

Lazare Eloundou Assomo

World Heritage Centre

UNESCO Culture Sector

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France

15.04.2024 no 8.-1/948

Dear Mr Eloundou Assomo,

We are writing in response to some questions regarding the construction of a high-rise building on the border of the buffer zone of the WH property, Historic Centre (Old Town) of Tallinn. We confirm that the detailed plan for the property A. Laikmaa tn 11 // Tartu mnt 1 has been adopted by Tallinn City Council. It has been done in full compliance with the planning system and regulations related to the buffer zone, which are listed below.

According to the current "Statutes of the Tallinn Old Town Heritage Conservation Area" the detailed plan area is partly located in the buffer zone of the Historic Centre (Old Town) of Tallinn, but the high-rise building itself will be outside the buffer zone. The location of the high-rise meets the requirements foreseen by the additional protection zone of one of the view sectors. One of the main objectives of both protection zones is to ensure the visual integrity of the silhouette to preserve the outstanding universal value of the Historic Centre (Old Town) of Tallinn. The adopted detailed plan is in accordance with the "Statutes of the Tallinn Old Town Heritage Conservation Area" and the visual integrity of the silhouette of the Old Town is preserved. The annex of the letter presents some visual examples of the views analysed.

According to the thematic plan in force "Location of high-rise buildings in Tallinn" the area of the detailed plan is in high-rise buildings area. In this area, the height of a building above sea level may be up to 130 metres. The detailed plan with a building of 106 metres high is therefore in accordance with the thematic plan that delineates the possible areas for high-rises in Tallinn.

In accordance with the current "Tallinn General Plan," the land use designation of the detailed plan area is "mixed-use city centre," which means that all buildings may be built on the site,

except for environment-polluting businesses. The detailed plan is in accordance with the land use designation in the “Tallinn General Plan” and the principle of densification of the city centre.

The preservation of the outstanding universal value of Historic Centre (Old Town) of Tallinn is an important aspect of all the above-mentioned documents in force. We confirm that the adopted detailed plan does not threaten the preservation of the visual integrity of Historic Centre (Old Town) of Tallinn.

We also wish to inform you that three important documents for the Historic Centre (Old Town) of Tallinn are being prepared at the same time. As foreseen in the new Heritage Conservation Act adopted in 2019, the Statutes of the Tallinn Old Town Heritage Conservation Area (a legislative document adopted by government) will be renewed. The other important activities include the renewal of Comprehensive Management Plan for the Old Town of Tallinn and a General Plan for Tallinn city centre. In preparing these documents, our goal has been to involve local community and other stakeholders as much as possible in the process. Public consultations, collecting and considering proposals and finding appropriate solutions is a time-consuming process that has delayed the completion of these documents that should reinforce each other. We confirm that we will involve ICOMOS in the process of reviewing the new Comprehensive Management Plan for the Historic Centre (Old Town) of Tallinn before finalisation.

Yours sincerely,



Martin Karro, the Head of the Tallinn Urban Planning Department

Enclosures:

Extras (visualisation of the property, sketch)

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Extras



1 Position of the high-rise building and the protected areas. The property is in high-rise building area and partly in the areas of the buffer zone and the viewing sector, but the building itself will be outside the buffer zone.



2 City skyline/silhouette viewed from Tallinn Bay (new building is marked with blue line). The planned building will be closest of the high-rise buildings, but it does not change the important views of the Old Town.