

4. RESIDENCES EXR AND HAA

OUR AMBITIONS FOR THE
RESIDENCES:

>LIVING IN THE NATURE.

>LIVING IN A HIGH-END BRANDED
RESIDENTIAL COMPLEX.

>LIVING IN A CULTURAL
ENVIRONMENT OF HISTORIC
JURMALA.

↶ View from the site to the Baltic sea and Jurmala city center

INSPIRATION - NATURE

UNIQUE JURMALA SEA ENVIRONMENT



INSPIRATION - HISTORY

ARCHITECTURAL TRADITION



↑ Pitched roofs of large public buildings (Marienbad, 1870, Wilhelm Boxlaff)



↑ Traditional wooden summer cottage

CULTURE AND NATURE

We are fascinated by the diversity and richness of the traditional Latvian archetypes. Historic public buildings of the sanatoriums and beautiful wooden private villas and cottages are leaving strong impression with its massing of large surfaces of pitched roofs and rich decorative elements of the facades. No all of these objects survived till nowadays, but the ones which did picturesque spread in the landscape creating a rich mix of cultural habitats in the powerful nature.

CONCEPT

APPROACH TO ARCHITECTURE



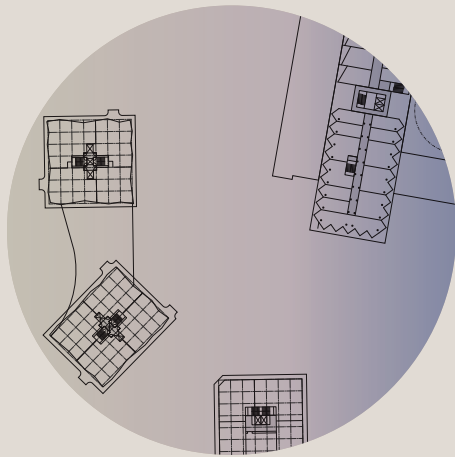
JURMALA LIVING EXPERIENCE

We see a lot of value in the traditional Jurmalas life style, when residents were able to live in the villas and cottages surrounded by the incredible landscape of dunes and the pine forest. We propose to keep this quality and maximize the experience of living in the nature, by vertical organization of apartments and by this giving different qualities to the housing in accordance with height:

- Ground floor - Living in the PARK
- Typical floors - Living in the WOODS
- Top floors - Living in the villas with the view to the Baltic sea



ARCHITECTURAL PRINCIPLES



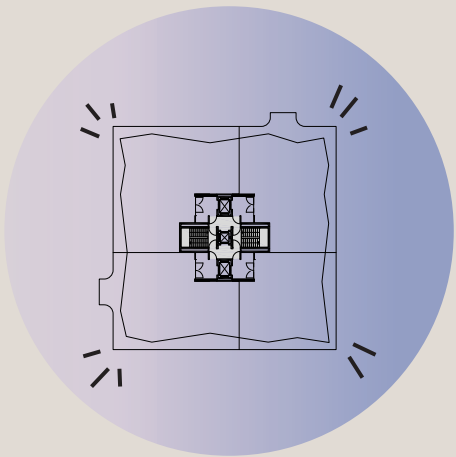
FLEXIBILITY



HUMAN SCALE - TECHTONICS



PLINTH AND LOBBIES



SPECIAL ACCESS
AND CORNER APARTMENTS



IDENTITY - FACADES STRATEGY



LOCAL TRADITIONAL MATERIALS

FLEXIBLE PLANNING SYSTEM

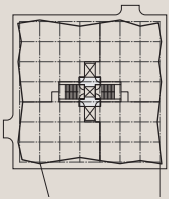
UNIVERSAL DESIGN GRID



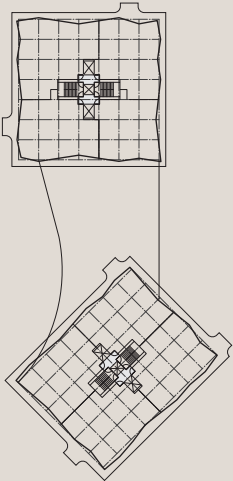
ROOM



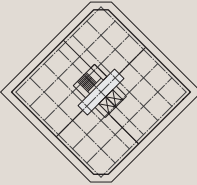
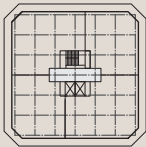
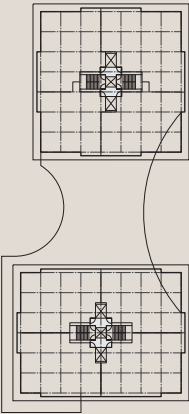
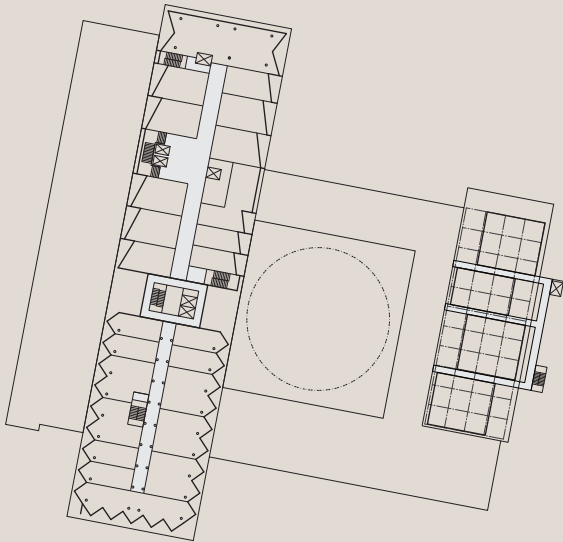
APARTMENT



BUILDING



MASTER-PLAN

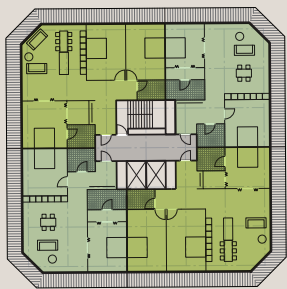


FLEXIBILITY AND VARIABILITY

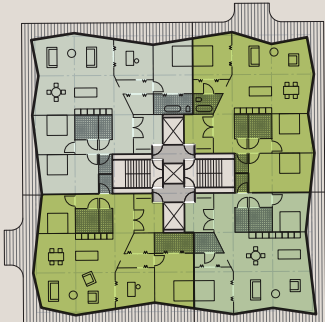
We use the universal design grid of 3.9x3.9 m. This grid is working perfectly both with required apartment types and with underground parking. We use this grid for residential buildings: the size of the apartment - house - masterplan. This approach allowed us to keep the apartment split very flexible and depending on the econical situation have a variability of apartment types. In the same time we have a very large and diverse apartments stock within the same system

HOUSING TYPOLOGIES

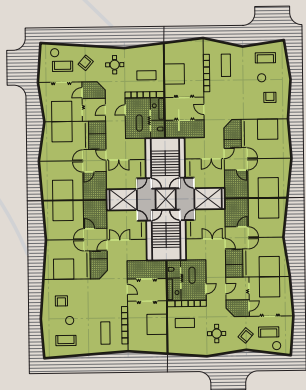
DIVERSE HOUSING STOCK



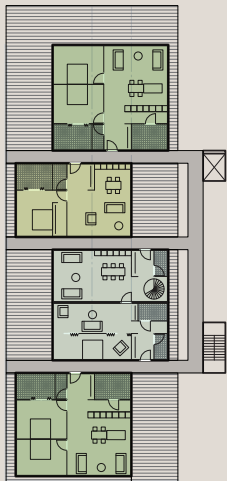
URBAN VILLA
6x6 MODULES
HAA 2



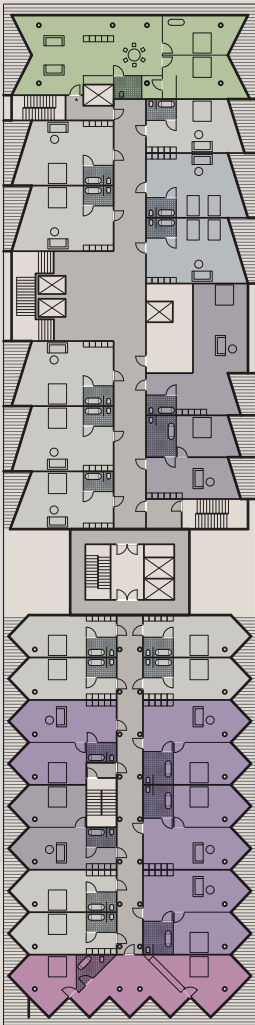
URBAN VILLA
7x7 MODULES
EXR A.1



URBAN VILLA
6x8 MODULES
EXR A2.1



ROOF COTTAGES
3x3 modules
HAA 3

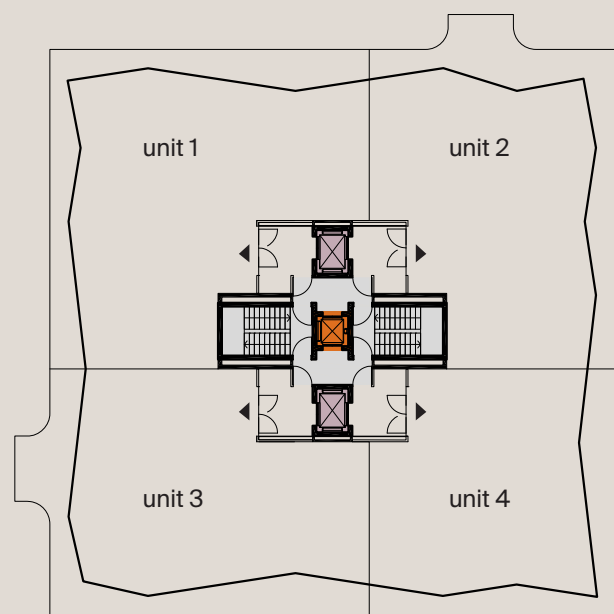


CORRIDOR
TYPOLOGY
HAA 1

HAA 2

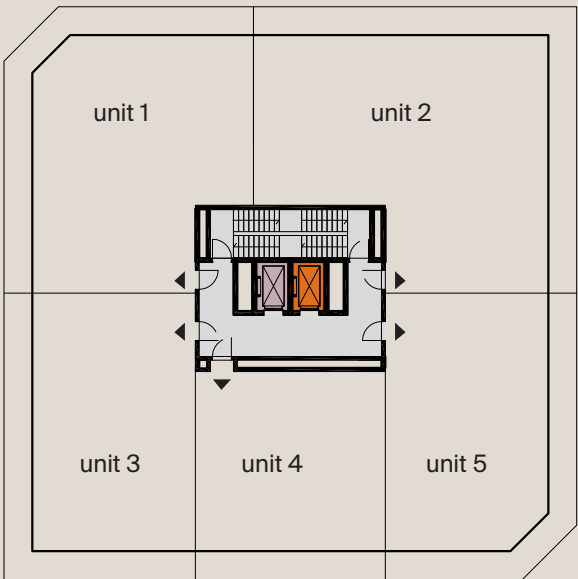
VERTICAL CIRCULATION

ELEVATOR CORES PRINCIPLE EXR AND HAA



↑ Core of ExR

Individual access to the apartments directly from the elevator



↑ Core of HAA

Compact core with 2 elevators

- Residents elevator
- Service elevator

PLINTH AND LOBBIES

SERVICES AND ACCESS



↑ EXR plinth with exclusive services and with an access to the communal courtyard:

- Indoor pool
- Gym
- SPA
- Barista
- Solarium - sunny terrace
- Private courtyard
- Underground parking

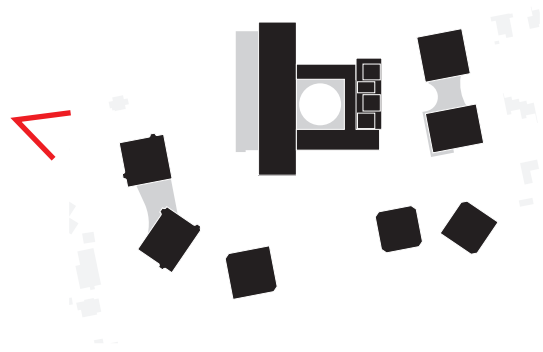


↑ Residents of HAA have the main access from the "cultural path" connecting HAA with the hotel services. Some shared services used by HAA are located in the park:

- Outdoor natural pool
- Tennis court
- Jogging paths
- Underground parking

ACCESS

EXR A1.1 LOBBY



TEAM NE_01



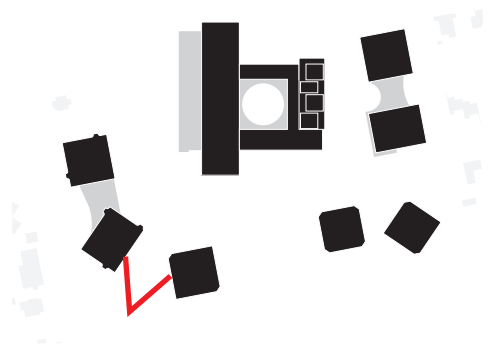
COMMON AREAS

WELLNESS AND SPORT SERVICES OF EXR A



ACCESS

HAA LOBBY



TEAM NE_01



COMMON AREAS

HAA LOBBY AND NEIGHBOURS CENTER



NEIGHBOURS CENTER

Common areas of HAA on the ground floor related to the lobbies and serving as a neighbours center

TEAM NE_01

UNDERGROUND LEVEL

CONNECTED UNDERGROUND PARKING FOR A SERVICE ACCESS BETWEEN THE BUILDINGS

