



KULTUURIMINISTEERIUM

TAMMISTU IS SHINING AGAIN!

TAMMISTU MANOR COMPLEX USAGE PLAN

PREFACE

The Tammistu manor complex usage plan is developed in frames of EEA Financial Mechanism 2009-2014 programme "Manor Schools - preservation through use" project „Tammistu shining again!“ The project started July 1st 2014 and will run until December 31st 2015. The aim of the mapping exercise is to evaluate the current and future needs of the Tammistu manor complex and link those needs to existing and planned new constructions at Tammistu.

The mapping exercise have been executed by meetings with stakeholders, discussions and involvement of expert knowledge. First meeting was already in July, then followed by discussions with Norwegian partners in August 2014, with experts and stakeholders in October and in December 2014. The proposed draft document was put together and approved by stakeholder seminar on February 5th -6th 2015, followed by project team meeting finalizing the document, which took place on February 7th 2015.

The document is providing a brief overview on Tammistu manor, its location, history and overview on what services are provided at the Center. Moreover a proposal for use for each building at Tammistu is provided and finally priorities have been placed for which step is about to be taken next for further development of the complex.

LOCATION

Tammistu manor is situated in Tartu municipality, Tammistu village. The manor complex comprises 5 ha of area with park and economy buildings what belong to Estonian Agrenska Foundation. In addition arable land is owned by the owner of a founder of Estonian Agrenska Foundation. The Manor complex is accessible by Pilka-Tähemaa road, another road is leading to Aovere-Alatskivi road, while the last mentioned is not well kept. Tammistu manor complex is standing in broad terms on its own while most of Tammistu inhabitants are a few kilometers away. Some farms and some houses are close to the manor complex.

HISTORIC OVERVIEW

Tammistu manor was mentioned for the first time in 1584. The current main building is erected in the 1850-ies when the owner was Paul von Krüdener. The golden times for the manor were before the WWI when the owner was Gustav von Rathlef. After WWI the war hero general Julius Kuperjanov-s widow Alice Kuperjanov become the owner, from her the property went to the lawyer Oskar Rütli, who had been elected to the 1st Russian State Duma from Southern-Estonia (Livonia).

In 1944. Tammistu housed a war hospital, after the war it became a home for elderly disabled. When the home for elderly disabled was moved out in the early 1980-ies, the local collective farm intended to build a kindergarten with catering facilities. This was never finished.

From 1983 until starting renovation in 2006, the building was empty and the park totally neglected. All remaining buildings were without windows. The Estonian Agrenska Foundation has been refreshing the buildings and cleaning up the park, mainly by voluntary work. Renovation work have been possible thanks to private donors, funds from Estonian State programmes, Nordic and EU programs – the last one only for the target group of disabled children and their families, not for investment funding. The aim is to fully restore the complex and make it accessible for people with disabilities, while preserving as much history as possible.



Tammistu manor before the WWII

October 5th 2007 HM Silvia Queen of Sweden visited Tammistu and put a symbolic corner-stone for the development of the center end as a sign of support for the Estonian Agrenska Foundation. Mrs. Evelin Ilves, whos patronage the Foundation enjoys accompanied the Queen. Queen Silvia have been the supporter of the Swedish Ågrenska family center since its establishing in 1989 and is supporting the center in Tammistu.



Pictures of furniture received by von Rathlef relatives in Germany

RECENT DEVELOPMENTS AT TAMMISTU MANOR

In 2008 a reconstruction of a hay-barn to house concert facilities was completed. The project was supported by PRIA – the Estonian Agricultural Registers and Information Board and in frames of the Estonian Rural Life Development Plan. The opening took place 24th of August when Corelli Music Concert Agency was having a charity concert at Tammistu and the barn-concert hall was opened by the Estonian Minister of Culture, Mrs. Laine Jänes (Randjärv). The barn can house 250 visitors, this summer the Vanemuine theatre is holding their summer performances there, playing Brian Friel-s „Faith Healer”.

The barn have been in frequent use during summer months ever since its inauguration. In 2010 the Tammistu former dairy was purchased by the Estonian Agrenska Foundation. PRIA programme for village development has financed 1st phase of its renovation, completed in 2013.

In October 2014, last phase of restauration of Tammistu main building started. The works are foreseen to be finalized by end of August 2015. Constructing is made by EVIKO and financed of Developing local public services programme 2007-2013 period reserv project, called Reconstrution of Tammistu family center main building, project nr. EU47920.

With finalizing the restauration of the main building of the Tammistu manor complex, a very important milestone have been reached and therefore focus on next developments at Tammistu is awaiting. The current mapping exercise is contributing to more smooth further planning of that work.

CORE USE OF TAMMISTU MANOR

During the 10 years while Tammistu manor have been in more or less active use by Estonian Agrenska Foundation, four main usage directions have been developed. All those four core usage directions have to be developed further, in order to make full use of the potential.

TAMMISTU FAMILY CENTER /TAMMISTU PEREKESKUS/

Most important use of Tammistu manor complex is the one of Tammistu family center – comprising the following core provisions:

Family-based early intervention and counselling according to special needs of the child and existing family resources. Family-stays based on diagnosis, to enable the parents to exchange know-how, meet specialists and get the nescesary information and support for organising thier every-day lives.

Provision of respite care, aimed at the lessening the burden of the family. Respite care provising can be organised as group camps at Tammistu or individual care at home with the family. Respite care camps are held at Tammistu already since summer 2013.

Rehabilitation for disabled children. Teaching of social/coping skills to schoolchildren and adolescents with disabilities at weekends/vacations

Training to rehab. specialists and others in the network of children with disabilities (family doctors, teachers, nurses, personal assistants etc)

TAMMISTU CENTRE FOR NON-MEDICAL INFORMATION ON RARE DISORDERS /TAMMISTU HARVAESINEVATE HAIGUSTE KOMPETENTSIKESKUS/

European Union has defined rare disorders as disorders where the appearance is 5 persons among 10 000 persons. Rare disorders, orphan diseases are very rare and there are very many different diagnoses – an estimate says that there are 5000-8000 rare disorders what influence 6-8% of the population during their lifespan. Many rare disorders are by birth and up to 30% of children with rare disorders die until 5 years age. Meanwhile up to 50% of rare disorders are appearing in adult age. 5 new rare disorders are described in the international medical journals each week.

Estonian Agrenska Foundation with Tammistu as headquarters will become the information- and support function for non-medical side of the rare disorders – for families with children and adults as well. The aim is to provide information on how to cope with a rare disorder, what support is available in the society. A coordinator will start working as of 2016. Information will be put available at the Foundation webpage www.agrenska.ee.

In order to be able to carry out the task, Tammistu family center at Tammistu manor have to be strengthened both financially and what concerns work environment. The task would comprise elaborating new specially targeted services for rare disorders patients, in co-operation with Estonian Chamber of Disabled People and Estonian Ministry of Social Affairs, based on the needs and special requirements of the target group. Suitable physical work environment for that task have to be established.

TAMMISTU WORK REHABILITATION CENTER /TAMMISTU TÖÖHARJUTUSKESKUS/

In co-operation with Tartu Rural Municipality, NGO Independent Living, Tartu Kroonuaia School and other stakeholders, a supported and sheltered employment provision at Tammistu was started in 2008. The center is currently located in the main building and backed up by the read storage house, the green house and the gardener's house. After finalizing the main building, new and more active use is going to happen there, thus the need of leaving the main building and move into the former Tammistu manor diary.

Since 2008 when the first phase of employment service was started at Tammistu, numbers of users have increased, as well employees have been added to guide the work. In 2010 a study-kitchen with catering possibilities added strength to the task, the food consumed is now prepared at Tammistu.



Textile workshop opened in 2009

The aim is to develop a fully-fledged employment center with needed workshops, equipment and back-up for marketing. Strong co-operation with other similar employment centers and with Unemployment board Töötukassa and stakeholders outside the country. A strong co-operation with Norwegian ASVO Nøtterøy is going to be strengthened further. The work rehabilitation center is also important in the context of the labour market reform for people with disabilities Estonia currently is undergoing.

The work-rehabilitation center is already and will be in the future organised with four units, described as follows:

GARDENING UNIT /OPERATIONAL/

Will provide maintenance for the park and the area in Tammistu, and is also providing maintenance for surrounding objects, including tasks in Tartu. The service could be provided by a separate business unit or self-employed persons, whom necessary buildings are provided on a long-term contract.

Gardening unit should be backed up by equipment for lawn moving, greenhouse for pre-growing of plants, better areas for vegetable growing, apple-tree and berries, other products for kitchen use to back up the catering and food-processing unit, in particular as the main building will be finished and the use of facilities there will be much more intensive than before.

HANDYCRAFT AND TEXTILE WORK UNIT /OPERATIONAL/

Will make products typical to day-center workshops, but have to be made more effective with better guidance and equipment, linkage to other units of the work rehabilitation center. The needs of Tammistu manor – useful textiles for catering and visitors centers etc. would become a more integral part of the workshop activities.

Good quality products are to be sold via Maarja village shop /other similar vendors/. Assembling and packaging work should be added to the workshop activities.

CATERING AND FOOD PROCESSING UNIT /PARTLY OPERATIONAL/

Will make food during events at Tammistu. Already well equipped, have to improve the knowledge and capacity for serving bigger events, both organized by Estonian Agrenska Foundation itself and for those coming from outside.

The unit will also work for own products from Tammistu gardens. Currently already several products are made, but mostly for own use. The user base have to be increased along with taking onboard production tasks from outside. Marketing have to be established.

CARPENTRY AND WOODEN MATERIAL PRODUCTION UNIT /NOT YET OPERATIONAL/

Will serve local businesses with sub-contracting works. Have own products linked to manor life – i.e. benches for park, flower-cases, wooden palm pots etc. Smaller items for decoration would be part of the product circle.

Unit will be able to work, if premises and equipment are there. Currently some woodwork is already taking place, but the efforts have been few and far between to have a functioning unit. This is in particular important for male users of the work rehabilitation center and during winter months- while outdoors work is much limited.

TAMMISTU MANOR VISITORS CENTER /TAMMISTU MÕISA KÜLASTUSKESKUS/

To improve the attractiveness of former manor complex of Tammistu, situated in the outskirts of Tartu rural municipality, in order to attract service providers/users and active inhabitants – by creating new workplaces at the multifunctional center.

As attraction of the city of Tartu have had the nearby rural areas peripheral, it is important to activate local inhabitants and bring them back to participate actively in the society. The possibilities of the local community should be exploited to develop services – catering, free-time, information dissemination, provision of supported and sheltered employment etc.

The Tammistu hay-barn is very actively used during summer months for weddings, concerts and conferences, village movement events etc. The service have to be further developed with better facilities for accommodating the guests. In the spot next to the hay-barn, the former carriage house will be during current project get a new design solution and toilet possibilities along with catering and distribution of food will be provided.



Tammistu manor and its gardens are getting nicer 2011

ADDITIONAL ATTRACTIONS TO VISITORS CENTER

FLOWER GARDEN – SMELLING THE FLOWERS

Between the new main building and the old main building, the area could be developed as a smelling garden with flowers and plants (as the idea from the diploma work of Kadri Jürimäe suggested). Swedish and British examples for the garden could be used.

The smelling flower garden could utilize one of the existing wooden houses in the park what will be renovated and where the information on smelling flowers and plants can be provided during winter period. The activities could be conducted by the department of landscape architecture of the Estonian Agricultural University.

There will be possibilities to include the park of Tammistu manor into the network of parks of EU funded project, currently prepared by Inger Ernstsson, former manager of the project in Mölndal municipality "Gunnebo back to 18th century". A new co-operation is prepared by project consultant Eva Fabry in Göteborg.

CONFERENCE SERVICE

Estonian Agrenka complex will in the longer perspective have the facilities to organise conferences and events of different size. Planned facilities could be: a seminar room in the new building, at least 2-3 seminar facilities in the main building of the manor and keep open the possibilities to enlarge the new building with a conference wing if required.

Elaborating an alternative conference service: utilize the existing buildings so that a precedent is made – a new and unique approach appears. Analyze the possibilities to design the existing hay storage at the village road to become a unique wooden structure for use of conferences and social arrangements.

We need to gather relevant practices from Scandinavian countries and Finland.

The training kitchen what today is working fully, with 1 cook – leader for the kitchen unit and 2 users with special needs, who cook and help out in the kitchen. Already today capacity to provide food for up to 30 guests is operational.

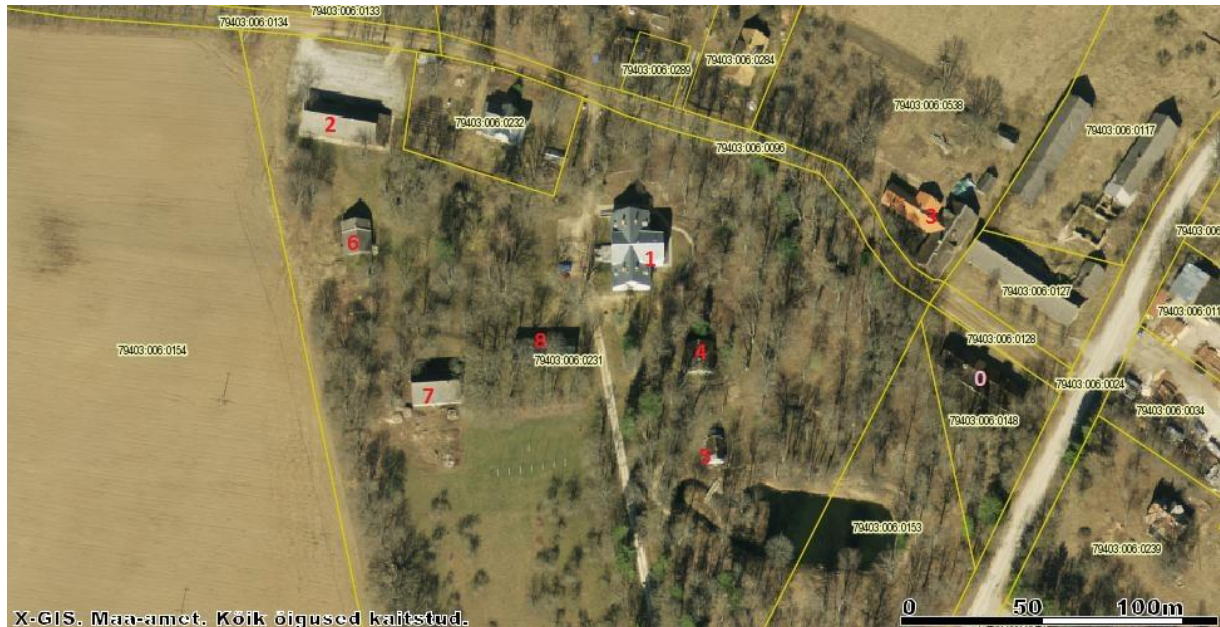


Tammistu manor kitchen was ready in 2010, financed by Norwegian EEA regional development grant



Visitors of the Forgotten Manors visiting game 2012 at Tammistu

USAGE PROPOSAL BASED ON CURRENT MAPPING EXERCISE



Overview of the buildings at Tammistu complex – as Land Board map provides it. The map along with photos taken of the buildings was used as a tool for planning exercise.

MAIN BUILDING /PEAHOONE/

The main building is going to be the heart of Tammistu – tastefully renovated, equipped with modern facilities and taken into use for families, visitors at large. The main building is remaining important even in the case of different tasks moving out to their own purposely created facilities.



Proposed use: Administrative use – courses – study kitchen – children activities.

HEADQUARTERS FOR THE RARE DISORDERS COMPETENCE CENTER /HARVAESINEVATE HAIGUSTE KOMPETENTSIKESKUS/

As the Tammistu center have to be most convenient for its core target group – families and children with disabilities, a need for modern, fully accessible and energy efficient accommodation complex and seat for Eesti Agrenska-s work within provision of non-medical information on rare disorders have to be met. A proposal which is outdated today have to be revisited and designed to be able for construction without delay.



Proposed use: Accommodation – breakfast for staying over quests – professional kitchen – physiotherapy.

CARRIAGE HOUSE /TÕLLAKUUR

The building just opposite the main building and next to the barn is currently not in active use. The construction is quite old and not much of value. In the spot of the existing building, a design solution is elaborated to put up a new facility to back up the events happening in the barn – mostly during summer months. Toilets and catering distribution is foreseen to be accommodated in the new construction.

Proposed use: Back-up for barn – toilet – catering distribution – dressing – storage.

BARN-VISITORS CENTER /KÜÜN-KÜLASTUSKESKUS/

Tammistu barn is in active use during summer months – with weddings, concerts, conferences, village movement events etc. The acoustics is good and the surroundings are enabling each event to be a very special one for the organizers. Many people by now have discovered that magical location.



Proposed use: Summer time big events – conferences – weddings – concerts.

SUPPORTED WORK CENTER /TÖÖHARJUTUSKESKUS/

Currently in the main building – all work-rehabilitation activities will be moved to supported work center.



Proposed use: Work-rehabilitation administrative use – workshops for boys – workshops for girls – individual consultation rooms – calming down premises.

STABLES /HOBUSETALL/

Currently not in use – potential for workshops and multi-purpose use for supported work center and visitors center developments.



Proposed use: Work-rehabilitation multi-purpose room – heated but not permanently separated – administrator offices for manager of work rehabilitation center.

GARAGE – WORKHOP /GARAAZ - TÖÖKODA

The garage – workshop is partly used as storage. Some windows are repaired. The building needs quite a lot of refurbishing to be able to accommodate modern-day use. The usage proposal is based on the long-term experience from employees of Tammistu center and is backing up everyday needs at Tammistu.

Proposed use: Carpenter workshop – accommodation unit upstairs.

RED STORAGE HOUSE /PUNANE KUUR/

Initially proposed to be demolished, the red storage house is very important as it has housed many necessary tools and gardening utilities. The firewood is stored there and while the renovation of the Tammistu main building in its first phase, constructors were able to change cloths and have a place to take a break in this building.



Proposed use: Storage.

GREEN HOUSE /ROHELINE MAJA/

The very first building in Tammistu to have a possibility to stay indoors – with heating. Formerly the building was used as sauna for the elderly home which was housed in the main buildings. Such need isn't necessary any more and the building is currently used as back-up premises for supported work center. Have to be further refurbished to house the usage for families.



Proposed use: Rehabilitation activities for families.

GARDERENS HOUSE /AEDNIKU MAJA/

The gardeners house has served well as first accommodation for employees for Tammistu center. As the target group of the center and the wider visitor group need attractions, the Estonian Agrenska Foundation have to develop tracks and packages to offer participants of rehabilitation courses and the

Proposed use: Rehabilitation activities for families.

PLAYHOUSE – WELLHOUSE /MÄNGUMAJA - PUMBAMAJA

The former well-house has been staying empty as most buildings at Tammistu. The initial stone roof was removed for some years ago as it was demolished. Windows and doors are absent.

In 2012 the well-house was made more stable – upper loose layers of brick were removed and later a new roof was placed. Still remains to equip the building with windows and doors and make it cozier inside. The building will be used predominantly during summer months when many family stays and respite care camps are taking place at Tammistu.

Picture from 2012 showing Norwegian partner ASVO Nøtterøy visitor group in action at Tammistu.



Proposed use: Playing and play-related events.

PRIORITISATION

1st priority Proceed with work for headquarters of Tammistu rare disorders competence center – along with accommodation and other needs placed there. The construction will be placed there it originally was meant to be raised – with a new look and with a smaller area.

The activity will be named **Developing rare disorders competence center at Tammistu /Tammistu harvaesinevate haiguste kompetentsikeskuse väljaarendamine/**

2nd priority –reconstructing carriage house for backing up and enabling smooth use for visitors – in particular during summer months. The activity is having a high priority – basically the same level as creation of headquarters for rare disorders with accommodation facilities.

The activity will be named **Tammistu for visitors – for smooth use / Tammistu külastajate jaoks – kasutamine mugavaks/**

3rd priority – workshops for Tammistu work rehabilitation center – tööharjutuskeskus - to be moved out to dairy - piimakoda.

The activity will be named **Creating proper work environment for Tammistu work rehabilitation center /Tammistu tööharjutuskeskusele asjakohaste töötingimuste loomine/**

Further prioritisation and prerequisites

Finalise solving legal issues for Tammistu complex – to secure the whole complex belonging to the Estonian Agrenka Foundation

Proceed with transforming the stables and garage-workshop /accommodation upstairs/ to take into use for Tammistu work rehabilitation center and for visitors.

Play house to be refurbished

The green house and gardeners house to be refurbished

CONCLUSIONS

The current document is formed as a result of discussions which took place during summer and autumn 2014. Many investment needs are present at Tammistu complex. Another task of the Tammistu is again shining! project is to draw a networking plan which will identify possible stakeholders to help the development of the manor and create co-operation of mutual benefit.

The document was finalised and approved on February 7th 2015 and is going to serve as a plan for step-by-step further development of the complex, after having finalised renovation of the historical main building of the Tammistu manor.

The Estonian Agrenska Fondation is operating with the task of development of Tammistu center since year 2000. Since 2003 the Foundation is a legal body and not merely a joint idea of Swedish and Estonian stakeholders. August 2015 will be 15 years since the decision of bringing the then 20 years empty Tammistu manor into modern use again. It has been a painful process, but interesting and appreciated by many in the society. The current plan is a roadmap for further progress for the four core useage of Tammistu and Estonian Agrenska Foundation.

Council and Board of Estonian Agrenska Foundation

Tammistu, 07.02.2015



In cross-border co-operation it all have become a reality.