

ROTERMANN GRAIN ELEVATOR

Work and living environment in a grain elevator with landscapes from Tarkovsky's "Stalker"



LOCATION:

Tallinn, Rotermanni 2

CLIENT: Rotermann City OÜ

COMMISSION: 2007

COMPLETED: May 2017

SIZE: 5600 m²

CONSTRUCTOR:

Oma Ehitaja AS

ARCHITECTS: Raivo Kotov,

Olga Batuhtina, Andrus Kõresaar

INTERIOR ARCHITECTS:

Raili Paling, Kadri Kaldam

PROJECT MANAGER:

Riho Joala

AUTHOR: KOKO arhitektid OÜ

Located on a site of great historic significance, the Rotermann Quarter unites the harbour, Old Town, and Viru Square. Since the 19th century the area has also housed the intersection of main roads to Tartu, Narva, and Pärnu, establishing it as the central point of the city.

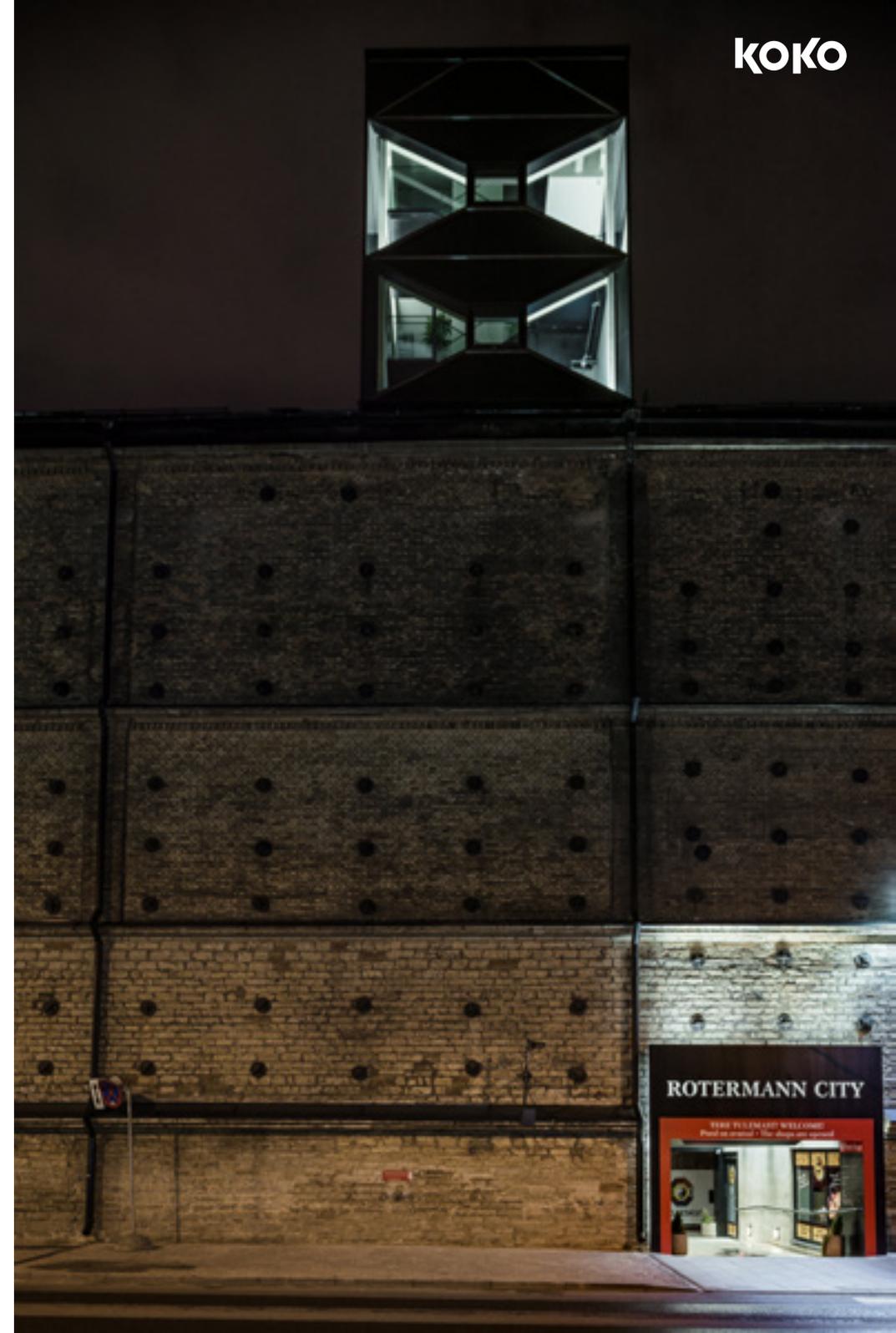
Christian Abraham Rotermann, the founder of the 1829-established Rotermann Factories enterprise, kicked off the development of the compact industrial district that now houses historic buildings at a density comparable to the Old Town. Heavily dependent on the building supplies industry, the Rotermann Quarter followed its business's fate through good times and bad. The Soviet Era saw the buildings wrecked and left dilapidated for the uncertain years that followed, eventually decaying to what appeared beyond repair. In 1979, during the depths of its demise, the decaying district was used as the backdrop for Andrei Tarkovsky's world-renowned post-apocalyptic drama, "Stalker". The National Heritage Board designated the Quarter an industrial heritage site in 2001. As a result, all the area's contemporary architecture is to compliment and seamlessly coexist with the reconverted industrial buildings.

Among the Quarter's most iconic buildings, the Grain Elevator is located on Hobujaama street and consists of two structures - the original grain elevator, built in 1900 and extended in 1904, and the supervisory building, a later addition, completed in 1930. The latter is now home to a restaurant that features a "hovering" roof, achieved by raising the roof structure by a metre. This flooded the space with light and enabled the use of the second floor.

The grain elevator itself is a narrow building spanning over 100 metres in length. The long elevations' limestone walls are left unbroken by glazing and are instead accentuated with metal strips, which served to reinforce the wall even as the grain expanded within. Since the inner street side includes a number of openings that had been walled shut at various periods, the ground floor of the building was converted to house business premises.



The interiors of these rooms have preserved the old grain hoppers hanging from the ceilings. An arcade was added in the centre of the building, allowing access from the street to the inner pedestrian passage, guiding visitors towards the centre of the district. Dance studios are housed on the windowless floors (II and III) with double-height offices occupying the 4th and 5th floors. Light is brought in through added dormer windows that look out across the district and the Old Town.







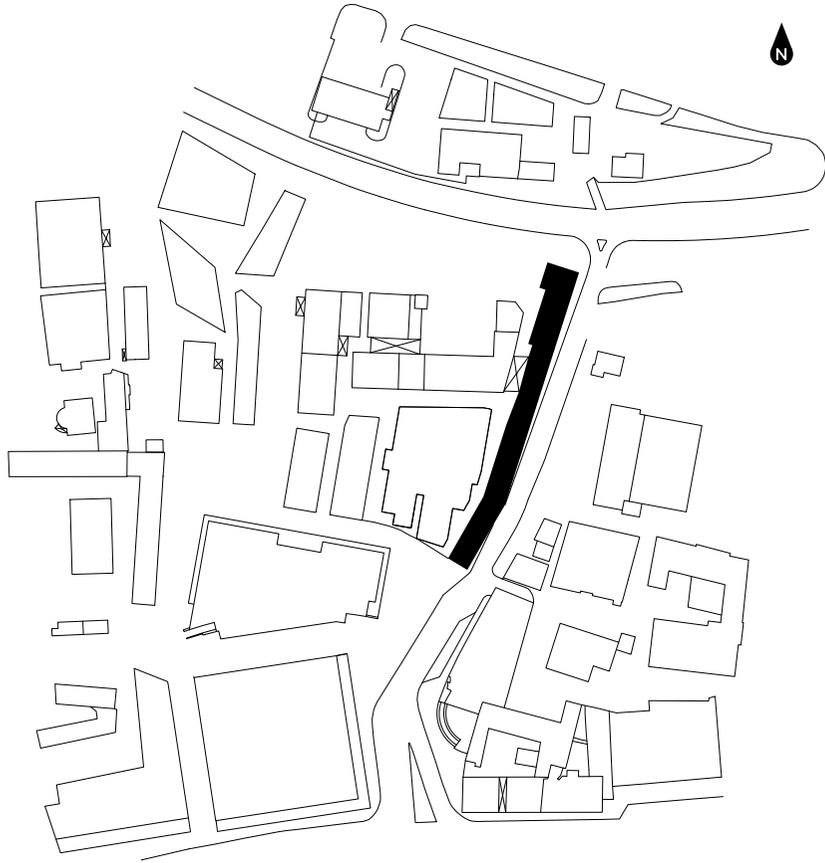
AVANTI PIAGI
COMING SOON

AVANTI PIAGI
COMING SOON

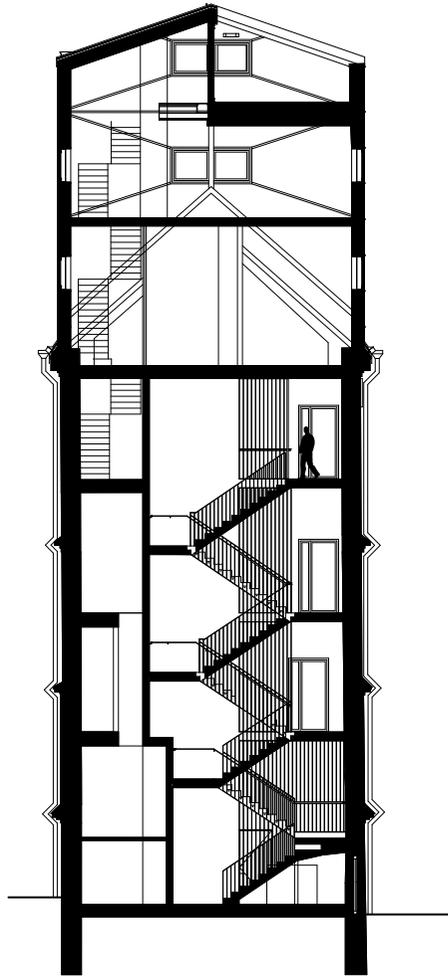








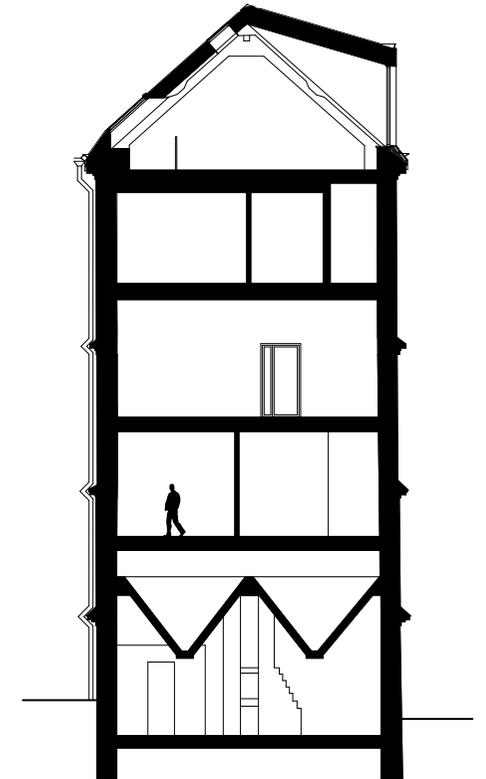
SITE PLAN



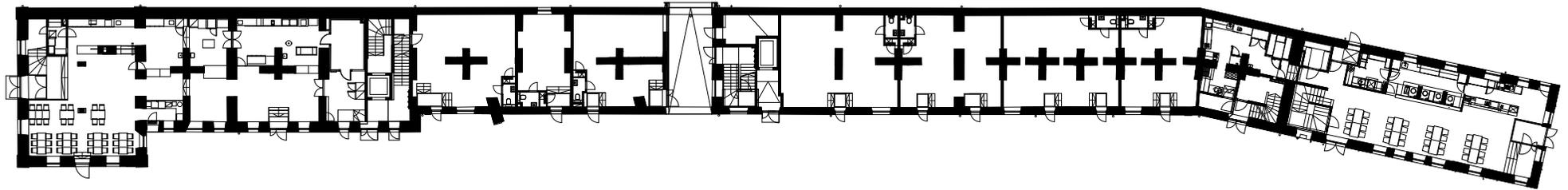
SECTION 1



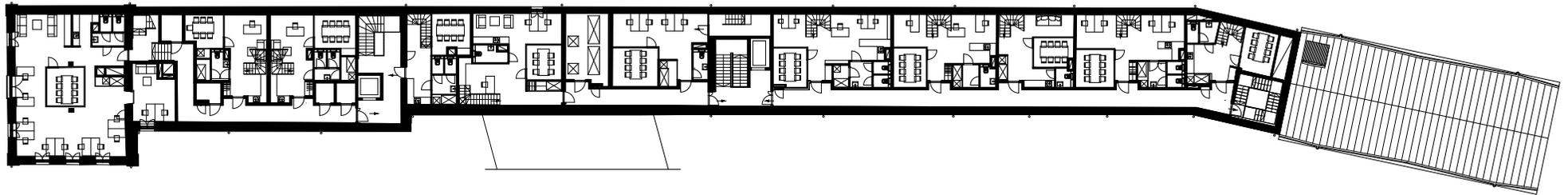
SECTION 2



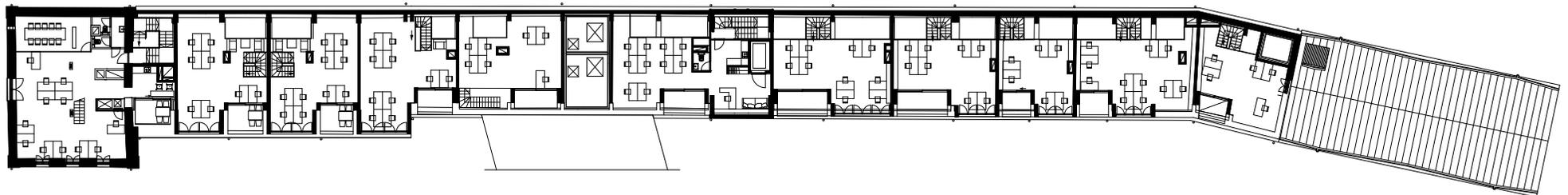
SECTION 3



1. FLOOR



4. FLOOR



5. FLOOR

CONTACTS

AUTHOR:

KOKO ARHITEKTID OÜwww.koko.ee

Tartu mnt 84A, Tallinn

+372 660 40 60

CONTACT PERSON:

Elo Aun

elo.aun@koko.ee

+372 53 40 2186

CLIENT:

ROTERMANN CITY OÜwww.rotermann.eu

Rotermanni tn 8, Tallinn

Tel +372 626 4600

CONTACT PERSON:

Tõnis Sõõrumaa

Tonis.Soorumaa@usinvest.eu

Mob +372 51 77 879

CONSTRUCTOR:

OMA EHITAJA ASwww.oma.ee

Pärnu mnt. 105, Tallinn

Tel: +372 651 0700

CONTACT PERSON:

Aivo Pedak

Aivo.pedak@oma.ee

Mob +372 50 20 379

PHOTOS:

TÕNU TUNNEL<https://tonutunnel.com>