

# **AZATUTYUN**

**multifunctional complex**

The “AZATUTYUN” residential complex is located on Azatutyun Avenue in Yerevan. The conceptual idea of the residential complex is to complete the architectural chain of the avenue, creating a comfortable residential environment and integrating it into the existing architectural context.

The total area of the project site is 2,963 m<sup>2</sup> and has a gentle slope toward the southwest. A significant part of the area was previously occupied by a non-operational reservoir built during the Soviet era, entirely surrounded by grass cover. In the northeastern section, part of the Abu-Hayat canal, covered with concrete slabs, passes through, which was completely altered due to concreting in the 1960s and later lost its status as a historical and cultural monument. The northwest side of the residential complex opens onto Azatutyun Avenue, while the other three sides are surrounded by green spaces and buildings of the Scientific Technological Centre of Organic and Pharmaceutical Chemistry. Studying and considering the surrounding environment and Azatutyun Avenue, the conceptual idea was based on the dialogue between different architectural layers, blending Soviet heritage with contemporary architectural approaches, emphasising both the modernist architecture of the Soviet era and elements of traditional architecture. In the modernist architectural solutions of the Soviet period, the use of modules was a defining feature, highly expressed in the spatial composition of the “Kap” (Communication) Building designed by E. Tigranyan, where the main volume was created through the repetition of a single form, complemented by the use of Armenian tuff stone and relief sculptures at the lower levels. Another volume-defining factor was the architectural complex of the Scientific Technological Centre of Organic and Pharmaceutical Chemistry, which continues the overall architectural style of the avenue.

Valuing the existing environment, the task was set to create a structure that would incorporate the large-scale, volumetric, and material solutions of Azatutyun Avenue. To continue the dynamics of the avenue's architecture, the basis for the volumetric formation of the proposed building was the nearby “Kap” Building with its three main solutions: the colour and stylistic solutions of the lower floors, the simple and modular solution of the upper section in a neutral colour tone, and the horizontal separation of two volumes through glazing.

The “AZATUTYUN” residential complex consists of two buildings that have been separated from a single volume based on their functional purpose, creating air openings. On the side facing Azatutyun Avenue, the complex descends in a terraced form from the 18th floor to the 7th floor, minimising the volume within the perception zone of the main building of the Scientific Technological Centre of Organic and Pharmaceutical Chemistry and reducing the shadow cast by the proposed building on the surrounding area.

The building includes four underground levels with an entire area of the complex. The architecture of the lower floors is in direct relation to the Scientific Technological Centre of Organic and Pharmaceutical Chemistry, due to its location, where the material solution—tuff stone—will allow the two objects to engage in dialogue and establish a visual connection with the neighbouring buildings of the avenue. The vertical lines of the lower floors' façade reference and develop the architectural rhythm of the institute's buildings, finishing with arches frequently used along Azatutyun Avenue.

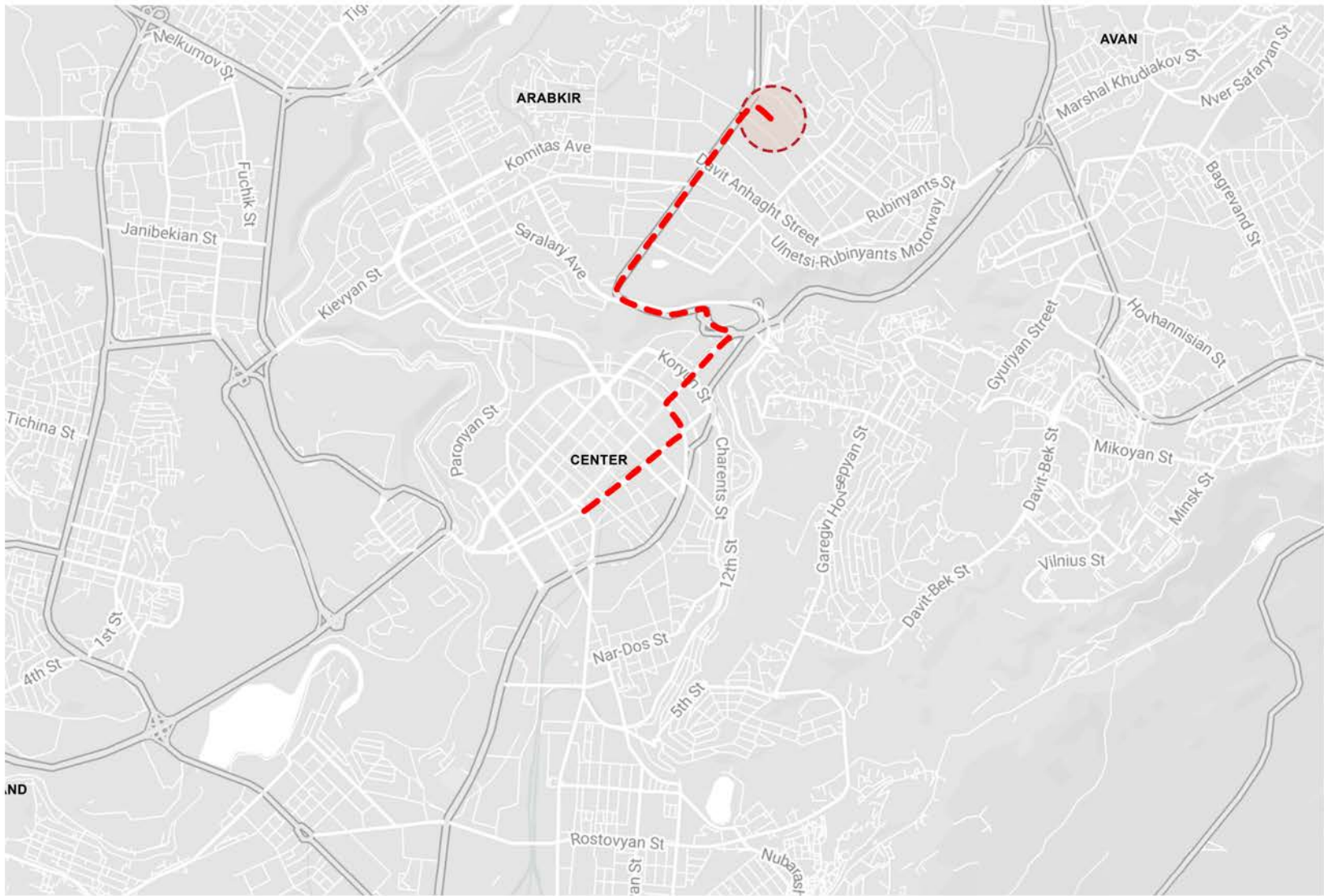
The first building occupies an area of 1200 m<sup>2</sup>, with twelve full above-ground floors and a terraced design rising to the 18th floor. The building has one main entrance on Azatutyun Avenue, leading to the public areas, and two entrances on the northwest façade for the multi-apartment residential area. The first floor is designed with walkways around the perimeter that lead to the inner courtyard and the pre-entrances to the residential sections. The first three floors of the building are designated for public functions, while the fourth and higher floors house the residential zone, consisting of two sectional blocks, each containing six apartments. The top floors of the blocks are planned to feature duplex apartments.

The second small building occupies an area of 400 m<sup>2</sup>, has seven full above-ground floors, and, with its terrace-like expansion, reaches up to the 9th floor. This structure is entirely occupied by office spaces and public areas.

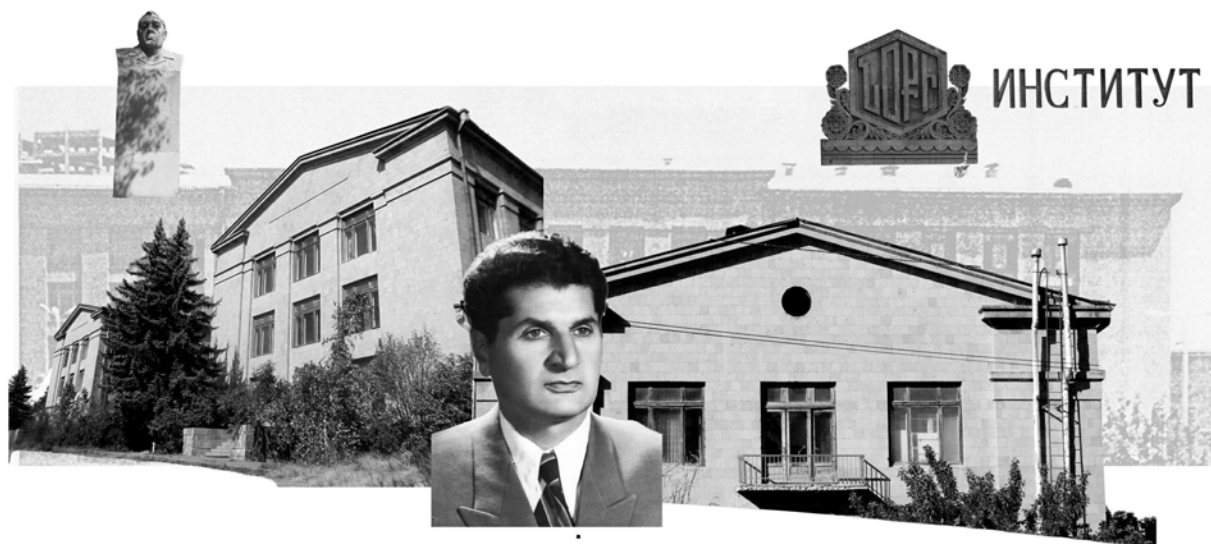
An inner courtyard is formed between the two buildings, covering an area of 250 m<sup>2</sup>. The courtyard is planned to display works of art. Access to the courtyard is arranged through an open arcade on the first floor of the larger building. The entire area is planned to be landscaped with green spaces.

The two buildings of the complex are fully connected on the lower floors. The underground volume covers an area of 2,650 m<sup>2</sup> and consists of four floors, with parking spaces planned for the lower three floors and public spaces on the upper floor. Access to the parking lot is provided from Azatutyun Avenue, from the northeastern side of the area.

The “AZATUTYUN” residential complex is a unique response to the dialogue between different time periods, architectural styles, and languages, offering new, adaptable, and sustainable solutions while integrating into the sometimes contradictory yet complementary layers of the environment.



Distance from city center to project location equals 6.0 km (20 min. ride)

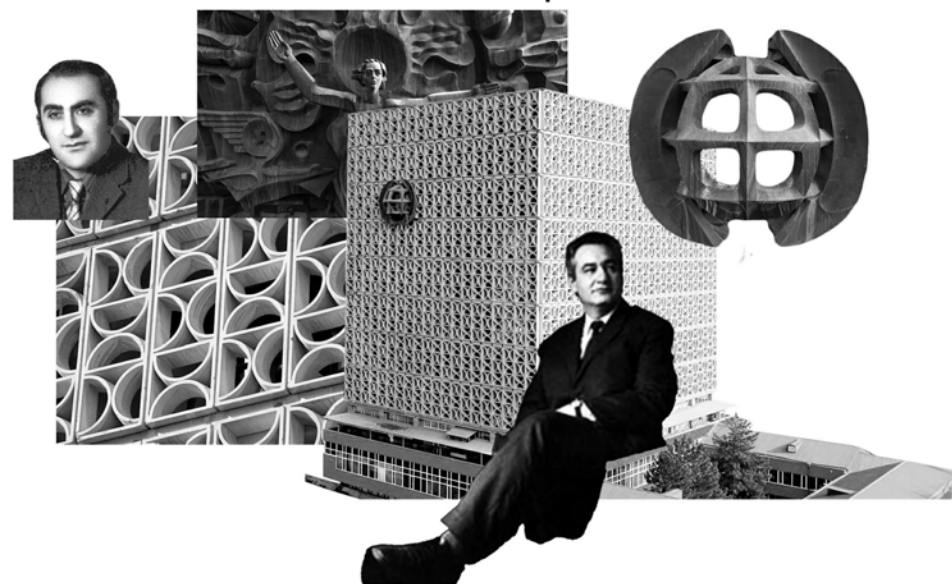


1958 - 1969

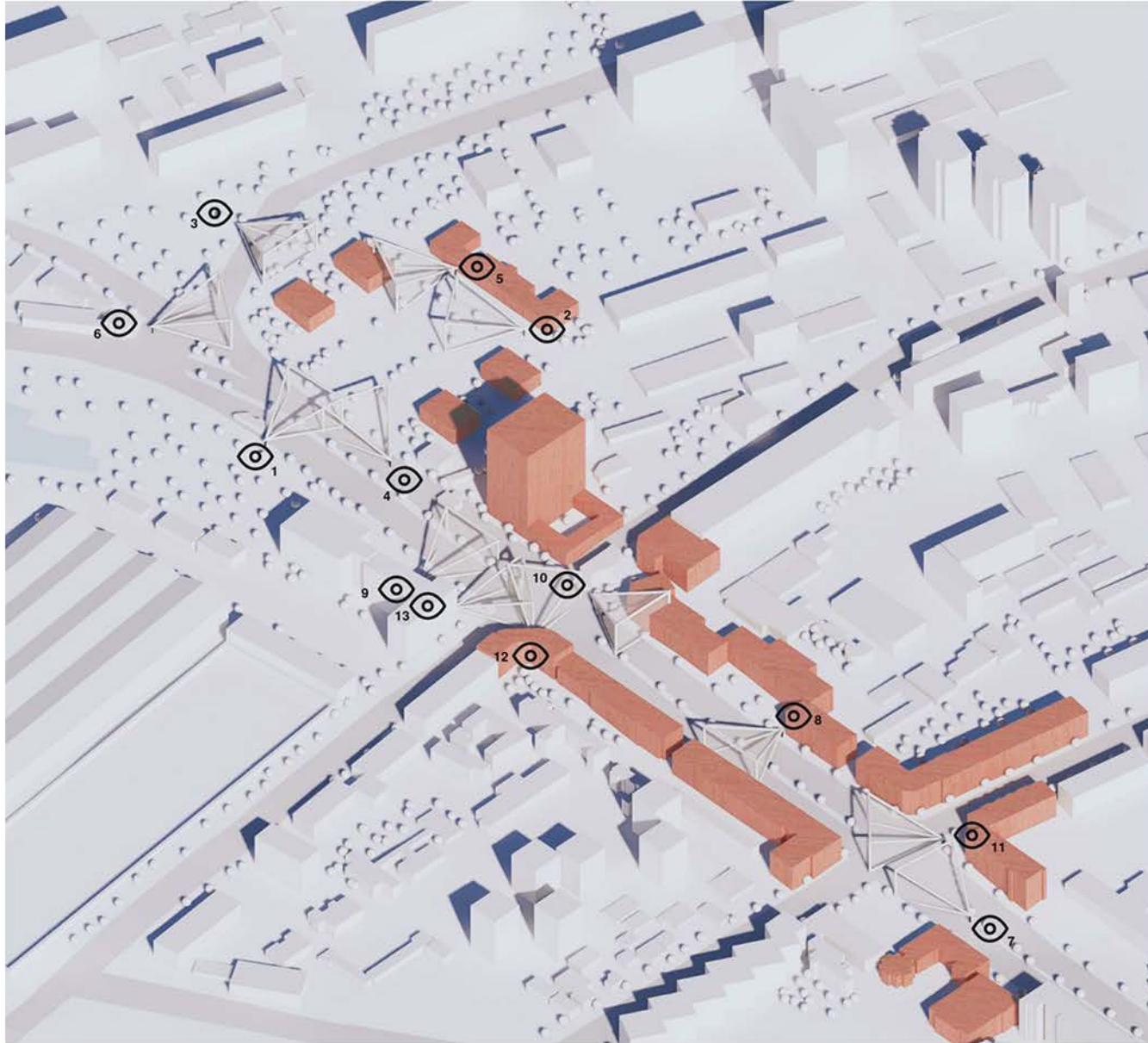
1949 - 1952



1970







1



2



3



4



5



6



7



8



9



10



11



12

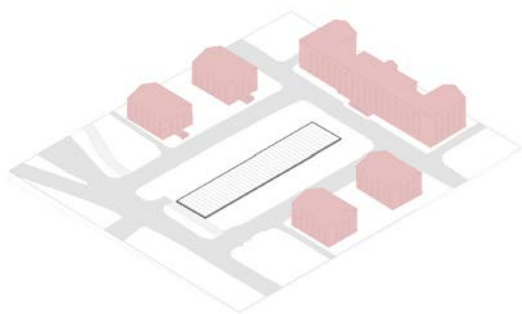


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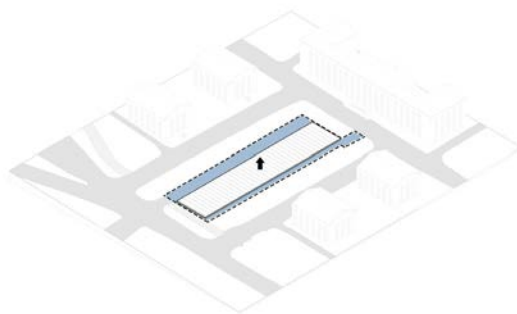


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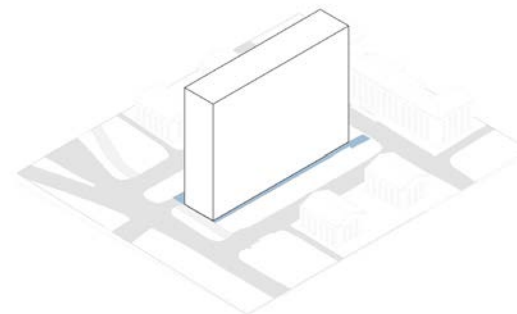
phase 1



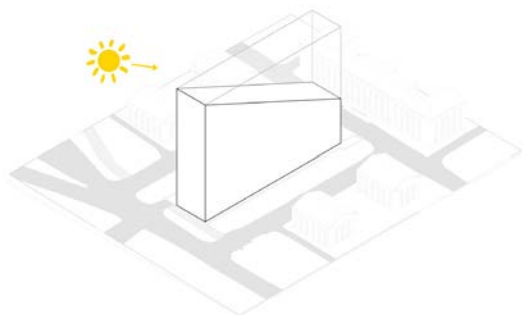
phase 2



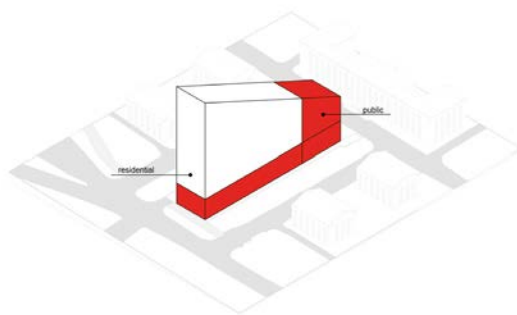
phase 3



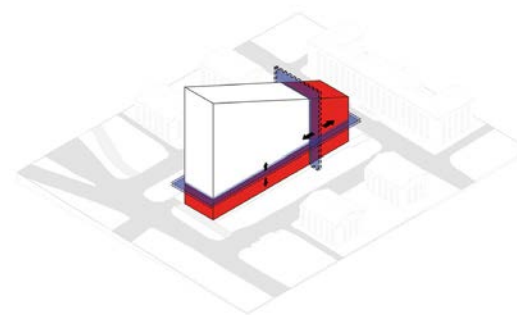
phase 4



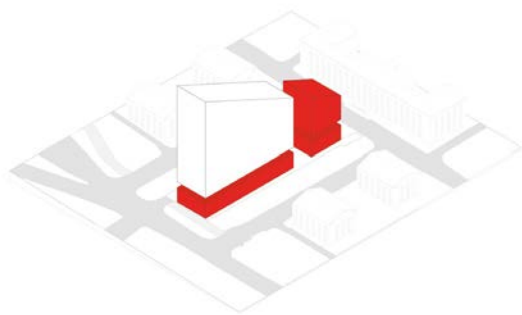
phase 5



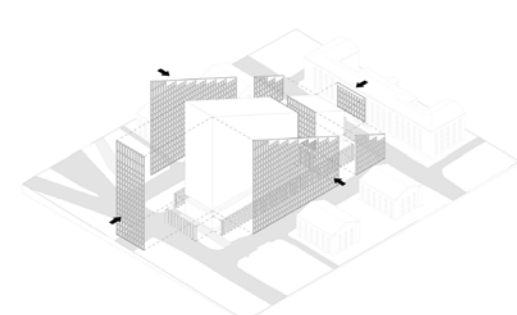
phase 6



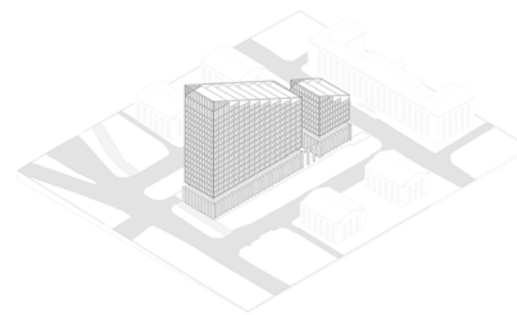
phase 7



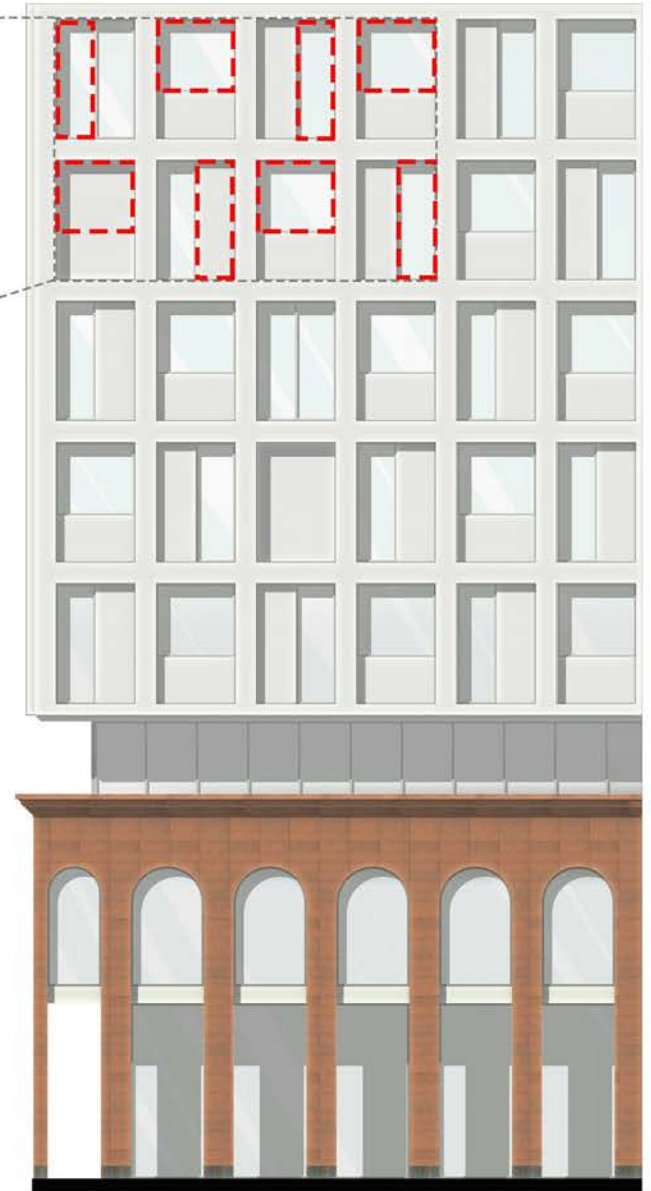
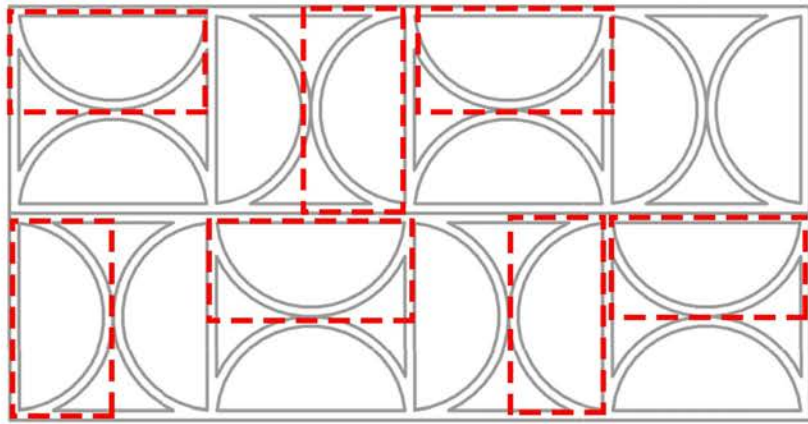
phase 8

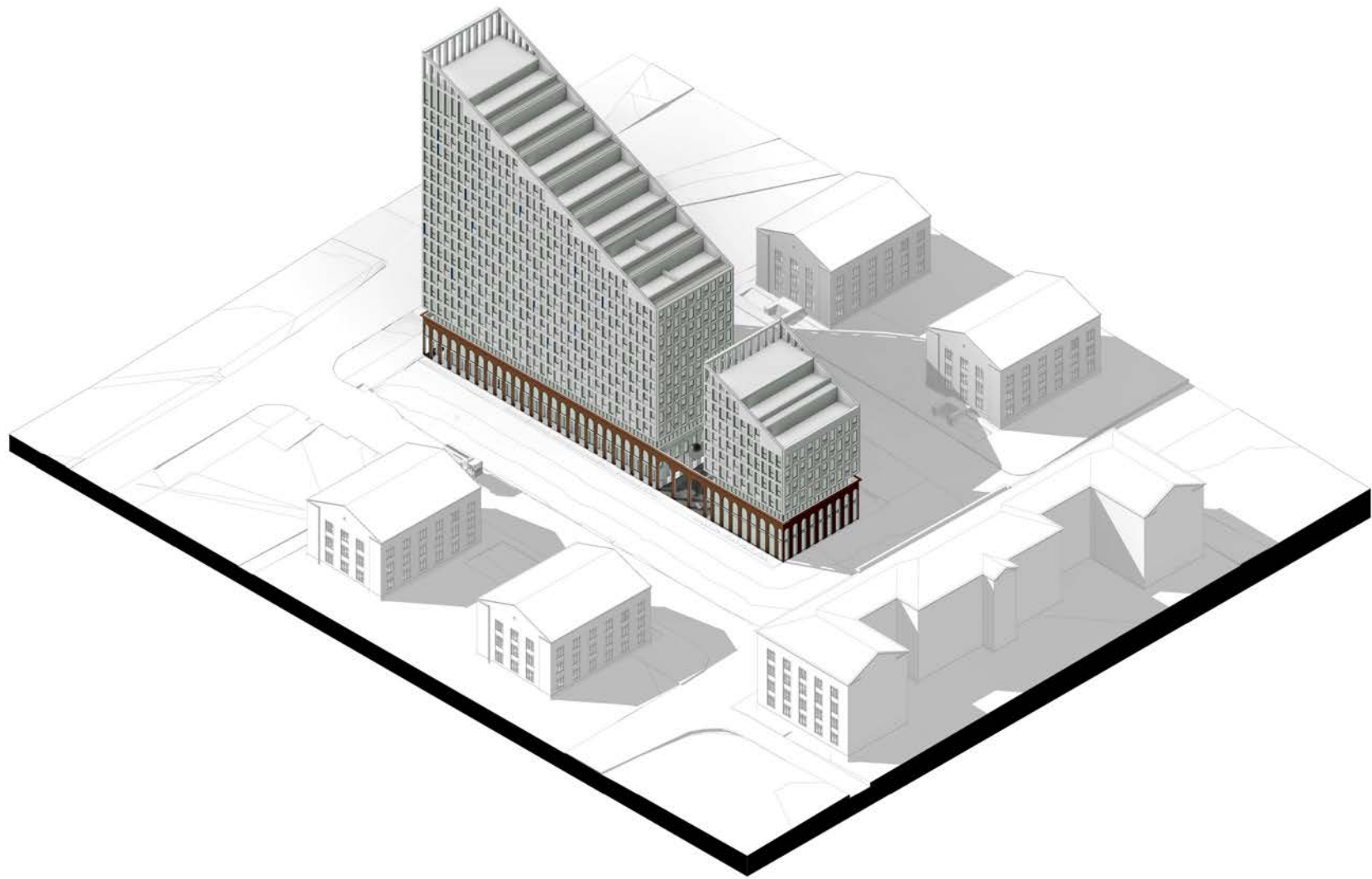


phase 9



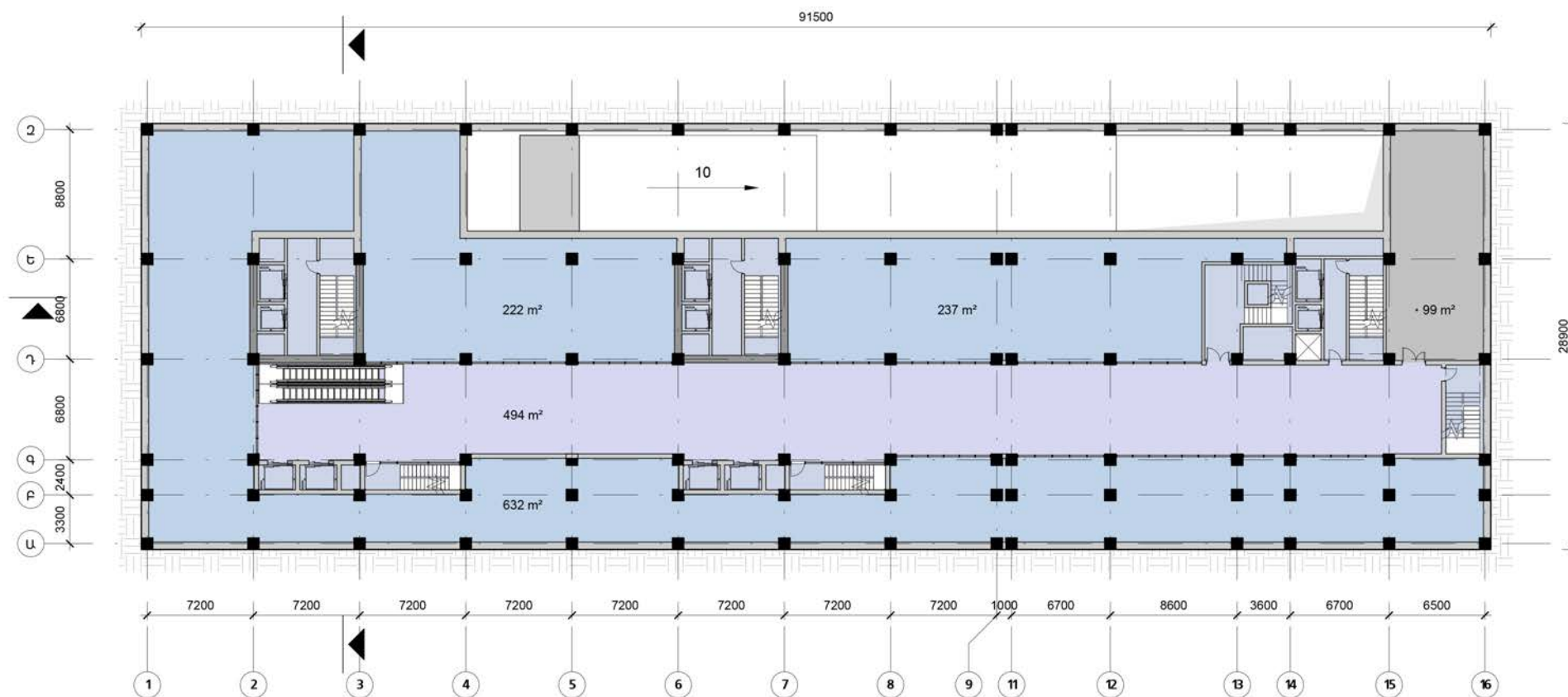






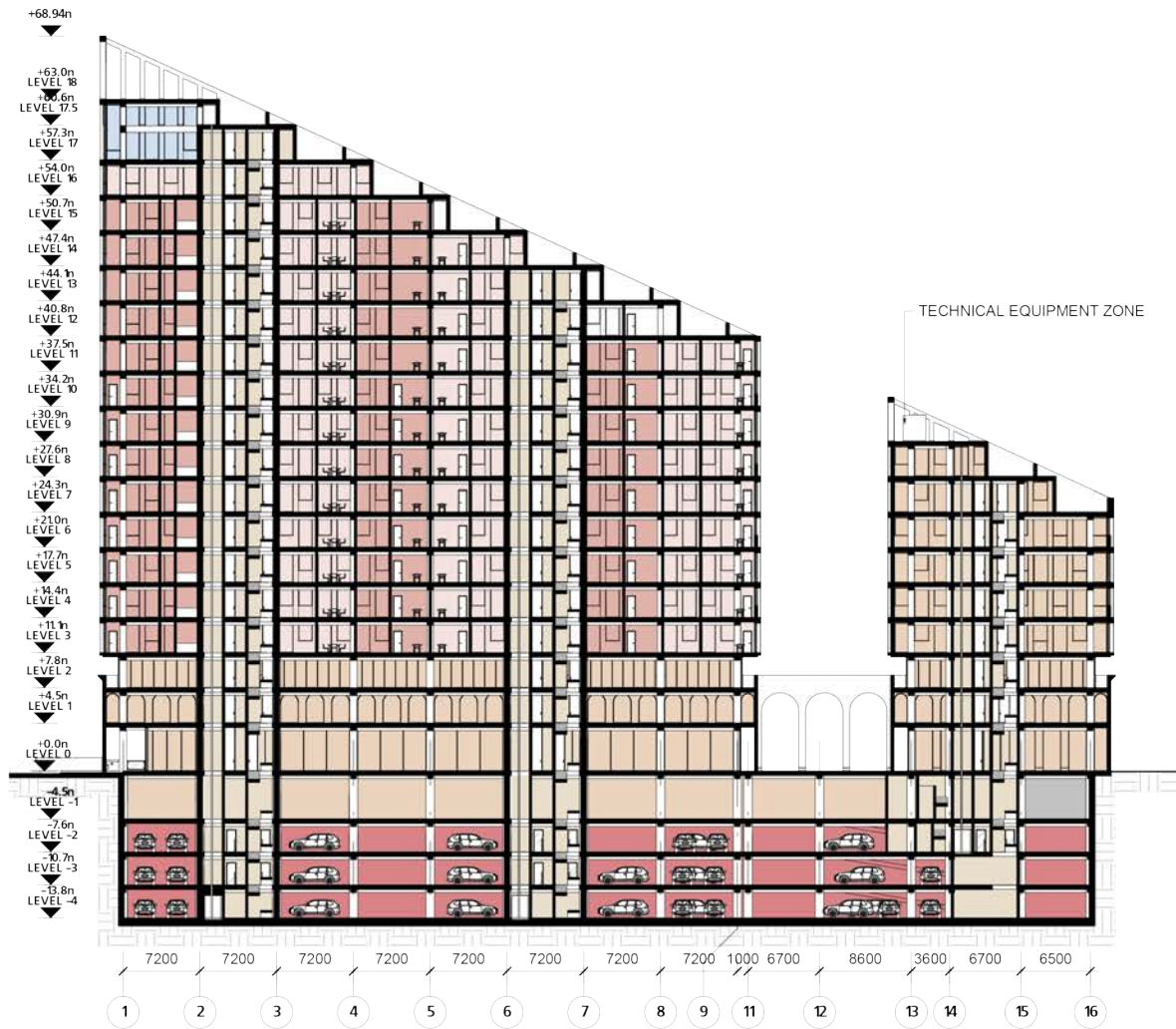






- COMMERCIAL
- APARTMENTS (1 BEDROOM)
- APARTMENTS (2 BEDROOM)
- APARTMENTS (DUPLEX)
- RECREATION
- COMMUNICATION
- PARKING
- TECHNICAL

LONGITUDINAL SECTION



CROSS SECTION

