

Architectural design competition of the Vabaduse 13 school building and E. Enno 15 sports hall in Valga  
Competition task

## Architectural design competition of the Vabaduse 13 school building and E. Enno 15 sports hall in Valga

### Competition task



#### **Organiser:**

Valga City Government and the NGO Union of Estonian Architects

#### **Competition task prepared by:**

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## 1. Aim, basis and organiser of the public single stage design contest

### 1.1. Aim

The aim of the design contest organiser is to build well-functioning and interoperable sports building (as an extension to the E. Enno 15 stadium building) and basic school's study building (by extending the existing Vabaduse 13 school building) with outdoor areas supporting them (area of the competition area is 41,316 sq m).

The competition area is wholly situated on the heritage conservation area of the main centre of Valga (registry No. 27005), or in a protection zone of the protected area, and the Vabaduse 13 school building is a historical and memorial building (Valga Girls' Upper Secondary School building, registration No. 4505).

Winning design will form the basis for preparing the detailed design and further designing of the buildings.

Negotiations about awarding the public contract of the services are started with the winner(s) of the design contest for designing the Vabaduse tn 13 school building and an extension to the stadium facilities at E. Enno tn 15 (with urban space surrounding them) in the volume of the preliminary, basic design and operational design. Public contract for the services is awarded to the winner(s) of the design contest based on the negotiated procedure without prior publication of the tender notice.

### 1.2. Bases

1.2.1. Comprehensive plan of city of Valga

1.2.2. Room programme of the buildings (clause 3.6)

1.2.3. Terms established in the design contest invitation, rules and competition task

1.2.4. Estonian Architectural Design Competition Guidelines (2013) approved by the Union of Estonian Architects

### 1.3. Organiser

Valga City Government and the NGO Union of Estonian Architects

## 2. Background

Reconstruction and extension of the building at Vabaduse 13 is financed from the measure of SA Innove "Organizing the network of general education schools during the period of 2014–2020" (<http://www.innove.ee/struktuuritoetused/pohikool>). This measure aims to contribute to rehabilitating the school network by bringing the student places in the compulsory school buildings in line with demographic changes. As the result of reconstruction and extension of the school building in the center of Valga, at Vabaduse 13, the Valga Priimetsa school wishes to obtain modern learning conditions that meet the needs and capabilities of their students. Currently, Valga Priimetsa School is located in a building built in 1967, at the outskirts of Valga. The school is located far from the heart of the city (about 2 km), the school building is too big and amortized. Priimetsa School is moved to the Vabaduse 13 school building (monument) that is extended. The proposal to finance the project is presented by the City Government of Valga and approved by SA Innove, and included in the investment plan ([Annex 1 - Project proposal for measure Organisation of the school network](#)). The existing stadium building that is neighbouring the Vabaduse 13 school building is extended for the Priimetsa School and other educational and sports institutions of Valga. Construction of E. Enno 15 sports hall built as the result of the extension, is financed from the city budget of Valga.

### 3. Context of Valga



*Orthophoto of Valga-Valka twin city 2015. Source: Land Board*

#### 3.1. Position and territory, location and transportation

Valga-Valka is the twin city in the southern border of Estonia and northern border of Latvia. Valga is also the center of Valga county. Area of Valga is 16.5 km<sup>2</sup>, area of Valka is 14.2 km<sup>2</sup>.

Valga is located 89 km from Tartu, 144 km from Pärnu, 245 km from Tallinn, 175 km from Riga, 170 km from Pskov, in the traffic junction of railways and highways. Passenger train travels three times a day from Valga to Taru and twice a day to Riga.

A little over 12,900 people live in Valga and the population of Valka is a little over 4,800 people. At the end of 2017, Valga merges with the neighbouring local governments (Karula, Taheva, Tõlliste and Õru Rural Municipalities) into the Valga Rural Municipality and there will be 16,700 people living in the new local government.

#### 3.2. About history

Valga was first mentioned in 1266 under the name of Walk in the documents of the Livonian Order in connection with organising the Diets. The peak of Valga was the end of the 19th century and beginning of the 20th century, when it became an important railway junction. It was during this period (by the beginning of the WW I) when the population of Valga amounted to 16,000 inhabitants. After the collapse of the Russian empire, Valga was divided between Estonia and Latvia. After the WW II, during the Soviet occupation, Valga became an important industrial and military centre. The twin city actually acted as one production unit and at the end of the 1980s, the population amounted to 18,500 inhabitants in Valga and 8,000 in Valka. To accommodate workers and soldiers who arrived to the city, large number of concrete panel apartment buildings were built.

#### 3.3. Culture and sports

Annual big events take place in Valga - twin city festival "Sound of Livonia" within the framework of Valga City Days in June and Valga Military History Festival in August. In addition

to the above-mentioned big events, also smaller sports and cultural events organised by the active citizens' associations take place in Valga. When the programs of big events take place all over the city, the smaller events will take place mostly in Valga Culture and Hobby Centre or the Valga Sports Hall in the City park. There are four nursery schools and five compulsory schools in Valga. Valga County Vocational Training Center operates in the new buildings in the city border. Valga Music School and Valga Culture and Hobby Centre provide non-formal education. Youth work is overseen by Valga Open Youth Centre, sports is guided by Valga Central Stadium, Valga Sports Hall, Valga County Sports Association and sports clubs. Valga also has a Valga Museum. Already since 1944, the newspaper Valgamaalane is published. Estonian TV correspondence office and local radio station Radio Ruut operate in Valga.

### **3.4. A comprehensive plan**

Comprehensive plan of Valga is valid in Valga (enacted on June 1, 2007), prepared by the OÜ Tinter Projekt. A comprehensive plan provides general guidelines for development and land use principles. The valid comprehensive plan lays out a number of new extension areas and is in strong contradiction with reality. Currently, new comprehensive plan of Valga is being initiated and proceeded. The aim of the prepared comprehensive plan of Valga is to adapt the urban space of Valga into compact, quality and well-functioning and economic living and economic environment in the condition of reducing population with the emphasis on revitalisation of the city centre, modernisation of the housing stock and re-use of the business and production areas. Urban space planning also needs to give more prominence to entrepreneurship and entrepreneurial people, to take into account the needs of an aging population and to guide the development of the city to consolidation and convergence of the city. Solutions planned by the architectural design competition are in conformance with the basic principles of the initiated planning.

### **3.5. Strategy for revitalisation of the city centre**

Size and amount of residential buildings, shops, public buildings and also the streets still meet needs of 18,500 inhabitants. In reality there are one third less people. As a result, there is no active use for nearly one third of the city's territory. It is most pronounced in the occupation of the city centre buildings in Valga. A large proportion of underutilized residential and commercial space lowers real estate prices in the market. Low prices do not give the owners the opportunity to sell their property, real estate renovation does not pay off, and new apartment buildings are not built.

Valga city has decided to shift attention first to revitalization of the city centre, while addressing the demolition of buildings located outside the city center and create there temporary green spaces. Maintained urban space of the city centre should increase attractiveness of the centre, price of the real estate and activity of the owners. The city wishes to take the protected abandoned buildings and the buildings having cultural and environmental value to its ownership, find them new purpose and reconstruct them.

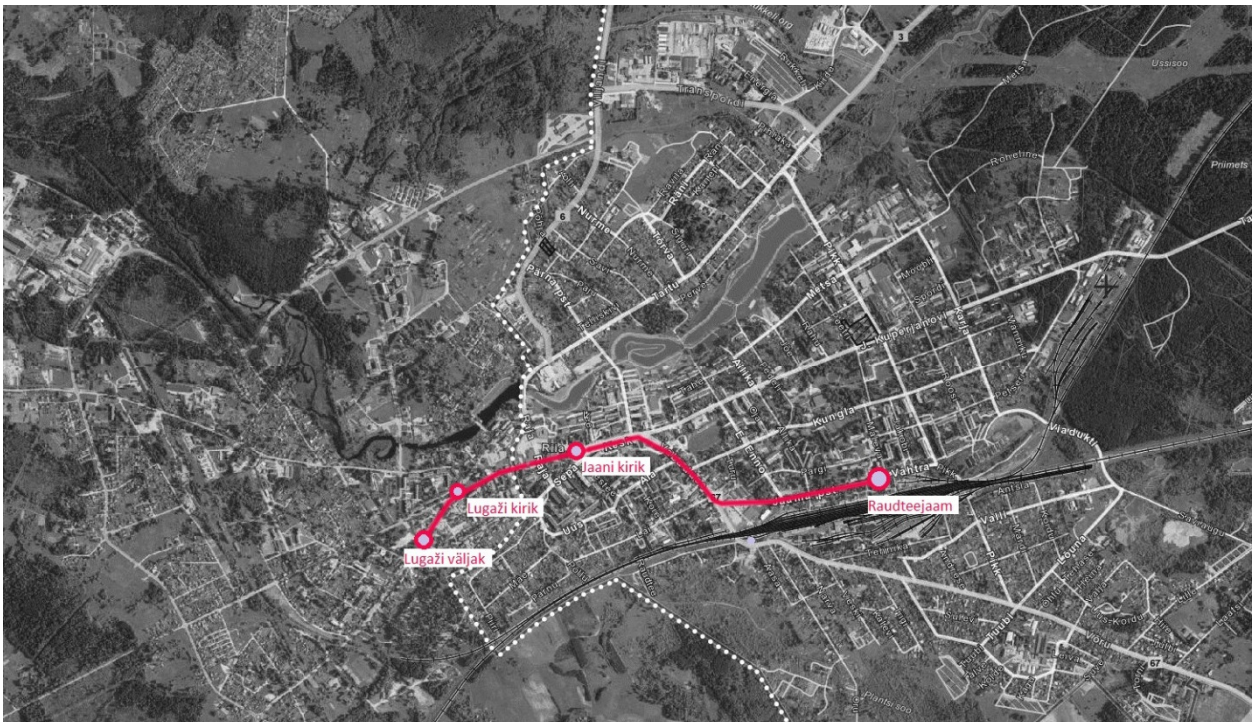
Architectural design competition of the Vabaduse 13 school building and E. Enno 15 sport hall in Valga follows the revitalisation strategy of downtown. School building in the outskirts that was built according to the standard project during the Soviet times is demolished and the Priimetsa School is moved to the city centre, to the historical and historical and memorial building (Valga Girls' Upper Secondary School building, registration No. 4505) at Vabaduse 13. Primary school classes of the Valga basic school who currently study in the building are moved to the main building and the monument will remain empty. The monument will be extended for the Priimetsa school by using the adjacent vacant building. The neighbouring stadium building

of the central stadium will be extended for the physical education classes of the Valga State Upper Secondary School, Valga Basic School and Priimetsa School.

### 3.6. Identity and potential

Valga's slogan "One city, two countries" refers to the desire to be a diverse and multicultural city. As characteristic to the border city, the outreach of Valga extends to the bilingual cultural space of the two cities and in addition to the Estonian and Latvian languages, 25% of local residents speak Russian at home. Multiculturalism certainly means better than average skills to communicate, negotiate and cooperate with partners. Local originators of the development plan consider these objectives important and development worthy. As one of the objectives of the development plan, Valga could be an international visitor-friendly city, whose inhabitants are active and optimistic. New educational as well as sports facilities support these objectives. Multiculturalism and cooperation could certainly be reflected in tightening the spatial connections between the two cities. Conceptual axis starting from the Valga railway station and adjacent to the Jaama, Vabaduse and Keskk Street, new Valga central square, Sõpruse Street, Raina and Riga Street and ending in the Lugaži square in Valka passes the Valga-Valka twin city, surrounded by the main functions of the city. Axis dominants are St John's and Lugaži churches. Expandable school building is located on this axis, and the urban space planned in front of it has to take that into account.

One peculiarity of Valga-Valka, compared to most other cities in Estonia, is the duplicated infrastructure towards a number of important public sites (for example, both cities have a cultural center and the stadium), and therefore there is a potential of organising major international sports and cultural events. The new sports hall will support this further.



Axis of Valga-Valka twin city. Basis: Estonian Land Board map

### 3.7. Priimetsa school

Priimetsa School of Valga is currently located in the suburb, away from other schools and institutions of Valga. Its address is J. Kuperjanovi tn 99. There were 342 students and 35 teachers in the school in the academic year 2015/2016. Language of instruction in Valga

Priimetsa school is a Russian where the Estonian language is taught based on the language immersion technique from the first grade and children who do not wish to learn by language immersion technique, can acquire knowledge by standard techniques. In the future, the school has readiness to implement a two-way language immersion.

The existing school building has been repaired and learning conditions improved over the years, but the closed net area (3,999 square meters) of the school building is too large considering the number of students and it is inefficient to maintain the house and the maintenance costs are high. Privacy of the school at the outskirts of the city does not create real integration opportunities for the students or cooperation with students of other schools. The current Priimetsa school building at J. Kuperjanovi 99 will be demolished and the property will be landscaped.

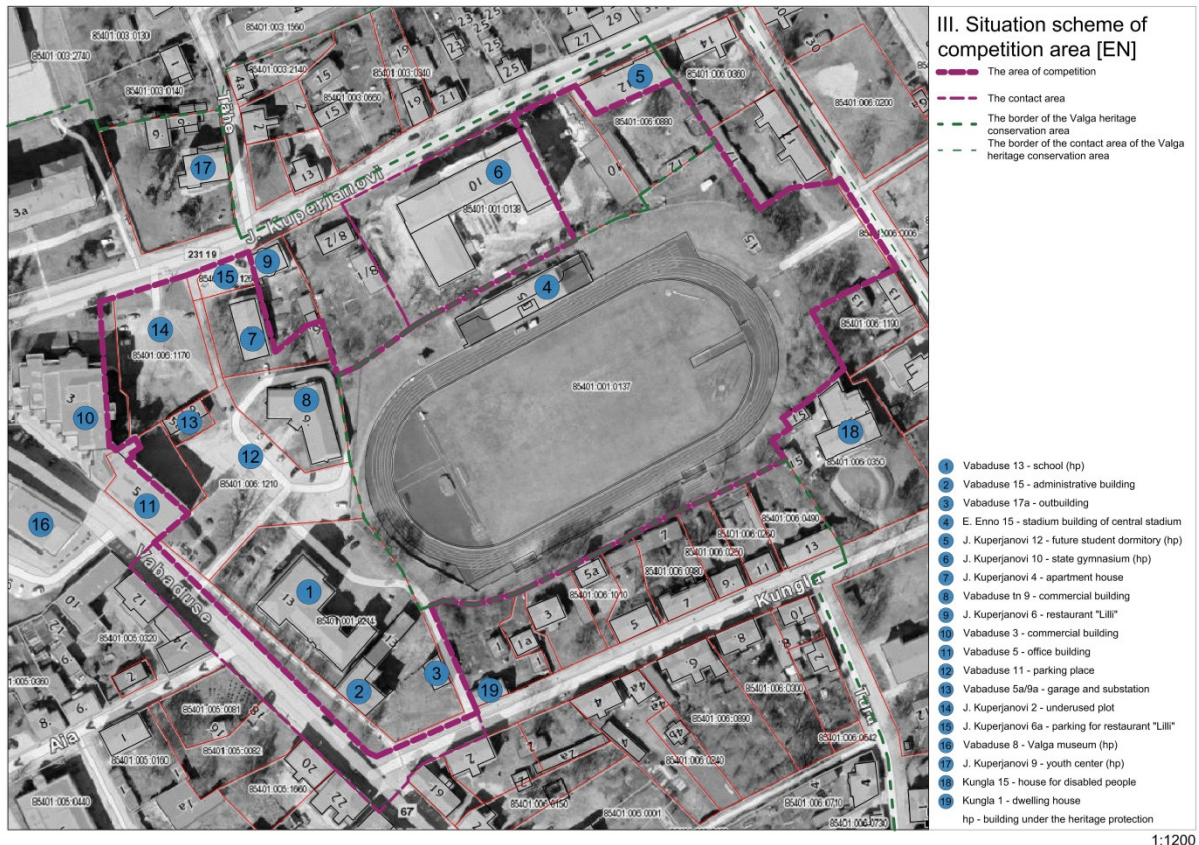
#### 4. The competition area

##### 4.1. Location

The competition area is located in the center of Valga, in the quarter between Vabaduse, J. Kuperjanovi, E. Enno and Kungla streets ([Annex 2 - Orthophoto of the competition area](#)). The competition area is the Vabaduse 13 school building property with identification 85401:001:0214 (with Vabaduse and Kungla Street parts bordering the property), Valga central stadium property (E. Enno 15) with identification 85401:001:0137 and the Vabaduse 11 property with the intended purpose of transportation land connecting them; identification (85401:006:1210). Valga State Upper Secondary School property (J. Kuperjanovi 10, 85 401: 001: 0138) and the property of planned boarding school (J. Kuperjanovi 12, 85 401: 006: 0880) is partly engaged to building of the sports hall. All the above-listed properties belong to the city of Valga. To improve access to the school building and sports hall, the competition area also covers the neighbouring Vabaduse 11 property (85401: 006: 1210) owned by the city, as well as privately owned properties J. Kuperjanovi 2 (85 401: 006: 1170), J. Kuperjanovi 4 (85 401: 006: 0850), J. Kuperjanovi 6a (85 401: 006: 1260), Vabaduse 3 (partly, 85401:006:1250), Vabaduse 5 (partly, 85401:006:0220), Vabaduse 5a (85401:006:0750), Vabaduse 9a (85401:006:1042) and Vabaduse 9 (85401:006:1041). A contestant may also provide a solution for Vabaduse and Kungla streets. The territory of the state Upper Secondary School must be linked with the created urban space. Borders of the competition area and contact site are reflected in [Annex 3 - Situation scheme of the competition area](#).

The competition area is wholly situated on the heritage conservation area of the main centre of Valga (registry No. 27005), or in a protection zone of the protected area, and the Vabaduse 13 school building is a historical and memorial building (Valga Girls' Upper Secondary School building, registration No. 4505). Buildings with address at Kuperjanovi 10 (Valga Boys' Upper Secondary School building, registry No. 4504) and J. Kuperjanovi 12 (residential building in Valga, at J. Kperjanov 12, registry No. 23328) in the approximate vicinity of the competition area are also monuments.

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*Situation scheme of the competition area (Annex 3) Basis: Estonian Land Board map*

### 4.2. History

Changing Valga into a railway junction was crucial for development of Valga.

Railway connection with Riga, Pskov and St Petersburg established in 1887-1889, narrow-gauge railway via Mõisaküla to Pärnu opened in 1896 and the Aluksne Ape-line from 1902 created pre-requisites for rapid development of the city. After the construction of the railway, Vabaduse street (then Pskov Street) became an axis connecting the station and old city centre. Big part of the Vabaduse Street building stock comes from that time - the beginning of the 20th century. Several new buildings with business spaces were built here, including Upper Secondary School building taken into use as the schoolhouse at Vabaduse 13 which originally was designed as a hospital (architect was Georg Jüri Hellart). The house built as a hospital was after finishing given to the use of the Valga Girls' Upper Secondary School in 1908. The gym building was built to the southwestern side of the building in 1909 and it was designed by the architect Aleksei Kieselbasch of Riga school district (Picture 1). All images can be found in Annex 13 - The competition area pictures.

The map from 1920 shows a wooden residential building on the plot next to the Girls' Upper Secondary School (current address Vabaduse 15) which was replaced by three-storey brick house by engineer Arnold Sõber at the end of 1930ies (Picture 2). The house has preserved until now and is known as the Sõbra house. The house has not been used for a long time. Two wooden houses and a two-storey ancillary building from ceramic bricks stood in the corner plot of Kungla and Vabaduse Streets in 1920 (current addresses are Vabaduse 17 and Vabaduse 17a). The Vabaduse 17 building was demolished in 2004. The wooden house on the Kungla street side of Vabaduse 17a plot was demolished already before 1995 but its brick ancillary

building is preserved until today. The building stands empty and is in very poor condition (Picture 3).

Current central stadium is built to the former Pipraoja valley. Pipraoja valley is one of the additional valleys of Pedeli old valley. To date, majority of the Pipraoja Valley has been redesigned due to the influence of the city's building stock, but within the borders of the City park and a couple of quarters (including competition area quarter) downstream, the valley and the stream bed are still clearly recognisable and form the main element forming the relief. Stadium building of the central stadium was built in 1996 (Picture 4).

#### 4.3. Vabaduse 13 school building and its surroundings

Vabaduse 13 school building (building register number 111035598, Picture 1), office building at Vabaduse 15 (building register number 111015071, Picture 2) and ancillary building of residential building at Vabaduse 17a (building register number 111026265, Picture 3) remained at the the Vabaduse 13 school building property.

Facade of the Vabaduse 13 school building was renovated during 2015–2016 (Annex 4 - Building design of restoration of the Valga Upper Secondary School building facades and roof).

Vabaduse 13 study building's closed net area is 1,908 square meters.

Vabaduse 15 office building and outbuilding of Vabaduse 17a residential building are currently empty. Vabaduse 17 residential building was demolished in 2004. There are inventory drawings in PDF available for these (Annex 5 - Vabaduse 15 inventory drawings and Annex 6 - Vabaduse 17-17a inventory drawings).

New special conditions of heritage conservation are prepared for extension of Vabaduse 13 school building (Annex 7 - Special conditions of heritage conservation for determining additional building right to Vabaduse 13 property).

Main entrance to the school building is from the Vabaduse Street. Cars are parked on the asphalted ground behind the building, which also has an entrance. Asphalt ground can be accessed from Vabaduse Street via the Vabaduse 11 property.

#### 4.4. E. Enno 15 central stadium and area around it

Central stadium is located in the center of Valga, in the real estate at E. Enno 15. Central stadium is located in Valga protected zone of the heritage conservation area. Former Valga Boys' Upper Secondary School building (J. Kuperjanovi 10, Picture 6) accommodating currently the Valga State Upper Secondary School and an empty residential building (J. Kuperjanovi 12, Picture 5) to where it is planned to establish a boarding school in the future, are situated in the neighboring plots of the central stadium. Both buildings are monuments.

Full dimensional football pitch with light athletics oval running track, stadium building with spectators' grandstand (building register code 120075755, Picture 4) and inventory shed (building register code 120576204) are located in the stadium territory. Rest rooms for athletes and the fitness center are located in the stadium building. Survey project has been prepared for the stadium building (Annex 8 - Stadium inventory project).

Data about the extended stadium building: (according to the survey project)

Number of floors: 3

Area under the building: 765.0 m<sup>2</sup>

Capacity: 2390.0 m<sup>3</sup>

Closed net area: 557.6 m<sup>2</sup>

The stadium has three accesses. The main entrance is from Vabaduse Street, through the Vabaduse 11 property. It is also possible to access from E. Enno Street. There is a gate behind



the Stadium building that leads to the State Upper Secondary School territory. Parking lots are located above the E. Enno and Vabaduse Street entrances.

#### 4.5. Vabaduse 11 property and its surroundings

Vabaduse 11 (Picture 12) is a 2, 931 m<sup>2</sup> property which main function is to provide access to the stadium, the rear asphalt ground of the school building, J. Kuperjanovi 4 apartment house (Picture 7) and Vabaduse 9 business building (Picture 8). Cars are parked on the property during the events organised in the central stadium. One of the ancillary buildings (Vabaduse 5a) on the border of the property (Picture 13) is an empty garage and the other one (Freedom 9a) is a substation. There is an empty property J. Kuperjanovi 2 (Picture 14) behind the ancillary buildings of Vabaduse 5a and 9a and it is possible to go from Vabaduse 11 property to the J. Kuperjanovi Street through that property. Beside the Kuperjanovi 2 properties on J. Kuperjanovi Street there is restaurant Lilli (J. Kuperjanovi 6, Picture 9), which parking lot is on J. Kuperjanovi 6a property (Picture 15). J. Kuperjanovi 2 and Vabaduse 11 properties are separated by two mainly empty buildings from Vabaduse Street - business building at Vabaduse 3 (Picture 10) and an office building at Vabaduse 5 (Picture11).

### 5. Competition task

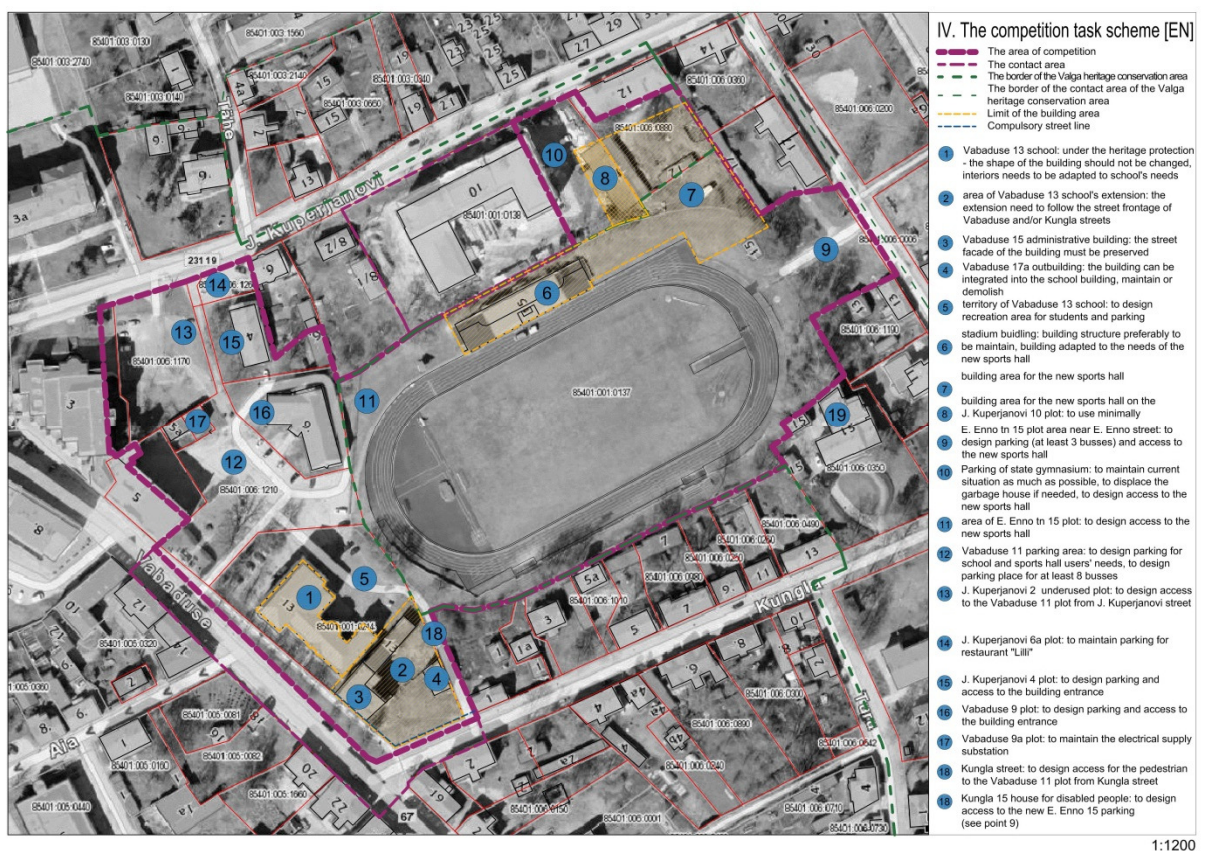
#### 5.1. General requirements for the building stock and competition area planning solution:

- Take Annex 9 - The competition task scheme and Annex 10 - Geodetic base plan of the competition area as the basis for planning the competition area and extensions of Vabaduse 13 school building and E. Enno stadium building.
- Competition area planning idea submitted in competition works and architectural solution of the Vabaduse 13 school building must be presentable and respectable in accordance with the terms of the city centre. Buildings with a planned outdoor areas must form architecturally integral complex. The planned school building must create a modern learning environment supporting and inspiring students' creativity.
- An integral, architectural and landscape architectural concept covering the whole area must be created to the competition area.
- Grouping of rooms must consider the overall objective of the competition and the room programmes indicated in Clause 4.2 of this competition task, justifications and explanations indicated there and logic of grouping and orienting the rooms. The main objective of the measure "Organising the school network" is to adapt the school network to the needs of the planned number of students. Performance of the measure objective is assessed based on square meter according to the net space. Entries may not exceed the maximum prescribed closed net space. Sizes of different spaces prescribed in the added room plan (Annex 11 - Recommended room plan of the Priimetsa school) are approximate, they can be changed, but the minimum standard-specific sizes of rooms must be maintained. The rooms can be reasonably merged or split.
- In view of the generalisation level of the preliminary design plan, the design solution must consider the legislative acts and design standards (including firefighting, health safety, traffic safety and disabled access requirements) valid in the field of engineering.
- Design documentation of the building stock must consider the sites that must be preserved in their current location and current volume: football pitch with light athletics oval running track, privately owned buildings at Kuperjanovi 4 and Vabaduse 9, substation.
- Architectural solution, location, logistics and implementation of the building stock and facilities must be of high level, improve the environment and raise the general

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architectural level, and at the same time take the exiting values in the urban space into account.

- Outdoor finishing must use high quality, natural and durable materials, imitating materials must be avoided.
- Positioning of building volumes must consider specific insulation and acoustics conditions of educational institution.
- Building design must take into account the requirements set out in Regulation No. 55 of the Minister of Economic Affairs and Infrastructure "Minimum requirements for energy performance of buildings" of 03.06.2015. Design note to the conceptual design must describe how the minimum requirements of the energy performance provided in the regulation are ensured.
- Detailed design is prepared based on the winning work.



The competition task scheme (Annex 9). Basis: Estonian Land Board map

## 5.2. Principles of operating of buildings

### 5.2.1. Vabaduse 13 school building with extensions

Planning of the school building must consider the following circumstances:

- According to the special conditions of heritage conservation prepared for extending the school building (see [Appendix 7 - Special conditions of heritage conservation for determining additional building right to Vabaduse 13 property](#)), it is not possible to make extensive changes in the historical Vabaduse 13 school building, which is a historical and memorial building. At least the facade of the Vabaduse 15 office building facing the Vabaduse Street must be preserved. The height of the planned extension

must not exceed the height of the current office building. The extension must follow the Vabaduse Street line. Desirably, the extension restores historical buildings in the corner of Vabaduse and Kungla Streets. "Construction site of the planned new building" defined in clause 6 of the special conditions is not mandatory. Shape, depth and orientation towards the cardinal point, etc must primarily follow the needs of operation of the school. Vabaduse 17a building can be integrated into the volume of the school building extension, it can be preserved or demolished. Negotiations will be held with the National Heritage Board after declaring the winning work, and the special conditions are adapted, if needed.

- Maximum number of students who benefit from the project or number of student places in the extended school building is 332. According to the [Annex 11: Recommended room plan of the Priimetsa School](#), the area of 2,750 m<sup>2</sup> is needed for meeting the needs of 332 students, that means 8.28 m<sup>2</sup> per student. Competition works may not exceed the maximum prescribed closed net area. Sizes of different rooms prescribed in the room plan are approximate, they can be changed, but the minimum standard-specific sizes of spaces must be maintained. The rooms can be reasonably merged or split.
- Historical Vabaduse 13 school building net area is 1908m<sup>2</sup>. It means, that maximum net area of the extension is 841 m<sup>2</sup>. Rooms, that require due their special equipment major changes in the existing structures (metalwork, woodwork, nature study class, music class, art class), should be preferably placed in the extension.
- Students study based on the state curriculum in the basic school. Part of the curriculum, which requires the use of indoor sports facilities, will be solved based on the planned sports hall.

**Recommended room plan of Priimetsa School**

number of students:	<b>332</b>			
number of classes:	18			
	<b>number of rooms</b>	<b>number of users</b>	<b>m2/student</b>	<b>total m2</b>
main classroom	12	17-24	2,0	480
computer class (24 students)	1	24	4,0	100
computer class (12 students)	1	12	3,0	40
nature study class, inc. chemicals	2	24	2,0	100
room for individual study (room for interviews)	1	12	2,0	25
language class (12-14 students)	4	12	2,5	120
music class	1	24	2,0	50
art class	1	24	2,0	50
class for metalworks	1	12	4,5	50
class for woodworks				
craft class	1	12	3,3	40
class for home economy	1	12	2,0	30
library (repository) with reading room	1	24	2,5	60
administrator and teacher workrooms	8			150
speech therapist's room	4			80
social pedagogue's room				
special education teacher's room				
psychologist's room				
room for student's representation	1		15,0	15
medical room	1	5	3,2	16
canteen with kitchen	1	100	0,8	150
assembly hall	1	150	1,0	150
wardrobe	1	340	0,4	140
small classroom	2	4	6,0	50
<b>total net area of specific use</b>				<b>1896</b>
net area of general use (estimated 45% of area of specific use)	45	%	2,6	853
<b>total net area</b>				<b>2749</b>

*Recommended room plan of Priimetsa School (Annex 11). Source: Priimetsa school*

### 5.2.2. E. Enno sports hall as an extension to the stadium building

Sports hall should be designed as the result of the extension of the stadium building of the central stadium in E. Enno 15 property in Valga. The building stock area of the sports hall extension is recorded in [Annex 9 - The competition task scheme](#). Recommended room plan of sports hall is in [Annex 12](#). The building stock has been planned so that the existing light athletics oval running track is maintained. Sports hall should mainly remain to E. Enno 15 and J. Kuperjanovi 12 properties. It is possible to use the J. Kuperjanovi 10 property, if needed, but as little as possible as not to damage the basic functions of the building.

Structures of the existing stadium building ([Annex 8 - Stadium inventory project](#)) constructions must be preserved as much as it is expedient.

Maximum number of users of the sports hall is about 500 to 600 people at the same time.

Objectives of extending are as follows:

- Carrying out physical education lessons of the State Upper Secondary School and Valga Priimetsa school students;
- Improvement of the conditions of recreational sports activities of the citizens;
- Ensuring conditions for heavy athletics training and competitions;

**Recommended room plan of sports hall**

number of users:	500 -600		
	number of rooms	number of users	total m2 (min)
<b>Sport hall (as extension of the stadium building) must contain at least the following:</b>			
sports hall for ball games (min 42x22x8m) possibility to play basketball on at least two courts grandstand with min 50 seats	1	40	924
inventory room to the ball games hall	1		50
Gym for heavy athletics and shooting (min 34x15x3m)	1	40	510
inventory room to the heavy athletics hall	1		70
wardrobe for the visitors	1		15
<b>The reconstructed stadium building of the central stadium must contain at least:</b>			
fitness studio	1	30	100
shower rooms with 6 washing facilities	2		20
shower rooms with 4 washing facilities	2		16
bigger wardrobe	2	25	40
smaller wardrobe	2	20	30
janitor's space	1		6
commentator room for sports transmission	1	2	20
judges' room ( 3 tables)	1	3	15
foyer with administrator's reception desk	1	1	30
staff/trainers resting area (with opportunity to change clothes)	1	4	15
inventory room for light athletics at the stadium	1		70
inventory room for maintenance equipment of the stadium	1		30
spectators' toilets (may also be in a separate building)	2	350	30
stadium grandstand on the roof		350	
<b>total net area of specific use</b>			<b>1991</b>
net area of general use (estimated 20% of area of specific use)	20	%	398
<b>total net area</b>			<b>2389</b>

*Recommended room plan of sports hall (Annex 12)*

Sports hall for ball games must be possible to divide the hall with raised curtains so that it is possible to play basketball on at least two courts and volleyball on three courts. Take into consideration judges and team area. Hall should be equipped by raised basketball structure on the main court and two cross-courts.

Gym for heavy athletics (wrestling, boxing, lifting), and shooting (air pressure guns) must be possible to divide the hall using the curtains so that it is possible to compete in two grounds at the same time.

Gym for heavy athletics and shooting can be planned as the vertical extension of the existing stadium building (i.e. as the third floor).

Listed facilities may also be located in the extension built to the stadium building but the existing sports hall must be used expediently and fully.

**5.2.3. Entrances to the building**

Design several separate accesses to the buildings.

School building:

- The main entrance: design to be representative and observable from the Vabaduse Street. The main entrance must allow an easy and logical access to different parts of the school facilities. The design of the main entrance must be skillfully located to avoid

crossing of the outdoor and indoor footwear routes (clean and dirty feet zones should be kept separately).

- The schoolhouse must also have separate entrances in addition to the main one to enable movement of students from the study room part directly outdoors and to the stadium.
- Service rooms entrance(s): locate separately from the main entrance, functionally logical and hidden (recommended). Supply of the kitchen and other deliveries of the school, servicing of technical rooms, garbage removal takes place through the service rooms entrance. Service rooms entrance must be accessible for vans.

Sports hall:

- It must be possible to get to the sports hall from the football pitch, Vabaduse 11 and J. Kuperjanovi 10 (state gymnasium) properties and parking lot planned to the E. Enno street.

### 5.3. Outdoor areas

School surroundings:

- Plan the school's main square (school family gatherings and celebration of star events + flagpoles + outdoor furniture).
- Resolve recreation area(s) for students for staying outside during the breaks and carrying out the outdoor lessons.
- Provide opportunities for students to actively move during breaks (for example, table tennis, climbing wall, outdoor fitness equipment, etc.).
- Resolve bicycle storage for 50-70 bicycles, protected against rain (which may be located in Vabaduse 11 plot).
- Design the garbage house that may be situated inside the perimeter of the building, position must be logical towards the canteen and in a reasonable distance from it.

Surroundings of the sports hall:

- Existing stadium with a football pitch is maintained in the same location;
- Maintain separate fan sectors;
- Grandstand seating capacity could possibly be increased;
- Maintain boundaries of the stadium area;
- Design unheated outdoor building for maintenance equipment of the stadium.

Parking:

- Plan parking of the vehicles of the school and sports building primarily on the Vabaduse 11 property (consider at least eight bus places).
- Establish an autonomous access to the sports hall from E. Enno Street with few parking spaces along the street (at least 3 bus places).
- Resolve necessary parking to the buildings in J. Kuperjanovi 4, Vabaduse 11 and J. Kuperjanovi 9

Traffic scheme:

- Resolve an access to the Vabaduse 11 plot from Vabaduse as well as J. Kuperjanovi Street. Accesses ensure bypass opportunity during the closed roundabout at Kesk Street (popular events, fairs).

- Pedestrians and cyclists must have an access to the Vabaduse 11 plot from the Vabaduse, J. Kuperjanovi and Kungla streets.
- Ensure access to the plots in J. Kuperjanovi 4 and Vabaduse 9.
- It must be possible to get to the sports hall from the football pitch, plots of the Vabaduse 11 and J. Kuperjanovi 10 (state upper secondary school) and parking lot planned to the E. Enno street. Resolve an access and traffic of the serving transport in the competition area.
- Preparation of the traffic scheme of the competition area must ensure safety of non-motorised road users and favour priority development of light traffic.

Landscaping:

- Provide the general landscaping principles of the competition area and brief description of the planned green areas, including outdoor furniture and other small forms.
- Maintain at least partially the alley of the Vabaduse Street.

#### 5.4. Stages of construction works

Spatial planning of the competition area must take into account that the planned buildings might not be built at the same time. Building of the school building and sports hall must be independent of each other.

The final result should be an integrated complex of buildings, where the sports hall, school building and outdoor areas are functionally linked/connected, but can also act independently of each other.

#### Annexes:

1. Project proposal of the measure *Organising the school network*
2. Orthophoto of the competition area
3. Situation scheme of the competition area
4. Building design of restoration of the Valga Upper Secondary School building facades and roof
5. Vabaduse 15 inventory drawings
6. Vabaduse 17-17a inventory drawings
7. Special conditions of heritage conservation for determining additional building right to Vabaduse 13 property
8. Stadium inventory project
9. The competition task scheme
10. Geodetic base plan of the competition area
11. Recommended room plan of Priimetsa School
12. Recommended room plan of sports hall
13. The competition area pictures