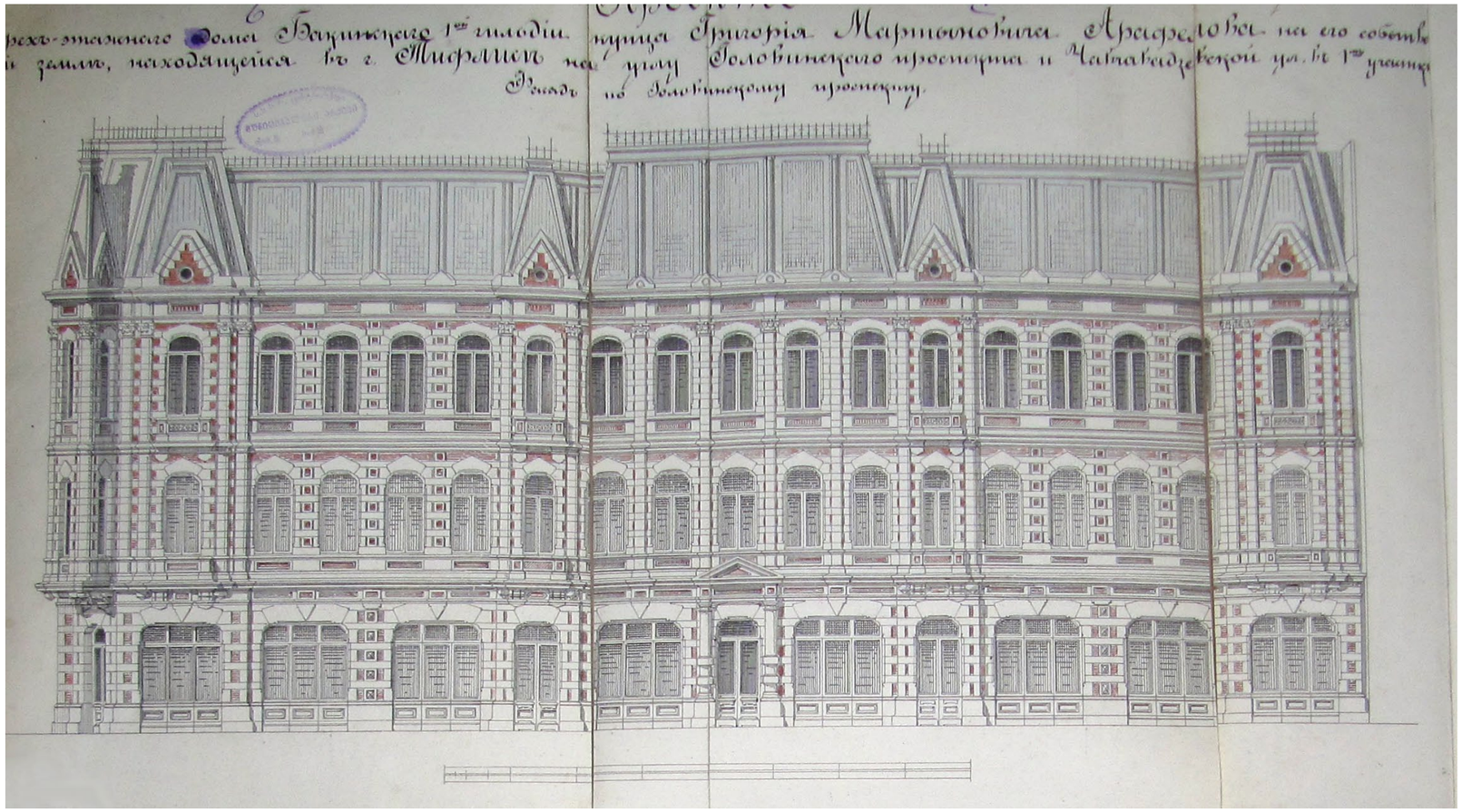


Original architect's façade drawing

LUXURY HOTEL
30 SHOTA RUSTAVELI AVENUE, TBILISI

DESIGN STATEMENT:
STAGE C REPORT

19 JUNE 2012

PROJECT NUMBER: 2385			
NOTE:		DATE	STATUS
1	PRELIMINARY STAGE C REPORT	25/05/2012	FOR COMMENT
2	STAGE C REPORT - VISUALS ADDED	19/06/2012	FOR APPROVAL

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Façade at corner of Shota Rustaveli Avenue & Al. Chavchavadeze Street



Façade at number 30 Shota Rustaveli Avenue

The project is located at 30 Shota Rustaveli Avenue in Tbilisi, the capital of Georgia. The site accommodates two historic structures, one facing onto Rustaveli Avenue and one to the rear onto Al. Chavchavadze Street. The buildings are listed and are located at the junction of the capital's two historic districts of Mtatsminda and Garetubani.

The existing four-storey structures are of National importance as historical architectural heritage and are protected buildings. Rustaveli Avenue also accommodates many other listed buildings and is often considered as the main thoroughfare in Tbilisi. This is due to the large number of government, public, religious and cultural buildings that are located along or near the avenue.

Both buildings were completed in the early 1900's as residential buildings for the same Client, G. Araphelov, a first guild merchant. Although the buildings were completed at the same time they were designed by different Architects. The front building is by A. Tatischev and the rear building by P. Schtern. Both historical facades are rather eclectic, a characteristic of the turn of the 20th Century European urban buildings. The front facade has European neo-classical references with a mansard roof.

The buildings have accommodated different uses over the last century. The original private residences were converted into Soviet-era communal apartments and subsequently belonged to Georgian trade unions. More recently they housed the Georgian Ministry of Justice with some ground floor retail units onto Rustaveli Avenue.



Façade at corner of Al. Chavchavadeze Street and A. Gribeodon Street

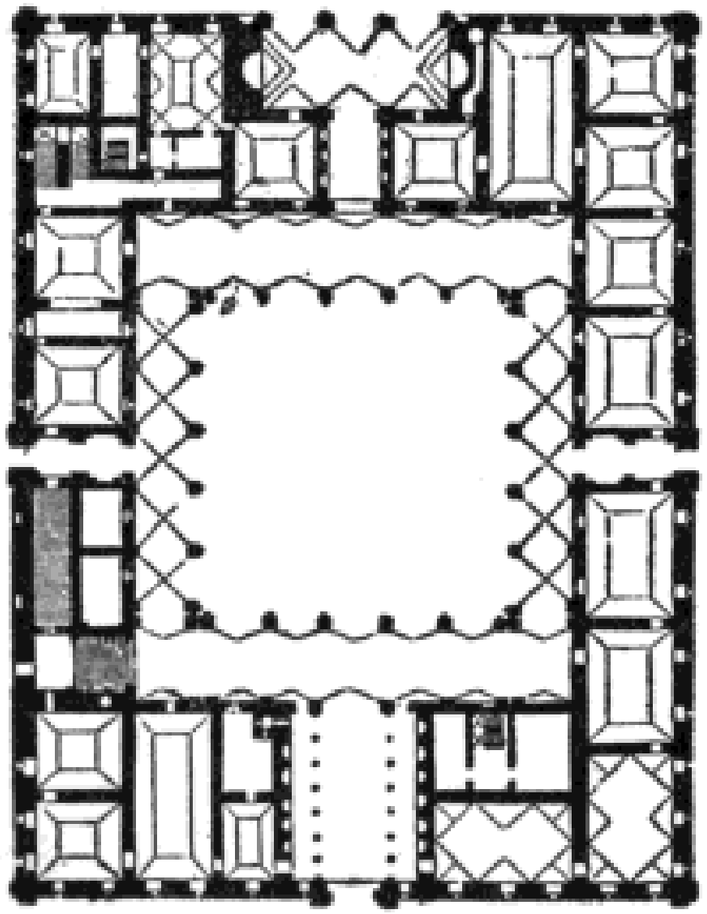
The Client's brief is to develop the site into a Luxury 5-Star Hotel to be designed to International Hotel Standards. It is envisaged that the development will become the location of choice for international travellers to the region and guests seeking superior accommodation and meeting facilities.

The design should be unique enough to become a landmark in the cityscape of Tbilisi and the region, and needs to stand the test of time. The hotel will be managed by an International Hotel Operator, that will be selected through a competition process and therefore the design needs to meet the requirements of operation, quality and performance of leading hotel operators.

Due to the requirements of International hotel standards the volumes of the existing buildings will need to be increased to accommodate all guestroom and function facilities. A professional historical assessment of the buildings concludes that the façades of the buildings represent valuable and historic architectural elements while the internal fabric could be reconstructed.

Moreover, preliminary structural research has evaluated that the entire structural fabric is in a very poor condition and that the buildings are at risk from structural failure. The internal walls, floors and especially staircases show signs of severe structural damage and cracking, with significant structural movement visible. The façades also require stabilising and repair to ensure that all historical damage can be limited and to ensure that they are preserved for incorporation into the new development.

A total new gross internal development area is estimated in the region of 16,000m² with not less than 170 guestrooms.



Giacomo Vignola, Villa Farnese, Caprarola, Viterbo, Italy 1560

The Architect's concept ambition is *"to preserve the historic architecture and enhance it where appropriate."* The dominant architectural style of the Rustaveli Avenue façade has been taken as a basis for the redevelopment concept. The elegant mansard roof design has been studied and used as a reference, to complete the building envelope and allow for the careful introduction of tiered roof extensions to the rear building.

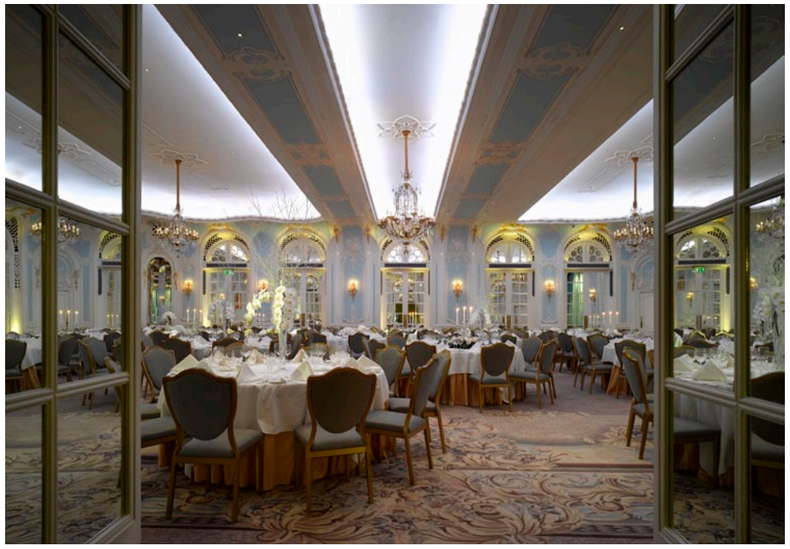
One of the greatest project challenges is to create a design that is sympathetic to both the front and rear buildings and creates an architectural solution that is complimentary to the historical building styles. The use of roof details, corner turrets and dormer windows that are recognisable and in keeping with the era of the existing architecture, is intended to complete the building project in a sensitive and considered manner. Thus, creating a harmony between both the front and rear façades and responding to the existing architectural features created by the corner property.

Internally, there is an opportunity to create a unique winter garden that is designed as the heart of the building. This space has been conceived in sympathy with the neo-classical historical architecture. A central axis created by the existing central entrance doors on Rustaveli Avenue has been defined and all the public areas arranged off this axis. A series of classically inspired spaces lead into and surround the central winter garden, generating a historically recognisable plan arrangement.

A sense of balance and proportion is a theme which is intended to continue into the interior design, creating a seamless interface between position, function, space and scale.



ABOVE: Entrance Lobby (Savoy Hotel, London)



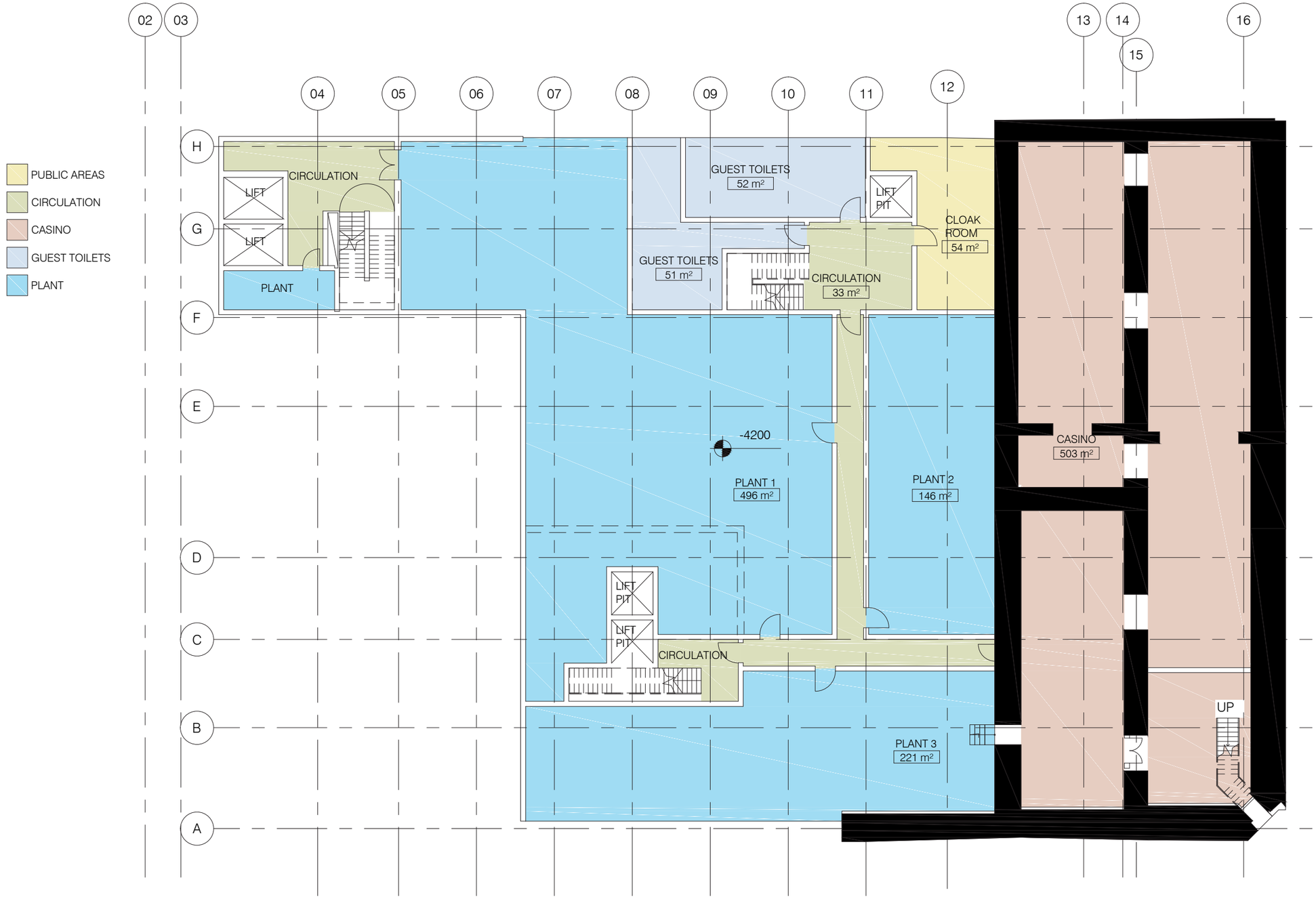
ABOVE: Function Room (Savoy Hotel, London)



ABOVE: Winter Garden (Claridge's Hotel, London)

LEFT: Winter Garden (Savoy Hotel, London)



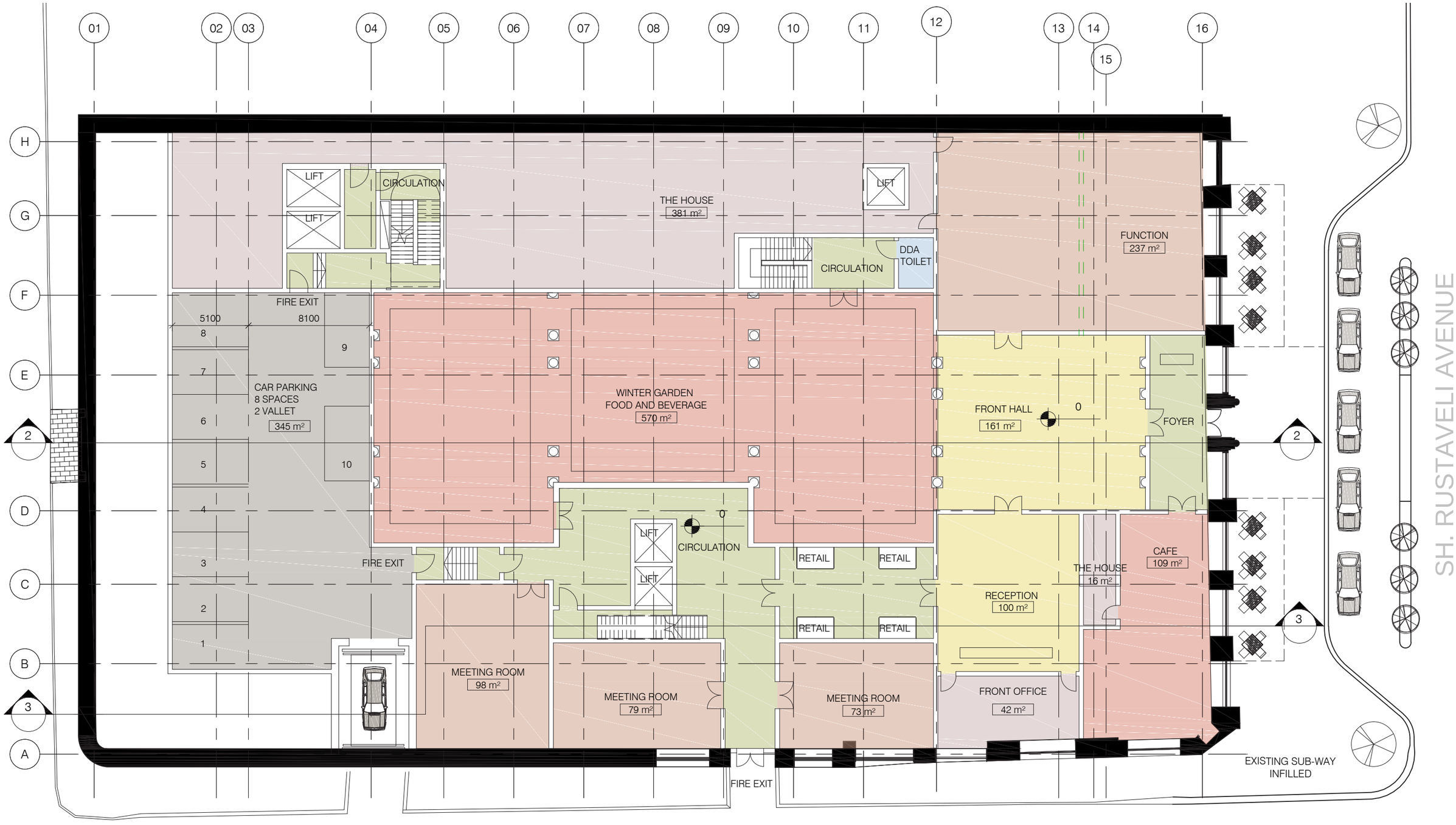


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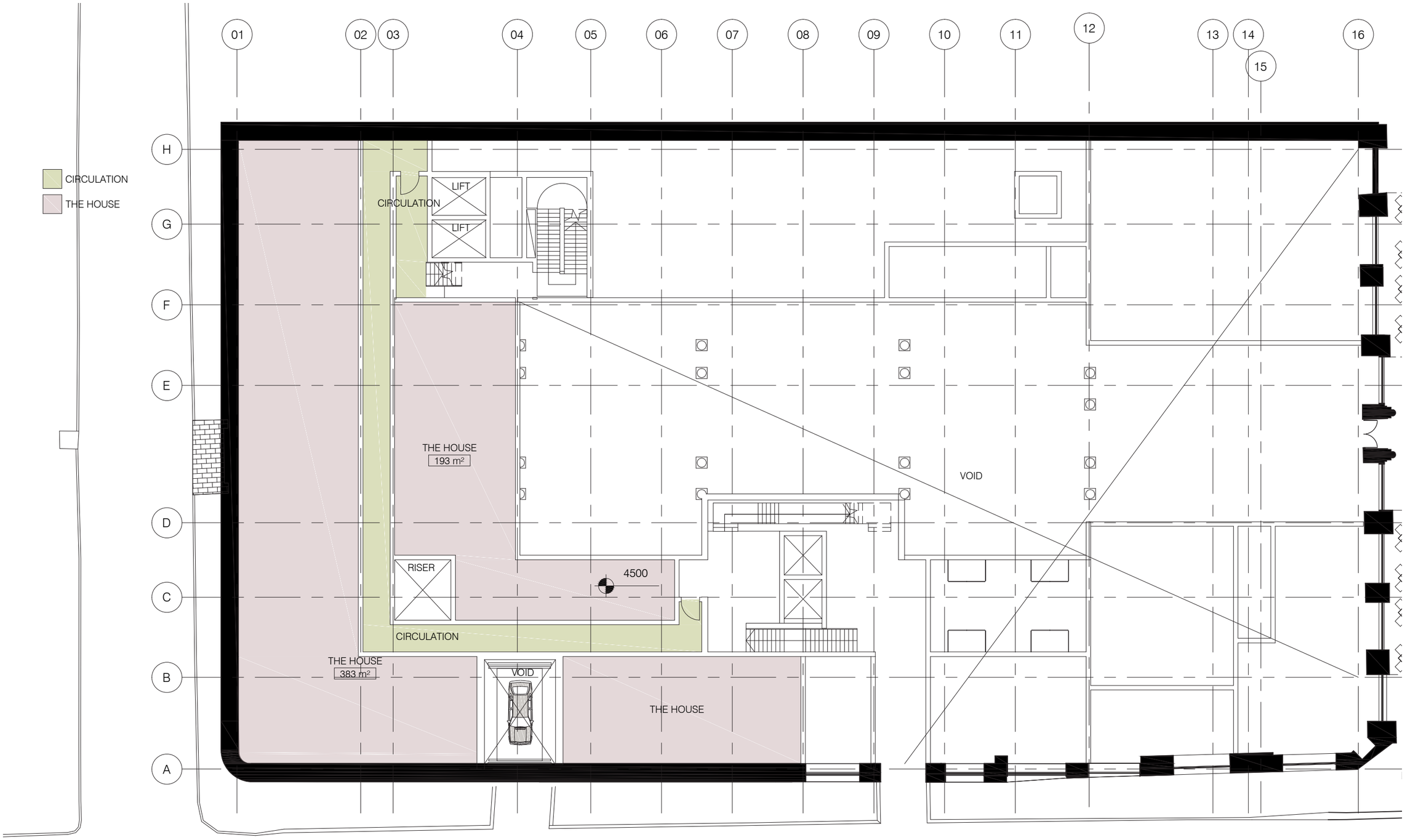


PUBLIC AREAS
CIRCULATION
THE HOUSE
CAR PARKING
GUEST TOILETS
FUNCTION
MEETING ROOM
FOOD AND BEVERAGE

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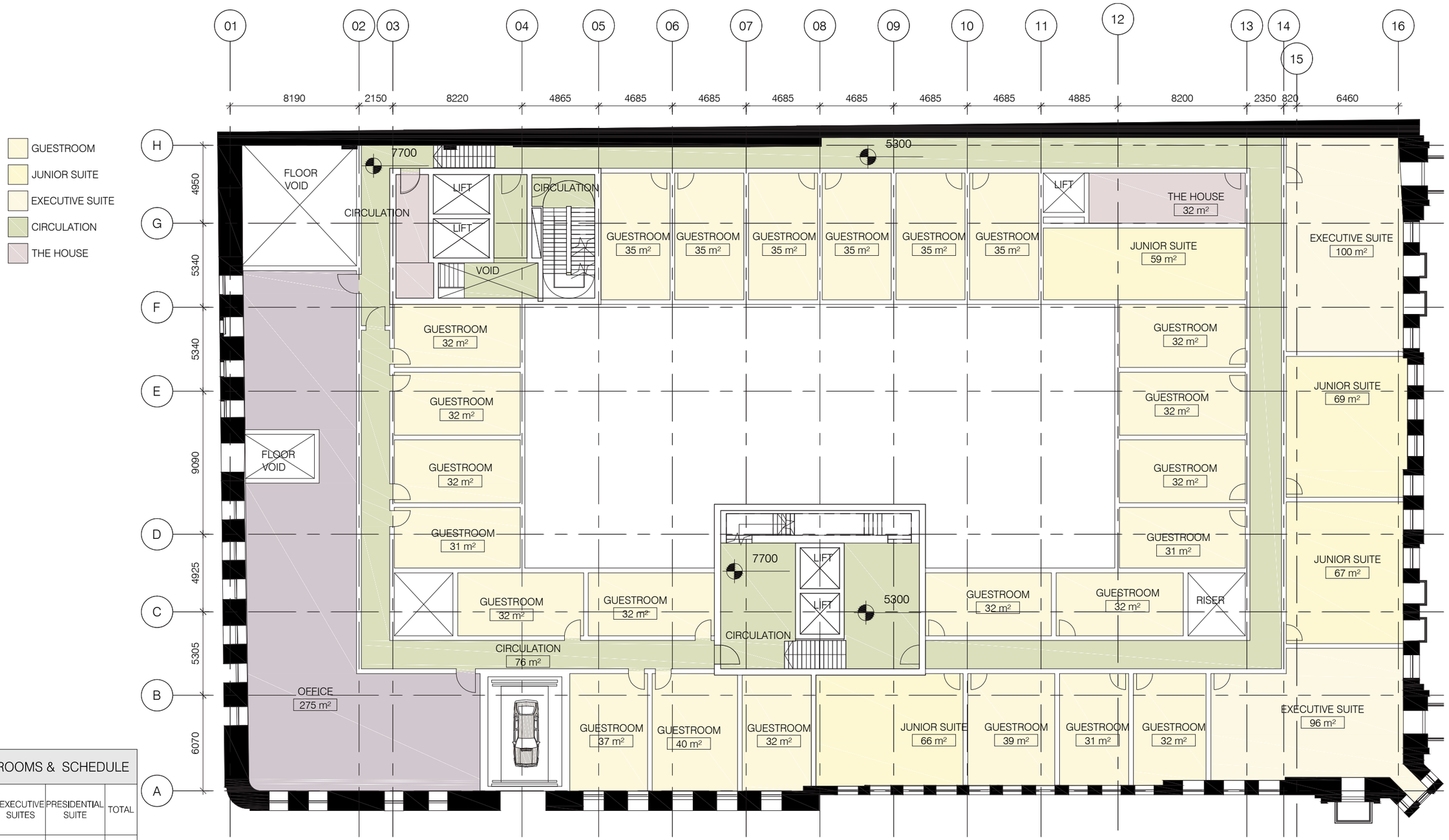


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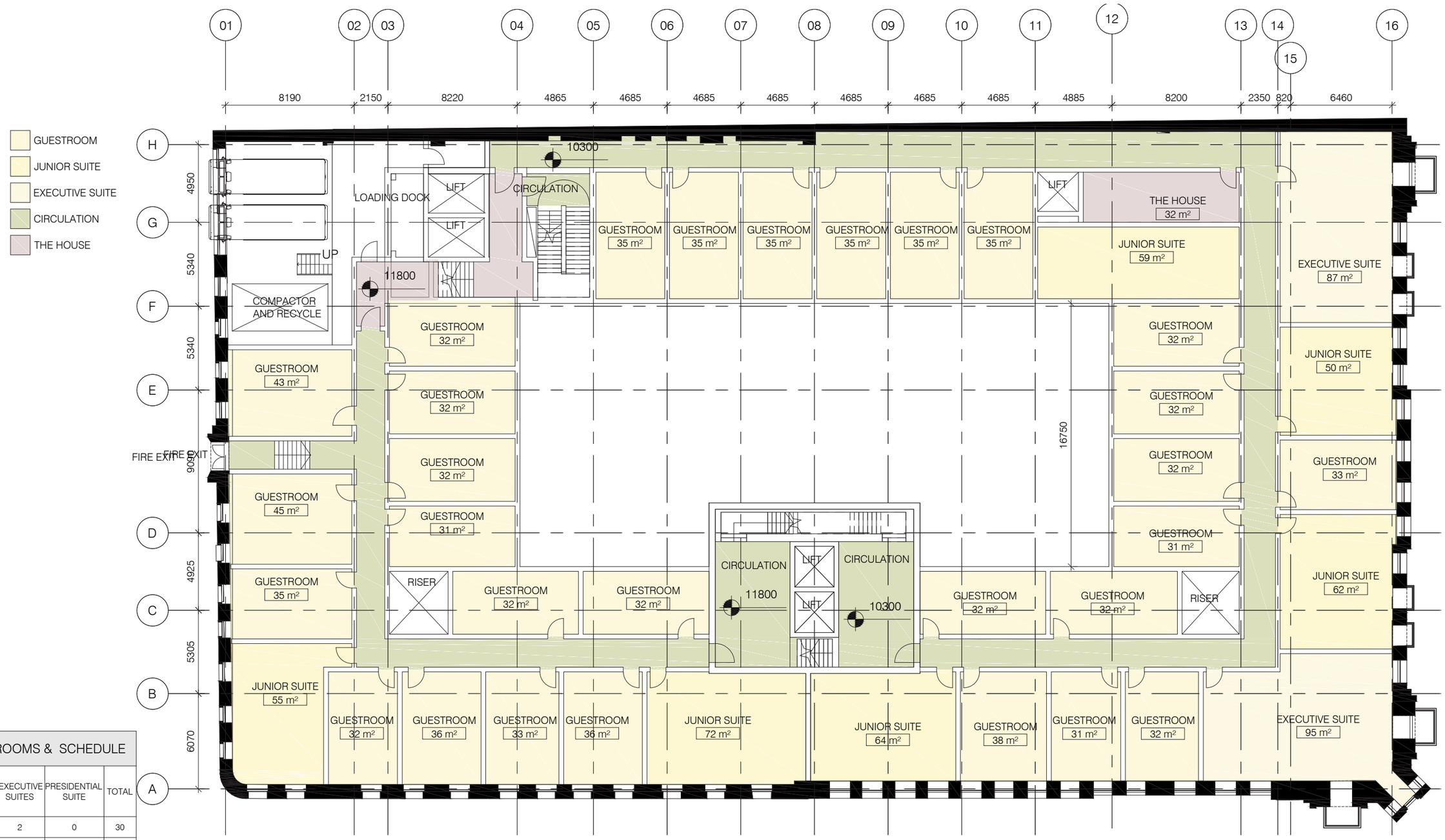
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LEVEL	STANDARD ROOMS	JUNIOR SUITES	EXECUTIVE SUITES	PRESIDENTIAL SUITE	TOTAL
1ST	24	4	2	0	30
2ND	29	5	2	0	36
3RD	33	4	3	0	40
4TH	19	3	2	0	24
5TH	24	4	0	1	29
6TH	10	1	0	0	11
TOTALS	139	21	9	1	170

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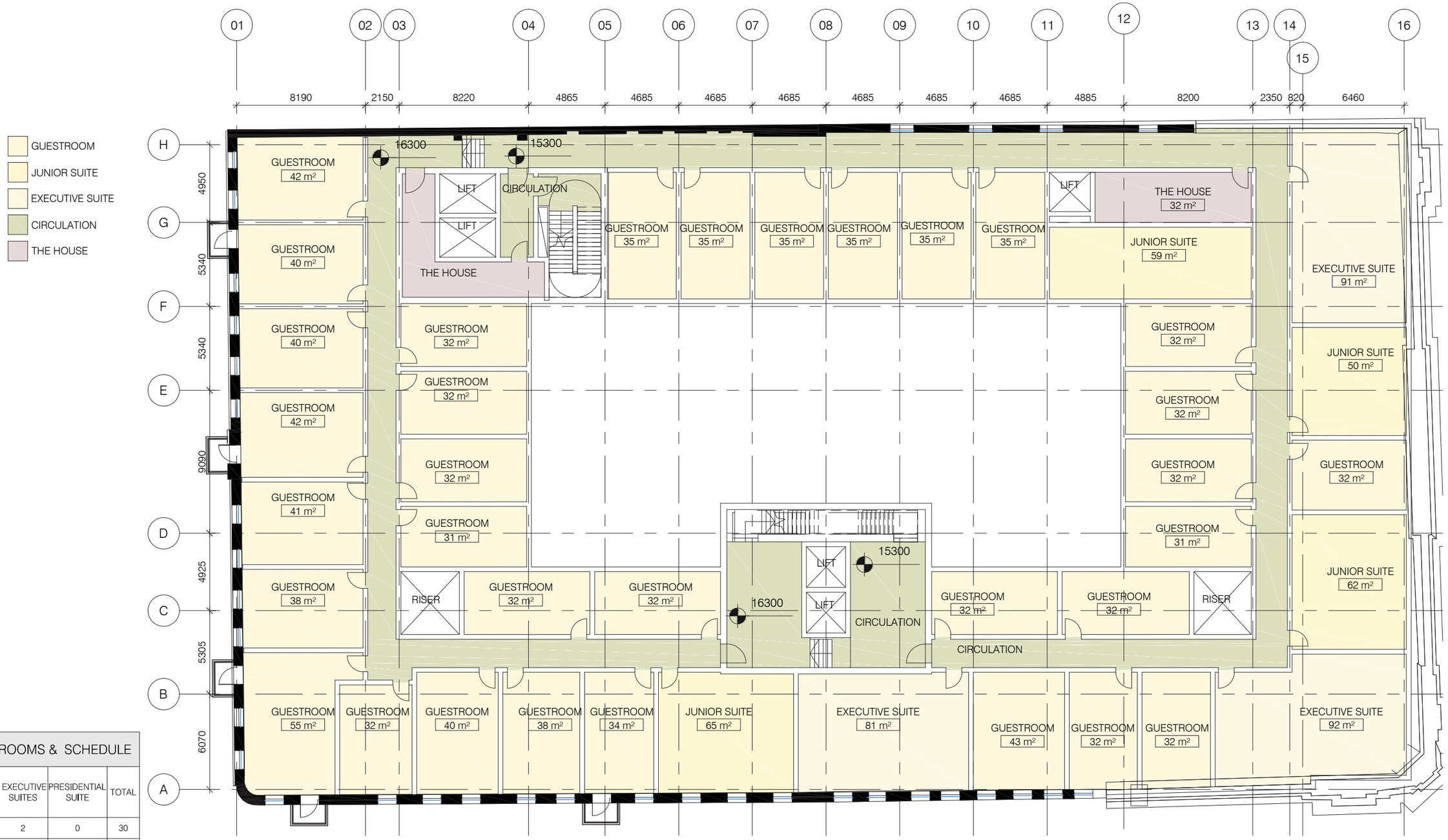
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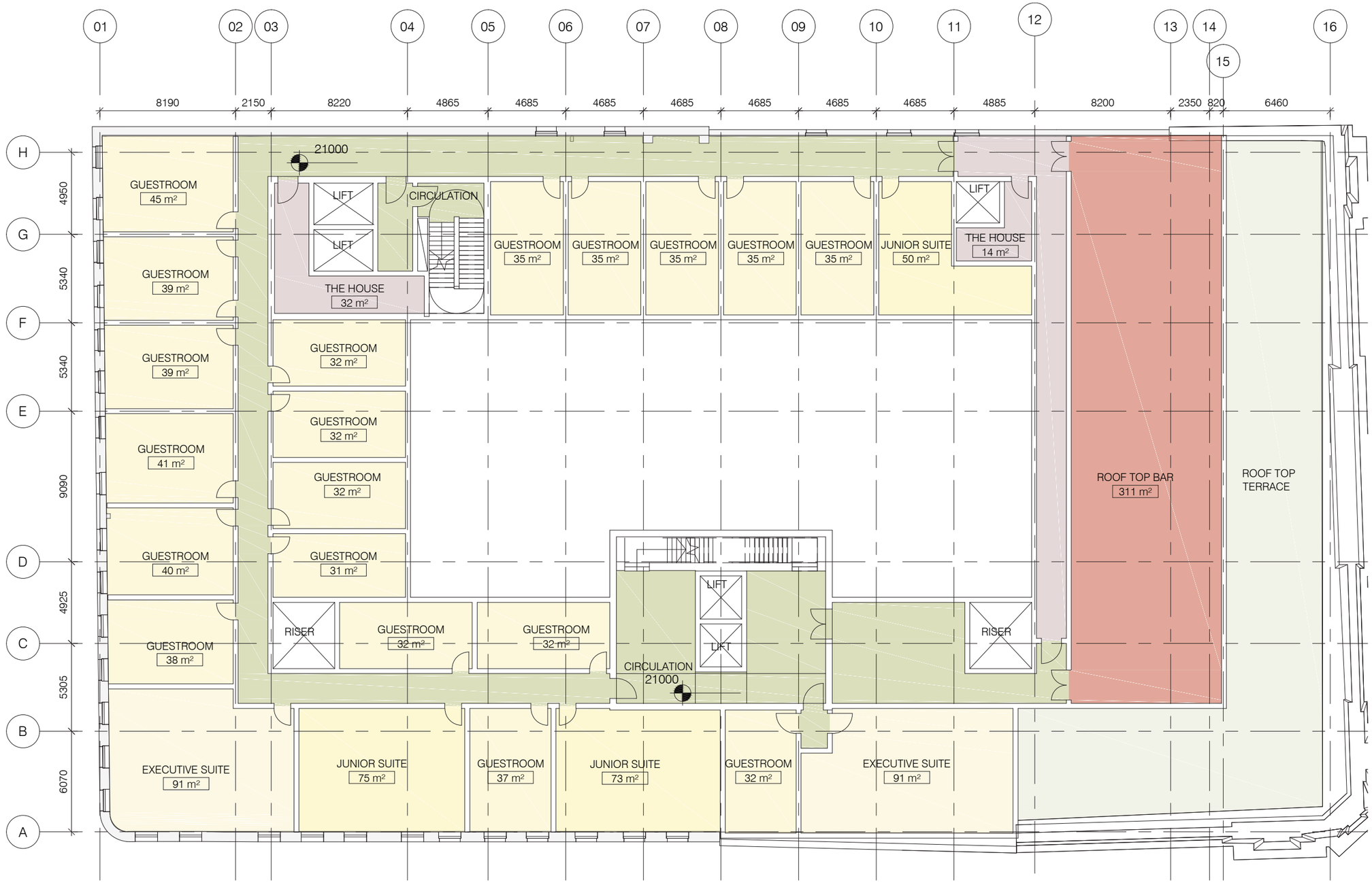
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- GUESTROOM
- JUNIOR SUITE
- EXECUTIVE SUITE
- CIRCULATION
- THE HOUSE
- ROOF TOP BAR
- TERRACE



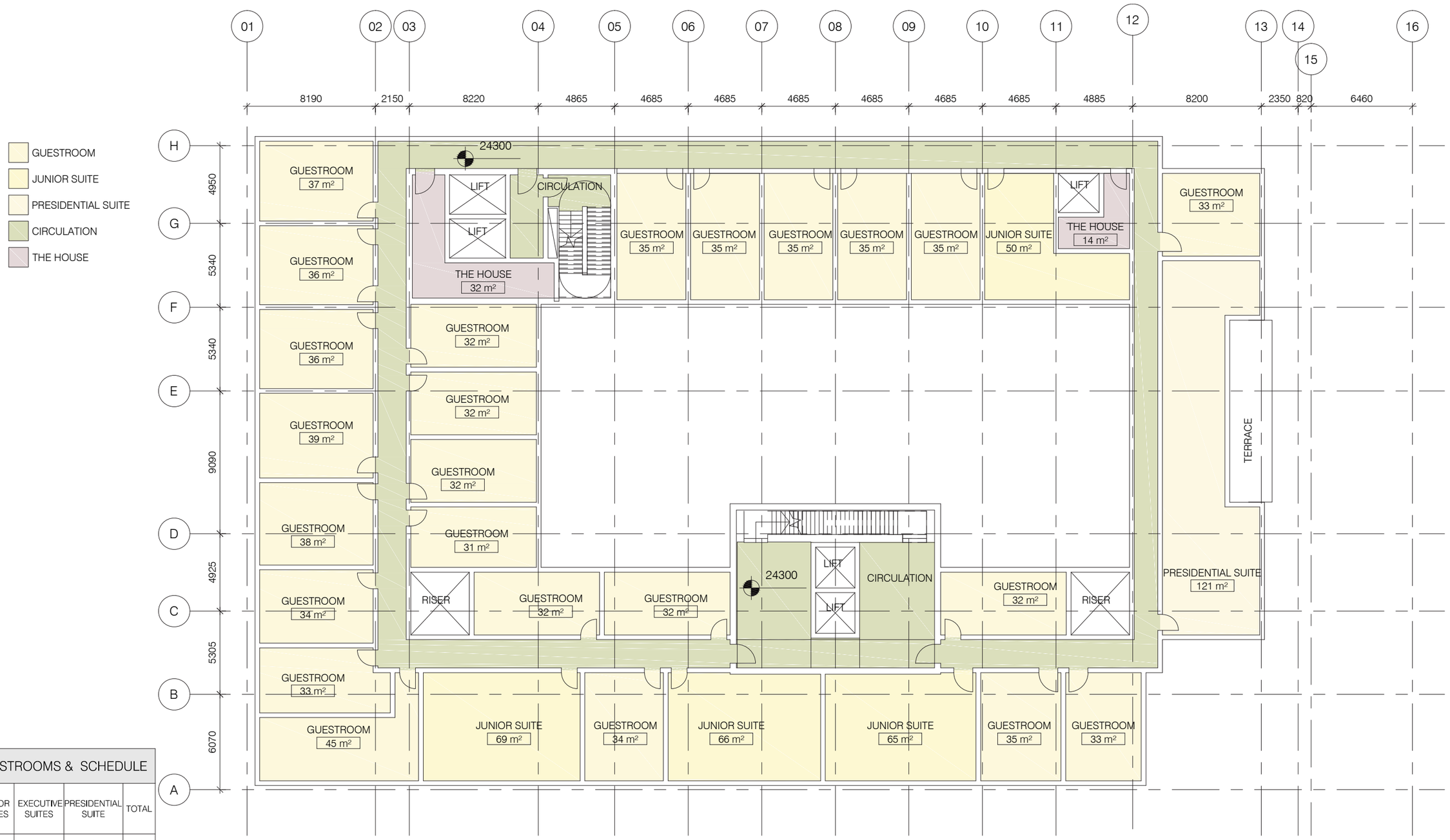
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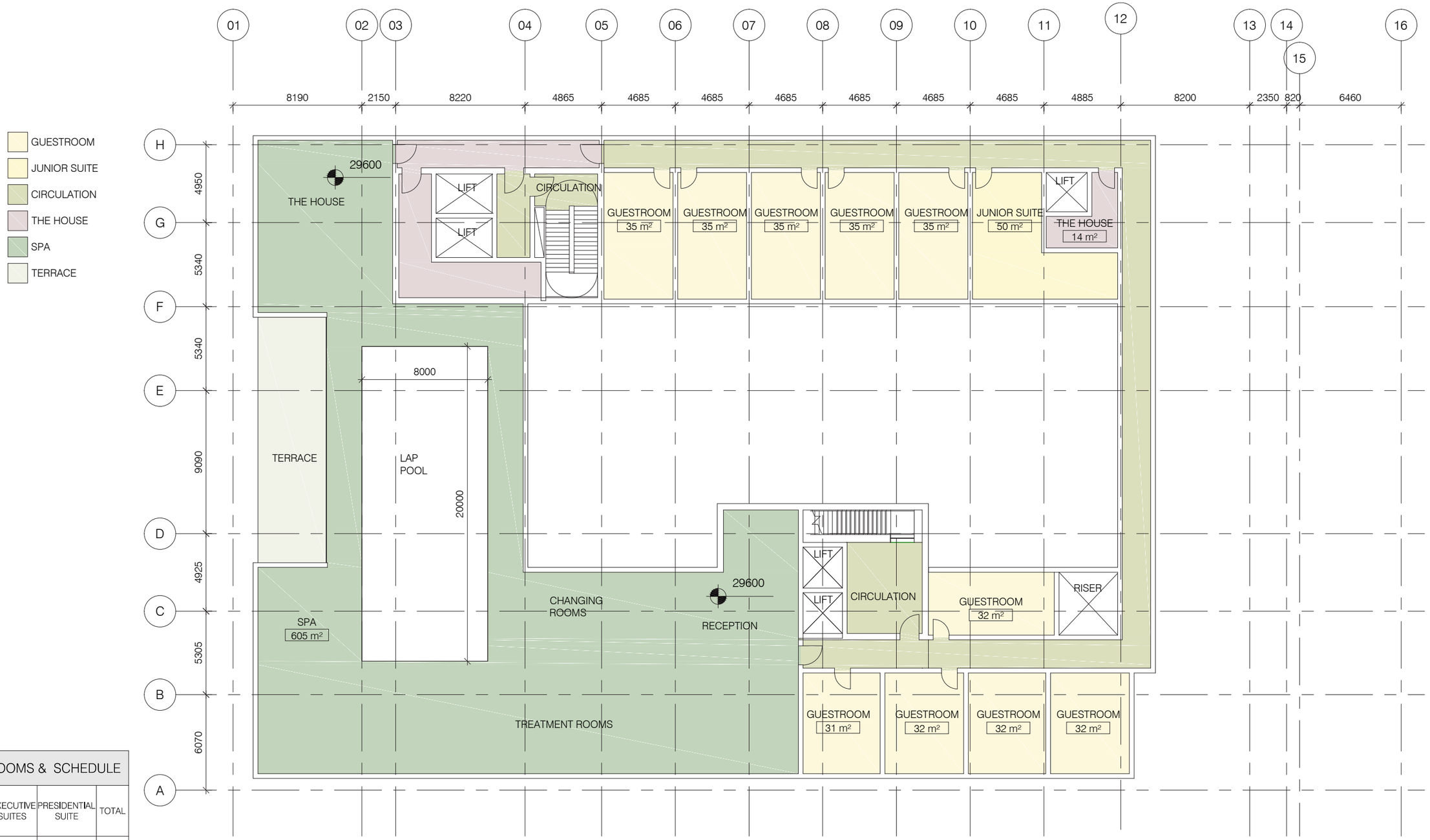
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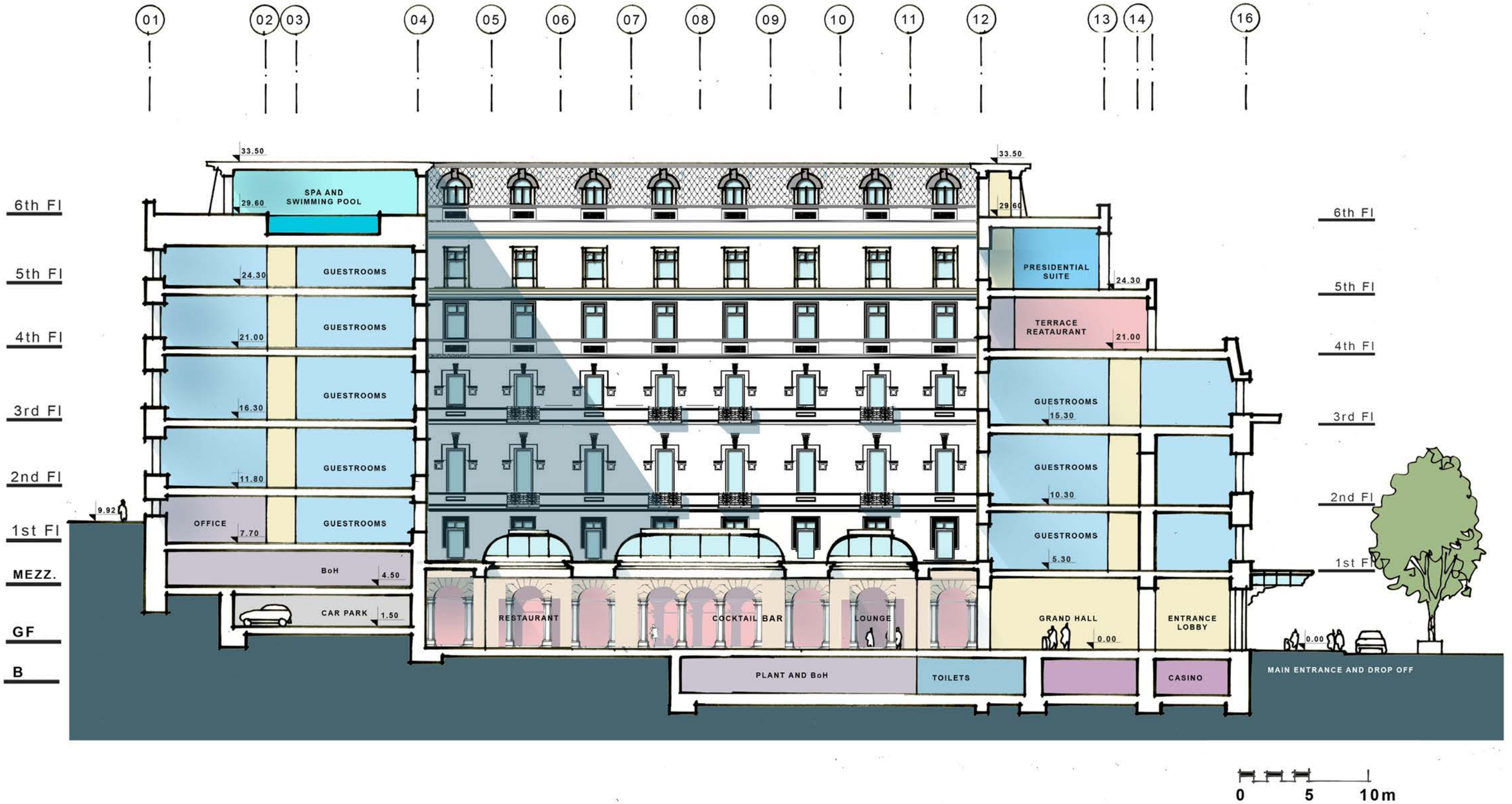
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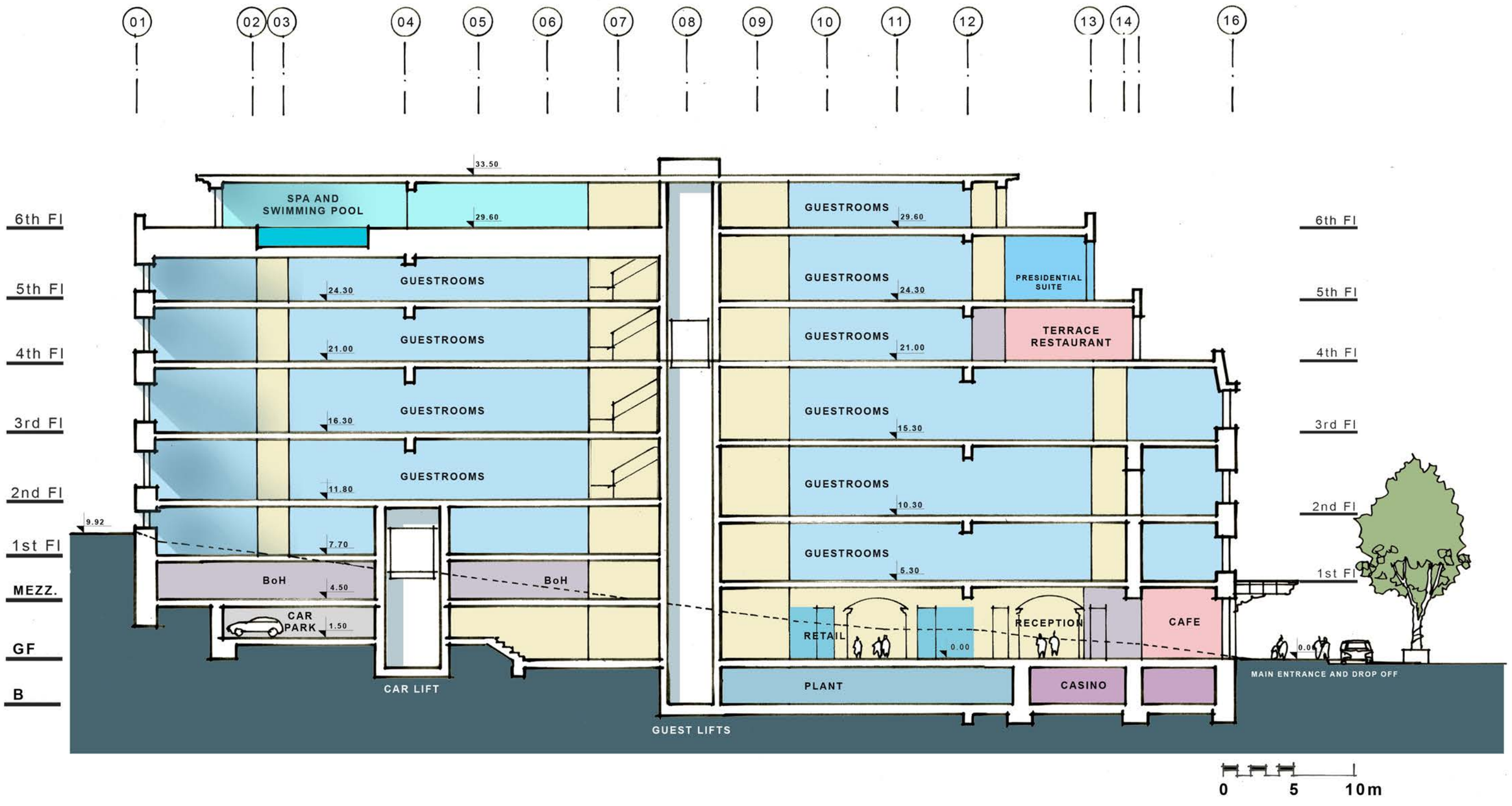
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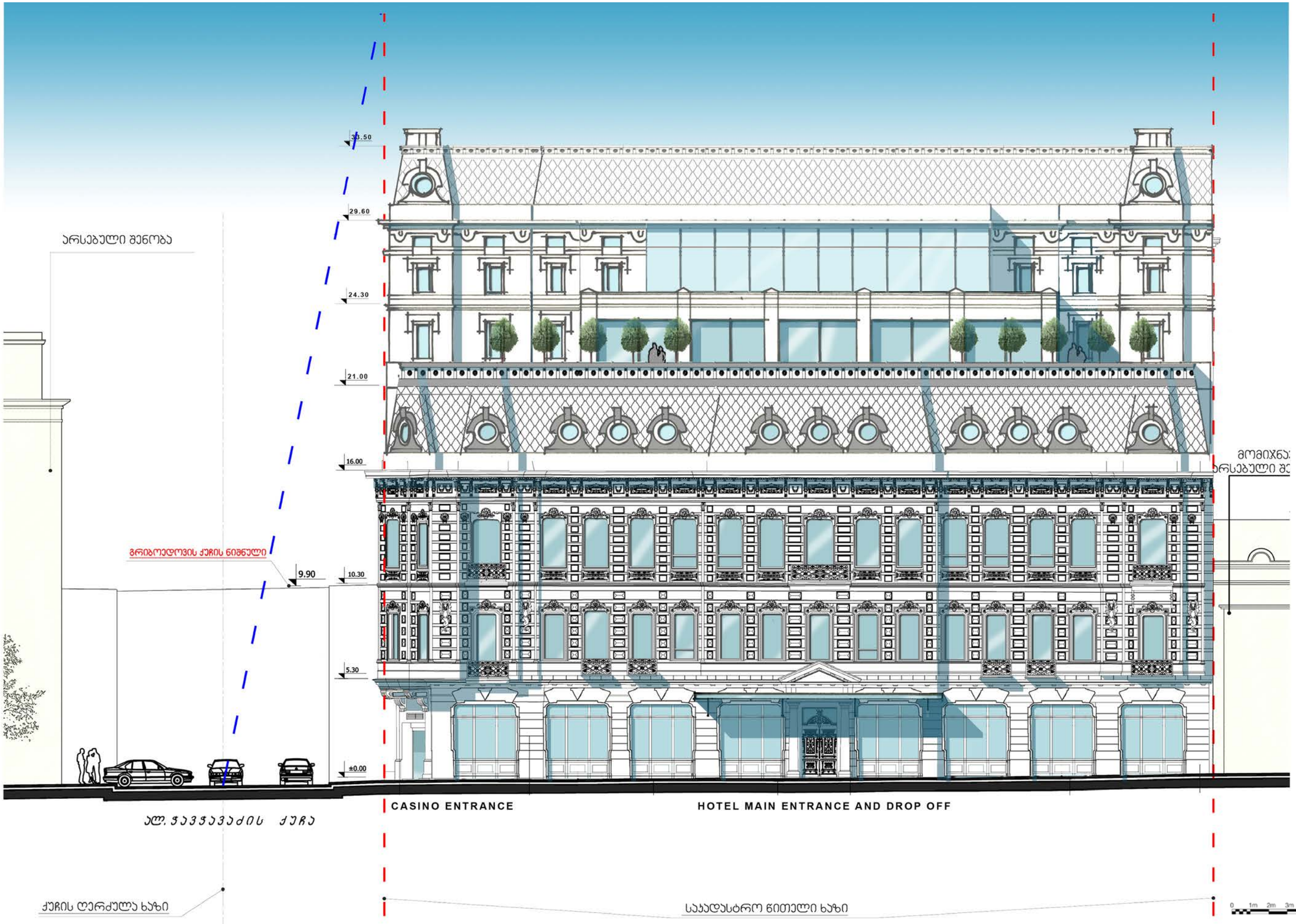
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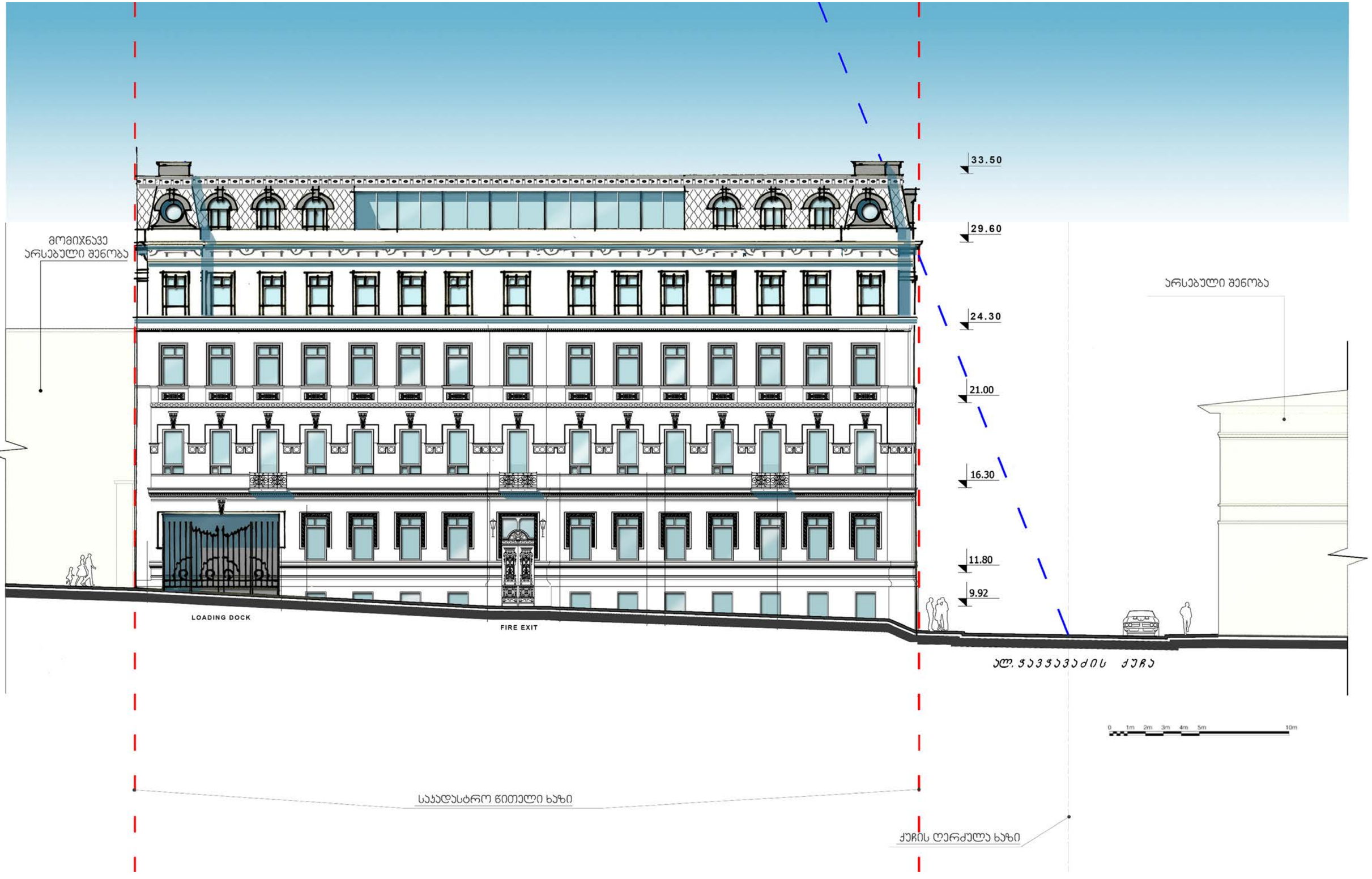
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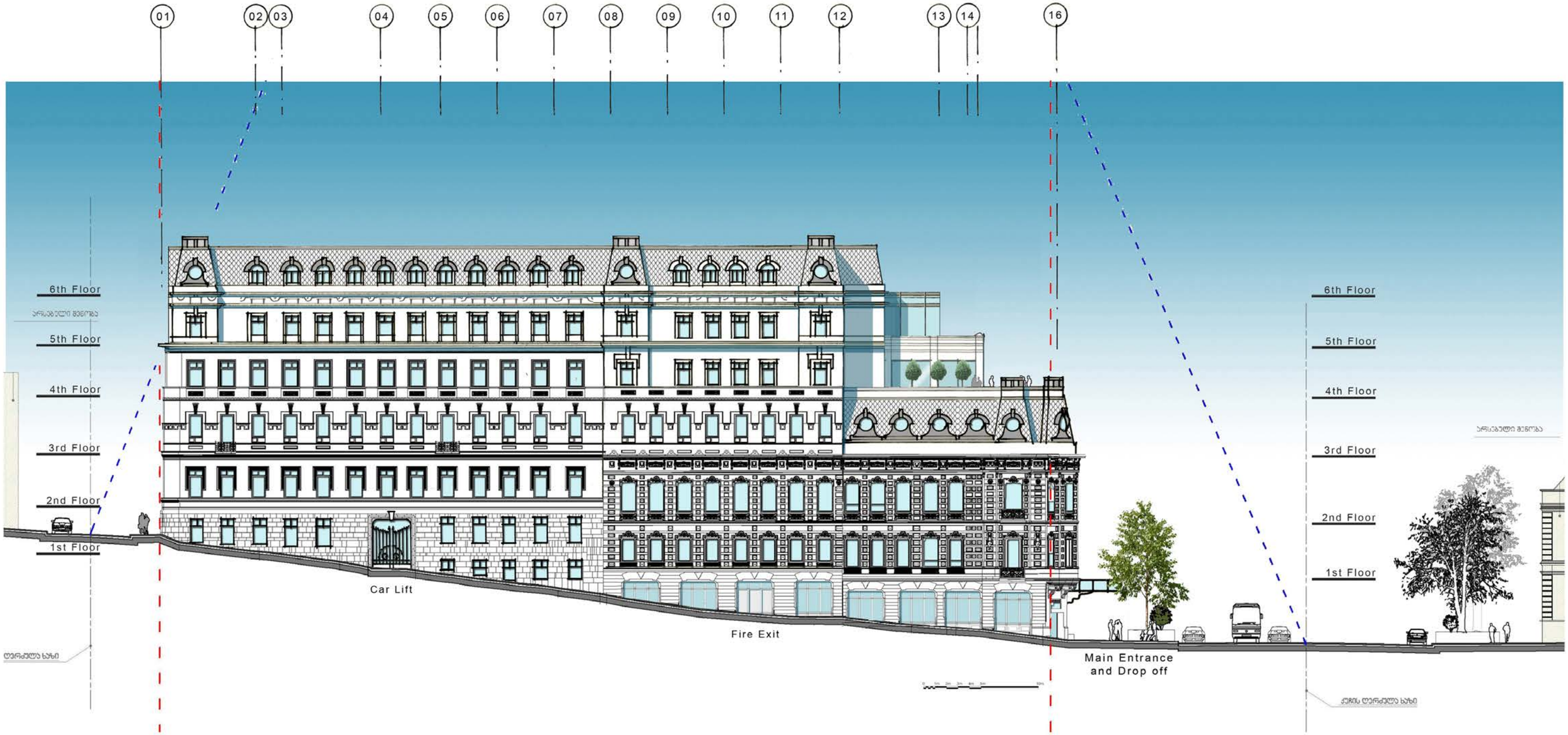
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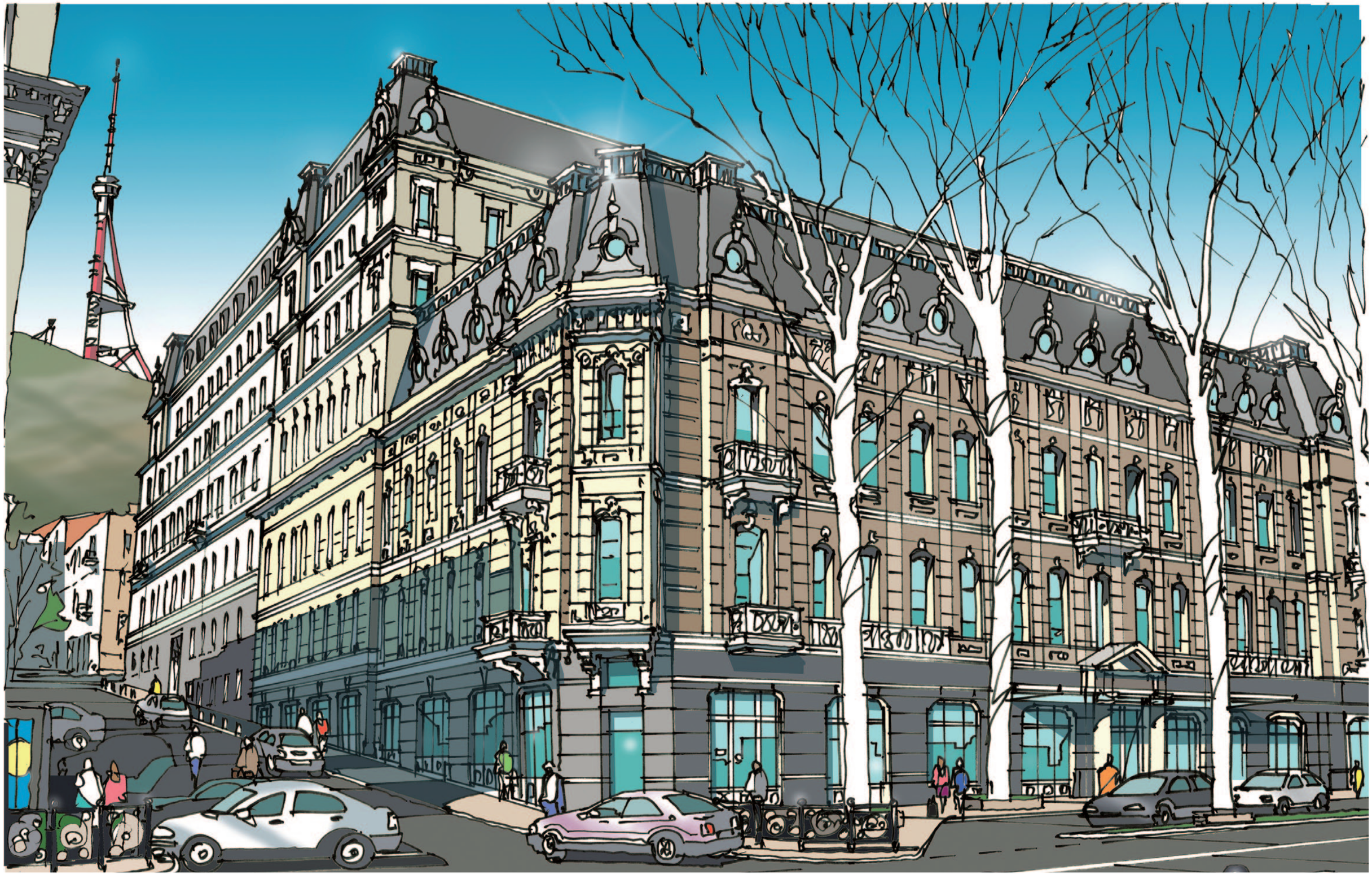

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HOTEL MAIN ENTRANCE AND DROP OFF
ალ. ჯავჯავაძის ქუჩა
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3rd Floor
2nd Floor
1st Floor
Car Lift
Fire Exit
Main Entrance
and Drop off







სქემატური იზომეტრიული ჭრილები





3D რენდერი ,პერსპექტიული ხედი - 1 (რუსთაველის გამზირი №30)	A 3	რუსთაველის გამზირი №30 და გრიბოედოვის ქ.№19/1 სარეკონსტრუქციო პროექტი



პერსპექტიული ხედი და ჩანახატი (რუსთაველის გამზირი №30)	A 3	რუსთაველის გამზირი №30 და გრიბოედოვის ქ.№19/1 სარეპონსტრუქციო პროექტი

არქსტუდიო პროექტი ARTSTUDIO PROJECT





3D რენდერი ,პერსპექტიული ხედი - 3,4 (რუსთაველის გამზირი №30)	A 3	რუსთაველის გამზირი №30 და გრიბოედოვის ქ.№19/1 სარეჯონსტრუქციო პროექტი

Project: TBILISI HOTEL DEVELOPMENT
Project No: 2385

PRELIMINARY PROJECT BRIEF (as measured)
PRODUCT CONCEPT & FACILITIES SCHEDULE
Date: 25.05.12

INTERNAL GROSS AREA SCHEDULE **Luxury 5-Star Hotel Facilities**			**APPROX TOTAL M²**
170 Guestrooms & Suites 5-Star Hotel	Number	Approx Area Net m²	Approx. Total
Room Mix			
Guestrooms	**139**	**34.5**	**4809**
Total Suites (18.23%)	**[31]**		
Junior Suite	**21**	**64.5**	**1354**
Executive Suite	**9**	**91.5**	**825**
Presidential Suite	**1**	**121**	**121**
Total Guestrooms	**170**		**7,109**
(Average Key)		**41.5**	
Hotel Guestroom & Suites Circulation (30%)			**2,183**
TOTAL APPROX. HOTEL GUESTROOM INTERNAL GROSS AREA			**9,292**
HOTEL SUMMARY FACILITIES SCHEDULE			
• FOOD & BEVERAGE AREAS			**990**
• FUNCTION ROOM			**237**
• MEETING & BOARD ROOMS & BREAKOUT AREAS			**250**
• PUBLIC (Reception Lobby, & Lobby Lounge)			**314**
• ROOFTOP POOL & SPA (20 x 8m lap pool)			**605**
• BACK-OF-HOUSE & EMPLOYEE AREAS			**1,461**
• ADMINISTRATIVE OFFICES			**275**
• HOTEL RETAIL			**28**
• GUEST TOILETS			**111**
• PUBLIC & BOH CIRCULATION (10%)			**430**
TOTAL APPROX. HOTEL FACILITIES INTERNAL GROSS AREA			**4,701**
TOTAL APPROX. HOTEL COMBINED INTERNAL GROSS AREA			**13,993**
BELOW GROUND ACCOMMODATION			
• CASINO			**500**
• CAR PARKING (10 spaces) CAR LIFT Required			**345**
• ENGINEERING & DELIVERY AREAS			**1,040**
• CIRCULATION & COMMON AREAS (7.5 %)			**141**
TOTAL APPROX. INTERNAL GROSS AREA			**2,026**
COMBINED TOTAL DEVELOPMENT APPROX. GROSS INTERNAL AREAS			**16,019**
• GROSSING FACTOR (internal walls & risers stairwells & voids etc. 16.5%)			**2,644**
TOTAL DEVELOPMENT APPROX. GROSS INTERNAL AREAS			**18,663**