

Narva City Comprehensive Spatial Plan 2035+
ANNEX 3 DESCRIPTIONS OF AREAS OF VALUABLE URBAN
CHARACTER AND DETAILED CONDITIONS

Brought into effect by
Resolution No. 18 of the Narva City Council on 29 January 2026

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1 AREA OF VALUABLE URBAN CHARACTER – OLD TOWN

<p>Description of the area:</p>	<p>Apartment buildings constructed in the 1950s within the blocks bounded by Vestervalli, Koidula and Viru streets. In addition, the area includes a later group of apartment buildings located on the eastern side of Vestervalli tn, constructed according to standard design 1-317, together with the building at Vestervalli tn 8 and the buildings at Koidula tn 7 and 8.</p>
<p>Characteristic features of the buildings:</p>	<p>Predominantly three-storey apartment buildings constructed in the 1950s, arranged perimetrically along the streets, with pitched roofs and plastered facades (architecture close to the representative traditionalist style of the late 1930s pre-war period). To a limited extent, the area also includes buildings constructed in the 1960s according to standard design 1-317, similarly arranged perimetrically (architecture largely derived from 1930s functionalism), which in both finishing and spatial layout suitably support the earlier building blocks. The buildings constructed in the 1950s feature the year of construction written in relief above the entrances. The area also includes four buildings constructed before 1940, which fit into the overall area of valuable urban character and enrich it. Distinctive and unique in Narva from the perspective of urban development history is the development and courtyard area of the Viru 18 plot, where a contemporary extension, marking the former street line and the volumes of buildings that previously stood on the site, has been added to a 1950s kindergarten building; within the courtyard area, the locations of former buildings and street lines have also been marked.</p>
<p>Conditions:</p>	<p>1. The physical substance, volumes, facade division and eaves line at the existing height of the buildings shall be preserved. The attic floor may be developed within the existing volume. The possibility of installing roof windows or dormer windows shall be decided on a case-by-case basis; the addition of architecturally suitable dormer windows is generally permitted only on the courtyard side, respecting the overall proportions of the building and neighbouring buildings. Roof windows may be installed where architecturally appropriate; their installation shall be decided on a case-by-case basis.</p>

2. The original architectural exterior of the buildings shall be preserved or, where necessary, restored based on preserved original details, archival data, and comparable examples from the same architect and period. The original type of facade plaster, eaves solution, decorative facade details, original external doors, canopies, profiled plaster window surrounds and similar details shall be preserved or, where necessary, restored. Where replacement of details is required, these shall be made of the same material, with the same dimensions and profiles. Missing details shall be restored as copies based on suitable original comparable examples.

3. The internal layout of buildings may be altered, provided that this does not affect the load-bearing capacity and stability of the structures and does not distort the external appearance of the building.

4. Openings and their infill elements shall be of a size, design, subdivision, profiles and opening direction appropriate to the building. Original openings and infill elements should be restored where possible. Existing windows and external doors made of unsuitable materials (plastic, metal) and with an unsuitable appearance shall generally be planned for future replacement with architecturally suitable infill elements made of original materials and with an appropriate design. The characteristic distance of openings from the facade plane shall be preserved, except in cases where insulation of the building envelope is permitted (see point 5).

5. The facades of buildings may be insulated with a maximum insulation layer of 100 mm, but the use of thermal plaster and paint is preferred. In the case of insulation of the building envelope, the characteristic projection of the plinth, eaves cornice and other architectural details shall be preserved. Decorative elements that must be dismantled during insulation of the building envelope shall be restored on the facade as copies based on the original.

6. As roofing material, either standing seam metal sheet or asbestos-free fibre cement board is permitted, depending on the architectural solution of the building. Original chimney stacks shall be preserved and finished according to the original solution. When designing new chimney stacks, the architectural appearance of the building shall be followed, taking the shape and proportions of the original chimney stacks as a reference.

7. Traditional types of paint shall be used for the colour scheme of buildings. In selecting shades, preference shall be given to colour shades characteristic of the period of construction of the building. Painting of buildings with terrazzo plaster is not permitted; in the case of plaster repairs or insulation where new terrazzo plaster is applied, traditional analogous materials and techniques shall be used.

8. Technical equipment (for example air source heat pumps, satellite dishes, ventilation pipes) shall generally not be installed on facades. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, facade design and location in the urban space.

9. Solar panels shall generally not be installed on roofs. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, roof form and location in the urban space.

10. Advertising signs, nameplates and other information graphics shall not, by their shape, colour or placement, detract from the appearance of the street or building; in particular, they shall not cover or visually damage the decorative elements of the building.

11. When designing extensions to buildings, the so-called contrast principle shall be preferred, whereby the added volume is distinguishable from the historic building, while being compatible with it in terms of volume, proportions and material use. Extensions imitating historical architecture shall not be permitted.

12. When designing a new building within the area, the historically established street space and the placement of historical buildings in the urban space shall be taken as the basis.

13. The demolition of utilitarian or low-value buildings (for example various auxiliary buildings and garages) is permitted. In their remodelling or reconstruction, the architectural character and finishing materials established in the area shall be followed. Finishing them with imitation materials (for example the use of profiled metal sheet on facades) is not permitted. Openings and their infill elements in auxiliary buildings shall, when repaired or replaced, be designed comprehensively using the original material and taking the original design as a reference.

	14. Original and/or valuable small-scale elements and urban furniture characteristic of the period of development of the area shall be preserved and, where necessary, refurbished.
Individual objects:	The conditions for Koidula 8 and Vestervalli 2A are set out in Annex 2.

2 AREA OF VALUABLE URBAN CHARACTER – TALLINNA MNT

Description of the area:	Buildings constructed in the 1960s along Tallinna mnt and Energia tn based on standard design 1-317, together with shops from the same period built according to standard solutions, as well as a postmodern tower building constructed according to a special design.
Characteristic features of the buildings:	The buildings are arranged on both sides of Tallinna mnt, positioned opposite one another. The buildings are arranged according to a so-called free planning principle, whereby they are not positioned perimetrically along the street edge, but rather, in this case, with their gable ends facing the street; the northern row of buildings is also set at a slight angle relative to the street. In this form, the planning solution illustrates the so-called park city concept that was widespread in the development of new quarters at the time, and considering the extensive use of the very common standard design of that period, it represents a good example of the urban planning aspirations characteristic of the era and the contemporary understanding of a new, human-friendly urban living environment. In line with the characteristics of the period, the buildings are separated from the noisy street by spacious multi-row alleys and wide pavements. In addition, along the eastern edge of the area, two residential buildings of the same series with service premises are located perimetrically along Energia tn, flanked on both sides along Tallinna mnt by two typical shop buildings characteristic of the period, forming a period-specific commercial and retail centre located along one of the city's main arteries. The northern part of Energia tn is terminated, when viewed from Tallinna mnt, by a tower building with service premises rising at the end of the street axis.

Conditions:

1. The physical substance of the buildings, their volumes, facade division, and the eaves line and roof ridge line at their existing height shall be preserved.
2. The original architectural exterior of the buildings shall be preserved or, where necessary, restored. The original eaves solution, external doors, and canopies shall be preserved or, where necessary, restored.
3. The internal layout of the buildings may be altered, provided that this does not affect the load-bearing capacity and stability of the structures and does not distort the external appearance of the building.
4. Openings and their infill elements shall be of a size, design, subdivision, profiles and opening directions appropriate to the building. Original openings and infill elements should be restored where possible. Existing windows with unsuitable subdivision and external doors with an unsuitable appearance shall generally be replaced in the future with architecturally suitable infill elements (preferably using original materials) with appropriate subdivision.
5. The facades of the buildings may be insulated with a maximum insulation layer of 150 mm; the use of thermal plaster and paint is also recommended. In the case of insulation of the building envelope, the characteristic projection of the plinth, eaves cornice and other architectural details shall be preserved. For buildings with decorative detailing executed in bricks of different colours, such detailing shall be restored in its original location and dimensions on the plaster layer applied over the insulation.
6. Permitted roofing materials shall, depending on the architectural solution of the building, be either standing seam metal sheet or asbestos-free fibre cement board; in the case of Energia 2A, Tallinna mnt 12 and 16, rolled roofing material shall be used. The volume, proportions and locations of chimney stacks shall be preserved in accordance with the original solution.
7. The colour scheme of the buildings shall use traditional colour types and shades compatible with neighbouring buildings.
8. Technical equipment (for example air source heat pumps, satellite dishes, ventilation pipes) shall generally not be installed on facades. The possibility of their installation shall be decided on a case-by-case

basis, taking into account the architectural solution of the building, facade design and location in the urban space.

9. Solar panels shall generally not be installed on roofs. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, roof form and location in the urban space.

10. Advertising signs, nameplates and other information graphics shall not, by their shape, colour or placement, detract from the appearance of the street or the building.

11. Original small-scale elements and urban furniture located within the area, and/or those characteristic of the period of the area's development, shall be preserved and, where necessary, refurbished.

12. The platforms in front of Energia 1 and 2, bounded by walls finished with limestone on the street side, together with the limestone-finished walls, staircases and the green strip above them, shall be preserved.

13. The display windows of the service premises of Energia 1 and 2 shall be preserved in their original size and form. The blocking or reduction in size of these windows shall not be permitted. The canopies above the display windows shall be preserved, and when refurbishing them, they shall be made, in both design and material treatment, as similar as possible to the original solution.

3 AREA OF VALUABLE URBAN CHARACTER – RAKVERE TN

Area description:	Rakvere tn 20, 20a, 20b, 20c form a residential quarter constructed in the second half of the 1980s. The postmodern apartment buildings, designed on the basis of individual architectural projects, are arranged perimetrically within the quarter, forming an internal courtyard between the buildings.
Characteristic features of the buildings:	Characteristic of the postmodern period, standard designs have been avoided in order to achieve diversity, and custom solutions have been used. The facades are articulated with various decorative and volumetric elements.

Conditions:

1. The physical substance, volumes, facade division, and roof parapets at their existing height shall be preserved. Increasing the height of the buildings is not permitted.
2. The original architectural exterior of the buildings shall be preserved or, where necessary, restored based on preserved original solutions and archival data. Facade decorative elements shall be preserved or, where necessary, restored. Where replacement of elements is required, they shall be finished using the same material and designed with the same dimensions and proportions.
3. The internal layout of the buildings may be altered, provided that this does not affect the load-bearing capacity and stability of the structures and does not distort the external appearance of the building.
4. Openings and their infill elements shall be of a size, design, subdivision, profiles and opening directions appropriate to the building. Existing windows and external doors with unsuitable subdivision and an unsuitable appearance shall generally be planned for future replacement with architecturally suitable infill elements.
5. Building facades may be insulated with a maximum insulation layer of 150 mm, but the use of thermal plaster and paint is preferred. In the case of insulation of the building envelope, the characteristic projection and proportions of the plinth and decorative elements shall be preserved. Decorative elements that must be dismantled during insulation of the building envelope shall be restored on the facade as copies based on the original.
6. The construction of pitched roofs on the buildings is not permitted.
7. Traditional types of paint shall be used in the colour scheme of the buildings. In selecting shades, preference shall be given to colour shades characteristic of the period of construction of the building.
8. Technical equipment (for example air source heat pumps, satellite dishes, ventilation pipes) shall generally not be installed on facades. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, facade design and location in the urban space.
9. The installation of solar panels on building roofs is permitted.

10. Advertising signs, nameplates and other information graphics shall not, by their shape, colour or placement, detract from the appearance of the street, courtyard or buildings; in particular, they shall not cover or visually damage the decorative elements of the building.

11. When designing a new building within or near the area, the historically established urban planning situation and the placement of historical buildings in the urban space shall be taken as the basis.

12. Original and/or valuable small-scale elements and urban furniture characteristic of the period of development of the area shall be preserved and, where necessary, refurbished.

4 AREA OF VALUABLE URBAN CHARACTER – CITY CENTRE

Area description:

The area of valuable urban character of the city centre primarily comprises coherent building complexes constructed mainly in the second half of the 1940s and during the 1950s in the area between Tallinna mnt, Kerese tn and Energia tn, at Peetri square and its surroundings, as well as in the southern part of Puškini tn. In addition, the area includes several buildings constructed before 1940 and one of the city's most central visual landmarks, the water tower-residential building (Puškini tn 20). Furthermore, two wooden houses from the former Peetri suburb, constructed before 1940, have been preserved in the area, of which only a few similar examples remain in Narva (see also Juhkentali area of valuable urban character).

Characteristic features of the buildings:

This is a post-war building area established on the city centre area that was almost entirely destroyed during World War II. In accordance with the Stalinist period during which it was constructed, the architecture is markedly representative and exhibits several metropolitan characteristics. A large proportion of the buildings were constructed based on individual designs, resulting in a diverse and representative urban space. The buildings along the beginning of Tallinna mnt and Kerese tn were constructed during the post-Stalinist period on the basis of standard designs, forming a coherent spatial layer that is clearly distinguishable within the urban space. The area

is characterised by avenues typical of the period and several historical parks that are well integrated with the building structure.

Conditions:

1. The physical substance, volumes, facade division and the eaves line at the existing height of the buildings shall be preserved. The attic floor may be developed within the existing volume. As an exception, raising the roof ridge is permitted; the feasibility and extent thereof shall be decided on the basis of the building's architectural solution, existing roof slope and neighbouring buildings. The possibility of installing roof windows or dormer windows shall be decided on a case-by-case basis; the addition of architecturally suitable dormer windows is generally permitted only on the courtyard side, respecting the overall proportions of the building and neighbouring buildings. Roof windows may be installed where architecturally appropriate; their installation shall be decided on a case-by-case basis.

2. The original architectural exterior of the buildings shall be preserved or, where necessary, restored based on preserved original details, archival data, and comparable examples from the same architect and period. The original type of facade plaster, eaves solution, decorative facade details, original external doors, canopies, balconies and balcony railings, profiled plaster window surrounds and similar details shall be preserved or, where necessary, restored. Where replacement of details is required, these shall be made of the same material, with the same dimensions and profiles. Missing details shall be restored as copies based on suitable original comparable examples.

3. The internal layout of the buildings may be altered, provided that this does not affect the load-bearing capacity and stability of the structures and does not distort the external appearance of the building.

4. Openings and their infill elements shall be of a size, design, subdivision, profiles and opening directions appropriate to the building. Original openings and infill elements should be restored where possible. Existing windows and external doors made of unsuitable materials (plastic, metal) and with an unsuitable appearance shall generally be planned for future replacement with architecturally suitable infill elements made of original materials and with an appropriate design. The characteristic distance of openings

from the facade plane shall be preserved, except in cases where insulation of the building envelope is permitted (see point 5).

5. Insulation of the building envelope of the facades of buildings located on Puškini tn, Malmi tn and Peetri square is not permitted. The use of thermal plaster and paint is permitted for insulation. The facades of buildings located on Tallinna mnt and Kerese tn may be insulated with a maximum insulation layer of 100 mm, but the use of thermal plaster and paint is preferred also for these buildings. In the case of insulation of the building envelope, the characteristic projection of the plinth, eaves cornice and other architectural details shall be preserved. Decorative elements that must be dismantled during insulation of the building envelope shall be restored on the facade as copies based on the original.

6. Permitted roofing materials shall, depending on the architectural solution of the building, be either standing seam metal sheet or asbestos-free fibre cement board. Original chimney stacks shall be preserved and finished according to the original solution. When designing new chimney stacks, the architectural appearance of the building shall be followed, taking the shape and proportions of the original chimney stacks as a reference.

7. Traditional types of paint shall be used for the colour scheme of buildings. In selecting shades, preference shall be given to colour shades characteristic of the period of construction of the building. Painting of buildings with terrazzo plaster is not permitted; in the case of plaster repairs or insulation where new terrazzo plaster is applied, traditional analogous materials and techniques shall be used.

8. Technical equipment (for example air source heat pumps, satellite dishes, ventilation pipes) shall generally not be installed on facades. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, facade design and location in the urban space.

9. Solar panels shall generally not be installed on roofs. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, roof form and location in the urban space.

10. Advertising signs, nameplates and other information graphics shall not, by their shape, colour or placement, detract from the

appearance of the street, public square or building; in particular, they shall not cover or visually damage the decorative elements of the building.

11. When designing extensions to buildings, the so-called contrast principle shall be preferred, whereby the added volume is distinguishable from the historic building, while being compatible with it in terms of volume, proportions and material use. Extensions imitating historical architecture shall not be permitted.

12. When designing a new building within the area, the historically established street space and the placement of historical buildings in the urban space shall be taken as the basis.

13. The demolition of utilitarian or low-value buildings (for example various auxiliary buildings, garages and the building at Malmi tn 8) is permitted. In their remodelling or reconstruction, the architectural character and finishing materials established in the area shall be followed. Finishing them with imitation materials (for example the use of profiled metal sheet on facades) is not permitted. Openings and their infill elements in auxiliary buildings shall, when repaired or replaced, be designed comprehensively using the original material and taking the original design as a reference.

14. Original and/or valuable small-scale elements and urban furniture characteristic of the period of development of the area shall be preserved and, where necessary, refurbished.

Individual objects:

The conditions for Tallinna mnt 6B and 10A, A. Puškini 20, Tuleviku 6 and 6A, and Peetri plats 1 are presented in Annex 2.

5 AREA OF VALUABLE URBAN CHARACTER – JUHKENTALI

Description of the area:

The area covers the eastern part of the historical Juhkentali wooden residential district, which was located between the city centre and the railway. To the north and east, the area borders the naturally scenic canyon of the Narva River (known as Joaorg), to the south the railway (excluding the utilitarian buildings adjacent to the railway), and to the west the properties on the western side of 1. Mai tn. At the centre of the area rises Alexander's Church, serving as a landmark

	<p>of the district and one of the most important symbols of the entire city.</p>
<p>Characteristic features of the buildings:</p>	<p>This is one of the most diverse and multi-layered built environments in Narva, featuring historicist, Stalinist and modernist architecture. To a considerable extent, the street network originating from the planning period (second half of the 19th century) has been preserved, along with numerous buildings constructed before 1940. In addition to the above, the area is predominantly characterised by buildings from the 1950s and 1960s, as well as a few later constructions. The building pattern is mainly perimeter-based, and the different layers of development are generally consistent in scale and take neighbouring buildings into account. A significant visual dominant in the area is the architecturally highly valuable Alexander's Church located at its centre, while the southern part of the area is characterised by the railway station and its forecourt park. In several locations, there is potential to restore originally existing street sections that have been lost.</p>
<p>Conditions:</p>	<ol style="list-style-type: none"> 1. The physical substance, volumes, facade division, and eaves line at the existing height shall be preserved for buildings located at Juhkentali 1, 3, 5, 9, 14; Raudsilla 5, 6, 8; Kiriku 3, 6, 8; 1. Mai 7; Vaivara 2, 7, 9; I. Madise 21; and Vaksali 19. The attic floor may be developed within the existing volume. As an exception, raising the roof ridge is permitted; the feasibility and extent thereof shall be decided on the basis of the building's architectural solution, existing roof slope and neighbouring buildings. The possibility of installing roof windows or dormer windows shall be decided on a case-by-case basis; the addition of architecturally suitable dormer windows is generally permitted only on the courtyard side, respecting the overall proportions of the building and neighbouring buildings. Roof windows may be installed where architecturally appropriate; their installation shall be decided on a case-by-case basis. 2. The original architectural exterior of the buildings listed in point 1 shall be preserved or, where necessary, restored based on preserved original details, archival data, and comparable examples from the same architect and period. The original type of facade plaster, eaves solution, decorative facade details, original external doors, canopies, balconies and balcony railings, profiled plaster window surrounds and similar details shall be preserved or, where necessary, restored.

Where replacement of details is required, these shall be made of the same material, with the same dimensions and profiles. Missing details shall be restored as copies based on suitable original comparable examples.

3. The internal layout of the buildings may be altered, provided that this does not affect the load-bearing capacity and stability of the structures and does not distort the external appearance of the building.

4. Openings and their infill elements in the buildings listed in point 1 shall be of a size, design, subdivision, profiles and opening directions appropriate to the building. Original openings and infill elements should be restored where possible. Existing windows and external doors made of unsuitable materials (plastic, metal) and with an unsuitable appearance shall generally be planned for future replacement with architecturally suitable infill elements made of original materials and with an appropriate design. The characteristic distance of openings from the facade plane shall be preserved, except in cases where insulation of the building envelope is permitted (see point 5).

5. Insulation of the building envelope of the facades of buildings located at Juhkentali 5, Kiriku 3, Raudsilla 5; Vaivara 7; I. Madise 21 (the earlier hipped roof section of the building); and Vaksali 19 is not permitted. The use of thermal plaster and paint is permitted for insulation. The facades of other buildings listed in point 1 may be insulated with a maximum insulation layer of 100 mm, but the use of thermal plaster and paint is preferred also for these buildings. For other buildings located within the same area but not listed in point 1, insulation is permitted with a maximum insulation layer of 150 mm. In the case of insulation of the building envelope, the characteristic projection of the plinth, eaves cornice and other architectural details shall be preserved. Decorative elements that must be dismantled during insulation of the building envelope shall be restored on the facade as copies based on the original.

6. Permitted roofing materials shall, depending on the architectural solution of the building, be either standing seam metal sheet or asbestos-free fibre cement board; in the case of 1. Mai 7, Vaivara 7, I. Madise 21 and Kiriku 3, ceramic tile is also permitted. Original chimney stacks shall be preserved and finished according to the original solution. When designing new chimney stacks, the

architectural appearance of the building shall be followed, taking the shape and proportions of the original chimney stacks as a reference.

7. Traditional types of paint shall be used for the colour scheme of buildings. In selecting shades, preference shall be given to colour shades characteristic of the period of construction of the building.

8. Technical equipment (for example air source heat pumps, satellite dishes, ventilation pipes) shall generally not be installed on facades. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, facade design and location in the urban space.

9. Solar panels shall generally not be installed on roofs. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, roof form and location in the urban space.

10. Advertising signs, nameplates and other information graphics shall not, by their shape, colour or placement, detract from the appearance of the street, public squares or building; in particular, they shall not cover or visually damage the decorative elements of the building.

11. When designing extensions to buildings, the so-called contrast principle shall be preferred, whereby the added volume is distinguishable from the historic building, while being compatible with it in terms of volume, proportions and material use. Extensions imitating historical architecture shall not be permitted.

12. When designing a new building within the area, the historically established street space and the placement of historical buildings in the urban space shall be taken as the basis.

13. The demolition of utilitarian or low-value buildings (for example various auxiliary buildings and garages) is permitted. In their remodelling or reconstruction, the architectural character and finishing materials established in the area shall be followed. Finishing them with imitation materials (for example the use of profiled metal sheet on facades) is not permitted. Openings and their infill elements in auxiliary buildings shall, when repaired or replaced, be designed comprehensively using the original material and taking the original design as a reference.

	14. Original and/or valuable small-scale elements and urban furniture characteristic of the period of development of the area shall be preserved and, where necessary, refurbished.
Individual objects:	The conditions for Raudsilla 3 and Juhkentali 7 are set out in Annex 2.

6 AREA OF VALUABLE URBAN CHARACTER – KREENHOLMI

Description of the area:	Predominantly Stalinist buildings located in the northern and eastern parts of Kreenholmi district. Good examples of Stalinist style buildings constructed in the 1950s include the residential quarter between Kreenholmi, V. Gerassimovi, Kooli põik and Haigla streets, the Gerassimov Cultural Centre, Joala Park, and the Stalinist buildings in the surroundings of Joala tn. The Cultural Centre (address Joala tn 8) is a unique example in Estonia of a building type that was frequently constructed according to standard designs across the territory of the former Soviet Union. Its uniqueness in Estonia makes it a distinctive structure reflecting the characteristics of its era. In the Joala tn area, another valuable building is the Kreenholmi community house, built in the early 20th century and later used as a market building (address Kalda tn 1).
Characteristic features of the buildings:	A representative selection of architecture characteristic of Stalinism, including examples of both large-scale urban residential buildings and smaller town-scale dwellings. The buildings on Joala and Kose streets are adorned with rich decorative elements typical of the period. The buildings are arranged perimetrically, making the area a good example of the planning principles of the time. The Stalinist layer in question integrates well with the Tsarist-era historicist buildings located in the same area. The area is characterised by tree-lined avenues, complemented by the representative Joala Park with the Cultural Centre at its centre and a nearby school building.
Conditions:	1. The physical substance, volumes, facade division, and eaves line at the existing height of the buildings shall be preserved. The attic floor may be developed within the existing volume. As an exception, raising the roof ridge is permitted; the feasibility and extent thereof

shall be decided on the basis of the building's architectural solution, existing roof slope and neighbouring buildings. The possibility of installing roof windows or dormer windows shall be decided on a case-by-case basis; the addition of architecturally suitable dormer windows is generally permitted only on the courtyard side, respecting the overall proportions of the building and neighbouring buildings. Roof windows may be installed where architecturally appropriate; their installation shall be decided on a case-by-case basis.

2. The original architectural exterior of the buildings shall be preserved or, where necessary, restored based on preserved original details, archival data, and comparable examples from the same architect and period. The original type of facade plaster, eaves solution, decorative facade details, original external doors, canopies, balconies and balcony railings, profiled plaster window surrounds and similar details shall be preserved or, where necessary, restored. Where replacement of details is required, these shall be made of the same material, with the same dimensions and profiles. Missing details shall be restored as copies based on suitable original comparable examples.

3. The internal layout of the buildings may be altered, provided that this does not affect the load-bearing capacity and stability of the structures and does not distort the external appearance of the building.

4. Openings and their infill elements shall be of a size, design, subdivision, profiles and opening directions appropriate to the building. Original openings and infill elements should be restored where possible. Existing windows and external doors made of unsuitable materials (plastic, metal) and with an unsuitable appearance shall generally be planned for future replacement with architecturally suitable infill elements made of original materials and with an appropriate design. The characteristic distance of openings from the facade plane shall be preserved, except in cases where insulation of the building envelope is permitted (see point 5).

5. Insulation of the building envelope of the facades of buildings on Joala and Kose tn is not permitted. The use of thermal plaster and paint is permitted for insulation. The facades of buildings on Haigla and Gerassimovi tn and Kooli põik may be insulated with a maximum insulation layer of 100 mm, but the use of thermal plaster and paint

is preferred also for these buildings. In the case of insulation of the building envelope, the characteristic projection of the plinth, eaves cornice and other architectural details shall be preserved. Decorative elements that must be dismantled during insulation of the building envelope shall be restored on the facade as copies based on the original.

6. Permitted roofing materials shall, depending on the architectural solution of the building, be either standing seam metal sheet or asbestos-free fibre cement board. Original chimney stacks shall be preserved and finished according to the original solution. When designing new chimney stacks, the architectural appearance of the building shall be followed, taking the shape and proportions of the original chimney stacks as a reference.

7. Traditional types of paint shall be used for the colour scheme of buildings. In selecting shades, preference shall be given to colour shades characteristic of the period of construction of the building.

8. Technical equipment (for example air source heat pumps, satellite dishes, ventilation pipes) shall generally not be installed on facades. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, facade design and location in the urban space.

9. Solar panels shall generally not be installed on roofs. The possibility of their installation shall be decided on a case-by-case basis, taking into account the architectural solution of the building, roof form and location in the urban space.

10. Advertising signs, nameplates and other information graphics shall not, by their shape, colour or placement, detract from the appearance of the street, public square or building; in particular, they shall not cover or visually damage the decorative elements of the building.

11. When designing extensions to buildings, the so-called contrast principle shall be preferred, whereby the added volume is distinguishable from the historic building, while being compatible with it in terms of volume, proportions and material use. Extensions imitating historical architecture shall not be permitted.

	<p>12. When designing a new building within the area, the historically established street space and the placement of historical buildings in the urban space shall be taken as the basis.</p> <p>13. The demolition of utilitarian or low-value buildings (for example various auxiliary buildings and garages) is permitted. In their remodelling or reconstruction, the architectural character and finishing materials established in the area shall be followed. Finishing them with imitation materials (for example the use of profiled metal sheet on facades) is not permitted. Openings and their infill elements in auxiliary buildings shall, when repaired or replaced, be designed comprehensively using the original material and taking the original design as a reference.</p> <p>14. Original and/or valuable small-scale elements and urban furniture characteristic of the period of development of the area shall be preserved and, where necessary, refurbished.</p>
Individual objects:	The conditions for Joala 9 and V. Gerassimovi 2 are set out in Annex 2.

7 AREA OF VALUABLE URBAN CHARACTER – ULGU BOAT GARAGE

Description of the area:	An area of single-storey boat garages located in the north-eastern part of the Kulgu district. The garages began to be constructed in the early 1960s and are framed by canals running between side-by-side constructed units. The units form elongated masses up to 300 metres in length. Generally, in front of the units, on the water surface of the canal, there are boat jetties; in many cases, there are recreation areas between the canal and the units with fixed tables and chairs. The entire complex is enclosed by a mesh fence. A two-storey administrative building is also located at the main gate. The canals are connected to the intake canal of the Baltic thermal power plant, which in turn originates from the reservoir. The canals may also be used for navigation by vessels with a shallow draught.
Characteristic features of the buildings:	Garage units constructed side by side form long chains along water-filled canals. Together with the straight canals, these create a distinctive ensemble, giving the area a unique appearance. The units are small and intended for the storage of boats; the only openings are

gates facing the canal, forming a characteristic visual rhythm. The jetties and outdoor furniture located in front of the units have a vernacular character, as does the external appearance of many of the units.

Conditions:

1. The existing network of canals shall be preserved.
2. The existing parameters of the canals - length and width - shall be preserved.
3. Conditions shall be ensured to prevent the overgrowth of the canals.
4. The existing boat garages shall be preserved. When planning new garages, the dimensions of the existing garages shall be followed, and the locations of demolished garages shall be preferred as their siting.
5. The elongated structural volume of the chains of units shall be preserved.
6. The existing height of the units shall be preserved; the construction of a second storey on the units is not permitted.
7. The doors of the units shall be made of opaque material. If there is a desire to install glazed openings, these may be installed as internal openings, while retaining the external opening made of opaque material.
8. The fence surrounding the area shall be made of transparent material.
9. The visual design of the main gate and the sign located above the gate indicating the name of the organisation that established the association shall be preserved.

8 AREA OF VALUABLE URBAN CHARACTER – KULGU GARDENING ASSOCIATIONS ENERGEETIK-3 AND VESILILIA

Area description: An area developed with garden houses in the western part of the Kulgu district. Water-filled canals run between the plots and buildings, which are connected to the reservoir. The canals are also navigable by shallow-draught watercraft. The buildings were predominantly constructed in the 1970s and 1980s, and the

	<p>character of the built environment and landscaping has been vernacular from the outset, with its formation and evolution continuing to this day. At the centre of the area, there are also several boat garages located along the canal.</p>
<p>Characteristic features of the buildings:</p>	<p>Garden plots arranged along the banks of irregularly shaped canals and canal inlets, together with the garden houses built on them, form a distinctive ensemble of built and natural environment. In addition to the canals, streets accessible by land transport also run between the plots and small houses, making this a unique and diverse landscape – it is possible to move both by boat and by car. The spatial irregularity and vernacular character of the buildings further contribute to the distinct identity of the area.</p>
<p>Conditions:</p>	<ol style="list-style-type: none"> 1. The existing network of canals shall be preserved. 2. The existing parameters of the canals – length and width – shall be preserved. 3. Ensure, that overgrowth of the canals is excluded. 4. The maximum height of buildings may be 7.5 m.

9 AREA OF VALUABLE URBAN CHARACTER - BOAT GARAGES ALONG LÜHIKESE CANAL

<p>Area description:</p>	<p>An area of boat garages with living spaces located on the western edge of the Kulgu district. The buildings were predominantly constructed in the 1980s and 1990s, and the character of the built environment and landscaping has been vernacular from the outset, with its formation and evolution continuing to this day. The boat garages along Lühike canal are positioned side by side, forming several elongated building masses lining the eastern bank of the canal over a length of approximately 1 km. A second storey has been added to the vast majority of units, typically accommodating living and recreational spaces. The canal-facing sides of most units are characterised by balconies of varying size and design, either cantilevered or supported on posts. In many cases, recreation areas with fixed tables, chairs and barbecue equipment are located between the canal and the units. Numerous boat and swimming piers</p>
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	<p>extend over the water surface of the canal. Lühike canal is the intake canal of the Baltic Thermal Power Plant and is connected to the reservoir. The canal is navigable by smaller watercraft up to the power plant. The canal is also used for swimming.</p>
Characteristic features of the buildings:	<p>Garage units constructed side by side, together with their added second storeys, form several long linear buildings along the water-filled canal. Combined with their varied finishes and, in some cases, prominently projecting balconies, they create a unique and visually diverse ensemble along the water surface. Additional value is provided by the boat piers and outdoor furniture located in front of the units, which, similarly to the external appearance of the units, are of a vernacular character.</p>
Conditions:	<ol style="list-style-type: none"> 1. Lühike canal shall be preserved. 2. The existing parameters of Lühike canal – length and width – shall be preserved. 3. Conditions shall be ensured that prevent the overgrowth of Lühike canal. 4. The existing boat garages with their second-storey extensions shall be preserved. When planning new garages, the dimensions of the existing garages shall be followed, and the locations of demolished garages shall be preferred as their siting. 5. The elongated structural volume of the chains of units shall be preserved. 6. The balconies on the canal-facing side of the units shall be preserved. 7. The maximum height of buildings may be 10 m. 8. The construction of residential buildings on the area currently used as garden plots east of the chains of units is not permitted.