



# Field amidst the city

Urban densification in a complex cityscape

## **ARCHITECTURAL INSTITUTE IN PRAGUE**

### **Diploma project**

Title; Field amidst the city

Research topic; Urban densification in a complex cityscape

Name; Jasper R. Cooper

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Studio; Regina Loukotova / Yvette Vasourkova

After having completed the Bachelor program at Archip in 2017, and having gained practical experience in the interim period in my home country I decided to continue and complete the master studies here at the Architectural Institute in Prague.

I am not from the Czech Republic but have had the privilege to live and settle here and be surrounded by an open minded and passionate group of people that helped me come a long way.

With the diploma project situated in Prague, the city I have come to know as my home city, I confidently share my experience and interpretation of what Prague is and could be, albeit through a personal and foreign perspective.

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# Introduction

Many times I've wondered what the situation with this site was. It appeared as if something stood here, but what? and why is it no longer there? Why has there not been anything built in return?

Historic architecture, direct access to public transport, greenery and its vicinity to the city centre of Prague make the site particularly interesting and valuable.

# Field amidst the city

## **Defining the site**

The gap is one of many in the city of Prague. Urban expansion, building demolition and functional transition have left behind not only open spaces but opportunities and new possibilities for plots fallen in neglect or disuse. The proluka (gap) in Vrsovice is one of such places.

In nature the field or meadow stands for ecological complexity and stability and may occur without intentional intervention by humans, much like they occur in the city, however here stability is replaced for the temporal reminder of what is yet to come, whether it's a year or decade or longer.

The site in its current state cannot be described as urban, nor as a park. It stands simply on hold. Cities are, or strive to be, efficient and are highly defined. So what is next?





## Locals vs developer

### **Conflict of interest**

Main reason for the site not being developed yet is because of a local boycott towards a developer proposal. Inhabitants of the area and prague gathered to review and oppose to certain aspects of the project in 2013.

The Prague 10 Municipality agreed and the developer was asked to come up with an alternative vision that would suit the location better.

While the locals would prefer to see this location preserved largely as the gap as it is, the developer aims to max profits by creating as much square meters as possible. These two tendencies certainly cause a friction and an alternative proposal should take both into account.

## Questions and objectives

### Questions

1. What are the unintentional qualities of the site?
2. How to set limitations in regards to maximum buildable area?
3. What could the project provide for Prague and locality?
4. To what extend should the context influence the proposal?
5. What is the significance of the site for new and existing users?

### General objectives

1. Collect data and information to form better understanding of the past and current conditions.
2. Research the values and issues.
3. Analyze historic precedents.
4. Implement contemporary trends and principles.
5. Preserve the unique characteristics of the site.



# Background material

Existing documentation of the site and its surroundings provide an understanding of the development of Vrsovice as a village to it being part of the early 20th Century prague urban fabric. Although much of the historic architecture has made way for larger apartment blocks, the urban patterns still trace historic streets and plot divisions. Surely without the existence of Vrsovice village the early 20th century developments would have been formed differently.

Photographic documentation gives insight to life in the neighborhood throughout the past century.

## Following pages

*historic plans, source; iprpraha.cz*

## 1:15.000 Historic plans

### **1842 Village configuration**

Vrsovice used to be an independent settlement with a history that goes far back before becoming a district of the city of Prague.

### **1889 Urban imposition**

Whereas the plan of 1842 shows Vrsovice as an independent village surrounded by fields and greenery, in 1920 plans show the remains of the village surrounded by new urban city blocks. The historic houses and shops remain in the middle with only the upper corner developed as a pharmacy and apartment building.

The complexities and permanence of architecture and infrastructure temporarily halt the redevelopment of this historic piece in the expanding city of Prague yet those now decontextualised borders have given definition to the new composition of the city.

### **1909 City edge district**

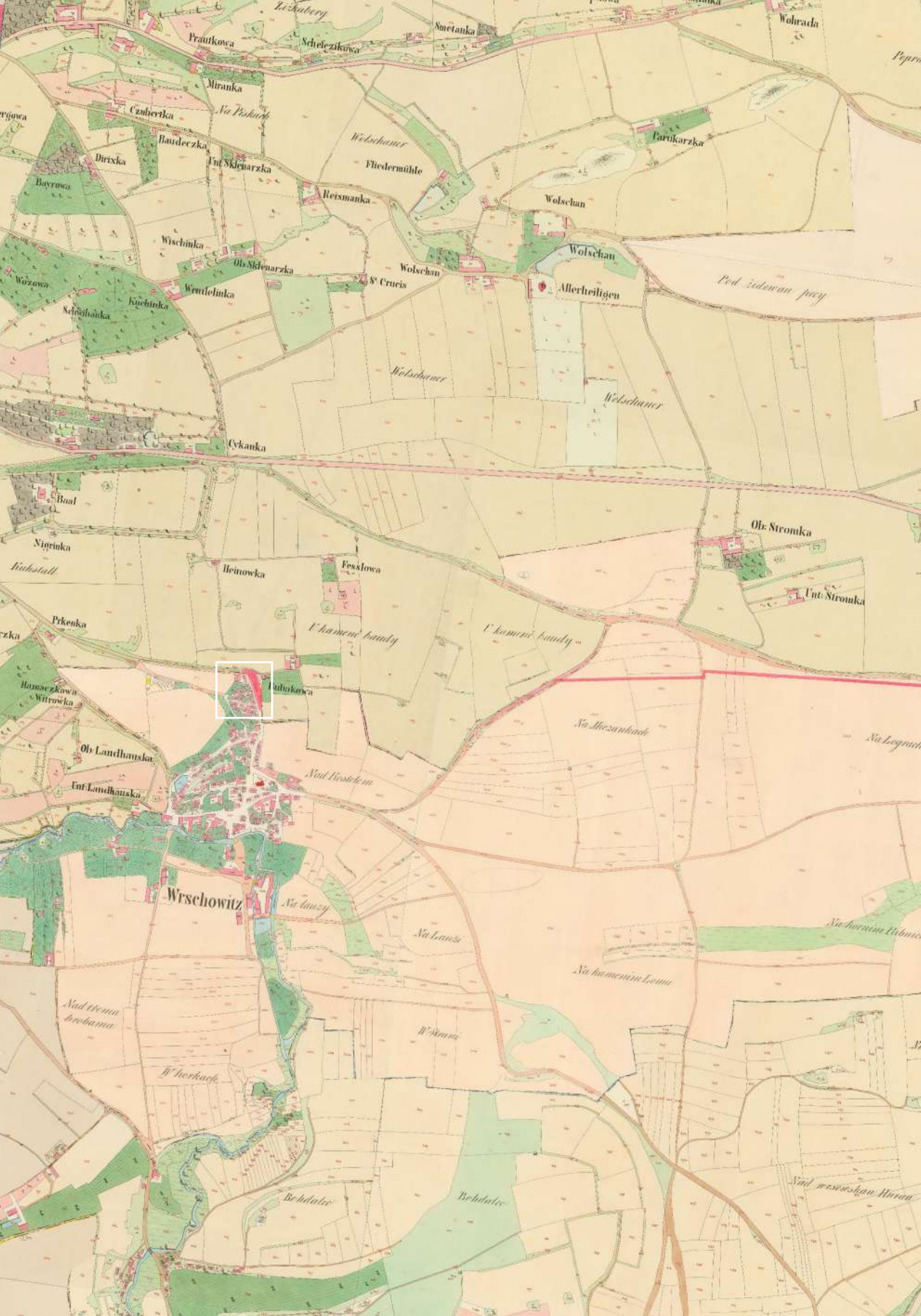
The map shows Vrsovice as a district of Prague city. No longer do the fields dominate the landscape, it is here specifically depicted as a cityscape with parks.

### **1944 Further expansion**

Expansion continuous beyond Vrsovice, the fast pace of urban construction surpasses the previous village and over the following years the gaps are filled in and the old village houses slowly disappear.







Pratikowa

Schelezakowa

Smetanka

Wolrad

Miranka

Na Piskach

Wolschaner

Parukarza

Czubetka

Na Piskach

Flodermühle

Wolschan

Dirzka

Na Piskach

Ent Skienarza

Reismanka

Bayrawa

Na Piskach

Ent Skienarza

Wischinka

Na Piskach

Ent Skienarza

Wolschan

Wolschan

Wozowa

Na Piskach

Ent Skienarza

Wolschan

Wolschan

Wolschan

Pod Zulewim pacy

Schönbänka

Na Piskach

Ent Skienarza

Wolschan

Wolschan

Wolschan

Kiwinka

Na Piskach

Ent Skienarza

Wolschan

Wolschan

Wolschan

Wentelinka

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Cykanka

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Baal

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Niqinka

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Hohstall

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Prkanka

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Hamaczkowa

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Witrowka

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Ob Landhauska

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Ent Landhauska

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

Heinowka

Na Piskach

Ent Skienarza

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Wolschaner

Wolschaner

Postowa

Na Piskach

Ent Skienarza

Wolschan

Wolschaner

Wolschaner

U kamni budy

Na Piskach

Ent Skienarza

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U kamni budy

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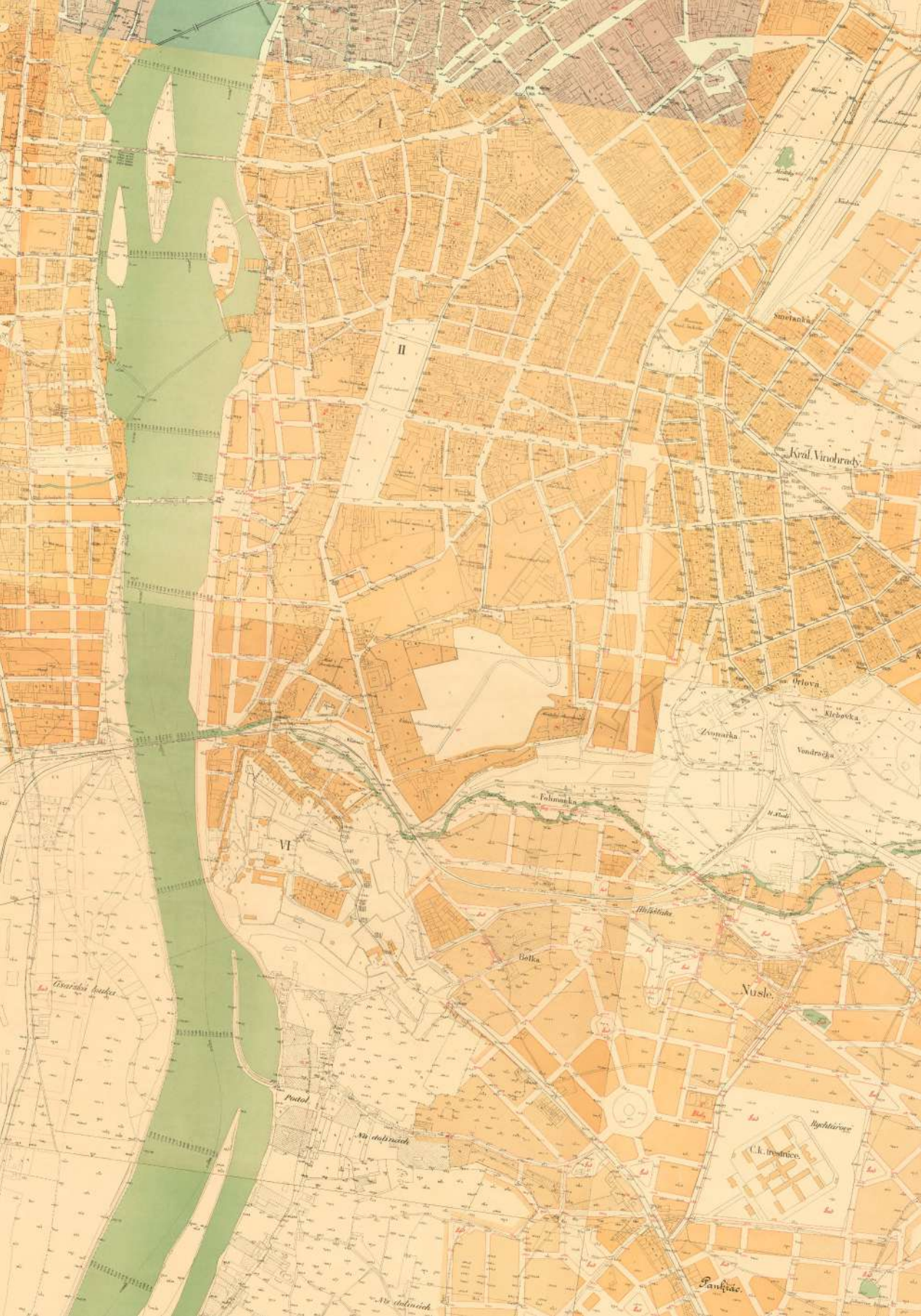
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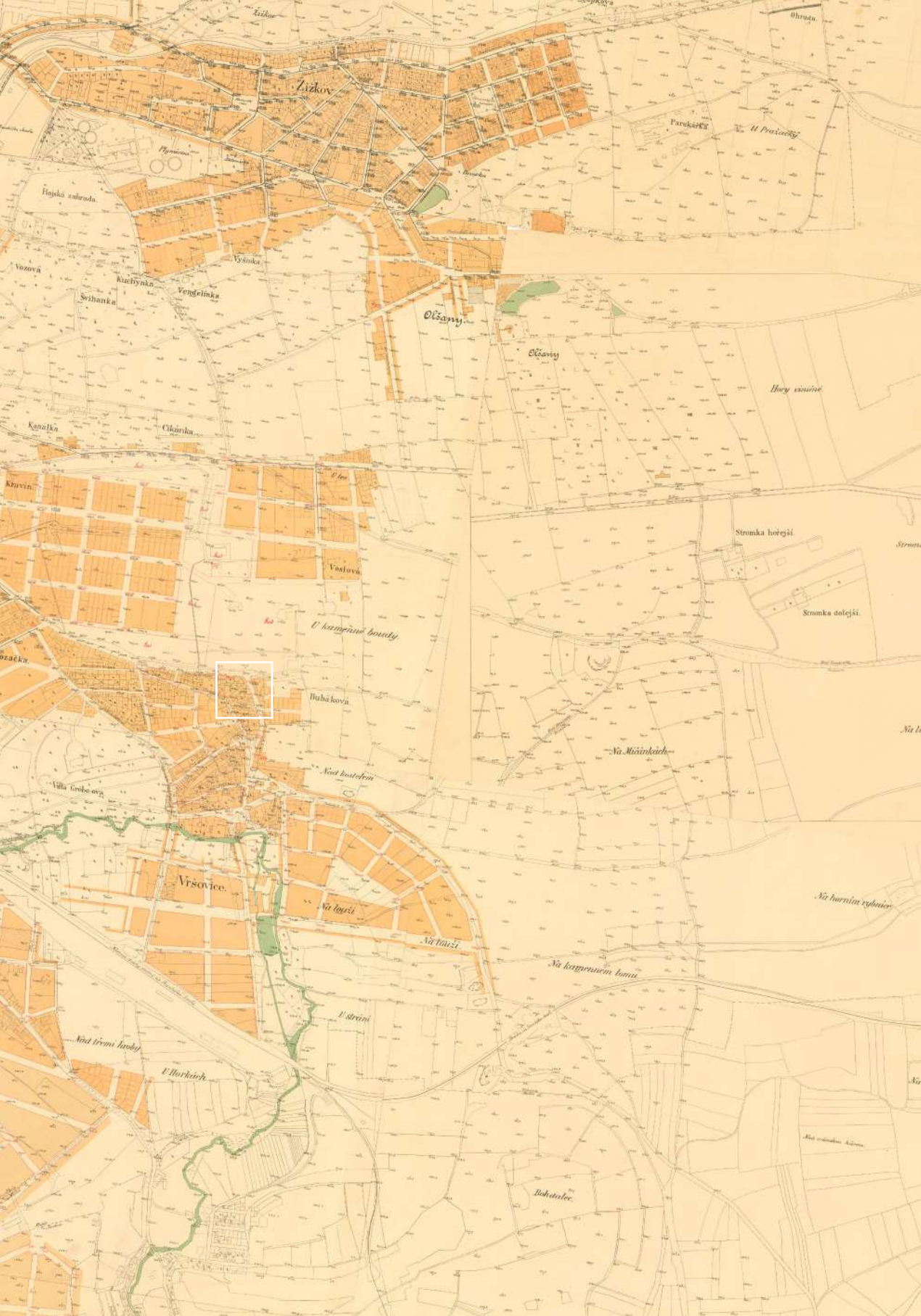
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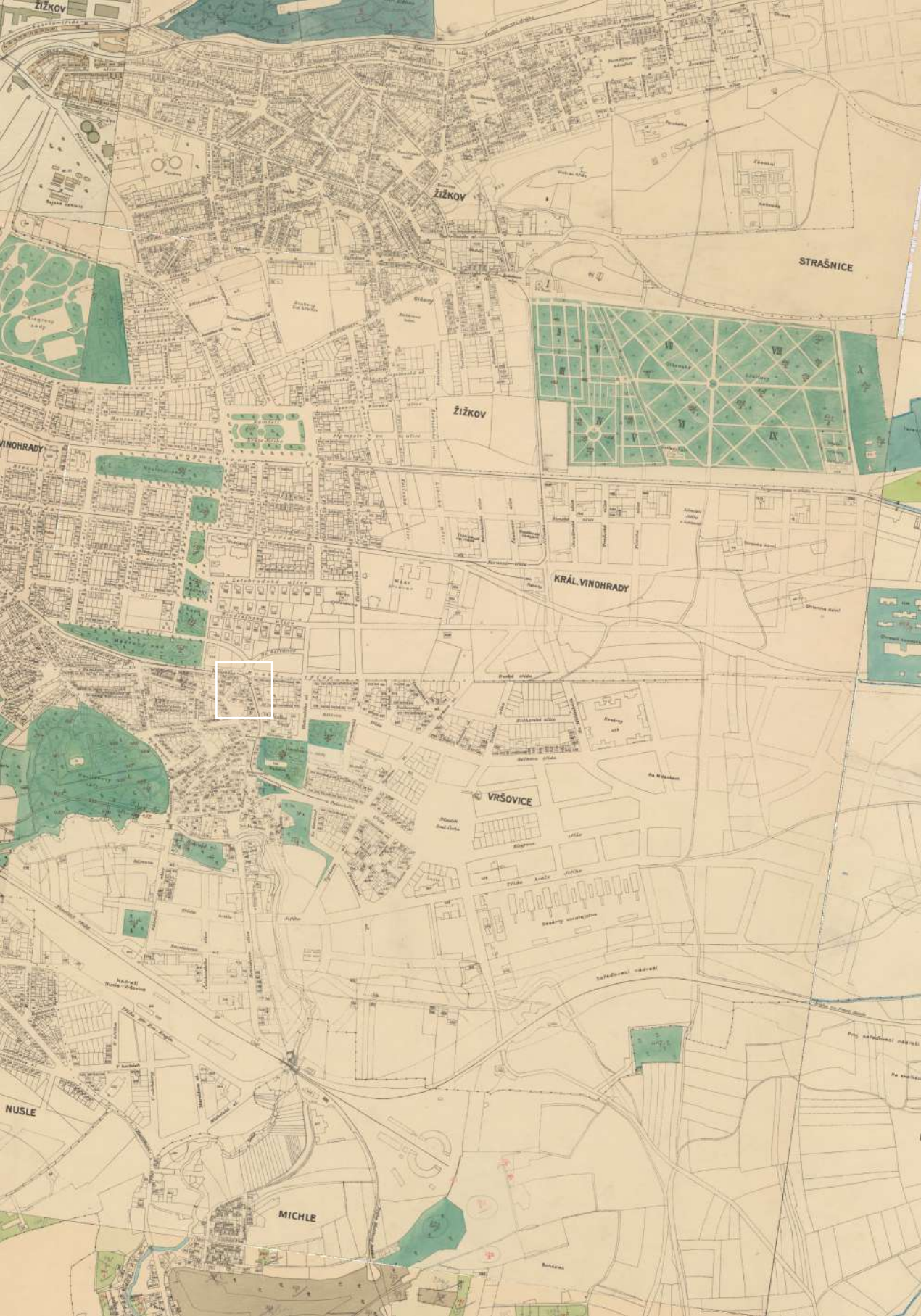
Wolschaner

Wolschaner









Žižkov

STRÁNSKÉ PŘÍČANKY

Žižkov

VINOHRADY

KRÁL VINOHRADY

VRŠOVICE

NUSLE

MICHLE



MOLDAU

EISENBAHNBRÜCKE

MOZARTBRÜCKE

DIEZENHOFERBR.

SCHÜTZENINSEL

FÄRBERINSEL

JUDENINSEL

SMETANA BRÜCKE

FOLIMANNGARTEN

NUSL NUSLE

Haupt Bf.

REICHSPLATZ

KARLSPLATZ

BUDOLZPLATZ

EMAUZPLATZ

Nesseltgasse

Gerstengasse

HEUWAAGSPLATZ

Kaiserwiese

Schwarzenbrunninsel

Moldau

Alberthof

Nerlan Gasse

Albich Gasse

Laur Gasse

Bertach Gasse

Judith Straße

Hemma Straße

Richenza Straße

Str. d. Launer

Str. d. Saater

Leffl Straße

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## Following pages

*plans, source; iprpraha.cz*



## 1:15.000 Current plans

### **Schwarzplan**

In the current building plan of Prague the clear borders of village, town and landscape have vanished, yet the plan still traces the historic development phases through its varying buildings typologies.

The upper west corner shows a higher ground density and less geometrically defined street pattern, while the project site and surroundings are characterized by their block patterns, grid like in Vinohrady while more irregular in Vrsovice.

### **3D Plan**

Much like the schwarzplan the 3D top view demonstrates the built up cityscape but in a higher definition, the gaps are filled with explanatory functions like infrastructure, parks and the Vltava river.









## Photographic documentation

### **Kodanska street (leading to project site)**

The imposing architecture of Kodanska street makes the rest of the early 20th century developments look plain. Such grandness reminds me of the apartment buildings bordering Havlickovy Sady park, Prague 2 and even Parizka street in Prague 1. The street is intact but its beauty somehow not in plain sight.



Vrsovice, source: facebook.com/starevrsovice/photos

# Surroundings 1910-1970s

## A grand boulevard

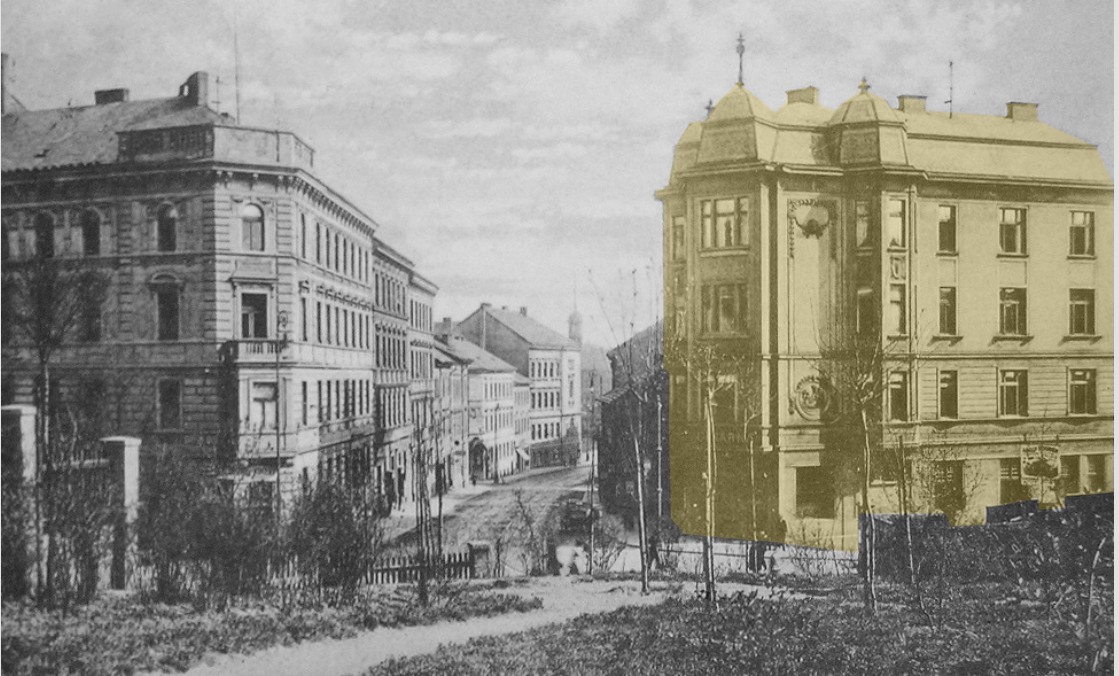
In between the buildings and the park lies a wide boulevard with a double row of trees on each side

*project site*



*Yrsovice, source: facebook.com/stareyrsovice/photos*

## Photographic documentation



source: [m.facebook.com/pg/starevrsovice/photos/](https://m.facebook.com/pg/starevrsovice/photos/)

### **Moskevskva 4**

In yellow we see the now detached corner building of the site. Connected to it are the remains of the old Vrsovice vil-  
lage which have by now dissappeared. These are visualized  
on the photograph on the right page. Both these images are  
taken from approximately the same angle.



## Project site 1910-1930



source: [m.facebook.com/pg/starevsovice/photos/](https://m.facebook.com/pg/starevsovice/photos/)

### **Ruska street**

The photograph on the left does not show the stairs. I assume this picture was taken for that specific reason. Connecting the Villa quarters up with the urbanity below.

## Photographic documentation



Františka Dostála source; [sbirky.moravska-galerie.cz/katalog](http://sbirky.moravska-galerie.cz/katalog)

### **Traces of a settlement**

A photographic series taken in the 1970s visualizes not only the architectural remains but also the life of what appear to be inhabitants or next generations of those who lived here before the city imposed itself on it. I can only imagine the stark contrast there must have been of these relatively small single family houses compared to the imposing ornamented neoclassical apartment buildings that would surround them.

## Remains of Vrsovice village 1960-1980



Františka Dostála source; [sbirky.moravska-galerie.cz/katalog](http://sbirky.moravska-galerie.cz/katalog)

## Photographic documentation



Františka Dostála source; [sbirky.moravska-galerie.cz/katalog](http://sbirky.moravska-galerie.cz/katalog)

### Landscape

Views through the neighborhood visualize the complexities of the terrain and the tight and narrow circulation from before the car era.

## Remains of Vrsovice village 1960-1980



Františka Dostála source; [sbirky.moravska-galerie.cz/katalog](http://sbirky.moravska-galerie.cz/katalog)

**One of many paths up the Vrsovice hill**

## Photographic documentation



Františka Dostála source; [sbirky.moravska-galerie.cz/katalog](http://sbirky.moravska-galerie.cz/katalog)

### **The site from the Ruska tramstop**

This photo looks like it could have been taken today. The stark contrast between open land and the corner Art Nouveau building remain till this day.

## Urbanised Vrsovice 1960-1980



Františka Dostála source; [sbirky.moravska-galerie.cz/katalog](http://sbirky.moravska-galerie.cz/katalog)

### **Krymska street**

As well does the view on Krymska street remind us of the car dominated roads in Prague and the many signs controlling usage of the public space.



Field amidst the city - densification within a complex cityscape



## 1:2000 | Satellite Existing

### **Unfinished block**

The current state of the site clearly shows that the block remains unfinished. In the left bottom corner (red) a small storage unit remains as evidence of the historic plot divisions, although being constructed at a later stage.

The large open field adds a unique character here but is largely unused while certain places, mainly kodanska square, certainly have the potential to be improved.

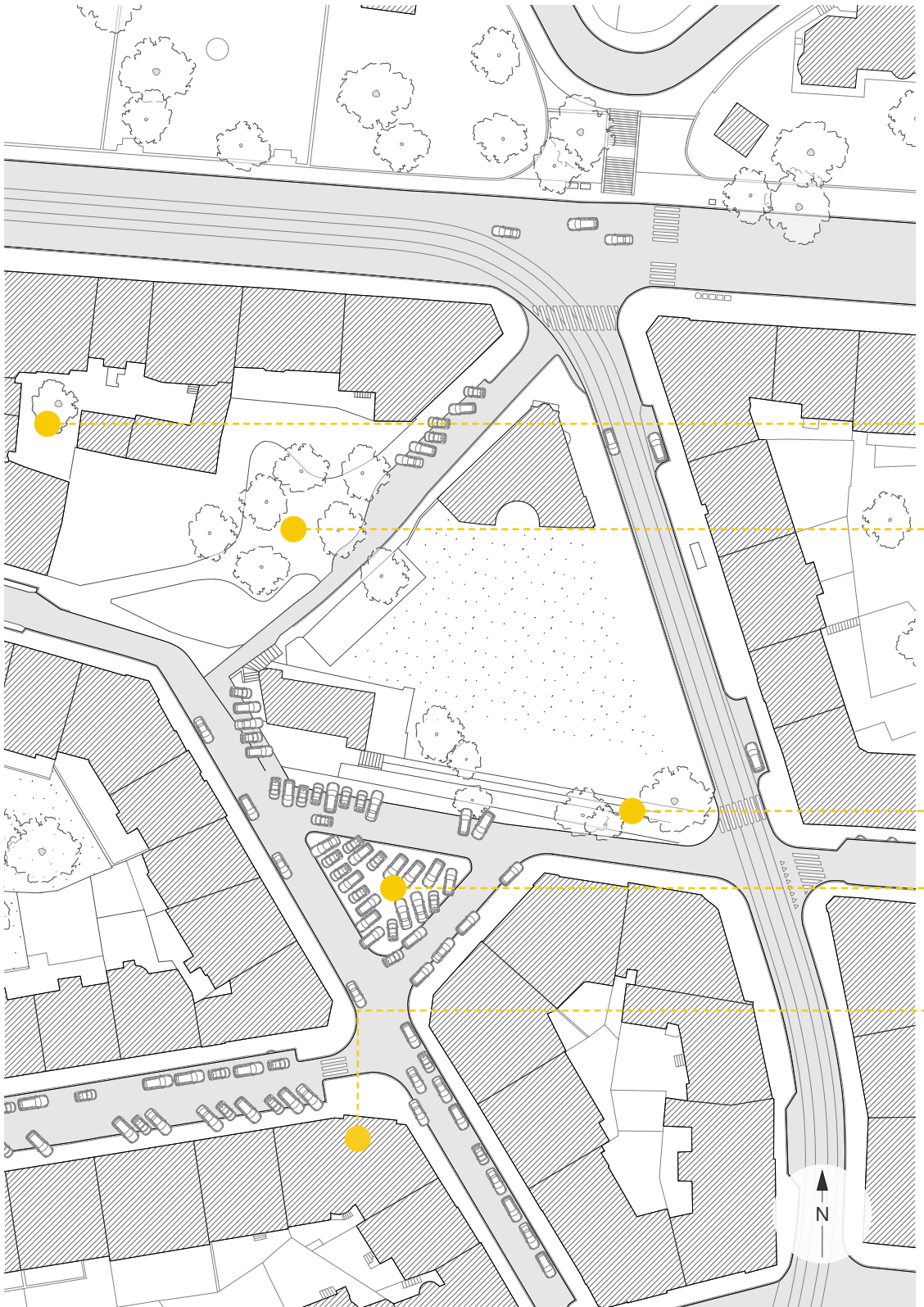


# Observations

As usual I find myself inspired over and over by all that surrounds me and particularly that on a given project site. Certain characteristics catch my interest and are often in some way or another of influence to the project.

The following observations document, explain and present thoughts and thinking processes related to the development of the proposal.

0 20 40 M



Field amidst the city - densification within a complex cityscape

----- Revealing the private life





----- Another kind of parking

----- Terrain walls

----- Finding a spot

----- Prominent alignment

**Legend**

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings



## Terrain

### **Slopes, terraces or something in between**

A retaining wall can be used to deal with terrain variations and increase the efficient use of the land by the implementation of terraces. The downside however is the visibility of the retaining wall itself, which is often constructed from prefabricated concrete elements.

The site currently contains a strip of lush greenery between the building plot and Kodanska Street, even though grown out of a relatively narrow strip of land. The soil lies between two walls following and creating the terrain on either side. The height difference is bridged by greenery, providing many pleasurable qualities and avoiding

In other words; the double retaining wall allows for greenery to grow while manipulating the landscape with a bit more natural flow.

## Lost potential





### **Prominent alignment**

Beyond the sea of cars parked here, lies the building on charkovska 28. It stands on the corner with krymska street and is visible from the kodanska square, and thus from the project.

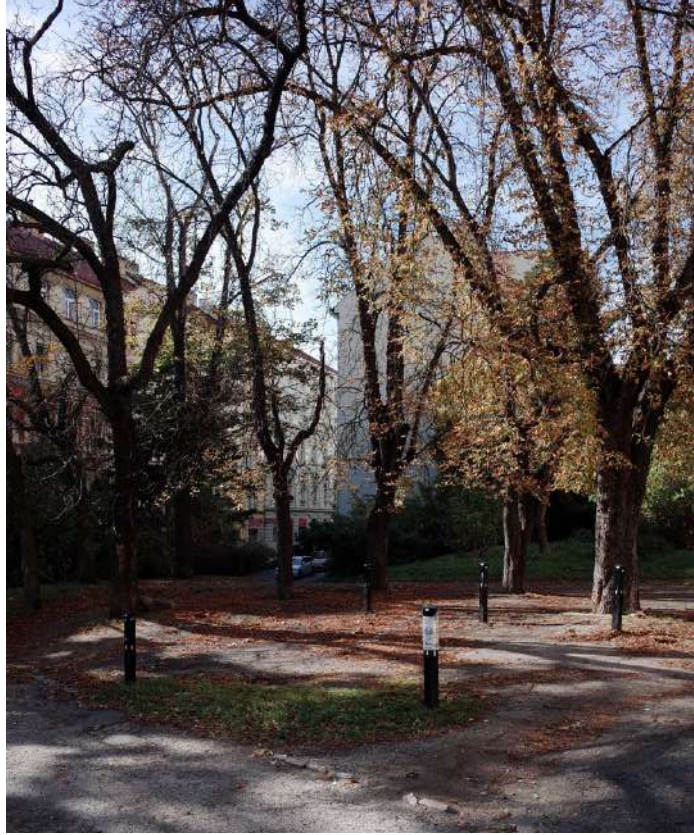
Facades are often chamfered or rounded at the corners, emphasizing architectural importance and perhaps getting ones attention for any commercial function, this particular building however strikes me. Unlike most examples its angle is odd when looking at the plan of the volume. The corner part of the facade is directed specifically towards kodanska square, allowing for a prolonged experience of what otherwise is a relatively small 'parking' triangle.

### **Finding a spot**

Most areas in Prague have serious issues with resident parking. The existing buildings were not designed with the car in mind and thus underground garages are hard to be found and streets are generally narrow. Vrsovice, as any other city in the world has plenty street parking, convenient because the roads connecting to the parking were already there and it is right next to the buildings. Not too bad a solution actually.

Kodanska square however is an example here of how a potentially vibrant public place, surrounded by cafe's and venues has failed because of a desperate need for parking.

What a shame!



Autumn 2021



Spring 2022; Trees are removed

## Secluded alley and the incompleting block

### Another kind of parking

Moskevskaya and Krymskaya street are connected by a narrow alley that in the middle transforms into a green and quality space used as some kind of private parking. The spots are often empty and the space is mostly crossed by pedestrians as a shortcut even though cars pass through here occasionally. It is however far from a regular street experience.

Whether the trees were planted here purposely or unintentionally is unclear to me, but certainly it provides a pleasant feeling of secludedness offering glimpses into the open block between Francouskaya and Krymskaya street and quite abrupt disconnection from traffic.

### Revealing the private life

There is a clear distinction between the private and public sphere when looking at traditional apartment blocks. They exist as closed perimeter constructions with private courtyards.

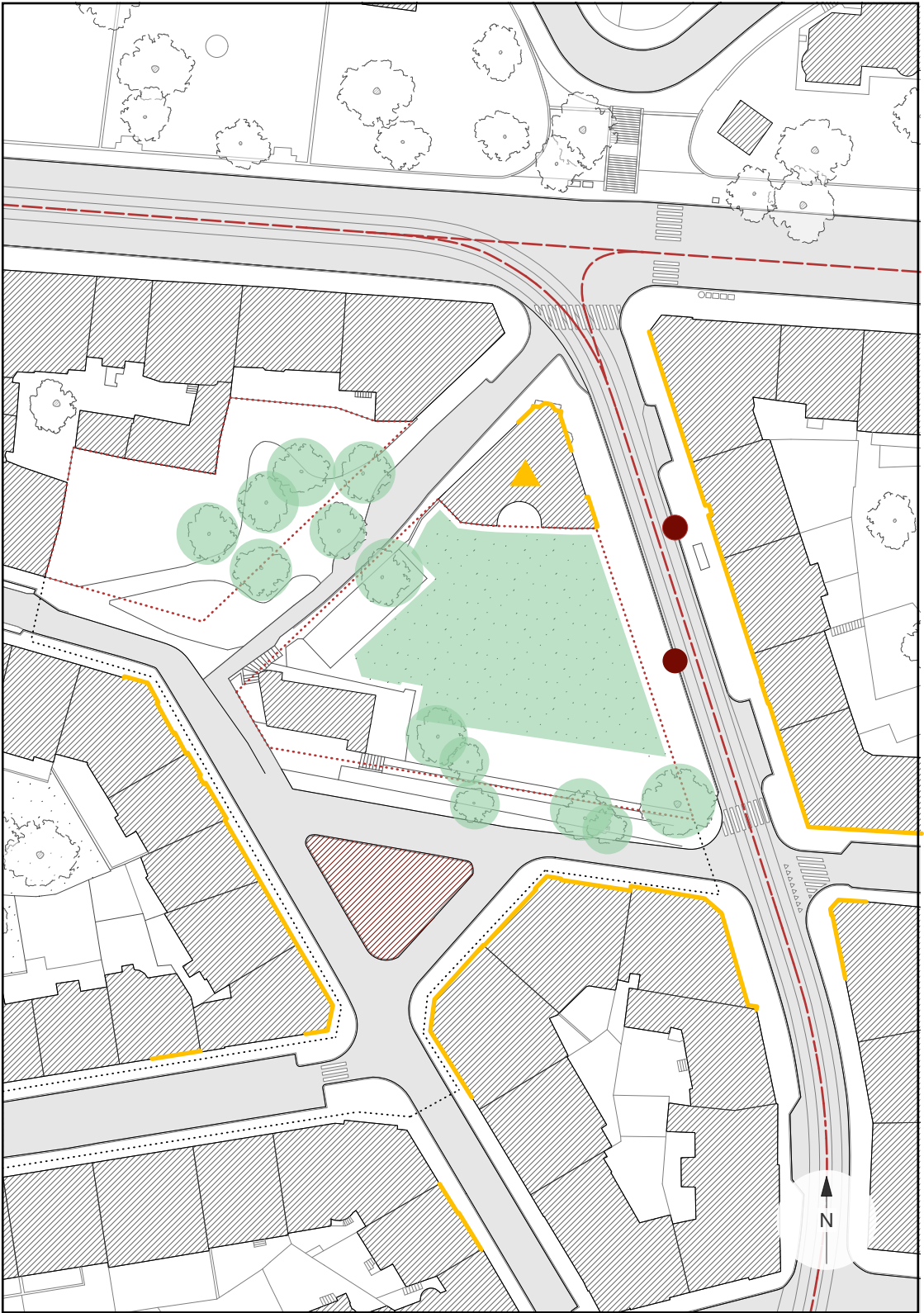
Whereas the corner building on Moskevskaya 4 stands alone, the tapered block between Krymskaya and Francouskaya street is almost completed. Only the eastern side remains open to the secluded alley. The distortion of street and block typology confuse the otherwise direct border between private and public. From within the open block and from the secluded alley a different kind of order is present.

The plain rear facades of these early 20th Century buildings fade to the background revealing simple balconies and stairwells with shared terraces between floor levels. On the rear the architecture expression makes way for people in a less glorified manner.



# Urban analysis

Research on several scales, covering locality to materiality, aims to collect and present a detailed understanding of the Urban context. Key values and issues are visualized to lay ground for the possibilities of the proposal.



# 1:1000 | Key Values

## Public transport

Adjacent to the site, on Moskevskaja street there is a tram connection, offering great connectivity throughout the city. Three stops on the tram connects to the metro at Namesti Miru.

## Greenery

A field and randomly placed trees fill the site. The grass area is rather exposed and not used that much, the trees offer shading, acoustic damping, and have a cooling effect in summer.

## Public activity node













Facing Kodanska square and Ruska tramstop are many public functions such as Restaurants, bars and shops. Krymska street particularly is well known for its nightlife

## Kodanska potential

As it is surrounded by restaurants and bars it sadly is filled by cars. The square has major potential to become a valuable public meeting place!

## Architectural history

### Legend

-  Buildable area
-  Effected area
-  On site greenery
-  Public transportation stops
-  District flows
-  Monuments
-  Active "permeable" frontage
-  Potential
-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings

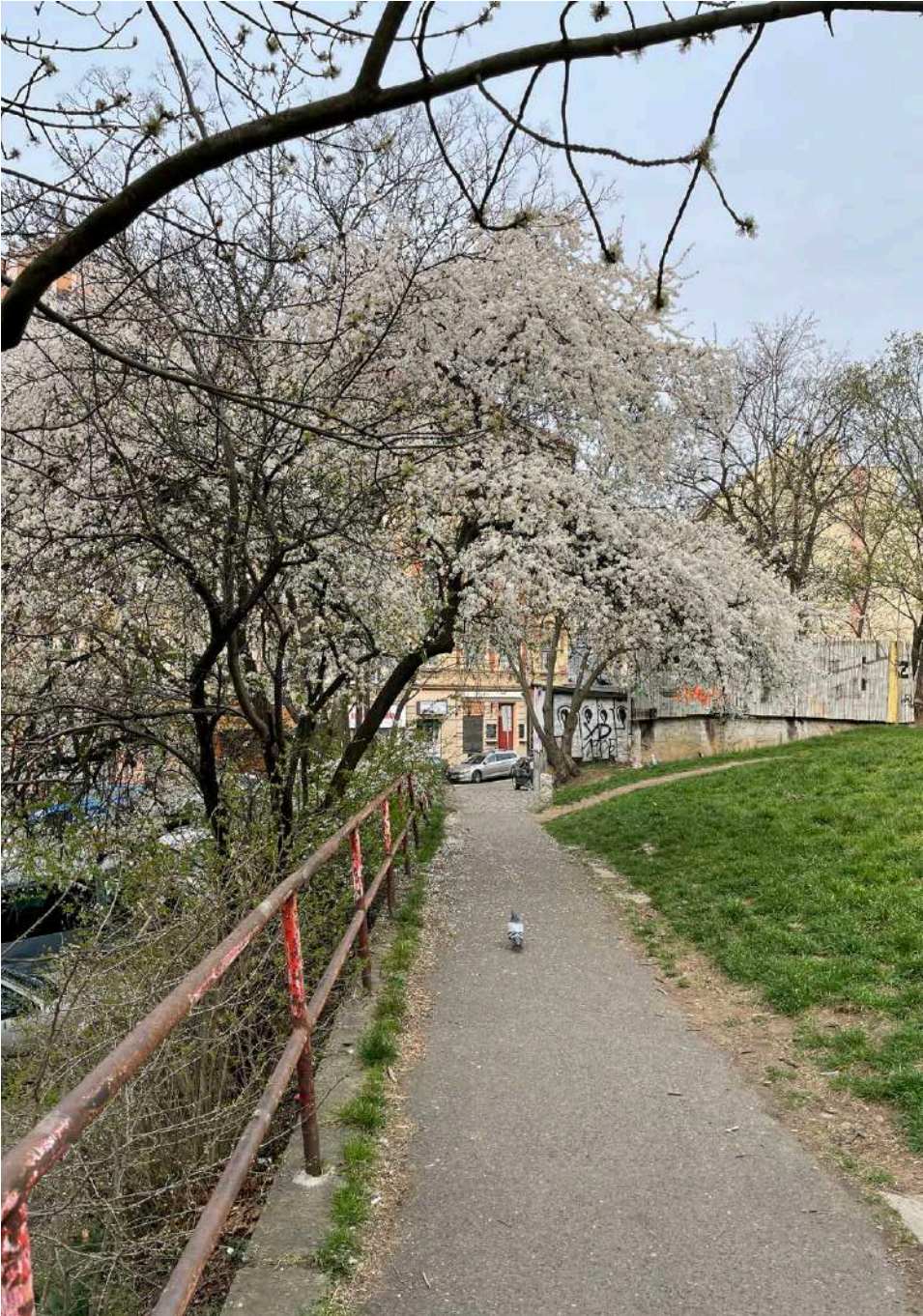
## Photographic documentation



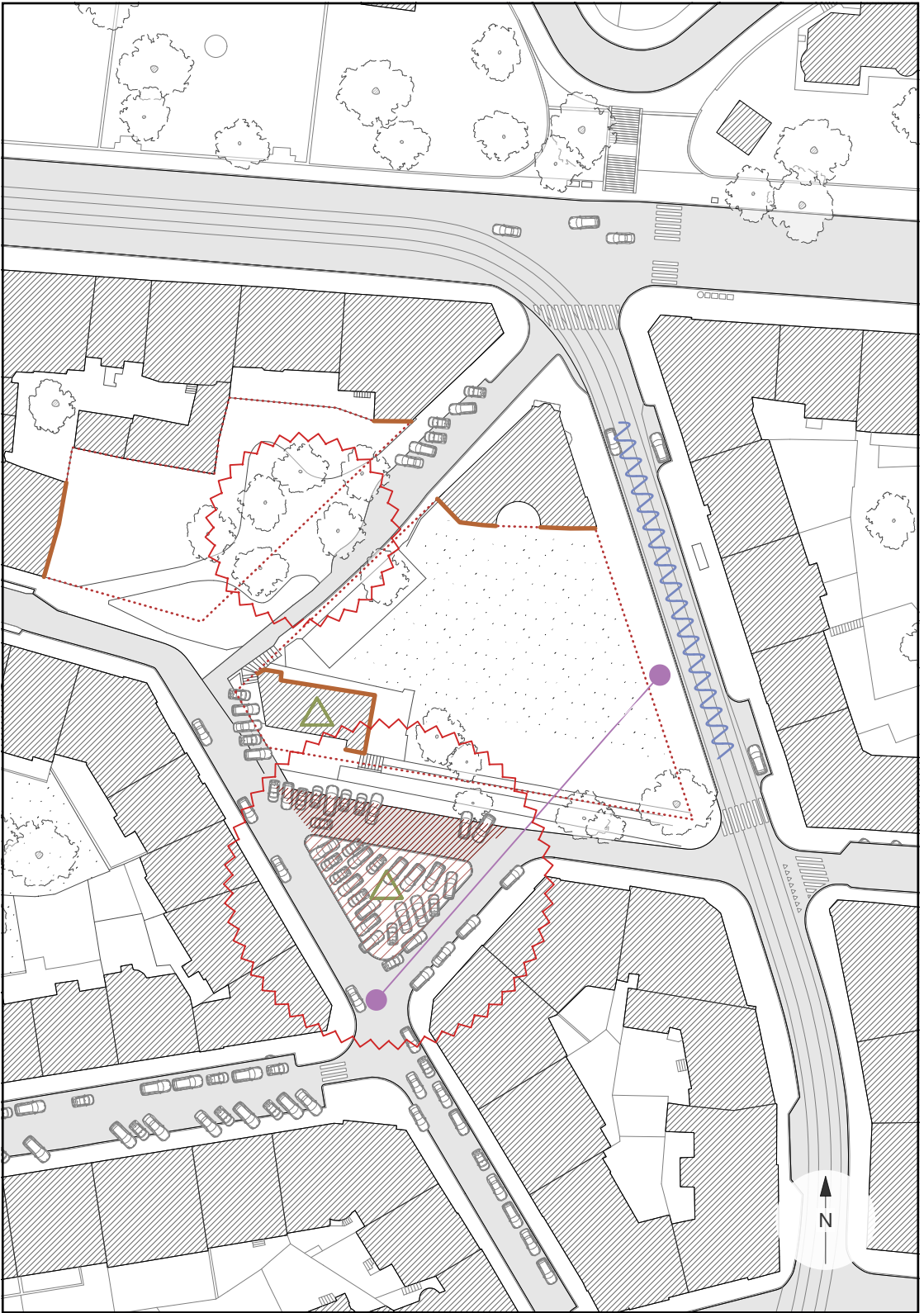
Historic early 20th century architecture characterizes the site



# Key Values



The site has many trees and enjoyable paths



# 1:1000 | Key Issues

## Parking

Obviously, the main disaster of the site is the amount of cars parked on it and around. The square which certainly has the potential to become an important and much used public place is simply inaccessible.



## Clutter








The remains of the old Vrsovice aren't pretty. The foundations and left overs do not form a well organized scheme or offer specific qualities to the area apart from being overgrown with greenery.





## Blind walls

The incomplected blocks are defined by blind walls, indicating the space for future development. These walls without any windows or detail are relatively large and impose uncomfortably upon the public realm

## Legend

-  Buildable area
-  Effected area

-  Low architectural quality
-  Blind walls
-  Square lost social function (parking)
-  Road without essential function
-  Missing pedestrian links
-  Noise
-  Parking

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings

## Photographic documentation



Cars dominate the potential public space

**Key Issues**



The field is disused and faced with many blind walls

## **Future?**

Having seen the plans for the development it is evident that the facades are an envelope referencing the surrounding block divisions while behind them lies one continuous and repetitive plan. The proposal seemingly exists out of multiple buildings but is in fact one with a patchwork of facades.

It is clear that the developer aimed to react to the wishes of the locality to not have one monotonous structural expression, however the relation between program, layout and overall internal spatiality may be questioned.

The monolithic building that was protested against is still there, just hiding behind a patchwork of different styles. Of which none truly match either the surroundings or internal layout and function.

# Developer renders

Magnolia project, source: krr.cz/magnolia-projekt



Magnolia project, source: krr.cz/magnolia-projekt



## Local review

### Main points

Review source;

Start Vrsovice

*Against Increase of traffic on the site and possible increase in air and noise pollution*

Me - It is obvious that buildings will attract people and therefore potentially traffic, but those are inherent features of the city. The site lies adjacent to a tram connection offering existing transportation options

*Preservation of public space and its use by inhabitants over a privatized and commercialized place*

The 'public space' here is in fact private space which has been temporarily left available for public usage.

*Maintaining greenery on the site to sustain microclimates that have a positive effect on living quality as well.*

The random greenery on the site certainly adds a unique and pleasant character and any proposal should include some form of it.

*Preventing existing greenery and genius loci from disappearing due to inappropriate use of the building possibilities.*

Trees and grass add a lovely quality but should be assessed together with many other factors to give way for alternative and perhaps better options.

*Promoting permeable, diverse and fragmented development of various heights.*

I believe that permeability is a major unintentional quality that should be maintained even though the traditional block would go against that.

*Limiting height to surrounding buildings*

Both an increase or decrease of height from the average 5 floor roofline would distort from the existing urban morphology.





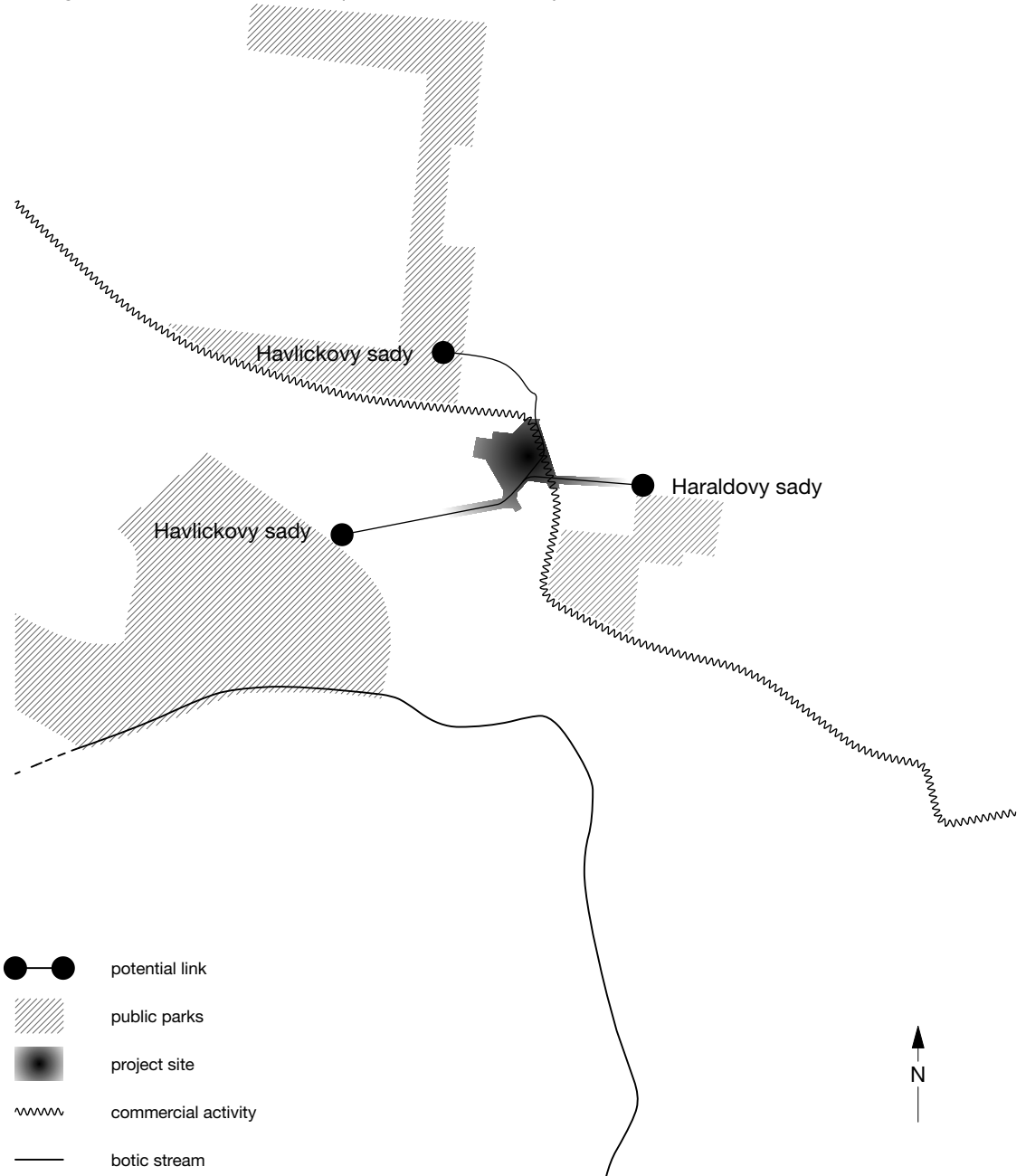
startvrsovice.cz



# 1:10.000 | Local greenery

## Do we need another park?

The site is surrounded by three large city parks, all within a minute walk. Even though the site is currently green, covered with grass and trees it is important to assess the necessities of particular types of greenery in this specific location versus the general tendencies and requirements of the city.

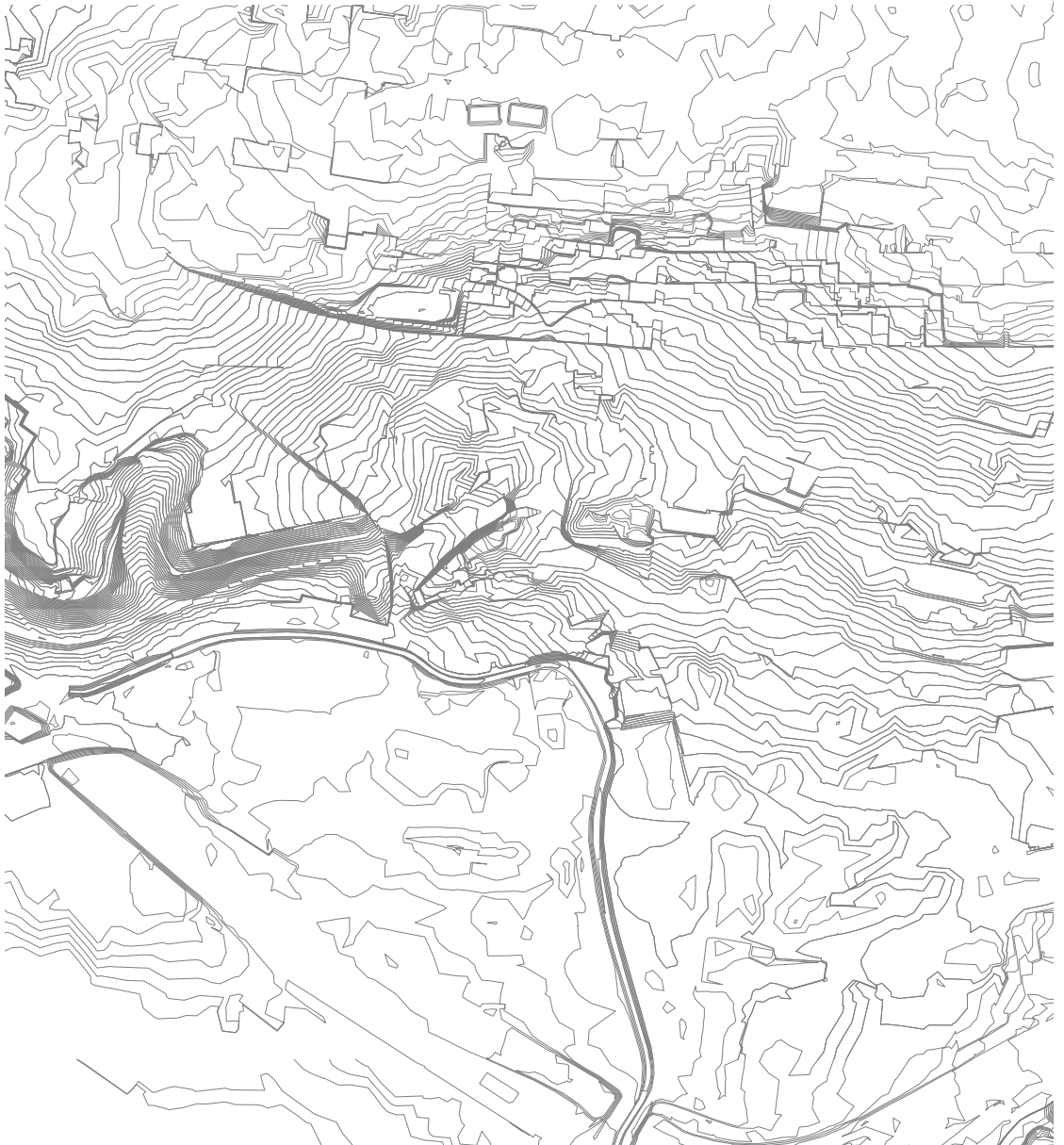




## 1:10.000 | Morphologies

### **Terrain and building morphology**

The sloped and flat terrain have a different relationship to the street patterns and therefore shapes of blocks. Around the Krymska area the streets appear unorganized while in Vinohrady the grid pattern is much more visible as the terrain is more flat and therefore does not impose restrictions on the angle of streets in regards to slope.





# New Typologies

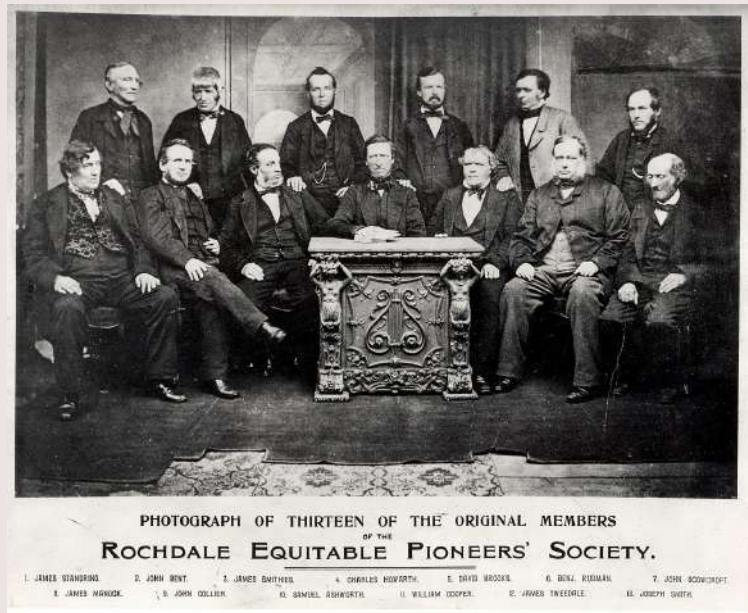
With the unique character of the site in mind, the exploration of alternative residential typologies will lead to alternative solutions in regards to the quality of living for locals and new users.

# Community living in Europe

## Community in the city

The vastness of the metropol exposes and hides us.

Social spaces in urban residential architecture have long been neglected, while we increasingly live more isolated. Historic communal remains have inspired me to research contemporary typologies that implement and focus on the communal aspects of living. The Baugruppe, cooperative and city projects in cities around Germany, Switzerland and Austria which are leading examples investing in such developments and proven successful



wikiwand.com/en/Rochdale\_Society\_of\_Equitable\_Pioneers



## Social spaces



prague pavlac, source; <https://zakrasnejsivimperk.cz/?p=1688>

### **Pavlac**

(exterior shared circulation)

These continuous balconies, often in the courtyard of pre 1900 buildings in Prague offered access to the individual apartment units, whereas early 20th century developments implemented interior circulation cores. The Pavlac were significantly larger offering residents ample lit and ventilated outside space to gather.

## Community living in Europe

### **The Baugruppe**

The IBeB building in Berlin is located in a complicated area just across the street from the Jewish museum, design by Daniel Libeskind. Besides the museum the area is mostly built up of post-war housing blocks.

With affordable accommodation as a threat to the Berlin housing stock, the project implants inexpensive housing in the centre of the city. The project was made possible by a collaboration with the municipality and other professionals, whose goal it was to stimulate architectural quality.

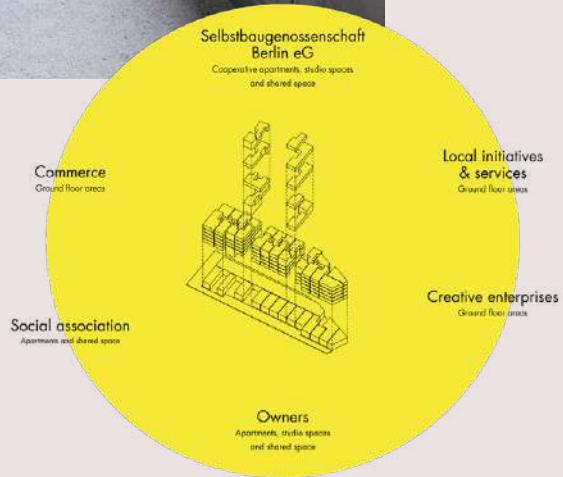
The building specifically mixes a variety of typologies, for a variety of users such as studios for artists and residences as well as a restaurant, gallery and bike shop.

Diversity of function offers city scale functionality on building scale.

completed; 2018

# Berlin - Heide von Beckerad - IBeB

IBEB Photo and AXO, source: .archdaily.com/941785



## Community living in Europe

### More than housing

The Hunzikerareal in Zurich is quite radical in it being one of the largest planned cooperatives. One large plot was developed with multiple designs by four different architecture studios.

In total there are 13 buildings, big but compact. Private courtyards are avoided to maximize the public space surrounding the buildings.

The project aims to revolutionize the way we live through a social living quarters. All buildings have different layouts and varying emphasis on function. Key for all is community and sustainability.

completed: 2015



Plan, source: [dac.dk/en/knowledgebase/architecture/mehr-als-wohnen](http://dac.dk/en/knowledgebase/architecture/mehr-als-wohnen)

Zurich - Hunzikerareal

More than housing, source: [steiner.ch/en/company/sustainability/mehr-als-wohnen.html](http://steiner.ch/en/company/sustainability/mehr-als-wohnen.html)



## Community living in Europe



*wohnprojekt wien, source: wohnprojekt.wien*

# Vienna - Wohnprojekt Wien

## Baugruppe in Vienna

The project in the capital of Austria consists out of 39 apartment units. Sustainability is a key factor in the architectural design and the ideal of its residents. The project is all inclusive, housing multiple age groups, cultures and languages.

The plan consists out of a typical corridor like core. Something that I would try to avoid, but the architects have implented two gaps on either side of the building that reach to the corridor, offering plenty light to reach the inner part of the building, turning an otherwise dark and disused space into a pleasant place where the residents meet.

Furthermore, all the facility spaces are located around the core of the building, while the living spaces, are at the periphery, receiving a maximum of light and views.

completed; 2013

*wohnprojekt wien, source; wohnprojekt.wien*

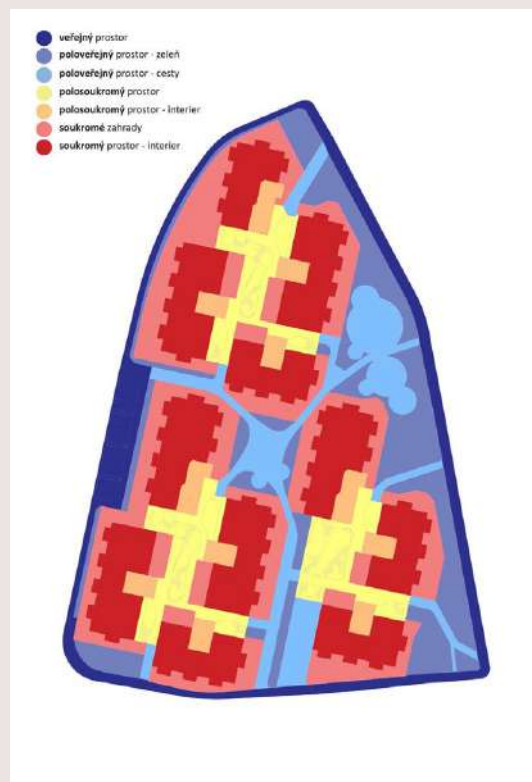


## Community living in Europe

### Layered transition from public to private

The project by UNIT architektky in Prague is one i visited 5 years ago. The many variations of space in regards to public and private usage inspired me. The diagram below depicts this transition and placement while the photograph on the right shows the change of material related to certain spaces.

Wood is used in the private courtyards, offering a warm and pleasing appearance, the facades facing the streets and public paths are clad in brick, having a more solid imposition.



public and private division, source; earch.cz





**Material variation links to that of the urban block**

With the project situated in Prague, the choice of material variation specifically seems appropriate and to me references to the historic early 20th century blocks where the street facades are solid and ornated, while the courtyard, though with no differing windows or function is foreseen with a plain plastered facade.



# Local Precedents

Vrsovice appears typical for prague as it is composed mostly of early 20th century apartment buildings. The historic facades and layouts are common for the city and define its identity.

The architectural expression of such buildings is however of great value for its appreciation. Even though, today, such styles are considered as something from the past, it is the neighborhoods defined by them which are currently so desirable.

Why so, and what are the qualities that could inspire a contemporary vision for the unbuilt gaps of the city and perhaps beyond?

0 20 40 M



## 1:1000 | Locality existing





The following examples are specifically important for both their individual architecture expressions and relation towards the site and support the proposed alternative to filling the gap.

----- **Moskevsk** 4

----- **Krymska** 30

----- **Charkovska** 29

### Legend

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings



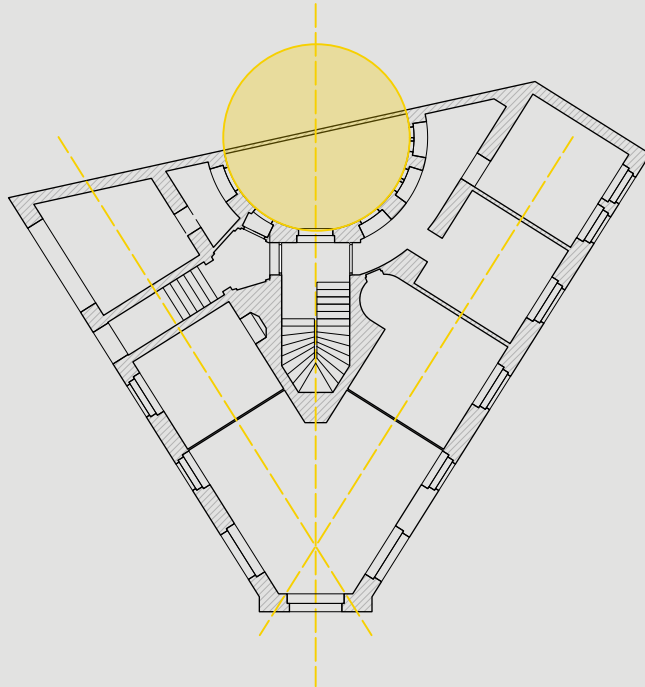
Historic drawings, april 2022 - Praha Mestka 10

## Moskevská 4 | Study

### Symmetry in plan

The building at Moskevská was designed by Osvald Polivka, who designed the municipal house in Prague 1. When examining the plan and facades the architect clearly used the oblique corner angle to draw upon a symmetry to develop the plan. It is beautifully constructed solving the awkward angles of the given site while maintaining a sense of order not only in plan as a whole and in each individual room.

It became evident to me that such plans make use of a transition space, in which one dominant symmetry stands in conflict with another. It is here solved by the inner semi-circular 'courtyard' situated in the 70 degree angle. In between the rectangular street facing rooms and the circular courtyard is the spatial transition space.







# Krymska 30 | Study

## Order and variation

The facade of the building located at Krymska 30 is both unique and typical for the early 20th century urban expansion. Building plans do not have to relate to the facade's architectural expression. There were plenty of neo-classicist styles to chose from.

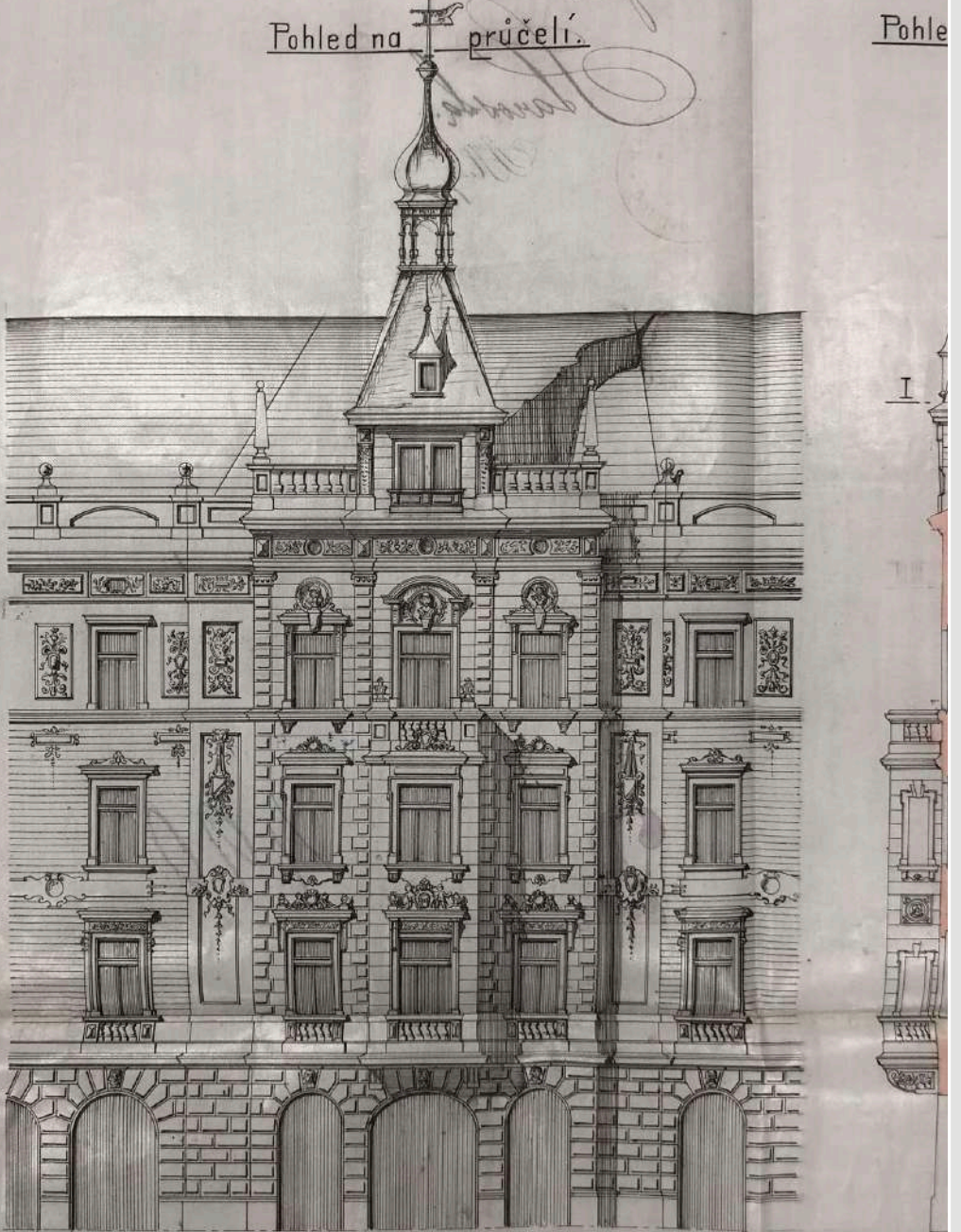
How did this work then?

All buildings possess a simple order that can be traced back without much effort. vertical and horizontal alignment of windows and elements are key as well as vertical built up of sections. In this case the ground floor is significantly differently composed compared to the upper 4 floor, while there is a minor difference between the 2nd (mezzanine) and upper 3 floors (residences) In order to built with context in mind this interface let's say surely gives an understanding and back bone to the design.



Pohled na průčelí.

Pohle



21-490-15

21

1907

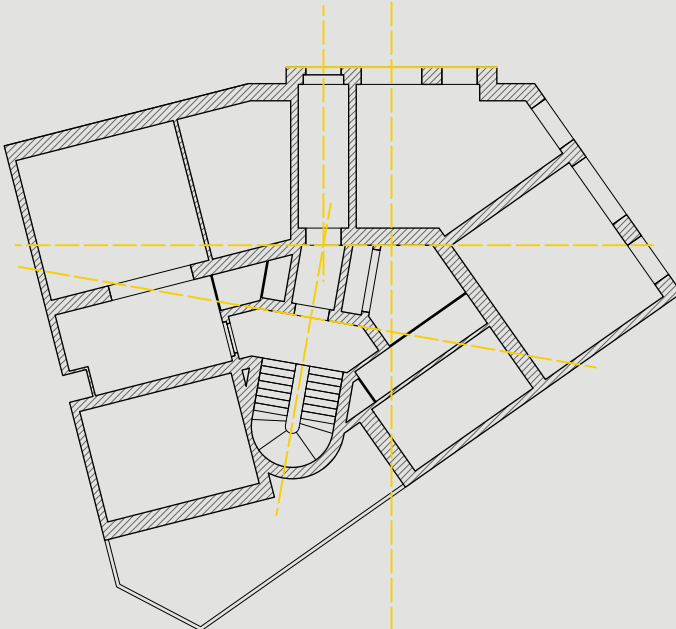


## Charkovska 28 | Study

### External alignment

As mentioned in the observations, this particular building struck my interest due to its shifted axis directed to the Kodanska square. Prioritizing the public appearance over the internal composition.

Whereas in the elevation on the left the facade, on first glance, looks symmetrical and to represent a rectangular volume, it is clear in the plan drawing below that the layout is complex and far from ideal. The resulting spatiality is far from ordered as the facade is.

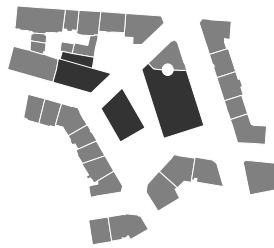
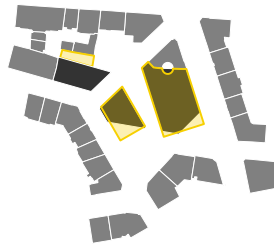
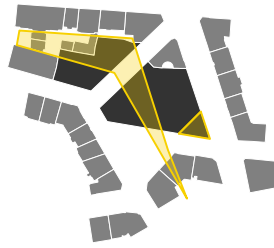
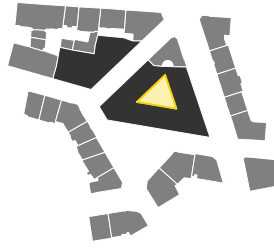




# Proposal

Local precedents, observations and in depth urban analysis have inspired me to develop a concept guided by context.

The proposal introduces three new buildings to the site, finishing but not completing the blocks. Instead the volumes, while densifying the urban fabric, allow for plenty green and public space around and in between them. The strict perimeter block is carefully fragmented to give the historic architecture, particularly the corner building on Moskevaska 4, enough support by continu the street facades and buildings against its blind walls.



## Concept development

**The typical and previously planned configuration proposes to continue the block.**

Closing the block would significantly alter the physical and visual permeability of the site with its unintentional qualities

**The concept proposes to exchange the interior courtyard for public spaces surrounding the buildings.**

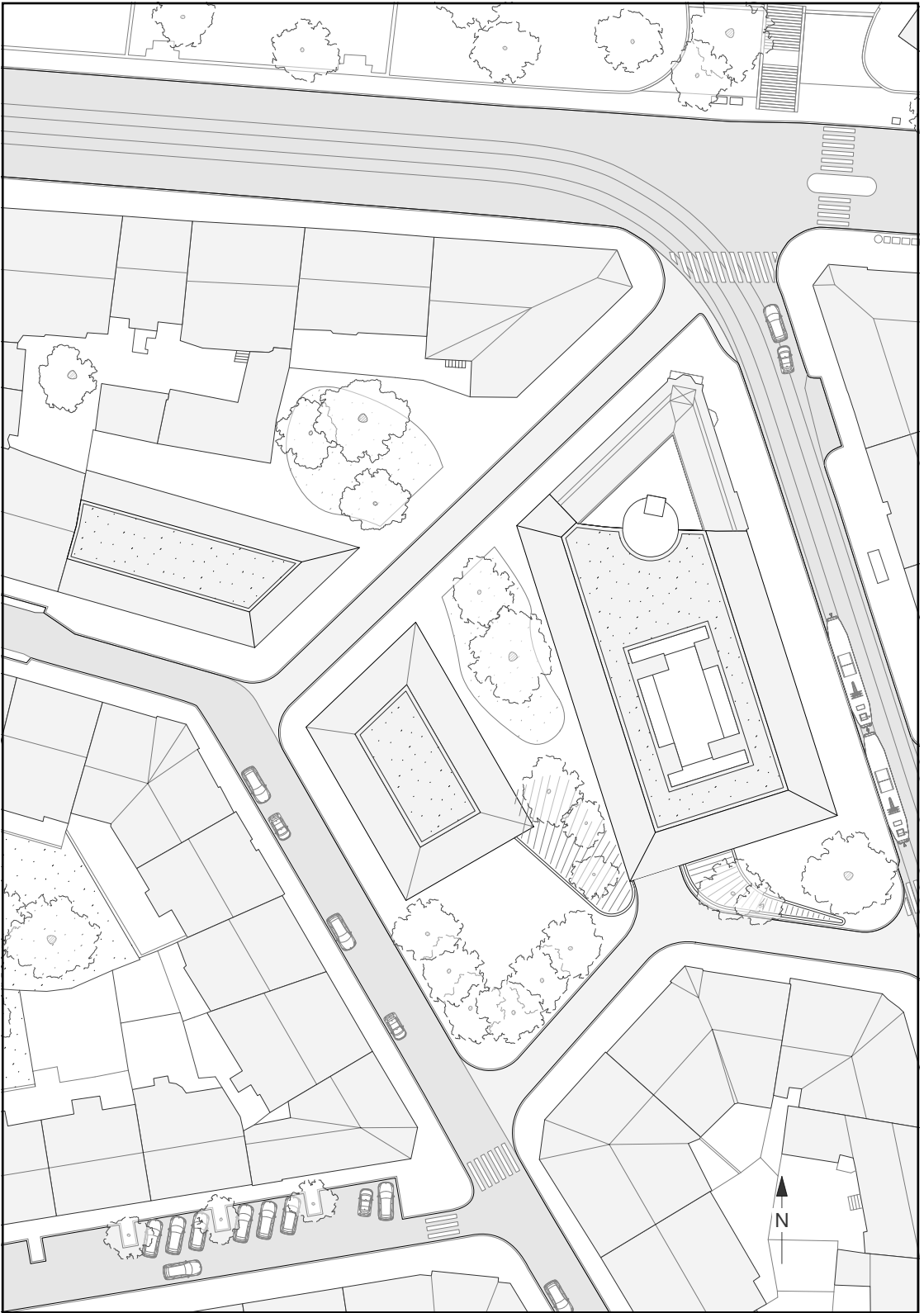
The inner courtyard would be dark and hidden and used merely by a selection of residents

**The resulting form has unnecessary complex angles and can be simplified.**

Carefully implementing rectangular volumes maintain the continuation for the existing facades along moskevaska and the alley to give context to the early 20th century corner building but are experienced fragmented from kodanska.





**Three large individual volumes redefine the public space**

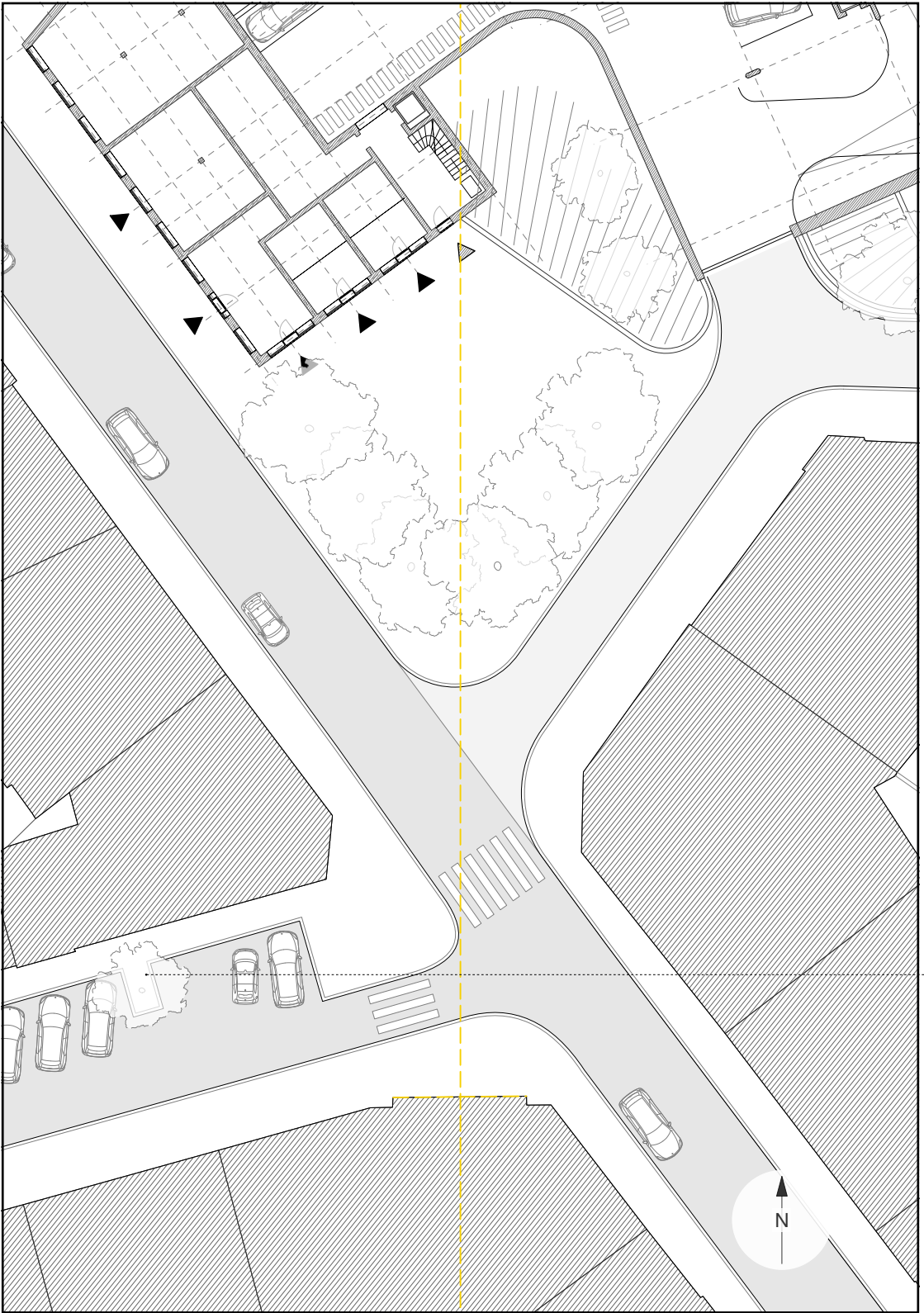
The gaps leave ample space on each side of the project for public usage, where kodanska is significantly increased in size and experienced more like a square than a triangle.





**Plan**

-  Trees
-  Tram tracks
-  Plot divisions
-  Roofscape



# 1:400 | Kodanska square

## Connections

At first sight the proposal may look fragmented or ad hoc, but its volumes are carefully implemented. The tension between the building in space and the urban place defined by architectural volumes fades into subtle referencing of the precedented architecture and unintentional qualities of the incompleted block.





The main urban quality revealed with this project is the transformation of the Kodanska square. By moving the cars that now dominate the space to the underground parking, and cancelling an unnecessary street connection, the square is able to define itself as one for the people, resident and visitor.

Architecturally the square now responds to the building at Charkovska 29, with its facade facing the previously cluttered area now facing an architectural and urban response. as its symmetry is followed.



## Legend

- ▲ Public entrance
- △ Private entrance
- △ Mixed entrance

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings



## Personal review

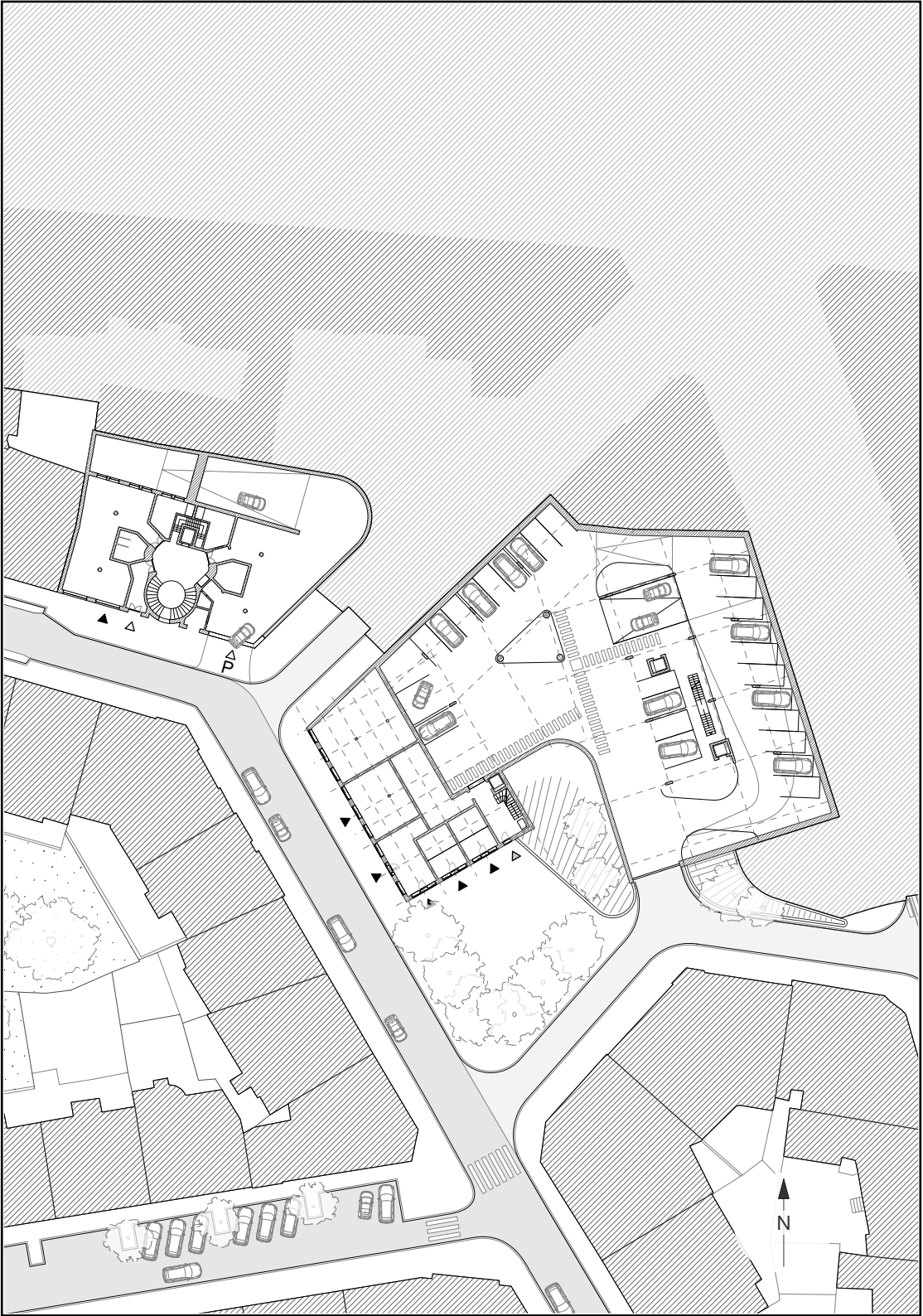
### **Modernism in architecture neglected classicist logic**

Classical architecture evolved along a relative scarcity of energy, there was a continuous struggle to provide (with the burning of wood) material processing along the necessity of agricultural food production. In such an environment of scarcity, durability was not representational but a practical necessity. With the discovery of coal however, architecture was able to manifest itself within a resource plentiful environment, although not yet aware of the climatic consequences of such energy intensive construction methods. Modernist principles gradually led into endless experimentation through technological advancements that heavily depend on fossil fuels.

A Century later we are increasingly aware of the effects of construction on the Earth. Over the same time period the relation between living and working has shifted drastically as well. Cities for example are no longer industrial centers.

This proposal interprets the early 20th century context, the representation of permanence and abstraction, and revises the shift of classical to modernist architecture to find a contemporary equilibrium between the two.

Community, living, working, and durability are main factors.



# 1:800 Level -1 0 1 2 3 4 5 6

**Program** **2805** **m<sup>2</sup>**

anxiliary / shared	commercial
--------------------	------------

<b>Krymska 31</b>	744	m <sup>2</sup>
1.1 Commercial	172	m <sup>2</sup>
Circulation	88	m <sup>2</sup>
Parking	364	m <sup>2</sup>
Bike storage	70	m <sup>2</sup>
 <b>Krymska 37</b>	 883	 m <sup>2</sup>
1.1 Commercial	338	m <sup>2</sup>
Circulation	42	m <sup>2</sup>
Parking	488	m <sup>2</sup>
 <b>Moskevaska 6, 8</b>	 1200	 m <sup>2</sup>
Parking	1184	m <sup>2</sup>
Circulation	16	m <sup>2</sup>

## Legend

- ▲ Public entrance
- △ Private entrance
- △ Mixed entrance



Trees



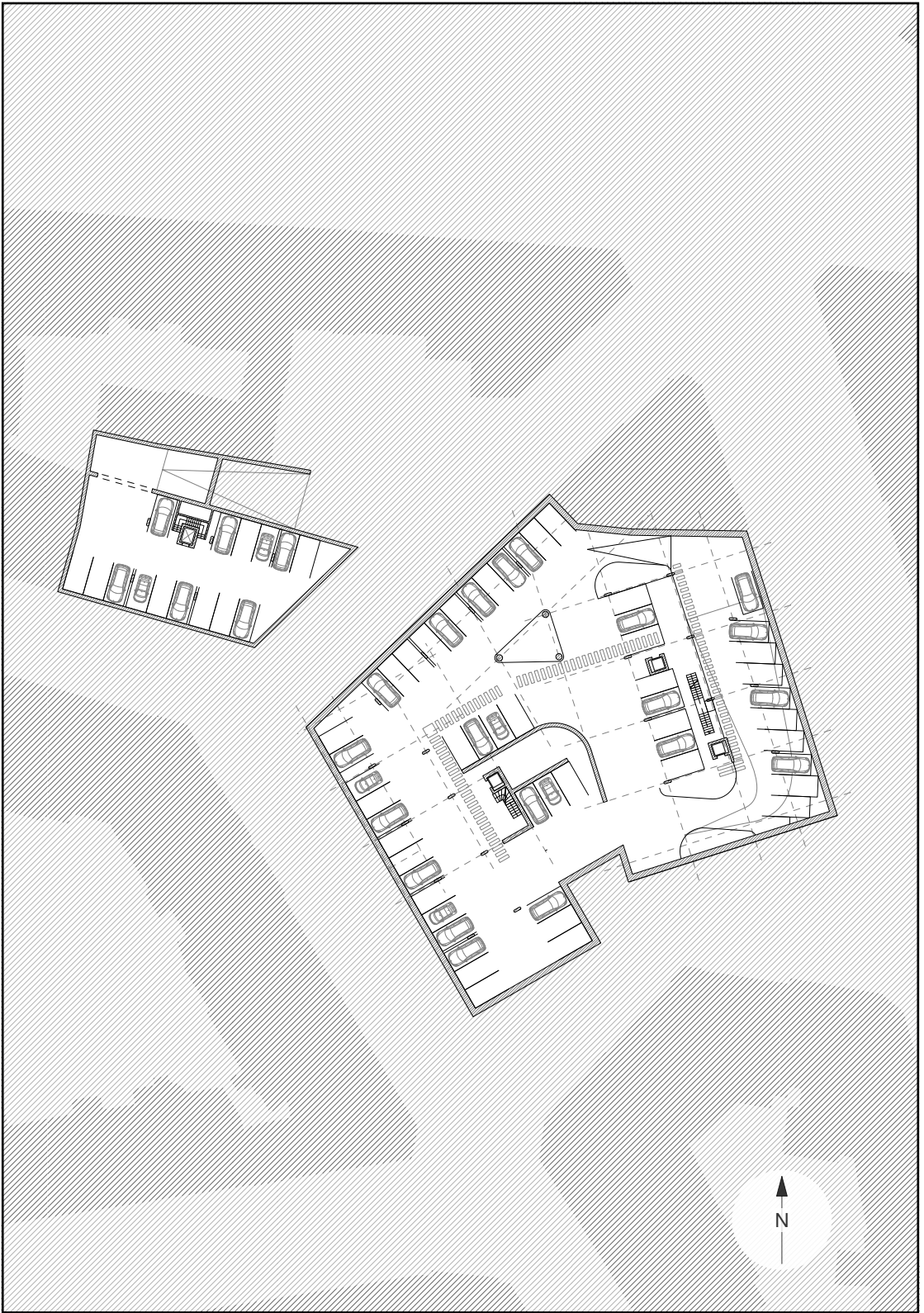
Tram tracks



Plot divisions



Buildings





**Program**                      **3187**    **m<sup>2</sup>**


auxiliary / shared
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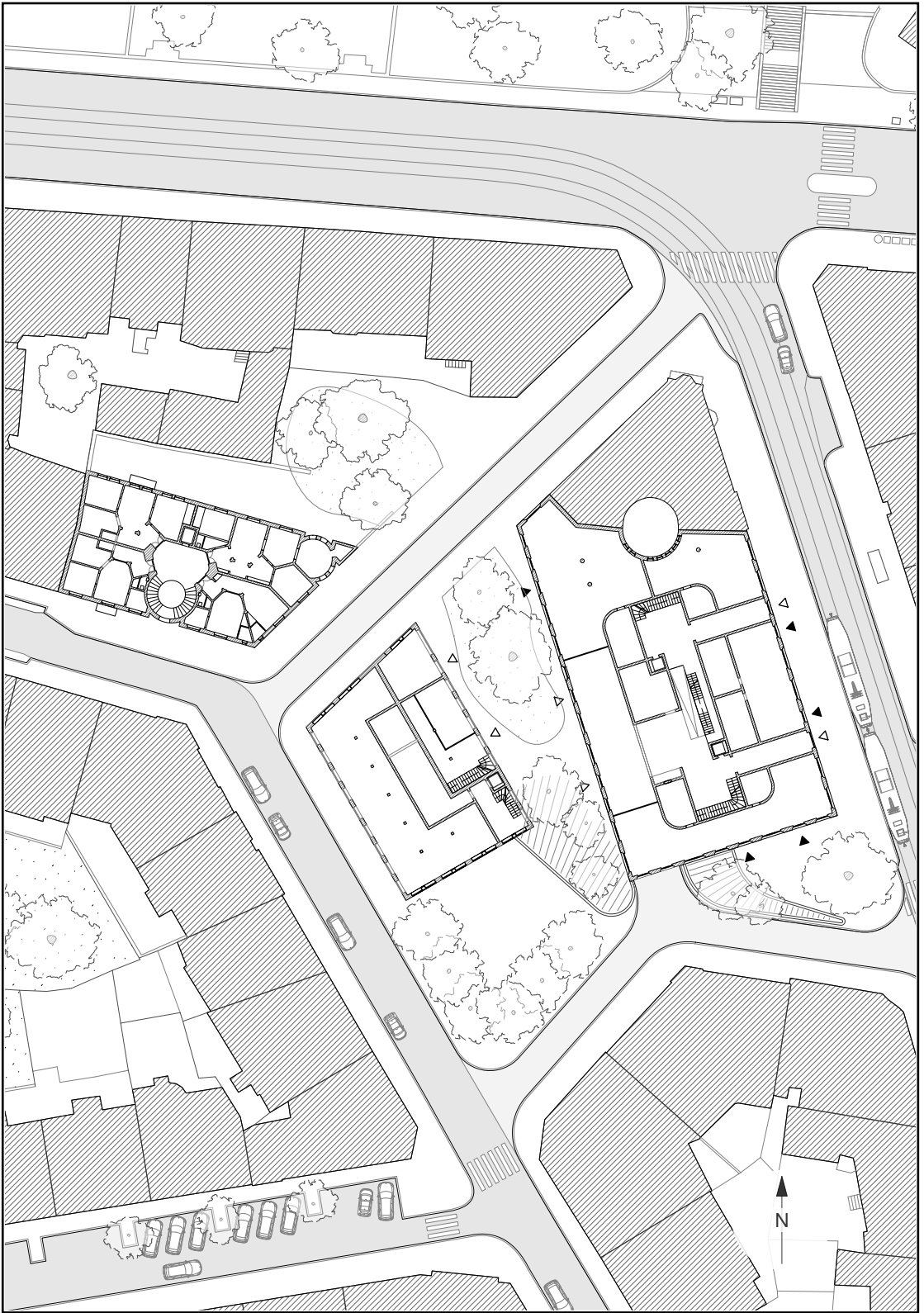
<b>Krymska 31</b>	587	m <sup>2</sup>
Circulation	12	m <sup>2</sup>
Parking (15)	564	m <sup>2</sup>

<b>Krymska 37</b>	1378	m <sup>2</sup>
Circulation	42	m <sup>2</sup>
Parking (33)	488	m <sup>2</sup>

<b>Moskevaska 6, 8</b>	1222	m <sup>2</sup>
Circulation	16	m <sup>2</sup>
Parking (22)	1206	m <sup>2</sup>

**Legend**

 Existing Buildings







**Program** **2224,5 m<sup>2</sup>**

residential	anxiliary / shared	commercial
-------------	--------------------	------------

<b>Krymska 31</b>		496,5	m <sup>2</sup>
2.1	Apartment 3+1	87,5	m <sup>2</sup>
2.2	Apartment 3+1	107	m <sup>2</sup>
2.3	Apartment 4+1	148	m <sup>2</sup>
2.4	Apartment 2+kk	84	m <sup>2</sup>
	Hall	70	m <sup>2</sup>
<b>Krymska 37</b>		528	m <sup>2</sup>
2.1	Office	338	m <sup>2</sup>
	Circulation	72	m <sup>2</sup>
	Laundry room	60	m <sup>2</sup>
	Bike storage	58	m <sup>2</sup>
<b>Moskevaska 6, 8</b>		1200	m <sup>2</sup>
2.1	Commercial	658	m <sup>2</sup>
	Circulation	275	m <sup>2</sup>
	Communal	140	m <sup>2</sup>
	Bikes	47	m <sup>2</sup>

**Legend**

- ▲ Public entrance
- △ Private entrance
- △ Mixed entrance

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings



**Program**                      **2224,5 m<sup>2</sup>**

residential	anxiliary / shared
-------------	--------------------

**Krymska 31**                      496,5 m<sup>2</sup>

2.1	Apartment 3+1	87,5	m <sup>2</sup>
2.2	Apartment 3+1	107	m <sup>2</sup>
2.3	Apartment 4+1	148	m <sup>2</sup>
2.4	Apartment 2+kk	84	m <sup>2</sup>
	Circulation	70	m <sup>2</sup>





**Krymska 37**                      528 m<sup>2</sup>

2.1	Apartment 1+kk	49	m <sup>2</sup>
2.2	Apartment 1+kk	70	m <sup>2</sup>
2.3	Apartment 1+kk	40	m <sup>2</sup>
2.4	Apartment 1+kk	56	m <sup>2</sup>
2.5	Apartment 1+kk	56	m <sup>2</sup>
2.6	Apartment 1+kk	40	m <sup>2</sup>
2.7	Apartment 1+kk	40	m <sup>2</sup>
2.8	Apartment 1+kk	40	m <sup>2</sup>
	Circulation	93	m <sup>2</sup>

**Moskevskva 6, 8**                      1200 m<sup>2</sup>

2.1	Apartment 2+1	152	m <sup>2</sup>
2.2	Apartment 1+kk	78	m <sup>2</sup>
2.3	Apartment 1+kk	48,5	m <sup>2</sup>
2.4	Apartment 2+1	95	m <sup>2</sup>
2.5	Apartment 2+1	95	m <sup>2</sup>
2.6	Apartment 1+kk	76	m <sup>2</sup>
2.7	Apartment 1+kk	76	m <sup>2</sup>
2.8	Apartment 2+1	95	m <sup>2</sup>
2.9	Apartment 2+1	95	m <sup>2</sup>
2.10	Apartment 1+kk	76	m <sup>2</sup>
2.11	Unit	34	m <sup>2</sup>
2.12	Unit	34	m <sup>2</sup>
	Circulation	160	m <sup>2</sup>
	Atrium	83	

**Legend**

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings



**Program** 2141,5 m<sup>2</sup>



**Krymska 31** 496,5 m<sup>2</sup>

3.1	Apartment 3+1	87,5	m <sup>2</sup>
3.2	Apartment 3+1	107	m <sup>2</sup>
3.3	Apartment 4+1	148	m <sup>2</sup>
3.4	Apartment 2+kk	84	m <sup>2</sup>
	Circulation	70	m <sup>2</sup>





**Krymska 37** 528 m<sup>2</sup>

3.1	Apartment 1+kk	49	m <sup>2</sup>
3.2	Apartment 1+kk	70	m <sup>2</sup>
3.3	Apartment 1+kk	40	m <sup>2</sup>
3.4	Apartment 1+kk	56	m <sup>2</sup>
3.5	Apartment 1+kk	56	m <sup>2</sup>
3.6	Apartment 1+kk	40	m <sup>2</sup>
3.7	Apartment 1+kk	40	m <sup>2</sup>
3.8	Apartment 1+kk	40	m <sup>2</sup>
	Circulation	93	m <sup>2</sup>

**Moskevaska 6, 8** 1117 m<sup>2</sup>

3.1	Apartment 2+1	152	m <sup>2</sup>
3.2	Apartment 1+kk	78	m <sup>2</sup>
3.3	Apartment 1+kk	48,5	m <sup>2</sup>
3.4	Apartment 2+1	95	m <sup>2</sup>
3.5	Apartment 2+1	95	m <sup>2</sup>
3.6	Apartment 1+kk	76	m <sup>2</sup>
3.7	Apartment 1+kk	76	m <sup>2</sup>
3.8	Apartment 2+1	95	m <sup>2</sup>
3.9	Apartment 2+1	95	m <sup>2</sup>
3.10	Apartment 1+kk	76	m <sup>2</sup>
3.11	Unit	34	m <sup>2</sup>
3.12	Unit	34	m <sup>2</sup>
	Circulation	160	m <sup>2</sup>

**Legend**

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings





# 1:800 Level -1 0 1 2 3 4 5 6

**Program** **2141,5 m<sup>2</sup>**



**Krymska 31** 496,5 m<sup>2</sup>

4.1	Apartment 3+1	194,5	m <sup>2</sup>
4.3	Apartment 4+1	232	m <sup>2</sup>
	Circulation	70	m <sup>2</sup>





**Krymska 37** 528 m<sup>2</sup>

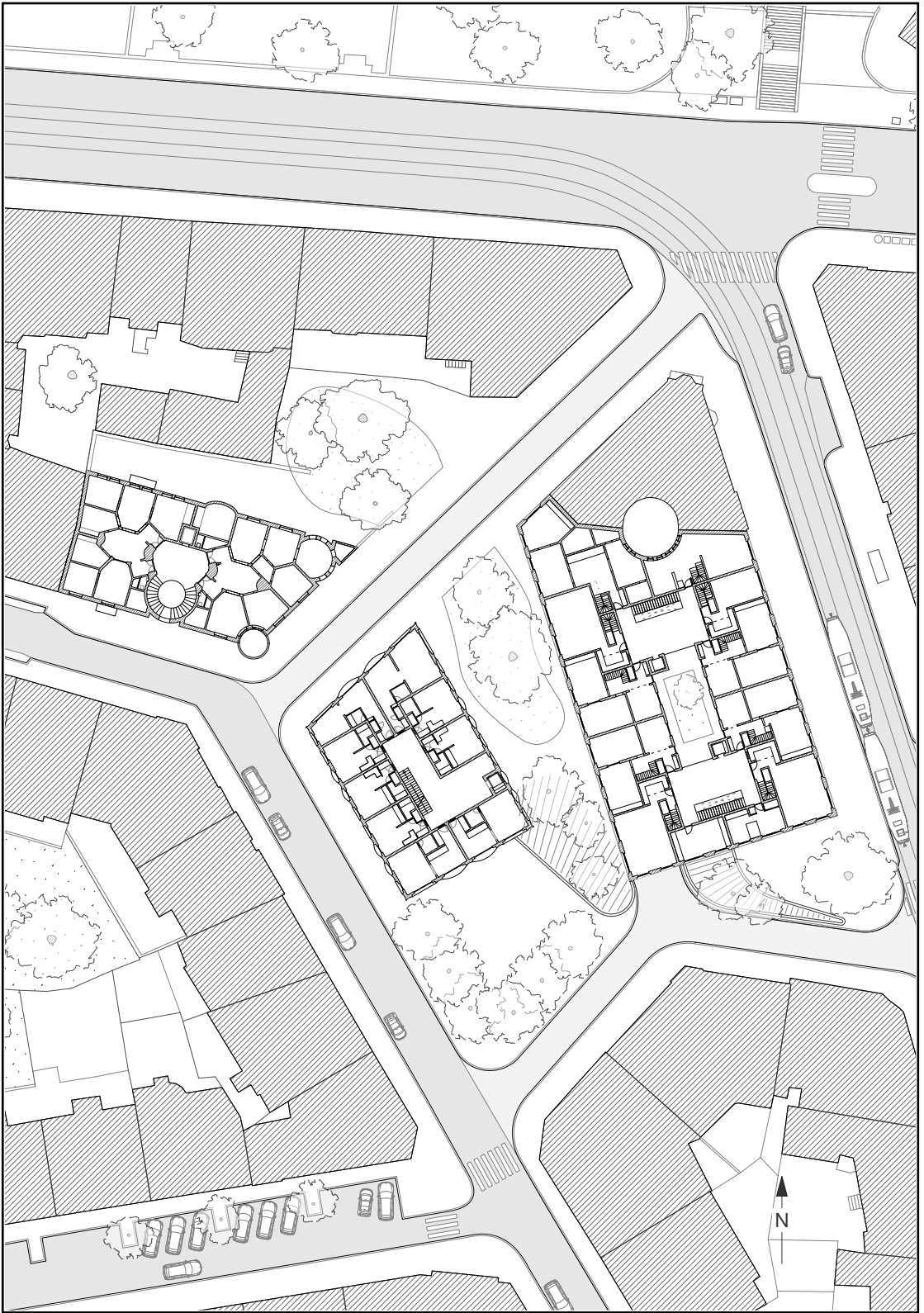
4.1	Apartment 1+kk	49	m <sup>2</sup>
4.2	Apartment 1+kk	70	m <sup>2</sup>
4.3	Apartment 1+kk	40	m <sup>2</sup>
4.4	Apartment 1+kk	56	m <sup>2</sup>
4.5	Apartment 1+kk	56	m <sup>2</sup>
4.6	Apartment 1+kk	40	m <sup>2</sup>
4.7	Apartment 1+kk	40	m <sup>2</sup>
4.8	Apartment 1+kk	40	m <sup>2</sup>
	Circulation	93	m <sup>2</sup>

**Moskevskva 6, 8** 1117 m<sup>2</sup>

4.1	Apartment 2+1	152	m <sup>2</sup>
4.2	Apartment 1+kk	78	m <sup>2</sup>
4.3	Apartment 1+kk	48,5	m <sup>2</sup>
4.4	Apartment 2+1	95	m <sup>2</sup>
4.5	Apartment 2+1	95	m <sup>2</sup>
4.6	Apartment 1+kk	76	m <sup>2</sup>
4.7	Apartment 1+kk	76	m <sup>2</sup>
4.8	Apartment 2+1	95	m <sup>2</sup>
4.9	Apartment 2+1	95	m <sup>2</sup>
4.10	Apartment 1+kk	76	m <sup>2</sup>
4.11	Unit	34	m <sup>2</sup>
4.12	Unit	34	m <sup>2</sup>
	Circulation	160	m <sup>2</sup>

## Legend

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings



# 1:800 Level -1 0 1 2 3 4 5 6

**Program** **2141,5 m<sup>2</sup>**



**Krymska 31** 496,5 m<sup>2</sup>

5.1	Apartment 3+1	87,5	m <sup>2</sup>
5.2	Apartment 3+1	107	m <sup>2</sup>
5.3	Apartment 4+1	148	m <sup>2</sup>
5.4	Apartment 2+kk	84	m <sup>2</sup>
	Circulation	70	m <sup>2</sup>

**Krymska 37** 528 m<sup>2</sup>

5.1	Apartment 1+kk	49	m <sup>2</sup>
5.2	Apartment 1+kk	70	m <sup>2</sup>
5.3	Apartment 1+kk	40	m <sup>2</sup>
5.4	Apartment 1+kk	56	m <sup>2</sup>
5.5	Apartment 1+kk	56	m <sup>2</sup>
5.6	Apartment 1+kk	40	m <sup>2</sup>
5.7	Apartment 1+kk	40	m <sup>2</sup>
5.8	Apartment 1+kk	40	m <sup>2</sup>
	Circulation	93	m <sup>2</sup>

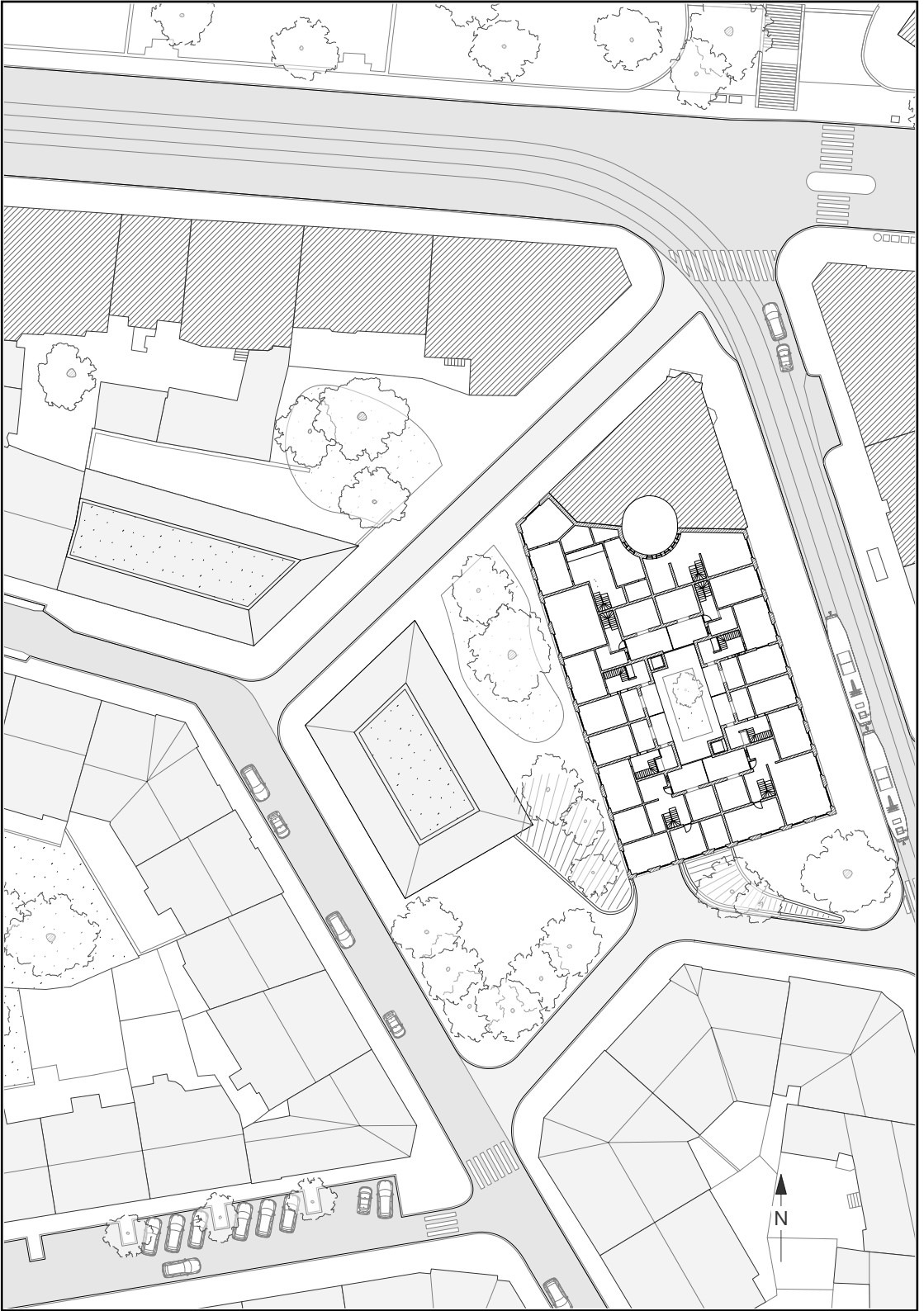
**Moskevaska 6, 8** 1117 m<sup>2</sup>

5.1	Duplex	304	m <sup>2</sup>
5.2	Duplex	156	m <sup>2</sup>
5.3	Duplex	136	m <sup>2</sup>
5.4	Duplex	190	m <sup>2</sup>
5.5	Duplex	190	m <sup>2</sup>
5.6	Duplex	226	m <sup>2</sup>
5.7	Duplex	226	m <sup>2</sup>
5.8	Duplex	190	m <sup>2</sup>
5.9	Duplex	190	m <sup>2</sup>
5.10	Duplex	226	m <sup>2</sup>
	Circulation	160	m <sup>2</sup>

note; these are the same duplex units mentioned on level 6

## Legend

	Trees
	Tram tracks
	Plot divisions
	Buildings



# 1:800 Level -1 0 1 2 3 4 5 6

**Program**                      **1117**    **m<sup>2</sup>**





residential

**Moskevaska 6, 8**                      1117    m<sup>2</sup>

5.1	Duplex	304	m <sup>2</sup>
5.2	Duplex	156	m <sup>2</sup>
5.3	Duplex	136	m <sup>2</sup>
5.4	Duplex	190	m <sup>2</sup>
5.5	Duplex	190	m <sup>2</sup>
5.6	Duplex	226	m <sup>2</sup>
5.7	Duplex	226	m <sup>2</sup>
5.8	Duplex	190	m <sup>2</sup>
5.9	Duplex	190	m <sup>2</sup>
5.10	Duplex	226	m <sup>2</sup>

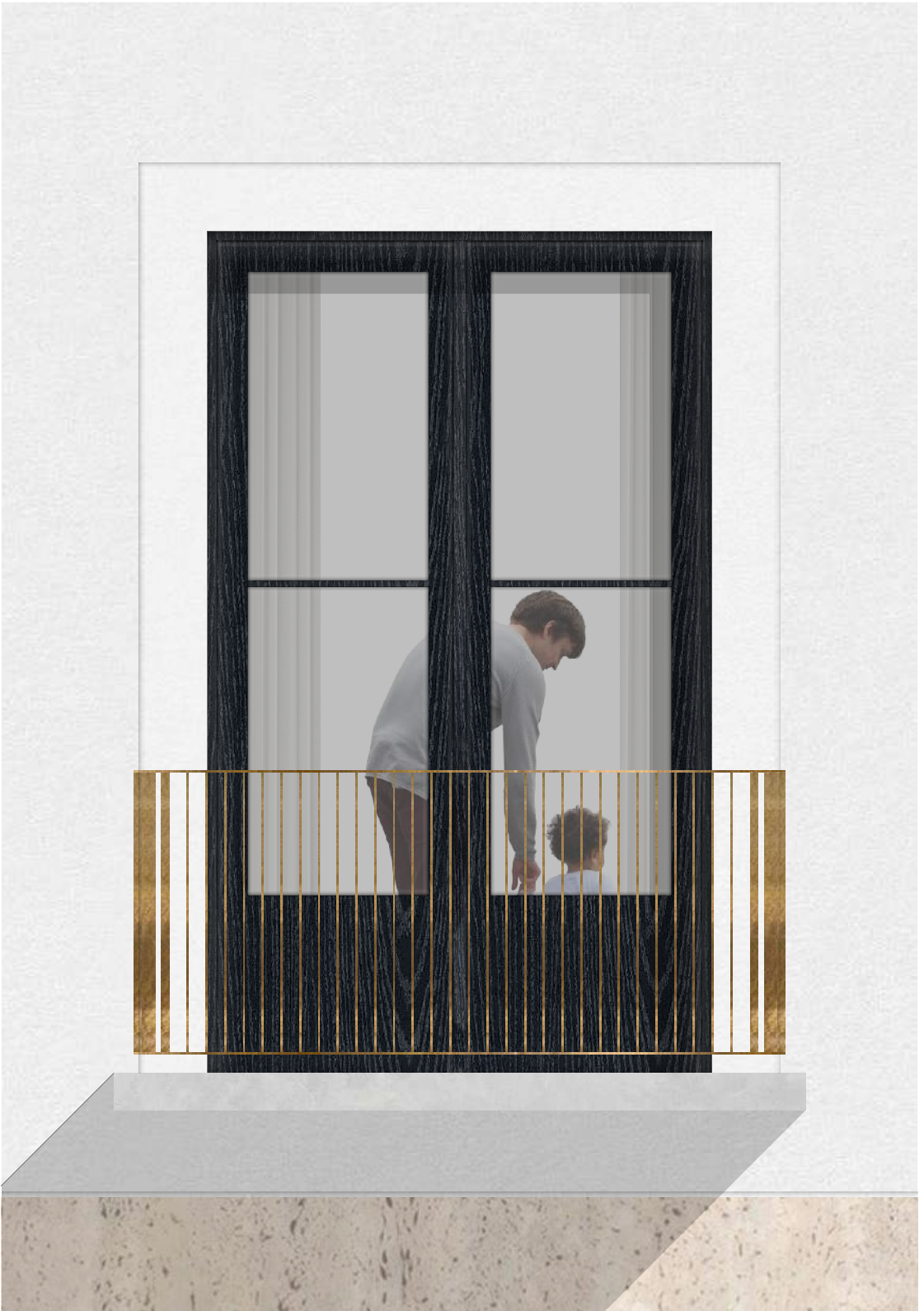
note; these are the same duplex units mentioned on level 5

## Legend

-  Trees
-  Tram tracks
-  Plot divisions
-  Buildings



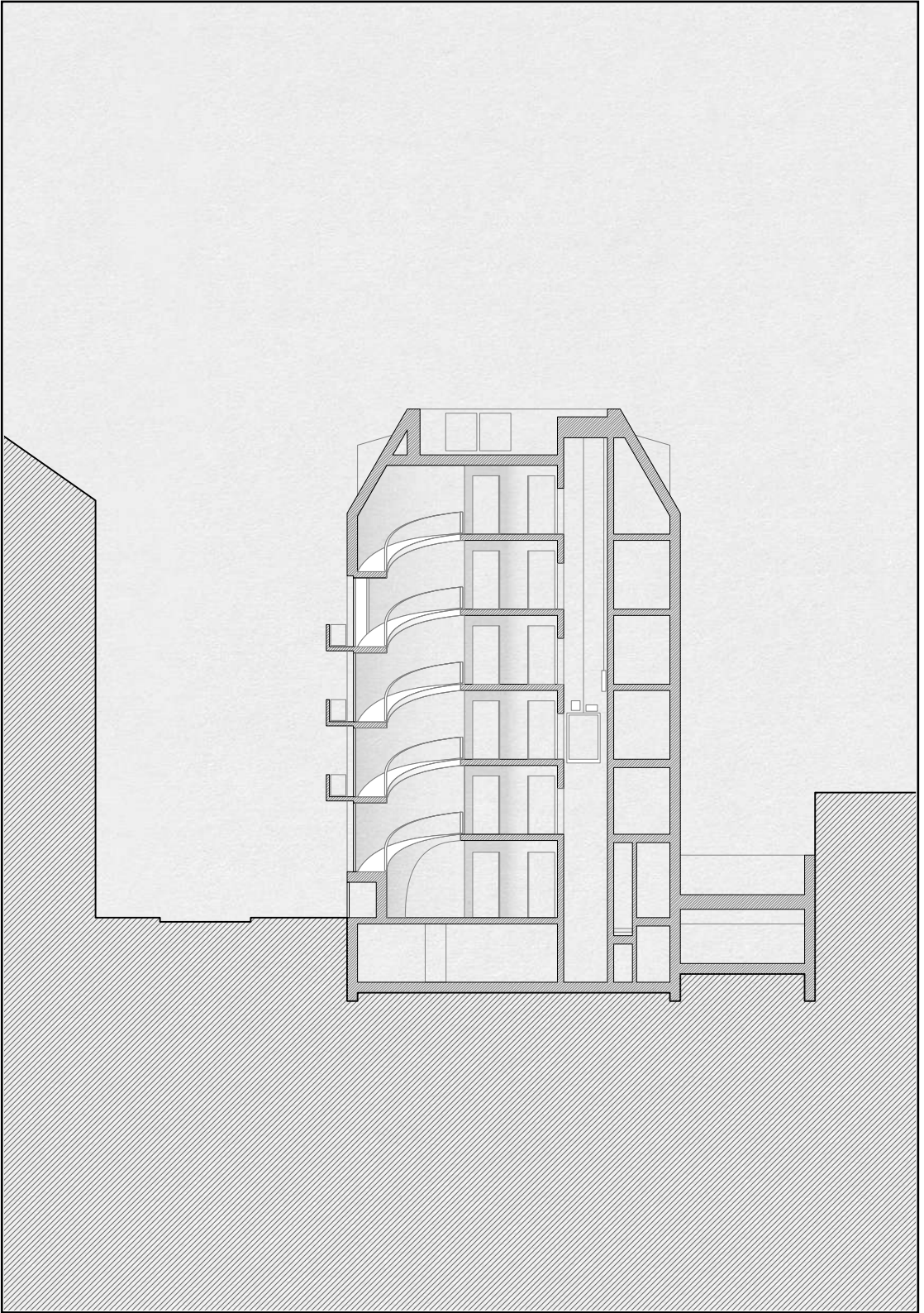
# 1:300 | Krymska 30 Elevation







0 6 12 M



# 1:300 Section Krymska 31



# 1:300 | Krymska 37 Elevation



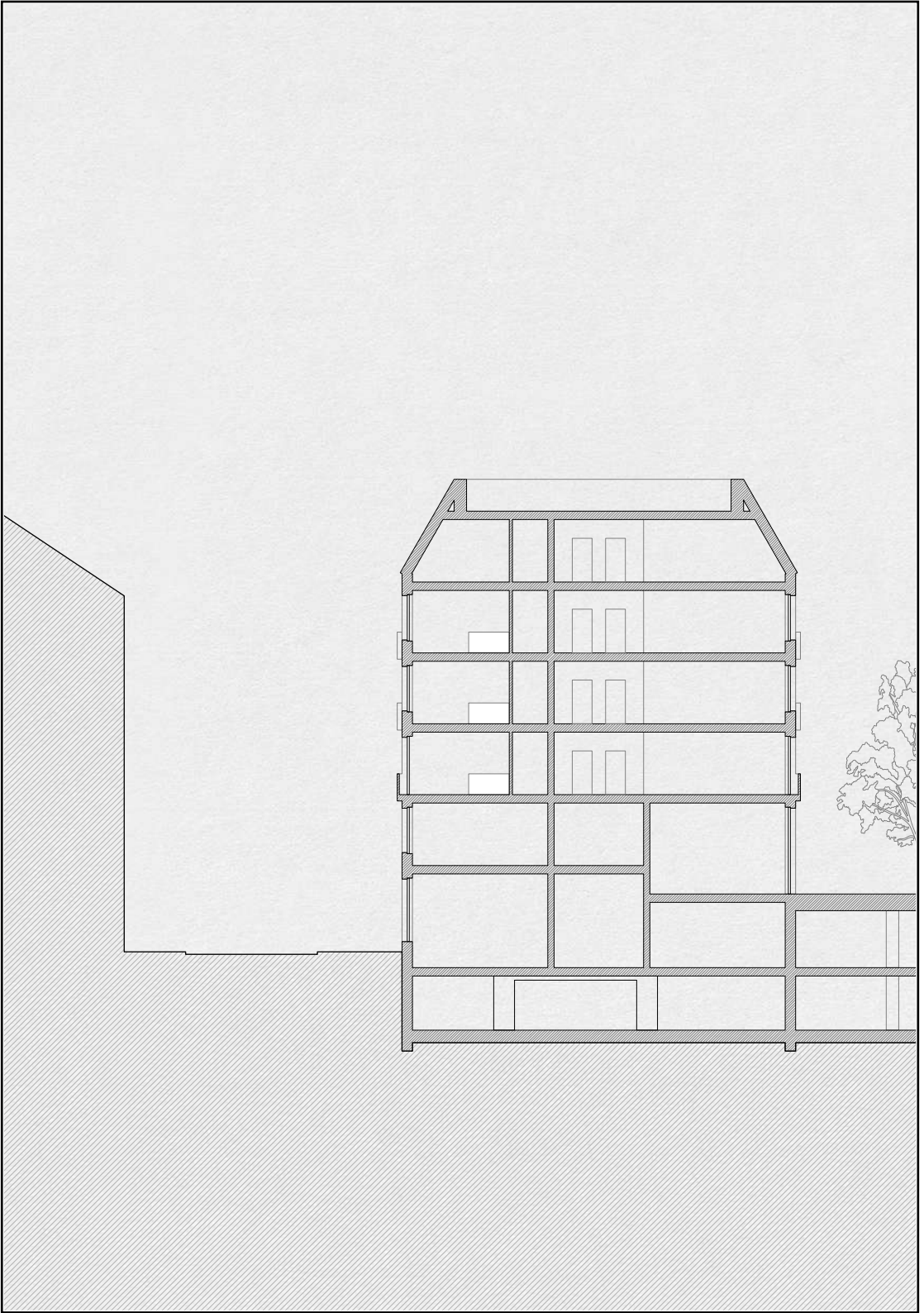


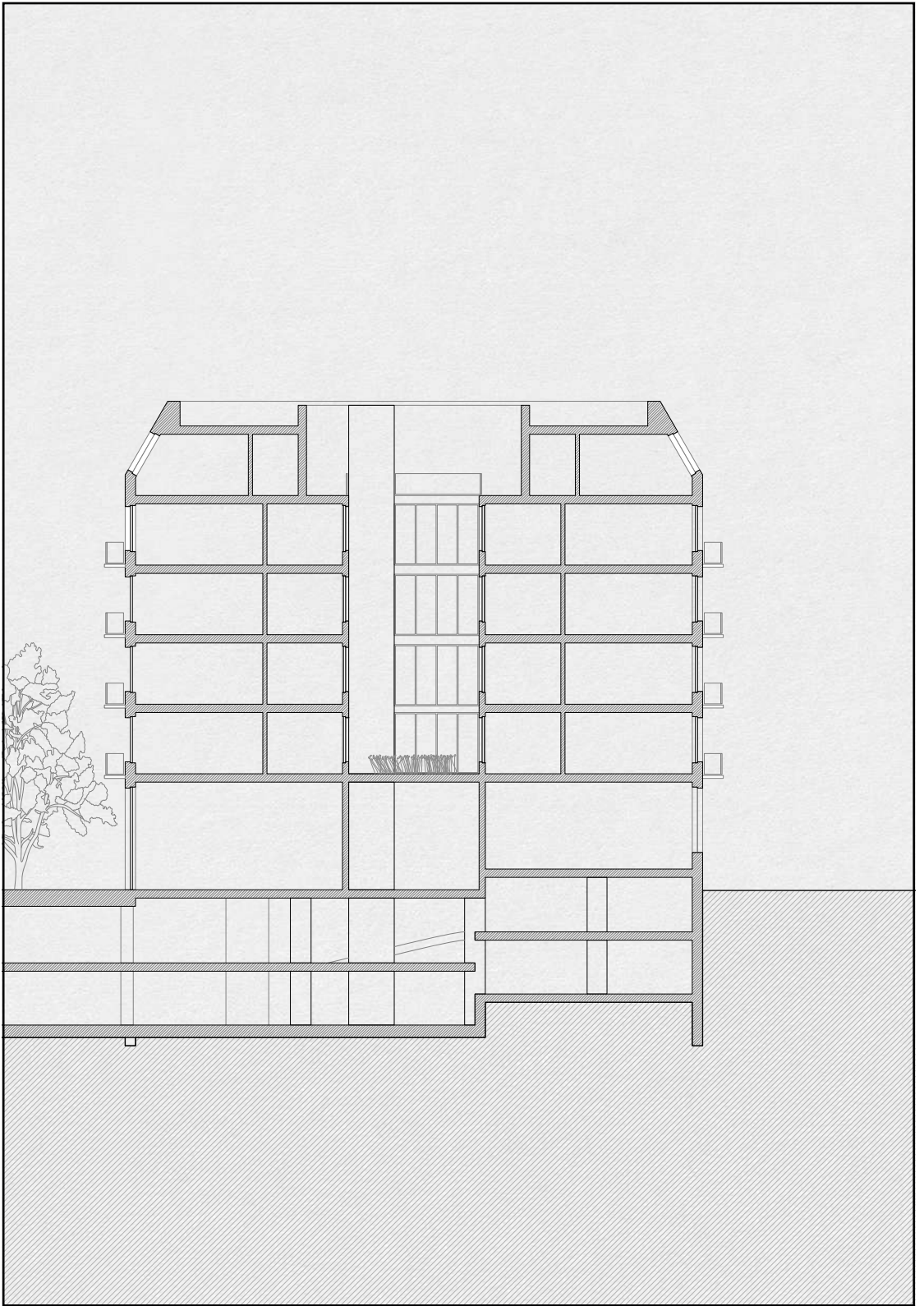


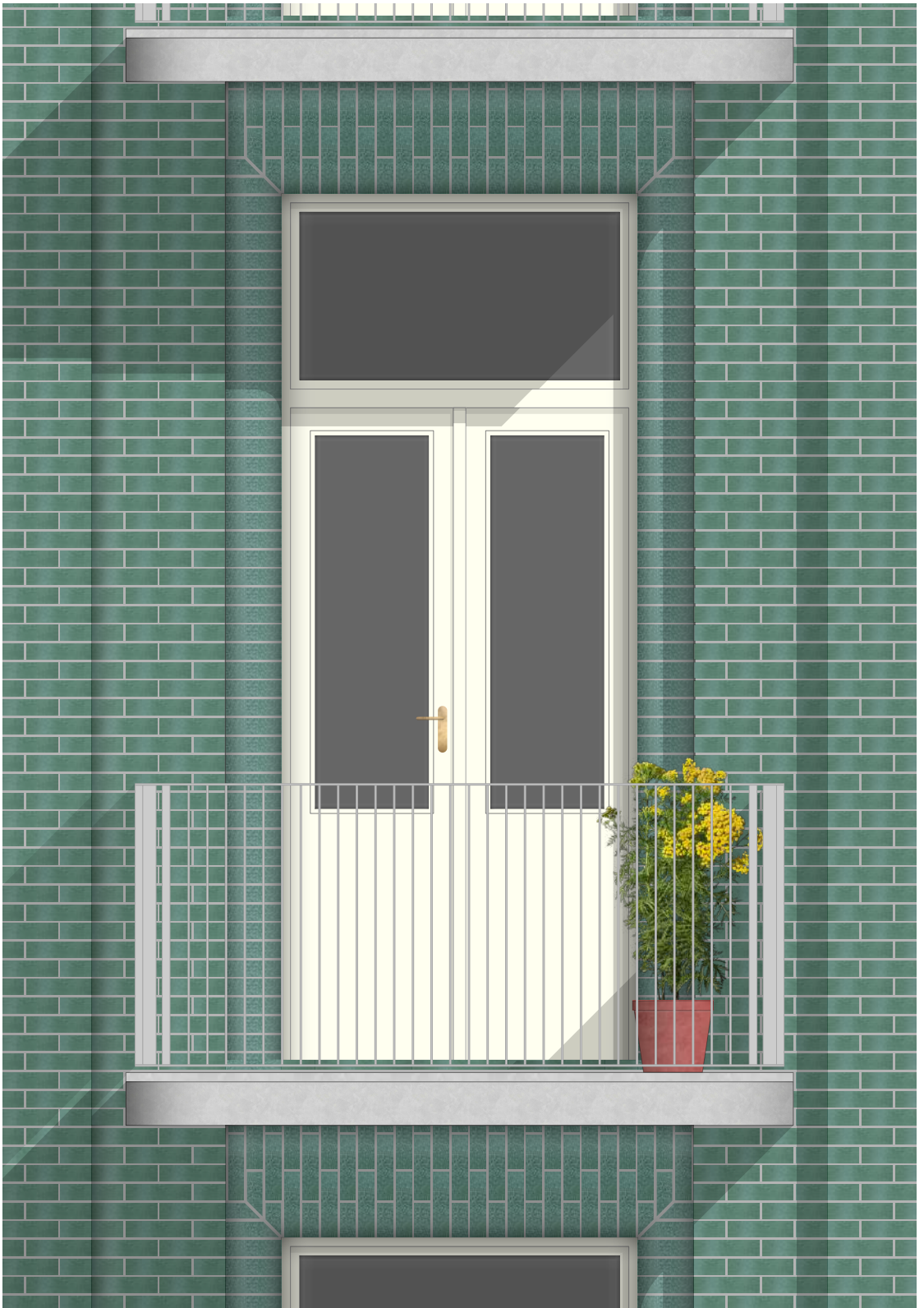


1:300 | Moskevskaja 6, 8 Elevation

0 6 12 M







## 1:20 | Moskevská 6, 8 Facade study

### Architectural intention

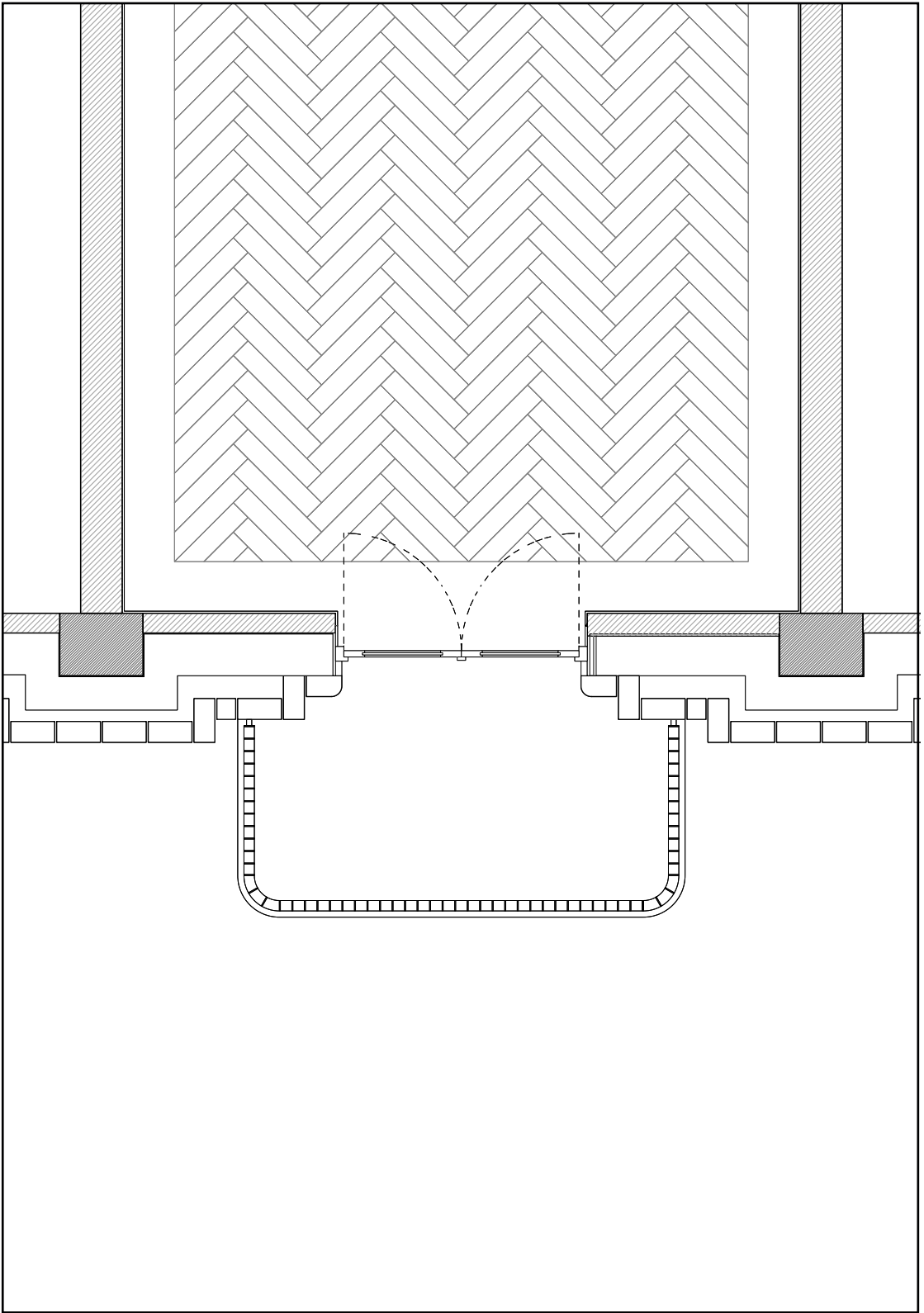
The project references the early 20th century context in Prague and aims to interpret the existing architecture in a contemporary setting.

Brick arrangements allow for depth and order,, while the balconies are subtle extrusions that do not impose too much over the streets.

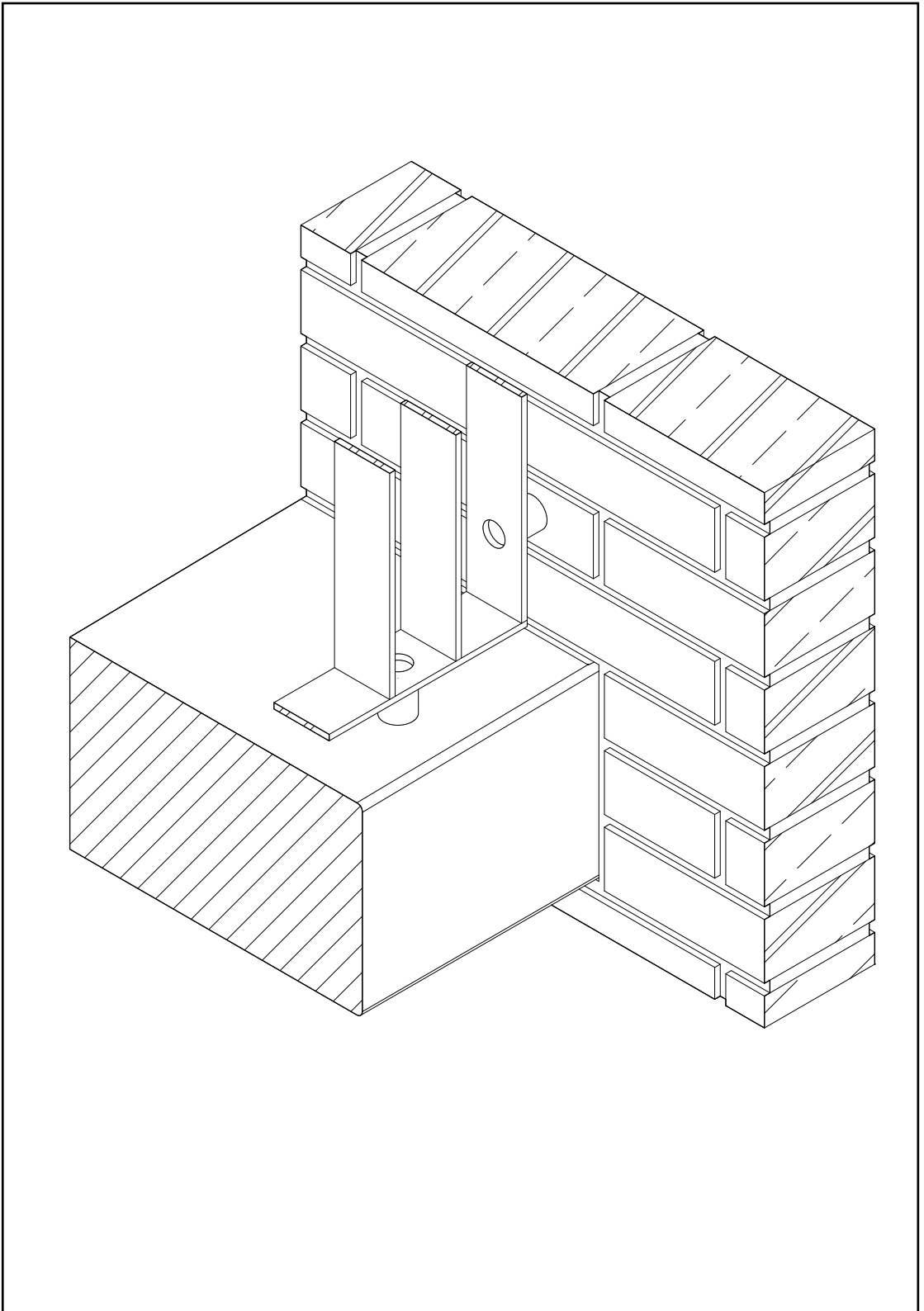
The railings are prefabricated as one continuous piece, with the corner rounded to create a subtle appearance from the public grounds while from the balcony one feels enclosed. The profiles are placed vertically such that from lower ground the balconies are visually permeable.

The balcony deck is pure concrete, treated with a hydrofobe finish to prevent water from seeping in.

The deck is slightly sloped towards the street to allow water to drip off the small surface.









## 1:4 | Moskevaska 6, 8 Detail axonometry

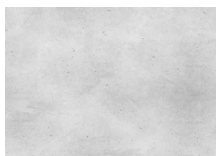
The axonometry specifically depicts the material composition and attachment of the balcony deck, railing and brick facade wall.

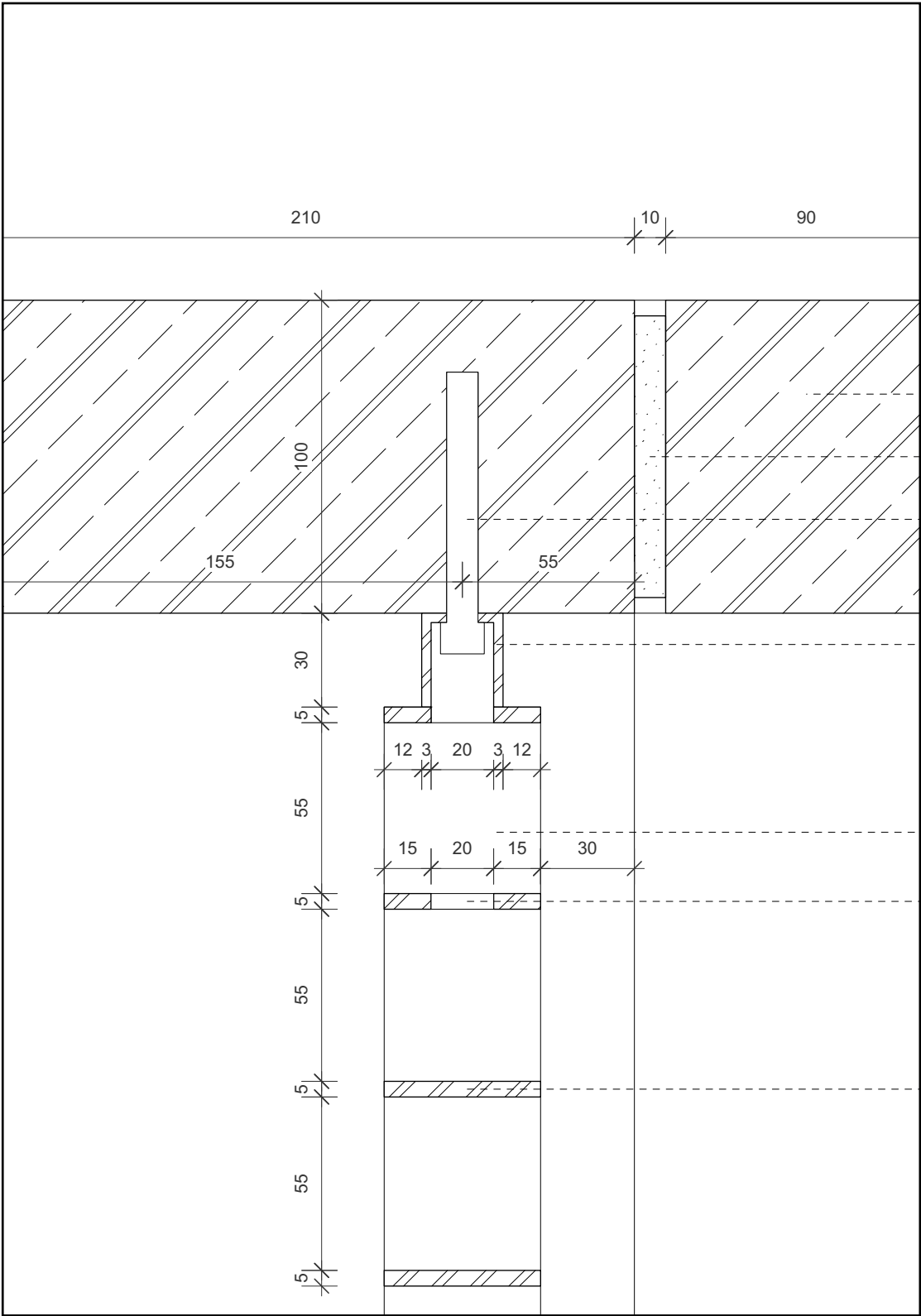
The balcony ideck thickness is based on the brick bond and attached to the loadbearing construction through Isokorb, thermal protected attachment.

The railing is welded.

Important material composition in accordance with Facade study.

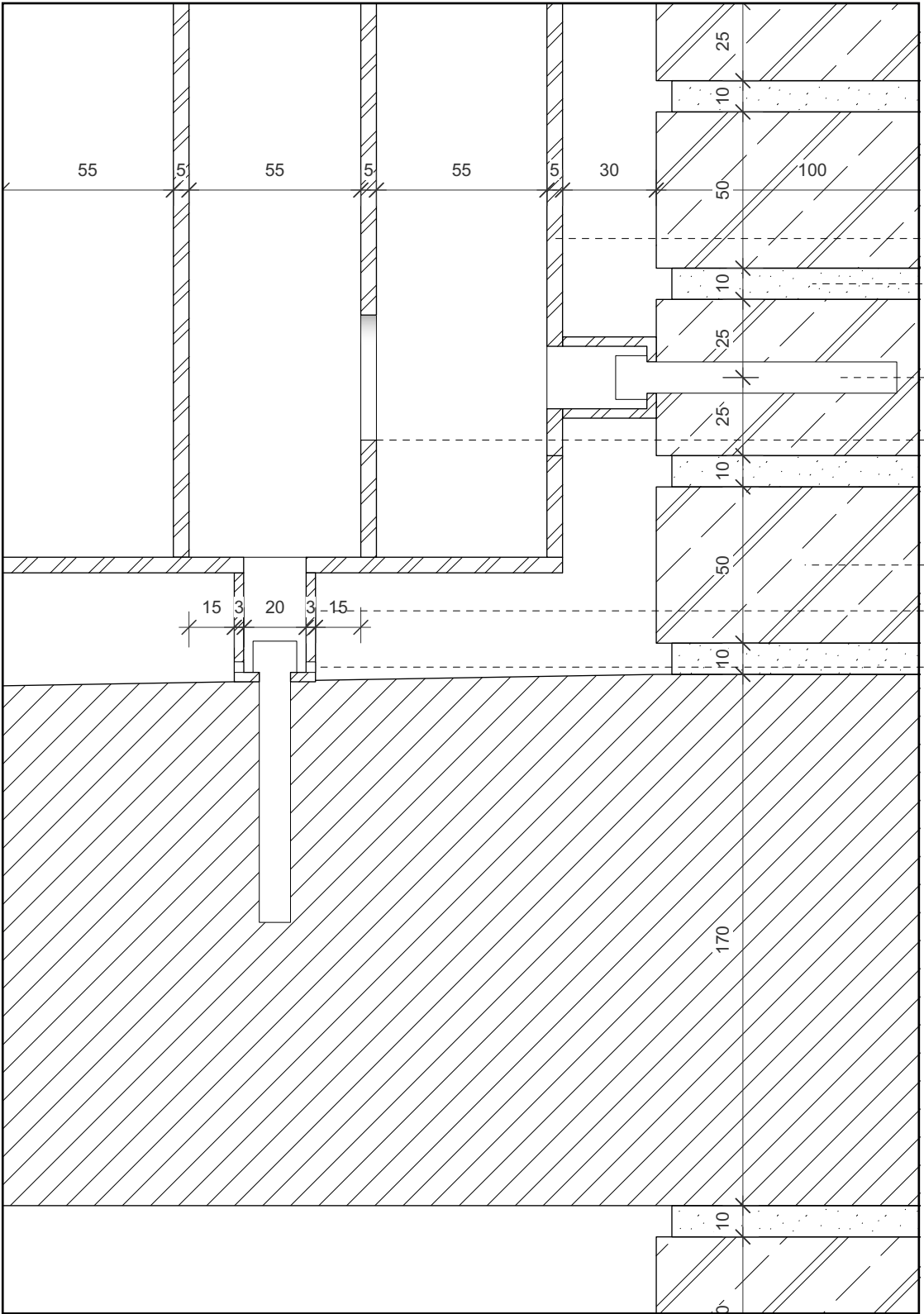
Specified in the 1:2 details





## 1:2 | Moskevaska 6, 8 Detail plan

- Wienerberger; Pearl series, Waal format, 210x100x50
- Mortar, pigmented
- fischer; bolt anchor FWA 10x80  
approved fixation, zinc plated, high load bearing capacity
- Tube welded 26mm, Galvanised
- Tube welded 26mm, Galvanised
- Hole 18mm, easy access for bolt application
- Steel galvanised profile, 50 x 5mm



## 1:2 | Moskevaska 6, 8 Detail section

- Steel galvanised profile, 50 x 5mm
- Mortar, pigmented
- fischer; bolt anchor FWA 10x80  
approved fixation, zinc plated, high load bearing capacity
- Hole 18mm, easy access for bolt application
- Wienerberger; Pearl series, Waal format, 210x100x50
- Tube welded 26mm, Galvanised
- Water drainage



# Conclusion

An intense 6 month engagement with the site has offered much insight to the what, when, and why's that are carried by the gap in this historic urban part of Prague. As for this diploma project its aim was to research and reply to the questions I had and needs of the City, as well as define this place as a compromise between the qualities (planned and unintentional) of this field amidst the city and a developer.

Observations, urban values and issues, together with the historic roots and architectural precedents on and around the site were key factors throughout the design process and are carefully documented to guide through and argument the urban concept development and architectural expression. With contemporary tendencies in regards to community, living, work and sustainability in mind the transition between the neo-classical and modern, two movements that dominate the early 20th century urbanity of Prague. was to be questioned and reassessed. The proposal is perhaps both or neither one of them. The conflict between locality and developer is reflected in a tension of architecture. I took my position somewhere in the middle and rationally tried to balance that which would appear suitable.

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