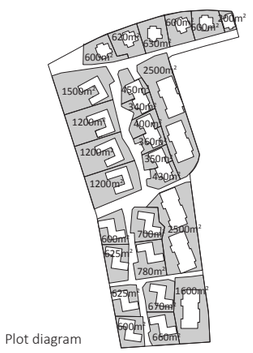
KRTSANISI PARK RESIDENCE



Overall view



Plot diagram

1:500- Site plan

KRTSANISI PARK RECIDENCE

The site on Krtsanisi Street in Tbilisi is unique in its natural features and landscape; the new development must be approached gently in order to preserve and showcase these qualities.

The new roads on the site are planned such that the natural features and existing qualities are enhanced. Smaller roads take an organic shape, creating a fluid borderline between the development and the wooded landscape. **In order to maintain the site's many beautiful trees, the buildings must be individually shaped, and designed specifically for each plot.**

Each building type is designed with its own concept, maintaining individual characteristics. Wood is used as the predominant material, bringing the houses into harmony with their surroundings. A strategy of minimizing different materials is applied, which more seamlessly incorporates the buildings into the site and the natural wooded environment.
The wood on the facades can be designed in many ways, creating a variation in detailing from house to house and maintaining the theme of individuality. Each building has a simple construction system that makes the space planning easily adjustable for future development and changing resident needs

The three-story 300m² house

The two-story 400m² house

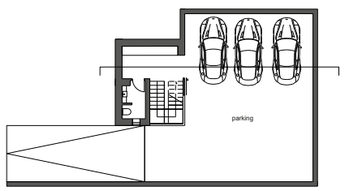
The three-story 500m² house

The two-story 400m² townhouse

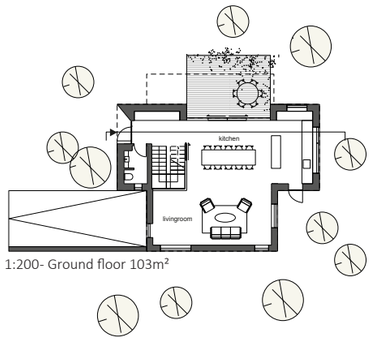
The lofts 200m²



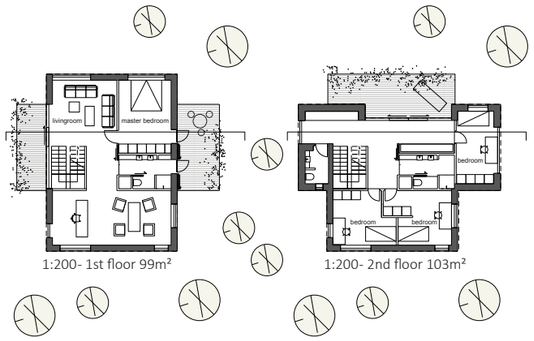




1:200- Underground parking



1:200- Ground floor 103m²

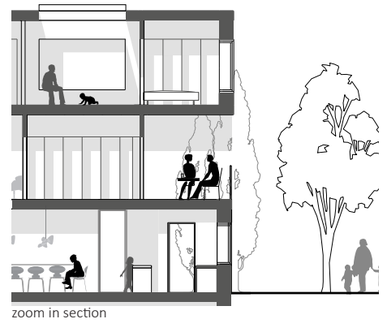


1:200- 1st floor 99m²

1:200- 2nd floor 103m²



1:200 - section



zoom in section

The three-story, 305m² house

The four 300m2 houses are the most vertical of the buildings, and are placed randomly among the trees in the northern part of the site. The houses are designed as varied configurations of wooden blocks, where every room has its own large window opening to views of the treetops outside. Each house has three terraces—seemingly carved out of the wooden volume—which provide fresh air and private outdoor space to the inhabitants.

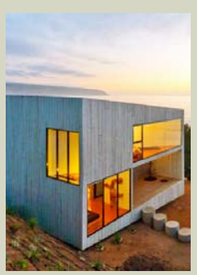
The houses are approached by car; each with its own garage off the small access road. On the ground floor is a large open space with a hallway, kitchen and a living room. On the second floor, there is an office area and TV-room, as well as master bedroom and two covered terraces. The third floor holds three additional bedrooms and a large terrace facing west.



Building concept







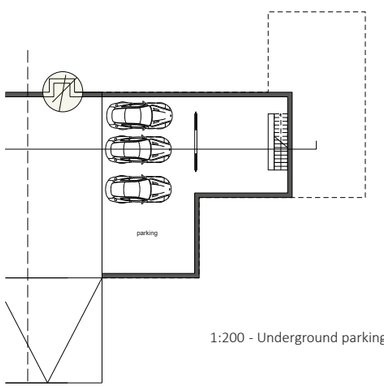




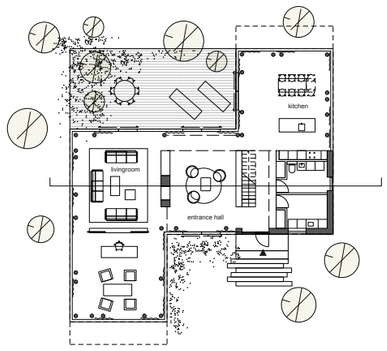




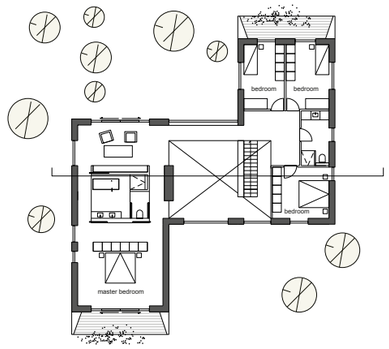




1:200 - Underground parking



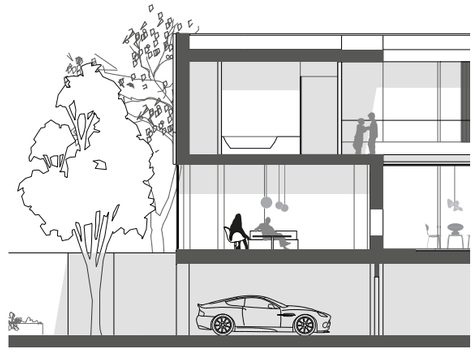
1:200 1st floor 198m²



1:200- 2nd floor 198m²



1:200 - section

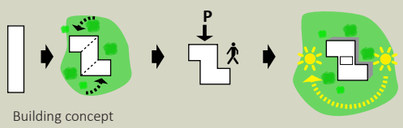


zoom in section

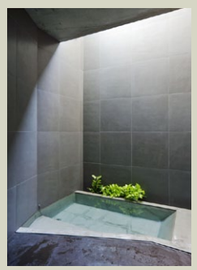
The two-story, 396m² house

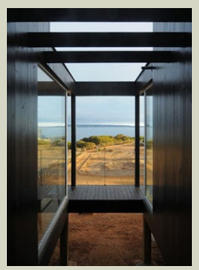
The two-story, 400m2 houses are situated in the southwestern part of the site, with a small access road winding among them. The 400m2 houses are Z-shaped, creating east-facing entrance areas and private terraces facing southwest. The ground floor has an expansive glass façade and is equipped with large curtains; a more massive wooden façade keeps the second floor more private. The light and open ground floor area and greenery creates a flexible façade, easily adjusted to be more open or to be more closed and private. Round pillars are placed randomly behind the glass façade, visually referring to tree trunks outside, and creatingn a fluid transition between the outside and the inside of the house.

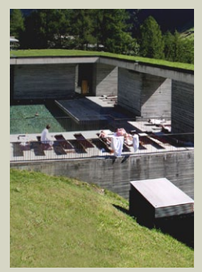
The entrance of the 400m2 house is a double-height hall, with an office facing the garden and the road. A great room with hall, living room, kitchen and dining area faces southwest. The dining area and the living room are connected to a large private terrace where one can enjoy the outdoor space in the evenings. A staircase in the double-height hall leads to the second floor and naturally divides the master bedroom suite—with a large bathroom and walk-in closet—from the other three bedrooms.
The eight 400m2 houses are laid out in four pairs. Each pair is connected by a ramp that leads to individual private underground parking for each house.



Building concept





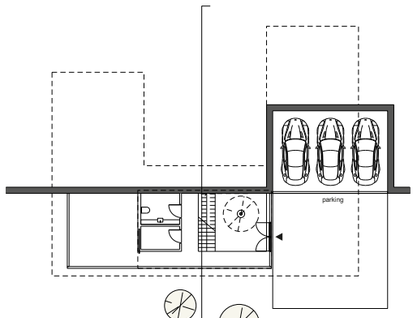




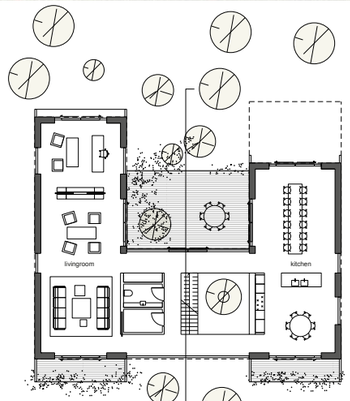




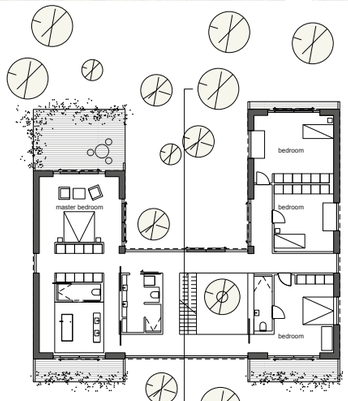




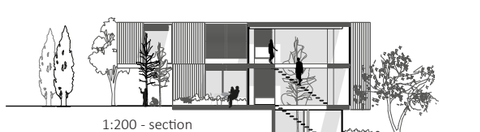
1:200 - Groundfloor & parking 44m²



1:200 - 1st floor 229m²



1:200 - 2nd floor 229m²



1:200 - section

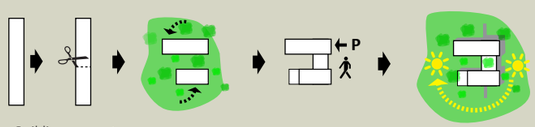


zoom in section

The three-story, 502m² house

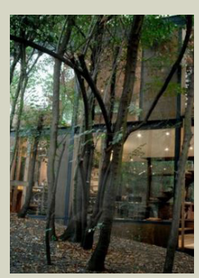
The largest private house in the development is located in the northwest part of the site. The U-shaped house wraps around a large, west-facing private courtyard. The house has been raised from the ground, onto an existing stone wall on the site. This elevation creates a building with a extraordinary view of the beautiful natural landscape of the site. Lifting up the house creates a simple and elegant entrance area with covered parking.

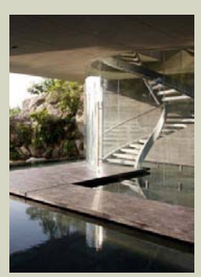
The entrance is at the middle of the house, where a triple-height room visually connects the floors with an open and light-filled stair. The dining, living and office space on the second floor have direct access to the garden area, and each faces the inner courtyard. On the third floor, the triple-height space naturally creates a division between the master bedroom suite with bathroom and walk in closet and the other three bedrooms.

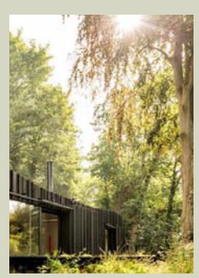


Building concept



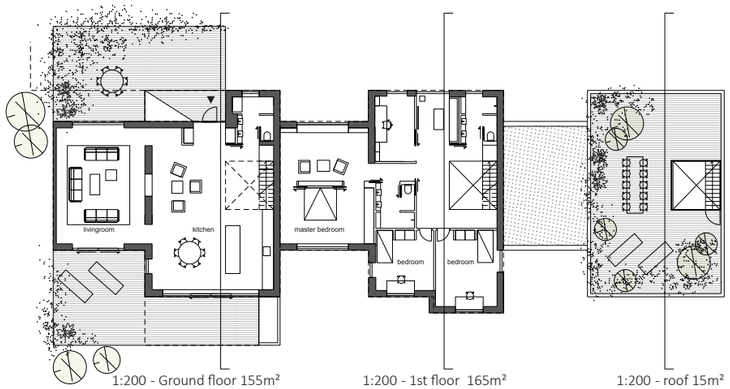




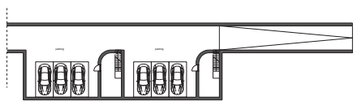




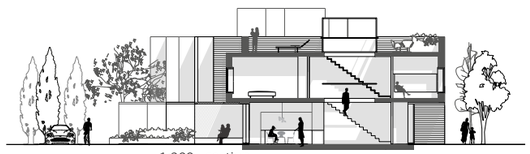




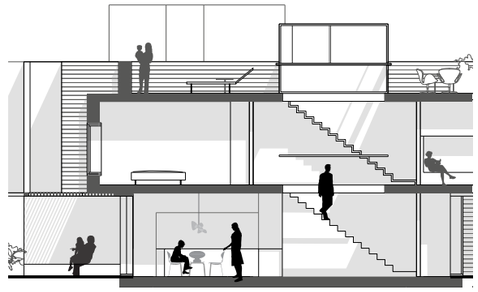
1:200 - Ground floor 155m² 1:200 - 1st floor 165m² 1:200 - roof 15m²



1:500 - Underground parking 3P



1:200 - section

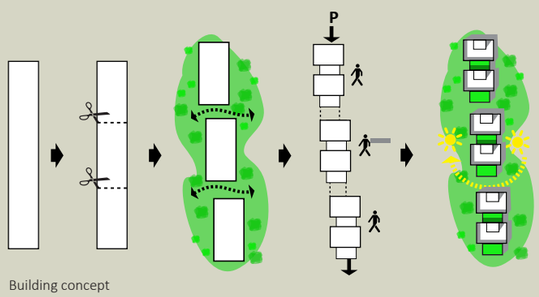


zoom in section

The two-story, 335m² townhouse

The 400m² townhouses are located in the middle of the site behind the 500m² houses. The townhouses are placed side by side, with main facades to the east and west. Two small pedestrian pathways divide the long development and create natural openings between the houses. By pulling back a part of the east and west façades of the townhouse, we naturally create an intimate outdoor space in the heart of the development. Large wooden terraces are placed on both sides of each townhouse for the morning and evening sun.

The townhouses and garden area are accessed from the west; the ground floor is a big open plan area with kitchen, dining and a spacious living room. An open area connects the ground floor with the roof terrace, and creates a light well in the core of the house, filling the central staircase with daylight. On the second floor is a large master bedroom, an office and two other bedrooms. The third floor consists of an open roof terrace. A common underground parking area with separate entrances is accessible from the northern part of the site and supports the townhouses' residents.
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Building concept





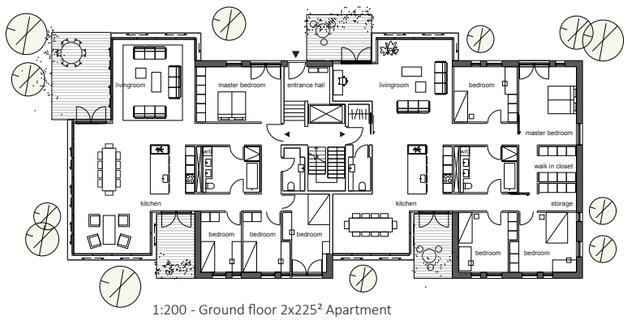




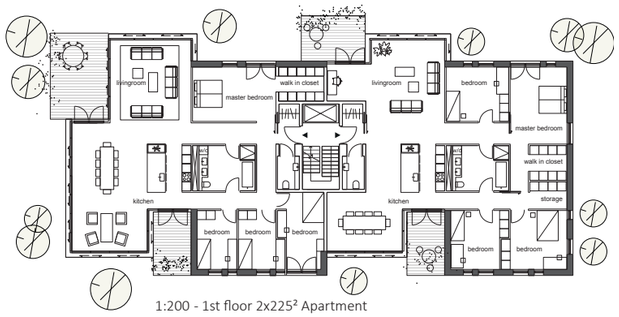




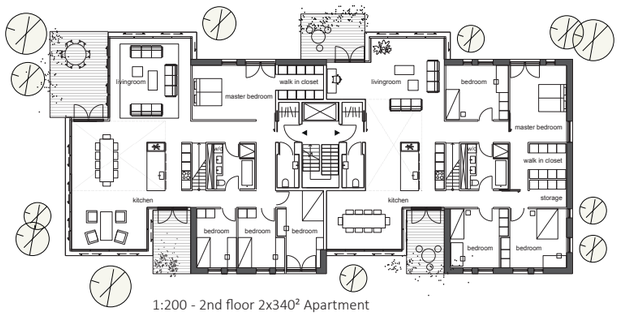




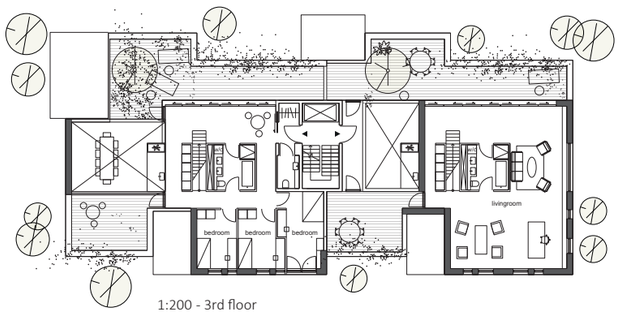
1:200 - Ground floor 2x225² Apartment



1:200 - 1st floor 2x225² Apartment



1:200 - 2nd floor 2x340² Apartment



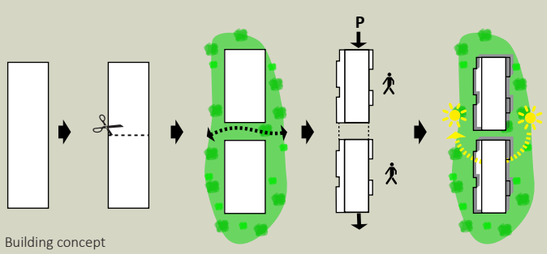
1:200 - 3rd floor

The lofts 225m² & 340m²

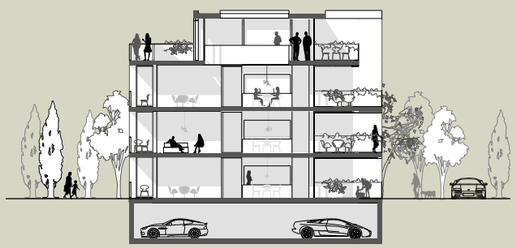
The 200m² Loft apartment is designed as five free standing volumes to break down the scale of the largest housing volume. This approach scales down the most massive part of the development, creating a more balanced sense of mass and quality to the entire housing development.

The façades of the Loft apartments are composed of large movable wooden screens that mitigate the hot afternoon sun. Additi onally, the screens can create a more private outdoor space for each apartment. The movable panels create a lively façade which constantly changes to accommodate the varying needs of the inhabitants. Each Loft apartment building has a stair and elevator providing access to two apartments per floor. In each apartment, an intimate entrance hall gives way to an open kitchen, dining and living area, the configuration of which allows daylight to permeate the space all day. In the back of the apartment, there is a master bedroom and two or three additional bedrooms. Each apartment has large terrace areas facing both the west and east to take advantage of morning and evening sun.

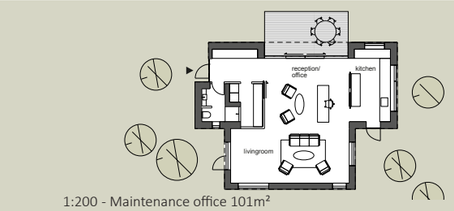
The third floor loft apartments are two-story apartments. Otherwise similar in layout to the lower Loft apartments, the dining room in the third-floor apartment is double-height and opens onto a roof terrace. On the fourth floor of the apartment, there is an additional living room/ library with access to two larger roof gardens.



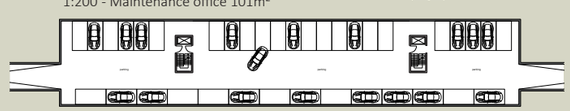
Building concept



1:200 - section



1:200 - Maintenance office 101m²



1:500 - Underground parking 37P