Public Disclosure Authorized

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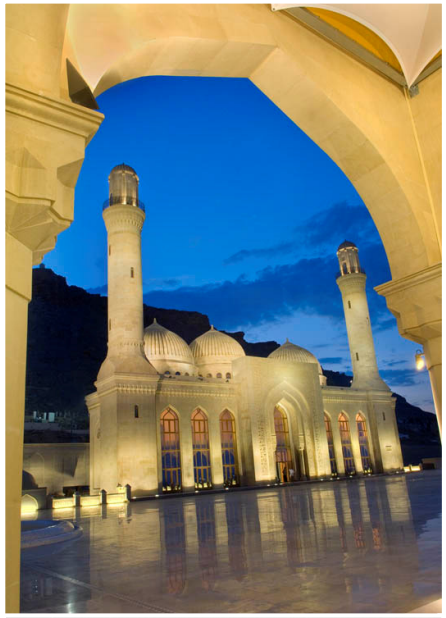
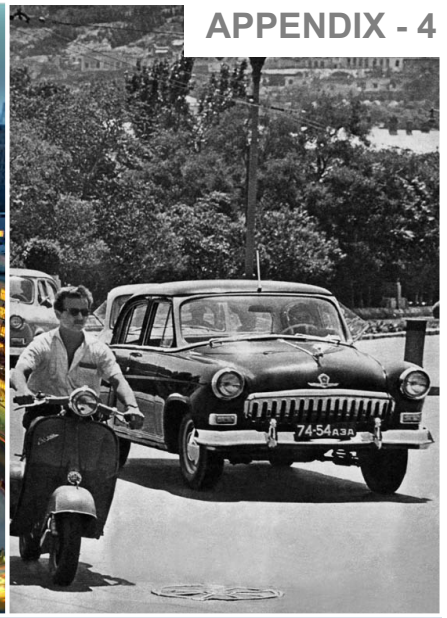
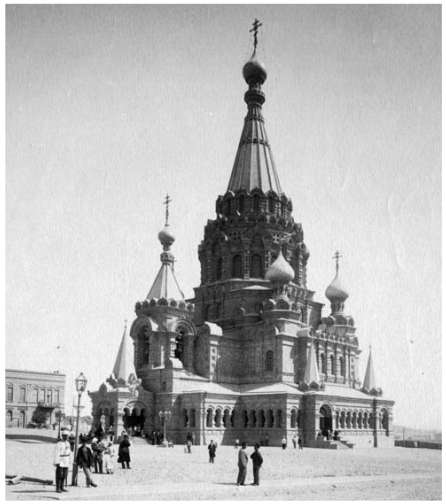
APPENDIX - 4







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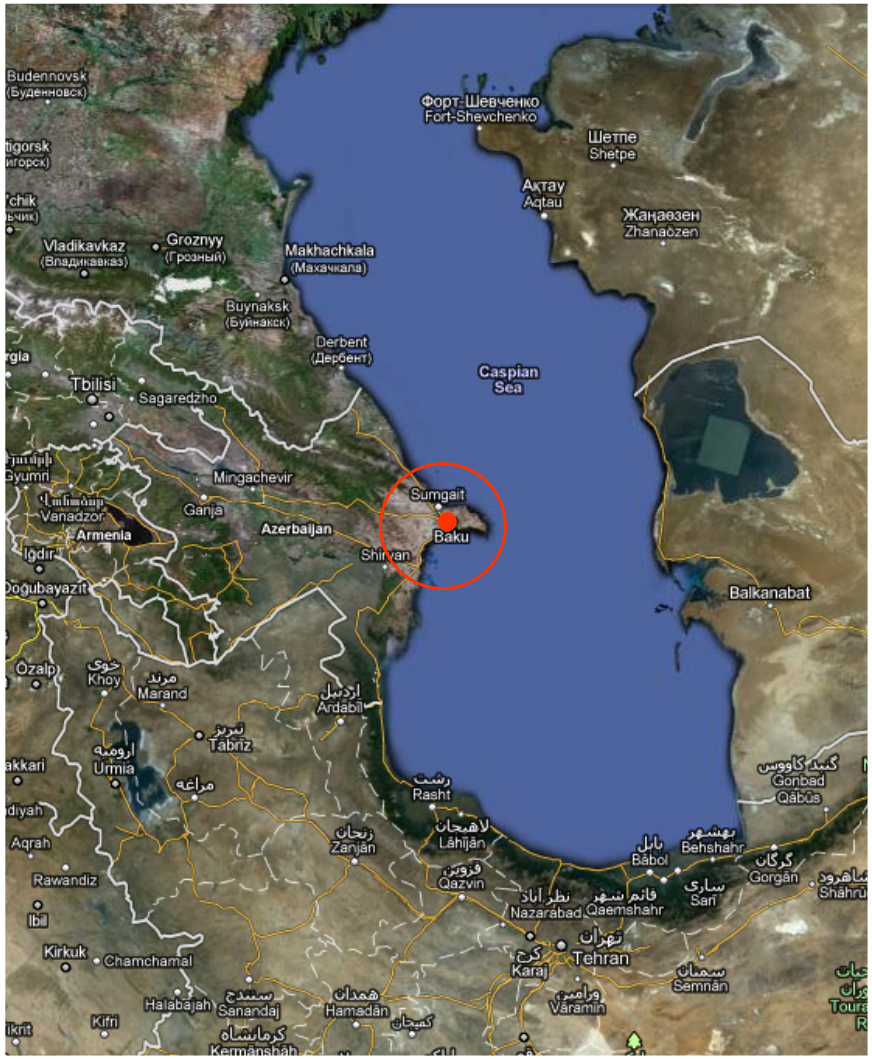

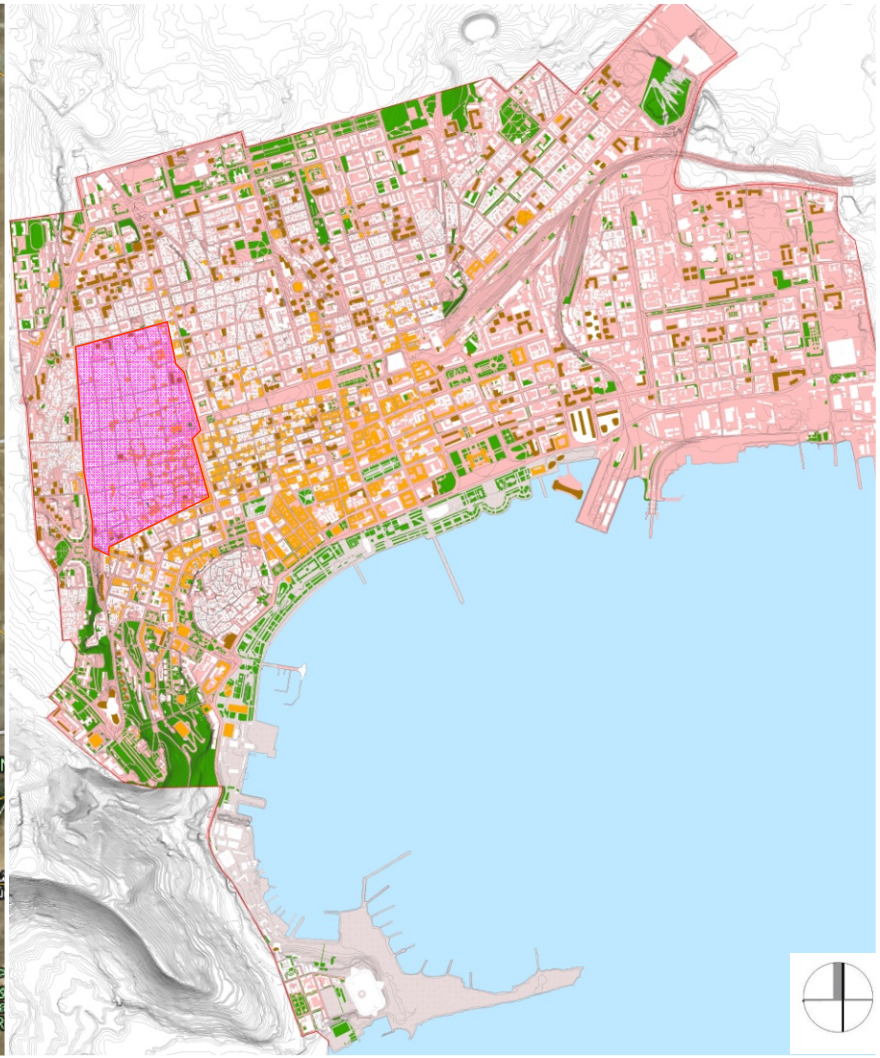

SITE LOCATION

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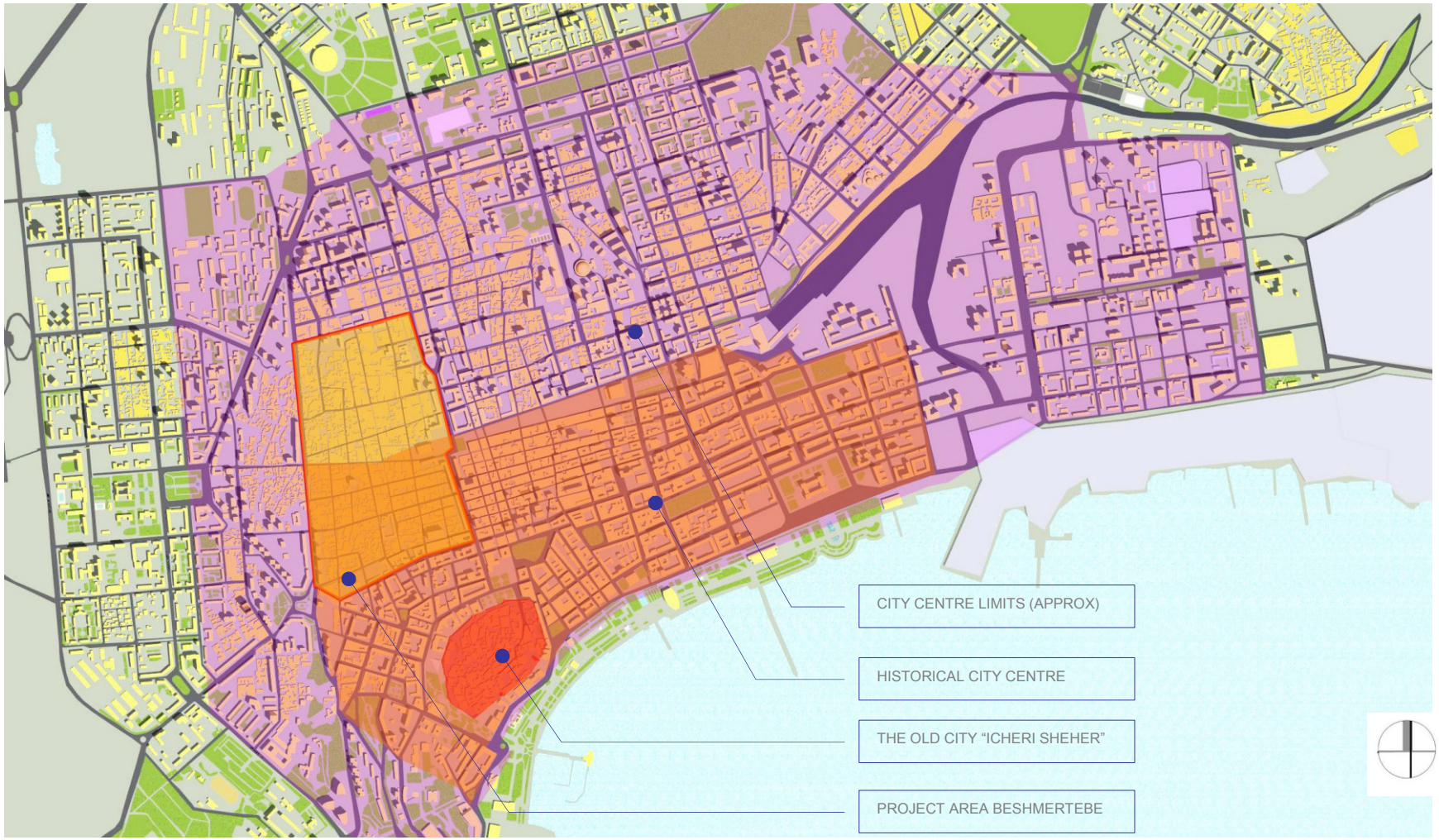

HISTORICAL AREAS WITHIN BAKU CITY CENTRE

SITE ANALYSIS

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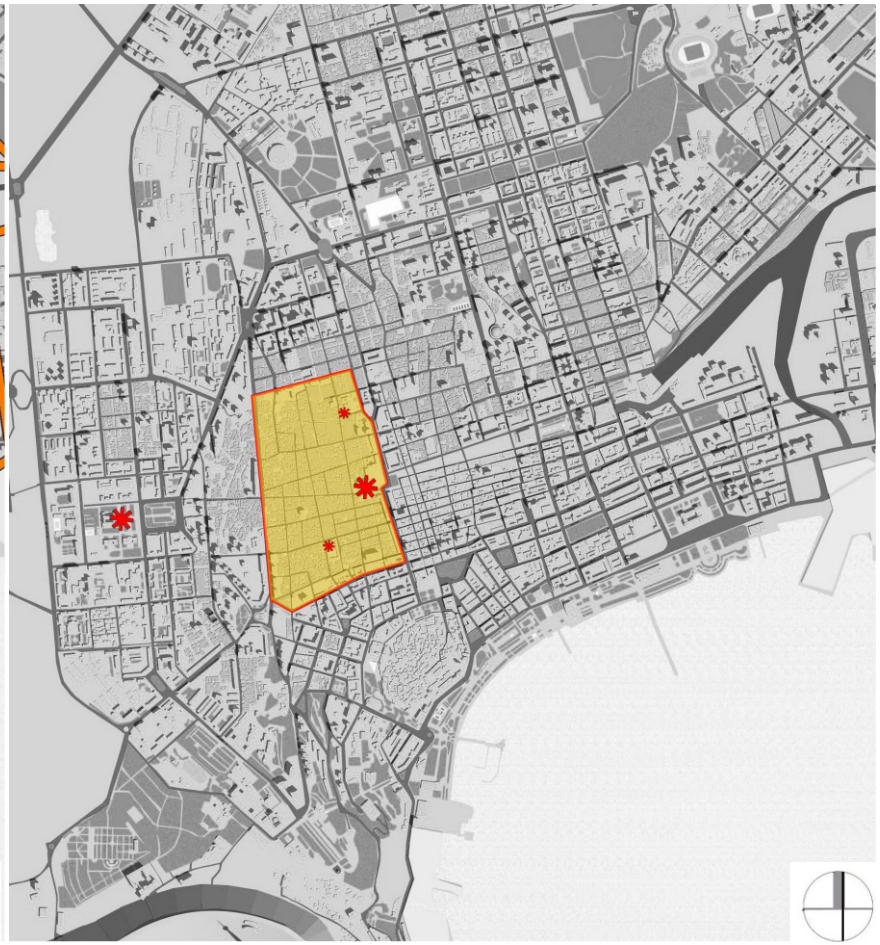
EXISTING MAJOR STREETS



EXISTING FOCAL POINTS

SITE ANALYSIS

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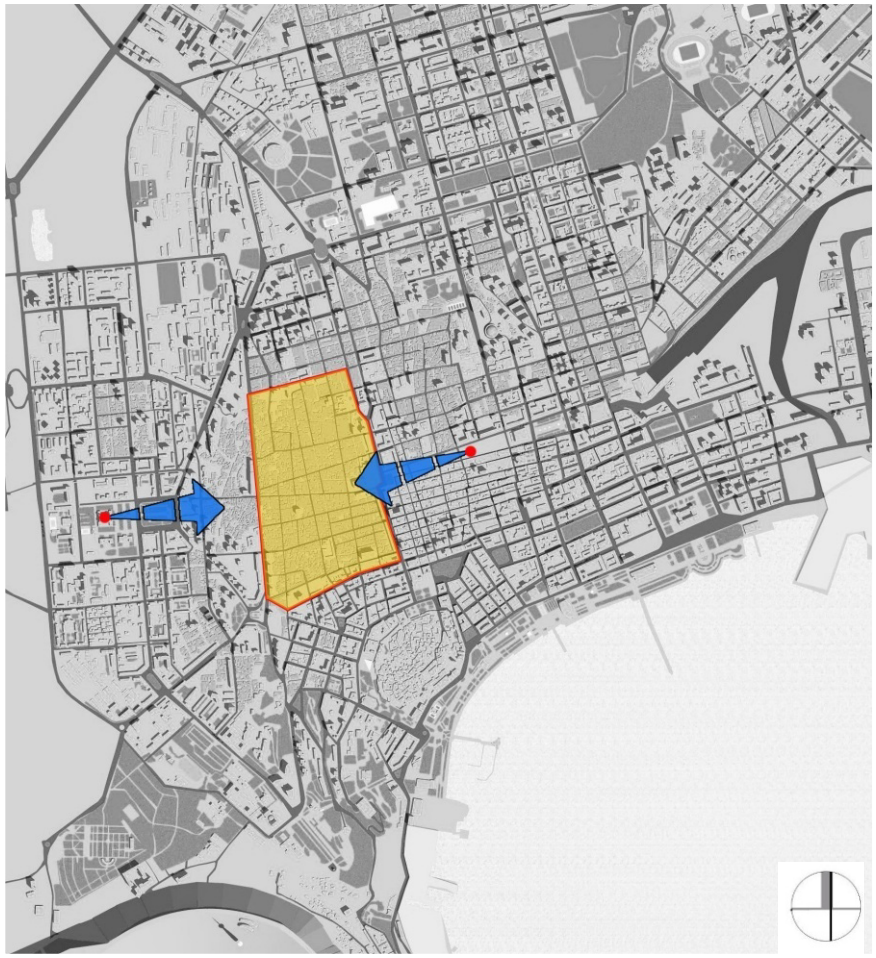
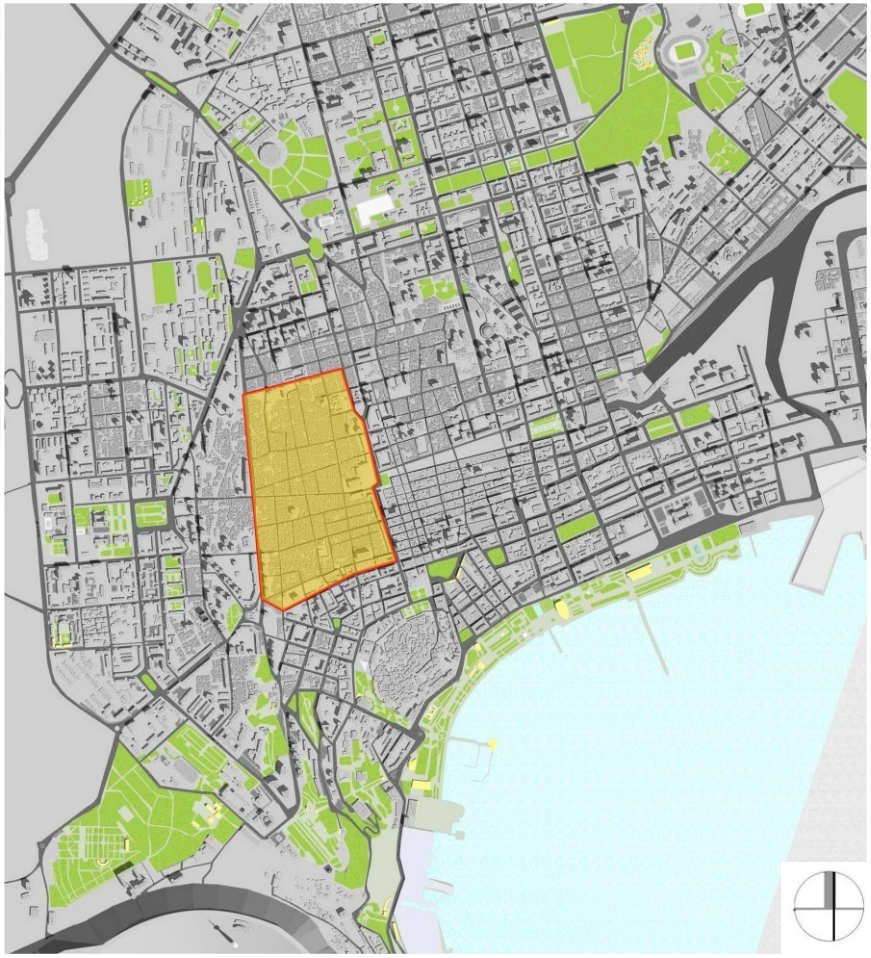


PRIMARY VISTAS



EXISTING LANDSCAPE STRUCTURE

SITE ANALYSIS

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PROJECT AREA PHOTOS

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TOWNSCAPE OF BAKU - HISTORICAL EVIDENCE

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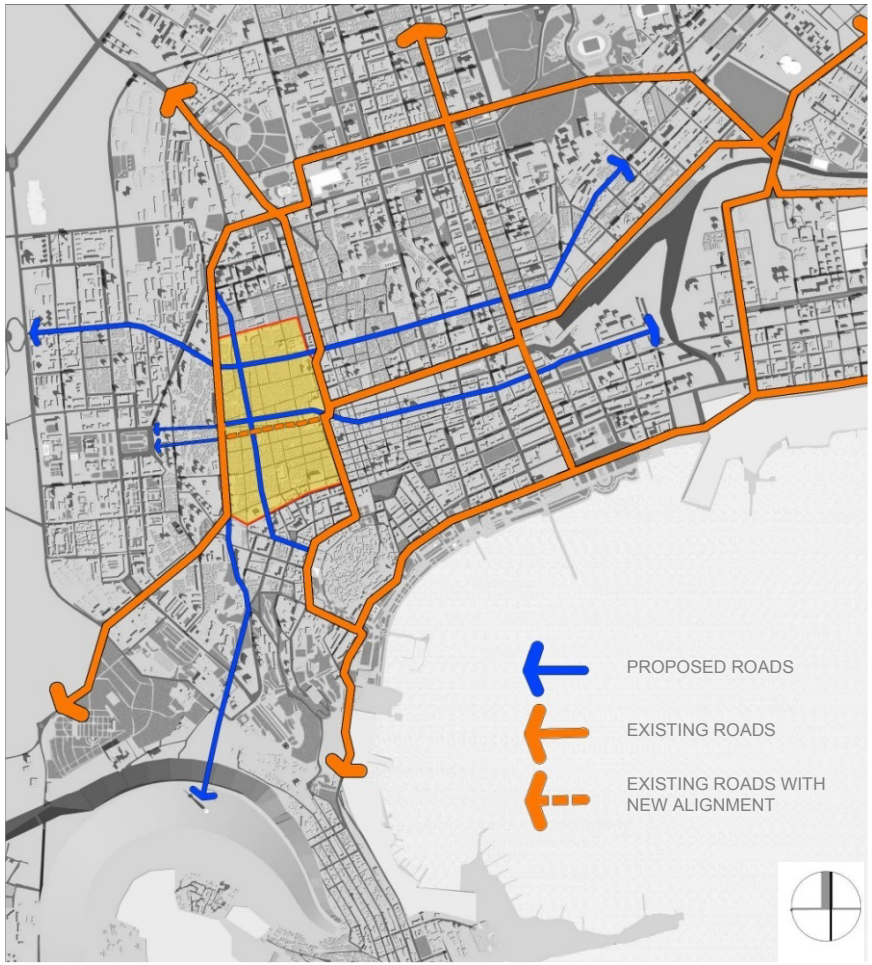
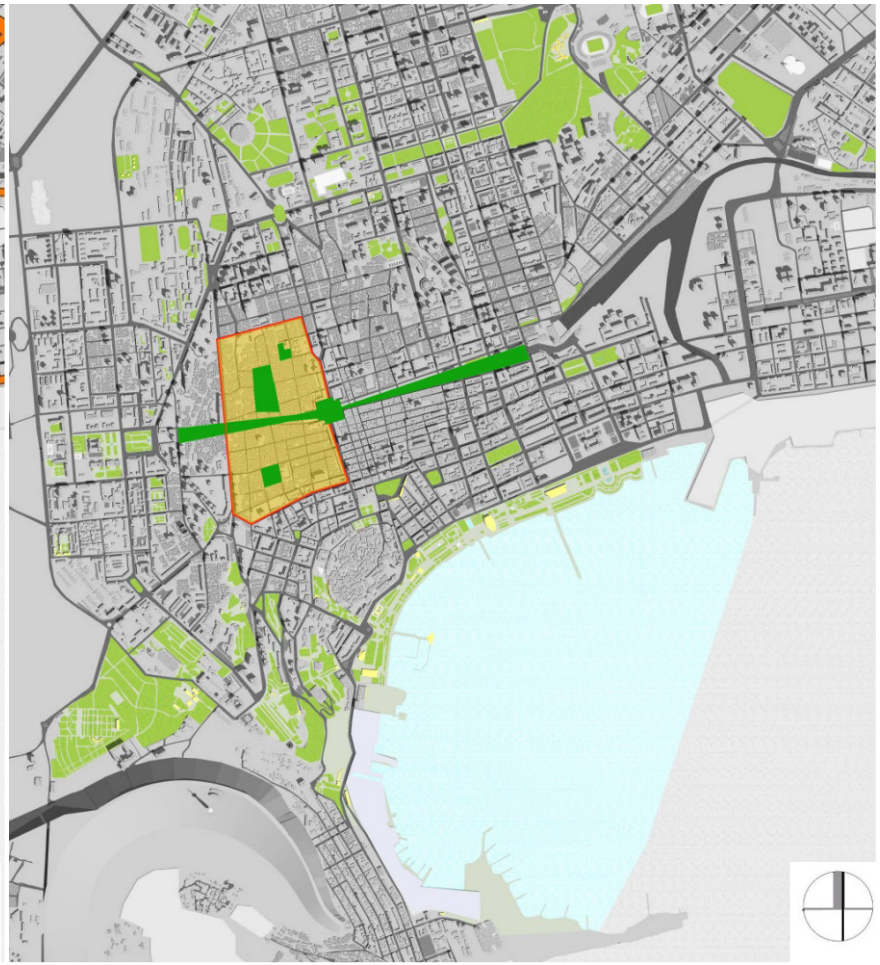


PROPOSED STREET NETWORK



PROPOSED LANDSCAPE STRUCTURE

PROPOSAL - CONCEPT DIAGRAMS

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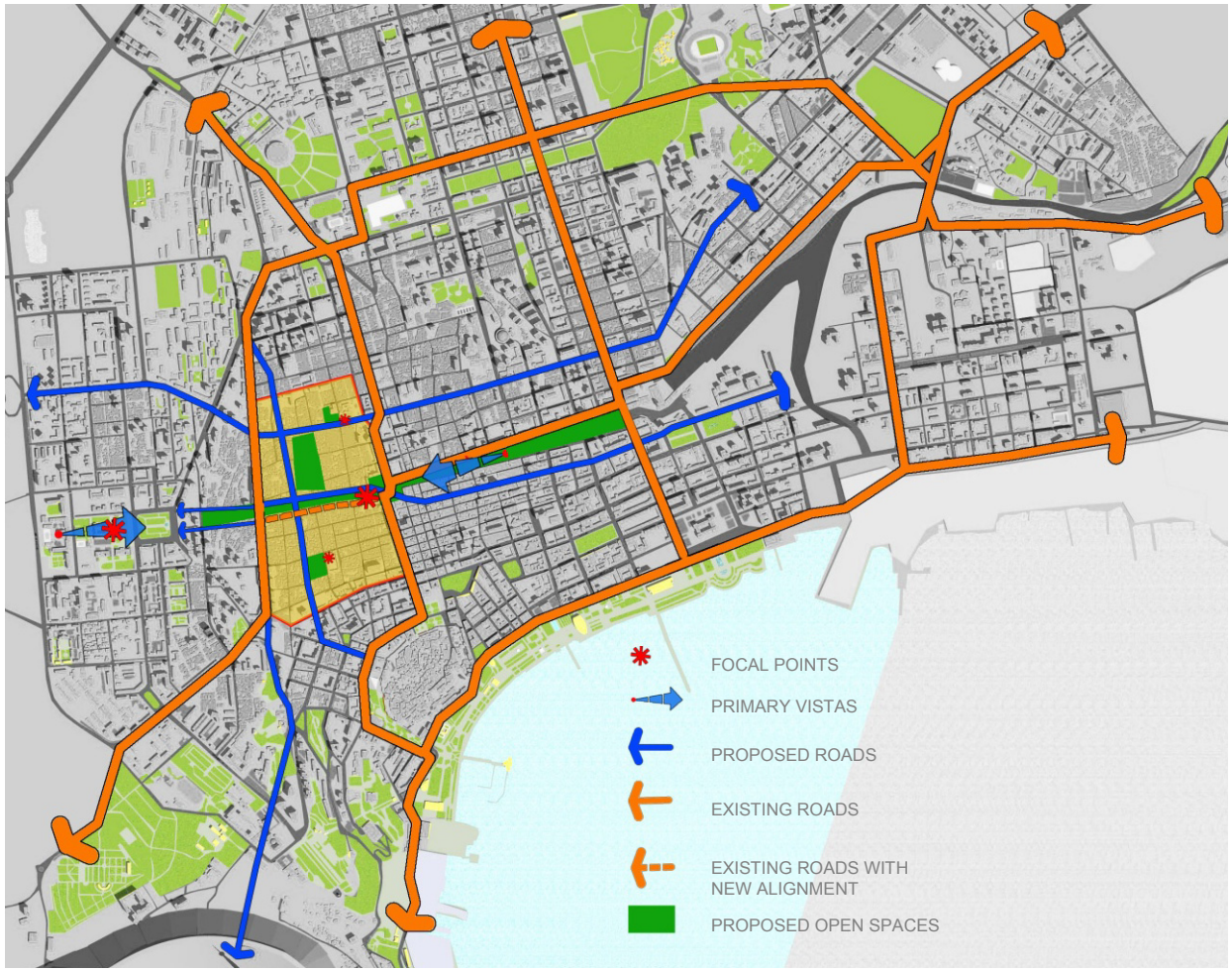

Parks are extended east-west to enhance the existing vista opportunities of the town and to integrate the key buildings into the masterplan.

The proposed road network is designed to seamlessly connect to the existing street connections. The new street network divides the historic part of the town on the south from the proposed re-development to the north. The park is strategically located by design to act as a buffer and as a transition zone between these two distinctively different character areas.

DESIGN PROPOSAL IN WIDER CITY CONTEXT

PROPOSAL - CONCEPT DIAGRAMS

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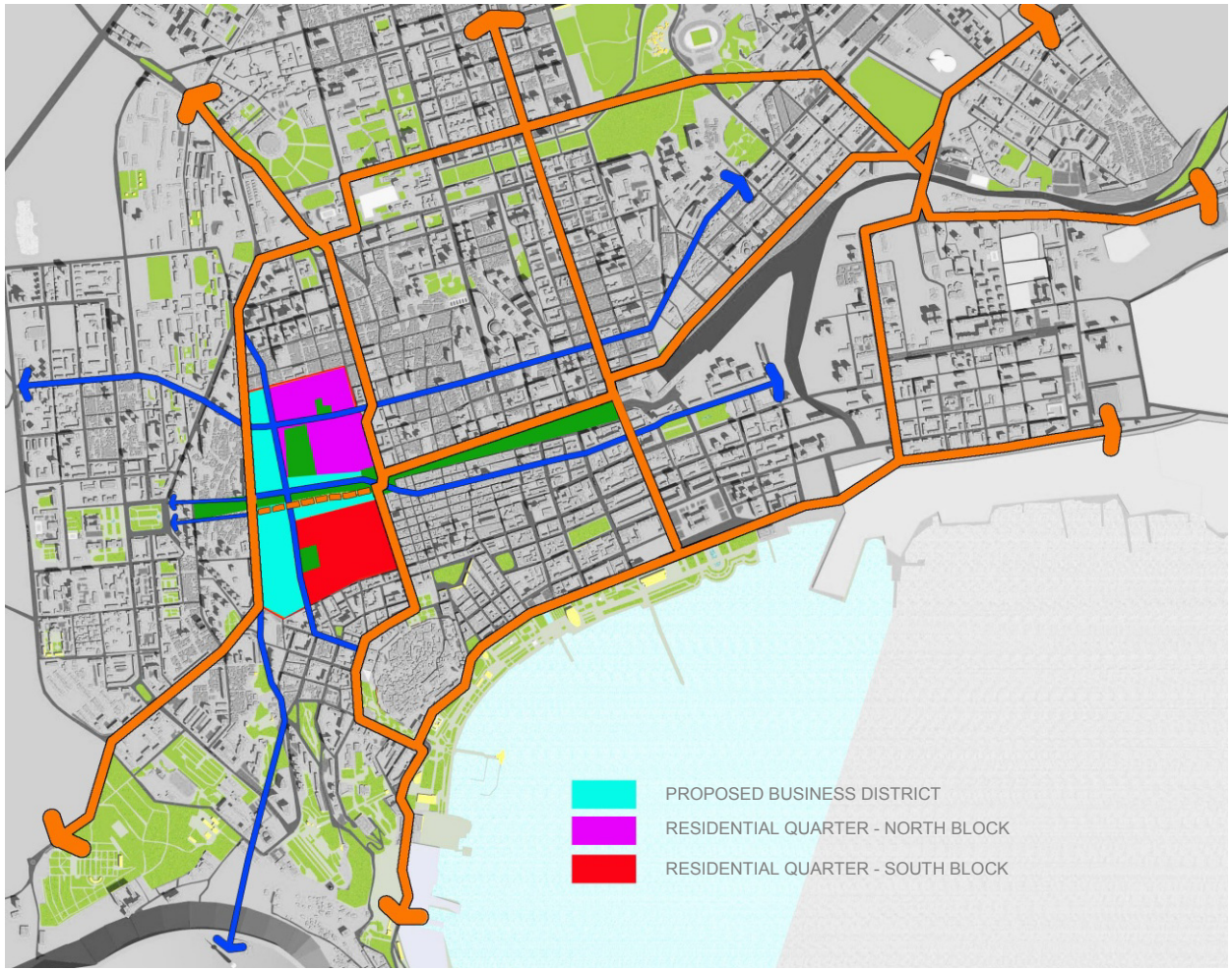

OVERALL ZONING -CONCEPT

BUSINESS DISTRICT

This zone flanking 'Narimanov Avenue' is the highest part of the project area. This zone is proposed to be the new business district. It will accommodate new trade centres, offices, business hotels, shopping malls and government buildings. The architecture in this zone is envisaged to be contemporary in style with occasional tall buildings, designed to articulate the proposed block structure.

RESIDENTIAL QUARTER -NORTH BLOCK

This zone is to be re-developed to a modern residential quarter to include high quality luxury residential units.

RESIDENTIAL QUARTER - SOUTH BLOCK
The zone has a large number of historic monuments. It is proposed that this zone is to have infill development that is sensitive to the historic fabric. Conservation and preservation shall be the primary objective in this development. Detailed analysis of its heritage value and rigorous design study is recommended for the development of this zone.

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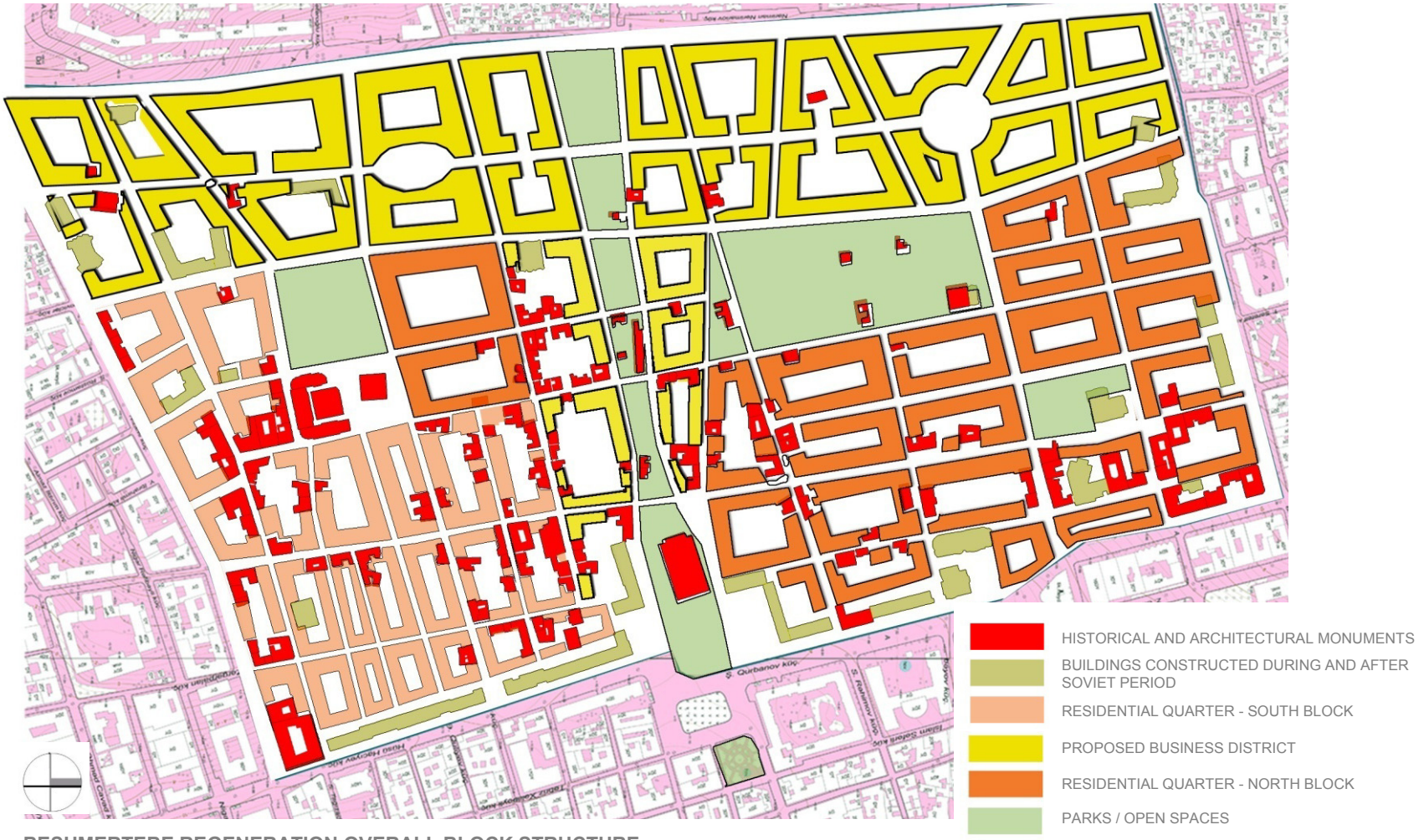

BESHMERTEBE REGENERATION OVERALL BLOCK STRUCTURE

PROPOSAL - CONCEPT DIAGRAMS

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PLACE MAKING

PROPOSAL - CONCEPT DIAGRAMS

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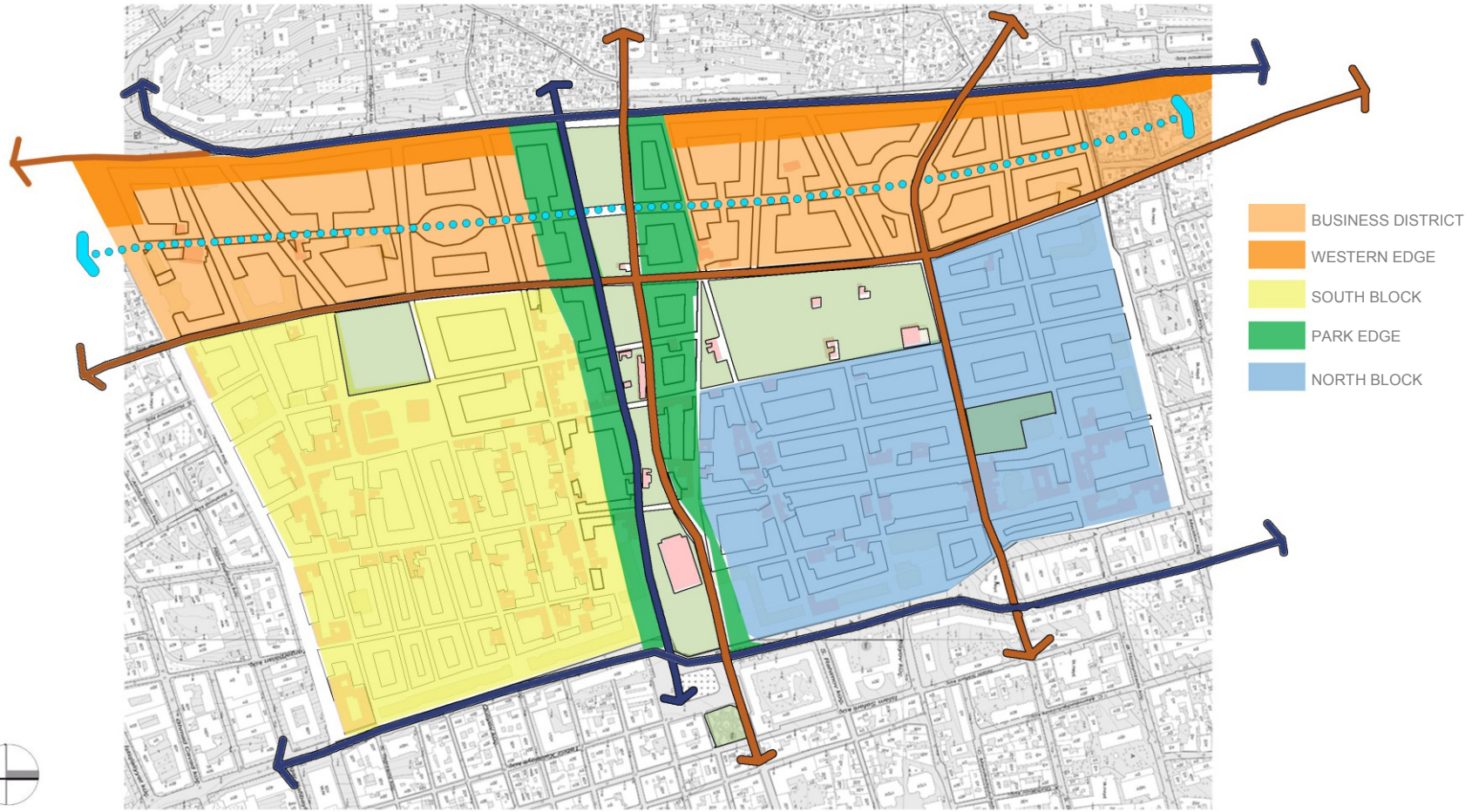

CHARACTER AREAS

PROPOSAL - CONCEPT DIAGRAMS

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PARK EDGE

This zone is intended to form a vista that physically links the higher and lower parts of the city. The key buildings of the upper and lower regions are visually linked by the proposed park. On a macro scale this park is proposed to extend further west to the railway terminus. This provides an opportunity to develop a well defined green open space (lungs). The buildings adjacent to the park is envisaged to form a well defined park edge.

The physical form as presented by the buildings of this edge has intermittent tall towers rhythmically articulating the park's linear form and occasionally stepping down transversely to blend with the trees of the park. The typical building forms of this zone are slab and tower type structures.

CHARACTER AREAS: PARK EDGE

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INDICATIVE EXAMPLES FOR THE PROPOSED CHARACTER

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BUSINESS DISTRICT

This character zone is proposed to include trade centres, business centres, shopping malls and hotels.

Conceptually this character zone is presented as a pedestrian spine with a series of nodes and squares with occasional vistas that makes visual connections with the historic monuments and the wider context. This pedestrian route is intended to connect the historic centre to the new development and extend its continuity as a tourist route and promoting heritage and boutique retail along it.

The buildings are serviced from Narimanov Avenue on the west and from the new proposed vehicular route on the west.

CHARACTER AREAS: BUSINESS DISTRICT

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INDICATIVE EXAMPLES FOR THE PROPOSED CHARACTER

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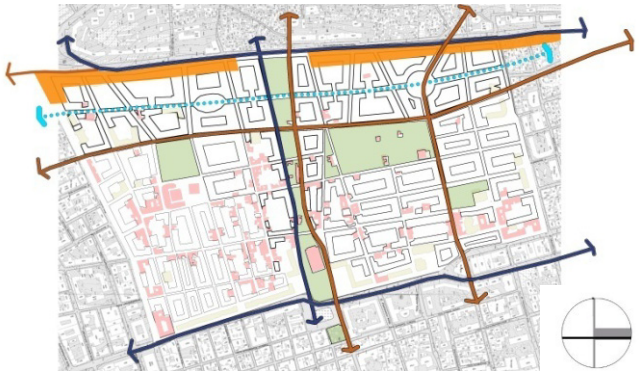

WESTERN EDGE

This character zone differentiates the upper and lower districts of the city and it is also the public front of the business district from ‘Narimanov Avenue’. The proposal is intended to establish a distinctive edge for the lower district with its building form. They are predominantly slab and tower type blocks, 5-6 storeys in height with occasional towers setback from the building line accentuating the linearity of ‘this major avenue. This zone is serviced from Narimanov Avenue and is accessed from the pedestrian spine that runs through the adjacent business district.

CHARACTER AREAS: WESTERN EDGE

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NORTH BLOCK

This character zone is envisaged as a modern residential quarter. This proposal calls for a high density, high quality residential development which includes extensive re-development. Density and building heights vary from the core to the fringes. The core is characterised by 4 storey apartment blocks around green open courtyards and occasionally, parks. The fringes also share the same characteristics but with occasional tower blocks flanking the major street.

CHARACTER AREAS: NORTH BLOCK

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INDICATIVE EXAMPLES FOR THE PROPOSED CHARACTER

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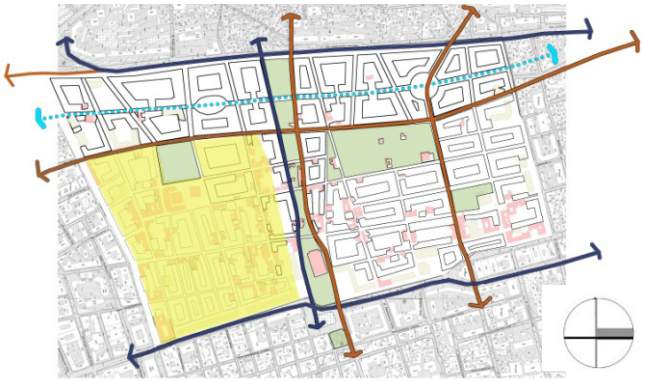

SOUTH BLOCK

This area is distinct with its large number of historic and architectural monuments that spreads across the character zone.

The design intent is to formulate a block structure with infill development within the retained historic fabric. New vistas are introduced within the layout to enhance and articulate the historic monuments into the wider development. The primary objective while developing this zone is preservation and conservation of the heritage.

Detailed analysis of this zone must include a study to establish the heritage value of every individual building within this zone and to estimate its potential contribution to the city, with regards to re-development.

It is highly recommended that a detailed proposal should be based on a rigorous design study that is sensitive to the historic context of the zone

CHARACTER AREAS: SOUTH BLOCK

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INDICATIVE EXAMPLES FOR THE PROPOSED CHARACTER

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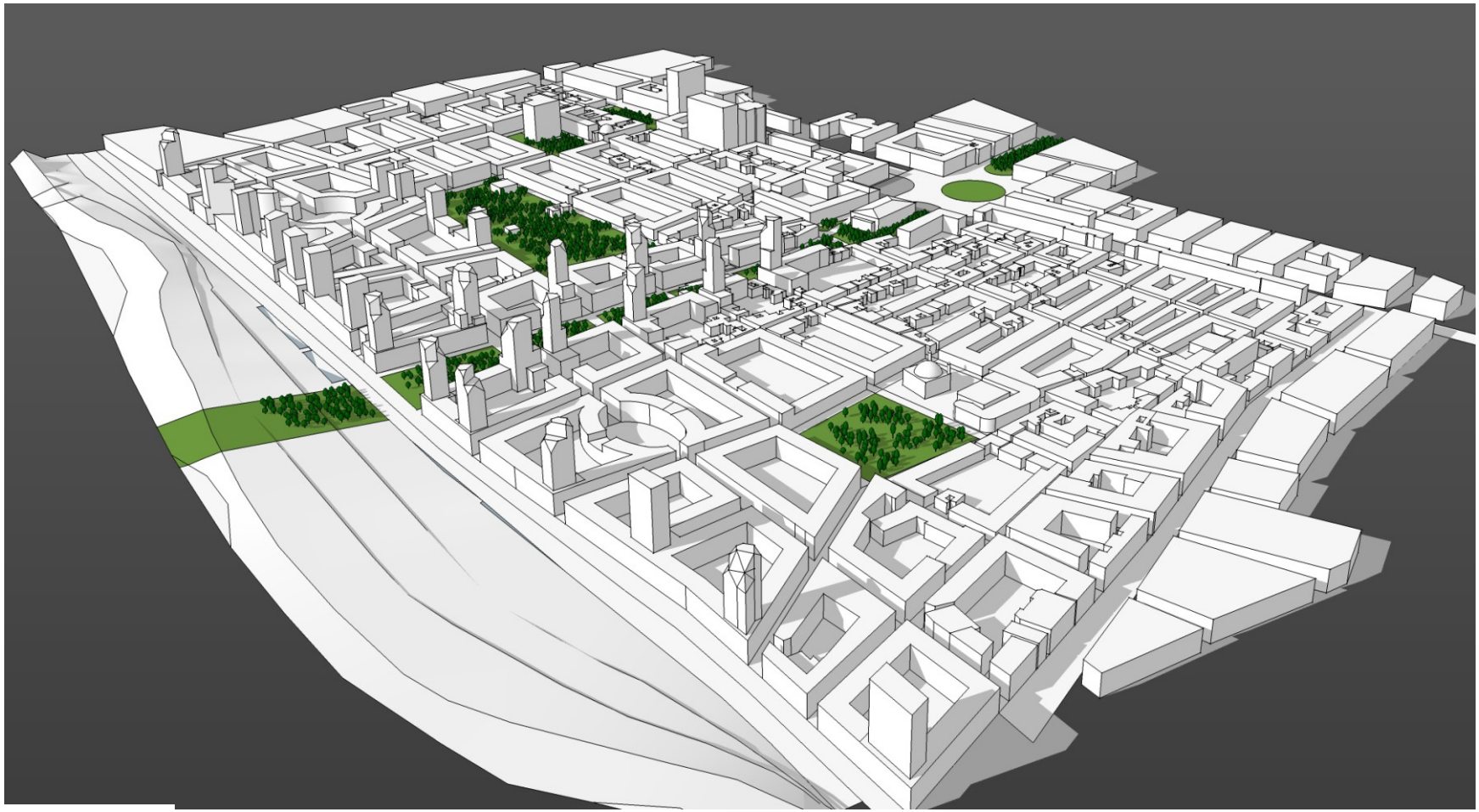

INDICATIVE MASSING STUDY-AERIAL VIEW

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INDICATIVE 3D IMAGE OF BESHMERTEBE PROJECT AREA

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INDICATIVE MASSING STUDY-AERIAL VIEW

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INDICATIVE 3D IMAGE OF BESHMERTEBE PROJECT AREA

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INDICATIVE MASSING STUDY- AERIAL VIEW OF PARK EDGE CHARACTER AREA

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INDICATIVE 3D IMAGE OF BESHMERTEBE PROJECT AREA

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