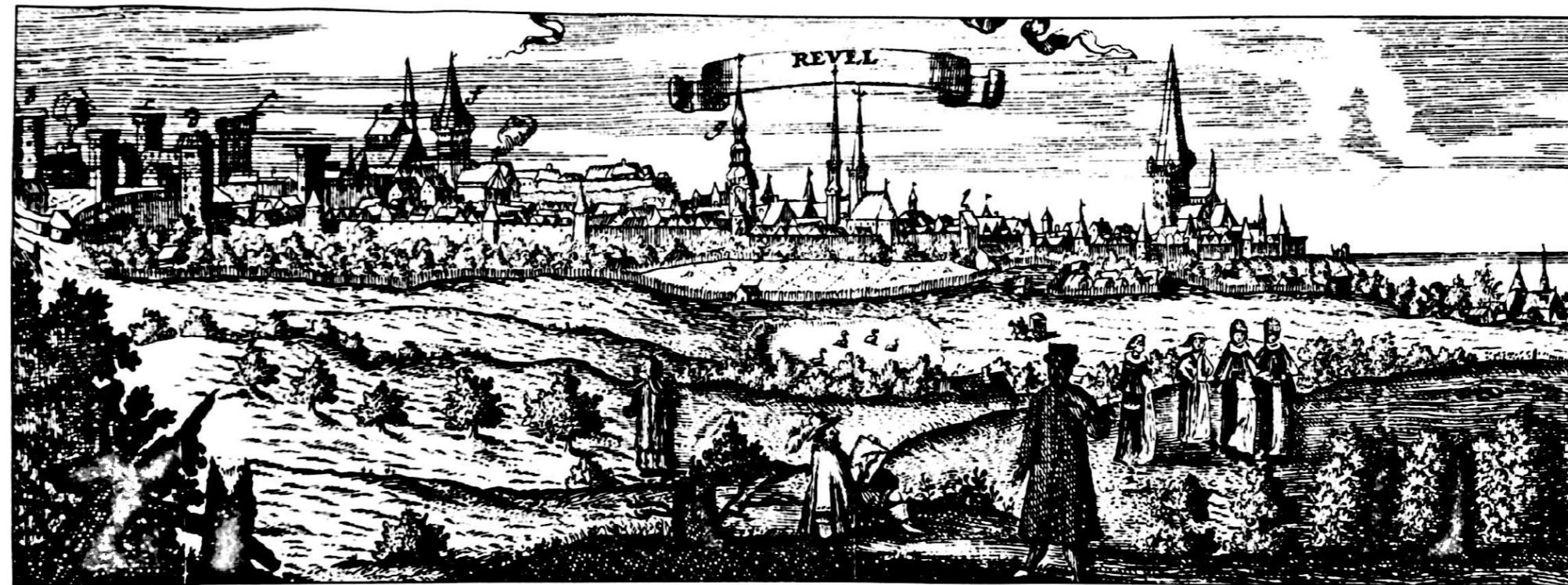
Nature can be a soft transitional space while framing the destination and arrival.



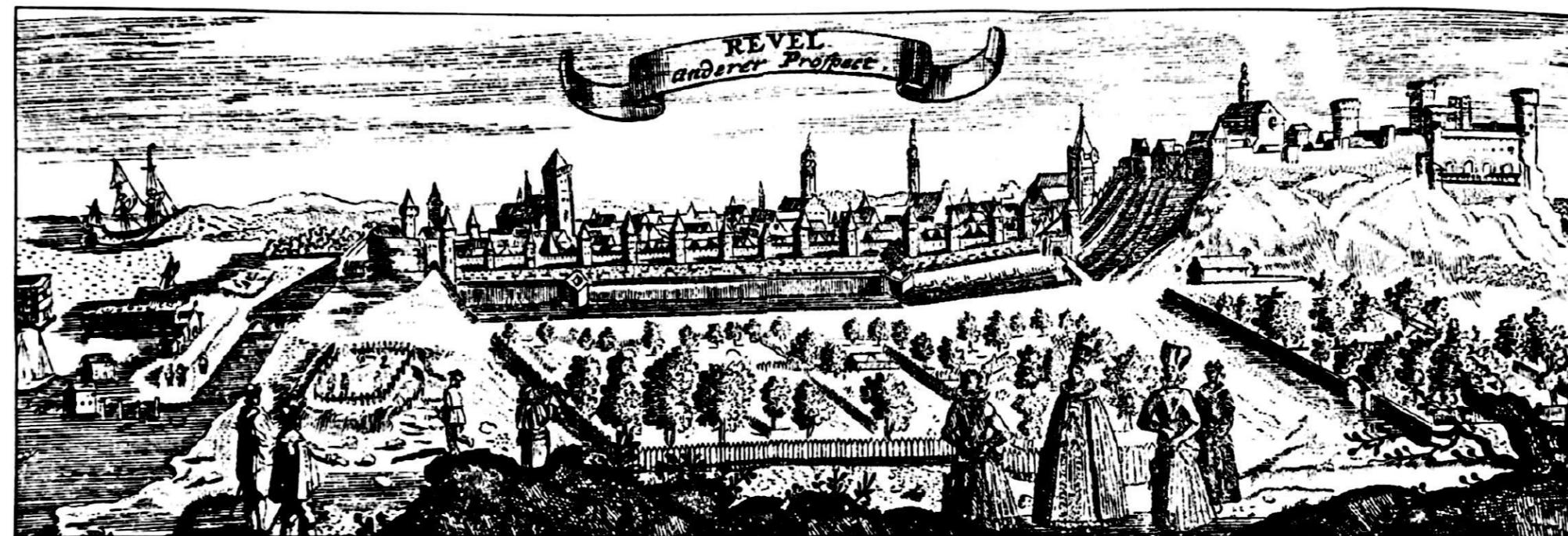
Having multiple depths with human proportions allows for sheltering spaces.



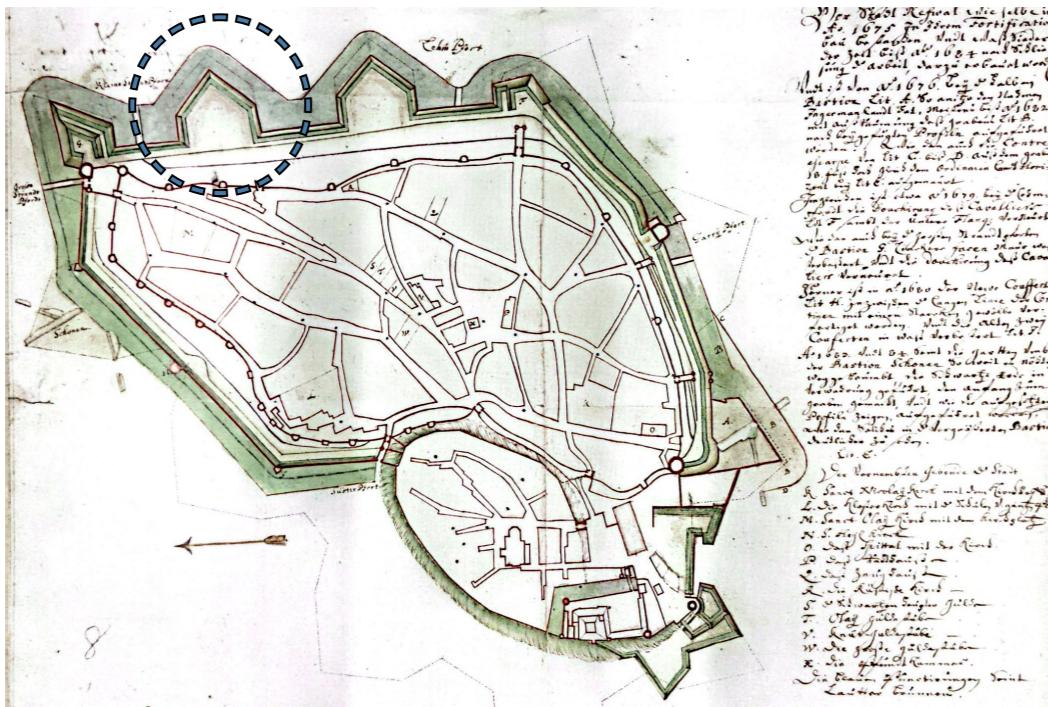
Contrary to the medieval and modern zones, the lack of depths with human proportions rarely or simply does not attract people to stay and use the space.



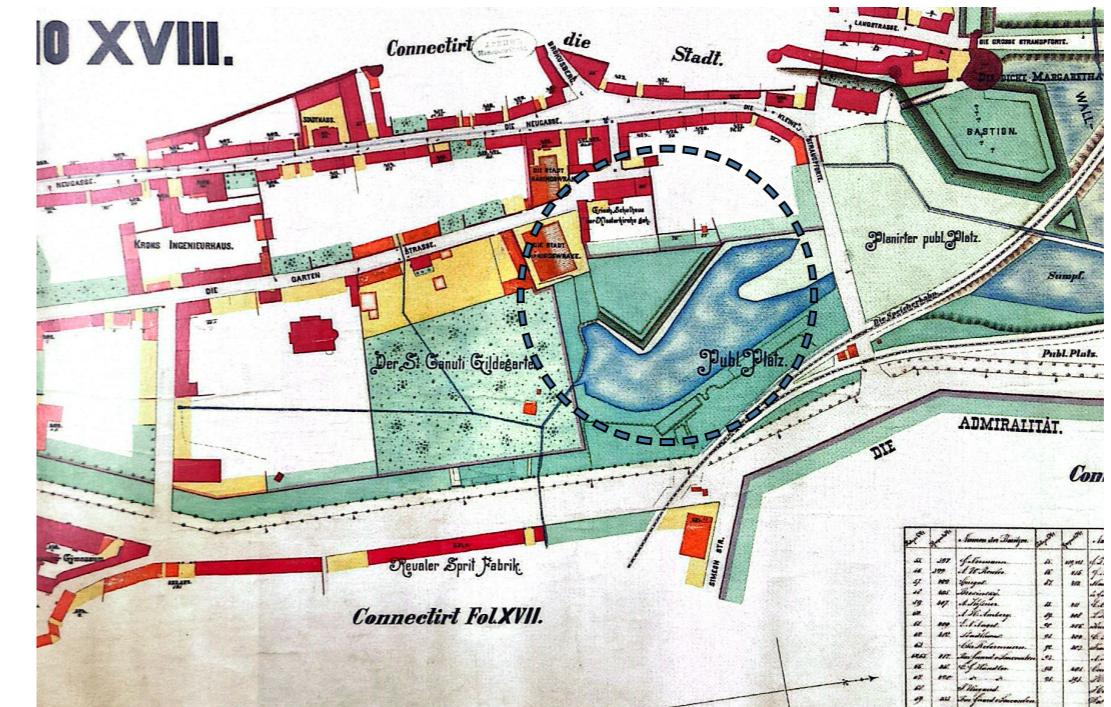
Tallinn From the South-East in 1590-1650 by Olearius, A.



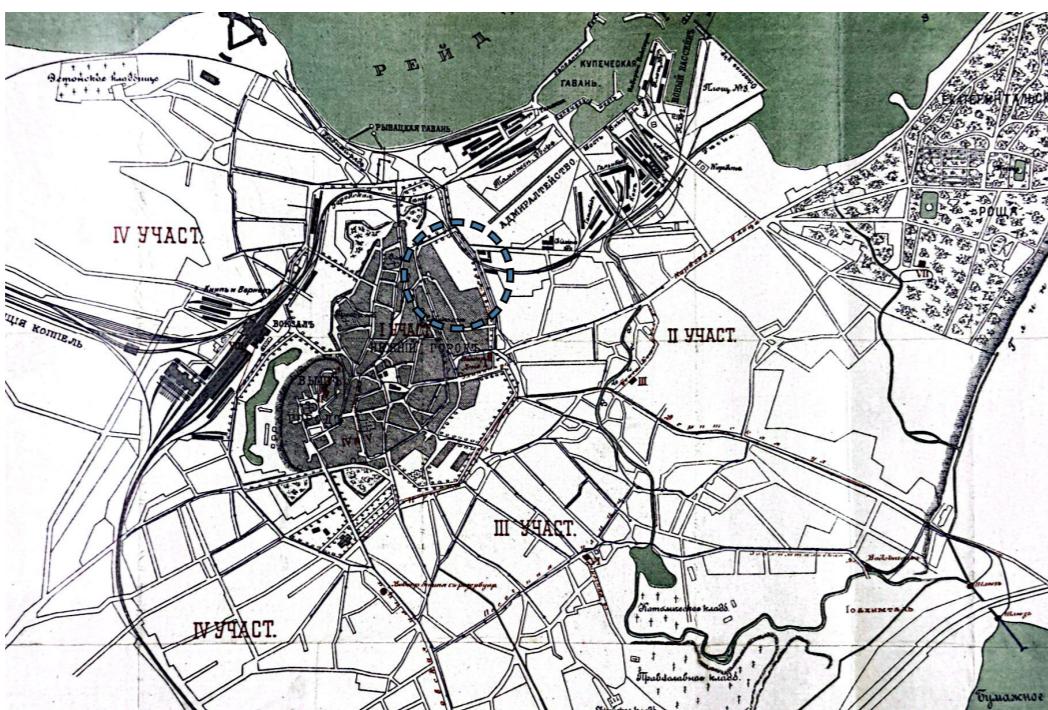
Tallinn in 1590-1625 From the North-West by Olearius, A.



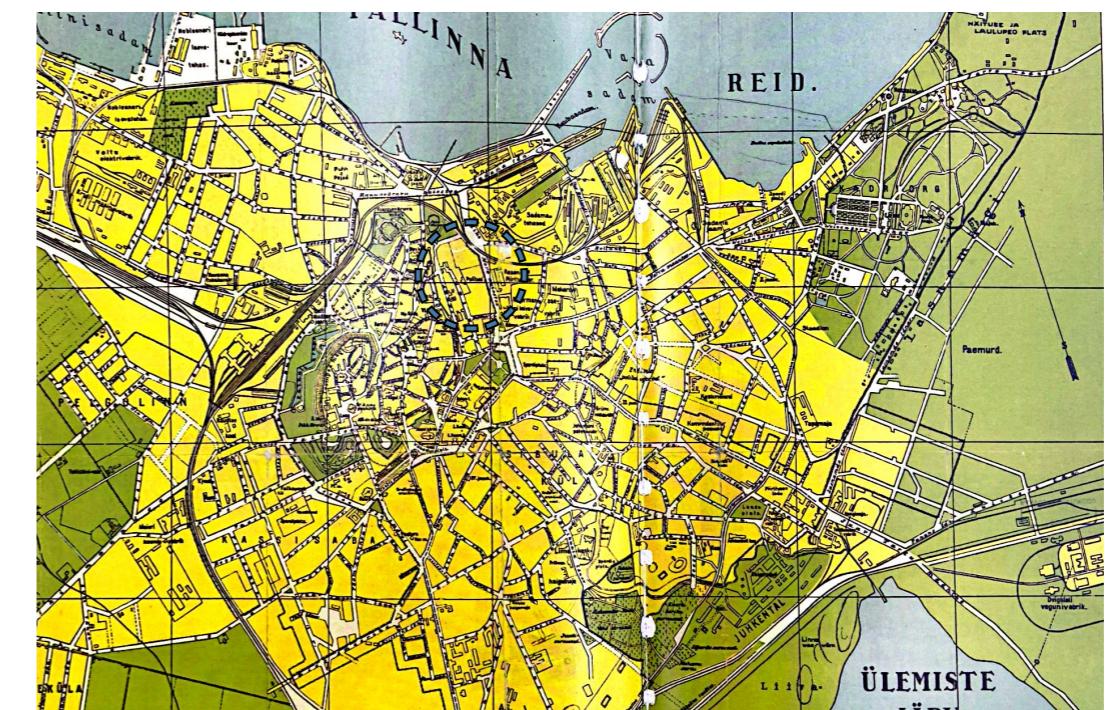
Tallinn Through the Ages, 1684



Tallinn Through the Ages, 1879



Tallinn Through the Ages, 1891



Tallinn Through the Ages, 1928

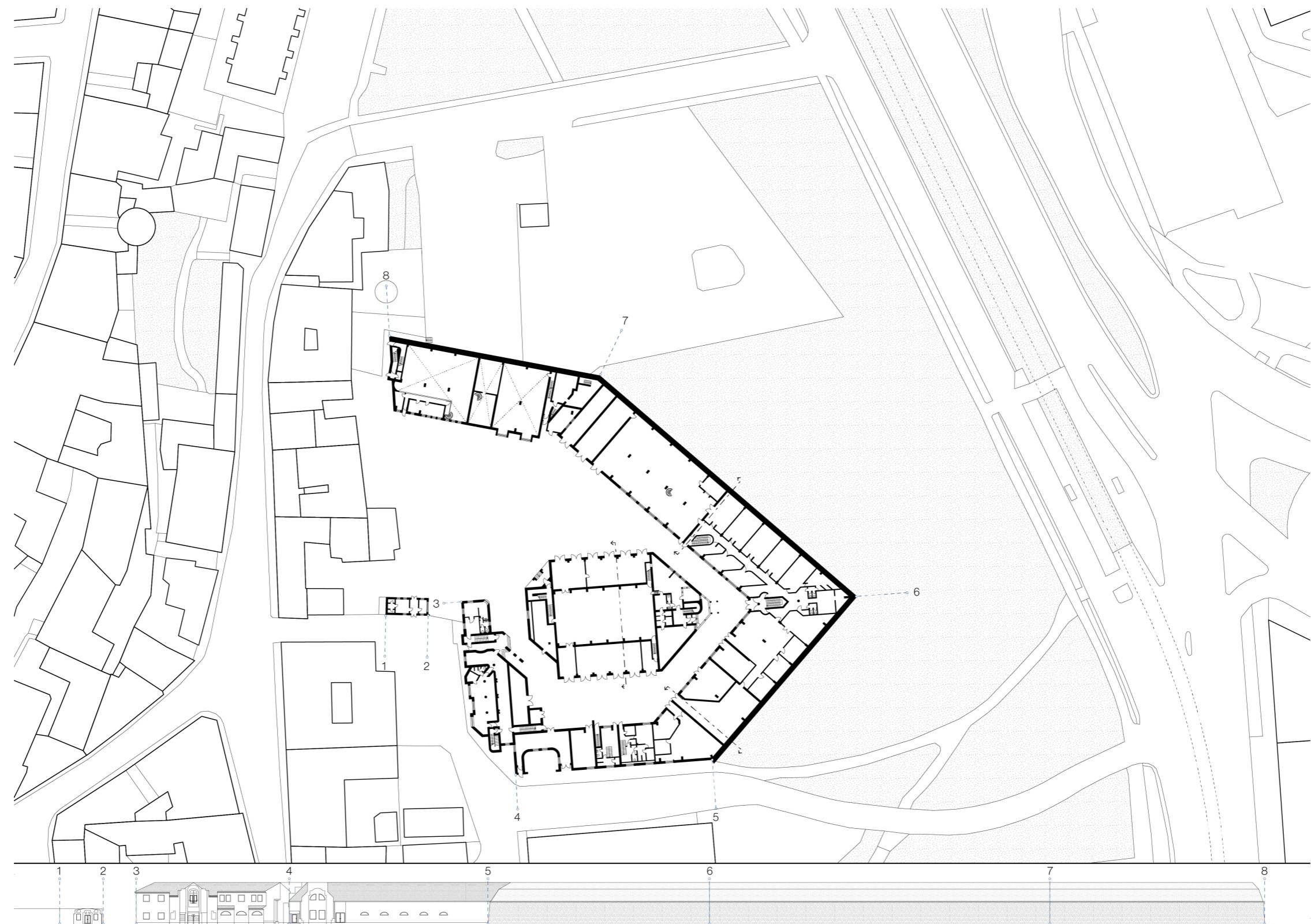


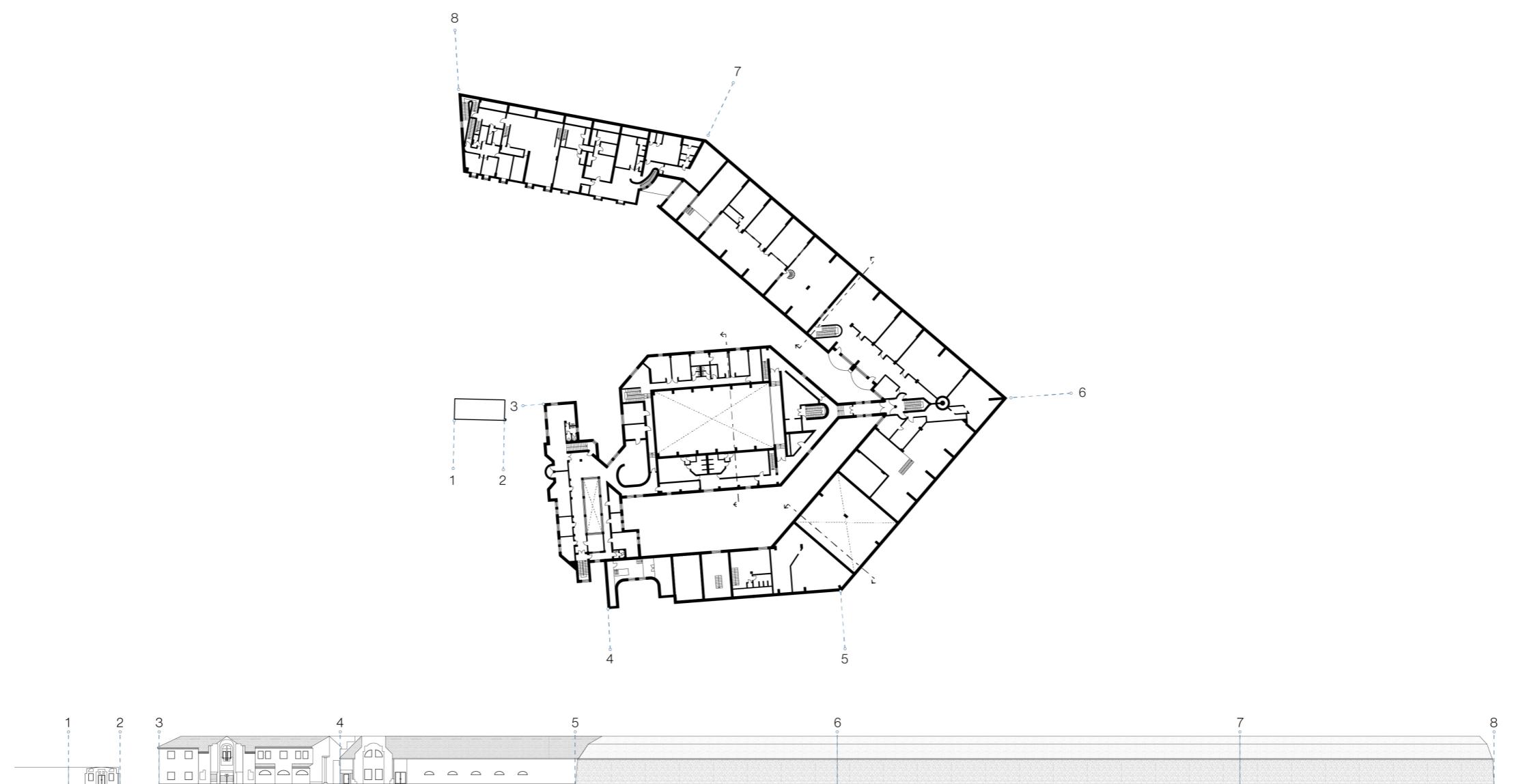
Tallinn Through the Ages, 1983



Tallinn Through the Ages, 2024

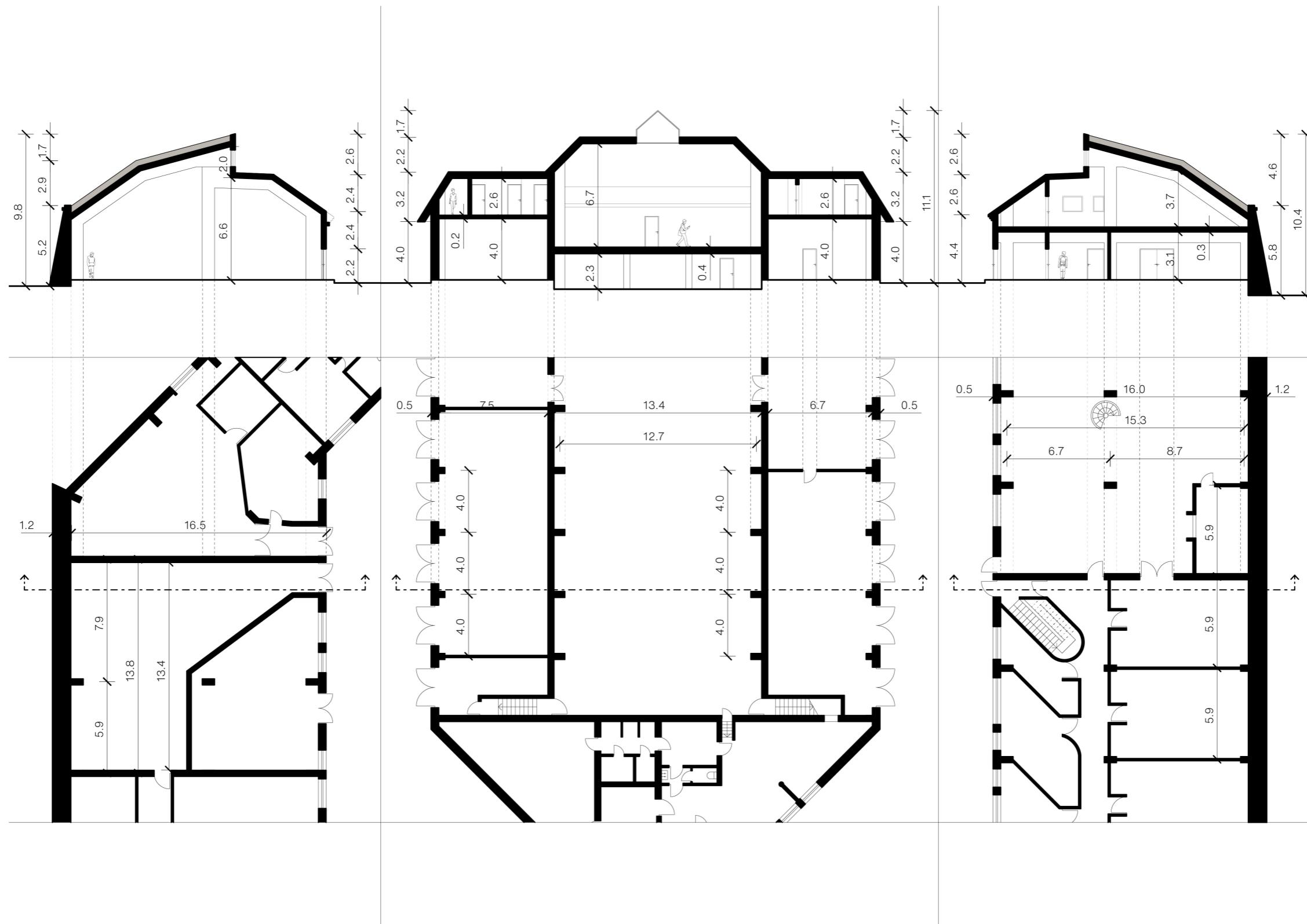
The current Väikese Rannavärava Bastion was actually rebuilt in 1986 to host the Housing and Utilities Department of the Old Town. Its function changed in 2002 into the Tallinn Sports and Recreation Board, which led to the creation of a sports and water centre. It was renovated again in 2006 and 2008 by adding a hotel which became the Braavo Spa Hotel and Reval Sport.





Väikese Rannavärava Bastion: First Floor

Fragmented Spaces Lacking Physical and Visual Connection To City





Väikese Rannavärava Bastion: Bird Eye View

Non-Human Scale Architecture

“today’s creation is tomorrow’s heritage”.

-Riin Alatalu, 2017, p.8

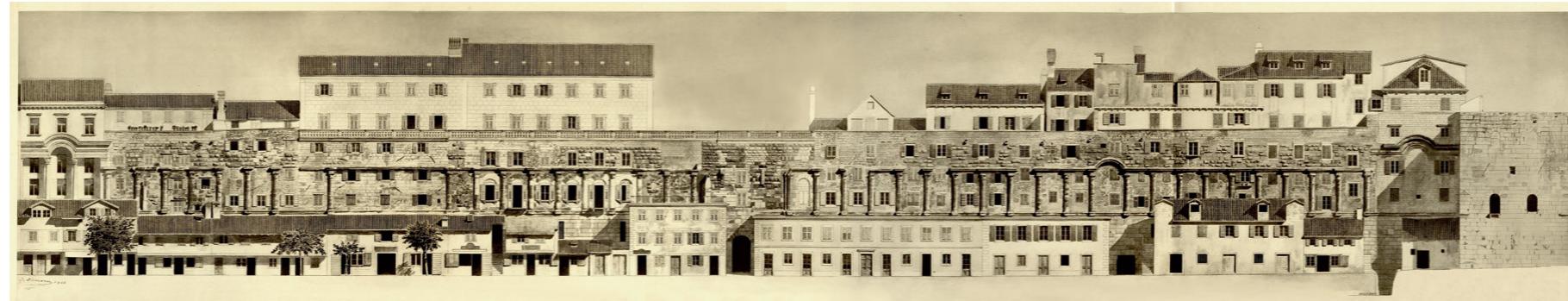
If we want to improve the living conditions in Tallinn Old Town, we need to acknowledge that the creation of new events can actually benefit some monuments and to a wider context its surroundings. These events, therefore create their own conditions.



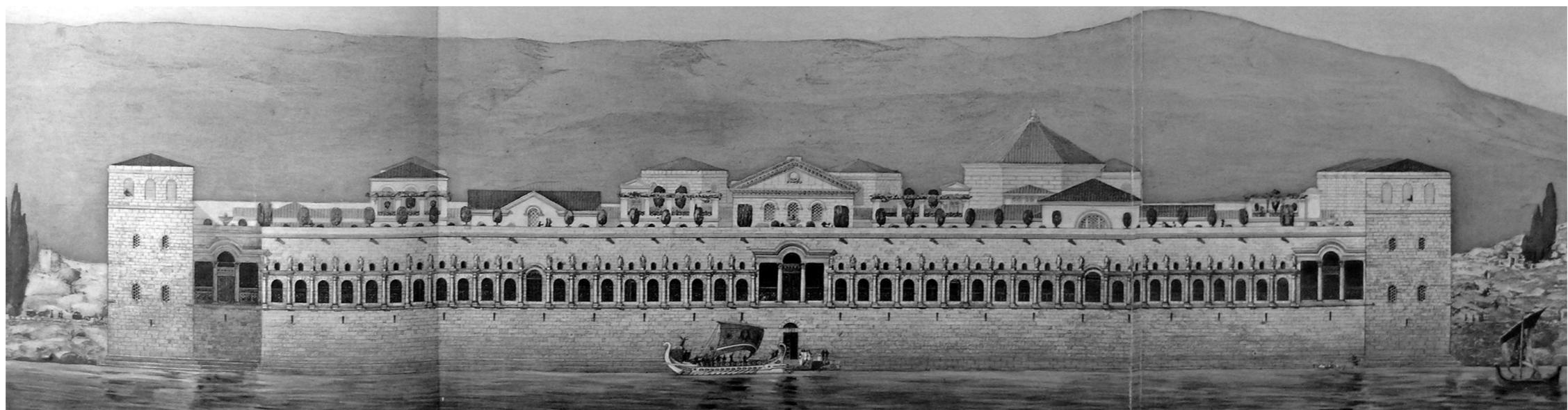
Reconstitution of Diocletian's Palace by Hébrard, E., 1912



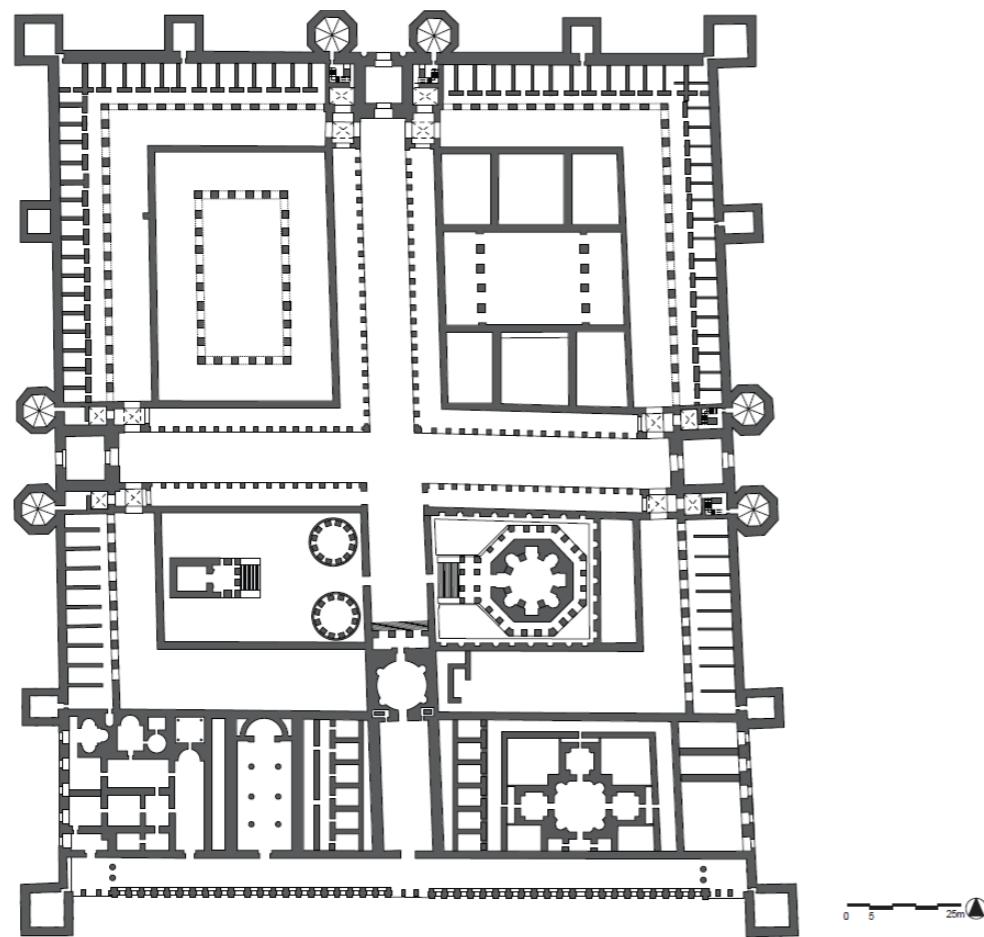
Photo From the Bell Tower to the South by Mooij, H. (2018)



Current State of the South Wall, by Niemann, G., 1910



Reconstitution of the Original South Wall by Hébrard, E., 1912



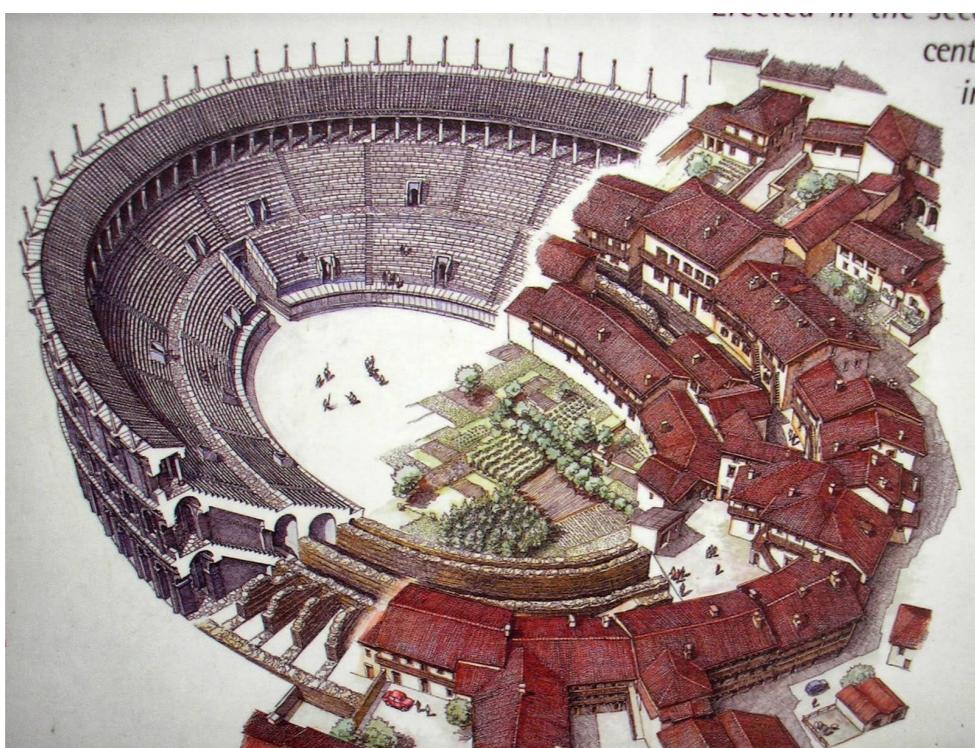
Possible Floor Plan of the Original Complex by Marasović, J., and Marasović, T., (1970)



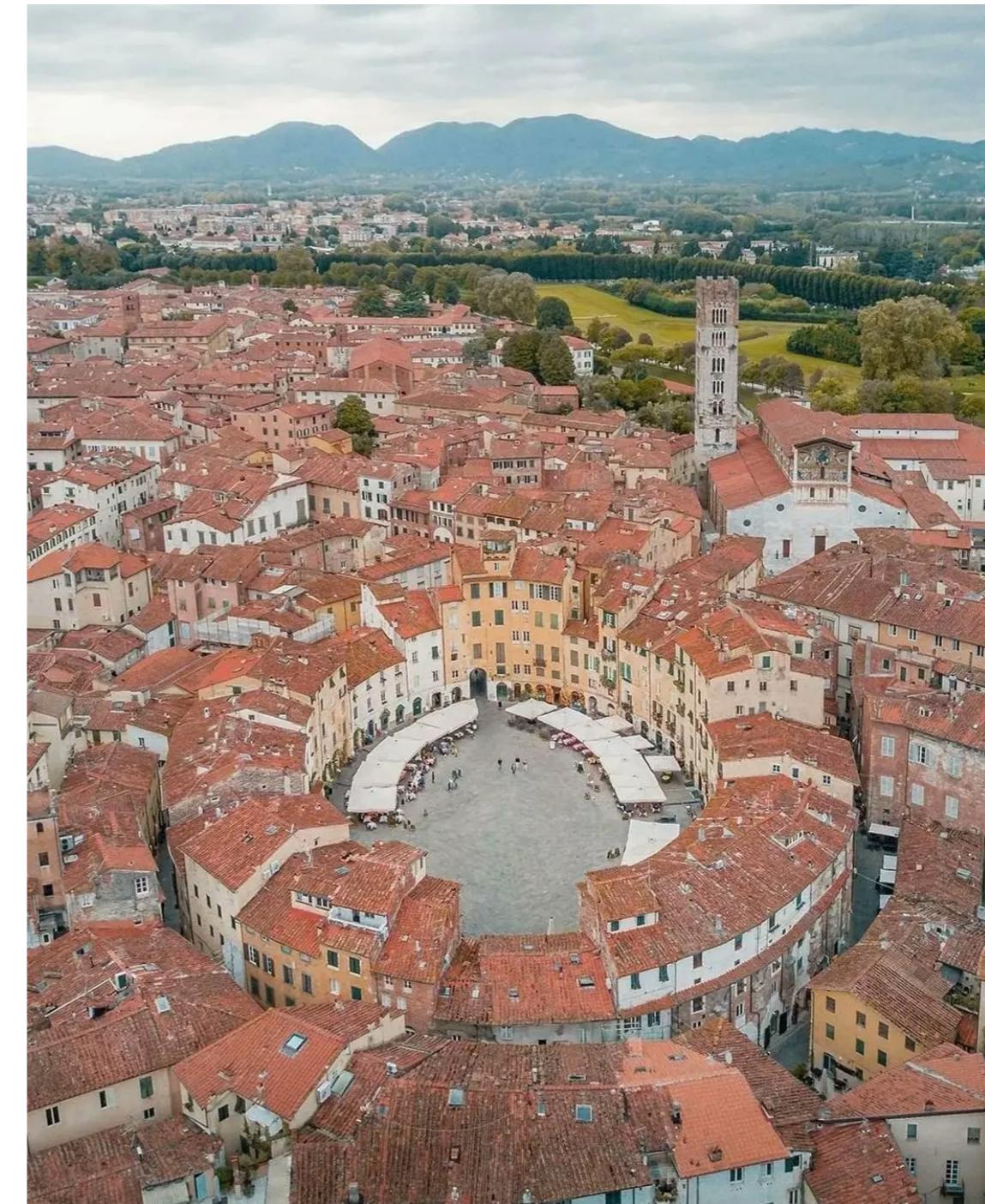
City Centre of Split with Remnants of Diocletian's Palace by Mooij, H. (2018)

“Ecological sympatry, the sharing of the same region by different kinds of organism, is thus a concomitant of the description of territories.”

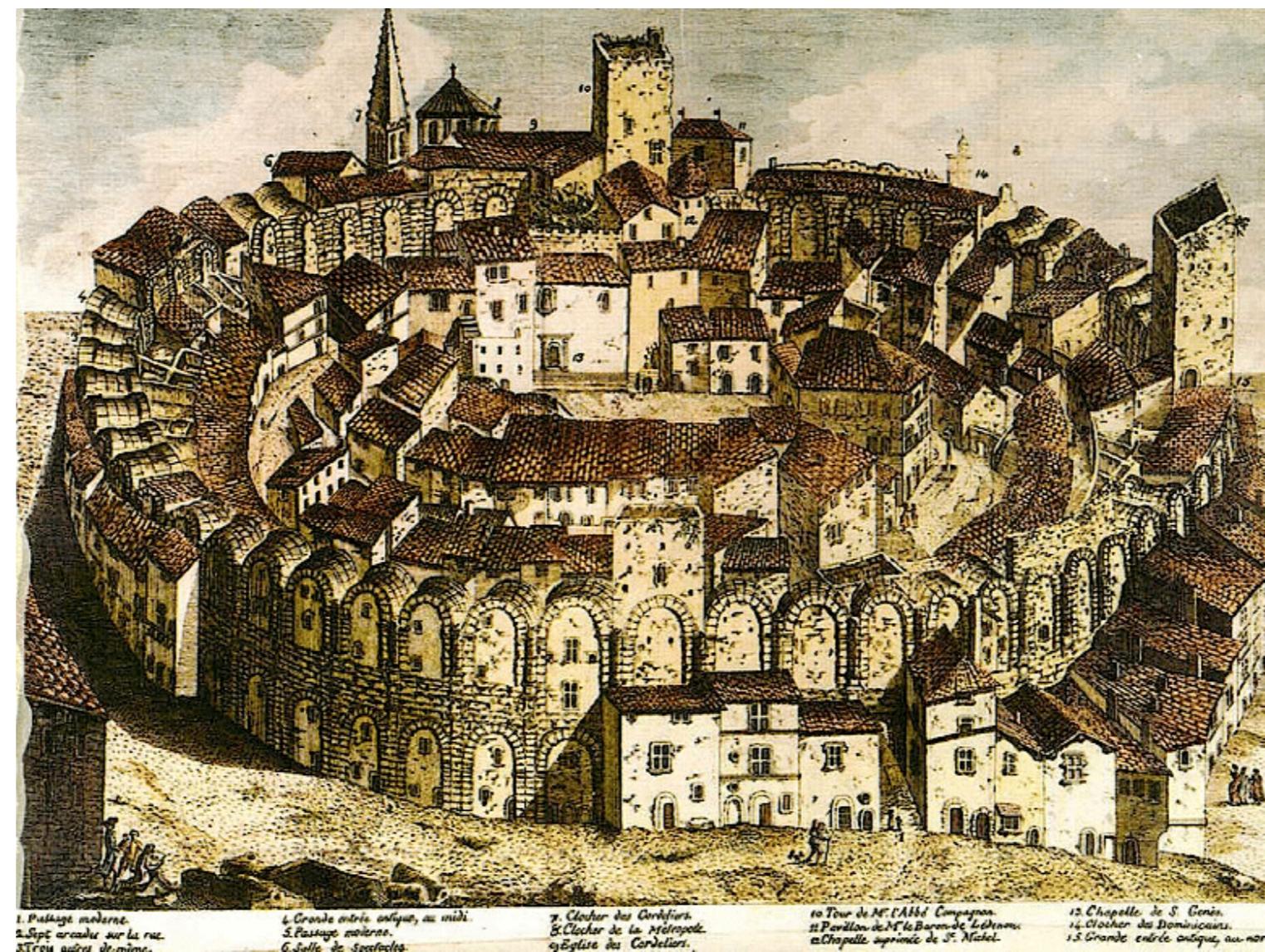
-Stanford Anderson, 1986, p. 3



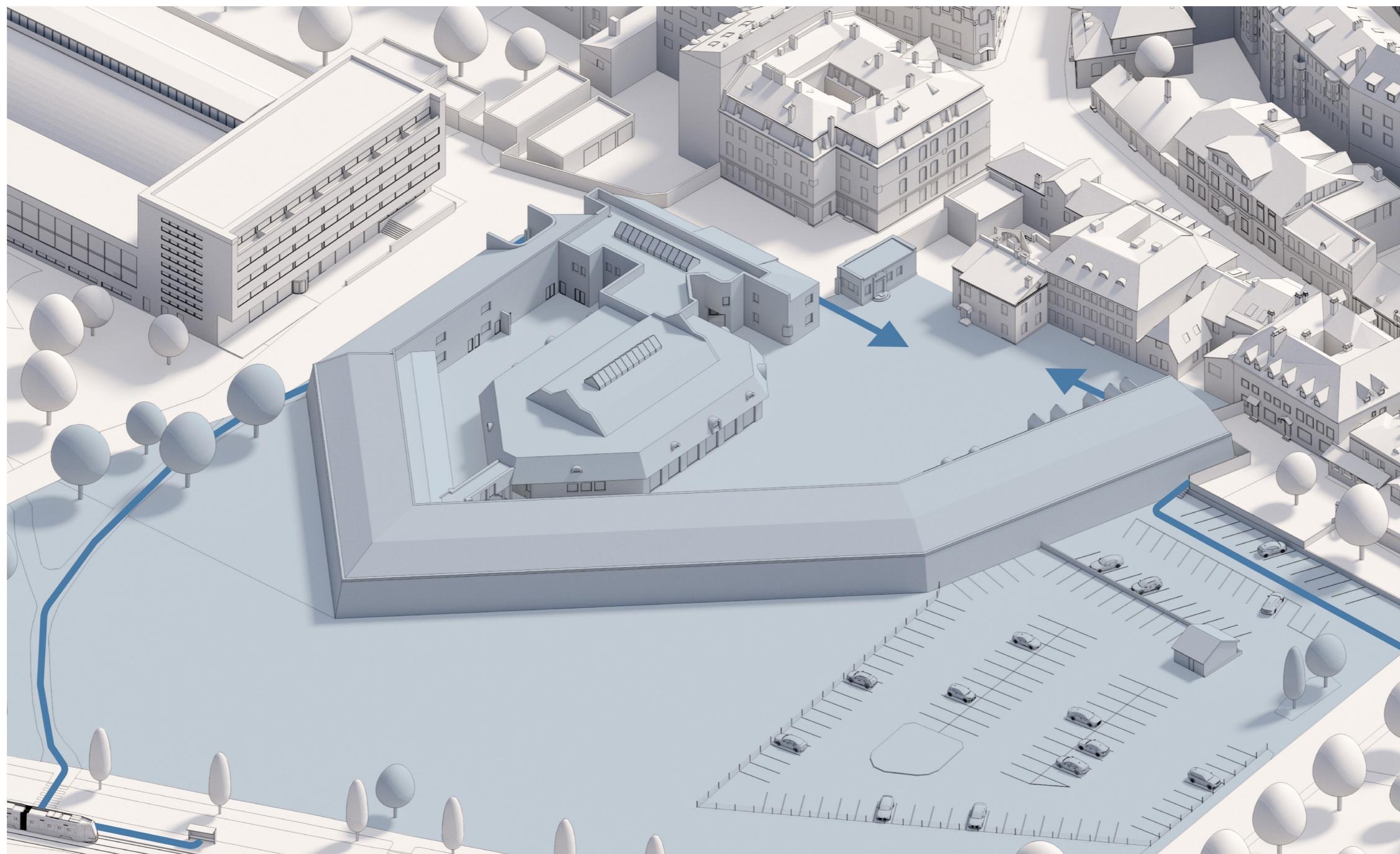
Architectural Precedent

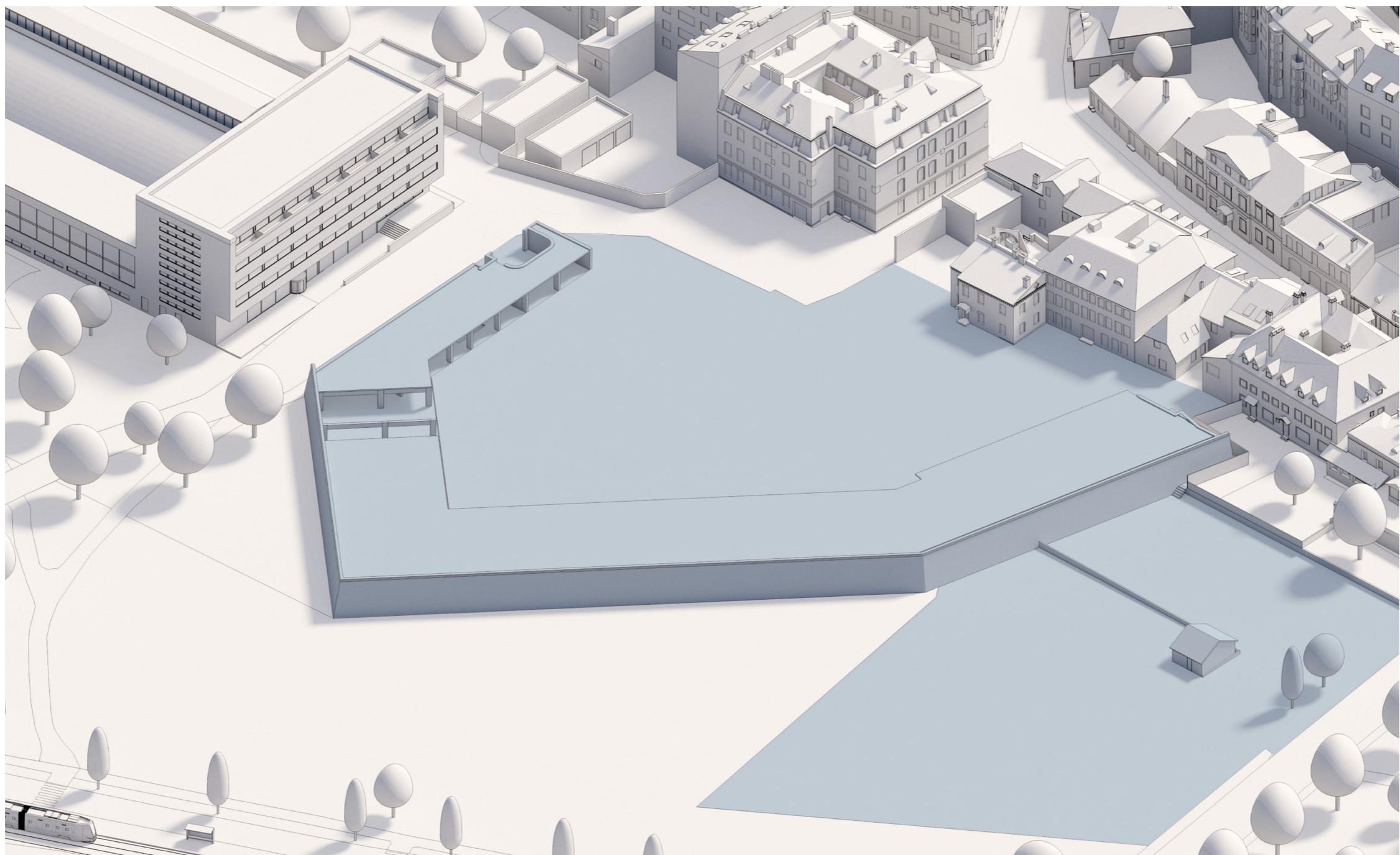


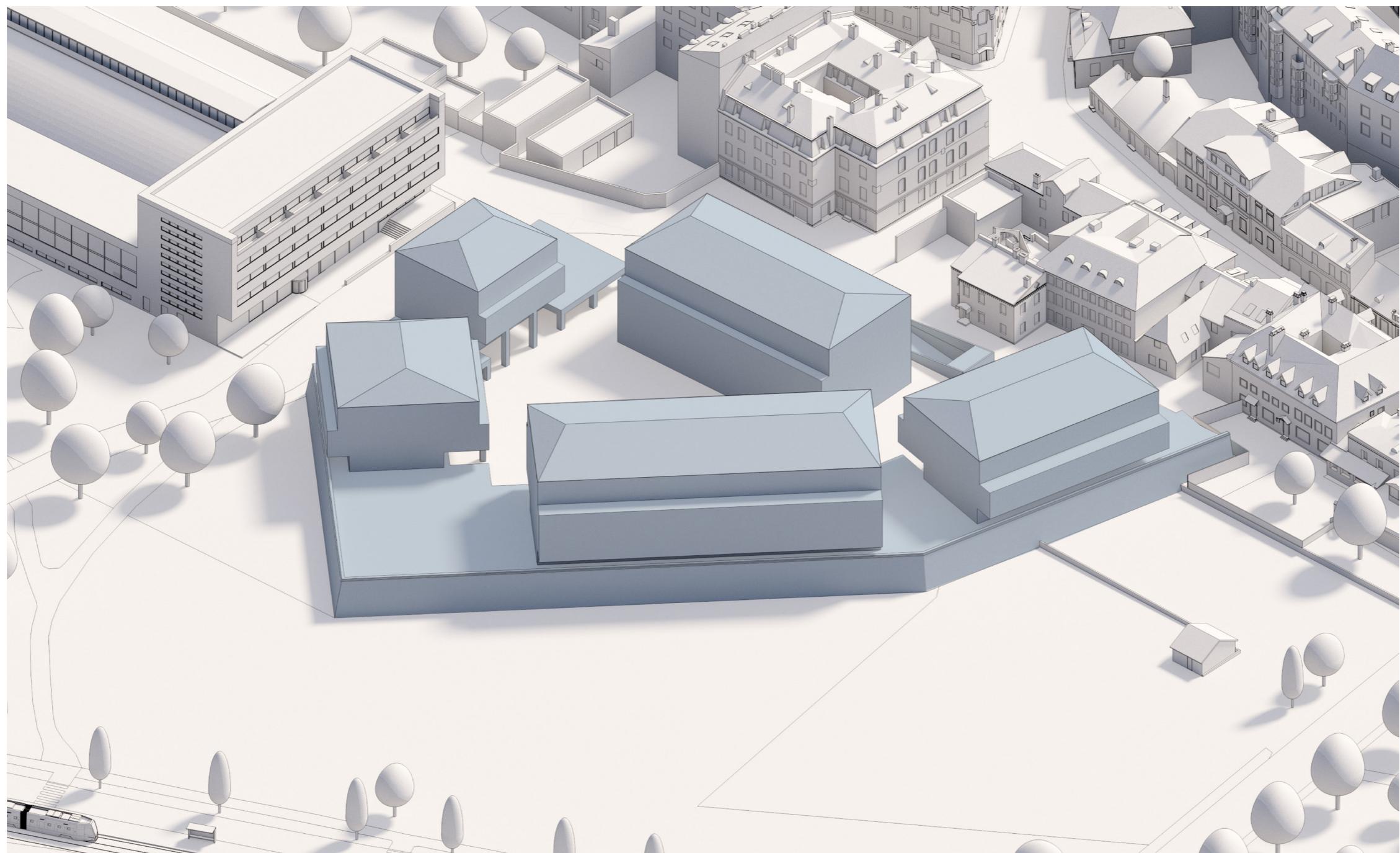
Roman Amphitheater of Lucca

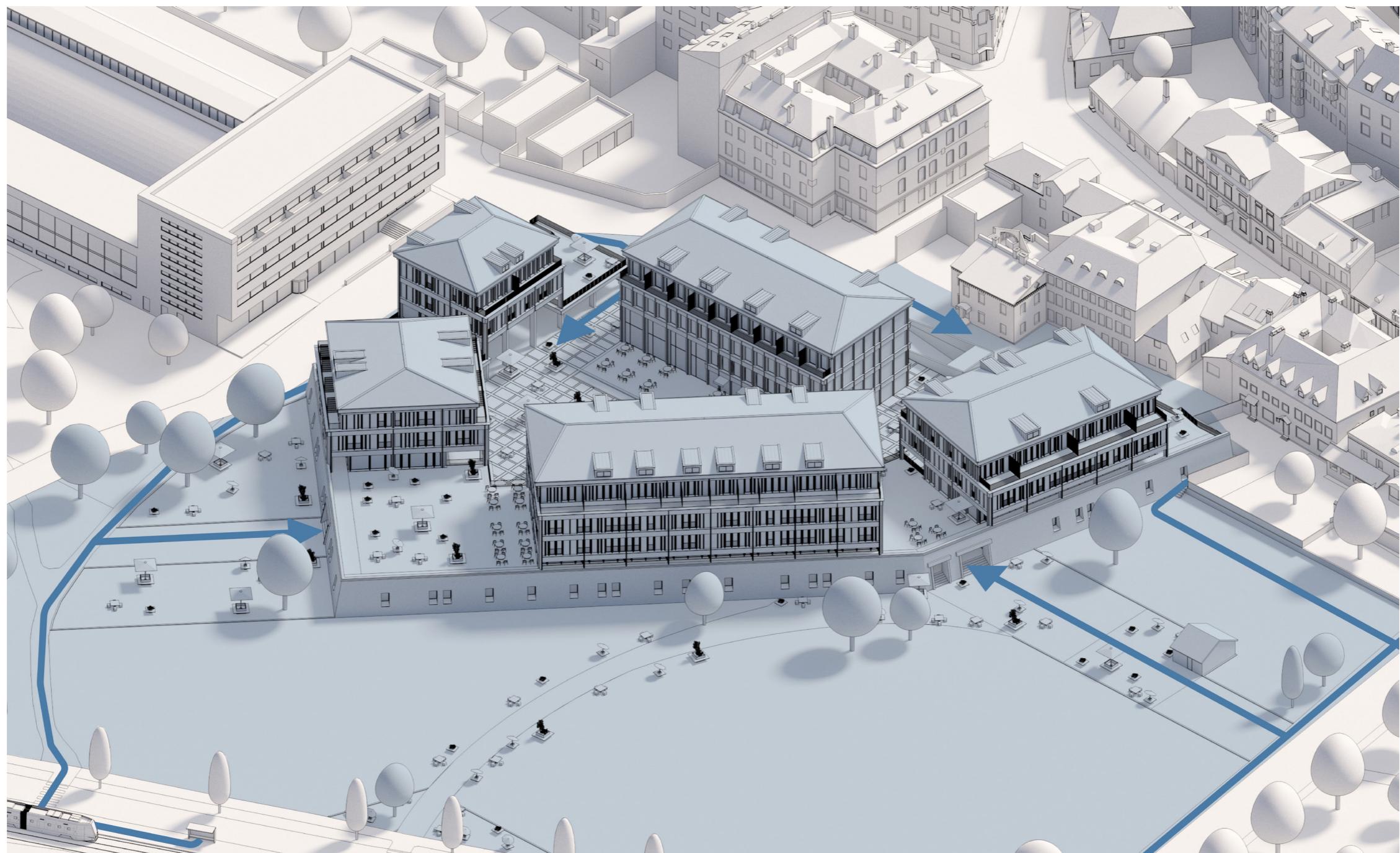


To contribute to the regeneration of Tallinn Old Town, the Väikese Rannavärava Bastion will be transformed into a socially cohesive and resilient neighbourhood. This neighbourhood will function as a system of sympatric relationships, promoting coexistence between different people who use and produce different resources.













“In most of the cases mentioned here, the dressed stone retains a rough texture, traces of cutting are sometimes still visible, the cement joints are not dug, the modenature elements are reduced to a minimum if not non-existent”

