



Tallinn – Ilmarine

Introduction

The Quarter has been renovated with the help of private investments. Partnership with the City of Tallinn involved detailed planning of the area that was passed by the City Council in 2000.



The Quarter is one of the first former industrial sites in Tallinn that has been renovated and given new functions.

History of the Site

Ilmarine Quarter is a former industrial area situated on the outskirts of Tallinn's Old Town and very close to the sea, passenger port and town centre.

Friedrich Wiegand's Machine Works, later known as "Ilmarine" was opened in 1881 and renowned throughout the Russian Empire.

Facts and Figures:

- Area of 21,777 sq metres
- 7 residential buildings with 110 apartments
- Hotel with 152 rooms

Land Use

This site of 2.2 ha is located in the central district of Tallinn close to the sea coast. The land is owned by a private developer. The site was previously used for metal-work factory. Now it is mainly residential use and hotel and few offices.

Public Realm

The area is 100% residential. There are no services provided and the quality of the public realm is not very high. It is only for the use of residents and not for the public.



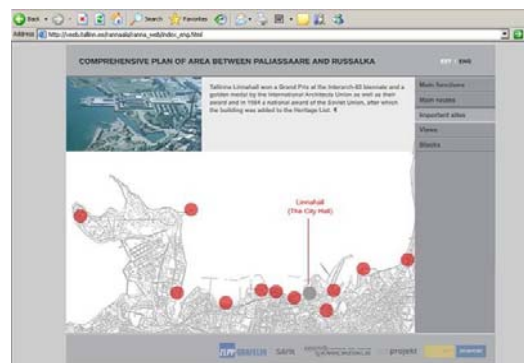


Architecture



Planning Process

Ilmarine Quarter is a former industrial area situated on the outskirts of Tallinn's old town, very close to the sea, the passenger port and the town centre. The quarter has been renovated with the help of private investments. Partnership with the City of Tallinn involved detailed planning of the area that was passed by the City Council in 2000. Ilmarine Quarter is one of the first former industrial sites in Tallinn that has been renovated and given new functions.



Heritage

Friedrich Wiegand's Machine Works, later known as Ilmarine was opened in 1881 and renowned throughout the Russian Empire. Today the main buildings of the factory have been renovated and converted into a hotel with 152 rooms. The restoration of those fine limestone buildings were one of the main outputs of the redevelopment.





Management

Ilmarine is owned by a private developer who consequently developed the whole area at his own risk. The City Council had no influence on the development and therefore did not have to take any risk.